

# AGENDA



# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Tyler Young

PLATTING CLERK  
Kayla Smith

PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Cayman Reynolds



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

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

**PLATTING BOARD MEETING**

**1:00 P.M.**

**June 18, 2026**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** You can submit written comments by email to [platting@matsugov.us](mailto:platting@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

### **TELEPHONIC TESTIMONY:** (Audio only)

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

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

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

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

### **1. CALL TO ORDER**

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

## 2. APPROVAL OF MINUTES

A. June 4, 2026

## 3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

## 4. UNFINISHED BUSINESS

A. **ASLS 2019-69:** The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as **ASLS 2019-69**, containing 238.39 acres +/- . The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7.  
*(Petitioner/Owner: State of Alaska DNR, Staff: Matthew Goddard, Case # 2026-031)*

## 5. RECONSIDERATIONS/APPEALS

*(None)*

## 6. PUBLIC HEARINGS

A. **KHANG ESTATES:** The request is to create 2 lots from Tax Parcels B1 & C1, non-conforming splits from US Patent #1136931, to be known as **KHANG ESTATES**, containing 28.81 acres +/- . A variance from legal and physical access is being requested due to limited existing legal access to the parcels. The property is located east of N Callison Street, west of N Jonesville Mine Road, and north of N Glenn Highway. (Tax ID #19N03E27B001 & 19N03E22C001); within the NW ¼ Section 27, Township 19 North, Range 03 East, & SW ¼ Section 22, Township 19 North, Range 03 East, Seward Meridian, Alaska. In Community Council #2 Sutton and in Assembly District #1. *(Petitioner/Owner: James Kindseth, Staff: Mathew Goddard, Case # 2026-045)*

B. **LILLIANS LANDING:** The request is to create 2 lots from Government Lots 5 & 17 (Tax Parcel A4), to be known as **LILLIAN'S LANDING**, containing 3.95 acres +/- . Access for the proposed subdivision is from Hourglass Lake. The property is located west of S. Horeshoe Lake Road, south of West Lake, and directly north of Hourglass Lake (Tax ID #17N04W14A004); within the NE ¼ Section 14, Township 17 North, Range 04 West, Seward Meridian, Alaska. In Community Council #4 Big Lake and in Assembly District #5. *(Petitioner/Owner: Bull Moose Surveying, Staff: Mathew Goddard, Case # 2026-048)*

C. **TENAKEE COVE:** The request is to create 5 lots from Parcel 1, MSB Waiver #85-5, recorded as 89-10w, to be known as **TENAKEE COVE**, containing 10.44 acres +/- . A variance to usable area requirements is being requested to allow for regrading prior to final recordation (Tax ID #17N03W29C009); within the SW ¼ Section 29, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Community Council #4 Big Lake and in Assembly District #5.  
*(Petitioner/Owner: Lavender Survey & Mapping, Staff: Mathew Goddard, Case # 2026-049)*

## 7. ITEMS OF BUSINESS & MISCELLANEOUS

*(None)*

## 8. PLATTING STAFF & OFFICER COMMENTS

### A. Adjudicatory (*If needed*)

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

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

- July 2, 2026, Platting Board Meeting, we have 4 cases to be heard.
  - Sunshine Meadows Phase 2
  - Starlight Subdivision
  - Shadow Mountain PUE
  - Shadow Mountain Estates

## 9. BOARD COMMENTS

## 10. ADJOURNMENT



# MINUTES



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
June 4, 2026**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 4, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:02 p.m.

**1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Michael Liebing, District Seat #2  
Mr. Michael Gillson, District Seat #3  
Mr. Reggie Carney, District Seat #4  
Ms. Michelle Traxler, District Seat #5  
Mr. Steve Kevan, District seat #6  
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

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

Platting Board members absent were:

Staff in attendance:

Mr. Tyler Young, Platting Officer  
Ms. Kayla Smith, Platting Board Clerk  
Mr. Chris Curlin, Platting Technician  
Mr. Cayman Reynolds, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting Member McBride led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

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

VOTE: The Agenda were approved unanimously.

**2. APPROVAL OF MINUTES**

- May 21, 2026

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

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
June 4, 2026**

VOTE: The Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

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

*(None)*

**4. UNFINISHED BUSINESS**

A. **IRONS IN THE FIRE CREST**: The request is to create three lots from Lots 1 & 2, Pat-Mar Acres #1 (Plat#86-197), (Tax ID #'s 3308000L001 & 3308000L002), to be known as Irons In The Fire Crest, containing 1.93 acres +/- . Parcels are located west of S. Felton Street, North of E. Helen Drive and east of N. Pat Mar Circle; lying within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. *(Petitioner/Owner: Alpine Abri Living Trust, Staff: Chris Curlin, Case # 2025-152)*

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

Kayla Smith provided the mailing report:

- Stating that 136 public hearing notices were mailed out on November 12, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 5 findings of facts.

Platting Member Liebong had questions for staff.

Chair Traxler invited the petitioner/petitioner's representative to speak.

The petitioner's representative Gary LoRusso chose not to speak.

Chair Traxler opened the public hearing for public testimony,

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

The petitioner's representative spoke.

MOTION: Platting Member Liebong made a motion to approve the preliminary plat of Irons In The Fire Crest. Platting Member Kevan seconded the motion.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
June 4, 2026**

VOTE: The motion passed without objection.

**5. RECONSIDERATIONS/APPEALS**

*(None)*

**6. PUBLIC HEARINGS**

- A. **CONNOLLY HOMESTEAD**: The request is to create 7 tracts from Parcel U04638000L06, to be known as Connolly Homestead, containing 144.92 acres +/- . The property is located directly east of Delyndia Lake, directly west of Butterfly Lake, and west of West Parks Highway (Tax ID #U04638000L06); within the NW ¼ Section 01, Township 17 North, Range 05 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. *(Petitioner/Owner: Joel Connolly, Staff: Cayman Reynolds, Case # 2026-047)*

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

Kayla Smith provided the mailing report:

- Stating that 41 public hearing notices were mailed out on May 11, 2026.

Staff gave an overview of the case:

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

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

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony,

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

The petitioner's representative Tim Carmen spoke.

Platting Members Traxler and Liebing had questions.

MOTION: Platting Member Kevan made a motion to approve the preliminary plat of Connolly Homestead. Platting Member Liebing seconded the motion.

VOTE: The motion passed without objection.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
June 4, 2026**

**7. ITEMS OF BUSINESS & MISCELLANEOUS**

*(None)*

**8. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer Tyler Young mentioned some dates that may or may not work for training from the Borough Attorneys. Platting Clerk, Kayla Smith informed the board of upcoming items:

- There is 4 cases for June 18, 2026 Platting Board.
  - ASLS 2019-69
  - Khang Estates
  - Lillians Landing
  - Tenakee Cove

**9. BOARD COMMENTS.**

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:22 PM**.

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MICHELLE TRAXLER  
Platting Board Chair

ATTEST:

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KAYLA SMITH  
Platting Board Clerk

UNFINISHED

BUSINESS



4A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JULY 02, 2026

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

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

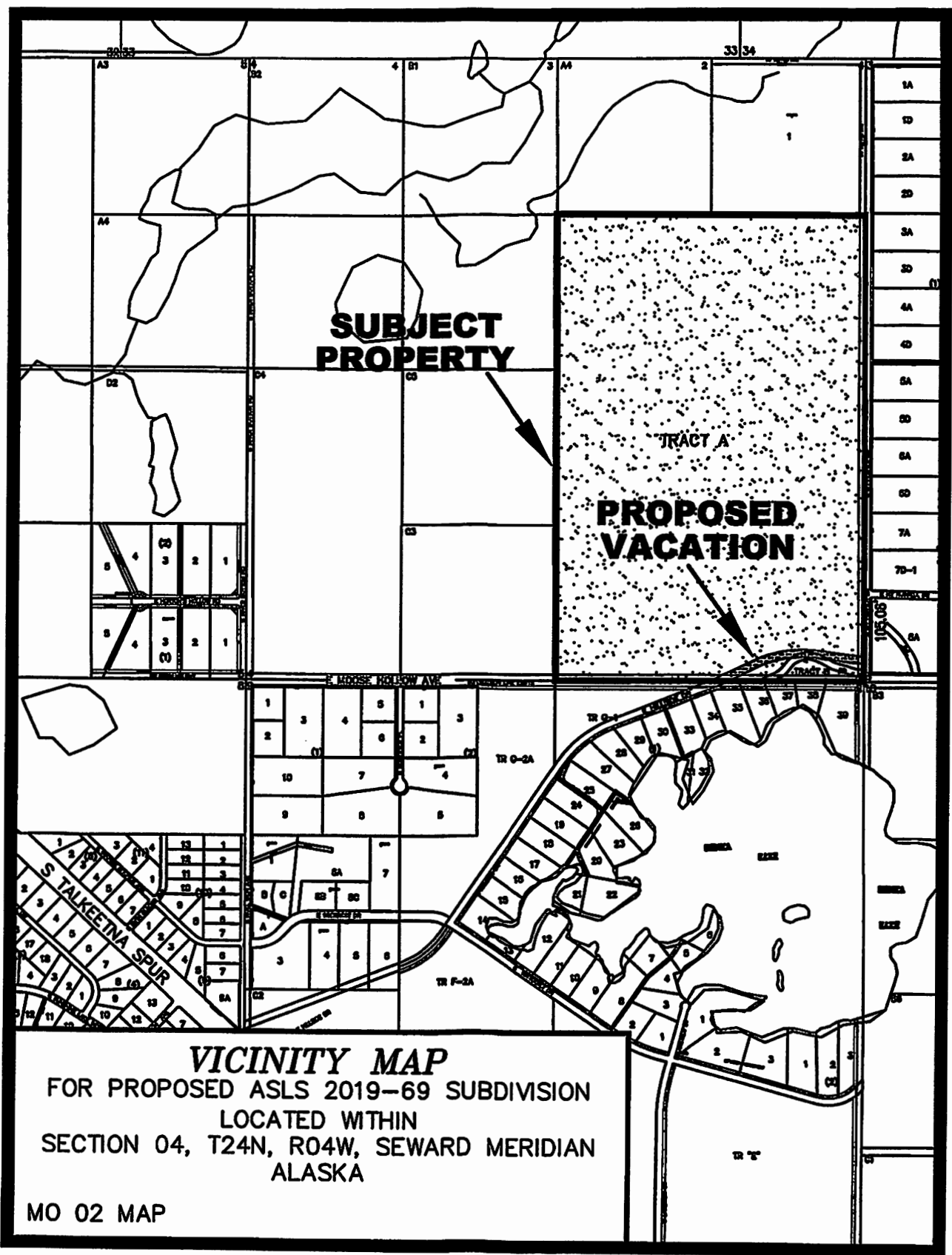
**EXHIBITS:**

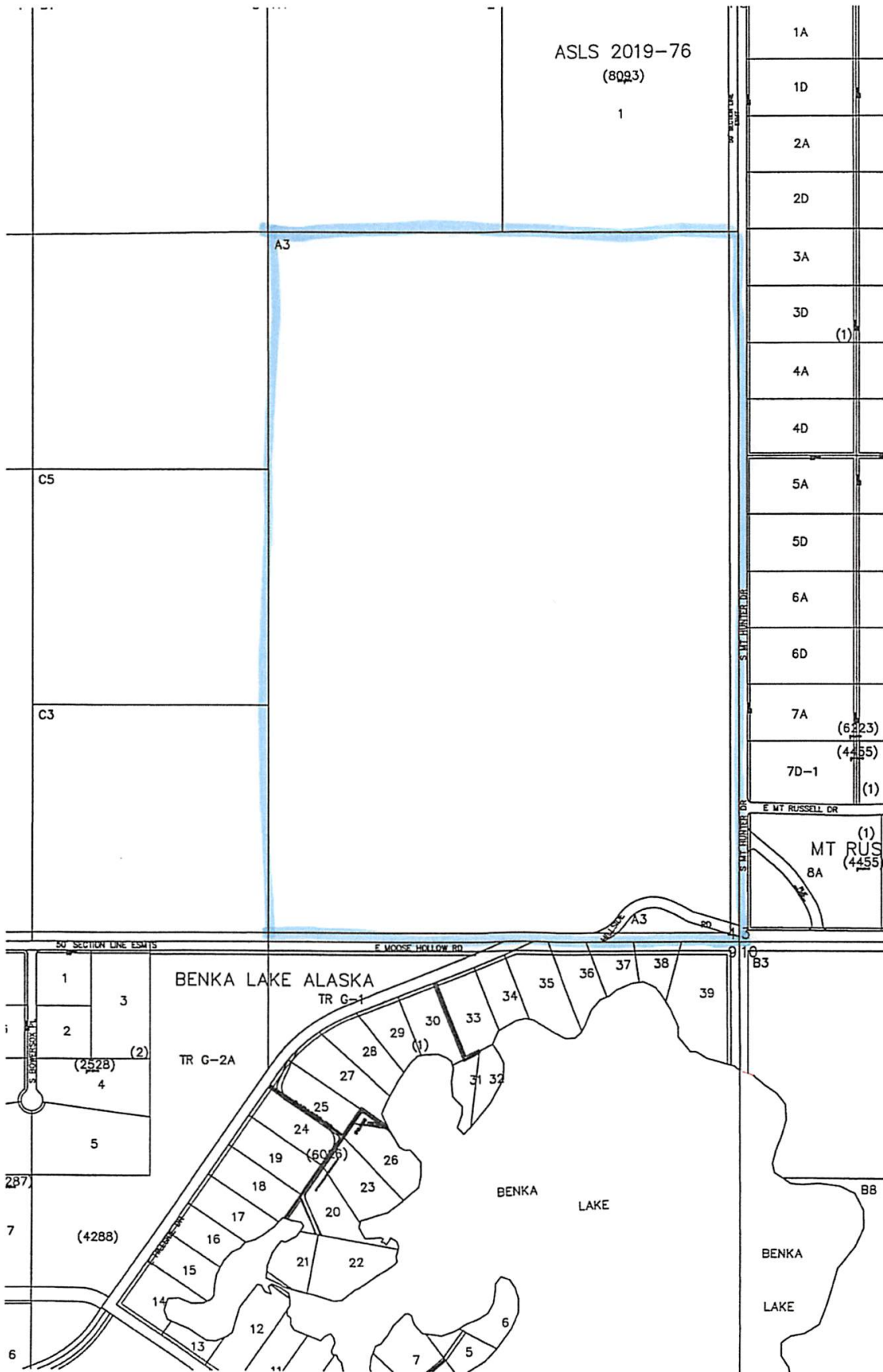
Vicinity Map and Aerial Photos	PAGES – 1-5
Agenda Plat	PAGES – 6-7
Public Comments	PAGES – 8-13

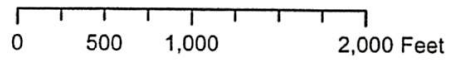
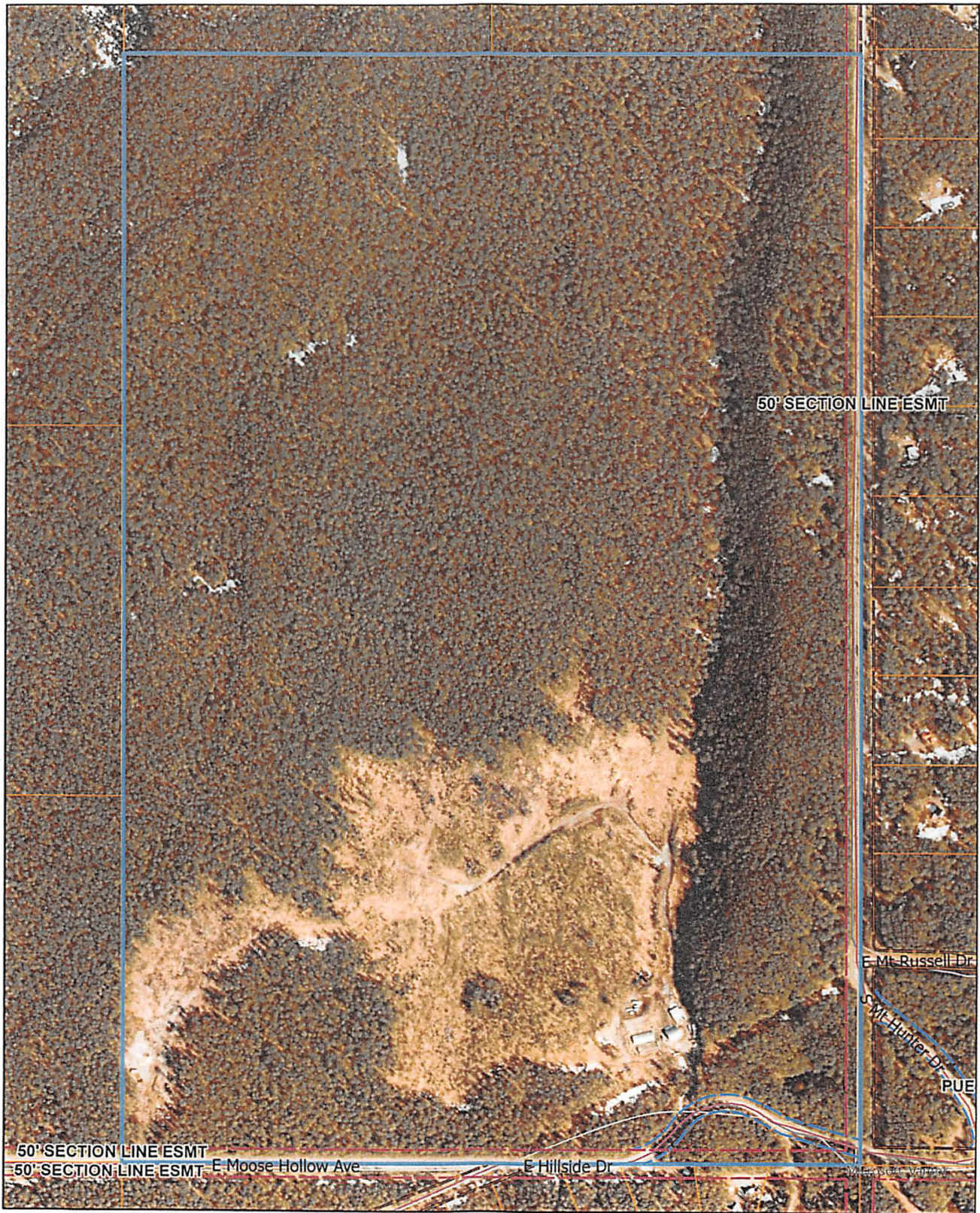
**DISCUSSION:** Staff is requesting the proposed ASLS 2019-69 be continued to the July 02, 2026, Platting Board meeting to be able to meet the requirements of MSB 43.15.035(D) “The Platting Board shall immediately give notice to the council or Assembly of a vacation which is approved. The council or Assembly shall have 30 days from the date of notice to either consent to the vacation or veto it.” If the vacation were approved by the Platting Board during the June 18<sup>th</sup>, 2026, meeting, the next available Assembly meeting would not take place for another 33 days.

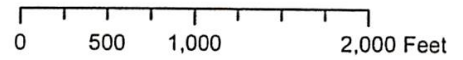
**RECOMMENDED MOTION:**

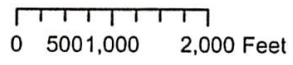
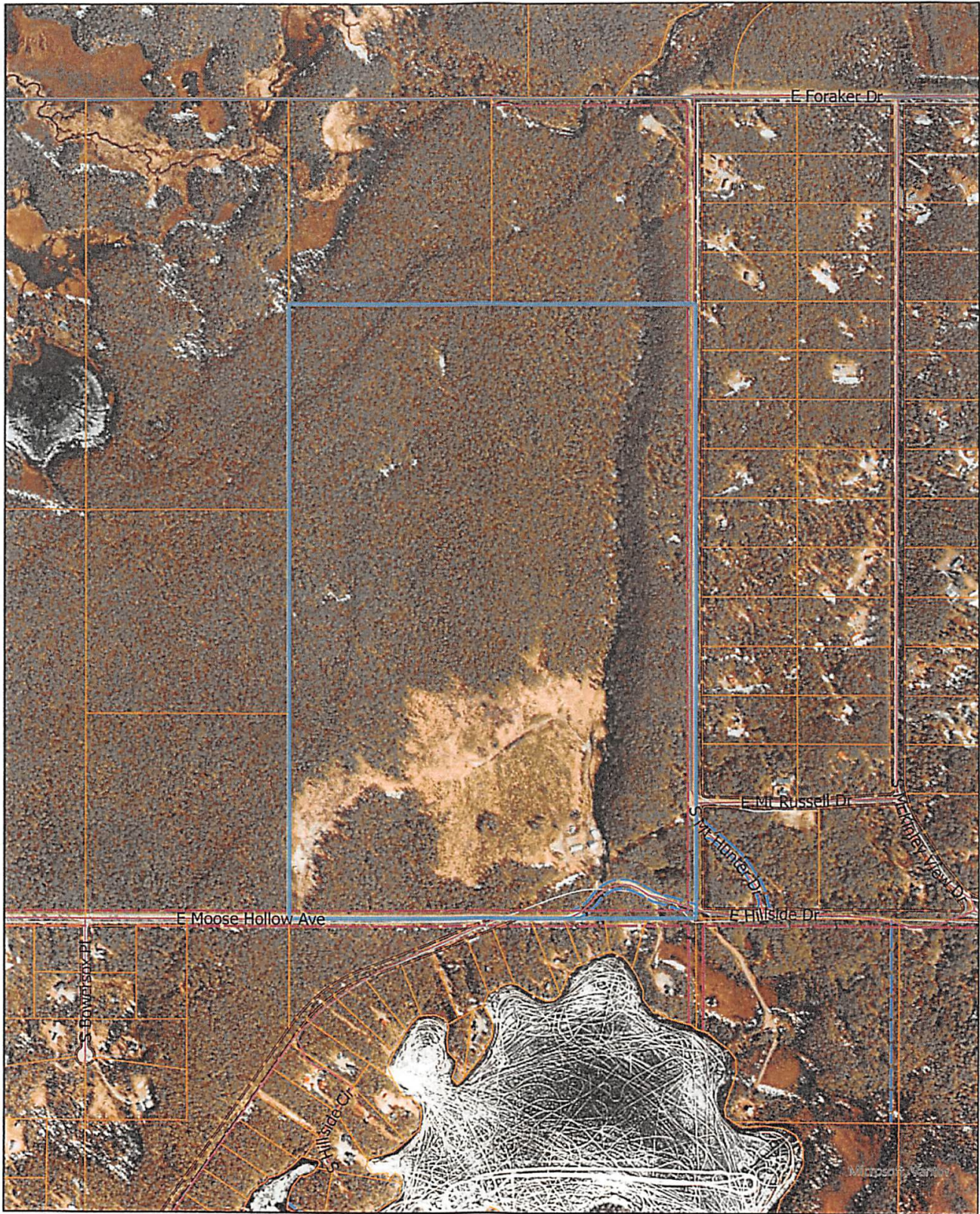
**Suggested motion: I move to approve continuation of ASLS 2019-69, Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska, to the July 2<sup>nd</sup>, 2026, Platting Board Meeting.**











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

RECEIVED

MAY 05 2026

PLATTING

56026B01L031 1  
BISCHOFF DIANE T TRE  
BISCHOFF DEC OF TRUST  
10036 CHICKALOON ST  
EAGLE RIVER, AK 99577

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: STATE OF ALASKA DNR / R & K LAND SURVEYING**

**REQUEST:** The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S 1/2 NE 1/4 & SE 1/4), to be known as **ASLS 2019-69**, containing 238.39 acres +/- . The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E 1/2 Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7.

The Matanuska-Susitna Borough Platting Board will hold a public hearing in the Assembly Chambers at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Subdivision. The public hearing is scheduled for May 21, 2026, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, Matthew Goddard at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection [ ] Objection [X] Concern

Name: DIANE BISCHOFF Address: 10036 CHICKALOON ST. EAGLE RIVER, AK 99577

Comments: (OWNER BANKA LK AK BLOCK 1 LOT 32, 31, 33) NOTE: AS LONG AS IT DOES NOT IMPACT ACCESS TO MOOSE HOLLOW AND ADJACENT PROPERTIES. ALSO: DOES NOT ALTER UTILITY ACCESS.

ALSO: IF ANY PROPERTY PRIVATELY OWNED, IS LOST: COMPENSATION THAT IS FAIR TO THOSE PROPERTY OWNERS.

Diane Bischoff / 5/1/2026

Case # PLAT-2026-000031 MG

Note: Vicinity map Located on Reverse Side

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

RECEIVED

MAY 11 2026

PLATTING

56026B01L039 28  
HINRICHS ERIC A  
LECY KRISTIN D  
8502 PECK AVE  
ANCHORAGE, AK 99504

**NOTIFICATION OF PUBLIC HEARING**

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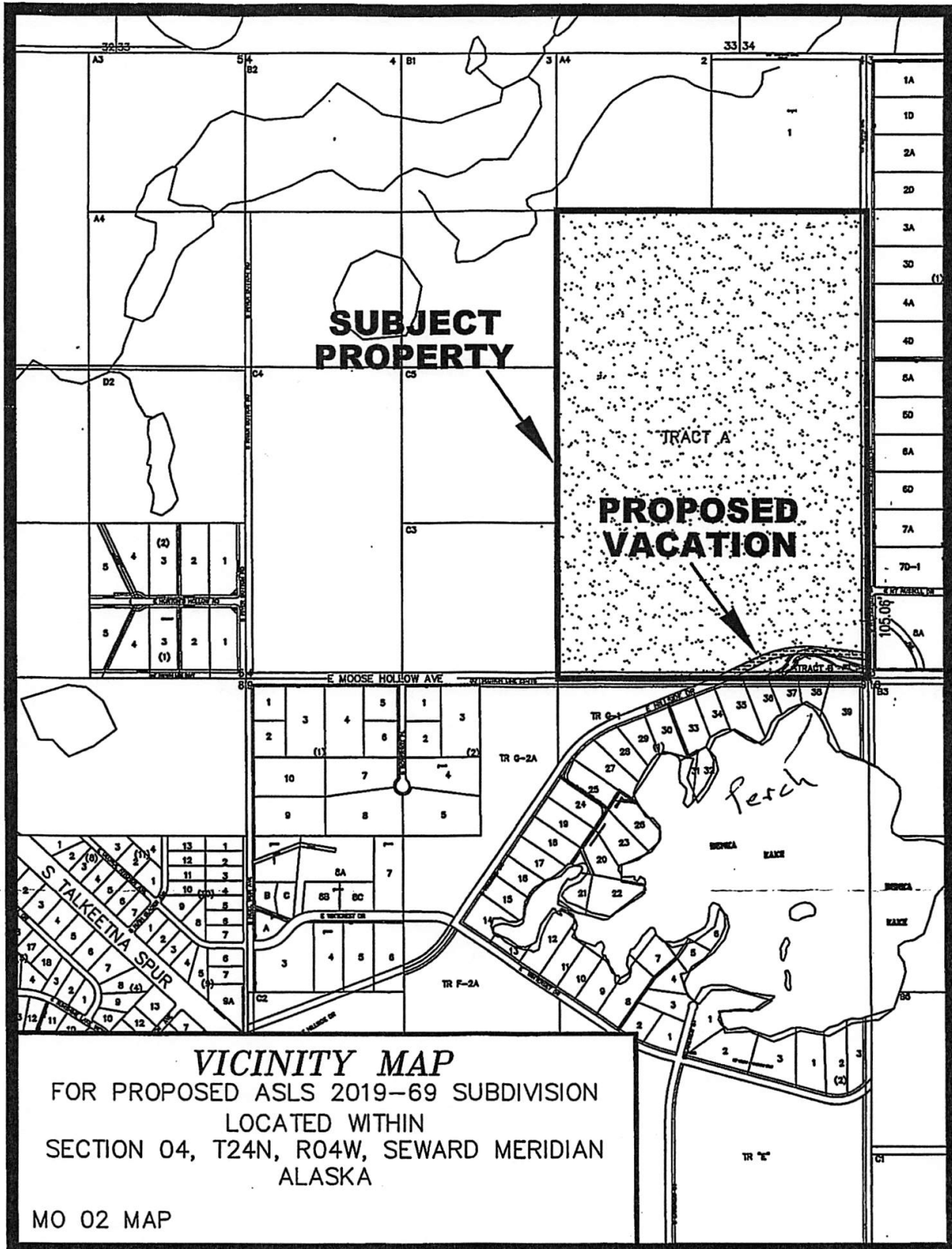
[ ] No Objection [ ] Objection  Concern

Name: Eric Hinrichs / Kristin Lecy Address: 17816 Hillside Dr.

Comments: Not against the proposed vacation, as long as all parties affected are compensated at Mkt rate and any disturbances in land are returned to pre-disturbance condition. Would also like new as-built maps / plot map / legal document sent to affected parties.

Case # PLAT-2026-000031 MG

Note: Vicinity map Located on Reverse Side



**Subject:** Public Comment – Record of Concern: ASLS 2019-69 (State of Alaska DNR)

**Matanuska-Susitna Borough Platting Board Attn: Matthew Goddard, Platting Technician**

Dear Members of the Platting Board and MSB Staff,

Buddy Two Investments LLC is a land holding company that has owned the property comprising the proposed Talkeetna Mountain Estates (Preapp-2025-000222) since 2012. As long-term private landowners, we have a vested interest in the primary access corridor utilized by the State of Alaska's application for ASLS 2019-69 (specifically Noel Wien Avenue and E. Moose Hollow Avenue). While we do not strictly object to the State of Alaska creating these 2 new lots, we are submitting this written testimony to formally register a **Concern** regarding the existing traffic capacity of this corridor.

We request that the following facts and discrepancies be entered into the official administrative record for this corridor:

**1. Correction of the Borough's Traffic Assumptions** During our recent Pre-Application Conference (Preapp-2025-000222), the MSB Department of Public Works provided official notes stating: *"On preliminary count, Noel Wien Ave. already provides access to approximately 50 lots."*

This assumption severely underestimates the actual traffic load relying on this egress route. Our project's traffic engineer, Curt Holler, has completed a traffic mapping of this specific corridor. The study indicates a total of **124 existing, platted lots**. While the MSB may be correct that there are approximately 50 lots located directly on Noel Wien Avenue, there are dozens of additional lots located geographically past our property. Because this road network has limited other viable outlets (Birch Creek Landing), *most of these lots are forced to use Noel Wien Avenue and E. Moose Hollow Avenue to exit the neighborhood.*

**2. Acknowledgment of Ongoing DPW Compromise Discussions** We want to formally acknowledge and express our appreciation for recent discussions held on May 14, 2026, between our engineering team and MSB DPW regarding a potential path forward for this corridor. DPW indicated a willingness to consider certifying Noel Wien Avenue under the 1991 Subdivision Construction Manual standards, while also appropriately factoring in the recreational/weekend use of existing cabins to mitigate the mathematical ADT. We are actively working with our engineer to field-measure the road to explore this highly reasonable compromise.

However, because our field measurements will not be complete prior to today's hearing, we must submit the remainder of this testimony to preserve our factual baseline and constitutional rights on the administrative record, should the road fail to meet the 1991 certification.

**3. Arbitrary Enforcement and Constitutional Proportionality** Should the aforementioned 1991 SCM compromise fail to materialize, we must note that by continuing to process applications like the State of Alaska's ASLS 2019-69, the Borough is actively allowing cumulative traffic to be added to an over-capacity road. The Borough is allowing the State to

subdivide without requiring them to structurally rebuild the corridor to modern Residential Collector standards.

If the Borough accepts the road's current physical condition as sufficient for the State of Alaska to add new lots, it must apply that standard equally to private property owners. It is unconstitutional and a violation of the *Nollan/Dolan* standard of "rough proportionality" for the Borough to exempt the State from road improvements, only to later demand that a single private landowner fund 100% of a massive structural upgrade to cure a pre-existing municipal infrastructure deficit caused by the 124 lots the Borough previously approved.

**4. Proposed Equitable Solution** We ask the Platting Board to formally acknowledge on the record today that this total corridor already serves appx. 124 lots that must use it for egress. We urge the Borough to continue collaborating with us on the mitigated 1991 SCM certification, or alternatively, to initiate a proportional funding solution—such as a Local Improvement District (LID)—so that all utilizing properties, including the State of Alaska, existing homeowners, and future landowners, share the cost of upgrading this corridor fairly.

Thank you for your time and for entering this data into the public record.

Sincerely,

Buddy Two Investments LLC

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

56026B01L037 11  
QUINN KEVIN  
DARINGER CHERYL  
2350 HEATHERBROOK CIR  
ANCHORAGE, AK 99504

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**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: STATE OF ALASKA DNR / R & K LAND SURVEYING**

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

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 21, 2026**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

No Objection    Objection    Concern

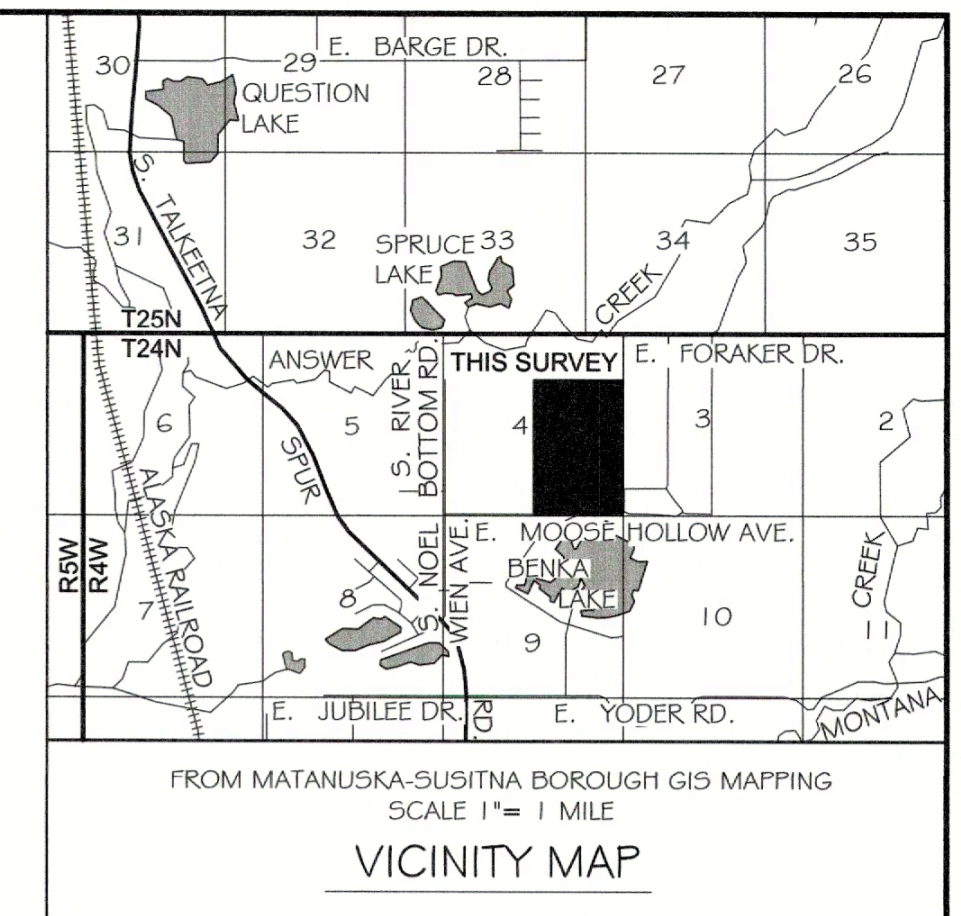
Name: Kevin Quinn                      Address: 2350 Heatherbrook Cir, Anchorage AK 99504

Comments: As long as any adjacent lots do not lose  
road Access we have no objection.

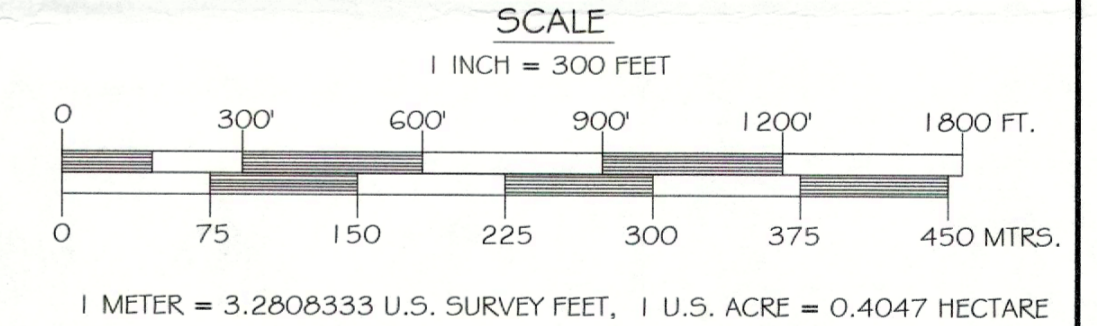
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case # PLAT-2026-000031 MG

Note: Vicinity map Located on Reverse Side



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



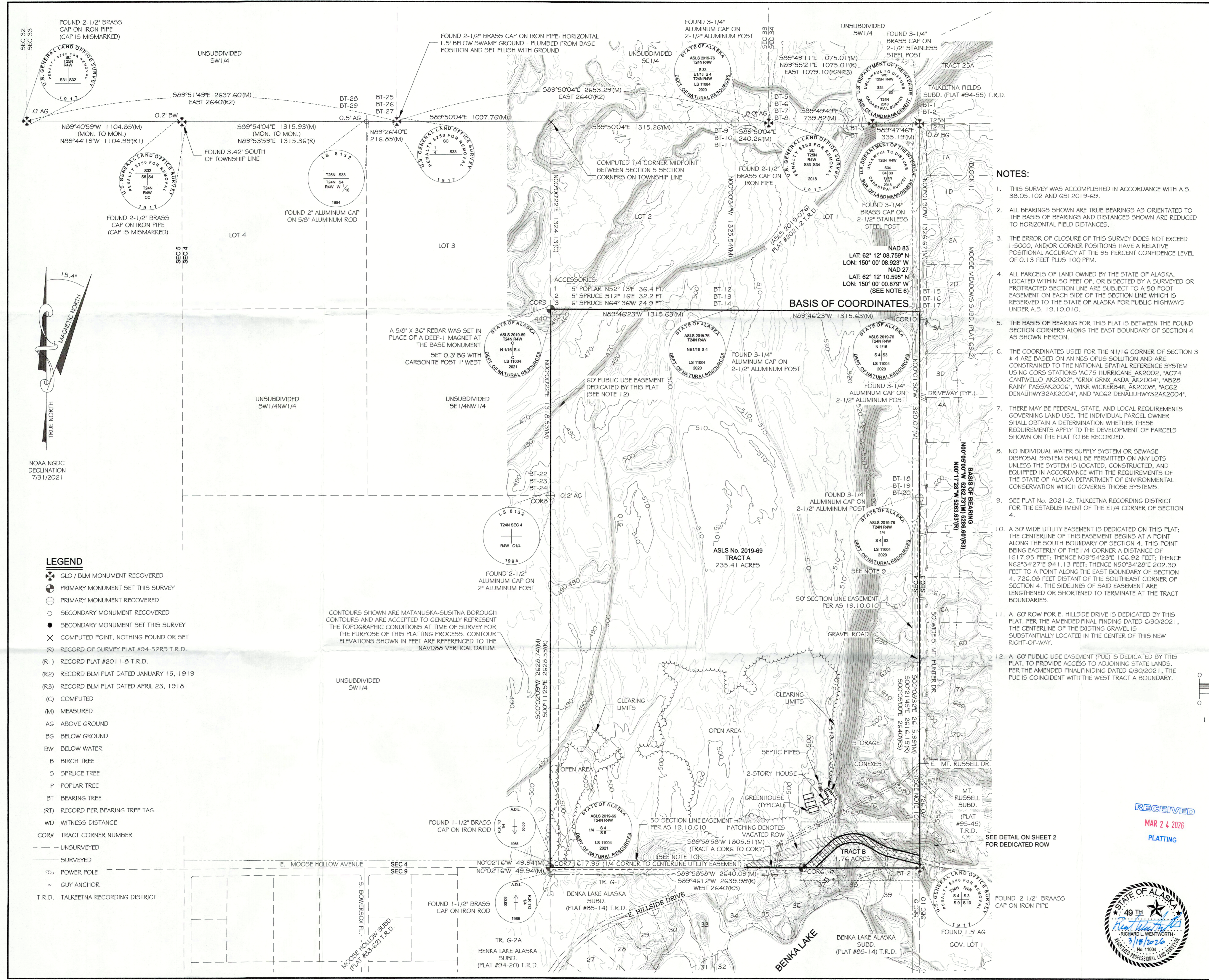
DATE OF SURVEY	SURVEYOR
BEGINNING: 05/15/2020 ENDING: 10/21/2021	R & K LAND SURVEYING, LLC 27250 W. LONG LAKE ROAD WILLOW, ALASKA 99688 PHONE NO. (907) 495-0047 CERT OF AUTHORIZATION #156327

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

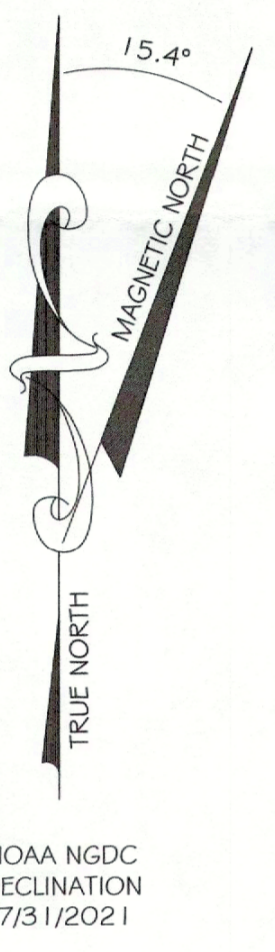
ALASKA STATE LAND SURVEY NO. 2019-69  
A SUBDIVISION AND REPLAT OF:  
A PORTION OF THE NE 1/4; AND THE SE 1/4 OF SECTION 4  
CREATING TRACTS A AND B AND THE DEDICATION OF A PORTION OF HILLSIDE DRIVE

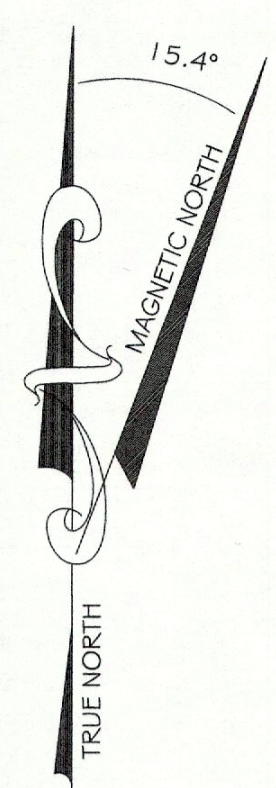
LOCATED WITHIN SURVEYED SECTION 4  
TOWNSHIP 24 NORTH, RANGE 4 WEST,  
SEWARD MERIDIAN, ALASKA  
CONTAINING 238.39 ACRES  
TALKEETNA RECORDING DISTRICT

DRAWN BY: RLW DATE: 06/06/2025	APPROVAL RECOMMENDED
SCALE: 1" = 300'	CHECKED (KEW) SHEET 1 OF 2 FILE NO. ASLS 20190069



- LEGEND**
- ⊕ GLO / BLM MONUMENT RECOVERED
  - ⊙ PRIMARY MONUMENT SET THIS SURVEY
  - ⊕ PRIMARY MONUMENT RECOVERED
  - SECONDARY MONUMENT RECOVERED
  - SECONDARY MONUMENT SET THIS SURVEY
  - × COMPUTED POINT, NOTHING FOUND OR SET
  - (R) RECORD OF SURVEY PLAT #94-52R5 T.R.D.
  - (R1) RECORD PLAT #201-1-8 T.R.D.
  - (R2) RECORD BLM PLAT DATED JANUARY 15, 1919
  - (R3) RECORD BLM PLAT DATED APRIL 23, 1918
  - (C) COMPUTED
  - (M) MEASURED
  - AG ABOVE GROUND
  - BG BELOW GROUND
  - BW BELOW WATER
  - B BIRCH TREE
  - S SPRUCE TREE
  - P POPLAR TREE
  - BT BEARING TREE
  - (RT) RECORD PER BEARING TREE TAG
  - WD WITNESS DISTANCE
  - COR# TRACT CORNER NUMBER
  - UNSURVEYED
  - SURVEYED
  - ⚡ POWER POLE
  - ⊙ GUY ANCHOR
  - T.R.D. TALKEETNA RECORDING DISTRICT





PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR
ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL

APPLICANT CERTIFICATE

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

ROBERT DAWSON
HC 89 BOX 8302
TALKEETNA, ALASKA 99676

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2021 BY

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES:

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATED DIRECTOR, DIVISION OF MINING, LAND & WATER

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2021 BY

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

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

RICHARD L. WENTWORTH
REGISTERED LAND SURVEYOR

ROW PRIMARY MONUMENTS & ACCESSORY DATA

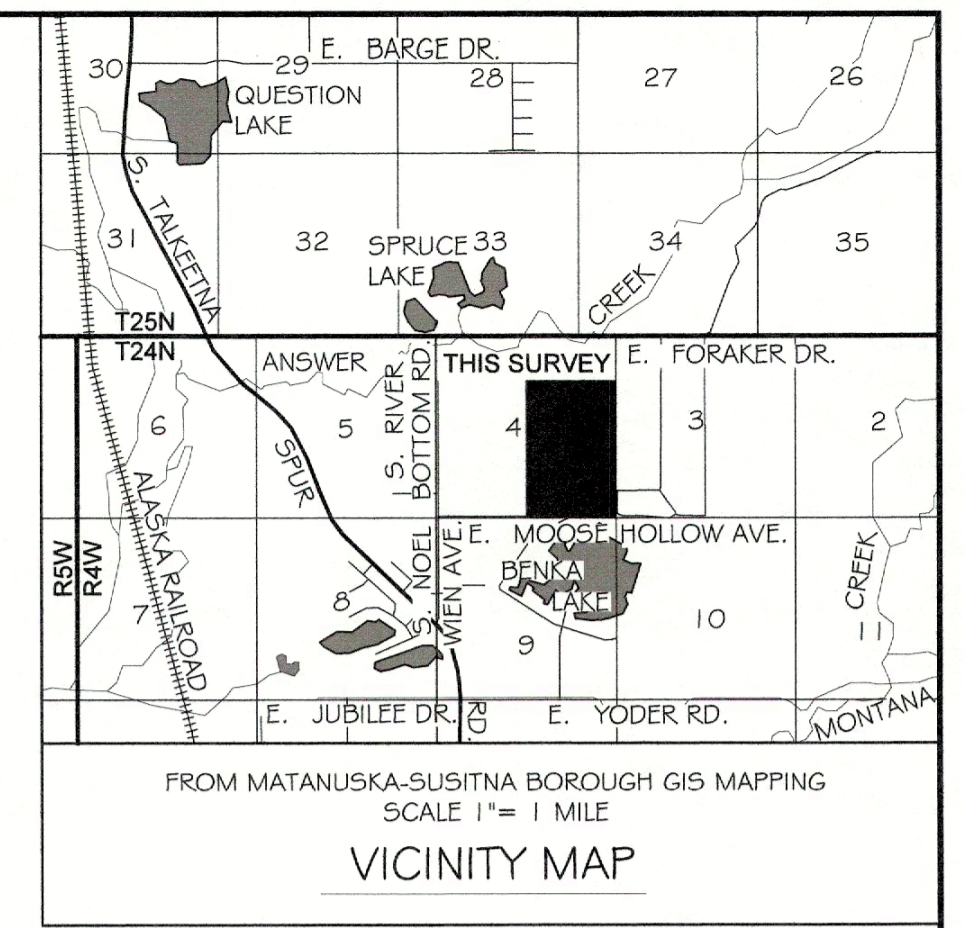
Table with columns: LOCATION, BT#, DESCRIPTION, BEARING, DISTANCE. Lists primary monuments for Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.

ROW SECONDARY MONUMENTS

Table with columns: LOCATION, BT#, DESCRIPTION, BEARING, DISTANCE. Lists secondary monuments for Tracts B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.

EXISTING ACCESSORY DATA

Table with columns: BT#, DESCRIPTION, BEARING, DISTANCE. Lists existing accessory data for BT-1 through BT-29.



NOTES (CONTINUED)

- 7. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE...
8. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOTS UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ALASKA...
9. SEE PLAT NO. 2021-2, TALKEETNA RECORDING DISTRICT FOR THE ESTABLISHMENT OF THE 1/4 CORNER OF SECTION 4.
10. A 30' WIDE UTILITY EASEMENT IS DEDICATED ON THIS PLAT; THE CENTERLINE OF THIS EASEMENT BEGINS AT A POINT ALONG THE SOUTH BOUNDARY OF SECTION 4, THIS POINT BEING EASTERLY OF THE CORNER A DISTANCE OF 161.795 FEET; THENCE N09°54'23"E 166.92 FEET; THENCE N62°34'27"E 941.13 FEET; THENCE N50°34'28"E 202.30 FEET TO A POINT ALONG THE EAST BOUNDARY OF SECTION 4, 726.08 FEET DISTANT OF THE SOUTHEAST CORNER OF SECTION 4. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE TRACT BOUNDARIES.
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NOTES:

- 1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH A.S. 38.05.102 AND GSI 2019-69.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTATED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
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5. THE BASIS OF CLOSURE OF THIS PLAT IS BETWEEN THE FOUND SECTION CORNERS ALONG THE EAST BOUNDARY OF SECTION 4 AS SHOWN HEREON.
6. THE COORDINATES USED FOR THE N1/4 CORNER OF SECTION 3 & 4 ARE BASED ON AN NGS OPUS SOLUTION AND ARE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING CORS STATIONS 'ACT5 HURRICANE AK2002', 'ACT4 CANTWELLO AK2002', 'GRNX GRNX AKDA AK2004', 'AB28 RAINY PASSAK2006', 'WIKR WICKER84K AK2008', 'ACG2 DENALIHW32AK2004', AND 'ACG2 DENALIHW32AK2004'.

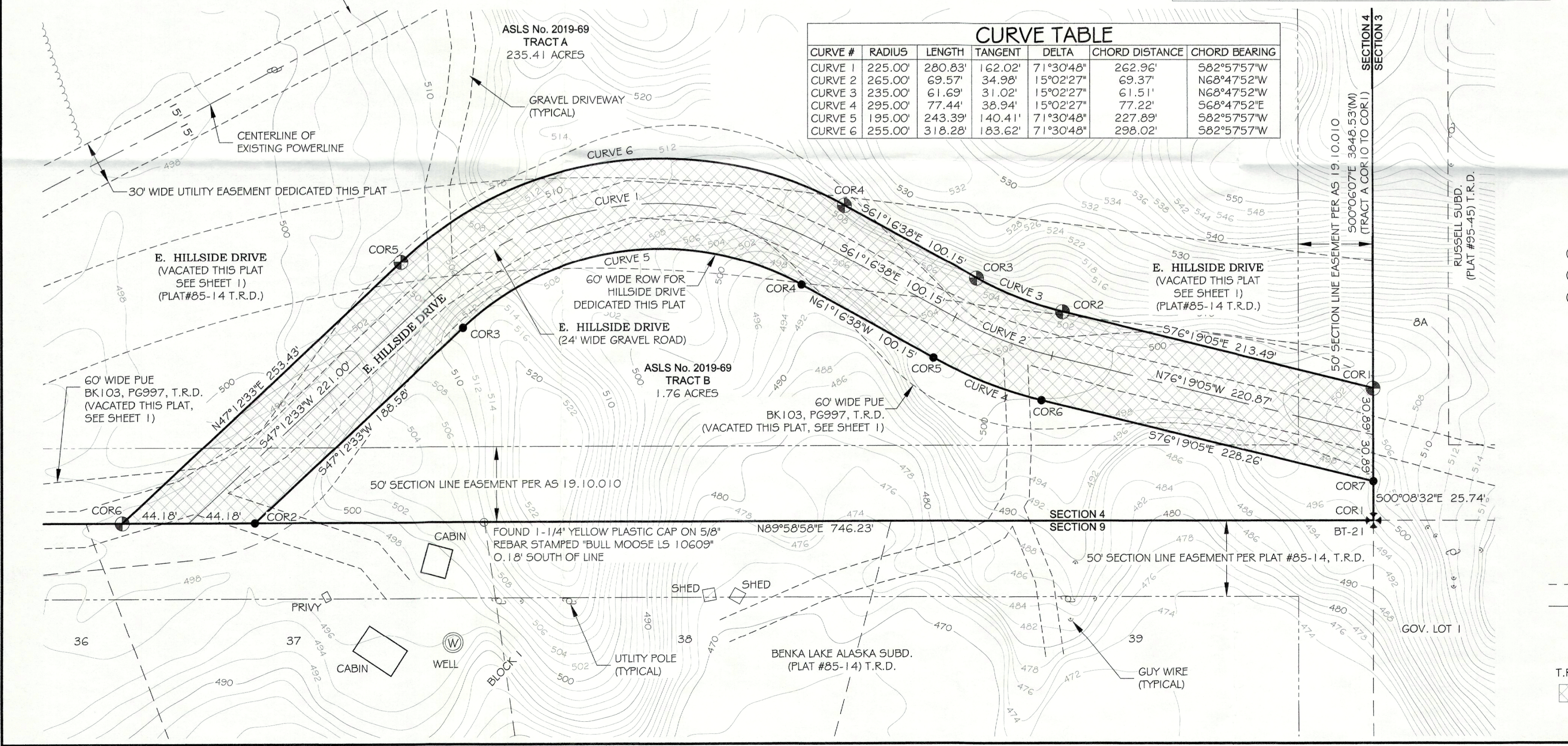
1/4 CORNER PRIMARY MONUMENT & ACCESSORY DATA

Table with columns: LOCATION, BT#, DESCRIPTION, BEARING, DISTANCE. Lists 1/4 corner primary monuments and accessory data for Section 4.

DETAIL: RIGHT OF WAY DEDICATION

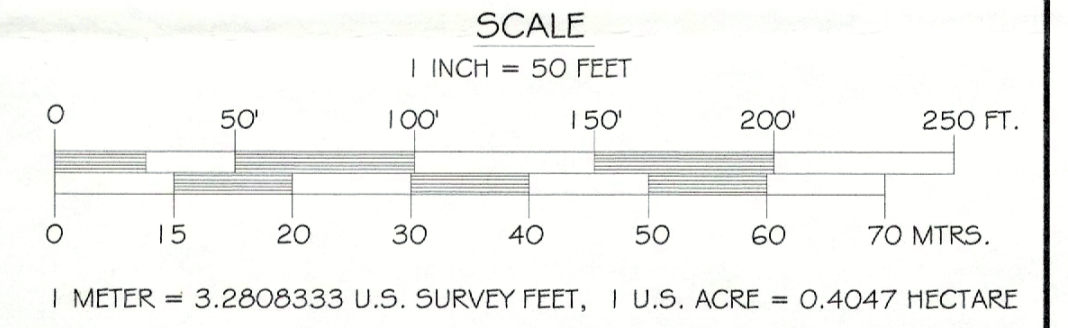
SCALE: 1"=50'

CURVE TABLE with columns: CURVE #, RADIUS, LENGTH, TANGENT, DELTA, CHORD DISTANCE, CHORD BEARING. Lists curve data for Curves 1 through 6.

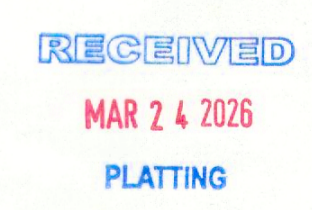


LEGEND

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



Form containing survey details: DATE OF SURVEY, SURVEYOR, BEGINNING/ENDING, STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES, ALASKA STATE LAND SURVEY NO. 2019-69, A SUBDIVISION AND REPLAT OF A PORTION OF THE NE 1/4 AND THE SE 1/4 OF SECTION 4, CREATING TRACTS A AND B AND THE DEDICATION OF A PORTION OF HILLSIDE DRIVE, LOCATED WITHIN SURVEYED SECTION 4 TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA CONTAINING 238.39 ACRES TALKEETNA RECORDING DISTRICT, DRAWN BY, APPROVAL RECOMMENDED, STATEWIDE PLATTING SUPERVISOR, DATE, SCALE: 1"=50', CHECKED, SHEET, FILE NO.



# PUBLIC HEARINGS



6A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JUNE 18, 2026

PRELIMINARY PLAT: KHANG ESTATES  
LEGAL DESCRIPTION: SEC 22 & 27, T19N, R03E, SEWARD MERIDIAN AK  
PETITIONERS: SHAKENA KHANG  
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING / ALASKA RIM ENGINEERING  
ACRES: 28.81 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-045

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**REQUEST:** The request is to create 2 lots from Tax Parcels B1 & C1, non-conforming splits from US Patent #1136931, to be known as **KHANG ESTATES**, containing 28.81 acres +/- . A variance from legal and physical access is being requested due to limited existing legal access to the parcels. The property is located east of N Callison Street, west of N Jonesville Mine Road, and north of N Glenn Highway. (Tax ID #19N03E27B001 & 19N03E22C001); within the NW ¼ Section 27, Township 19 North, Range 03 East, & SW ¼ Section 22, Township 19 North, Range 03 East, Seward Meridian, Alaska. In Community Council #2 Sutton and in Assembly District #1.

**EXHIBITS:**

**SUPPORTING DOCUMENTATION:**

Vicinity Map and Aerial Photos	<b>PAGES</b> – 1-6
Soils Report	<b>PAGES</b> – 7-10
Topographic Narrative	<b>PAGE</b> – 11
Section Line Easement Determination	<b>PAGES</b> – 12-13
Variance Application	<b>PAGES</b> – 14-16
ARRC Driveway Permit	<b>PAGES</b> – 17-40
BMS Boundary Discussion	<b>PAGES</b> – 41-45
Agenda Plat	<b>PAGE</b> – 60

**AGENCY COMMENTS**

U.S. Army Corps of Engineers	<b>PAGES</b> – 46-47
ADOT&PF	<b>PAGES</b> – 48-50
ARRC	<b>PAGE</b> – 51
MSB DPW Pre-Design & Engineering Division	<b>PAGE</b> – 52
MSB Development Services	<b>PAGE</b> – 53-54
MSB Assessments	<b>PAGE</b> – 55
Utilities	<b>PAGES</b> – 56-59

**DISCUSSION:** The proposed subdivision is creating two lots from tax parcels B1 and C1. The parcels are currently considered a non-conforming split as they were created outside of the platting process. The

proposed platting action will resolve the current non-conforming status of these parcels. A variance from MSB 43.20.100 Access Required, 43.20.120 Legal Access, 43.20.140 Physical Access, & 43.20.320 Frontage is being requested due to pre-existing access constraints. Both proposed lots have access to N. Eska Creek Street that are not sufficient in size/frontage to satisfy current code restrictions. Lot 1 is currently taking access from N. Jonesville Mine Road through the Alaska Railroad (ARRC) right of way (**ROW**). A current ARRC permit was submitted (**Exhibit pages 17-40**) for the existing access through the ARRC ROW.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Due to geographical constraints, the petitioner has applied for a variance from access requirements. If approved, access requirements will be waived.

**Soils Report:** A geotechnical report was submitted (**Exhibit Pages 7-10**), pursuant to MSB 43.20.281(A). Charles Leet, Registered Professional Engineer notes that a subsurface soils investigation was concluded on November 23, 2026. Proposed Lot 1 will be 3.5 acres of total area with a minimum of 10,000 square feet of contiguous usable septic area and 10,000 square feet of usable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.281(A)(1). Proposed Lot 2 will be 24.39 acres meeting the 400,000 square foot exemption of MSB 43.20.281(A)(1)(i)(i).

**Topographic Narrative:** A topographic narrative was submitted (**Exhibit Page 11**), Robert Hoffman notes that the proposed subdivision, Khang Estates, is approximately 28.7 acres in total area with the proposed lot 1 exceed 400,000 square feet. The proposed Lot 1 property contains a dwelling, septic, well, and some smaller sheds in the southern region of the property. The elevation changes can be described as gently rolling when moving from the southern boundary towards the northern boundary as it slowly climbs in elevation. Starting at the southern boundary, the proposed Lot 1 has the lowest elevation at approximately 520' with relatively flat topography and dense trees and underbrush. Proposed Lot 1 is bounded by Eska Creek on the western boundary for approximately 1,600' when starting from the southwest corner and traveling north. Leaving the southern boundary of Proposed Lot 1 and moving in a northerly direction, the elevation gradually increases to its highest elevation of approximately 610' over the ± 2,641' traveled. proposed Lot 1 has over 400,000 square feet of area and over 10,000 square feet of buildable area.

Topographic map and as-built are at shown on the agenda plat (**Exhibit Page 59**). Based on the provided as-built, there are currently no setback violations, nor would any be created by the recordation of Khang Estates.

A section line easement determination was supplied by Robert Hoffman, Registered Professional Land Surveyor (**Exhibit Pages 12-13**).

**Variance Application:** A variance application from MSB Title Code 43.20.100 Access Required, 43.20.120 Legal Access, 43.20.140 Physical Access, & 43.20.320 Frontage was submitted (**Exhibit Pages 14-16**). The submittal included answers to Criteria A-C. The answers are as follows:

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

- Granting this variance will not change current public or emergency access, and so, won't be detrimental or injurious when taking into account that the proposed subdivision will be utilizing single driveway access points for both Lots 1 & 2 and conform to any safety requirements. The driveway access will have to meet the Alaska Railroad permitting requirements for travel across the right-of-way and State of Alaska DOT&PF driveway permit requirements. Currently, Tax Lot C1 (Proposed Lot 1) has an existing driveway with a permit on file for crossing the Alaska Railroad right-of-way and (enter when application for SOA driveway permit has been filed)
- B. The variance request is based upon conditions of the property that are atypical to other properties.
- At this time, the proposed subdivision is land locked on the Eastern boundary by the Eska Branch of the Alaska Railroad right-of-way excluding it from legal access, physical access, and the frontage along Jonesville Mine Road per the MSB access requirements. The Western boundary is that of a waterway, Eska Creek, which also excludes the subdivision from meeting the MSB access requirements. The Mason Avenue right-of-way, which lies to the West of the proposed subdivision, cannot provide access or connectivity at this time because of the substantial width and presence of Eska Creek that blocks the physical access.
- C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.
- This is a special case where the proposed subdivision is landlocked on the Eastern Boundary by the Alaska Railroad right-of-way and is also bounded by a waterbody, which prevents access to Mason Avenue or any other possible right-of-way within the area, on the Western boundary. The property can be accessed through the Eska Branch of the Alaska Railroad right-of-way with a permit from the Alaska Railroad to connect to Jonesville Mine Road in conjunction with a driveway permit filed with the State of Alaska DOT&PF. If the strict application of MSB 43.20 is held, it will result in undue substantial hardship to the owner of the property if a bridge would have to be constructed to provide access across Eska Creek.

**ARRC Permit:** A permit for the existing driveway crossing Alaska Railroad Right-of-Way was submitted by the petitioner (**Exhibit Pages 17-40**).

**BMS Boundary Discussion:** (**Exhibit Pages 41-45**) Dennis with Bull Moose Surveying submitted information verifying the boundary as submitted is accurate. This was to clarify the discrepancy between the submittal and Borough tax maps regarding the small triangle of land lying east of N. Jonesville Mine Road.

**Comments:**

U.S. Army Corps of Engineers (USACE) (**Exhibit Pages 46-47**) does not have any specific comments regarding Khang Estates but does note that Department of the Army authorization is required if anyone

proposes to place dredged and/or fill materials into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

Alaska Department of Transportation and Public Facilities (ADOT&PF) (**Exhibit Pages 48-50**) has the following comments:

ROW Engineering Supervisor:

- The only comment we have on this one is that we don't believe that the 33' section line easement shown exists between the W1/16<sup>th</sup> corner and the section corner for 21\22\28\27 in section 27 along N. Eska Creek Street (however, this area is outside of the subdivision area...).

*Staff notes that verification of all easements will be required as a part of the final review process. Any existing easements will be shown accurately on the final plat.*

Area Planner:

- No objection to lot division.
- Due to the railroad easement between these parcels and Jonesville Mine Road, all current and future driveway and approach road access to Jonesville Mine Road requires continued approval and concurrence from the Alaska Railroad, in addition to approval through the DOT&PF Right of Way permitting process.
- Per the Alaska Railroad approval of one access across railroad right of way, required to add plat note stating: "Single access to lots 1&2 from Jonesville Mine Road" or similar (**COA #4**).
- Future development of Lot 1 or 2 will require use of the single Approach Road access to Jonesville Mine Road with internal circulation, and may require interconnectivity with Mason Avenue, the east/west section line easement currently along the Lot 1 and Lot 2 lot line division, and Eska Creek Street.
- Platting actions change the legal description of a lot and require driveway permits to be re-applied for. Reapply for permit for existing access to Jonesville Mine 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.

Alaska Railroad Corporation (ARRC) (**Exhibit Page 51**) submitted the following comments:

- Please remove the 33-foot Section Line Easement on the south boundary of Section 22 and the north boundary of Section 27 within the Alaska Railroad right-of-way defined by USS 9077. The Alaska Railroad holds an not less than an exclusive use easement (See Patent 50-2010-0290) over this property which takes primacy over SLEs (See 2025 DNR Section Line Easement Determination Manual). In general, the Alaska Railroad Corporation's position is that no SLEs exist on Alaska Railroad right-of-way. While not an operation ROW, the legal rights of the ARTA exclusive use easement remain. Note that the use of the 33-foot section line can likely be obtained through a permit with the Alaska Railroad. Currently MEA has a permit for the overhead line currently in the section line. (**Recommendation #5**).
- Access to the lots depends on crossing Alaska Railroad property, which requires separate permission from the Alaska Railroad Corporation.
- Access to Lot 1 is provided through Permit No. 20660 between the Alaska Railroad Corporation and Shakena Khang.

- Access to Lot 2 will require obtaining a separate permit from the Alaska Railroad Corporation. For information on the permit application process, please contact Kristen Gratrix at [gratrixk@akrr.com](mailto:gratrixk@akrr.com).
- Please also revise the railroad label on the plat from “Sutton Branch Alaska Railroad (R.O.W.)” to “Eska Branch Alaska Railroad (R.O.W.)” (**Recommendation #6**).

MSB DPW Pre-Design and Engineering Division (**Exhibit Page 52**) has no objection to the variance.

MSB Development Services (**Exhibit Pages 53-54**) submitted the following:

Permit Center - has no comments.

Code Compliance – notes that there are two structures on proposed Lot 2 that may be within the setback per MSB 17.55 75 feet from a water body (**Recommendation #7**).

MSB Assessments (**Exhibit Page 55**) notes that there is muddled ownership of B1 & C1, Shakena Tuna Khang & James Kindseth.

*Staff notes that this platting action will resolve the non-conforming split allowing the owners to complete a deed transfer to separate ownership.*

**Utilities: (Exhibit Pages 56-59):**

ENSTAR did not respond.

GCI has no comments or objections to the plat.

MEA did not respond.

MTA requests a 15’ wide easement be granted over the existing overhead utilities (**Recommendation #8**).

At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining Land & Water; ADF&G; Community Council #2 Sutton; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Emergency Services, Community Development, or Planning; ENSTAR or MEA.

**CONCLUSION:** The preliminary plat of Khang Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

**FINDINGS OF FACT**

1. The plat of Khang Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).

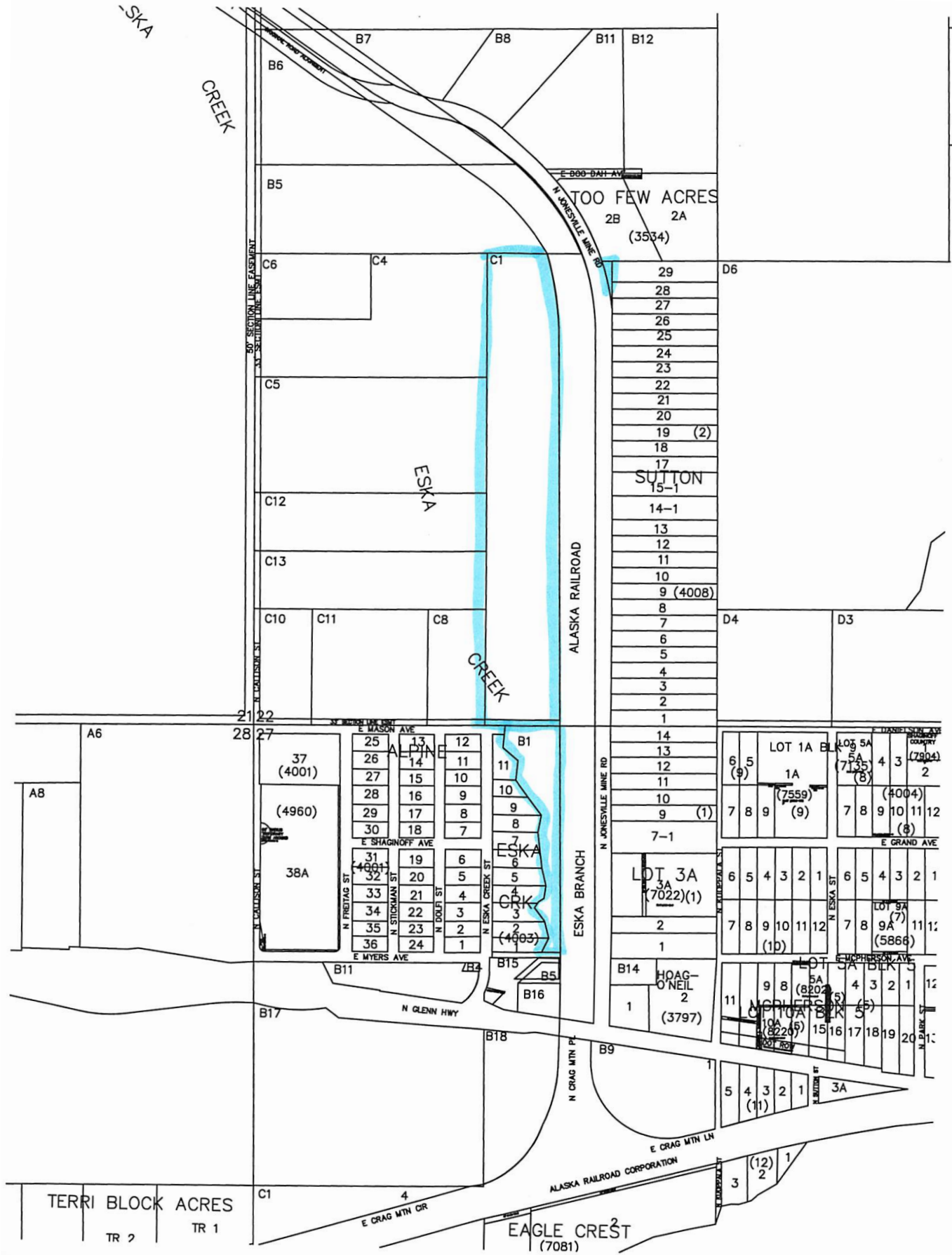
4. A variance application from MSB Title Code 43.20.100 Access Required, 43.20.120 Legal Access, 43.20.140 Physical Access, & 43.20.320 Frontage was submitted with answers to Criteria A-C. The answers submitted by the petitioner are as follows:
  - A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.
    - Granting this variance will not change current public or emergency access, and so, won't be detrimental or injurious when taking into account that the proposed subdivision will be utilizing single driveway access points for both Lots 1 & 2 and conform to any safety requirements. The driveway access will have to meet the Alaska Railroad permitting requirements for travel across the right-of-way and State of Alaska DOT&PF driveway permit requirements. Currently, Tax Lot C1 (Proposed Lot 1) has an existing driveway with a permit on file for crossing the Alaska Railroad right-of-way and (enter when application for SOA driveway permit has been filed)
  - B. The variance request is based upon conditions of the property that are atypical to other properties.
    - At this time, the proposed subdivision is land locked on the Eastern boundary by the Eska Branch of the Alaska Railroad right-of-way excluding it from legal access, physical access, and the frontage along Jonesville Mine Road per the MSB access requirements. The Western boundary is that of a waterway, Eska Creek, which also excludes the subdivision from meeting the MSB access requirements. The Mason Avenue right-of-way, which lies to the West of the proposed subdivision, cannot provide access or connectivity at this time because of the substantial width and presence of Eska Creek that blocks the physical access.
  - C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.
    - This is a special case where the proposed subdivision is landlocked on the Eastern Boundary by the Alaska Railroad right-of-way and is also bounded by a waterbody, which prevents access to Mason Avenue or any other possible right-of-way within the area, on the Western boundary. The property can be accessed through the Eska Branch of the Alaska Railroad right-of-way with a permit from the Alaska Railroad to connect to Jonesville Mine Road in conjunction with a driveway permit filed with the State of Alaska DOT&PF. If the strict application of MSB 43.20 is held, it will result in undue substantial hardship to the owner of the property if a bridge would have to be constructed to provide access across Eska Creek.
5. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining Land & Water; ADF&G; Community Council #2 Sutton; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Emergency Services, Community Development, or Planning; ENSTAR or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. At the time the staff report was written, there were no objections from the public in response to the Notice of Public Hearing.

## **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

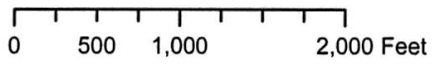
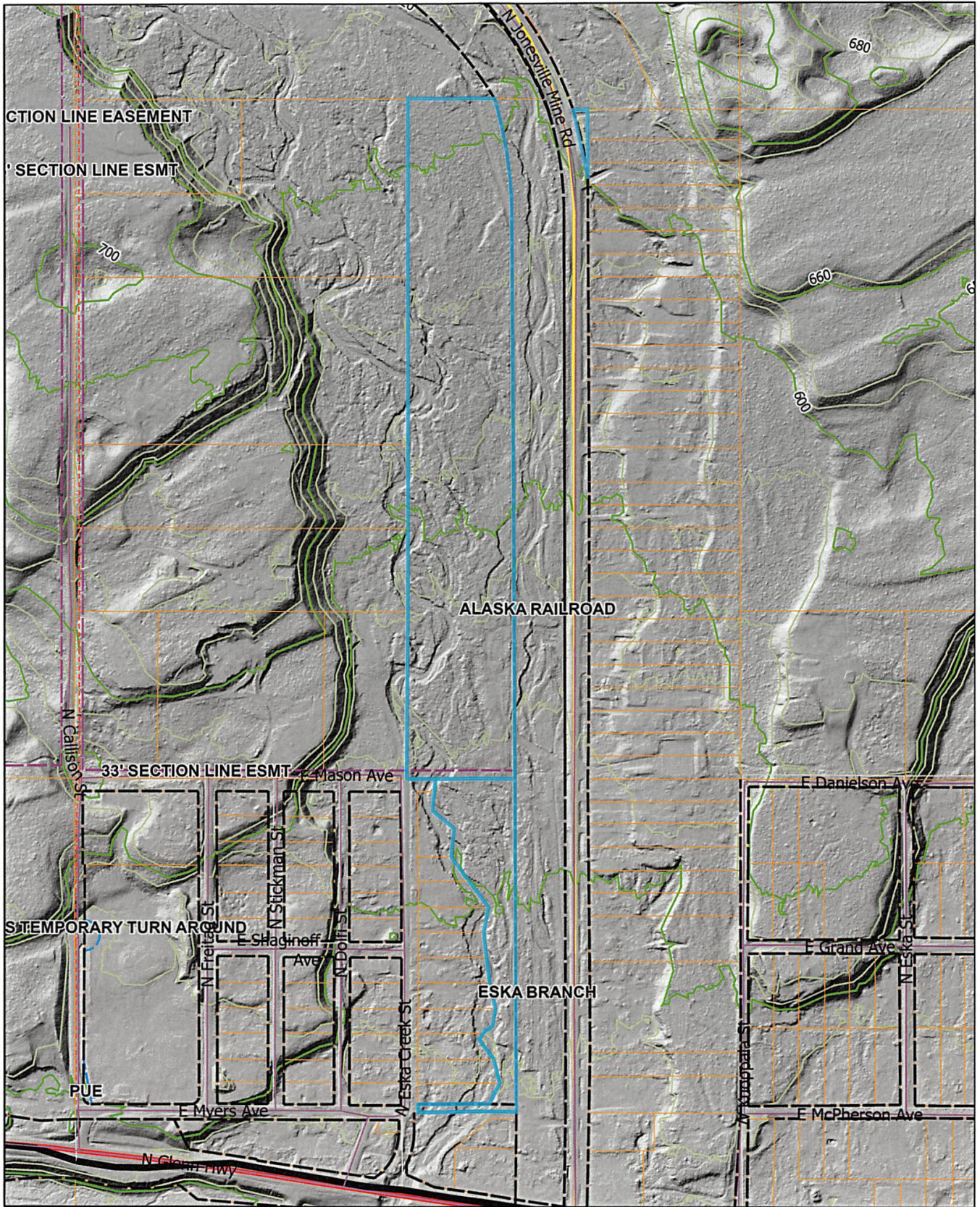
**Suggested motion: I move to approve the variance from MSB 43.20.100, 43.20.120, 43.20.140, 43.20.320 and the preliminary plat of Khang Estates, Sections 22 & 27, Township 19 North, Range 03 East, Seward Meridian, Alaska, contingent on staff recommendations**

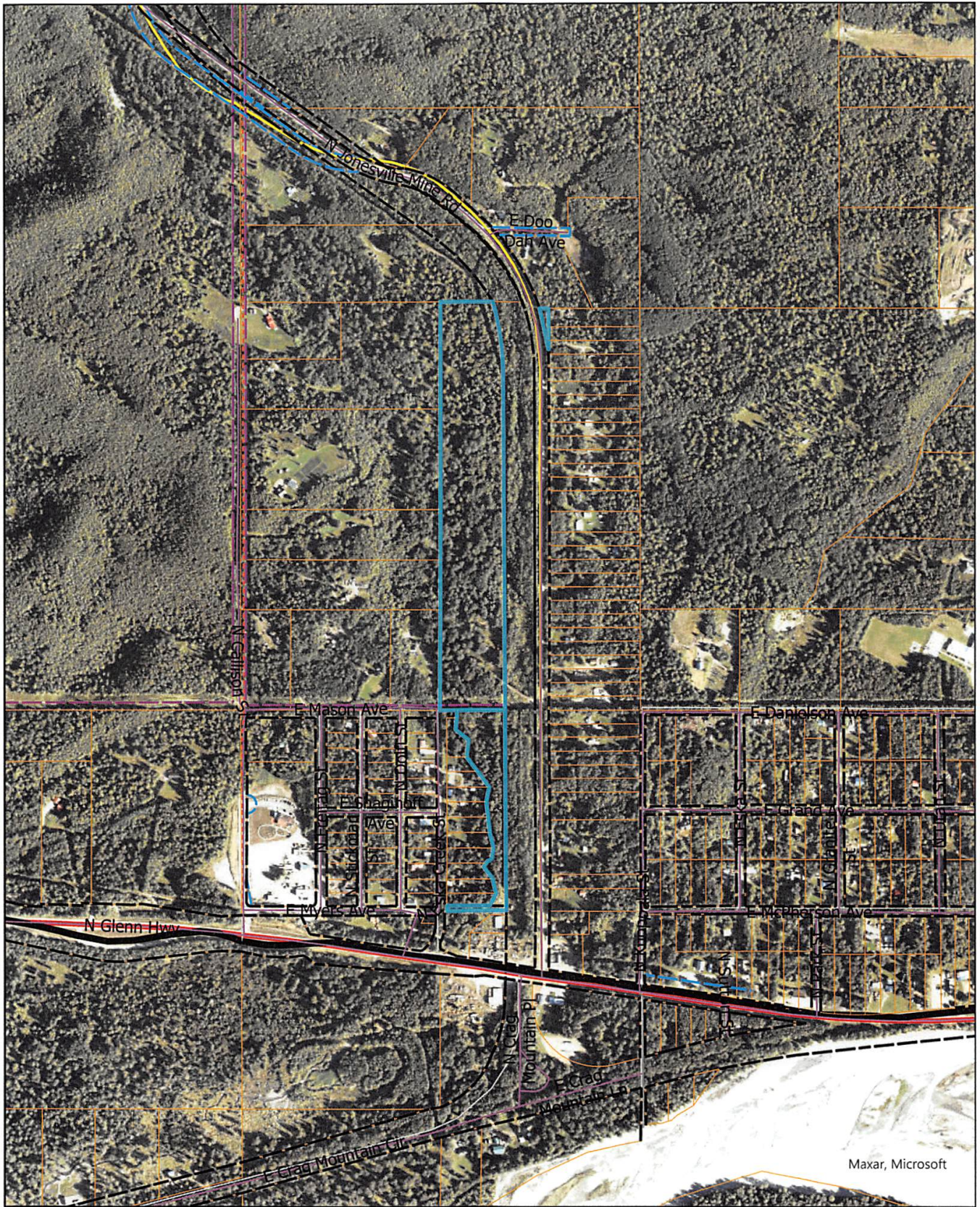
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a plat note stating, "Lots to share a single shared access to N. Jonesville Mine Road unless otherwise authorized by the permitting authority."
5. Verify section line easements on and adjacent to subject property, show accurate section line easement information on final plat.
6. Revise the railroad label on the plat from Sutton Branch Alaska Railroad (R.O.W.) to Eska Branch Alaska Railroad (R.O.W.).
7. Provide either an updated as-built or a letter under the seal of a land surveyor verifying that no setback violations exist nor will any be created by the recordation of Khang Estates.
8. Grant a 15' wide utility easement over the existing overhead utilities crossing the property.
9. Show all easements of record on final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit plat in full compliance with Title 43.











0 500 1,000 2,000 Feet



# Mat-Su Borough Wetlands Viewer



CookInlet Wetlands  
Depression  
Riverine  
World Imagery

Low Resolution 15m Imagery  
High Resolution 60cm Imagery  
High Resolution 30cm Imagery  
Citations

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0 0.07 0.15 0.3  
mi

Printed on Aug 26, 2025



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FEB 12 2026

PLATTING

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

February 12, 2026

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

RE: T19N, R3E, SEC 22 & 27  
Proposed, Plat of Khang Estates Subdivision  
Subject: Usable Area Report

Dear Mr. Wagner,

The owner of the above referenced parcels of land is proposing to subdivide this parcel into 2 lots: to be known as Lots 1 and 2 Khang Estates. The northern lot, Lot 2 is in excess of 400,000 square feet Each proposed lot will be in excess of 40,000 square feet, meeting Borough's minimum lot size. Access to the properties is N Jonesville Mine Road.

#### GEOTECHNICAL FIELD EXPLORATION

On November 23, 2025, a subsurface soils investigation was conducted on proposed Lot 1. One test hole was dug and visually rated as SP/GP, see attached drawing for test hole location. The soil encountered consisted of sandy gravel with cobbles overlain with silt and organics. (see test hole log #1). No impermeable layers or water were encountered in the test holes.

#### TOPOGRAPHY & DRAINAGE

Matanuska Susitna Imagery indicates the topography of the subject lot and surrounding area. The terrain on the parent parcel slopes from north to south parallel to N. Jonesville Mine Road.

There are no portions on the parent parcel that has slopes greater than 25%, there is adequate area on the proposed lot to accommodate development

The northern lot, Lot 2 has been developed and has a functioning well and septic

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

#### SUBDIVISION DESIGN CRITERIA

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

*Professional Consulting --- Practical Solutions*



USEABLE AREA REPORT  
PROPOSED PLAT OF KHANG ESTATES

Page 2 of 2

Proposed Lot 1 will be 3.5 acres of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).

Proposed Lot 2 will be 24.39 acres meeting the 400,000 square foot exemption MSB 43.20.281(A)(1),i(i)

A review of the MSB GIS Mapping shows there is less than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year.

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

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

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

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



2/12/2026

Attachment:

- Test Hole Location
- Test Hole Log 1

Charles A. Leet, P.E.  
Project Engineer

Cc: Shakena Khang  
Bull Moose Surveying, LLC  
AK Rim File No. 2025084

**Professional Consulting --- Practical Solutions**  
ARE, LLC Proj. # 2025084

Khang Estates  
2026-045  
Exhibit Page 8 of 60



# SOIL LOG

TEST HOLE 1

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

Project: T19N R03E, SEC 27 B1

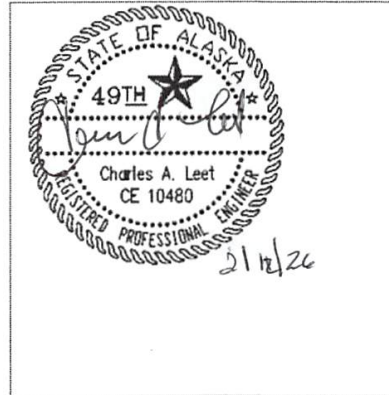
Proj. Address **11545 N. Eska St.**

Logged By: **Chuck Leet**

Date: 11/28/2023

ARE File No. 25-084

Depth (feet)	Description
	Top Soil Frozen
1	
2	2-14' Poorly graded gravel GP with with sand an cobbles and some 24" stones
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom of Test Hole MT Installed
15	
16	
17	
18	
19	
20	



TEST HOLE LOCATION:

Within 25' of proposed SAS.

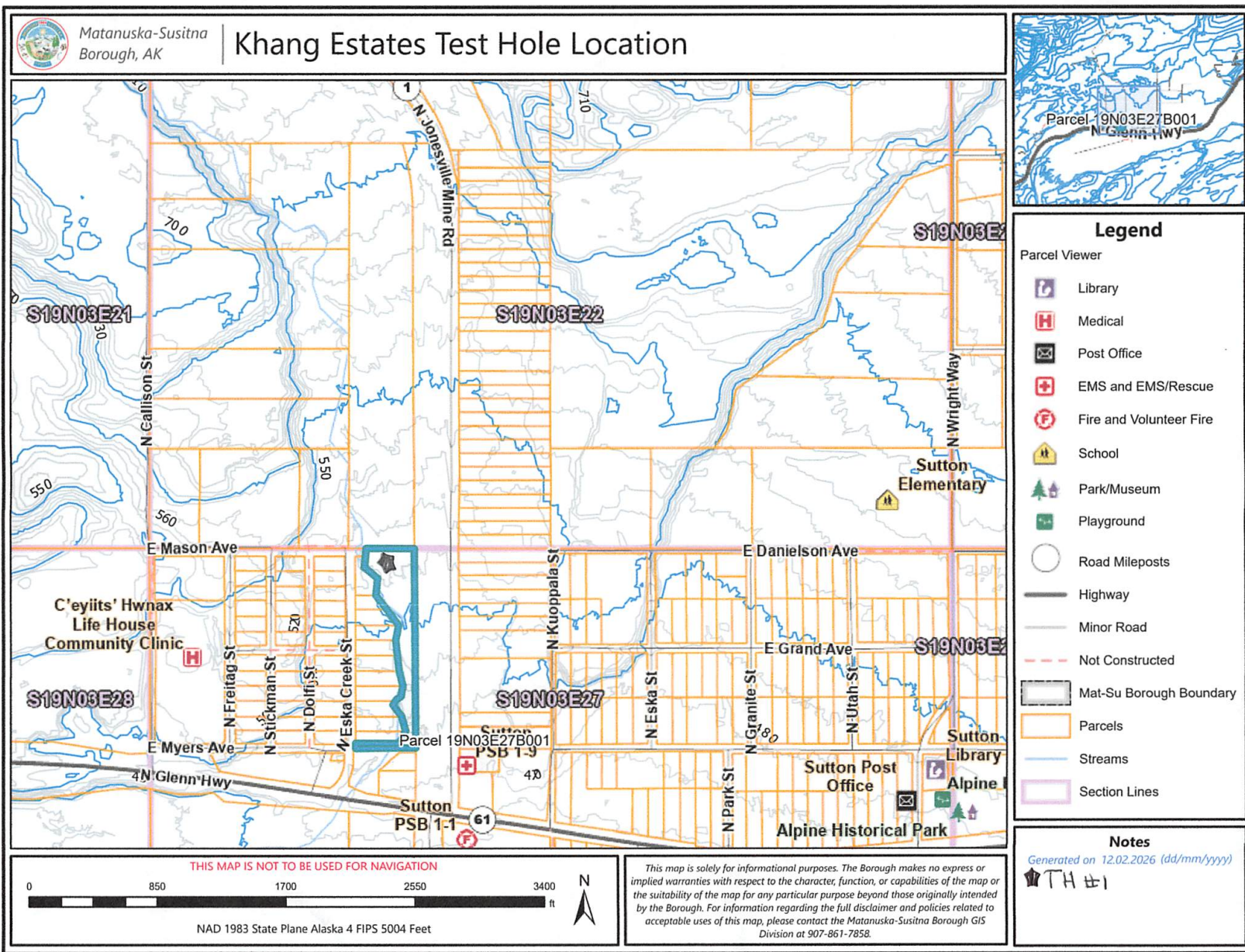
COMMENTS:

No water or impermeable layers were encountered.

CIC General, Excavator

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 5/2025

Callout. Color. Densitv. Moisture Content. USC



## Bull Moose Surveying LLC

**Robert S. Hoffman, P.L.S.**  
200 E. Hygrade Lane  
Wasilla, Alaska 99654  
Phone 907.357.6957  
Email: office@bullmoosesurveying.com



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Date: 02/12/2026

Topographic Narrative for: Proposed Lot 1 of Khang Estates

The proposed subdivision, Khang Estates, is approximately 28.70 acres in total area with the Proposed Lot 1 exceeding 400,000sqft. The Proposed Lot 1 property contains a dwelling, septic, well, and some smaller sheds in the southern region of the property. The elevation changes can be described as gently rolling when moving from the southern boundary towards the northern boundary as it slowly climbs in elevation. Starting at the southern boundary, the Proposed Lot 1 has the lowest elevation at approximately 520' with relatively flat topography and dense trees and underbrush. Proposed Lot 1 is bounded by Eska creek on the western boundary for approximately 1,600' when starting from the southwest corner and traveling north. Leaving the southern boundary of Proposed Lot 1 and moving in a northerly direction, the elevation gradually increases to its highest elevation of approximately 610' over the  $\pm$  2,641' traveled. Proposed Lot 1 has over 400,000 square feet of area and over 10,000 square feet of buildable area.

Thank you,  
Robert Hoffman



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## SECTION LINE EASEMENT DETERMINATION

*All that portion of the E 1/2 of the SW 1/4 of Section 22  
AND  
That portion of the NE 1/4 of the NW 1/4 of Section 27,  
Which lies between the west boundary of the Alaska Railroad right of  
way line and the East boundary of Eska Creek,  
Located within Sections 22 & 27, T19N, R3E, S.M., Alaska*

### Case Facts:

1. Rectangular survey approved February 29, 1916 by the U.S. Surveyor General's Office, Juneau, Alaska.
2. Application for AKA 018194 Homestead Original filed at Bureau of Land Management on April 9, 1951.
3. Patent No. 1136931 issued to Arthur Lee Smith on November 24, 1952.

### Discussion:

The lands were Surveyed Federal lands that were unreserved between the dates of April 6, 1923 to January 17, 1949.

### Conclusion:

A 33' section line easement attaches to the south line of Section 22 and the north line of Section 27 within this property.



Bureau of Land Management - Alaska LIS-Online Reports  
Case Abstract for: AKA 018194

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Case Serial Num: AKA 018194 FRC Site Code: SEA  
Case Type: 251101 He Original Accession Num:  
Case Status: Closed Box Num: of  
Case Status Actn: Case Closed Disp Date:  
Case Status Date: 20-DEC-1976 Location Code:  
-----

-----  
Customer Data  
Custid: 000015694 Int Rel: Applicant Pct Int: 0.0000  
Cust Name: SMITH ARTHUR LEE  
Cust Address: Withheld  
-----

-----  
Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc Emp
09-APR-1951	001 Application Filed	APPLICATION RECEIVED	--	PSA CC
24-NOV-1952	879 Patent Issued	--	PA0001136931	PSA CC
20-DEC-1976	970 Case Closed	TITLE TRSF	--	PSA CC
27-AUG-1992	996 Converted To Prime	--	--	940 BKM

-----

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

-----  
Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	019N	003E	022	E2SW	- -	- - -	- -	AG 170 07 PA					80.0000
					Doc ID: PA0001136931	24-NOV-1952		USR: 754 814					
28	019N	003E	022	SWSW	- -	- - -	- -	AG 170 07 PA					40.0000
					Doc ID: PA0001136931	24-NOV-1952		USR: 754 814					
28	019N	003E	027	NENW	- -	- - -	- -	AG 170 07 PA					40.0000
					Doc ID: PA0001136931	24-NOV-1952		USR: 754 814					
				Patented:	160.0000			Conveyed:		160.0000			
								Total Case Acres:		160			

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End of Case: AKA 018194

-----  
No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for official land status information.

Reports are generated from a replicated database. Information can be one week old.

Property of the United States Government  
This Document Contains Sensitive But Unclassified Information  
Category 1 (A) BLM Records that do not contain protected information  
and can be released in whole.

*SLE DETERMINATION*  
*PATENT # 1136931*  
*AKA 018194*  
*251101 HE CLOSED 12/20/16*

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

### VARIANCE APPLICATION

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

*ALL OF THAT PORTION OF THE E 1/2 OF SW 1/4 (TAX LOT C1) OF SEC: 22, AND THAT PORTION OF THE NE 1/4 OF NW 1/4 (TAX LOT B1) OF SEC: 27, T19N, R3E, S.M., IN PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, AK WHICH LIES BETWEEN THE WEST BOUNDARY OF THE ESKA BRANCH OF THE ALASKA RAILROAD RIGHT-OF-WAY LINE AND THE EAST BOUNDARY OF ESKA CREEK.*

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

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

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I, Dennis Welburn the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 100/120/140/320 of the Borough Code in order to allow: ACCESS TO TAX LOT C1 (FUTURE LOT 1) & TAX LOT B1 (FUTURE LOT 2) FROM JONESVILLE MINE ROAD THROUGH THE ALASKA RAILROAD R.O.W. (ESKA BRANCH) TO THE PROPOSED LOTS 1 & 2. ANY OTHER MEANS OF ACCESS OR BUILDING A BRIDGE OVER ESKA CREEK SHALL RESULT IN UNDUH HARDSHIP TO THE OWNER OF THE PROPERTY

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

<b>APPLICANT OR OWNER</b>	Name: <u>Dennis Welburn</u>	Email: <u>dennis@bullmoosesurveying.com</u>
	Mailing Address: <u>200 E. HYGRADE AVE. WASILLA, AK 99654</u>	Zip: <u>99654</u>
	Signature: <u>[Signature]</u>	Phone: <u>(907) 357-6957</u>
<b>SURVEYOR</b>	Name (FIRM): <u>BULL MOOSE SURVEYING</u>	Email: <u>office@bullmoosesurveying.com</u>
	Mailing Address: <u>200 E. HYGRADE AVE. WASILLA, AK</u>	Zip: <u>99654</u>
	Contact Person: <u>BOB HOFFMAN / TIM CARMEN</u>	Phone: <u>(907) 357-6957</u>

VARIANCE APPLICATION  
REVISED: 11 20 2017

**Bull Moose Surveying, LLC.**

Tim & Sarah Carmen, Owners

Robert S. Hoffman, P.L.S.

200 Hygrade Lane

Wasilla, Alaska 99654

Phone: 907.357.6957 Fax: 907.357.6977

Email: office@bullmoosesurveying.com



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**KHANG VARIANCE REQUEST**

**Date:** December 18, 2025

**To:** Fred Wagner, PLS - Platting Officer

**Subject:** Request of Variance from MSB 43.20.100, 43.20.120, 43.20.140, 43.20.320 per MSB 43.15.075 for the proposed Khang Estates (Previously known as: All that portion of the E1/2 of the SW1/4 of Sec: 22 (Tax Lot C1), and that portion of the NE1/4 of the NW1/4 of Sec: 27 (Tax Lot B1), T19N, R3E, Seward Meridian, in Palmer Recording District, AK, which lies between the West boundary of the Eska Branch of the Alaska Railroad R.O.W. line and the East boundary of Eska Creek)

Bull Moose Surveying is asking the Matanuska-Susitna Borough Platting Board to grant a variance from MSB 43.20.100 Access Required, 43.20.120 Legal Access, 43.20.140 Physical Access, 43.20.320 Frontage for this proposed subdivision.

Request for variance discussion per MSB 43.15.075 is as follows:

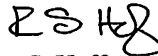
MSB 43.15.075(A)(1): Granting this variance will not change current public or emergency access, and so, won't be detrimental or injurious when taking into account that the proposed subdivision will be utilizing single driveway access points for both Lots 1 & 2 and conform to any safety requirements. The driveway access will have to meet the Alaska Railroad permitting requirements for travel across the right-of-way and State of Alaska DOT&PF driveway permit requirements. Currently, Tax Lot C1 (Proposed Lot 1) has an existing driveway with a permit on file for crossing the Alaska Railroad right-of-way and (enter when application for SOA driveway permit has been filed)

MSB 43.15.075(A)(2): At this time, the proposed subdivision is land locked on the Eastern boundary by the Eska Branch of the Alaska Railroad right-of-way excluding it from legal access, physical access, and the frontage along Jonesville Mine Road per the MSB access requirements. The Western boundary is that of a waterway, Eska Creek, which also excludes the subdivision from meeting the MSB access requirements. The Mason Avenue right-of-way, which lies to the West of the proposed subdivision, cannot

provide access or connectivity at this time because of the substantial width and presence of Eska Creek that blocks the physical access.

MSB 43.15.075(A)(3): This is a special case where the proposed subdivision is landlocked on the Eastern Boundary by the Alaska Railroad right-of-way and is also bounded by a waterbody, which prevents access to Mason Avenue or any other possible right-of-way within the area, on the Western boundary. The property can be accessed through the Eska Branch of the Alaska Railroad right-of-way with a permit from the Alaska Railroad to connect to Jonesville Mine Road in conjunction with a driveway permit filed with the State of Alaska DOT&PF. If the strict application of MSB 43.20 is held, it will result in undue substantial hardship to the owner of the property if a bridge would have to be constructed to provide access across Eska Creek.

Respectfully,



Robert S. Hoffman, P.L.S.



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APR 08 2026

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ARRC Contract No. 20660  
Permit For: Private Roadway  
ARRC Milepost: Eska Branch - Sutton

PERMIT

THIS PERMIT ("Permit"), is made on the day executed by the last signatory hereto, is made by and between the ALASKA RAILROAD CORPORATION, a public corporation of the State of Alaska formed pursuant to AS 42.40 ("ARRC"), whose address is P.O. Box 107500, Anchorage, Alaska 99510-7500 and **SHAKENA KHANG** ("Permittee"), whose mailing address is **1336 Hyder Street, Apt A, Anchorage, Alaska 99501**.

RECITALS

A. The roadway subject to this Permit will be a **private roadway located in the vicinity of where Jonesville Road crosses the line between Sections 22 & 27, T19N, R3E, SM** and will be used by Permittee for access to six (6) lots Permittee intends to subdivide along Jonesville Mine Road.

B. Permittee desires to obtain from ARRC a permit for said private roadway and ARRC is willing to issue a new non-exclusive revocable Permit for Permittee to construct, reconstruct, repair, maintain, operate and/or use said roadway, but only on the terms and conditions hereafter set forth.

AGREEMENT

1. GRANT OF PERMIT. ARRC hereby grants to Permittee a non-exclusive, revocable permit to construct, reconstruct, repair, maintain, operate and/or use a **roadway where Jonesville Road crosses the line between Sections 22 & 27, T19N, R3E, SM** (the "Facility") upon ARRC's track right-of-way, communications pole line right-of-way, or other property of ARRC, as set forth on the drawing attached as Exhibit A (the "Site"). The permission herein granted is subject to the terms and conditions set forth in this Permit.

2. TERM. This Permit shall be for a term of Five (5) years, commencing effective **June 1, 2021 and ending on May 30, 2026**. ARRC may terminate this Permit without cause at any time upon one hundred eighty (180) days' written notice. This Permit may also be terminated at the option of ARRC upon a default by Permittee under the terms of this Permit which continues for a period of five (5) days after written notice thereof to Permittee. Any continued use of the Site by Permittee after the expiration of the original term or any mutually agreed extension thereof, absent prior ARRC written approval, shall be under the same terms and conditions as set forth in this Permit. Permittee may abandon the Site and give up all rights under this Permit at any time; provided, however, that Permittee's obligation to pay an annual fee, and any other affirmative obligations of Permittee under this Permit, will continue until both of the following have occurred: (i) Permittee has given written notification to ARRC that she is abandoning all rights under this Permit, and (ii) Permittee has removed the Facility and its other property from the Site and restored it in accordance with the provisions of paragraph 7.03 of this Permit.

3. PERMIT FEE. As consideration for this Permit, Permittee shall pay an annual fee of Five Hundred and 00/100 Dollars (\$500.00) ("Permit Fee"), which shall be paid on or before June 1 of each year during the term of the Permit. The first annual fee shall be due and payable on or before June 1, 2021. ARRC reserves the right to adjust the annual Permit Fee upon reasonable notice to Permittee based on ARRC's then-current fee for similar permits.

4. PLANS AND SPECIFICATIONS.

4.01 Permittee shall construct, reconstruct, operate and/or maintain the Facility in the location shown outlined on Exhibit A.

4.02 Prior to advertising for bids, issuing amendments and/or issuing a change order(s) to its contractor for work on any part of the Facility, or prior to commencing any such work herself, Permittee shall submit to ARRC for approval all plans and specifications and all amendments, additions or corrections thereto, for the original construction and all future modifications of the Facility. Permittee agrees not to commence any associated work until the aforesaid approval has been received.

4.03 Permittee agrees that any Facility construction or operation shall be substantially in accordance with Permittee's plans and specifications as first approved by ARRC.

4.04 Permittee agrees that if, at any time during the term of this Permit, ARRC deems it necessary to have additional safety equipment installed for the protection of its passengers, personnel, or equipment, Permittee will, upon request from ARRC, install such equipment or safety devices as are prescribed by ARRC. Permittee agrees to comply with all ARRC standards for side and overhead clearances, which may be obtained from ARRC.

4.05 The Standard Specifications for Work on Railroad Property (the "Standard Specifications") that are effective as of the date of this Permit are attached hereto as Exhibit B and are incorporated herein by reference. The current version of the Technical Standards for Roadways, Trails and Utility Facilities in ARRC Right-of-Way ("Technical Standards") are found on ARRC's website at [www.alaskarailroad.com](http://www.alaskarailroad.com) or a copy may be obtained by calling (907) 265-2347. Permittee hereby agrees that, unless specifically provided otherwise in this Permit, all construction, reconstruction, operation and maintenance upon ARRC property under this Permit shall be performed in accordance with (i) the Standard Specifications; for such activities within the ARRC right-of-way, the Technical Standards; and (iii) any supplemental conditions required by paragraph 4.06 of this Permit, including any revisions or supplements thereto in effect on the date any such activities are undertaken. Permittee agrees to make the Standard Specifications, the Technical Standards (for work in the ARRC right-of-way) and any supplemental conditions under paragraph 4.06 part of all contractual bid specifications which Permittee may publish for work associated with the Facility. If the Standard Specifications and/or Technical Standards are revised or replaced by ARRC prior to termination of this Permit, Permittee agrees that any contractual bid specifications which Permittee may publish shall include such revised Standard Specifications and/or Technical Standards or replacements therefor and that any changes in or additions to the Facility shall be performed in accordance with such revised Standard Specifications and/or Technical Standards or replacement documents, provided that ARRC has made such

revisions or replacements reasonably available to Permittee. Permittee shall be responsible for making herself aware of the attached Standard Specifications and the Technical Standards and any revisions thereof or replacements therefor during the term of this Permit. If any provision of this Permit conflicts with any provision in the Standard Specifications and/or the Technical Standards, the terms of this Permit shall control.

4.06 Permittee hereby agrees to the supplemental conditions, if any, to this Permit attached as Exhibit C.

5. MAINTENANCE OF FACILITY. Permittee shall give ARRC not less than ten (10) days prior written notice of Permittee's intention to enter upon ARRC property for the purpose of maintenance, reconstruction, alteration or removal of the Facility, except that in any instance of sudden emergency requiring prompt and immediate action to protect the public safety, notification may be in the form of a telephone call to the ARRC Engineering Department at 265-2456.

6. PAYMENT FOR WORK.

6.01 Permittee shall pay for all Facility construction, reconstruction, operation and/or maintenance, including the cost of ARRC inspectors and flagmen whose duties will be to protect the interests of ARRC and to insure the completion of the work to the satisfaction of ARRC.

6.02 Permittee shall reimburse ARRC for all costs in connection with the granting and operation of this Permit, including but not limited to, labor, materials, and equipment furnished by ARRC. Such reimbursement shall be at rates established by ARRC, and shall be due and payable within thirty (30) days following the date invoices are submitted by ARRC to Permittee.

7. INTEREST IN RAILROAD PROPERTY.

7.01 It is understood that Permittee acquires no interest in or title to ARRC property by means of this Permit. Permittee shall have, at the discretion of ARRC, access to ARRC property for the purpose of construction, reconstruction, operation and/or maintenance of the Facility. This shall be done at times which will not in any way interfere with the operations of ARRC.

7.02 ARRC reserves the right of ingress to and egress from the Site and the right to enter any part of the Site, including buildings thereon, for the purpose of inspection at any reasonable time, and in time of emergency. All inspections will be coordinated with Permittee in order to minimize interference with Permittee's activities on the Site.

7.03 Prior to the expiration or termination of this Permit, Permittee will remove the Facility and other property of Permittee and restore the Site to its original condition unless otherwise directed by ARRC. Failure of Permittee to do so by the expiration or termination date will result in ARRC removing the Facility and other property of Permittee and restoring the Site at the Permittee's expense, which expense Permittee agrees to pay ARRC upon demand.

8. NON-EXCLUSIVE USE/RAILROAD CONSTRUCTION.

8.01 ARRC reserves the right to grant permission to others to use and occupy the Site, provided that said use and occupancy will not, in the opinion of ARRC, unreasonably interfere with the Permittee's use of the Facility.

8.02 In the event ARRC finds it is necessary to alter or add to its construction within the Site, Permittee shall make all alterations to the Facility necessary to accommodate ARRC's construction without cost to ARRC.

9. INSURANCE AND INDEMNIFICATION.

9.01 Insurance. The insurance provisions contained in Section 4 of the Standard Specifications, appended hereto as Exhibit B, shall apply to all construction and reconstruction work related to the Facility that is conducted under this Permit, whether said work is performed by Permittee herself or a contractor. The insurance provisions in Section 4 of the Standard Specifications shall also apply to all maintenance and repair work related to the Facility conducted by Permittee's contractor. With respect to maintenance and repair work related to the Facility conducted by Permittee herself and to the operation and use of the Facility, Permittee shall maintain in force and effect during the term of this Permit a homeowners insurance policy or policies protecting her against liability for personal injury and/or property damage arising from occurrences on or connected with the Facility. Said homeowners insurance policy or policies shall have limits of not less than \$100,000 per occurrence/\$300,000 aggregate. Permittee, upon request, shall provide ARRC with insurance certificates evidencing its and/or its contractors' compliance with the requirements of this paragraph 9.01 and/or Section 4 of the Standard Specifications.

9.02 Indemnity. Permittee shall assume complete liability for any and all claims resulting from the construction, reconstruction, maintenance, operation, use and existence of the Facility. Permittee releases and shall defend, indemnify and hold harmless ARRC from and against all royalties, claims, losses, harm, costs, liabilities, damages, and expenses (including, but not limited to, attorneys' fees), whether suffered by ARRC or any other person or entity, in any manner directly or indirectly arising out of or due to:

A. any act, omission, fault, negligence, or strict liability of Permittee in connection with or incident to the Facility or performance of this Permit;

B. any bodily harm (including death) to any person or damage to any property or to the environment in connection with or incident to the Facility or performance of this Permit by Permittee;

C. any lien or asserted liens upon the property of ARRC arising out of or in connection with the Facility or the performance of this Permit by Permittee;

D. any failure of Permittee to comply with all applicable laws, ordinances, rules, regulations, orders, licenses, permits, and other requirements, now or hereafter in effect, or any governmental authority;

E. any failure of Permittee to secure and maintain insurance as required by this Permit; or

F. any failure of Permittee to comply with the requirements of this Permit.

To the fullest extent permitted by applicable law, the provisions of this paragraph 9.02 shall apply regardless of any acts, omissions, fault, negligence, or strict liability of any employees or agents of ARRC.

10. DEFAULT AND REMEDIES.

10.01 Default. The occurrence of any one or more of the following events shall constitute a material default by Permittee.

A. The failure by Permittee to make any payments required to be made by Permittee hereunder, as and when due, where such failure shall continue for a period of five (5) days after written notice thereof from ARRC to Permittee.

B. The failure by Permittee to observe or perform any covenant, condition or provision of this Permit which, in the reasonable opinion of ARRC, substantially endangers either the person or property of ARRC or a third party, or human health or the environment, where Permittee does not commence curing the default immediately upon written notice thereof from ARRC to Permittee or does not continue to complete the cure within such reasonable time period thereafter as is imposed by ARRC or any governmental body having jurisdiction in the matter.

C. Except as otherwise specifically provided in this Permit, the failure by Permittee to observe or perform any of the covenants, conditions or provisions of this Permit to be observed or performed by Permittee, where such failure shall continue for a period of ten (10) days after written notice thereof from ARRC to Permittee.

D. The occurrence of any of the following: (i) the making by Permittee of any general arrangement or general assignment for the benefit of creditors; (ii) Permittee becomes a debtor in bankruptcy; (iii) the appointment of a trustee or receiver to take possession of substantially all of Permittee's assets; or (iv) the attachment, execution or other judicial seizure of substantially all of Permittee's assets.

E. The discovery by ARRC that any financial statement given to ARRC by Permittee, any assignee of Permittee, any successor in interest of Permittee or any guarantor of Permittee's obligation hereunder, was materially false at the time given.

F. Vacation or abandonment of the Facility by Permittee.

10.02 Remedies. In the event of any material default by Permittee, ARRC may at any time thereafter, without notice or demand and without limiting ARRC in the exercise of any right or remedy which ARRC may have by reason of such default:

A. Terminate Permittee's rights under this Permit and ARRC may pursue other remedies.

B. Maintain Permittee's rights under this Permit in which case this Permit shall continue in effect. In such event ARRC shall be entitled to enforce all of ARRC's rights and remedies under this Permit, including the right to recover the payments due hereunder.

C. Pursue any other remedy now or hereafter available to ARRC under the laws or judicial decisions of the State of Alaska.

10.03 Interest on Late Payments. Beginning the day after a payment is due, all unpaid charges and fees required by this Permit shall accrue interest at the highest lawful contract rate in the State of Alaska as defined by AS 45.45.010(a) or as amended. This interest charge does not waive, excuse or cure any default.

11. LAWS AND TAXES.

11.01 This Permit is issued subject to all requirements of the laws of the State of Alaska and regulations of ARRC relating to the granting of privileges on ARRC lands and facilities.

11.02 Permittee shall comply with all applicable laws, ordinances, rules, regulations, orders, licenses, permits and other requirements, now or hereafter in effect, of any governmental authority including, but not limited to, matters of health, safety, sanitation and the environment. Permittee shall execute and deliver to ARRC copies of all documents as may be required to effect or to evidence such compliance. All laws, ordinances, rules, regulations, orders, licenses, and permits required to be incorporated in agreements of this character are incorporated herein by this reference.

11.03 If at any time during the Permit Term any new or additional taxes (other than federal or state net income taxes or any other taxes existing on the effective date hereof) are assessed against the Site, or any improvement thereon, or any fees payable to ARRC under this Permit, or against ARRC with respect thereto, Permittee shall pay to the taxing authority or ARRC, not less than ten (10) days before they become delinquent and as additional permit fees, all of such new taxes.

11.04 Unless otherwise specified in this Permit, the attachments hereto or as directed by ARRC, Permittee shall obtain and pay for all permits, inspections, licenses and fees and shall furnish all bonds, security or deposits required to construct, reconstruct, operate and/or maintain the Facility in accordance with this Permit. Permittee shall advise ARRC in writing and consult with ARRC prior to applying for any permit or other authorization from, or entering into any agreement with, any governmental authority with regard to the construction, reconstruction, operation and/or maintenance of the Facility.

11.05 Permittee agrees to notify ARRC of any claim, demand or lawsuit arising out of the Permittee's occupation or use of the Site. Upon ARRC's request, Permittee will cooperate and assist in the investigation and litigation of any such claim, demand or lawsuit.

11.06 ARRC makes no specific warranties, expressed or implied, concerning the title or condition of the Site, including survey, access or suitability for any use, including those uses authorized by this Permit. Permittee's use of the Site is subject to any and all of the covenants, terms and conditions affecting ARRC's title to the Site.

12. LIENS. Permittee shall keep the Site free of all liens, pay all costs for labor and materials arising out of any construction or improvements by the Permittee on the Site, and hold ARRC harmless from liability for any liens, including costs and attorneys' fees. This provision shall not be interpreted to mean that ARRC in any way recognizes a liability on its part for any such liens.

13. ASSIGNMENT. This Permit shall not be assigned or in any manner transferred without the prior written consent of ARRC. This shall not be construed to impair or prevent the carrying out by public agencies of responsibilities not inconsistent with the operation and policies of ARRC relative to reconstruction, maintenance or control of the Facility.

14. NOTICES. Any notice permitted or required to be given hereunder shall be in writing and either delivered by hand, sent by certified or registered mail, return receipt requested, or sent by telegram with confirmed delivery;

A. If to ARRC, at ALASKA RAILROAD CORPORATION  
P.O. Box 107500  
Anchorage, Alaska 99510-7500  
Attention: Director, Real Estate

B. If to Permittee, at Shakena Khang  
1336 Hyder Street, Apt A  
Anchorage, AK 99501  
(907) 331-9735

Notice shall be deemed to have been given on the date delivered to the recipient, regardless of any other date indicated thereon.

15. NO WAIVER. The failure of ARRC to insist in any one or more instances upon the strict performance by Permittee of any provision or covenant in this Permit shall not be considered as a waiver or relinquishment for the future, and any such provision or covenant will continue in full force, unless ARRC issues an authorized written waiver therefrom.

16. VALIDITY OF PARTS. If any provision or covenant of this Permit is declared to be invalid by a court of competent jurisdiction, the remaining covenants and provisions will continue in full force.

17. INTERRELATIONSHIP OF PROVISIONS. The basic provisions, general covenants, special covenants, supplements, addendums and drawings contained herein are essential parts of this Permit and are intended to be co-operative in designating and describing the respective rights and obligations of the parties to this Permit. Should discrepancies appear, special covenants govern over basic provisions, both of which govern over general covenants, and figured dimensions govern over scaled dimensions unless obviously incorrect.

18. HEADINGS AND CAPTIONS. The heading and captions used in this Permit have been inserted solely for convenience of reference and shall not affect, or be deemed to affect, the meaning of any provision of this Permit.

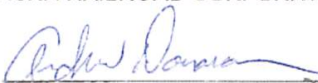
19. BINDING. Subject to the provisions of paragraph 13 above, this Permit shall be binding on the successors and assigns of Permittee and ARRC.

20. INTEGRATION AND MERGER. This Permit sets forth all the terms, conditions, and agreements of the parties and supersedes any previous understandings or agreements regarding the Facility and the Site, whether oral or written. No modification of this Permit is effective unless made in writing and signed by both parties.


21. GOVERNING LAW. This Permit and the rights and obligations of the parties hereto shall be governed by and construed in accordance with the applicable laws of the State of Alaska and of the United States of America. Permittee shall not commence or prosecute any suit, proceeding or claim to enforce the provisions of this Permit, to recover damages for breach or default under this Permit, or otherwise arising under or by reason of this Permit, other than in the courts of the State of Alaska. Permittee hereby irrevocably consents to the jurisdiction of the courts of the State of Alaska with venue laid in the Third Judicial District.

**ALASKA RAILROAD CORPORATION**

Dated: 5.26.2021


By:   
Andrew Donovan  
Director, Real Estate

Dated: 5/25/21

By:   
Brian Lindamood  
Chief Engineer

**SHAKENA KHANG**

Dated: 05/17/2021

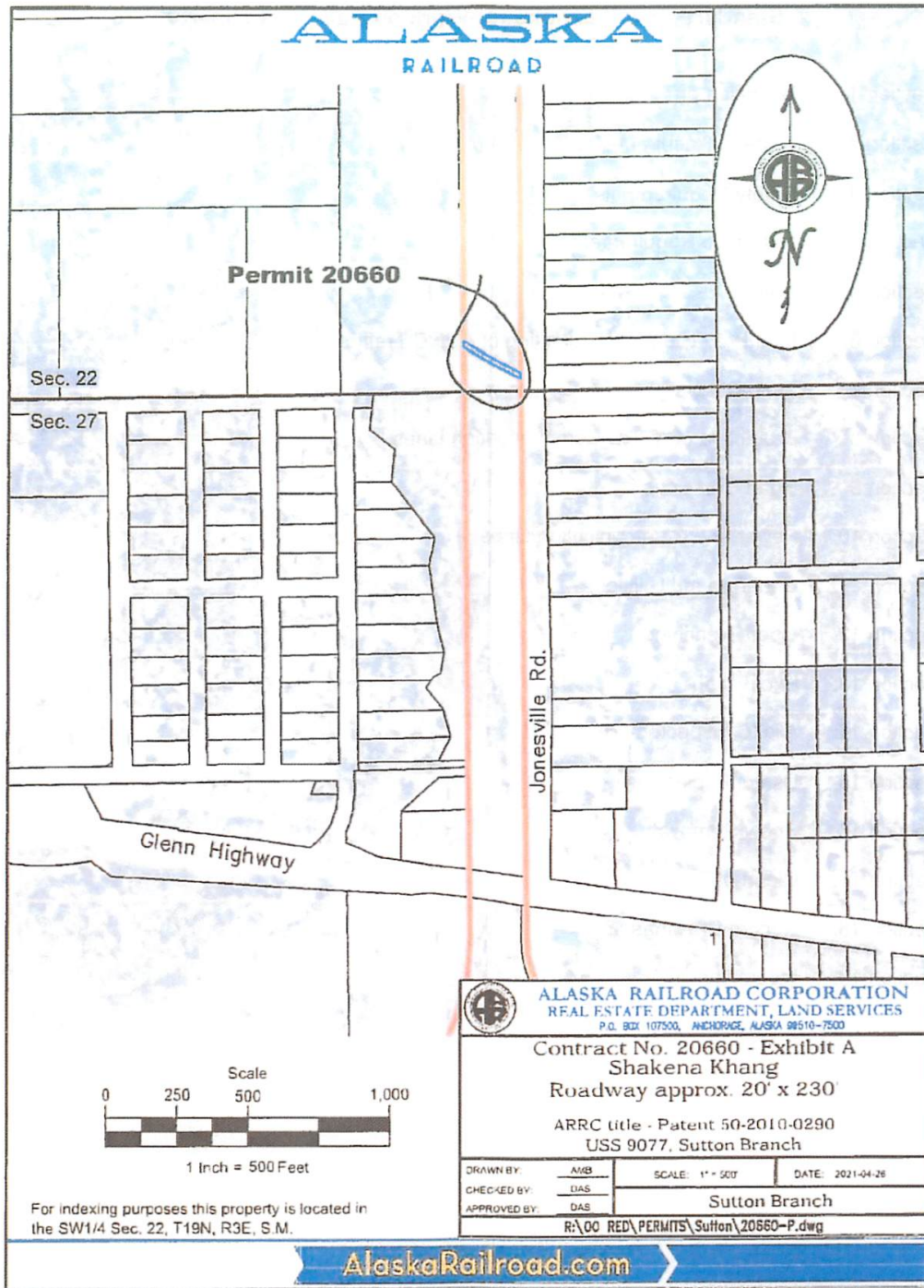
By:   
Shakena Khang  
Permittee

Attachments:

- Exhibit A – Map/Legal description
- Exhibit B – Standard Specifications, Rev. 1/5/2017
- Exhibit C – Supplemental Conditions

ARRC Contract No. 20660  
Shakena Khang

Roadway Permit  
Page 8 of 8



## **Standard Specifications for Work on Railroad Property**

- Section 1. Definition of Terms
- Section 2. General Requirements
- Section 3. Safety Requirements
- Section 4. Insurance Requirements
- Section 5. Notice
- Section 6. Flag Protection and Protection of ARRC Traffic
- Section 7. Train Delays
- Section 8. Protection of ARRC Communication Lines
- Section 9. Road Crossings
- Section 10. Power and Communication Lines
- Section 11. Underground Utilities
- Section 12. Open Trenching
- Section 13. Excavations
- Section 14. ARRC Inspectors
- Section 15. Use of Explosives
- Section 16. Snow Removal
- Section 17. Clean-up
- Section 18. Record Drawings
- Section 19. Indemnity

SECTION 1. DEFINITION OF TERMS

<u>ARRC</u>	Alaska Railroad Corporation, P.O. Box 107500, Anchorage, AK 99510-7500.
<u>ARRC Property</u>	all lands owned or withdrawn for the use of the ARRC, including the ARRC's track right-of-way and communications pole line right-of-way.
<u>Chief Engineer</u>	the person employed by the ARRC as head of its Engineering Department or Branch, or his/her authorized representative.
<u>Contractor</u>	any agent of the Permittee, including Contractors or subcontractors employed to construct, reconstruct, operate and/or maintain the Facility. The term "Contractor" shall be synonymous with the term "Permittee" when the Permittee performs the construction, reconstruction, operation and/or maintenance of the Facility with its own personnel.
<u>Director, Real Estate</u>	the person authorized by the ARRC to execute contractual real estate agreements on behalf of the ARRC.
<u>Facility</u>	any improvements owned by the Permittee/Contractor which are to be placed on ARRC property in accordance with written permission executed by ARRC and Permittee.
<u>Telecommunications Supervisor</u>	the person employed by the ARRC as head of its Signals and Telecommunications Department or Branch, or his/her authorized representative.
<u>Permittee/Contractor</u>	the person, company or governmental agency to whom the right to enter upon ARRC Property was given in the form of written permit, easement or contract executed by the ARRC and Permittee/Contractor.
<u>Track Work</u>	all work on the line from the top of subgrade to the top of rail, including geotextile, when required.
<u>Track Materials</u>	all hardware, excluding signals and controllers, associated with the running of a railroad.

**SECTION 2. GENERAL REQUIREMENTS**

- 2.1 All construction, reconstruction, operation, and maintenance on ARRC Property shall be performed in compliance with these Standard Specifications for Work on Railroad Property, including all revisions thereto.
- 2.2 Failure to comply with these Standard Specifications for Work on Railroad Property shall result in the demand of ARRC to suspend all work on ARRC Property.
- 2.3 All work on or about ARRC Property shall be performed by experienced personnel in a safe and workmanlike manner in keeping with approved ARRC practices, and as specified herein. ARRC traffic and property shall be protected at all times.
- 2.4 The safety and continuity of the operation of the traffic of ARRC shall be of first importance and shall be at all times protected and safeguarded. The Permittee/Contractor and its subcontractors shall be required to perform and arrange their work accordingly. Whenever, in the opinion of the Chief Engineer or his or her representatives, the work or its performance may affect or involve the safety of ARRC's facilities and/or operation of its railroad, the method of doing such work shall first be submitted by the Permittee/Contractor to the Chief Engineer for his/her approval, without which it shall not be commenced or executed. The approval of the Chief Engineer, when given, shall not be considered as a release from responsibility or liability for any damage which ARRC may suffer, or for which it may be liable, as a result of the acts or omissions of the Permittee/Contractor, its subcontractors or employees.
- 2.5 Whenever, in the opinion of the Chief Engineer, the construction may cause a hazard to the safe operation of ARRC, ARRC may, in its discretion, place at the site of the work the required number of qualified employees to protect its operations. The providing of such employees and such other precautions as may be taken shall not relieve the Permittee/Contractor and its subcontractors from liability for the payment of damages caused by their operations. ARRC shall be the sole judge of the necessity for, and as to the number and classification of employees required. The Permittee/Contractor shall reimburse ARRC for the cost and expense incurred in providing such employees.

**SECTION 3. SAFETY REQUIREMENTS**

- 3.1 The safety of personnel, property, rail operations, and the public is of paramount importance in the execution of any work on ARRC Property. The Permittee/Contractor shall comply with all Federal, State and local governmental regulations (e.g. OSHA, NESC, etc.) applicable to the construction, installation, or maintenance of any Facility. As reinforcement and in furtherance of overall safety measures to be observed by Permittee/Contractor (and not by way of limitation), the following special safety rules shall be followed while working on ARRC Property. Further railroad safety information may be obtained from the ARRC Safety Office at 907-265-2265. Safety information is also available on the ARRC website at [www.alaskarailroad.com](http://www.alaskarailroad.com).

- 3.2 ARRC flag protection is required before any activity can occur on or near a railroad operating facility such as a track, yard, bridge or shop building. For incidental work, such as surveying or inspection, an ARRC furnished flagman will provide a safety briefing prior to the commencement of the work. For any activity involving a disturbance or potential disturbance to the track, track embankment, or any railroad facility, ARRC may require the Permittee/Contractor to submit a specific Railroad Safety Plan prior to startup. Projects which involve activities which cross the tracks or are longitudinal to the tracks will require a specific Railroad Safety Plan and a one hour ARRC provided training course for Permittee/Contractor's project supervisors prior to the initiation of work on ARRC Property. Specific information on Railroad Safety Plans may be obtained from the ARRC Safety Office at 907-265-2265.
- 3.3 The Permittee/Contractor shall arrange for ARRC flag protection when performing any work within 20 feet of any track. All work within 20 feet of the track shall cease when a train passes and all Permittee/Contractor employees shall maintain a distance of at least 20 feet from the track until the train has safely passed. In addition, any work that could come within 20 feet of the track will cease when a train passes. For example, crane or pile driving activities shall stop when trains pass when the maximum boom and suspended load radius can come within 20 feet of the tracks. Pile driving shall not be done when trains are passing the work site. Vehicles and other construction equipment shall not be operated or parked closer than 20 feet from any track without ARRC flag protection.
- 3.4 In the event Permittee/Contractor will be performing construction or other activities on or in close proximity to a railroad track, the Permittee/Contractor shall be responsible for compliance with applicable Federal Railroad Administration's Roadway Worker Protection ("RWP") regulations (49 CFR 214, Subpart C) if its employees qualify as "Roadway Workers"<sup>1</sup>. Under 49 CFR 214, Subpart C, railroad contractors are responsible for the training of their employees on these regulations. All RWP related Work shall be conducted in strict compliance with the RWP safety standards set forth in 49 CFR 214, Subpart C and the Permittee/Contractor will be required to submit a Railroad Safety Plan to ARRC to demonstrate compliance with said safety standards prior to beginning any RWP related Work.
- 3.5 In the event Permittee/Contractor will be performing construction or other activities on a railroad bridge, the provisions of 49 CFR 214 regarding bridge worker safety shall apply. All bridge related work shall be conducted in strict compliance with the bridge worker safety standards set forth in 49 CFR 214 and the Permittee/Contractor will be required to submit a Railroad Safety Plan to ARRC to demonstrate compliance with said safety standards prior to beginning any bridge related work.

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<sup>1</sup> A Roadway Worker is any employee of a railroad, or of a contractor to a railroad, whose duties include inspection, construction, maintenance, or repair of railroad track, bridges, roadway, signal and communication systems, electric traction systems, roadway facilities, or roadway machinery on or near a track or with the potential of fouling a track.

**SECTION 4. INSURANCE REQUIREMENTS**

- 4.1 The Permittee/Contractor shall procure and maintain at all times while performing work on ARRC Property, and be covered by the types of insurance with the minimum limits as specified in Section 4.4.
- 4.2 Each policy specified in Section 4.4 shall be: (1) endorsed to include ARRC as an additional insured with respect to the performance of the work; (2) endorsed whereby the insurance company will notify ARRC of any material change, cancellation, non-renewal or expiration of the insurance policy in writing not less than thirty (30) days prior to the effective date; (3) endorsed with a waiver of subrogation rights in favor of ARRC; and (4) endorsed with the Alaska Suit Endorsement.
- 4.3 Prior to commencement of any work on ARRC Property, the Permittee/Contractor, shall deliver to ARRC certificate(s) of insurance showing evidence of the insurance required in Section 4.4.
- 4.4 Alaska Railroad Corporation Minimum Insurance Requirements.
  - a. Commercial General Liability insurance with limits not less than \$5,000,000 per occurrence and \$10,000,000 aggregate for Bodily Injury and Property Damage, including coverage for Premises and Operations Liability, Products and Completed Operations Liability, Contractual Liability, and Broad Form Property Damage Liability. Coverage shall not contain any exclusions for Explosion, Collapse, Underground, Rail Operations, or Work on Railroad Property.
  - b. Automobile Liability insurance on all owned, non-owned, hired and rented vehicles with limits of liability of not less than \$1,000,000 Combined Single Limit for Bodily Injury and Property Damage per each accident or loss.
  - c. Worker's Compensation insurance in accordance with the statutory coverages required by the State of Alaska and, where applicable, insurance in compliance with any other statutory obligations, whether State or Federal, pertaining to the compensation of injured employees assigned to the Work, including but not limited to Voluntary Compensation, Federal Longshoremen and Harbor Workers Act, and the Federal Employers Liability Act.
  - d. If any part of the work to be performed on ARRC Property is located within fifty feet (50') of a railroad track, then the Permittee/Contractor shall also obtain Railroad Protective Liability insurance (Alaska Railroad Corporation as named insured) with limits of liability of not less than \$5,000,000 Combined Single Limit for Bodily Injury and Property Damage per each accident or loss.

**SECTION 5. NOTICE**

- 5.1 A pre-construction meeting shall be held with ARRC's Chief Engineer and representatives of the Permittee/Contractor and subcontractors prior to the commencement of any work on ARRC Property by the Permittee/Contractor or

its subcontractors. Permittee/Contractor should coordinate the pre-construction meeting with the Project Manager identified in the Permit issued for the work.

- 5.2 The Permittee/Contractor shall give written notice to the Chief Engineer not less than ten (10) days in advance of the commencement of any construction, reconstruction or major maintenance activity on ARRC Property, in order that the necessary arrangements may be made for the protection of ARRC's operations. This notice shall include a description of the proposed work on ARRC Property, schedule of work, and the names of any Permittee/Contractor's subcontractor who may also be working on ARRC Property.

#### **SECTION 6. FLAG PROTECTION AND PROTECTION OF ARRC TRAFFIC**

- 6.1 Whenever ARRC flag protection is required, it will be provided by ARRC at Permittee/Contractor's expense. ARRC flag protection is to ensure the safe movement of trains and other rail traffic and shall be done in strict accordance with the ARRC rules on flagging. All flag protection must be scheduled prior to any work commencing within the ARRC right-of-way.
- 6.2 ARRC will, during the progress of the work, utilize as many qualified flag people as in the opinion of the ARRC may be required for the adequate protection of ARRC traffic. All expense for providing such flagpersons shall be paid by the Permittee/Contractor to ARRC.
- 6.3 The Permittee/Contractor shall arrange with ARRC to keep itself informed on the time of arrival of all trains and shall stop any of Permittee/Contractor's operations which might be or cause a hazard to the safe passage of the train past the site of the work from ten (10) minutes before the expected arrival of the train until it has safely passed.
- 6.4 Track outages will only be approved in exceptional cases for limited durations. Prior to a proposed track outage, the Permittee/Contractor shall submit a closure plan to ARRC. The plan will describe the work to be accomplished, the equipment, manpower and other resources required, and the work schedule. Once approved by ARRC, the Permittee/Contractor shall follow the plan. ARRC reserves the right to assume control of the work to reestablish rail service if the schedule is not met. Permittee/Contractor shall bear all costs and damages which may result from failure to meet the closure schedule, in addition to the train delay charges provided for herein.

#### **SECTION 7. TRAIN DELAYS**

- 7.1 All work on ARRC Property shall be conducted in such a manner as to prevent delays to trains or other rail traffic operated by ARRC.
- 7.2 Should any of the Permittee/Contractor's or its subcontractor's actions or activities cause delays to trains or other rail or water traffic, the agreed amount of liquidated damages shall be at the following rates and shall be collected from the Permittee/Contractor by ARRC.

Passenger trains each: \$50 per minute of delay, 60-minute minimum charge.

All other rail traffic:	\$50 per minute for each delay over five minutes, 30-minute minimum charge.
Rail barges, or other	No charge for delays of one hour or less; \$1,000 per hour
Connecting Carrier Vessels:	for each hour or any part of an hour thereafter with a minimum charge of \$6,000.

7.3 Delay time will be taken from the train sheet in ARRC's Dispatcher's Office, Anchorage for all delays and such train sheet shall be the official document by which the length of time a train is delayed will be determined. If another crew is needed to relieve the original crew, the charge shall also apply to the second crew. If such delay causes a water carrier to miss a sailing, the liquidated damage computation of time covering the period of time to the next possible sailing time shall be in addition to the length of time determined by said train sheet.

**SECTION 8. PROTECTION OF COMMUNICATION LINES & FIBER OPTIC CABLE**

8.1 All work on ARRC Property shall be conducted in such a manner as to protect ARRC's communication facilities at all times from outages resulting directly or indirectly from the Permittee/Contractor's or its subcontractor's operations.

8.2 Should any of the Permittee/Contractor or its subcontractor's operations cause outages to said communications facilities, the agreed amount of liquidated damages shall be at the following rates and shall be collected from the Permittee/Contractor:

Open wire communication circuits:	\$1.00 per minute per circuit
Communication cable:	\$1.00 per minute per cable

8.3 A minimum charge of \$250.00 will be made for each outage plus the total repair costs. The outage time shall be that as established by ARRC's Test Board, Anchorage.

8.4 There shall be no equipment operated or excavation made within fifteen (15) feet of any ARRC communication pole guy, anchor, or other communications apparatus unless authorized in advance by the Telecommunications Supervisor.

8.5 Fiber optic cable systems are buried on ARRC's ROW Property. Protection of the fiber optic cable systems is of extreme importance since any break could disrupt service to users resulting in business interruption and loss of revenue and profits. Contractor shall telephone the telecommunications company(ies) involved, arrange for a cable locator, and make arrangements for relocation or other protection of the fiber optic cable prior to beginning any work on ARRC's Property.

**SECTION 9. ROAD CROSSINGS**

9.1 Whenever automatic railroad crossing signals are in the work area, these signals must remain in operating condition at all times. If, as a result of the Permittee/Contractor's or subcontractor's activities the signals become

inoperable, the crossing shall be continuously flag protected until the signals are again operable. See Section 6 for flagging specifications.

- 9.2 When regular railroad crossings are used as haul routes inside or outside the work area, flagpersons shall be provided by the Permittee/Contractor for said crossings in all situations at the discretion of the ARRC.
- 9.3 Temporary road crossings may be installed provided the Permittee/Contractor has acquired from ARRC a temporary road crossing permit for said crossing. If the crossing is not shown on the project plans as approved by ARRC, then it will be at ARRC's sole discretion whether to allow a later-requested crossing.
- 9.4 The temporary road crossing shall be constructed to the length and the standards specified in the temporary road crossing permit. All protective signs required by ARRC shall be provided and properly maintained by the Permittee/Contractor. The temporary road crossing shall be installed under ARRC flag protection in accordance with Section 6 of these specifications.
- 9.5 The flange ways of all road crossings used by the Permittee/Contractor or its subcontractor as haul routes or temporary road crossings shall be kept clean and free of gravel at all times and shall otherwise be maintained to the satisfaction of the Chief Engineer.
- 9.6 When a temporary road crossing is in use, ARRC flag protection shall be provided at all times. See Section 6 for specifications.
- 9.7 When a temporary or private road crossing is not in use, the Permittee/Contractor shall provide suitable barricades (gates with padlocks, posts driven into the ground, etc.) to prevent vehicular access to the crossing.
- 9.8 When not in use during the winter season, the temporary road crossing shall be removed. Upon completion of the work or termination of the crossing permit, the temporary crossing shall be removed and the area restored to its original condition.
- 9.9 The Permittee/Contractor agrees that all others using the private road crossing, except ARRC and its employees, shall be considered agents of the Permittee/Contractor.
- 9.10 Sight Triangles at road crossings shall be maintained by Permittee/Contractor free of vegetation and other obstructions to vision in accordance with the table entitled "Sight Triangle Distance" and as otherwise established and revised from time to time by ARRC. The Sight Triangle Distance table can be provided upon request.
- 9.11 Temporary public road crossings must be included in a traffic control plan submitted by the Permittee/Contractor to Alaska Department of Transportation (ADOT) for review and approval prior to constructing the crossing.

#### **SECTION 10. POWER AND COMMUNICATION LINES**

- 10.1 All power and communication lines shall be designed and constructed in accordance with the current edition of the National Electric Safety Code (NESC).

- 10.2 Underground power and communication lines shall be installed in accordance with Section 11 of these specifications. Whenever an underground power or communication line crosses underneath a track, a casing pipe shall be installed for carrying such lines.
- 10.3 The minimum clearance above the top of rail of ARRC track shall be in accordance with the handbook referenced in Section 11.1, plus six (6) inches to allow for future grade raises.
- 10.4 The minimum clearance above ARRC communication lines shall be in accordance with the handbook referenced in Section 11.1.
- 10.5 Additional lines may not be added, or the characteristics of the line(s) changed without the prior written approval of ARRC's Director, Real Estate or Chief Engineer.
- 10.6 Wires shall be strung across ARRC tracks only when ARRC flag protection is provided in accordance with Section 6 of these specifications.
- 10.7 No wires shall be strung across ARRC's communications lines without first receiving prior written approval from ARRC's Telecommunication Supervisor, and such work must be accomplished only at a time and in a manner prescribed by said Telecommunication Supervisor.

**SECTION 11. UNDERGROUND UTILITIES**

- 11.1 All underground utilities, including culverts, pipelines, and underground power and communication lines, on ARRC Property shall conform to the current American Railway Engineering and Maintenance-of-way Association (AREMA) Manual for Railway Engineering.
- 11.2 Unless another method is authorized in advance and in writing by the Chief Engineer, all underground utilities shall be installed under tracks and roads by boring, jacking or tunneling.
- 11.3 Boring, jacking or tunneling shall be done under ARRC tracks only when ARRC flag protection is provided in accordance with Section 6 of these specifications.
- 11.4 The proposed plan for boring, jacking or tunneling shall be approved by the Chief Engineer prior to commencing the operation.
- 11.5 All boring, jacking or tunneling headings shall be continuously protected against any loss of ground material by shoring and/or cribbing as necessary.

**SECTION 12. OPEN TRENCHING**

- 12.1 Only when authorized in advance and in writing by ARRC shall any portion of the track be removed to allow trenching for installation of the Facility.
- 12.2 If allowed to open trench, the track may be removed from service only at the time authorized by the Chief Engineer and shall be restored to service within the time period specified by the Chief Engineer. Should the track not be restored to service within the time period specified, the agreed amount of liquidated damages shall be at the rate specified in the written authorization allowing the

open trenching or the liquidated damages in accordance with Section 7 of these specifications, whichever is greater, and shall be collected from the Permittee/Contractor.

- 12.3 All track work shall be accomplished by qualified track persons.
- 12.4 Only that portion of the track structure necessary to excavate, stockpile and install the Facility shall be removed. All track material removed shall be handled, stockpiled and relayed in a manner to avoid damage. Any material which may be damaged shall be replaced by the Permittee/Contractor at its own expense.
- 12.5 The backfill of the trench under the track and in the road bed prism shall be of the same type of material as taken out, except the top 2 feet shall be clean pit run gravel. Backfilling and compaction shall be in one-foot lifts with a compaction of 95% of maximum density in the area affecting the roadbed prism.
- 12.6 The ballast used in replacing the track shall be equal in depth and quality as that which was removed. The track shall be relayed and brought to original grade in accordance with standard ARRC practices. The track shall be resurfaced as often as necessary for a period of 12 months after completion of construction to remove any settlement that may have occurred.

#### SECTION 13. EXCAVATIONS

- 13.1 Unless authorized in advance and in writing by ARRC, the top of any excavation shall not be within 20 feet of the centerline of any track; nor shall any excavation exceed ten (10) feet in depth regardless of its proximity to track.
- 13.2 No water shall be allowed to stand in open excavations in the track area.
- 13.3 Bridging and shoring shall be adequate to safely carry ARRC traffic and the decision of the Chief Engineer pertaining to same shall be final.
- 13.4 All open excavations shall be continuously protected by flags, flares, barricades or watchpersons, as directed by ARRC.
- 13.5 No excavation shall be left open more than three days, unless authorized by the Chief Engineer.
- 13.6 ARRC embankments and cut slopes shall not be disturbed any more than necessary to accommodate the construction and shall be left in a stabilized condition.
- 13.7 ARRC ditches, culverts and roadways shall be kept clean and free of rock, gravel, construction debris and equipment at all times.

#### SECTION 14. ARRC INSPECTIONS

- 14.1 ARRC may furnish an inspector during the periods of construction on ARRC Property. The ARRC inspector will inspect the removal and replacement of tracks, excavation, backfill, necessary bridging for tracks, shoring, flagging, lighting, clearances, etc., when necessary. The ARRC inspector will work directly with the representative of the Permittee /Contractor and the decision of the ARRC inspector in matters pertaining to ARRC operations and safety shall be

final. In the event more than one shift is worked, an ARRC inspector will be required for each shift. Presence or absence of an ARRC inspector shall not relieve the Permittee /Contractor of liability for damage done to property of ARRC, or the property of ARRC lessees or permittees having installations on ARRC Property. All ARRC cost and expense for furnishing said inspector(s) shall be collected from the Permittee /Contractor.

**SECTION 15. USE OF EXPLOSIVES**

- 15.1 The use of explosives shall be done in compliance with all applicable Federal, State and local laws and ordinances regarding same.
- 15.2 No blasting of any kind will be permitted unless the Permittee/Contractor thoroughly safeguards the movement of trains and other rail traffic and personnel in the area where such blasting is being conducted. Before blasting, ARRC flag protection in accordance with Section 6 of these specifications shall be provided on each side of the blast area by the Permittee/Contractor. This flag protection shall not be removed until the track is inspected for damage from the blast.

**SECTION 16. SNOW REMOVAL**

- 16.1 Snow removal operations shall be conducted in such a manner as to not place snow (1) upon the tracks of ARRC; (2) where it interferes with the normal operation of the automatic crossing signals; or (3) where it impairs the visibility of either highway or rail traffic at the crossing.
- 16.2 Snow removal operations shall be conducted in accordance with Section 3 of these specifications.

**SECTION 17. CLEAN-UP**

- 17.1 At all times, all work and activities on ARRC Property shall be accomplished in such a manner as to keep the ARRC Property in a neat, orderly and safe condition satisfactory to ARRC.
- 17.2 Upon completion of Permittee/Contractor's work, all equipment and unused materials shall be removed and the ARRC Property shall be left in a neat and clean condition satisfactory to ARRC.
- 17.3 Should the Permittee/Contractor or its subcontractor fail to comply with Section 17.1 and 17.2 above, ARRC may perform the required clean-up. All ARRC costs and expenses for performing this work shall be collected from the Permittee /Contractor.

**SECTION 18. RECORD DRAWINGS**

- 18.1 Contractor shall provide record drawings (as-builts) of the Project to ARRC promptly upon completion of construction. In addition to record drawings, ARRC may, in its reasonable discretion, require Contractor to provide GPS data or other locational information regarding the completed Project and Contractor agrees to provide such data or information upon ARRC's request. The required method of submittal of record drawings is one hard copy for the ARRC file, to be mailed to the ARRC Real Estate Department, and one digital copy in AutoCAD, which can

be emailed to ARRC Land Services Manager Doug Stephens at [StephensD@akrr.com](mailto:StephensD@akrr.com).

SECTION 19. INDEMNITY

- 19.1 To the extent not prohibited by applicable statute, Contractor shall indemnify, defend and hold harmless ARRC, its affiliates, and its and their officers, agents and employees (individually an "Indemnified Party" or collectively "Indemnified Parties") from and against any and all loss, damage, injury, death, liability, claim, demand, cost or expense (including, without limitation, attorney's, consultant's and expert's fees, and court costs), fine or penalty (collectively, "Loss") incurred by any person (including, without limitation, any Indemnified Party, Contractor, or any employee of Contractor or of any Indemnified Party) arising out of or in any manner connected with (i) any work performed by Contractor, or (ii) any act or omission of Contractor, its officers, agents or employees, or (iii) any breach of this Agreement by Contractor.
- 19.2 The right to indemnity under this Section 18 shall accrue upon occurrence of the event giving rise to the Loss, and shall apply regardless of any negligence or strict liability of any Indemnified Party, except where the Loss is caused by the sole active negligence of an Indemnified Party as established by the final judgment of a court of competent jurisdiction. The sole active negligence of any Indemnified Party shall not bar the recovery of any other Indemnified Party.
- 19.3 Contractor expressly and specifically assumes potential liability under this Section 18 for claims or actions brought by Contractor's own employees. Contractor waives any immunity it may have under worker's compensation or industrial insurance acts to indemnify the Indemnified Parties under this Section 18.
- 19.4 No court or jury findings in any employee's suit pursuant to any worker's compensation act or the Federal Employers' Liability Act against Contractor may be relied upon or used by Contractor in any attempt to assert liability against any Indemnified Party.
- 19.5 The provisions of this Section 18 shall survive the completion of any work performed by Contractor. In no event shall this Section 18 or any other provision herein be deemed to limit any liability Contractor may have to any Indemnified Party by statute or under common law.



EXHIBIT C

Supplemental Conditions

1. ARRC is not responsible for any maintenance on or relating to the permitted roadway.
2. Permittee will be responsible for plowing the permitted roadway when needed.
3. Should ARRC complete future construction of railroad tracks at the Site, this roadway permit will be considered for conversion to a crossing permit containing standard terms and conditions then applicable to similar crossings of ARRC's tracks.



Policy Number: **103 - 0925371005 - 20**

**DECLARATIONS PAGE**

**YOU AS NAMED INSURED AND YOUR ADDRESS:**

SHAKENA KHANG  
1336 HYDER ST. APT A  
ANCHORAGE AK 99501-4636

<b>POLICY INFORMATION</b>	Policy Period: From 08/14/20 To 08/14/21 12:01 A.M. STANDARD TIME	
Policy Number: 103-0925371005-20	Renewal Of:	

<b>DWELLING LOCATION</b>		
Address: 11928 N JONESVILLE RD SUTTON AK 99674	In City Limits: NO	
	County:	

<b>DWELLING INFORMATION</b>	Width: 20	Length: 70	Serial Number: NA
Model Year: 1975	Manufacturer/Model: NA		

<b>RATING INFORMATION</b>	Use: PRIMARY	Customer Age Group: UNDER 50	
Approved Park: NO	Auxiliary Heating Device: YES	Tied Down: NO	Age Of Dwelling: 45 Years

**YOUR POLICY IS SERVICED BY:**

JEFFERSON VUE  
C/O CHA FINANCIAL SERVICES  
3240 PENLAND PKWY SPC 122  
ANCHORAGE AK 99508-1911

TELEPHONE: (907) 351-8468  
Agency Code: 54-9200-033-0



Policy Number: **103 - 0925371005 - 20**  
**DECLARATIONS PAGE (CONTINUED)**

**COVERAGES:** This policy provides only the coverages as shown below and your additional coverages described in the policy.

**AGGREGATE LIMIT:** The most we will pay in any one Policy Period for any one insured Location for Coverage E - Personal Liability is \$1,000,000 regardless of the number of claims, suits or accidents.

SECTION I YOUR PROPERTY COVERAGES	AMOUNT OF INSURANCE*
A. DWELLING	\$ 50,000
B. OTHER STRUCTURES	\$ 5,000
C. PERSONAL PROPERTY	\$ 25,000
D. ADDITIONAL LIVING EXPENSE	\$ 10,000

\*REFER TO SECTION I "OUR PAYMENT METHODS" TO SEE HOW THESE AMOUNTS WILL BE APPLIED

SECTION II YOUR LIABILITY COVERAGES	LIMIT OF LIABILITY	
E. PERSONAL LIABILITY	EACH ACCIDENT	\$500,000
F. MEDICAL PAYMENTS TO OTHERS	EACH PERSON	\$ 1,000
<b>TOTAL SECTION I AND II COVERAGES PREMIUM</b>		<b>\$ 860.00</b>

**SECTION I DEDUCTIBLE**  
SECTION I LOSSES OR AMOUNTS OF INSURANCE ARE SUBJECT TO A DEDUCTIBLE OF \$ 500 UNLESS STATED OTHERWISE IN YOUR POLICY AND ENDORSEMENTS.

FORMS AND ENDORSEMENTS	POLICY PREMIUM	
3645 01/98 ATTORNEY FEES COVERAGE NOTICE	NO ADDED CHARGE	
3881 10/16 REQUIRED CHANGE - ALASKA	NO ADDED CHARGE	
4075 01/07 HOMEOWNERS INSURANCE FOR MFG HOMES	NO ADDED CHARGE	
4366 04/09 EARTHQUAKE	\$ 75.00	
<b>TOTAL FORMS AND ENDORSEMENTS PREMIUM</b>		<b>\$ 75.00</b>

<b>TOTAL POLICY PREMIUM AND OTHER CHARGES</b>	<b>\$ 935.00</b>
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MINIMUM EARNED PREMIUM \$50

**ADDITIONAL FEE INFORMATION**

In consideration of our agreement to allow you to pay in installments, the following service fee(s) apply per installment:

1-PAY	2-PAY	4-PAY	10-PAY	12-PAY
\$0.00	\$4.00	\$4.00	\$4.00	\$2.00

## Matthew Goddard

---

**From:** Dennis Welburn <dennis@bullmoosesurveying.com>  
**Sent:** Tuesday, April 28, 2026 1:22 PM  
**To:** Bull Moose Office; Matthew Goddard; Tim Carmen  
**Subject:** Re: Khang Estates  
**Attachments:** SOA\_ROWPlat\_62-8.pdf

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

Hello Matthew,

This Portion of land (Parcel No. A-1437-A) is shown in the State of Alaska Division of Highways Right of Way Map Alaska Project NO. S-0585(2) Jonesville Road & No. F-042-2(8) Glenn Highway Plat #62-8 (attached are the pertinent pages 1-3). On page 3 the plat shows the land in the ROW receiving a notice of utilization (Parcel A-1437) and the remainder (Parcel A-1437-A) being relinquished by the state to A.L. Smith, the original patent holder. Now I do not know if the State had described it this way to keep the A-1437-A for future use or if they took this portion and then tried giving it back to the patent holder. In either case, the State or the original Patent holder or his heirs would have rights to this land as our client only retains what was described in the deed, which extends to the railroad right-of-way and not beyond the railroad or Jonesville road.

Dennis Welburn  
Bull Moose Surveying  
(907) 764-7373

On 4/28/2026 12:17 PM, Bull Moose Office wrote:

Dennis/Tim,

I wanted to make sure you both saw this message.

Thank you, Matthew!

Sara Carmen, Office Manager  
Bull Moose Surveying LLC  
[office@bullmoosesurveying.com](mailto:office@bullmoosesurveying.com)  
907-357-6957 office  
907-671-0825 office cell

On 4/28/2026 9:20 AM, Matthew Goddard wrote:

Good morning Tim,

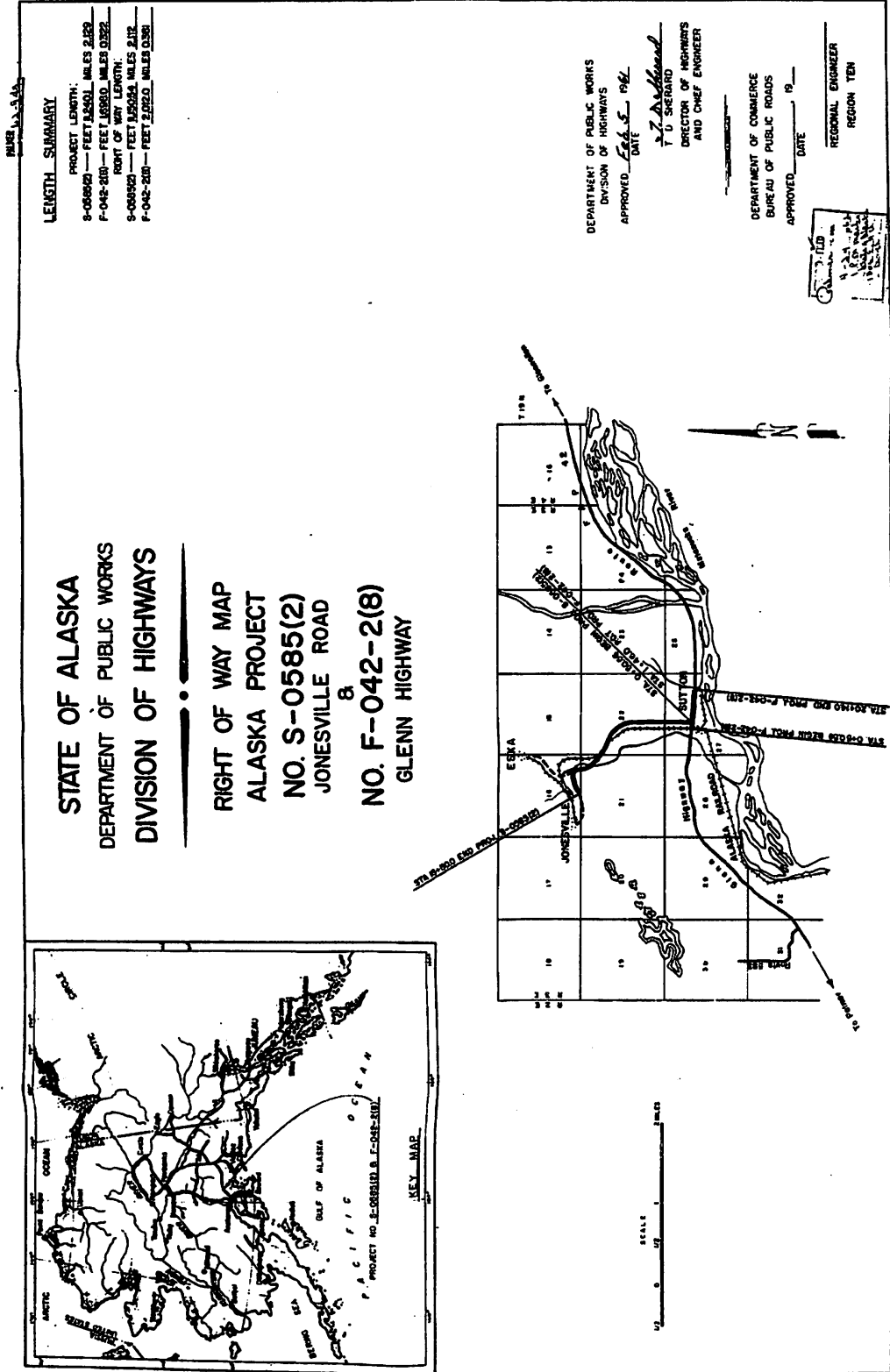
This email is just a reminder for the need of updated agenda plats for Khang Estates that show the remainder portion (and how it is being handled) that lies east of Jonesville Mine Road.

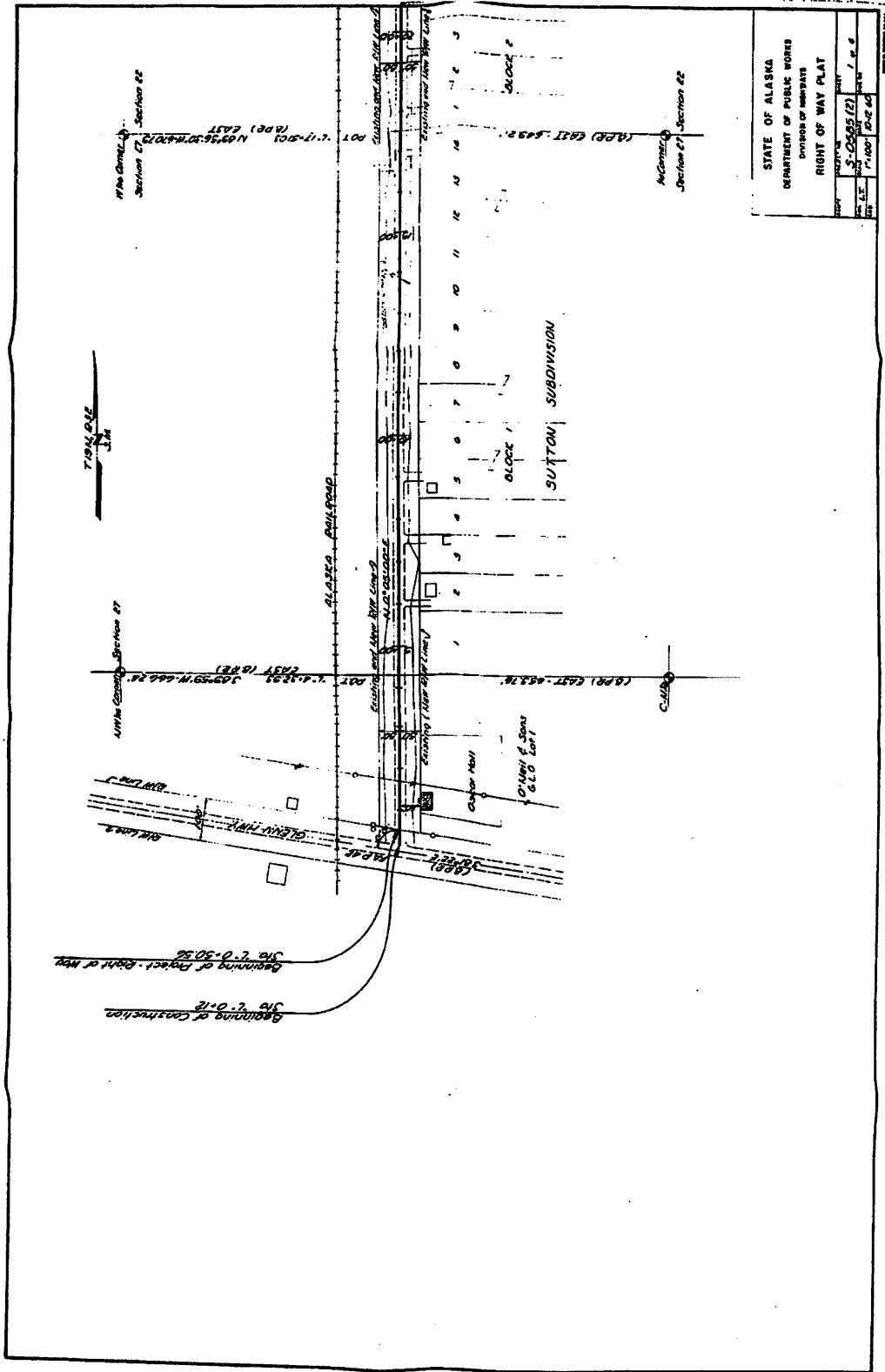


Given that it was probably only a side mention during your meeting with Tyler, I figured a reminder email wouldn't hurt.

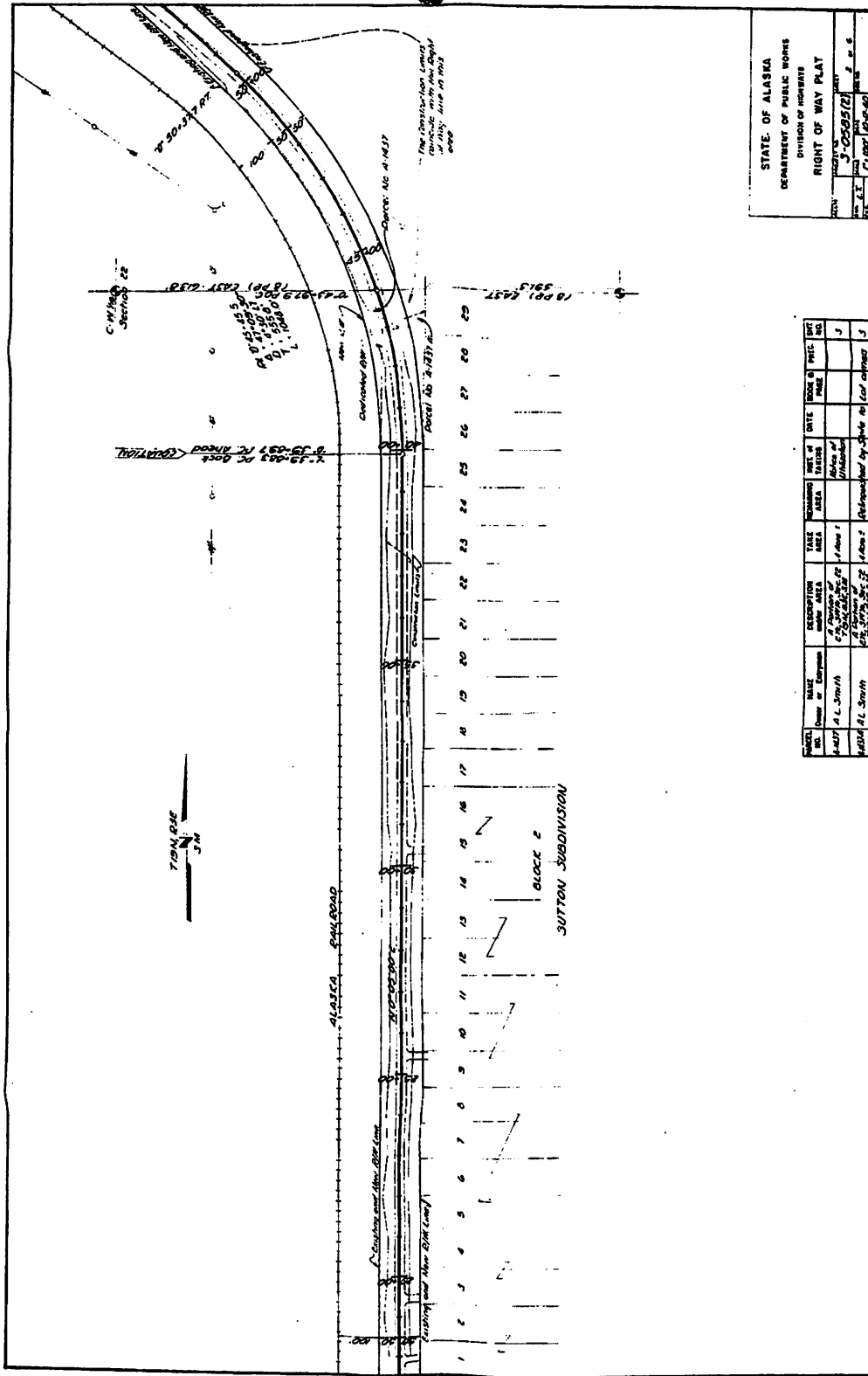
Have a great day,

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)





STATE OF ALASKA	
DEPARTMENT OF PUBLIC WORKS	
DIVISION OF HIGHWAYS	
RIGHT OF WAY PLAT	
PROJECT	5-0565 (2)
DATE	7-8-8
BY	11-1007 21-8-80



## Matthew Goddard

---

**From:** Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>  
**Sent:** Wednesday, April 22, 2026 11:18 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Khang Estates (MG)

Mr. Goddard,

The Corps of Engineers (Corps) does not have any specific comments regarding RFC Khang Estates.

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

A copy of the DA permit application can be found online at

[www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sample drawings can also be found on our website at

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

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

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

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

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

Thank you,  
Carolyn



**US Army Corps  
of Engineers®**

**Carolyn Farmer**  
**Project Manager**  
North Central Section  
U.S. Army Corps of Engineers | Alaska District  
**Phone** 561-785-5634

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

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beta  
REGULATORY  
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SYSTEM

Streamline the permitting process with the  
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online platform for permit applications.

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

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Tuesday, April 21, 2026 11:57 AM  
**To:** 'Huling, Kristina N (DOT)' <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>; Keiner, Robert (DOT) <[bob.keiner@alaska.gov](mailto:bob.keiner@alaska.gov)>; DNR SCRO (DNR sponsored) <[dnr.scro@alaska.gov](mailto:dnr.scro@alaska.gov)>; Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Jon Roder <[roderj@akrr.com](mailto:roderj@akrr.com)>; Kate Dueber <[DueberK@akrr.com](mailto:DueberK@akrr.com)>; CEPOA-SM-RD-Pagemaster <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; [suttoncommunitycouncil@gmail.com](mailto:suttoncommunitycouncil@gmail.com); [alaskawife2015@gmail.com](mailto:alaskawife2015@gmail.com); [nbertelssutton@hotmail.com](mailto:nbertelssutton@hotmail.com); Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; [tjb907@mtaonline.net](mailto:tjb907@mtaonline.net); Land Management <[Land.Management@matsugov.us](mailto:Land.Management@matsugov.us)>; Jillian Morrissey <[Jillian.Morrissey@matsugov.us](mailto:Jillian.Morrissey@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Wheeler Nevels <[Wheeler.Nevels@matsugov.us](mailto:Wheeler.Nevels@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Pre-Design & Engineering <[pde@matsugov.us](mailto:pde@matsugov.us)>; Amie Jacobs <[Amie.Jacobs@matsugov.us](mailto:Amie.Jacobs@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Code Compliance <[Code.Compliance@matsugov.us](mailto:Code.Compliance@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Kendra Johnson <[Kendra.Johnson@matsugov.us](mailto:Kendra.Johnson@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Tyler Young <[Tyler.Young@matsugov.us](mailto:Tyler.Young@matsugov.us)>; Taunnie Boothby <[Taunnie.Boothby@matsugov.us](mailto:Taunnie.Boothby@matsugov.us)>; msbaddressing <[msbaddressing@matsugov.us](mailto:msbaddressing@matsugov.us)>; [eric.r.schuler@usps.gov](mailto:eric.r.schuler@usps.gov); Erin Ashmore <[Erin.Ashmore@matsugov.us](mailto:Erin.Ashmore@matsugov.us)>; Michael Bowles <[Michael.Bowles@matsugov.us](mailto:Michael.Bowles@matsugov.us)>; Andrew Fraiser <[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com)>; ROW <[row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com)>; Right of Way Dept. <[row@mtasolutions.com](mailto:row@mtasolutions.com)>; OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; [mearow@mea.coop](mailto:mearow@mea.coop)  
**Subject:** [Non-DoD Source] RFC Khang Estates (MG)

Hello,

The following link is a request for comments for the proposed Khang Estates.  
Please ensure all comments have been submitted by May 12, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Khang Estates](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

## Matthew Goddard

---

**From:** Keiner, Robert (DOT) <bob.keiner@alaska.gov>  
**Sent:** Tuesday, May 5, 2026 10:29 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Khang Estates (MG)

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

Matthew,

The only comment we have on this one is that we don't believe that the 33' section line easement shown exists between the W1/16<sup>th</sup> corner and the section corner for 21|22/28|27 in section 27 along N. Eska Creek St. (however, this area is outside of the subdivision area...)

Thanks!

Bob Keiner, P.L.S.

**ROW Engineering Supervisor**  
Central Region DOT/PF  
(907)269-0713

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, April 21, 2026 11:57 AM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; suttoncommunitycouncil@gmail.com; alaskawife2015@gmail.com; nbertelssutton@hotmail.com; Brian Davis <Brian.Davis@matsugov.us>; tjb907@mtaonline.net; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Khang Estates (MG)

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following link is a request for comments for the proposed Khang Estates.  
Please ensure all comments have been submitted by May 12, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

## Department of Transportation and Public Facilities

Project Delivery: Statewide Planning  
Anchorage Field Office

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

April 24, 2026

Alex Strawn, Planning Director  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Strawn:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Preapp-2026-000044; PLT-21-8-3421; HO 09 BMS (W. Museum Place)**

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

- **Preapp-2026-000050; PLT-21-8-3428; WA 13 Peckham (W. Fairview Loop)**
  - No objection to proposed lot division.
  - No direct access to Fairview Loop Road will be granted.
  - Required to add plat note: "No direct access from lots 1 through 10 to Fairview Loop Road" or similar.
  - Remove access to Fairview Loop Road from proposed lots 3&4.
  - Lots 1-23 to receive utility connections through Danielle Street, no utility connections through Fairview Loop Road or right of way.
  - 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](mailto:lauren.little@alaska.gov) or 907-378-5911.
  - Please be advised of potential future MSB pedestrian crossing upgrades at Danielle Street across Fairview Loop Road.
- **SU 14 Khang; James Kindseth & Shakena Khang; Parcels B1 and C1 from US Patent #1136931 (Jonesville Mine Road)**
  - No objection to lot division.

*"Keep Alaska Moving."*

- Due to the railroad easement between these parcels and Jonesville Mine Road, all current and future driveway and approach road access to Jonesville Mine Road requires continued approval and concurrence from the Alaska Railroad, in addition to approval through the DOT&PF Right of Way permitting process.
- Per the Alaska Railroad approval of one access across railroad right of way, required to add plat note stating: "Single access to lots 1&2 from Jonesville Mine Road" or similar.
- Future development of Lot 1 or 2 will require use of the single Approach Road access to Jonesville Mine Road with internal circulation, and may require interconnectivity with Mason Avenue, the east/west section line easement currently along the Lot 1 and Lot 2 lot line division, and Eska Creek Street.
- Platting actions change the legal description of a lot and require driveway permits to be re-applied for. Reapply for permit for existing access to Jonesville Mine Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

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

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

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

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

Sincerely,



Erica Kostelecky  
Area Planner, DOT&PF

cc: Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Morris Beckwith, Right of Way, DOT&PF  
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB  
Anna Bosin, Traffic & Safety Engineer, DOT&PF  
Chris Post, Acting Highway Design Chief, DOT&PF

**Matthew Goddard**

---

**From:** Daniel Anunciacion <AnunciacionD@akrr.com>  
**Sent:** Friday, May 1, 2026 9:15 AM  
**To:** Matthew Goddard  
**Cc:** Jon Roder  
**Subject:** RFC Khang Estates (MG)

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

Hi Matthew,

Below are our comments regarding the Khang Estates.

Please remove the 33-foot Section Line Easement on the south boundary of Section 22 and the north boundary of Section 27 within the Alaska Railroad right-of-way defined by USS 9077. The Alaska Railroad holds an not less than an exclusive use easement (See Patent 50-2010-0290) over this property which takes primacy over SLEs (See 2025 DNR Section Line Easement Determination Manual). In general, the Alaska Railroad Corporation's position is that no SLEs exist on Alaska Railroad right-of-way. While not an operation ROW, the legal rights of the ARTA exclusive use easement remain. Note that the use of the 33-foot section line can likely be obtained through a permit with the Alaska Railroad. Currently MEA has a permit for the overhead line currently in the section line.

Access to the lots depends on crossing Alaska Railroad property, which requires separate permission from the Alaska Railroad Corporation.

Access to Lot 1 is provided through Permit No. 20660 between the Alaska Railroad Corporation and Shakena Khang.

Access to Lot 2 will require obtaining a separate permit from the Alaska Railroad Corporation. For information on the permit application process, please contact Kristen Gratrix at [gratrixk@akrr.com](mailto:gratrixk@akrr.com).

Please also revise the railroad label on the plat from "Sutton Branch Alaska Railroad (R.O.W.)" to "Eska Branch Alaska Railroad (R.O.W.)".

Thank you.

**Daniel Anunciacion LSIT**

Land Services & Geo Prgms  
907-265-2469 office  
mailing: PO Box 107500, Anchorage, AK 99510-7500  
physical: 327 W Ship Creek Ave, Anchorage, AK 99501  
web: [www.AlaskaRailroad.com](http://www.AlaskaRailroad.com)



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## Matthew Goddard

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**From:** Tammy Simmons  
**Sent:** Tuesday, May 5, 2026 3:17 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Khang Estates (MG)

Hello,

PD&E has no objection to the variance.

Thank you.

PD&E Review Group

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, April 21, 2026 11:57 AM  
**To:** 'Huling, Kristina N (DOT)' <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; suttoncommunitycouncil@gmail.com; alaskawife2015@gmail.com; nbertelssutton@hotmail.com; Brian Davis <Brian.Davis@matsugov.us>; tjb907@mtaonline.net; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Khang Estates (MG)

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[Khang Estates](#)

Feel free to contact me if you have any questions.

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Tuesday, April 21, 2026 12:17 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Khang Estates (MG)

No comments from the Permit Center.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, April 21, 2026 11:57 AM  
**To:** 'Huling, Kristina N (DOT)' <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; suttoncommunitycouncil@gmail.com; alaskawife2015@gmail.com; nbertelssutton@hotmail.com; Brian Davis <Brian.Davis@matsugov.us>; tjb907@mtaonline.net; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Khang Estates (MG)

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 [Khang Estates](#)

Feel free to contact me if you have any questions.

Thank you,



## **MATANUSKA-SUSITNA BOROUGH**

**Planning and Land Use Department**

**Code Compliance Division**

350 East Dahlia Avenue • Palmer, AK 99645

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

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

### **MEMORANDUM**

**DATE:** May 14, 2026

**TO:** Matthew Goddard, Platting Technician

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

**SUBJECT:** Proposed Preliminary Plat Khang Estates 2026-045

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

I would like to have seen the 75ft from the water – Eska Creek annotated on the plat like they did for proposed lot 1 as there are two structures on proposed Lot 2 that may be within the setback per MSB 17.55 75 ft from a water body.

No objection to moving forward to create two new lots from the existing parcels as proposed.

## Matthew Goddard

---

**From:** Katrina Kline  
**Sent:** Tuesday, April 21, 2026 1:24 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Khang Estates (MG)

There is muddied ownership of B1 & C1, Shakena Yuna Khang & James Kindseth; according to our blue card notes. There's a warranty deed from 2021 (2021-002095-0) where Shakena is deeding to Mr. Kinseth. However, a bad legal description was used. I wonder what the CTP will say regarding that?

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, April 21, 2026 11:57 AM  
**To:** 'Huling, Kristina N (DOT)' <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; suttoncommunitycouncil@gmail.com; alaskawife2015@gmail.com; nbertelssutton@hotmail.com; Brian Davis <Brian.Davis@matsugov.us>; tjb907@mtaonline.net; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
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[📁 Khang Estates](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, May 12, 2026 5:42 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Khang Estates (MG)  
**Attachments:** Agenda Plat.pdf

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

Matthew,

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

Thanks,

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

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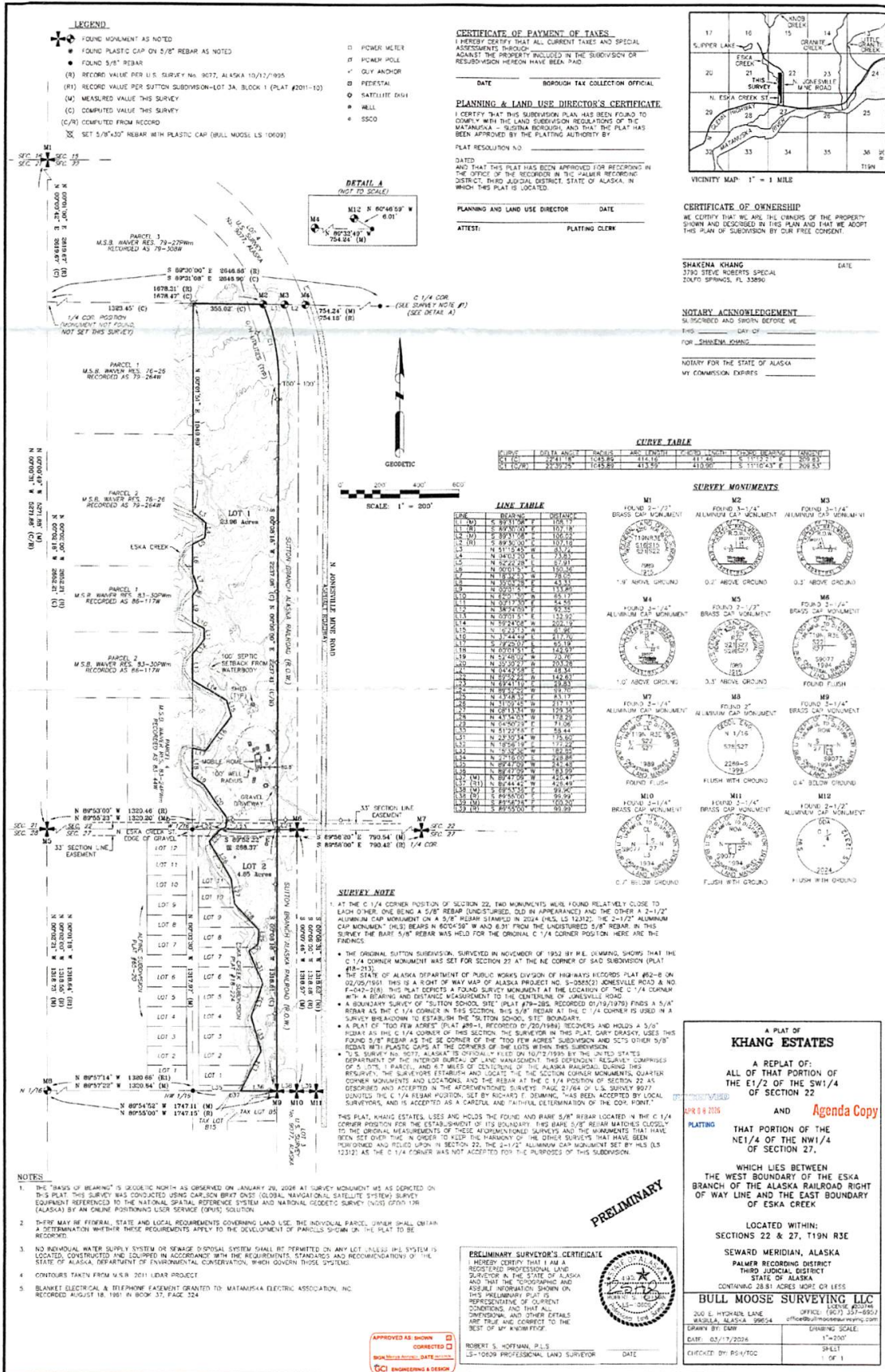
**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, April 21, 2026 11:57 AM  
**To:** 'Huling, Kristina N (DOT)' <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; suttoncommunitycouncil@gmail.com; alaskawife2015@gmail.com; nbertelssutton@hotmail.com; Brian Davis <Brian.Davis@matsugov.us>; tjb907@mtaonline.net; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Khang Estates (MG)

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

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 [Khang Estates](#)



## Matthew Goddard

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Monday, May 18, 2026 3:41 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Khang Estates (MG)

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

Hi Matt,

Sorry about that, 15'.

Thank you,

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

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, May 18, 2026 3:13 PM  
**To:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Subject:** RE: RFC Khang Estates (MG)

Good afternoon Holly,

With regards to your request for an easement overlaying the existing overhead utilities, clarification on the required width is needed.

If you could let me know at your earliest convenience, it would be most appreciated.

Thank you,

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, April 23, 2026 10:55 AM  
**To:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Subject:** RE: RFC Khang Estates (MG)

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

Hello,

MTA requests that the O/H Utilities shown be a dedicated utility easement.

Thank you for the opportunity to comment.

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

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>

**Sent:** Tuesday, April 21, 2026 11:57 AM

**To:** 'Huling, Kristina N (DOT)' <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>; Keiner, Robert (DOT) <[bob.keiner@alaska.gov](mailto:bob.keiner@alaska.gov)>; DNR SCRO (DNR sponsored) <[dnr.scro@alaska.gov](mailto:dnr.scro@alaska.gov)>; Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Jon Roder <[roderj@akrr.com](mailto:roderj@akrr.com)>; Kate Dueber <[DueberK@akrr.com](mailto:DueberK@akrr.com)>; CEPOA-SM-RD-Pagemaster <[regppagemaster@usace.army.mil](mailto:regppagemaster@usace.army.mil)>; [suttoncommunitycouncil@gmail.com](mailto:suttoncommunitycouncil@gmail.com); [alaskawife2015@gmail.com](mailto:alaskawife2015@gmail.com); [nbertelssutton@hotmail.com](mailto:nbertelssutton@hotmail.com); Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; [tjb907@mtaonline.net](mailto:tjb907@mtaonline.net); Land Management <[Land.Management@matsugov.us](mailto:Land.Management@matsugov.us)>; Jillian Morrissey <[Jillian.Morrissey@matsugov.us](mailto:Jillian.Morrissey@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Wheeler Nevels <[Wheeler.Nevels@matsugov.us](mailto:Wheeler.Nevels@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Pre-Design & Engineering <[pde@matsugov.us](mailto:pde@matsugov.us)>; Amie Jacobs <[Amie.Jacobs@matsugov.us](mailto:Amie.Jacobs@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Code Compliance <[Code.Compliance@matsugov.us](mailto:Code.Compliance@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Kendra Johnson <[Kendra.Johnson@matsugov.us](mailto:Kendra.Johnson@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Tyler Young <[Tyler.Young@matsugov.us](mailto:Tyler.Young@matsugov.us)>; Taunnie Boothby <[Taunnie.Boothby@matsugov.us](mailto:Taunnie.Boothby@matsugov.us)>; msbaddressing <[msbaddressing@matsugov.us](mailto:msbaddressing@matsugov.us)>; [eric.r.schuler@usps.gov](mailto:eric.r.schuler@usps.gov); Erin Ashmore <[Erin.Ashmore@matsugov.us](mailto:Erin.Ashmore@matsugov.us)>; Michael Bowles <[Michael.Bowles@matsugov.us](mailto:Michael.Bowles@matsugov.us)>; Andrew Fraiser <[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com)>; ROW <[row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com)>; Right of Way Dept. <[row@mtasolutions.com](mailto:row@mtasolutions.com)>; OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; [mearow@mea.coop](mailto:mearow@mea.coop)

**Subject:** RFC Khang Estates (MG)

Hello,

The following link is a request for comments for the proposed Khang Estates.

Please ensure all comments have been submitted by May 12, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Khang Estates](#)

Feel free to contact me if you have any questions.

**LEGEND**

- ✚ FOUND MONUMENT AS NOTED
- FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER U.S. SURVEY No. 9077, ALASKA 10/12/1995
- (R1) RECORD VALUE PER SUTTON SUBDIVISION-LOT 3A, BLOCK 1 (PLAT #2011-10)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- (C/R) COMPUTED FROM RECORD
- ⊗ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- POWER METER
- ⊕ POWER POLE
- ✓ GUY ANCHOR
- ⊞ PEDESTAL
- ⊗ SATELLITE DISH
- WELL
- SSCO

**CERTIFICATE OF PAYMENT OF TAXES**

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

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

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

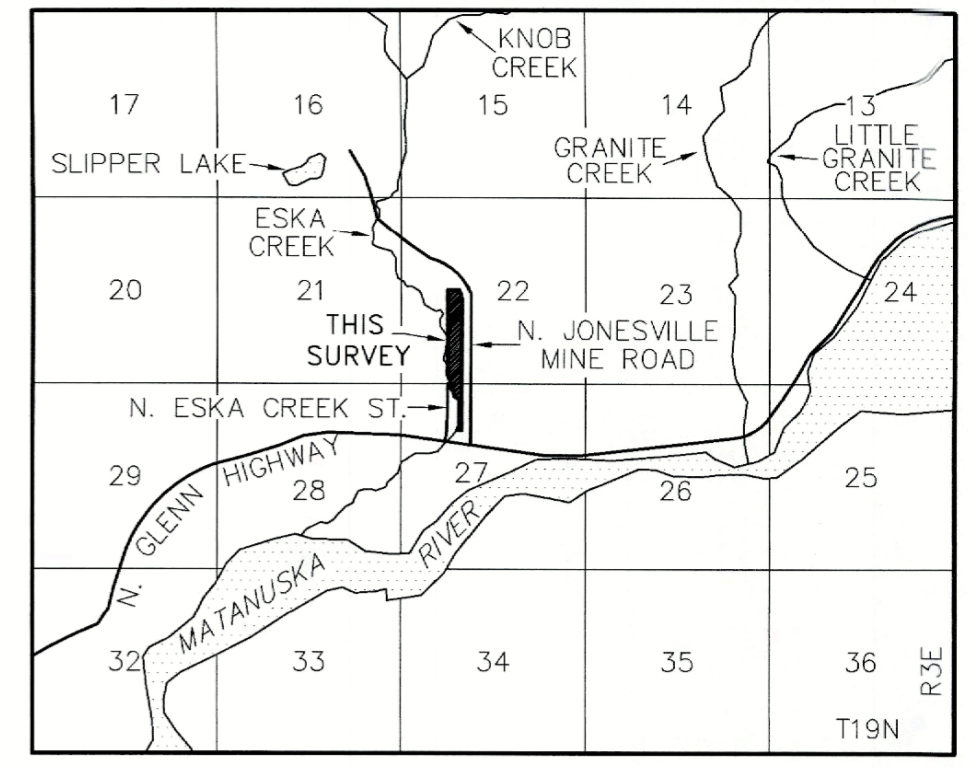
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY \_\_\_\_\_

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

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

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

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



VICINITY MAP: 1" = 1 MILE

**CERTIFICATE OF OWNERSHIP**

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

SHAKENA KHANG \_\_\_\_\_ DATE \_\_\_\_\_  
3790 STEVE ROBERTS SPECIAL  
ZOLFO SPRINGS, FL 33890

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR SHAKENA KHANG \_\_\_\_\_

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

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1 (C)	22°41'18"	1045.89'	414.16'	411.46'	S 11°12'21" E	209.83'
C1 (C/R)	22°39'25"	1045.89'	413.59'	410.90'	S 11°10'43" E	209.53'

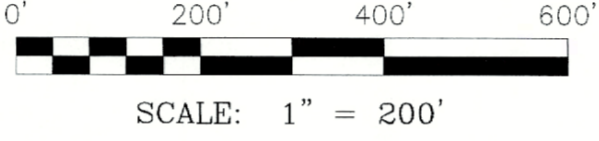
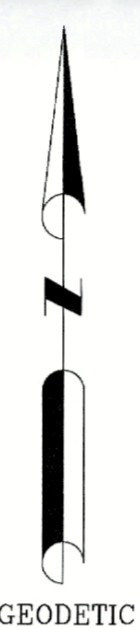
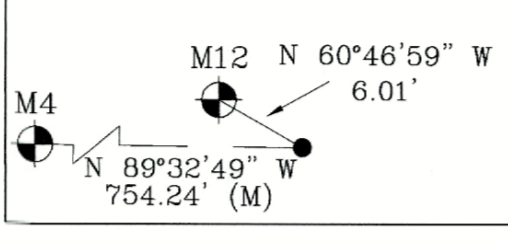
**SURVEY MONUMENTS**

<p><b>M1</b> FOUND 2-1/2" BRASS CAP MONUMENT</p> <p>1.9' ABOVE GROUND</p>	<p><b>M2</b> FOUND 3-1/4" ALUMINUM CAP MONUMENT</p> <p>0.2' ABOVE GROUND</p>	<p><b>M3</b> FOUND 3-1/4" ALUMINUM CAP MONUMENT</p> <p>0.3' ABOVE GROUND</p>
<p><b>M4</b> FOUND 3-1/4" ALUMINUM CAP MONUMENT</p> <p>1.0' ABOVE GROUND</p>	<p><b>M5</b> FOUND 2-1/2" BRASS CAP MONUMENT</p> <p>0.3' ABOVE GROUND</p>	<p><b>M6</b> FOUND 3-1/4" BRASS CAP MONUMENT</p> <p>FOUND FLUSH</p>
<p><b>M7</b> FOUND 3-1/4" ALUMINUM CAP MONUMENT</p> <p>FOUND FLUSH</p>	<p><b>M8</b> FOUND 2" ALUMINUM CAP MONUMENT</p> <p>FLUSH WITH GROUND</p>	<p><b>M9</b> FOUND 3-1/4" BRASS CAP MONUMENT</p> <p>0.4' BELOW GROUND</p>
<p><b>M10</b> FOUND 3-1/4" BRASS CAP MONUMENT</p> <p>0.7' BELOW GROUND</p>	<p><b>M11</b> FOUND 3-1/4" BRASS CAP MONUMENT</p> <p>FLUSH WITH GROUND</p>	<p><b>M12</b> FOUND 2-1/2" ALUMINUM CAP MONUMENT</p> <p>FLUSH WITH GROUND</p>

**LINE TABLE**

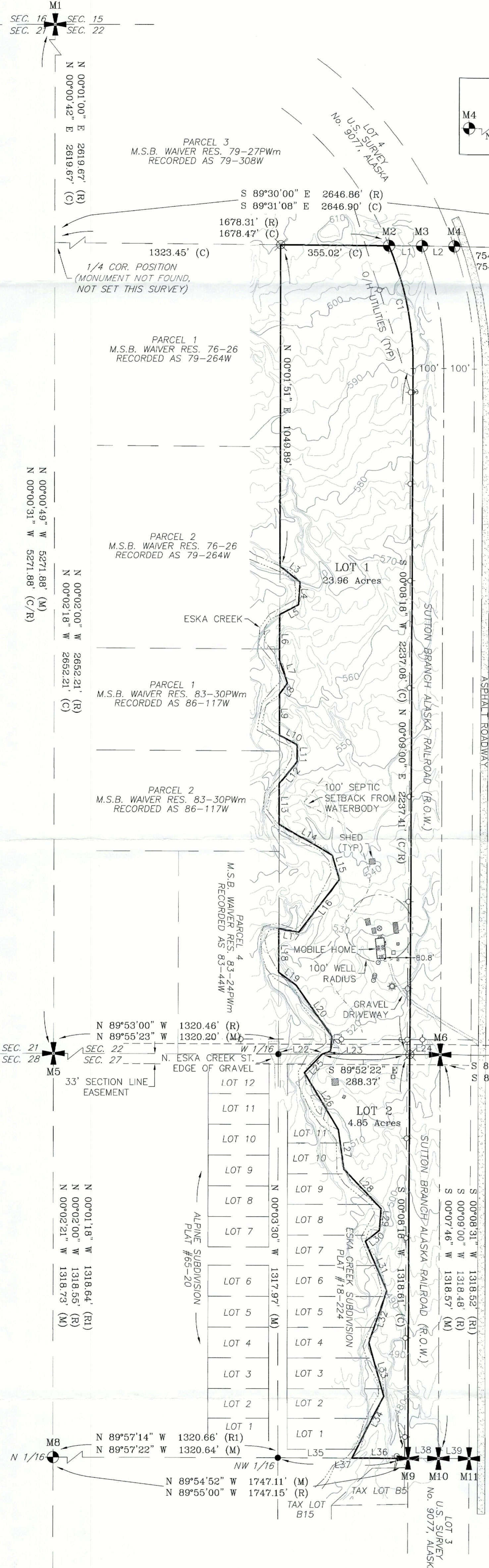
LINE	BEARING	DISTANCE
L1 (M)	S 89°31'08" E	108.17'
L1 (R)	S 89°30'00" E	107.18'
L2 (M)	S 89°31'08" E	106.02'
L2 (R)	S 89°30'00" E	107.18'
L3	N 51°15'45" W	83.72'
L4	N 04°03'20" E	73.83'
L5	N 62°22'28" E	67.91'
L6	N 00°01'51" E	150.36'
L7	N 18°32'53" W	78.05'
L8	N 35°03'28" E	43.33'
L9	N 00°01'51" E	133.89'
L10	N 62°01'30" W	65.17'
L11	N 00°17'30" E	54.59'
L12	N 38°24'09" E	92.35'
L13	N 00°01'51" E	132.92'
L14	N 59°24'08" W	202.19'
L15	N 16°23'13" W	81.96'
L16	N 37°44'49" E	217.70'
L17	S 79°25'07" E	65.19'
L18	N 00°01'51" E	142.97'
L19	N 52°48'02" W	70.76'
L20	N 35°30'27" W	203.28'
L21	N 04°42'58" E	48.34'
L22	N 89°52'22" W	142.62'
L23	N 37°44'49" E	217.70'
L24	N 89°52'22" W	99.10'
L25	N 43°48'32" E	83.17'
L26	N 31°09'45" W	217.13'
L27	N 08°13'34" W	129.36'
L28	N 43°34'03" W	178.29'
L29	N 04°50'29" E	71.06'
L30	N 51°22'26" E	58.44'
L31	N 37°30'34" W	175.60'
L32	N 18°56'19" E	177.22'
L33	N 15°32'38" W	182.85'
L34	N 27°16'00" E	228.86'
L35	N 89°47'09" W	242.48'
L36	N 89°47'09" W	183.99'
L37 (M)	N 89°47'09" W	426.47'
L37 (R1)	N 89°44'42" W	426.49'
L38 (M)	S 89°53'36" E	99.90'
L38 (R)	S 89°55'00" E	99.99'
L39 (M)	S 89°56'28" E	100.20'
L39 (R)	S 89°55'00" E	99.99'

**DETAIL A (NOT TO SCALE)**



**SURVEY NOTE**

- AT THE C 1/4 CORNER POSITION OF SECTION 22, TWO MONUMENTS WERE FOUND RELATIVELY CLOSE TO EACH OTHER, ONE BEING A 5/8" REBAR (UNDISTURBED, OLD IN APPEARANCE) AND THE OTHER A 2-1/2" ALUMINUM CAP MONUMENT ON A 5/8" REBAR STAMPED IN 2024 (HLS, LS 12312). THE 2-1/2" ALUMINUM CAP MONUMENT (HLS) BEARS N 60°46'59" W AND 6.01' FROM THE UNDISTURBED 5/8" REBAR. IN THIS SURVEY THE BARE 5/8" REBAR WAS HELD FOR THE ORIGINAL C 1/4 CORNER POSITION. HERE ARE THE FINDINGS:
    - THE ORIGINAL SUTTON SUBDIVISION, SURVEYED IN NOVEMBER OF 1952 BY R.E. DEMMING, SHOWS THAT THE C 1/4 CORNER MONUMENT WAS SET FOR SECTION 22 AT THE NE CORNER OF SAID SUBDIVISION (PLAT #18-213).
    - THE STATE OF ALASKA DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS RECORDS PLAT #62-8 ON 02/05/1961. THIS IS A RIGHT OF WAY MAP OF ALASKA PROJECT NO. S-0585(2) JONESVILLE ROAD & NO. F-042-2(8). THIS PLAT DEPICTS A FOUND SURVEY MONUMENT AT THE LOCATION OF THE C 1/4 CORNER WITH A BEARING AND DISTANCE MEASUREMENT TO THE CENTERLINE OF JONESVILLE ROAD.
    - A BOUNDARY SURVEY OF "SUTTON SCHOOL SITE" (PLAT #79-2B5, RECORDED 01/19/1979) FINDS A 5/8" REBAR AS THE C 1/4 CORNER IN THIS SECTION. THIS 5/8" REBAR AT THE C 1/4 CORNER IS USED IN A SURVEY BREAKDOWN TO ESTABLISH THE "SUTTON SCHOOL SITE" BOUNDARY.
    - A PLAT OF "TOO FEW ACRES" (PLAT #89-1, RECORDED 01/20/1989) RECOVERS AND HOLDS A 5/8" REBAR AS THE C 1/4 CORNER OF THIS SECTION. THE SURVEYOR IN THIS PLAT, GARY DRASKY, USES THIS FOUND 5/8" REBAR AS THE SE CORNER OF THE "TOO FEW ACRES" SUBDIVISION AND SETS OTHER 5/8" REBAR WITH PLASTIC CAPS AT THE CORNERS OF THE LOTS WITHIN THIS SUBDIVISION.
    - "U.S. SURVEY No. 9077, ALASKA" IS OFFICIALLY FILED ON 10/12/1995 BY THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT. THIS DEPENDENT RESURVEY COMPRISES OF 5 LOTS, 1 PARCEL, AND 6.7 MILES OF CENTERLINE OF THE ALASKA RAILROAD. DURING THIS RESURVEY, THE SURVEYORS ESTABLISH AND LOCATE THE SECTION CORNER MONUMENTS, QUARTER CORNER MONUMENTS AND LOCATIONS, AND THE REBAR AT THE C 1/4 POSITION OF SECTION 22 AS DESCRIBED AND ACCEPTED IN THE AFOREMENTIONED SURVEYS. PAGE 27/64 OF U.S. SURVEY 9077 DENOTES THE C 1/4 REBAR POSITION, SET BY RICHARD E. DEMMING, "HAS BEEN ACCEPTED BY LOCAL SURVEYORS, AND IS ACCEPTED AS A CAREFUL AND FAITHFUL DETERMINATION OF THE COR. POINT."
- THIS PLAT, KHANG ESTATES, USES AND HOLDS THE FOUND AND BARE 5/8" REBAR LOCATED IN THE C 1/4 CORNER POSITION FOR THE ESTABLISHMENT OF ITS BOUNDARY. THIS BARE 5/8" REBAR MATCHES CLOSELY TO THE ORIGINAL MEASUREMENTS OF THESE AFOREMENTIONED SURVEYS AND THE MONUMENTS THAT HAVE BEEN SET OVER TIME. IN ORDER TO KEEP THE HARMONY OF THE OTHER SURVEYS THAT HAVE BEEN PERFORMED AND RELIED UPON IN SECTION 22, THE 2-1/2" ALUMINUM CAP MONUMENT SET BY HLS (LS 12312) AS THE C 1/4 CORNER WAS NOT ACCEPTED FOR THE PURPOSES OF THIS SUBDIVISION.



**NOTES**

- THE "BASIS OF BEARING" IS GEODETTIC NORTH AS OBSERVED ON JANUARY 29, 2026 AT SURVEY MONUMENT M5 AS DEPICTED ON THIS PLAT. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETTIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) STATION.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 18, 1961 IN BOOK 37, PAGE 324

**A PLAT OF KHANG ESTATES**

A REPLAT OF:  
ALL OF THAT PORTION OF  
THE E1/2 OF THE SW1/4  
OF SECTION 22

AND **Agenda Copy**  
THAT PORTION OF THE  
NE1/4 OF THE NW1/4  
OF SECTION 27,

WHICH LIES BETWEEN  
THE WEST BOUNDARY OF THE ESKA  
BRANCH OF THE ALASKA RAILROAD RIGHT  
OF WAY LINE AND THE EAST BOUNDARY  
OF ESKA CREEK

LOCATED WITHIN:  
SECTIONS 22 & 27, T19N R3E

SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

CONTAINING 28.81 ACRES MORE OR LESS  
**BULL MOOSE SURVEYING LLC**

200 E. HYGRADE LANE OFFICE: (907) 357-6957  
WASILLA, ALASKA 99654 office@bullmoosesurveying.com  
DRAWN BY: DMW DRAWING SCALE:  
DATE: 03/17/2026 1"=200'  
CHECKED BY: RSH/TGC SHEET  
1 OF 1

**PRELIMINARY SURVEYOR'S CERTIFICATE**

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

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



**PRELIMINARY**

RECEIVED  
APR 08 2026  
PLATTING



B



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JUNE 18, 2026

PRELIMINARY PLAT: LILLIAN'S LANDING  
LEGAL DESCRIPTION: SEC 14, T17N, R04W, SEWARD MERIDIAN AK  
PETITIONERS: DAVID & DEBORAH KARP  
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING / ALASKA RIM ENGINEERING  
ACRES: 3.95 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-048

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**REQUEST:** The request is to create 2 lots from Government Lots 5 & 17 (Tax Parcel A4), to be known as **LILLIAN'S LANDING**, containing 3.95 acres +/- . Access for the proposed subdivision is from Hourglass Lake. The property is located west of S. Horseshoe Lake Road, south of West Lake, and directly north of Hourglass Lake (Tax ID #17N04W14A004); within the NE ¼ Section 14, Township 17 North, Range 04 West, Seward Meridian, Alaska. In Community Council #4 Big Lake and in Assembly District #5.

**EXHIBITS:**

**SUPPORTING DOCUMENTATION:**

Vicinity Map and Aerial Photos	<b>PAGES</b> – 1-6
Geotechnical Report	<b>PAGES</b> – 7-10
Access Documentation	<b>PAGES</b> – 11-12
Agenda Plat	<b>PAGE</b> – 22

**AGENCY COMMENTS**

U.S. Army Corps of Engineers	<b>PAGE</b> – 13
Alaska Department of Fish and Game	<b>PAGE</b> – 14
MSB DPW Pre-Design and Engineering Division	<b>PAGE</b> – 15
MSB Development Services	<b>PAGES</b> – 16-17
Utilities	<b>PAGES</b> – 18-20
Public Comments	<b>PAGE</b> – 21

**DISCUSSION:** The proposed subdivision is creating two lots from Government Lots 5 and 7. The petitioner is proposing water access from Hourglass Lake as the existing W Camp Drive is a private road and does not meet the legal and physical access requirements of MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Pursuant to MSB 43.20.100(B) Upon finding that no practical means of providing road access to a proposed subdivision exists and upon showing that permanent public access by air, water, or railroad is both practical and feasible,

the platting board shall waive the road requirements of subsection (A) of this section. If other than road access is approved, the mode of access shall be noted on the plat.

**Soils Report:** A geotechnical report was submitted (**Exhibit Pages 7-10**), pursuant to MSB 43.20.281(A). Charles Leet, Registered Professional Engineer, notes that on October 31, 2025, a subsurface soils investigation was conducted on the parent parcel. One test hole was dug and visually rated as SP/GP,. The soil encountered consisted of sandy gravel overlain with silt and organics. No impermeable layers or water were encountered in the test hole.

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

Topographic map and as-built are shown on the agenda plat (**Exhibit Page 22**).

Access Documentation was supplied showing that Hourglass Lake can support floatplane access (**Exhibit Pages 11-12**).

**Comments:**

U.S. Army Corps of Engineers (**Exhibit Page 13**) does not have any specific comments regarding Lillian’s Landing.

Alaska Department of Fish and Game (**Exhibit Page 14**) has no objections.

MSB DPW Pre-Design and Engineering Division (**Exhibit Page 15**) has no comments.

MSB Development Services (**Exhibit Pages 16-17**):

Permit Center has no comments.

Code Compliance:

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

However, I am concerned with the existing conex’s on proposed lot 2 not meeting the required setbacks from a public or private right of way per MSB 17.55. The Agenda Plat is showing the conex’s only at 15.8’ from the edge of the gravel access road known as Camp Drive. They will need to be moved to meet the setback as well as any future development.

*Staff notes that an updated agenda plat with a revised as-built was submitted after this comment was received showing that there are no setback issues that exist, nor will any be created by this proposed action.*

The next item not identified is if the cabin on the wood foundation has sanitary/septic system or if it is a dry cabin. If the cabin was built prior to MSB 17.55 setback (waterbodies) then it may have grandfather rights; if it was built after the ordinance came into effect, it would need to be moved or a variance applied for, for having septic within the 100ft setback.

*Staff notes verbal verification was received from Bull Moose Surveying that the cabin in question is a dry cabin used for storage and does not have a septic system.*

**Utilities:** (**Exhibit Pages 18-20**):

ENSTAR did not respond.

GCI has no comments or objections.

MEA did not respond.  
MTA has no comments.

**Public Comments:** (Exhibit Page 21) Public comments were received from Ron Elledge and Linda McQueary regarding the existing private access of W. Camp Drive, and the potential impacts this subdivision may have on it.

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining, Land & Water; Community Council #4 Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments, or Planning; ENSTAR or MEA.

**CONCLUSION:** The preliminary plat of Lillian's Landing is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

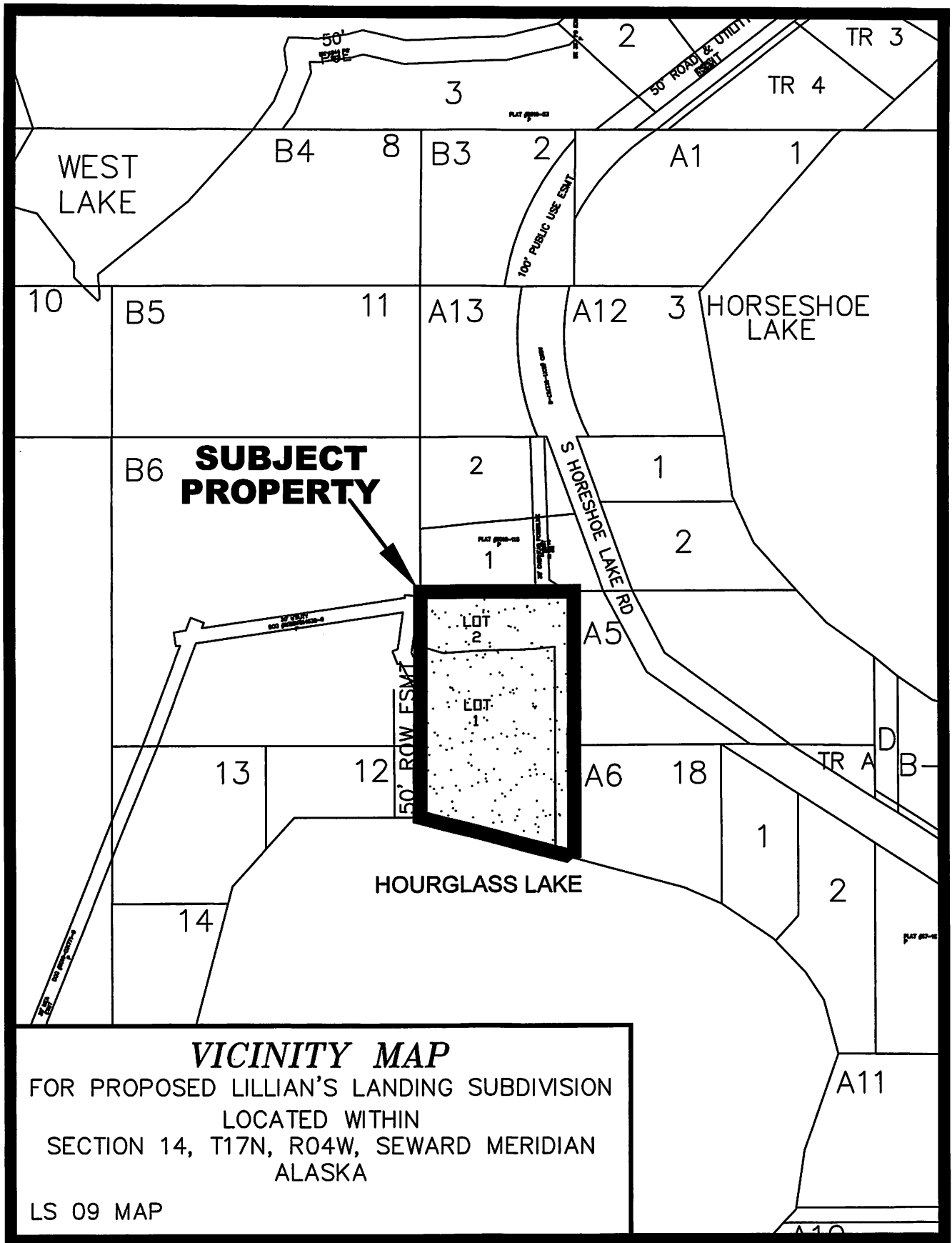
### **FINDINGS OF FACT**

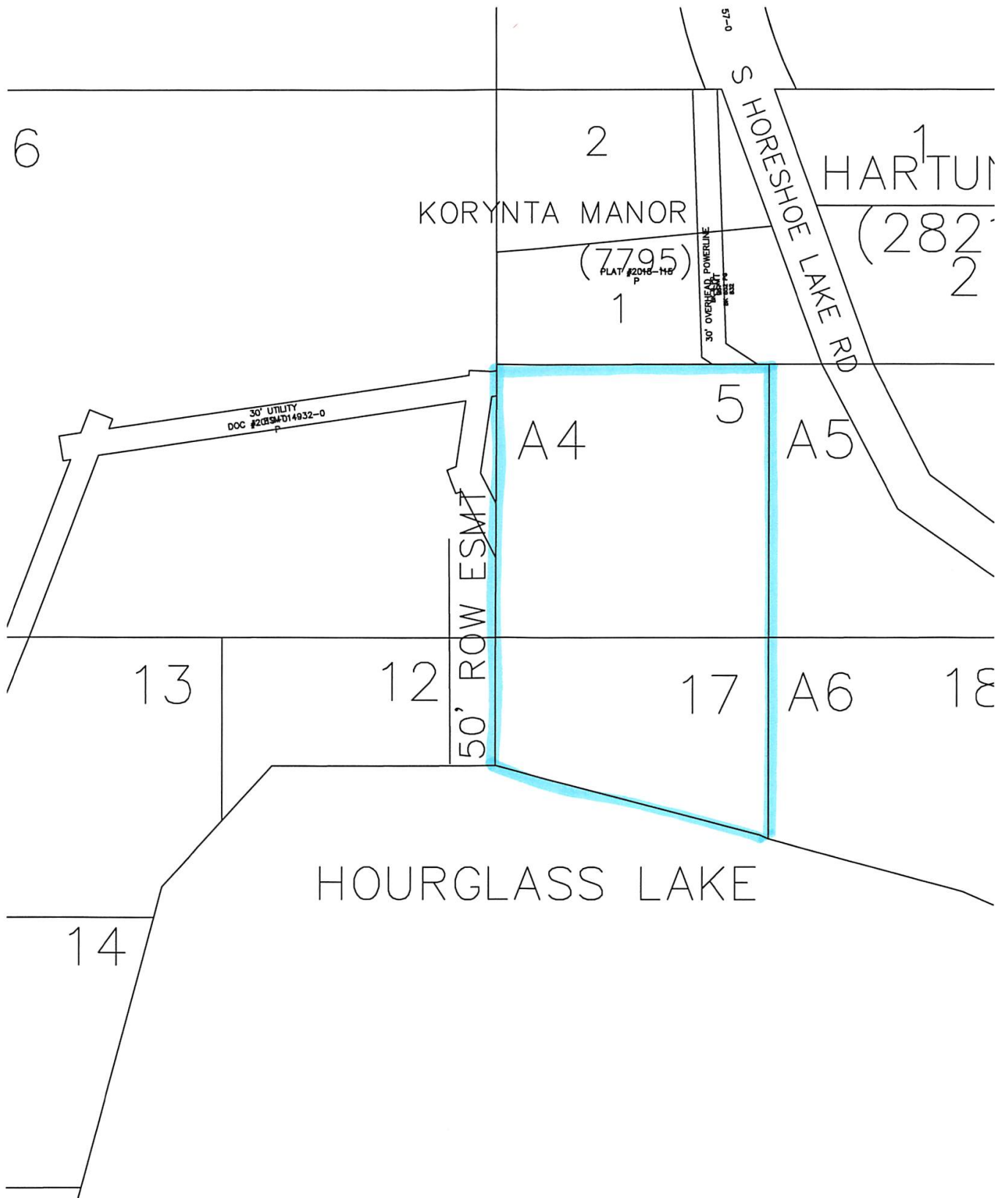
1. The plat of Lillian's Landing is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. The lot has the required frontage pursuant to MSB 43.20.320.
4. Both lots have access pursuant to MSB 43.20.100(B) through Hourglass Lake.
5. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining, Land & Water; Community Council #4 Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments, or Planning; ENSTAR or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Lillian's Landing, Section 14, Township 17 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations**

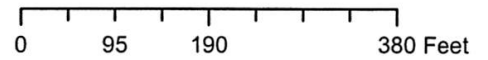
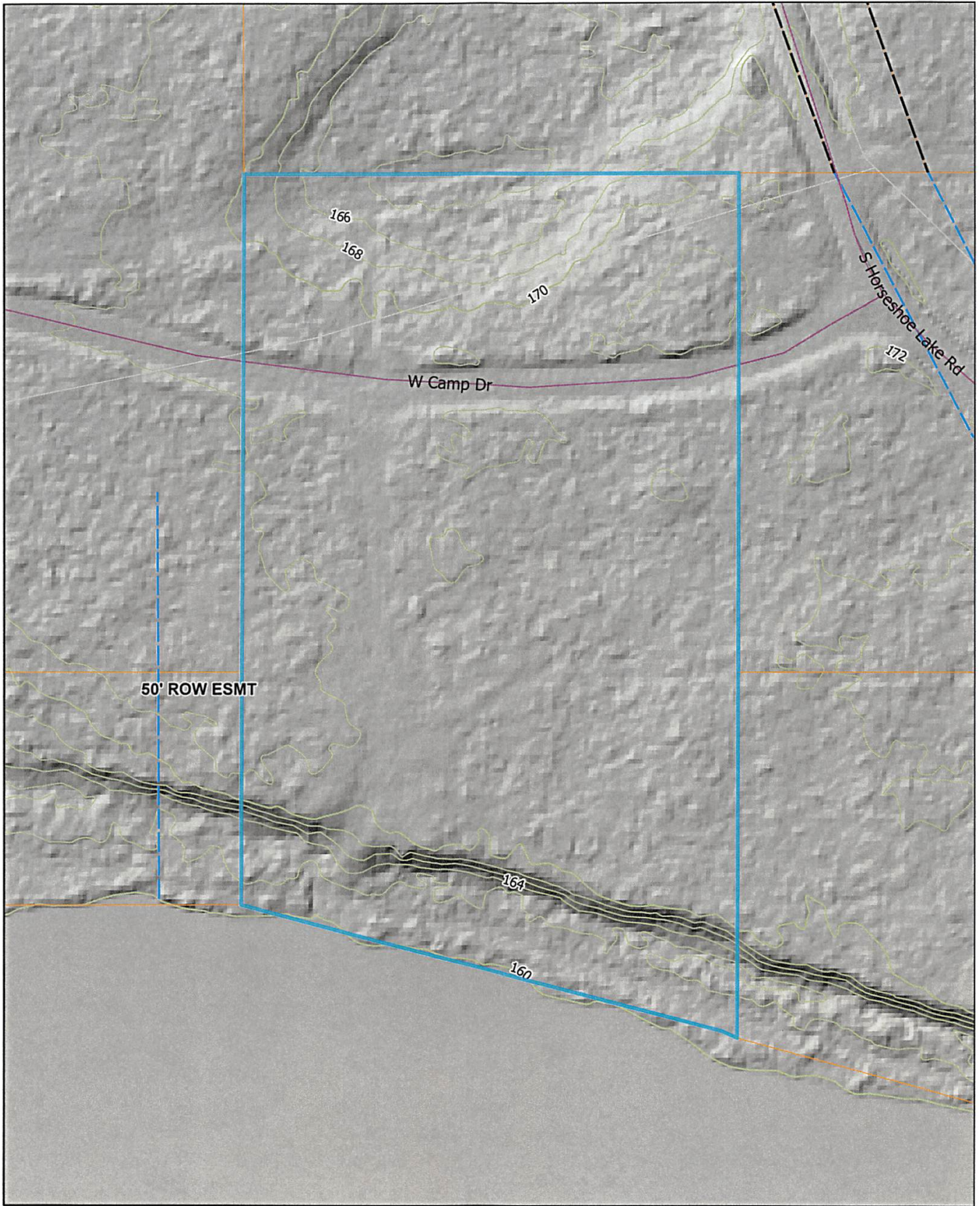
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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

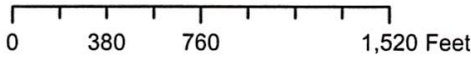






0 95 190 380 Feet







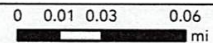
# Mat-Su Borough Wetlands Viewer



Printed on Jun 19, 2025

- Mat-Su Addresses
- Mat-Su Borough Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- CookInlet Wetlands
- LAKE
- Riverine
- VLD Trough

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





RECEIVED

FEB 12 2026

PLATTING

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

February 11, 2026

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

RE: T17N, R4W, SEC 14, Lot A4  
Proposed, Plat of Karp-Morgan Subdivision  
Subject: Usable Area Report

Dear Mr. Wagner,

The owner of the above-referenced parcels of land is proposing to subdivide this parcel into 2 lots: to be known as Lots 1 and 2 Karp-Morgan Subdivision. Each proposed lot will be in excess of 40,000 square feet, meeting Borough's minimum lot size. Access to the properties is W. Camp Drive.

**GEOTECHNICAL FIELD EXPLORATION**

On October 31, 2025, a subsurface soils investigation was conducted on the parent parcel. One test hole was dug and visually rated as SP/GP, see attached drawing for test hole location. The soil encountered consisted of sandy gravel overlain with silt and organics. (see test hole log #1). No impermeable layers or water were encountered in the test holes.

**TOPOGRAPHY & DRAINAGE**

Matanuska Susitna Imagery indicates the topography of the subject lot and surrounding area. The terrain on the parent parcel slopes away from W. Camp Drive.

There are no portions on the parent parcel that has slopes greater than 25%, there is adequate area on the proposed lot to accommodate development

The southern lot, Lot 1 has been developed and has a functioning well and septic

The parent parcel is vegetated with birch, spruce, cottonwood and brush, with the exception of W. Camp Drive which cuts through the parent parcel.

***Professional Consulting --- Practical Solutions***



USEABLE AREA REPORT  
PROPOSED PLAT OF KARP-MORGAN

Page 2 of 2

**SUBDIVISION DESIGN CRITERIA**

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

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

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

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

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

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

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



2/12/2026

Attachment:

- Test Hole Location
- Test Hole Log 1

Charles A. Leet, P.E.  
Project Engineer

Cc: David and Deborah Karp  
Bruce Morgan  
Bull Moose Surveying, LLC  
AK Rim File No. 2025080

**Professional Consulting --- Practical Solutions**  
ARE, LLC 2025080

Lillian's Landing  
2026-048  
Exhibit Page 8 of 22



# SOIL LOG

TEST HOLE 1

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

Project: T17N R4W2W SEC 14  
Proj. Address **4247 S ELDER CIR.**  
Date: 10/31/25

Logged By: Chuck Leet  
ARE File No. 25-080

Depth (feet)	Description
	Top Soil
1	
	Sand w/ Fines (SM)
2	
	Sand, Gravel (SP)
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom of Test Hole
15	
16	
17	
18	
19	
20	



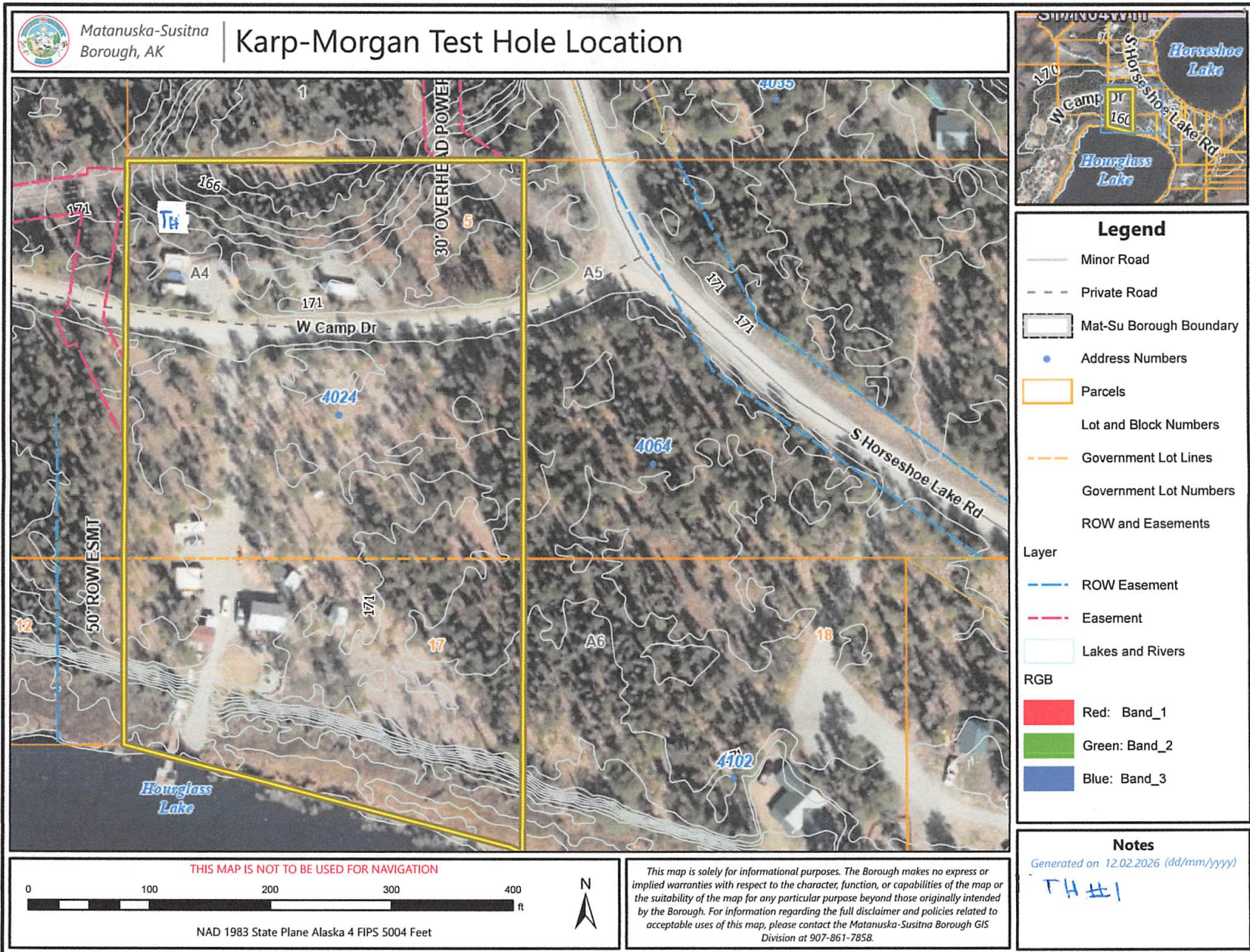
TEST HOLE LOCATION:  
Within 25' of proposed SAS.

COMMENTS:  
No water or impermeable layers were encountered.

Click or tap here to enter text.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 5/2025

Callout, Color, Density, Moisture Content, USC



**Bull Moose Surveying LLC**

**Robert S. Hoffman, P.L.S.**  
200 E. Hygrade Lane  
Wasilla, Alaska 99654  
Phone 907.357.6957 office  
Email: office@bullmoosesurveying.com

RECEIVED

APR 09 2026

PLATTING

March 03, 2026

TO: Fred Wagner, PLS; Platting Officer

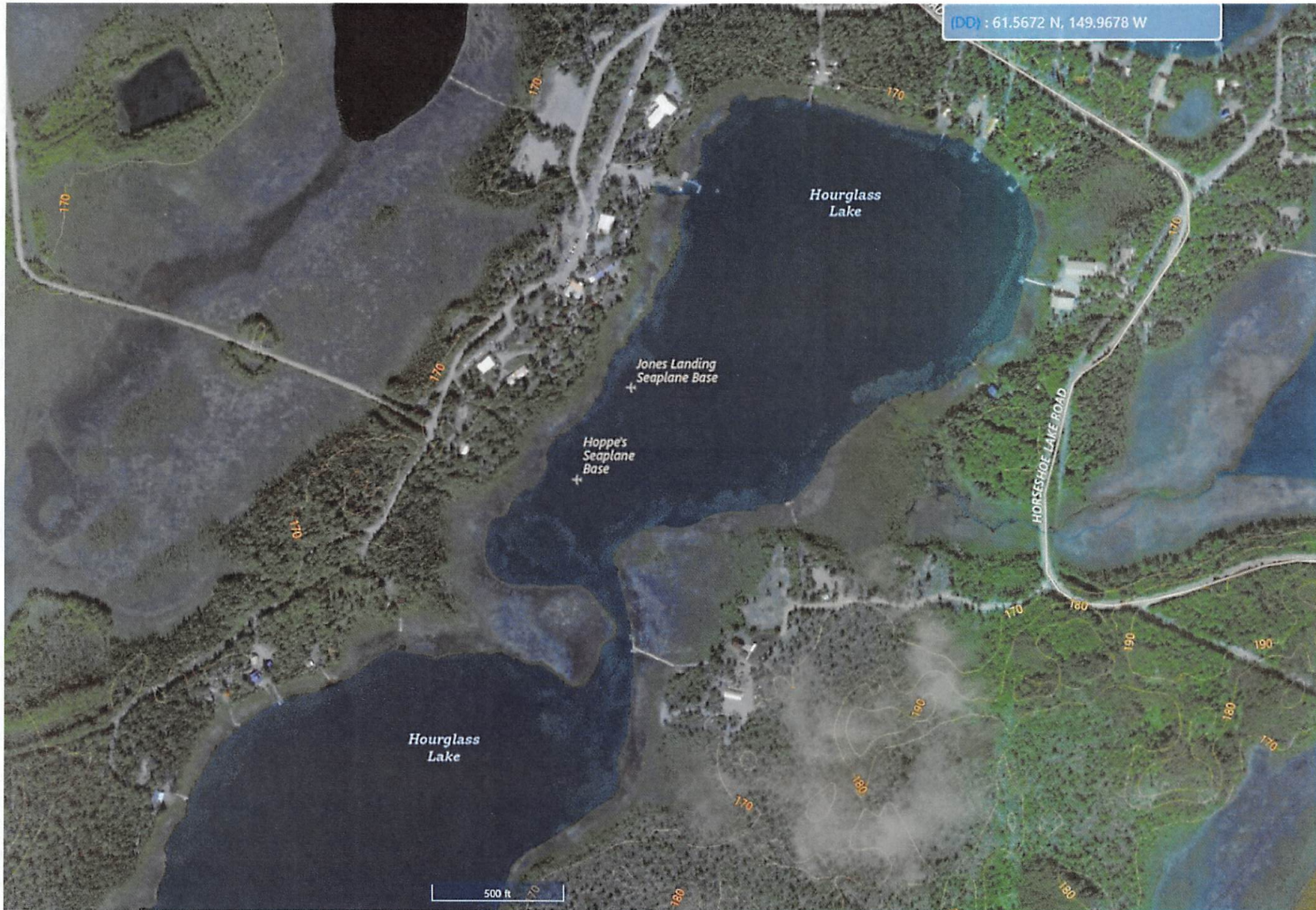
RE: David Karp (Lillian's Landing) - Legal and Physical Access

The Proposed Subdivision (Lillian's Landing) is situated along Hourglass Lake. The Proposed Lots 1 & 2 will both have direct access to Hourglass Lake located in Section 14, T17N, R04W, S.M., Alaska. This lake and Proposed Lots 1 & 2 can be accessible by float plane due to its adequate size. See the attached "EXHIBIT A" that shows Hourglass Lake with *Jones Landing Seaplane Base* and *Hoppe's Seaplane Base* on the north side of the lake. The aerial imagery showing the existence of the seaplane bases was obtained on the *mapper.dnr.alaska.gov/map* website on March 03, 2026.

Respectfully,

  
Robert S. Hoffman, L.S. 10609

EXHIBIT: A



**Matthew Goddard**

---

**From:** Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>  
**Sent:** Friday, May 1, 2026 8:57 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Lillian's Landing (MG)

Mr. Goddard,

The Corps of Engineers (Corps) does not have any specific comments regarding RFC for Lillian's Landing.

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

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

Sample drawings can also be found on our website at

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

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

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

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

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

Thank you,  
Carolyn



**US Army Corps  
of Engineers®**

**Carolyn Farmer**  
**Project Manager**  
North Central Section  
U.S. Army Corps of Engineers | Alaska District  
**Phone** 561-785-5634  
**Email** [carolyn.h.farmer@usace.army.mil](mailto:carolyn.h.farmer@usace.army.mil)

## Matthew Goddard

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Tuesday, May 19, 2026 1:27 PM  
**To:** Matthew Goddard  
**Cc:** Salminen, Mandy M (DFG)  
**Subject:** FW: RFC Lillian's Landing (MG)

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

Hi Matthew,

Alaska Department of Fish & Game (ADF&G) has reviewed this request to change property lines of Government Lots 5 & 17, to be known as Lillian's Landing, containing approximately 3.95 acres. ADF&G has **no objections** to this platting action with the following comment:

- Government Lots 5 & 17 border Hourglass Lake (AWC: 247-41-10100-2150-0010) on the southern property line. Hourglass Lake is an anadromous fish water body and provide habitat for coho salmon. It has been determined that adjusting the property lines of the two lots does not require habitat permit at this time but may be required a permit if the property owner(s) intends to withdraw water, modify banks, has in water work, or work at or below the ordinary high water line, including but not limited to bank stabilization work and installation of docks. Please contact me if you have any questions at (907)861-3203 or [mandy.salminen@alaska.gov](mailto:mandy.salminen@alaska.gov).

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

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, April 30, 2026 9:20 AM  
**To:** DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; akchief@mtaonline.net; jlayne74@hotmail.com; tsdobson@gmail.com; hsfirewise@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; ibmillinalaska@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Lillian's Landing (MG)

## Matthew Goddard

---

**From:** Tammy Simmons  
**Sent:** Tuesday, May 12, 2026 3:36 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Lillian's Landing (MG)

Hello Matthew,

PD&E has no comments.

Thank you.

PD&E Review Group

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, April 30, 2026 9:20 AM  
**To:** DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; akchief@mtaonline.net; jlayne74@hotmail.com; tsdobson@gmail.com; hsfirewise@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; ibmillinalaska@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Lillian's Landing (MG)

Hello,

The following link is a request for comments for the proposed Lillian's Landing. Please ensure all comments have been submitted by May 19, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Lillian's Landing](#)

Feel free to contact me if you have any questions.

Thank you,

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Thursday, April 30, 2026 9:33 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Lillian's Landing (MG)

No comments from the Permit Center.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, April 30, 2026 9:20 AM  
**To:** DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; akchief@mtaonline.net; jlayne74@hotmail.com; tsdobson@gmail.com; hsfirewise@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; ibmillinalaska@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Lillian's Landing (MG)

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[Lillian's Landing](#)

Feel free to contact me if you have any questions.

Thank you,



## **MATANUSKA-SUSITNA BOROUGH**

**Planning and Land Use Department**

**Code Compliance Division**

350 East Dahlia Avenue • Palmer, AK 99645

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

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

### **MEMORANDUM**

**DATE:** May 14, 2026

**TO:** Matthew Goddard, Platting Technician

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

**SUBJECT:** Proposed Preliminary Plat Lillian's Landing 2026-048

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

However, I am concerned with the existing conex's on proposed lot 2 not meeting the required setbacks from a public or private right of way per MSB 17.55. The Agenda Plat is showing the conex's only at 15.8' from the edge of the gravel access road known as Camp Drive. They will need to be moved to meet the setback as well as any future development.

The next item not identified is if the cabin on the wood foundation has sanitary/septic system or if it is a dry cabin. If the cabin was built prior to MSB 17.55 setback (waterbodies) then it may have grandfather rights; if it was built after the ordinance came into effect, it would need to be moved or a variance applied for, for having septic within the 100ft setback.

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, May 18, 2026 6:03 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Lillian's Landing (MG)  
**Attachments:** Agenda Plat.pdf

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

Matthew,

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

Thanks,

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, April 30, 2026 9:20 AM  
**To:** DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; akchief@mtaonline.net; jlayne74@hotmail.com; tsdobson@gmail.com; hsfirewise@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; ibmillinalaska@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Lillian's Landing (MG)

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

Hello,

The following link is a request for comments for the proposed Lillian's Landing. Please ensure all comments have been submitted by May 19, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Lillian's Landing](#)



## Matthew Goddard

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, April 30, 2026 1:00 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Lillian's Landing (MG)

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



---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, April 30, 2026 9:20 AM  
**To:** DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; akchief@mtaonline.net; jlayne74@hotmail.com; tsdobson@gmail.com; hsfirewise@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; ibmillinalaska@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Lillian's Landing (MG)

Hello,

The following link is a request for comments for the proposed Lillian's Landing.

**Matthew Goddard**

---

**From:** Ron Elledge <ronelledge@hotmail.com>  
**Sent:** Friday, May 8, 2026 10:33 AM  
**To:** Matthew Goddard  
**Subject:** Lillian's Landing Subdivision Comments

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

To whom it may concern.

I would like to submit comments on the proposed Lillian's Landing Subdivision.

My comments are as follows:

1. The applicant should explicitly call out the fact that W Camp Drive runs across the proposed subdivision and that the creation of the subdivision will not impact the prescriptive easements rights of the property owners on W Camp Drive.
2. That construction work on the lot(s) shall not negatively impact the quality of driving or the ability to navigate on W Camp Drive.

Thanks,  
Ron Elledge  
Linda McQueary





C



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JUNE 18, 2026

PRELIMINARY PLAT: TENAKEE COVE  
LEGAL DESCRIPTION: SEC 29, T17N, R03W, SEWARD MERIDIAN AK  
PETITIONERS: DANIEL & HALEY TALBERT  
SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING  
ACRES: 10.44 ± PARCELS: 5  
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-049

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**REQUEST:** The request is to create 5 lots from Parcel 1, MSB Waiver #85-5, recorded as 89-10w, to be known as **TENAKEE COVE**, containing 10.44 acres +/- . A variance to usable area requirements is being requested to allow for regrading prior to final recordation (Tax ID #17N03W29C009); within the SW ¼ Section 29, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Community Council #4 Big Lake and in Assembly District #5.

**EXHIBITS:**

**SUPPORTING DOCUMENTATION:**

Vicinity Map and Aerial Photos	<b>PAGES</b> – 1-6
Topographic Map and As-Built	<b>PAGE</b> – 7
Geotechnical Report	<b>PAGES</b> – 8-16
Site Plan	<b>PAGES</b> – 17-21
Average Daily Traffic (ADT) Calculations	<b>PAGE</b> – 22
Variance Application	<b>PAGE</b> – 23-24
Wetland Application	<b>PAGE</b> – 25-31
Agenda Plat	<b>PAGE</b> – 41

**AGENCY COMMENTS**

Alaska Department of Fish and Game	<b>PAGE</b> – 32
Alaska Department of Transportation and Public Facilities	<b>PAGES</b> – 33-34
MSB DPW Pre-Design and Engineering Division	<b>PAGE</b> – 35
MSB Development Services	<b>PAGES</b> – 36-37
Utilities	<b>PAGES</b> – 38-40

**DISCUSSION:** The proposed subdivision is creating five lots and dedicating that portion of S. Big Lake Road on the southern boundary of the property as Right of Way. Lots 1-4 have frontage on Big Lake. Proposed Lots 1-3 will be flag lots. Access for all lots is from S. Big Lake Road through a shared access easement over the flagpole portions of Lots 1-3. The petitioner is requesting a variance from MSB 43.20.281 Area to allow for regrading after Platting Board approval has been received. An updated soils report would

be required once all regrading has been completed showing that all lots to be recorded have met usable area requirements of MSB 43.20.281. Staff notes that the common access easement needs to extend up to Proposed Lot 1 with a minimum width of 40' north of Lot 3.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements are met for all proposed lots.

**Soils Report:** A geotechnical report was submitted (**Exhibit Pages 8-16**), pursuant to MSB 43.20.281(A). ELI Ward, Registered Professional Engineer, notes the soil investigation was performed on July 11, 2025. Test hole (TP) 01 was excavated on Lot A7-1. Test holes were advanced to six to eleven feet below ground surface, depending on the depth ground water was encountered. No ground water was observed in TP03, but groundwater was noted in all other test holes. Both TP01 and TP02 encountered ground water above the seasonal high water threshold of eight feet below ground surface and will require grading to meet code requirements. No impermeable layers were observed in the holes. No test holes were advanced on Lot 5, the largest of the lots. This lot has steep topography that will require grading efforts to achieve suitable areas for septic use. The test hole locations are shown on **Exhibit Page 18**.

Once grading work is completed, this soils report may be finished and assessments made in regards to the topographic profile of the proposed lots and all other limitations for the usable area as defined in 43.20.281 Code Requirements.

*Staff notes that should the variance be approved, an updated soils report will be required after all regrading has been completed (Recommendation #4).*

Topographic map and as-built are at **Exhibit Page 7**. Average Daily Traffic (ADT) Calculations are at **Exhibit Page 22**.

**Variance Application:** A variance application was submitted (**Exhibit Pages 23-24**) with answers to Criteria A-C. The petitioner's answers are as follows:

- A) The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property;
  - o Due to the topographic nature of these lots and the presence of ground water in the top ten feet (eight feet during seasonal high ground water), there will be required grading efforts required prior to the subdivision of the existing lot. The required dirt work to be 8 feet above high water table will still be completed. No existing wastewater or water systems in the nearby by community will be affected by the No detriments to public health, safety, or welfare.
  
- B) The variance request is based upon conditions of the property that are atypical to other properties;
  - o Due to the topographic nature of lot 5 and the presence of the wetlands area in the middle of the lot, there is a not a proper location to dig a test hole that would be representation of the useable septic area, per MSB 43.20.281 (A)(1)(a). However, after the grading efforts have been completed the lot will meet the code requirement. The proposed grading plan will cut the hill back creating the 10,000 sq. ft of septic. Excavation of a test hole in current conditions would not provide a true representation of post-development conditions.

- C) Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property
- The required grading efforts are going to incur a very significant capital cost for our project. If we are required to complete the dirt work before review, and the subdivision of the lot does not get approved for any number of reasons related to the grading efforts completed, we will not have the financial means to replicate or continue the work. Our intention is to have the planned engineering work reviewed prior to initializing construction efforts.

**Wetland Application:** A copy of the Nationwide Permit Pre-Construction Notification application was submitted (**Exhibit Pages 25-31**). If work within U.S. Corps of Engineers regulated wetland is required as a part of the regrading process, an approved permit from USACE is required (**Recommendation #6**).

**Comments:**

Alaska Department of Fish and Game (**Exhibit Page 32**) has no objections.

Alaska Department of Transportation and Public Facilities (**Exhibit Pages 33-34**) submitted the following comments:

- 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. (**Recommendation #7**)
- 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](mailto:kristina.busch@alaska.gov) or (907) 269-0567.

MSB DPW Pre-Design and Engineering Division (**Exhibit Page 35**) has no objection to the proposed variance. PD&E comments a drainage report will be required if more than 10,000 SF of land will be disturbed to create the usable area (**Recommendation #5**).

MSB Development Services (**Exhibit Pages 36-37**) has no comments or objections.

**Utilities: (Exhibit Pages 38-40)**

ENSTAR did not respond.

GCI has no comments or objections.

MEA did not respond.

MTA requests the shared access easement include utilities as well.

*Staff notes that should a utility easement be added to the flagpole portion of the proposed lots, the pole portion would need to be widened to 75 feet. Staff recommends the 15' wide utility easement run parallel with the eastern boundary of Lot 2's flag pole portion continuing north to Lot 1 to provide utility access for Lots 1-3 (**Recommendation #8**).*

At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining, Land & Water; US Army Corps of Engineers; Community Council #4 Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments, or Planning; ENSTAR or MEA.

**CONCLUSION:** The preliminary plat of Tenakee Cove is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

**FINDINGS OF FACT**

1. The plat of Tenakee Cove is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. The lot has the required frontage pursuant to MSB 43.20.320.
4. A variance application to MSB 43.20.281 Area was submitted pursuant to MSB 43.15.075. The petitioner provided the following answers to Criteria A-C:
  - A) The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property;
    - o Due to the topographic nature of these lots and the presence of ground water in the top ten feet (eight feet during seasonal high ground water), there will be required grading efforts required prior to the subdivision of the existing lot. The required dirt work to be 8 feet above high water table will still be completed. No existing wastewater or water systems in the nearby by community will be affected by the No detriments to public health, safety, or welfare.
  - B) The variance request is based upon conditions of the property that are atypical to other properties;
    - o Due to the topographic nature of lot 5 and the presence of the wetlands area in the middle of the lot, there is a not a proper location to dig a test hole that would be representation of the useable septic area, per MSB 43.20.281 (A)(1 )(a). However, after the grading efforts have been completed the lot will meet the code requirement. The proposed grading plan will cut the hill back creating the 10,000 sq. ft of septic. Excavation of a test hole in current conditions would not provide a true representation of post-development conditions.
  - C) Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property
    - o The required grading efforts are going to incur a very significant capital cost for our project. If we are required to complete the dirt work before review, and the subdivision of the lot

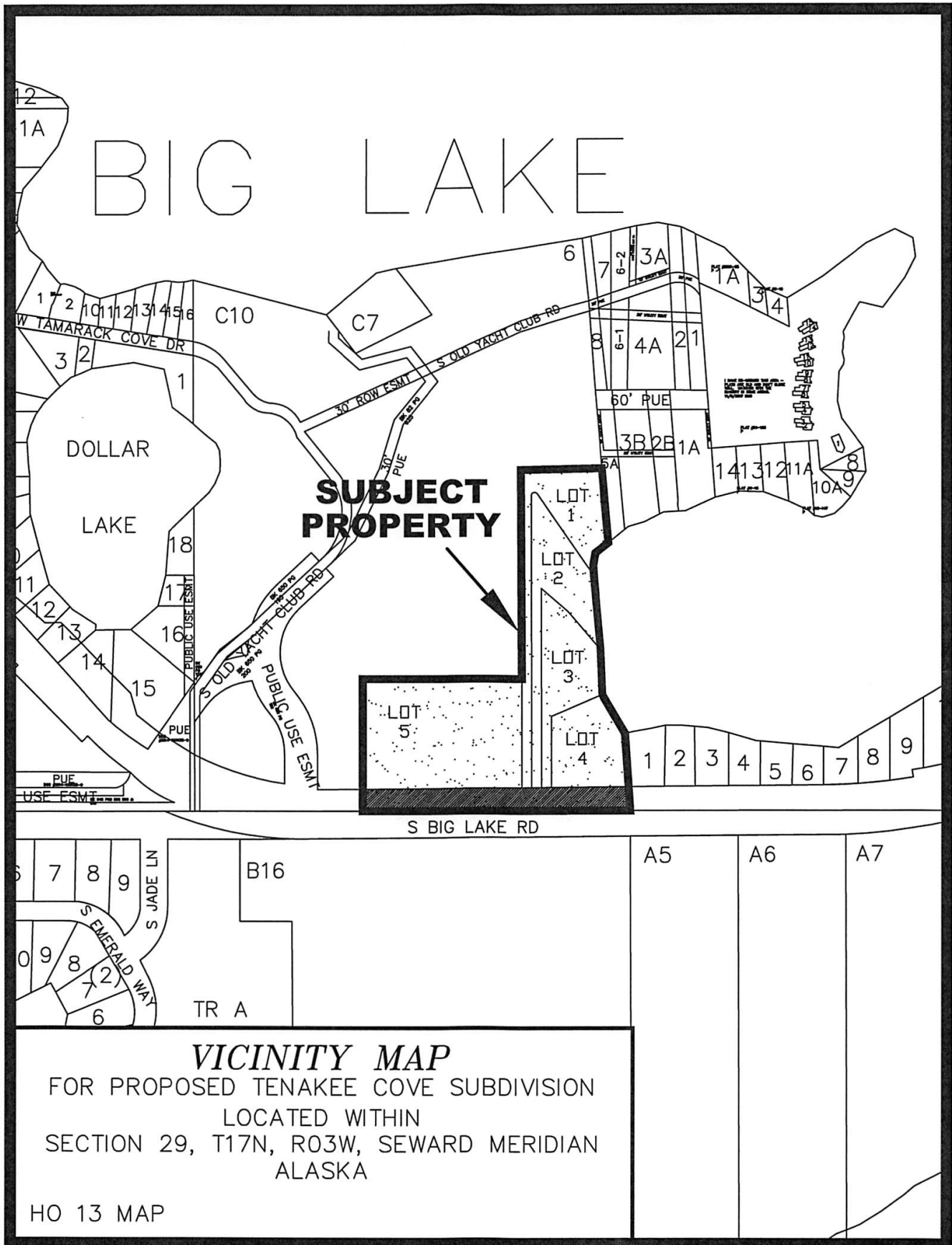
does not get approved for any number of reasons related to the grading efforts completed, we will not have the financial means to replicate or continue the work. Our intention is to have the planned engineering work reviewed prior to initializing construction efforts.

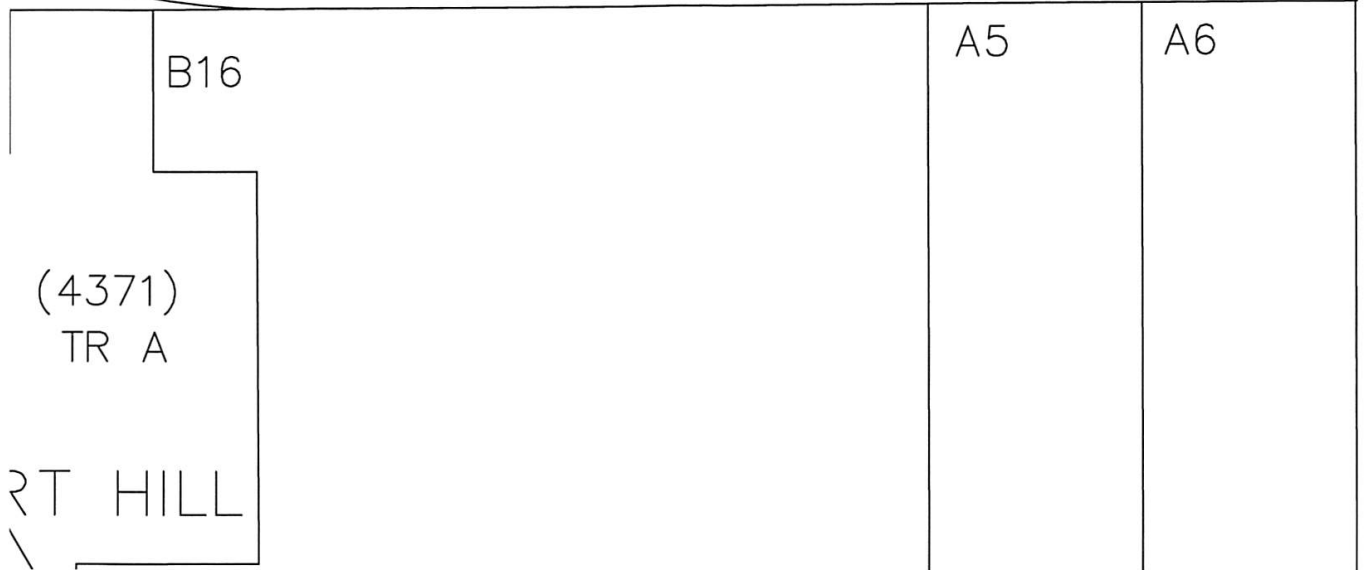
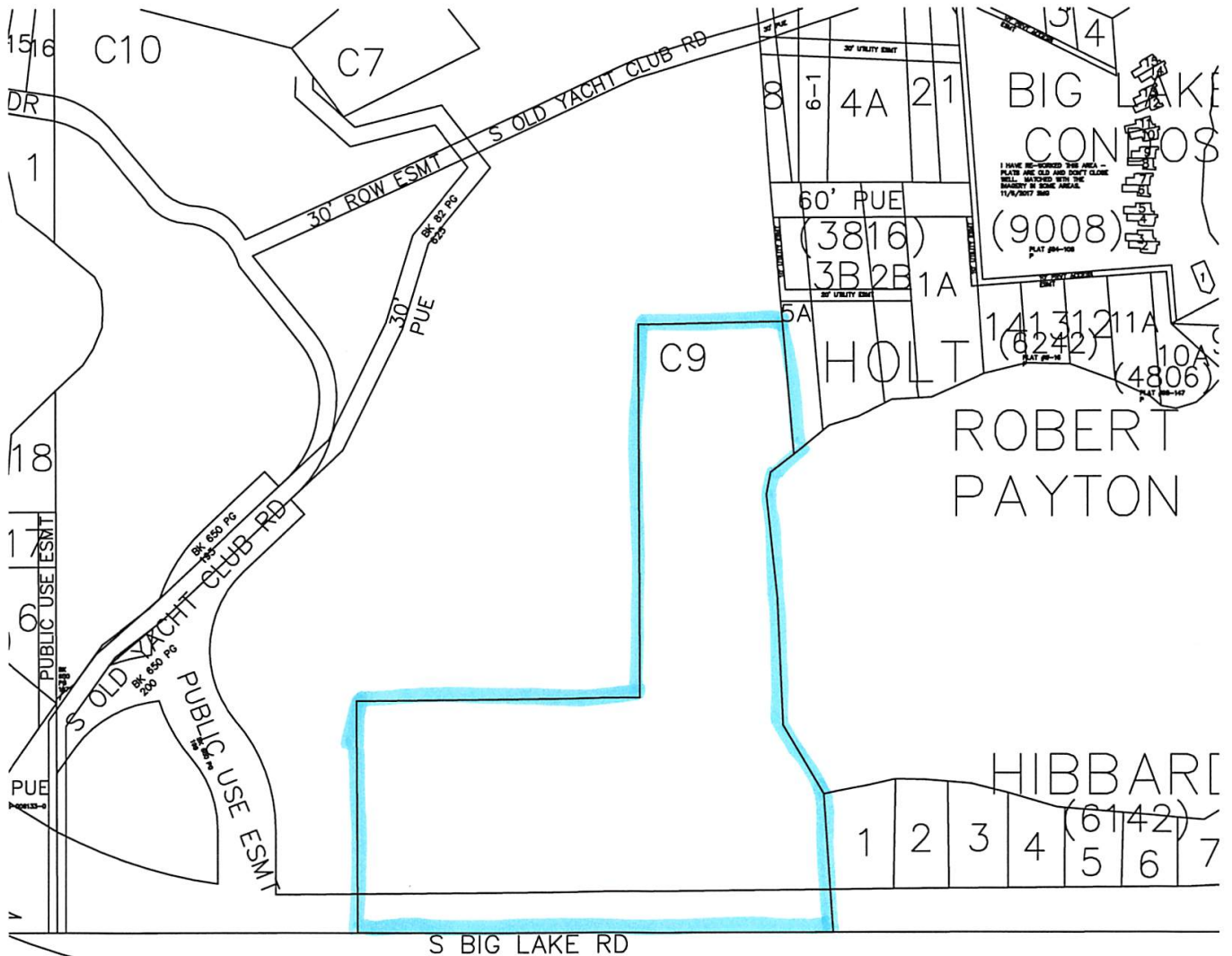
5. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining, Land & Water; US Army Corps of Engineers; Community Council #4 Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments, or Planning; ENSTAR or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.

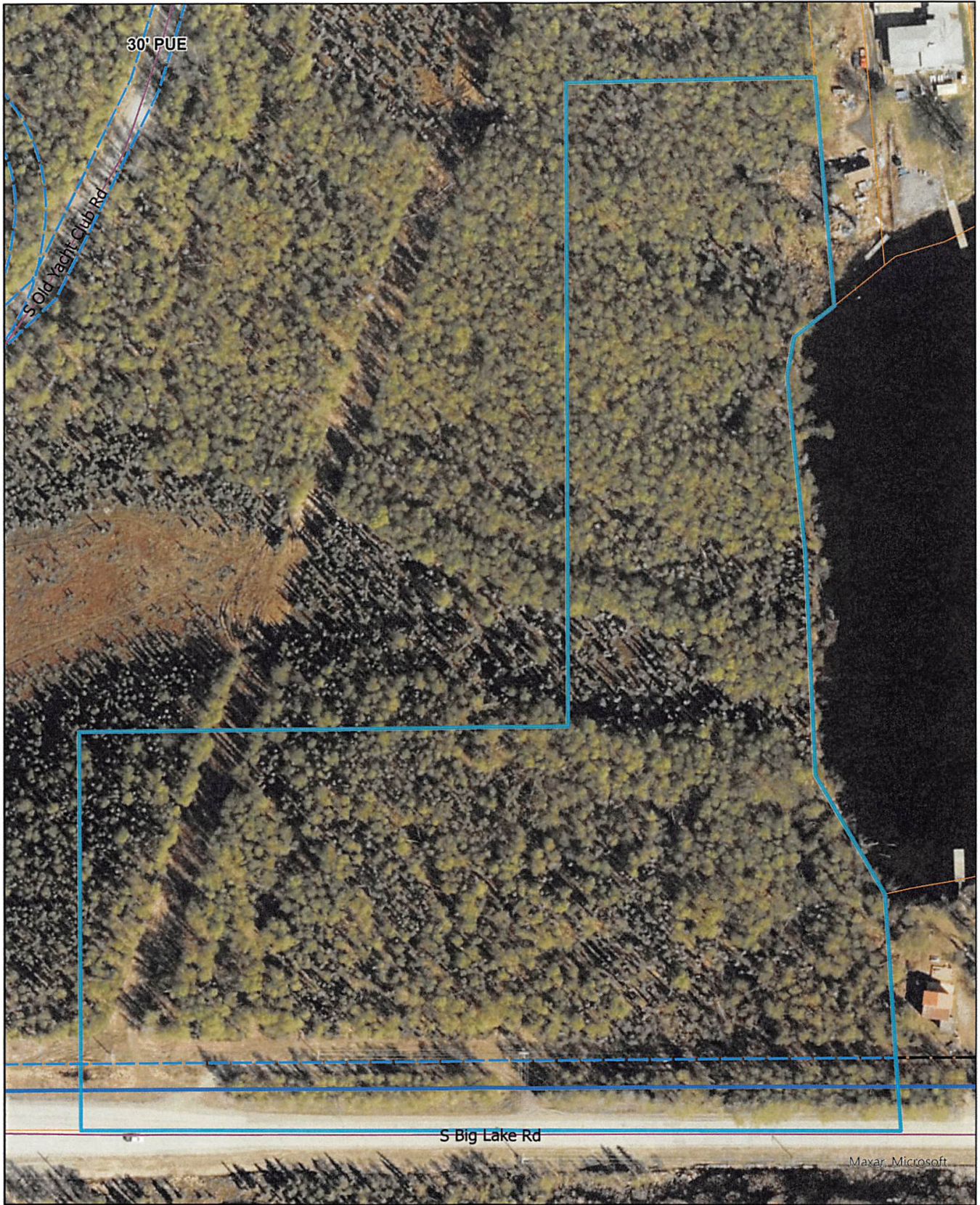
### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the variance from MSB 43.20.281 Area and the preliminary plat of Tenakee Cove, Section 29, Township 17 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations**

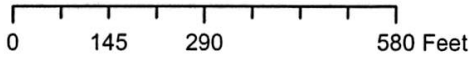
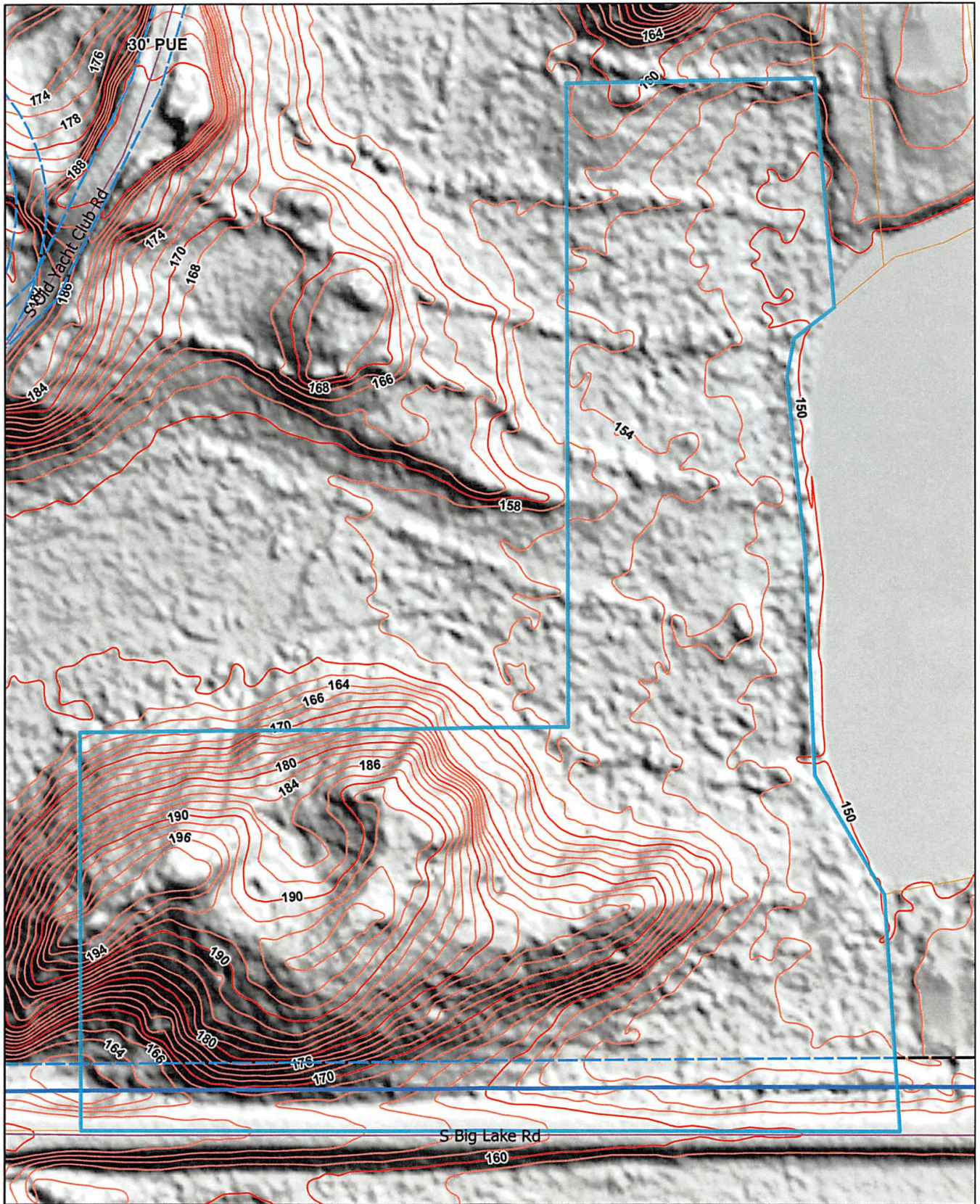
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Once all regrading has been completed, submit an updated geotechnical report certifying that all lots have the minimum usable area pursuant to MSB 43.20.281 AREA.
5. If disturbing more than 10,000 square feet of land to create usable area, submit a drainage report to Platting Staff.
6. If a Department of the Army Wetlands Permit is required as a part of the regrading needed to create useable area, submit an approved Permit from U.S. Army Corps of Engineers.
7. Add a plat note stating: "All lots to share a single common access to S. Big Lake Road unless otherwise authorized by the permitting authority."
8. Grant a 15' wide utility easement on the eastern boundary of the common access easement overlaying proposed Lot 2.
9. Extend the common access easement as shown to the end of Lot 1's pole portion. Common access easement to be 40' wide from the end of Lot 2's pole portion up to Proposed Lot 1.
10. Show all easements of record on final plat.
11. Submit recording fees, payable to Department of Natural Resources (DNR).
12. Submit plat in full compliance with Title 43.

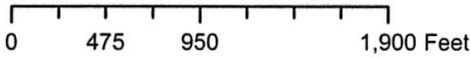


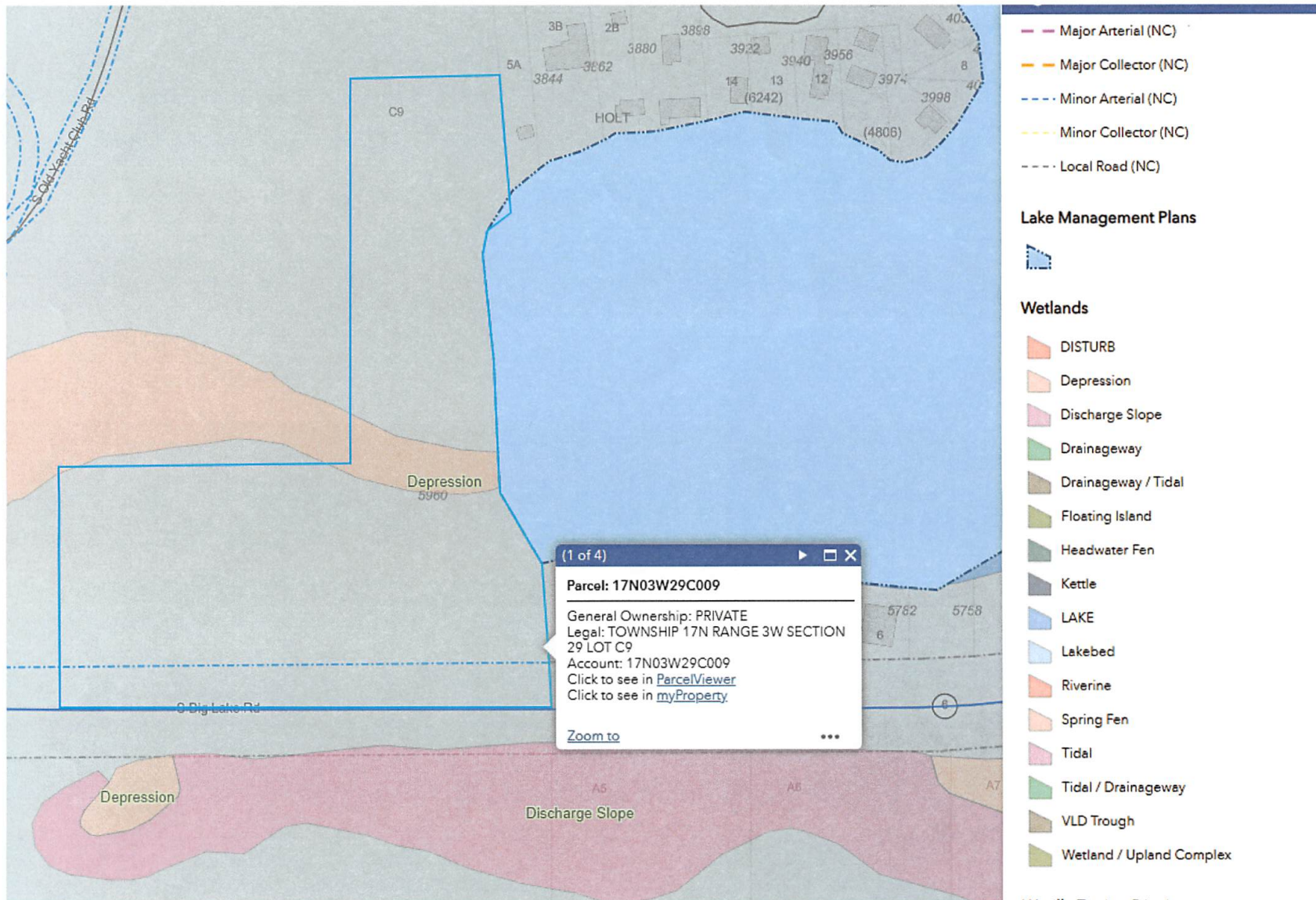


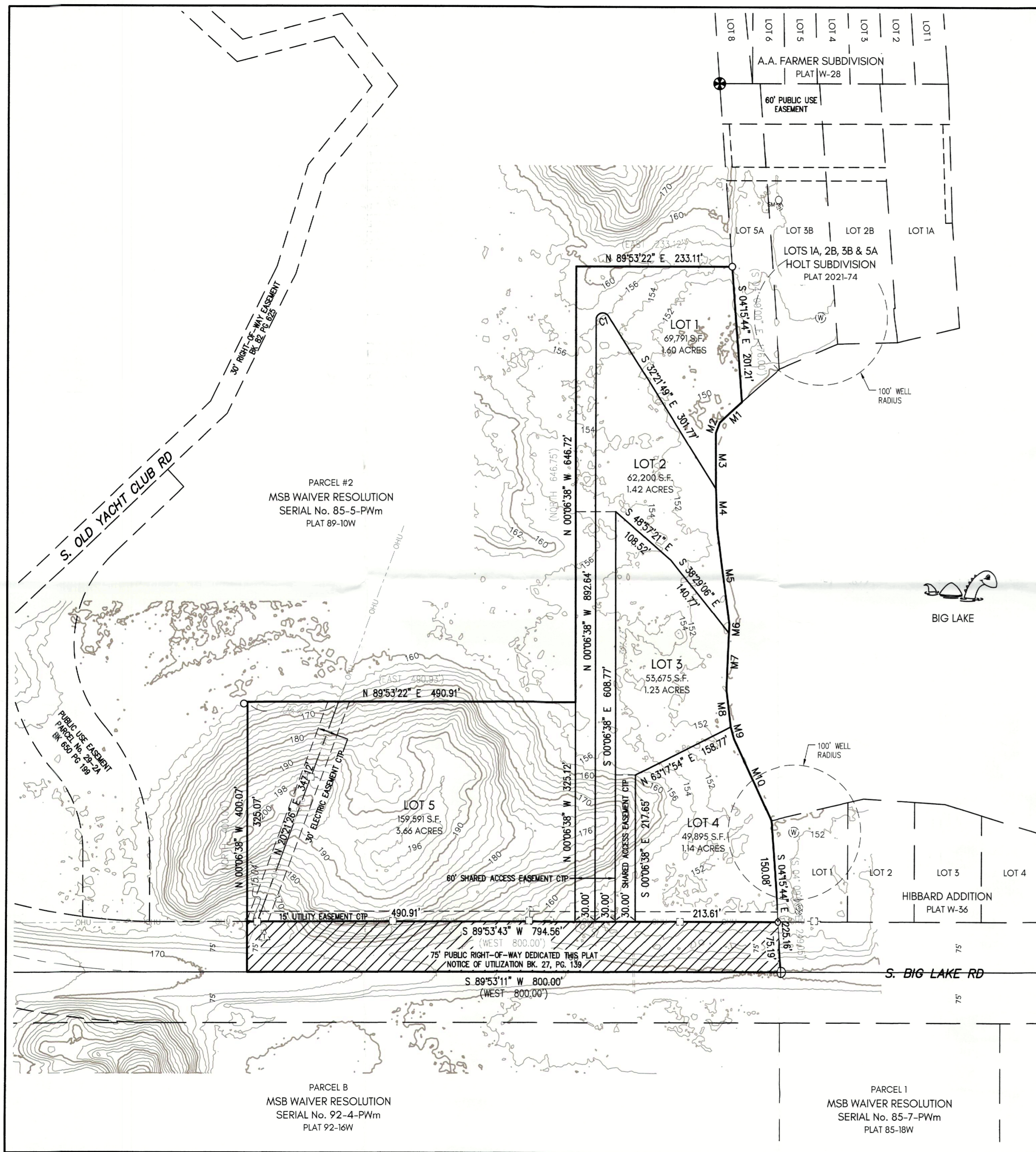


0 145 290 580 Feet









LINE #	BEARING	LENGTH
M1	S 47°25'58" W	44.51'
M2	S 20°40'40" W	15.81'
M3	S 00°17'59" E	83.57'
M4	S 01°52'58" E	58.20'
M5	S 07°22'00" E	145.89'
M6	S 02°40'35" W	12.89'
M7	S 02°22'33" W	83.69'
M8	S 06°53'38" E	55.06'
M9	S 15°34'12" E	18.26'
M10	S 24°50'45" E	133.71'

**NOTES**  
1. ( ) DIMENSIONS ARE RECORD PER PLAT 89-10W.  
2. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.

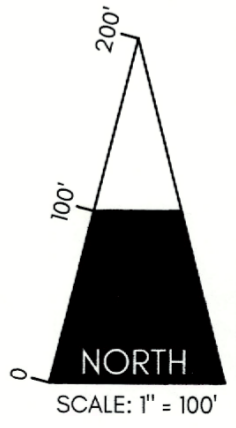
LEGEND	
	FOUND 2-1/2 BRASS MONUMENT
	FOUND 3-1/2 ALUMINUM MONUMENT
	FOUND 5/8 REBAR WITH PLASTIC CAP
	FOUND REBAR
	SEPTIC RISER
	WELL
	POWER POLE
	GUY WIRE
	TELEPHONE PEDESTAL
	OVERHEAD UTILITY
	ORDINARY HIGH WATER
	CULVERT

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	25.79'	10.00'	147°44'48"	34.59'	S 73°45'47" W	19.21'

RECEIVED  
APR 16 2026  
PLATTING



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



ASBUILT - NO CORNERS SET THIS DATE  
I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF  
PARCEL #1, MATANUSKA SUSITNA BOROUGH WAIVER RESOLUTION SERIAL No. 85-5-PWm, REFILED PLAT 89-10W, PALMER RECORDING DISTRICT, ALASKA,  
AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES. EASEMENTS OF RECORD ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.  
DATE: 4/16/2026 FB: 2025-3  
GRID: HO13 DRAWN: DMR/SPK  
ORIGINAL SIZE: 18x24 SCALE: 1" = 100' FILE: 25-250AB

Frosted Ground Engineering Services, LLC

Project No. P20250505

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

RECEIVED  
APR 16 2026  
PLATTING

Sec 29, T17N R03W: 5960 S Big Lake Road, Big Lake AK, 99623

To whom it may concern,

This report is the summation of the in-progress soils investigation for the subdivision of Sec 22, T18N, R03W (5960 S Big Lake Road, AK, 99623) on behalf of Daniel Talbert and in coordination with Lavender Surveying. The project plans to divide the existing lot into five lots.

This soil investigation was performed on July 11th, 2025. Test hole (TP) 01 was excavated on Lot A7-1. Test holes were advanced to six to eleven feet below ground surface, depending on the depth ground water was encountered. No groundwater was observed in TP03, but groundwater was noted in all other test holes. Both TP01 and TP02 encountered ground water above the seasonal high water threshold of eight feet below ground surface and will require grading to meet code requirements. No impermeable layers were observed in the holes. Please see the attached soils log for additional details and descriptions.

No test holes were advanced on Lot 5, the largest of the lots. This lot has steep topography that will require grading efforts to achieve suitable areas for septic use. It is my professional recommendation that a test hole be dug on this lot after grading efforts are completed, to give a true representation of encountered materials in the post-development condition.

Once grading work is completed, this soils report may be finished and assessments made in regards to the topographic profile of the proposed lots and all other limitations for the usable area as defined in 43.20.281 Code Requirements.

If there are any questions, comments, or concerns, please do not hesitate to contact via phone: (907) 398-5272 or email: Eli@fg-eng.com.

Sincerely,

March 13<sup>th</sup>, 2026

Eli D. Ward, PE

Principal Engineer



Page | 1 of 1

# RECORD OF TEST PIT TP01

PROJECT: 5960 S BIG LAKE ROAD SUBDIVISION  
 PROJECT NO.: 20250505  
 LOCATION: BIG LAKE, AK  
 CLIENT: DAN TALBERT  
 LEGAL LOCATION: TOWNSHIP 17N RANGE 3W SECTION 29 LOT C9

SURFACE ELEVATION: ---  
 DRILLING METHOD: EXCAVATION  
 SAMPLING METHOD: GRAB  
 COMPLETION DEPTH: 11'  
 SCALE: 1" TO 5.0'

DATE STARTED: JULY 11TH, 2025  
 DATE COMPLETED: JULY 11TH, 2025  
 LOGGED BY: EDW  
 COORDINATES: ---  
 DATUM: ---

ELEVATION	LITHOLOGY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
0.0	0.0 - 1.0: 12 INCHES OF VEGETATIVE MAT WITH ROOTS. BIRCH TREE GROWTH IN THE SURROUNDING AREA		▲▲▲▲▲		
1.0	1.0 - 2.0: MOIST, LIGHT BROWN, SANDY SILT WITH GRAVEL (ML), TRACE ORGANICS, ESTIMATED (10% GRAVEL, 15% SAND, 75% FINES), SUBROUNDED GRAVEL, NON-PLASTIC		●●●●●		
2.5	2.0 - 6.0: MOIST, LIGHT BROWN, POORLY GRADED SAND WITH SILT AND GRAVEL (SP-SM), (38% GRAVEL, 52% SAND, 10% FINES), SUBROUNDED GRAVEL, NON-PLASTIC	SP-SM	●●●●●		
5.0					
6.0	6.0 - 11.0: WET, LIGHT BROWN, POORLY GRADED SAND WITH GRAVEL (SP), (35% GRAVEL, 60% SAND, 5% FINES), SUBROUNDED GRAVEL, NON-PLASTIC	SP	●●●●●		
7.5					
10.0					
12.5	BOTTOM OF HOLE: 11.0 FT GW OBSERVED AT 6.0 FT BGS TEST HOLE WAS EXCAVATED ON PROPOSED LOT 3				
15.0					
17.5					
20.0					



**GENERAL NOTES:**

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

**UNIFIED SOIL CLASSIFICATION LEGEND**

GROUP SYMBOL	SOIL GROUP NAMES & LEGEND	
GW	WELL-GRADED GRAVEL	●●●●●
GP	POORLY GRADED GRAVEL	●●●●●
GM	SILTY GRAVEL	●●●●●
GC	CLAYEY GRAVEL	●●●●●
SW	WELL-GRADED SAND	●●●●●
SP	POORLY GRADED SAND	●●●●●
SM	SILTY SAND	●●●●●
SC	CLAYEY SAND	●●●●●
CL	LEAN CLAY	●●●●●
ML	SILT	●●●●●
OL	ORGANIC CLAY/ORGANIC SILT	●●●●●
CH	FAT CLAY	●●●●●
MH	ELASTIC SILT	●●●●●
OH	ORGANIC CLAY/ORGANIC SILT	●●●●●
PT	PEAT	●●●●●

C:\Users\edward\OneDrive\Documents\5960 S BIG LAKE ROAD SUBDIVISION\02 - DRAWINGS\5960 S BIG LAKE ROAD SUBDIVISION TEST PIT LOGS.DWG

CONTRACTOR: F&P FORESTRY  
 EQUIPMENT: CAT 308  
 OPERATOR: NATHAN PATTERSON

**FROSTED GROUND ENGINEERING SERVICES**

SHEET  
01 OF 04

# RECORD OF TEST PIT TP02

PROJECT: 5960 S BIG LAKE ROAD SUBDIVISION  
 PROJECT NO.: 20250505  
 LOCATION: BIG LAKE, AK  
 CLIENT: DAN TALBERT  
 LEGAL LOCATION: TOWNSHIP 17N RANGE 3W SECTION 29 LOT C9

SURFACE ELEVATION: —  
 DRILLING METHOD: EXCAVATION  
 SAMPLING METHOD: GRAB  
 COMPLETION DEPTH: 6'  
 SCALE: 1" TO 5.0'

DATE STARTED: JULY 11TH, 2025  
 DATE COMPLETED: JULY 11TH, 2025  
 LOGGED BY: EDW  
 COORDINATES: —  
 DATUM: —

ELEVATION	LITHOLOGY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
0.0 - 0.6:	7 INCHES OF VEGETATIVE MAT WITH ROOTS. BIRCH TREE GROWTH IN THE SURROUNDING AREA	ML	[Symbol]		
0.7 - 1.5:	MOIST, LIGHT BROWN, SILT WITH SAND (ML), TRACE ORGANICS, ESTIMATED (0% GRAVEL, 15% SAND, 85% FINES), NON-PLASTIC		[Symbol]		
2.5	1.5 - 4.0: MOIST, LIGHT BROWN, POORLY GRADED SAND WITH SILT AND GRAVEL (SP-SM), (45% GRAVEL, 46% SAND, 9% FINES), SUBROUNDED GRAVEL, NON-PLASTIC	SP-SM	[Symbol]		
5.0	4.0 - 6.0: MOIST, BROWN AND BLUE GREY, POORLY GRADED SAND WITH SILT AND GRAVEL (SP-SM), (40% GRAVEL, 40% SAND, 20% FINES), SUBROUNDED GRAVEL, NON-PLASTIC	SP-SM	[Symbol]		
7.5	BOTTOM OF HOLE: 6.0 FT GW OBSERVED AT 3.0 FT BGS TEST HOLE WAS EXCAVATED ON PROPOSED LOT 4				
10.0					
12.5					
15.0					
17.5					
20.0					



**GENERAL NOTES:**

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

UNIFIED SOIL CLASSIFICATION LEGEND	
GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
GW	WELL-GRADED GRAVEL [Symbol]
GP	POORLY GRADED GRAVEL [Symbol]
GM	SILTY GRAVEL [Symbol]
GC	CLAYEY GRAVEL [Symbol]
SW	WELL-GRADED SAND [Symbol]
SP	POORLY GRADED SAND [Symbol]
SM	SILTY SAND [Symbol]
SC	CLAYEY SAND [Symbol]
CL	LEAN CLAY [Symbol]
ML	SILT [Symbol]
OL	ORGANIC CLAY/ORGANIC SILT [Symbol]
CH	FAT CLAY [Symbol]
MH	ELASTIC SILT [Symbol]
OH	ORGANIC CLAY/ORGANIC SILT [Symbol]
PT	PEAT [Symbol]

CONTRACTOR: F&P FORESTRY  
 EQUIPMENT: CAT 308  
 OPERATOR: NATHAN PATTERSON

**FROSTED GROUND ENGINEERING SERVICES**

SHEET  
02 OF 04

# RECORD OF TEST PIT TP03

PROJECT: 5960 S BIG LAKE ROAD SUBDIVISION  
 PROJECT NO.: 20250505  
 LOCATION: BIG LAKE, AK  
 CLIENT: DAN TALBERT  
 LEGAL LOCATION: TOWNSHIP 17N RANGE 3W SECTION 29 LOT C9

SURFACE ELEVATION: —  
 DRILLING METHOD: EXCAVATION  
 SAMPLING METHOD: GRAB  
 COMPLETION DEPTH: 12'  
 SCALE: 1" TO 5.0'

DATE STARTED: JULY 11TH, 2025  
 DATE COMPLETED: JULY 11TH, 2025  
 LOGGED BY: EDW  
 COORDINATES: —  
 DATUM: —

ELEVATION	LITHOLOGY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
0.0	0.0 - 1.0: 12 INCHES OF VEGETATIVE MAT WITH ROOTS, SANDY SILT INTERBEDDED.		▲▲▲▲		
1.0	1.0 - 2.0: MOIST, BLACK, ORGANIC SILT (OL), >5% ORGANICS, ESTIMATED (0% GRAVEL, 10% SAND, 90% FINES), NON-PLASTIC	OL	■■■■		
2.5	2.0 - 3.0: MOIST, LIGHT BROWN, INTERBEDDED SILTY SAND TO SANDY SILT (ML/SM), ESTIMATED (0% GRAVEL, 50% SAND, 50% FINES), NON-PLASTIC	ML/SM	●●●●		
5.0	3.0 - 12.0: MOIST, BLUE GREY, SILTY SAND WITH GRAVEL (SM), (20% GRAVEL, 31% SAND, 49% FINES), SUBROUNDED GRAVEL, COBBLES UP TO 6" IN DIAMETER, SOME PLASTICITY OBSERVED ATTERBERG LIMITS: LL 17, PL 15, PI, 2	SM	●●●●		
10.0					
12.5	BOTTOM OF HOLE: 12.0 FT NO GW OBSERVED TEST HOLE WAS EXCAVATED ON PROPOSED LOT 2				
15.0					
17.5					
20.0					



**GENERAL NOTES:**

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

**UNIFIED SOIL CLASSIFICATION LEGEND**

GROUP SYMBOL	SOIL GROUP NAMES & LEGEND	
GW	WELL-GRADED GRAVEL	●●●●
GP	POORLY GRADED GRAVEL	●●●●
GM	SILTY GRAVEL	●●●●
GC	CLAYEY GRAVEL	●●●●
SW	WELL-GRADED SAND	●●●●
SP	POORLY GRADED SAND	●●●●
SM	SILTY SAND	●●●●
SC	CLAYEY SAND	●●●●
CL	LEAN CLAY	■■■■
ML	SILT	■■■■
OL	ORGANIC CLAY/ORGANIC SILT	■■■■
CH	FAT CLAY	■■■■
MH	ELASTIC SILT	■■■■
OH	ORGANIC CLAY/ORGANIC SILT	■■■■
PT	PEAT	▲▲▲▲

C:\SSS\WORK\INTEGRATED\PROJECTS\2025\0505\_5960S BIG LAKE ROAD SUBDIVISION\TP03.DWG

CONTRACTOR: F&P FORESTRY  
 EQUIPMENT: CAT 308  
 OPERATOR: NATHAN PATTERSON

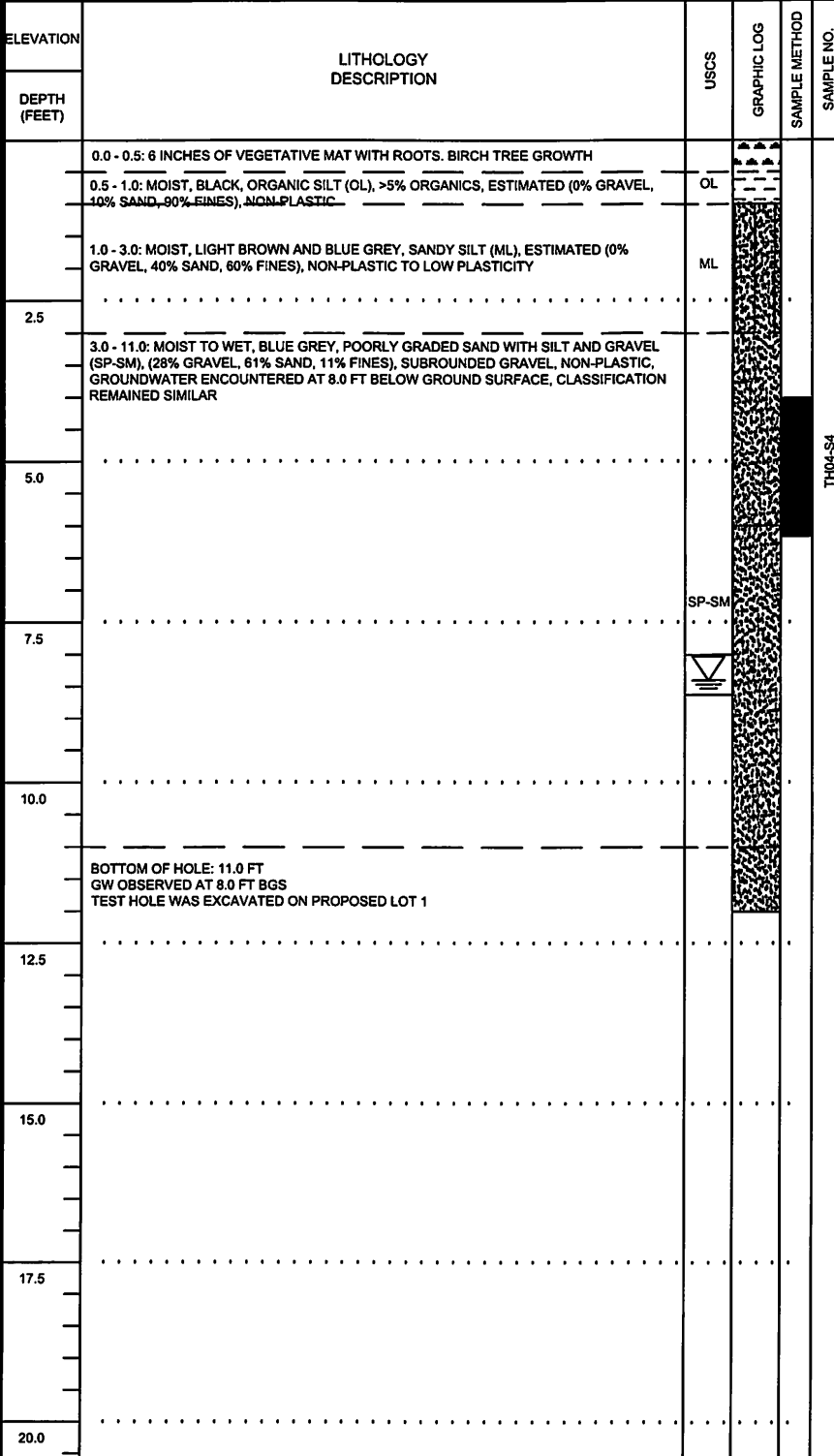
**FROSTED GROUND ENGINEERING SERVICES**

SHEET  
03 OF 04

# RECORD OF TEST PIT TP04

<b>PROJECT:</b> 5960 S BIG LAKE ROAD SUBDIVISION <b>PROJECT NO.:</b> 20250505 <b>LOCATION:</b> BIG LAKE, AK <b>CLIENT:</b> DAN TALBERT <b>LEGAL LOCATION:</b> TOWNSHIP 17N RANGE 3W SECTION 29 LOT C9	<b>SURFACE ELEVATION:</b> --- <b>DRILLING METHOD:</b> EXCAVATION <b>SAMPLING METHOD:</b> GRAB <b>COMPLETION DEPTH:</b> 11' <b>SCALE:</b> 1" TO 5.0'
---	---

<b>DATE STARTED:</b> JULY 11TH, 2025 <b>DATE COMPLETED:</b> JULY 11TH, 2025 <b>LOGGED BY:</b> EDW <b>COORDINATES:</b> --- <b>DATUM:</b> ---
---



**GENERAL NOTES:**

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

**UNIFIED SOIL CLASSIFICATION LEGEND**

GROUP SYMBOL	SOIL GROUP NAMES & LEGEND	
GW	WELL-GRADED GRAVEL	[Symbol]
GP	POORLY GRADED GRAVEL	[Symbol]
GM	SILTY GRAVEL	[Symbol]
GC	CLAYEY GRAVEL	[Symbol]
SW	WELL-GRADED SAND	[Symbol]
SP	POORLY GRADED SAND	[Symbol]
SM	SILTY SAND	[Symbol]
SC	CLAYEY SAND	[Symbol]
CL	LEAN CLAY	[Symbol]
ML	SILT	[Symbol]
OL	ORGANIC CLAY/ORGANIC SILT	[Symbol]
CH	FAT CLAY	[Symbol]
MH	ELASTIC SILT	[Symbol]
OH	ORGANIC CLAY/ORGANIC SILT	[Symbol]
PT	PEAT	[Symbol]

CONTRACTOR: F&P FORESTRY  
 EQUIPMENT: CAT 308  
 OPERATOR: NATHAN PATTERSON

**FROSTED GROUND ENGINEERING SERVICES**

SHEET  
04 OF 04

C:\USERS\ADMIN\WORK\PROJECTS\2025\5960 S BIG LAKE ROAD SUBDIVISION\2025-07-11\20250505-5960 S BIG LAKE ROAD SUBDIVISION TEST PIT LOGS.DWG



Alaska Testlab - Anchorage  
1020 W International Airport Rd  
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Phone: 907-205-1987  
Fax: 907-782-4409  
info@alaskatestlab.com

# Material Test Report

Report No: MAT:25-04553-S01  
Issue No: 1

**Client:** Frosted Ground Engineering Services  
16930 Meadow Creek Drive  
Eagl River, AK, 99577  
**Project:** S Big Lake Road Subdivision  
5960 S Big Lake Road  
20250505

**Project Code:** 251637  
**CC:** Eli Ward  
Maria Kampsen

The results contained below pertain only to the items tested below. This report should not be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

*[Signature]*

Reviewed By: Cindy Zickefoose  
Title: Laboratory Supervisor  
Date: 7/21/2025

**Sample Details**

**Sample ID** 25-04553-S01  
**Client Sample ID** TP-1 Sa1 @4-6ft

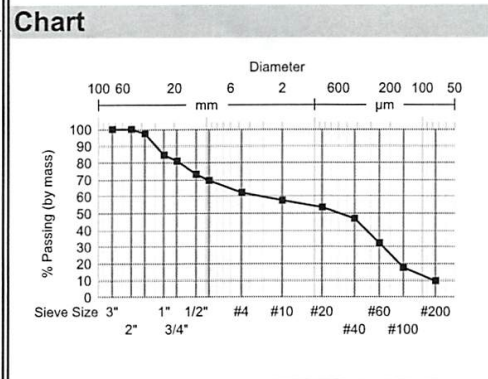
**Particle Size Distribution**

**Method:** ASTM D6913  
**Drying By:** Oven  
**Date Tested:** 7/18/2025  
**Tested By:** Ardella Hopman

Sieve Size	% Passing	Limits
3in	100	
2in	100	
1½in	97	
1in	85	
¾in	81	
½in	73	
3/8in	70	
No.4	62.4	
No.10	58	
No.20	54	
No.40	47	
No.60	32	
No.100	18	
No.200	10	

**Other Test Results**

Description	Method	Result	Limits
Group Code	ASTM D2487	SP-SM	
Group Name	Poorly graded sand with silt and gravel		
Atterberg Limits Estimated		Yes	
Gravel (%)		38	
Sand (%)		52	
Fines (%)		10	
	ASTM D2487		
Tested By	Ardella Hopman		
Date Tested	7/18/2025		
Method	ASTM D6913	A	
Preparation Method		Oven Dry	
Composite Sieving?		Yes	
Separating Sieve(s)		No. 4	
Cu	ASTM D2487	39.76	
Cc		0.22	
Date Tested	7/18/2025		



**Comments**  
N/A



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Fax: 907-782-4409  
info@alaskatestlab.com

# Material Test Report

Report No: MAT:25-04553-S02  
Issue No: 1

**Client:** Frosted Ground Engineering Services  
16930 Meadow Creek Drive  
Eagl River, AK, 99577

**Project:** S Big Lake Road Subdivision  
5960 S Big Lake Road  
20250505

**Project Code:** 251637  
**CC:** Eli Ward  
Maria Kampsen

The results contained below pertain only to the items tested below. This report should not be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

*[Signature]*

**Reviewed By:** Cindy Zickefoose  
**Title:** Laboratory Supervisor  
**Date:** 7/21/2025

Sample Details			
Sample ID	25-04553-S02		
Client Sample ID	TP-2 Sa2 @3-4ft		
Other Test Results			
Description	Method	Result	Limits
Group Code	ASTM D2487	SP-SM	
Group Name	Poorly graded sand with silt and gravel		
Atterberg Limits Estimated		Yes	
Gravel (%)		45	
Sand (%)		46	
Fines (%)		9	
	ASTM D2487		
Tested By	MaKenna Beans		
Date Tested	7/16/2025		
Method	ASTM D6913	A	
Preparation Method		Oven Dry	
Composite Sieving?		Yes	
Separating Sieve(s)		No. 4	
Cu	ASTM D2487	78.18	
Cc		0.16	
Date Tested	7/16/2025		

Particle Size Distribution		
<b>Method:</b>	ASTM D6913	
<b>Drying By:</b>	Oven	
<b>Date Tested:</b>	7/16/2025	
<b>Tested By:</b>	MaKenna Beans	
Sieve Size	% Passing	Limits
3in	100	
2in	100	
1½in	97	
1in	86	
¾in	81	
½in	73	
3/8in	67	
No.4	54.9	
No.10	46	
No.20	40	
No.40	34	
No.60	29	
No.100	19	
No.200	9	
Chart		

**Comments**  
Soil Classification of Fines (-#200) in Sieve Analyses Assumed Unless Verified by Additional Testing  
No Plasticity Index Test Performed



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# Material Test Report

Report No: MAT:25-04553-S03  
Issue No: 1

**Client:** Frosted Ground Engineering Services  
16930 Meadow Creek Drive  
Eagl River, AK, 99577

**Project:** S Big Lake Road Subdivision  
5960 S Big Lake Road  
20250505

**Project Code:** 251637  
**CC:** Eli Ward  
Maria Kampsen

The results contained below pertain only to the items tested below. This report should not be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

*[Signature]*

Reviewed By: Cindy Zickefoose  
Title: Laboratory Supervisor  
Date: 7/21/2025

**Sample Details**

**Sample ID** 25-04553-S03  
**Client Sample ID** TP-3 Sa3 @4-6ft

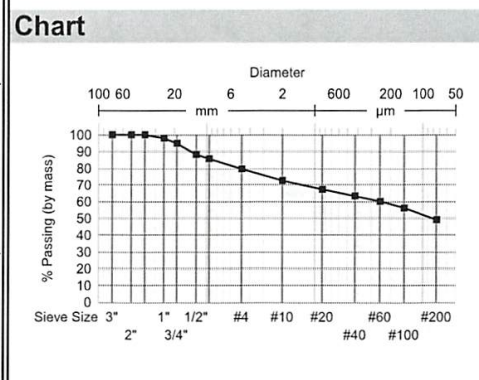
**Particle Size Distribution**

**Method:** ASTM D6913  
**Drying By:** Oven  
**Date Tested:** 7/18/2025  
**Tested By:** Ardella Hopman

Sieve Size	% Passing	Limits
3in	100	
2in	100	
1½in	100	
1in	98	
¾in	95	
½in	88	
3/8in	86	
No.4	79.6	
No.10	73	
No.20	67	
No.40	63	
No.60	60	
No.100	56	
No.200	49	

**Other Test Results**

Description	Method	Result	Limits
Group Code	ASTM D2487	SM	
Group Name	Silty sand with gravel		
Gravel (%)		20	
Sand (%)		31	
Fines (%)		49	
	ASTM D2487		
Tested By		Monika Rezig	
Date Tested		7/18/2025	
Liquid Limit	ASTM D4318	17	
Plastic Limit		15	
Plasticity Index		2	
Preparation Method		Air Dry	
Oversize Removed By	Dry Sieving over No. 40 sieve		
Liquid Limit Apparatus		Mechanical	
Grooving Tool		Plastic	
Rolling		Hand	
Tested By		Monika Rezig	
Date Tested		7/18/2025	
Method	ASTM D6913	A	
Preparation Method		Oven Dry	
Composite Sieving?		Yes	
Separating Sieve(s)		No. 4	
Cu	ASTM D2487		
Cc			
Date Tested		7/18/2025	



**Comments**  
N/A



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Fax: 907-782-4409  
info@alaskatestlab.com

# Material Test Report

Report No: **MAT:25-04553-S04**  
Issue No: **1**

**Client:** Frosted Ground Engineering Services  
16930 Meadow Creek Drive  
Eagl River, AK, 99577  
**Project:** S Big Lake Road Subdivision  
5960 S Big Lake Road  
20250505

**Project Code:** 251637  
**CC:** Eli Ward  
Maria Kampsen

The results contained below pertain only to the items tested below. This report should not be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

*[Signature]*

**Reviewed By:** Cindy Zickefoose  
**Title:** Laboratory Supervisor  
**Date:** 7/21/2025

Sample Details			
Sample ID	25-04553-S04		
Client Sample ID	TP-4 Sa4 @4-6ft		
Other Test Results			
Description	Method	Result	Limits
Group Code	ASTM D2487	SP-SM	
Group Name	Poorly graded sand with silt and gravel		
Atterberg Limits Estimated		Yes	
Gravel (%)		28	
Sand (%)		61	
Fines (%)		11	
	ASTM D2487		
Tested By	Ardella Hopman		
Date Tested	7/21/2025		
Method	ASTM D6913	A	
Preparation Method		Oven Dry	
Composite Sieving?		Yes	
Separating Sieve(s)		No. 4	
Cu	ASTM D2487		
Cc			
Date Tested	7/18/2025		

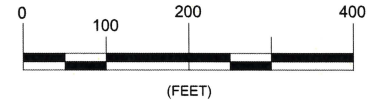
Particle Size Distribution		
<b>Method:</b>	ASTM D6913	
<b>Drying By:</b>	Oven	
<b>Date Tested:</b>	7/18/2025	
<b>Tested By:</b>	Ardella Hopman	
Sieve Size	% Passing	Limits
3in	100	
2in	100	
1½in	92	
1in	88	
¾in	85	
½in	81	
3/8in	78	
No.4	72.3	
No.10	68	
No.20	63	
No.40	52	
No.60	35	
No.100	21	
No.200	11	
Chart		

**Comments**  
N/A

PUBLISHED CTB FGS 2025  
 SCALE AS NOTED  
 DATE TIME 10/17/2025 7:45 AM  
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- NOTES:
1. SURVEY DATA AND INFORMATION PROVIDED BY LAVENDER SURVEYING.
  2. SURFACE DATA BASED ON 2019 MSB LIDAR DATA.

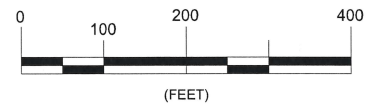


A  
01 VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
01	VICINITY MAP
02	SITE MAP
03	QUANTITIES AND GRADING BANDING
04	TALBERT DRIVE PROFILE
05	CULVERT PROFILE

DESIGNED BY:	EDW
CHECKED BY:	EDW
DRAFTED BY:	EDW
FROSTED GROUND ENGINEERING SERVICES, LLC 16930 MEADOW CREEK DRIVE, EAGLE RIVER AK 99577 (907) 398-5272 CERT. OF AUTHORIZATION: 236039	
CLIENT:	DAN TALBERT
PROJECT:	S BIG LAKE SUBDIVISION DEVELOPMENT
SHEET TITLE:	VICINITY MAP
PROJ. NO.	20250505
YEAR	2026
SHEET	01 OF 05

DRAWING LOCATION: C:\USERS\AKED\WORK\DRIVE\DESKTOP\FGES\PROJECT\20250505 - 5960 S BIG LAKE ROAD SUBDIVISION\02 - DRAWINGS\5 BIG LAKE ROAD SUBDIVISION ROAD V3.DWG  
 PUBLISHED CTB: FGES\_2025  
 SCALE: AS NOTED  
 DATE TIME: 10/31/2025 7:45 AM



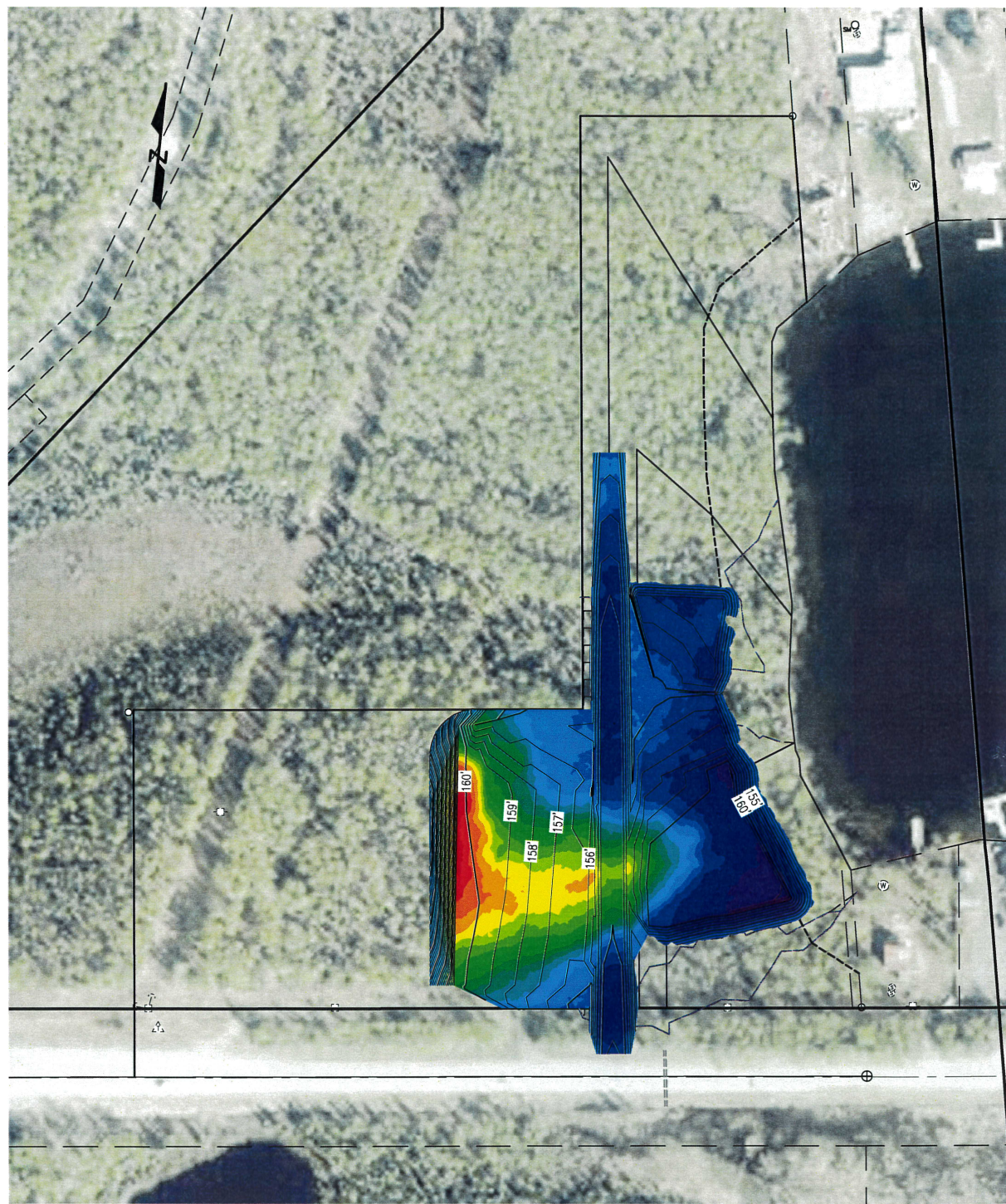
A  
02 VICINITY MAP

DESIGNED BY:	EDW
CHECKED BY:	EDW
DRAFTED BY:	EDW

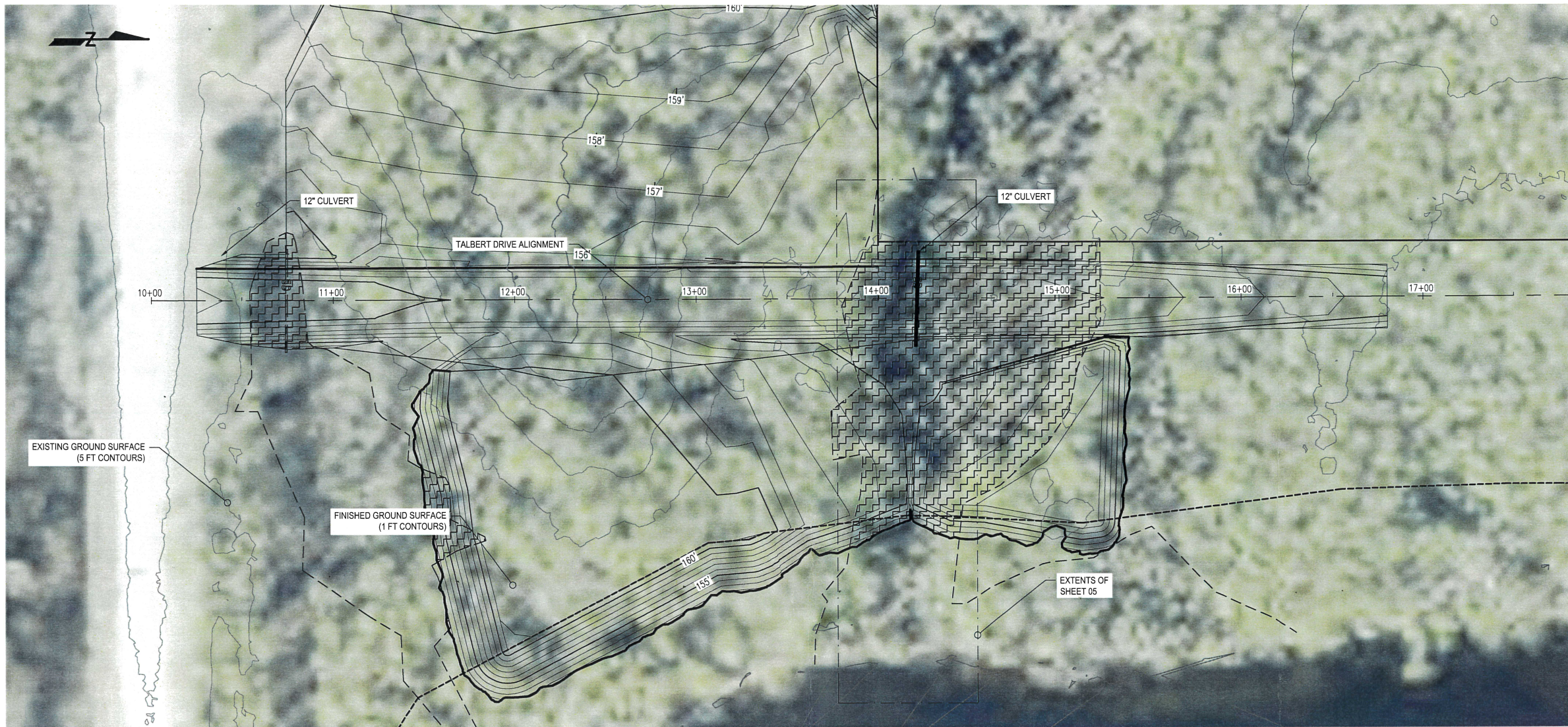
FROSTED GROUND ENGINEERING SERVICES, LLC  
 16930 MEADOW CREEK DRIVE,  
 EAGLE RIVER AK 99577  
 (907) 398-5272  
 CERT. OF AUTHORIZATION: 236039

CLIENT:	DAN TALBERT
PROJECT:	S BIG LAKE SUBDIVISION DEVELOPMENT
SHEET TITLE:	SITE MAP
PROJ. NO.	20250505
YEAR	2026
SHEET	02 OF 05

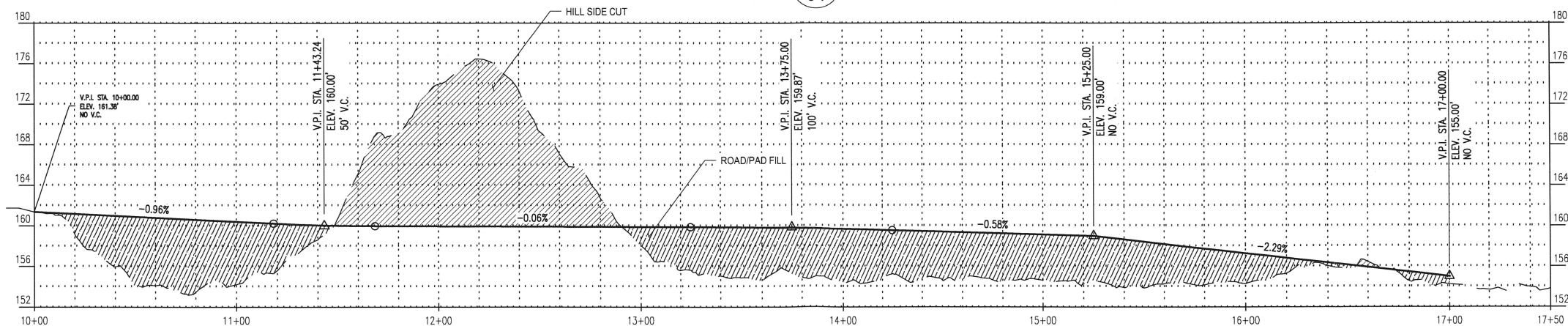
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 PUBLISHED CTB: FGES\_2025  
 SCALE: AS NOTED  
 DATE TIME: 19/02/26 12:01 PM



PUBLISHED C/TB PAGES: 2025  
 SCALE: AS NOTED  
 DATE: 19/2026 12:01 PM  
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**A**  
**04** TALBERT DRIVE PLANVIEW



**A**  
**04** TALBERT DRIVE PROFILE

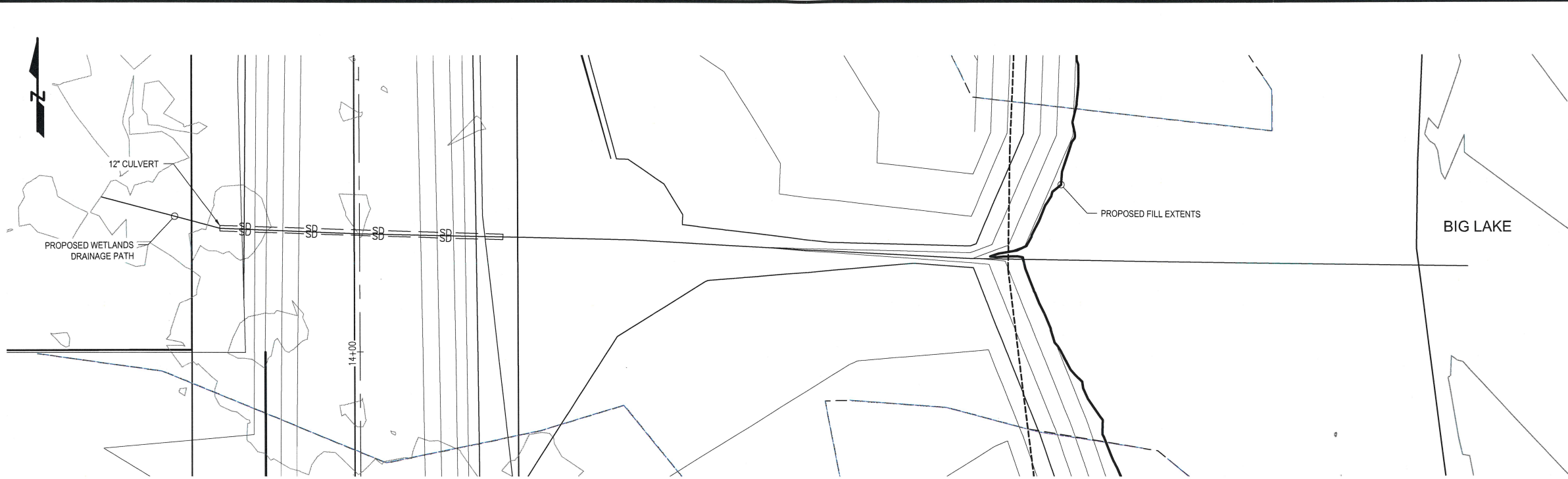
NOTES:  
1. ALL PROFILES ARE AT A VERTICAL EXAGGERATION OF 5:1

DESIGNED BY: EDW  
CHECKED BY: EDW  
DRAFTED BY: EDW

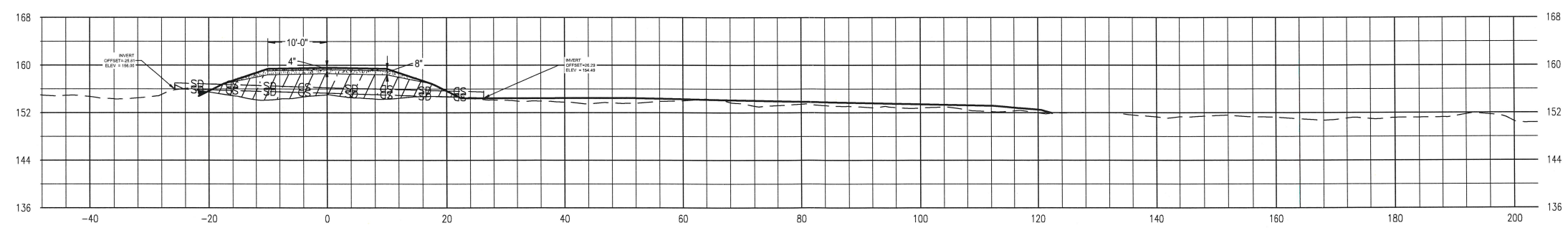


CLIENT: DAN TALBERT  
PROJECT: S BIG LAKE SUBDIVISION DEVELOPMENT  
SHEET TITLE: TALBERT DRIVE PROFILE  
PROJ. NO.: 20250505  
YEAR: 2026  
SHEET 04 OF 05

DRAWING LOCATION  
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 PUBLISHED CTB  
 FGS\_2025  
 SCALE  
 AS NOTED  
 DATE TIME  
 19/02/26 12:01 PM

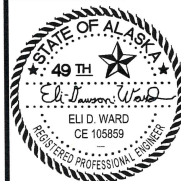


**A**  
05 CULVERT PLAN VIEW



**B**  
05 CULVERT PROFILE VIEW

NOTES:  
1. ALL PROFILES ARE AT A VERTICAL EXAGGERATION OF 5:1

DESIGNED BY:	EDW
CHECKED BY:	EDW
DRAFTED BY:	EDW
	
FROSTED GROUND ENGINEERING SERVICES, LLC 16930 MEADOW CREEK DRIVE, EAGLE RIVER AK 99577 (907) 398-5272 CERT. OF AUTHORIZATION: 236039	
CLIENT:	DAN TALBERT
PROJECT:	S BIG LAKE SUBDIVISION DEVELOPMENT
SHEET TITLE:	CULVERT PROFILE
PROJ. NO.:	20250505
YEAR:	2026
SHEET:	05 OF 05

**Average Daily Traffic for 5960 S. Big Lake Road Subdivision**

Using criteria set in 2022 SCM section A-15 (attached below), the average daily traffic for the (5) houses in this subdivision is estimated to be 50 trips per day.

The intersection between the shared driveway and S. Big Lake Road is estimated to be 50 trips per day.

**A15 Average Daily Traffic**

(a) The following formula shall be used to determine the required classification of streets:

ADT = Number of lots x 10 for single-family residential use.

(b) See Section G for other land uses.

(c) For subdivisions of five or more lots, submit potential ADT calculations for the following locations

with the preliminary plat:

(1) at each intersection within the subdivision,

(2) at each intersection en route to an existing Residential Collector street or higher classification, and

(3) at an existing Residential Collector street or higher classification.

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

### VARIANCE APPLICATION

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

**Legal description of property:** TOWNSHIP 17N RANGE 3W SECTION 29LOT C9 (S17N03W29)\_\_\_\_\_

RECEIVED

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

APR 16 2026

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

PLATTING

I, Daniel Talbert, owner of the above described property apply for a variance from Section 43.20.281 of the Borough Code in order to allow:

Contingent approval before starting dirt work.

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

<b>APPLICANT OR OWNER</b>	Name: Daniel Talbert	Email: Dtalbert@ami-alaska.com
	Mailing Address: 2422 W Sunlight Ln	Zip: 99654
	Signature: Daniel Talbert	Phone: 907-982-7394

<b>SURVEYOR</b>	Name (FIRM): Lavender Survey & Mapping	Email: dayna@lavendersurvey.com
	Mailing Address: 720 N Yeti St. Palmer, AK	Zip: 99645
	Contact Person: Dayna Rumfelt	Phone: 907-301-5177

3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.

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

Due to the topographic nature of these lots and the presence of ground water in the top ten feet (eight feet during seasonal high ground water), there will be required grading efforts required prior to the subdivision of the existing lot. The required dirt work to be 8 feet above high water table will still be completed. No existing wastewater or water systems in the nearby by community will be affected by the No detriments to public health, safety, or welfare.

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

Due to the topographic nature of lot 5 and the presence of the wetlands area in the middle of the lot, there is a not a proper location to dig a test hole that would be representation of the useable septic area, per MSB 43.20.281(A)(1)(a). However, after the grading efforts have been completed the lot will meet the code requirement. The proposed grading plan will cut the hill back creating the 10,000 sq. ft of septic. Excavation of a test hole in current conditions would not provide a true representation of post-development conditions.

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

The required grading efforts are going to incur a very significant capital cost for our project. If we are required to complete the dirt work before review, and the subdivision of the lot does not get approved for any number of reasons related to the grading efforts completed, we will not have the financial means to replicate or continue the work. Our intention is to have the planned engineering work reviewed prior to initializing construction efforts.

## Matthew Goddard

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**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Tuesday, May 19, 2026 1:38 PM  
**To:** Matthew Goddard  
**Cc:** Salminen, Mandy M (DFG)  
**Subject:** Agency Response: RFC Tenakee Cove (MG)

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

Hi (again) Matthew,

Alaska Department of Fish & Game (ADF&G) has reviewed this request to create 5 lots from Parcel 1, MSB Waiver #85-5, recorded as 89-10w, to be known as Tenakee Cove, containing approximately 10.44 acres. ADF&G has no objections to this platting action with the following comment:

- Parcel 1 borders the Big Lake (AWC: 247-50-10330-0010) on the east border of the lot. Big Lake is anadromous fish water body and provide habitat for Chinook, coho, sockeye, pink, and chum salmon. It has been determined that dividing the lot into four lots does not require habitat permit at this time but may be required a permit if the property owner intends to withdraw water, modify banks, has in water work, or work at or below the ordinary high water line. In addition, a fish habitat permit is not required for a variance from usable area requirements for prior to final recordation. However, if the applicant intends to modify the lake banks, withdraw water, or other in-water work during their expected dirt work, they will need a fish habitat permit. Please contact me if you have any questions at (907)861-3203 or [mandy.salminen@alaska.gov](mailto:mandy.salminen@alaska.gov).

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

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, April 30, 2026 4:46 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Bill Gamble <Bill.Gamble@matsugov.us>; ibmillinginalaska@gmail.com; clinchnot@yahoo.com; cmich@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept.



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](mailto: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."

- 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](mailto: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](mailto:erica.kostelecky@alaska.gov).

Sincerely,



Erica Kostelecky  
Area Planner, DOT&PF

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

## Matthew Goddard

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**From:** Tammy Simmons  
**Sent:** Tuesday, May 12, 2026 3:54 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Tenakee Cove (MG)

Hello Matthew,

PD&E has no objection to the proposed variance. PD&E comments a drainage report will be required if more than 10,000 SF of land will be disturbed to create the usable area.

Thank you.

PD&E Review Group

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, April 30, 2026 4:46 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Bill Gamble <Bill.Gamble@matsugov.us>; ibmillinginalaska@gmail.com; clinchnot@yahoo.com; cmich@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Tenakee Cove (MG)

Hello,

The following link is a request for comments for the proposed Tenakee Cove. Please ensure all comments have been submitted by May 19, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[☐ Tenakee Cove](#)

Feel free to contact me if you have any questions.

Thank you,

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Friday, May 1, 2026 11:43 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Tenakee Cove (MG)

No comments from the Permit Center.

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

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, April 30, 2026 4:46 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Bill Gamble <Bill.Gamble@matsugov.us>; ibmillinginalaska@gmail.com; clinchnot@yahoo.com; cmich@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Tenakee Cove (MG)

Hello,

The following link is a request for comments for the proposed Tenakee Cove.  
Please ensure all comments have been submitted by May 19, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[☐ Tenakee Cove](#)

Feel free to contact me if you have any questions.

Thank you,



## **MATANUSKA-SUSITNA BOROUGH**

**Planning and Land Use Department**

**Code Compliance Division**

350 East Dahlia Avenue • Palmer, AK 99645

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

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

### **MEMORANDUM**

**DATE:** May 16, 2026

**TO:** Matthew Goddard, Platting Technician

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

**SUBJECT:** Proposed Agenda Plat Tenakee Cove – 2026-049

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

No objection to moving forward to create five new lots from the existing parcel as proposed.



RECEIVED  
APR 16 2026  
PLATTING

February 12, 2026  
1832-01

Department of the Army  
U.S. Army Engineer District, Alaska  
Regulatory Division  
P.O. Box 6898  
JBER, Alaska 99508-0898

**Attention: Project Manager  
Regulatory Project Manager**

RE: Proposed Residential Development at 5960 S Big Lake Rd, Wasilla, AK

Dear Project Manager,

Dan Talbert plans to construct a driveway to provide access to proposed residential lots in Wasilla, Alaska. This construction would impact approximately 20,693-sq ft (0.475-acres) of jurisdictional wetlands.

The proposed residential development would take place to the north of S Big Lake Rd. The proposed construction includes the filling of two separate wetlands and the construction of a shared driveway. The wetlands will be filled with 2,375 cubic yards of unclassified fill. Two culverts will be installed at the location of the wetlands to maintain natural flow patterns.

On behalf of Mr. Talbert, 3-Tier Alaska (3TA) has completed the enclosed application for *Nationwide Permit – 29 Residential Development*. This nationwide permit would authorize placement of 0.475-acres of fill into waters of the United States. Additionally, 3TA performed a wetland delineation at the site. The *Wetland Delineation Report* is attached.

Please contact me at (907) 522-4337 or [amcknight@3tieralaska.com](mailto:amcknight@3tieralaska.com) with questions or requests for additional information.

Sincerely,

Alice McKnight  
Staff Scientist

CC: Dan Talbert  
Ryan Kingsbery

Enclosures: Project Plans  
Nationwide Permit-29 Residential Development Application  
Wetland Delineation Report



NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY			
13. NAME OF WATERBODY, IF KNOWN <i>(if applicable)</i> Unnamed wetlands adjacent to Big Lake		14. PROPOSED ACTIVITY STREET ADDRESS <i>(if applicable)</i> 5690 S Big Lake	
15. LOCATION OF PROPOSED ACTIVITY <i>(see instructions)</i>		City:	State: Zip:
Latitude	°N	Longitude	°W
61	5281	149	8599
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN <i>(see instructions)</i>		Municipality	
State Tax Parcel ID 17N03W29C009		Matanuska-Susitna Borough	
Section	Township	Range	
29	17N	3W	
17. DIRECTIONS TO THE SITE. Going north on the Glenn Hwy merge left on to the Parks Hwy. Follow the Parks Hwy until you reach W Big Lake Rd. Turn left and follow Big Lake Rd for 3.4 miles before reaching a roundabout. Take the third exit continuing on Big Lake Rd for 2.7 miles. The site is on the right side of S Big Lake Rd. <span style="float: right;">+</span>			
18. IDENTIFY THE SPECIFIC NATIONWIDE PERMIT(S) YOU PROPOSE TO USE: NWP 29 - Residential Developments			
19. DESCRIPTION OF PROPOSED NATIONWIDE PERMIT ACTIVITY <i>(see instructions)</i> The applicant plans to develop the property to support five separate lots for residential development. An estimated 2,375- cubic yards of fill will be utilized to fill 0.475-acres (20,693-sq ft) of wetlands to allow for access to lots at the north end of the property. Two separate wetlands will be impacted. After the wetlands are filled a shared driveway will be constructed. Two culverts will be installed under the driveway to allow water to flow towards Big Lake. <span style="float: right;">+</span>			
20. DESCRIPTION OF PROPOSED MITIGATION MEASURES <i>(see instructions)</i> To minimize impacts to wetlands, the applicant is constructing a single shared driveway for access to separate residential lots. Additionally to allow for continued flow of surface water, the applicant is constructing two culverts under the driveway. <span style="float: right;">+</span>			
21. PURPOSE OF NATIONWIDE PERMIT ACTIVITY <i>(Describe the reason or purpose of the project, see instructions)</i> The applicant intends to fill 0.475-acres of wetland to allow construction of a shared driveway to access separate lots within the subject property. A Nationwide Permit #29 - Residential Development appears to be the most applicable permit for the proposed activity because this project will be placing fill material into non-tidal waters of the United States for the purpose of residential construction. <span style="float: right;">+</span>			
22. Quantity of Wetlands, Streams, or Other Types of Waters Directly Affected by Proposed Nationwide Permit Activity <i>(see instructions)</i>			
Acres	Linear Feet	Cubic Yards Dredged or Discharged	
0.475		2375	
<b>Each PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site.</b>			
23. List any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project on any related activity <i>(see instructions)</i> N/A			
24. If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and requires pre-construction notification, explain how the compensatory mitigation requirement in paragraph (c) of general condition 23 will be satisfied, or explain why the adverse environmental effects are no more than minimal and why compensatory mitigation should not be required for the proposed activity. A compensatory mitigation plan has been developed. The applicant plans to set aside an existing wetland under a Declaration of Conservation Covenants and Restrictions at 2422 Sunlight Ln in Wasilla, Alaska. This plan will be provided to the USACE following submission of this permit application. <span style="float: right;">+</span>			

25. Is Any Portion of the Nationwide Permit Activity Already Complete?  Yes  No If Yes, describe the completed work:

26. List the name(s) of any species listed as endangered or threatened under the Endangered Species Act that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity. (see instructions)  
No species listed as endangered or threatened under the ESA will be affected by the proposed activity. The property is not located within, or adjacent to, designated critical habitat.

27. List any historic properties that have the potential to be affected by the proposed NWP activity or include a vicinity map indicating the location of the historic property or properties. (see instructions)  
No historic properties were identified within or adjacent to this location using the National Historic Register.

28. For a proposed NWP activity that will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, identify the Wild and Scenic River or the "study river":  
N/A

29. If the proposed NWP activity also requires permission from the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers federally authorized civil works project, have you submitted a written request for section 408 permission from the Corps district having jurisdiction over that project?  Yes  No  
If "yes", please provide the date your request was submitted to the Corps District:

30. If the terms of the NWP(s) you want to use require additional information to be included in the PCN, please include that information in this space or provide it on an additional sheet of paper marked Block 30. (see instructions)

31. Pre-construction notification is hereby made for one or more nationwide permit(s) to authorize the work described in this notification. I certify that this information in this pre-construction notification is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT	DATE	SIGNATURE OF AGENT	DATE
------------------------	------	--------------------	------

The Pre-Construction Notification must be signed by the person who desires to undertake the proposed activity (applicant) and, if the statement in block 11 has been filled out and signed, the authorized agent.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

**Instructions for Preparing a  
Department of the Army  
Nationwide Permit (NWP) Pre-Construction Notification (PCN)**

**Blocks 1 through 4.** To be completed by the Corps of Engineers.

**Block 5. Applicant' Name.** Enter the name and the e-mail address of the responsible party or parties. If the responsible party is an agency, company, corporation, or other organization, indicate the name of the organization and responsible officer and title. If more than one party is associated with the preconstruction notification, please attach a sheet of paper with the necessary information marked Block 5.

**Block 6. Address of Applicant.** Please provide the full address of the party or parties responsible for the PCN. If more space is needed, attach an extra sheet of paper marked Block 6.

**Block 7. Applicant Telephone Number(s).** Please provide the telephone number where you can usually be reached during normal business hours.

**Blocks 8 through 11.** To be completed, if you choose to have an agent.

**Block 8. Authorized Agent's Name and Title.** Indicate name of individual or agency, designated by you, to represent you in this process. An agent can be an attorney, builder, contractor, engineer, consultant, or any other person or organization. Note: An agent is not required.

**Blocks 9 and 10. Agent's Address and Telephone Number.** Please provide the complete mailing address of the agent, along with the telephone number where he / she can be reached during normal business hours.

**Block 11. Statement of Authorization.** To be completed by the applicant, if an agent is to be employed.

**Block 12. Proposed Nationwide Permit Activity Name or Title.** Please provide a name identifying the proposed NWP activity, e.g., Windward Marina, Rolling Hills Subdivision, or Smith Commercial Center.

**Block 13. Name of Waterbody.** Please provide the name (if it has a name) of any stream, lake, marsh, or other waterway to be directly impacted by the NWP activity. If it is a minor (no name) stream, identify the waterbody the minor stream enters.

**Block 14. Proposed Activity Street Address.** If the proposed NWP activity is located at a site having a street address (not a box number), please enter it in Block 14.

**Block 15. Location of Proposed Activity.** Enter the latitude and longitude of where the proposed NWP activity is located. Indicate whether the project location provided is the center of the project or whether the project location is provided as the latitude and longitude for each of the "corners" of the project area requiring evaluation. If there are multiple sites, please list the latitude and longitude of each site (center or corners) on a separate sheet of paper and mark as Block 15.

**Block 16. Other Location Descriptions.** If available, provide the Tax Parcel Identification number of the site, Section, Township, and Range of the site (if known), and / or local Municipality where the site is located.

**Block 17. Directions to the Site.** Provide directions to the site from a known location or landmark. Include highway and street numbers as well as names. Also provide distances from known locations and any other information that would assist in locating the site. You may also provide a description of the location of the proposed NWP activity, such as lot numbers, tract numbers, or you may choose to locate the proposed NWP activity site from a known point (such as the right descending bank of Smith Creek, one mile downstream from the Highway 14 bridge). If a large river or stream, include the river mile of the proposed NWP activity site if known. If there are multiple locations, please indicate directions to each location on a separate sheet of paper and mark as Block 17.

**Block 18. Identify the Specific Nationwide Permit(s) You Propose to Use.** List the number(s) of the Nationwide Permit(s) you want to use to authorize the proposed activity (e.g., NWP 29).

**Block 19. Description of the Proposed Nationwide Permit Activity.** Describe the proposed NWP activity, including the direct and indirect adverse environmental effects the activity would cause. The description of the proposed activity should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal. Identify the materials to be used in construction, as well as the methods by which the work is to be done.

Provide sketches when necessary to show that the proposed NWP activity complies with the terms of the applicable NWP(s). Sketches usually clarify the activity and result in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed NWP activity (e.g., a conceptual plan), but do not need to be detailed engineering plans.

The written descriptions and illustrations are an important part of the application. Please describe, in detail, what you wish to do. If more space is needed, attach an extra sheet of paper marked Block 19.

**Block 20. Description of Proposed Mitigation Measures.** Describe any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed NWP activity. The description of any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or additional mitigation measures.

**Block 21. Purpose of Nationwide Permit Activity.** Describe the purpose and need for the proposed NWP activity. What will it be used for and why? Also include a brief description of any related activities associated with the proposed project. Provide the approximate dates you plan to begin and complete all work.

**Block 22. Quantity of Wetlands, Streams, or Other Types of Waters Directly Affected by the Proposed Nationwide Permit Activity.** For discharges of dredged or fill material into waters of the United States, provide the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained by the proposed NWP activity. For structures or work in navigable waters of the United States subject to Section 10 of the Rivers and Harbors Act of 1899, provide the amount of navigable waters filled, dredged, occupied by one or more structures (e.g., aids to navigation, mooring buoys) by the proposed NWP activity.

For multiple NWPs, or for separate and distant crossings of waters of the United States authorized by NWPs 12 or 14, attach an extra sheet of paper marked Block 21 to provide the quantities of wetlands, streams, or other types of waters filled, flooded, excavated, or drained (or dredged or occupied by structures, if in waters subject to Section 10 of the Rivers and Harbors Act of 1899) for each NWP. For NWPs 12 and 14, include the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained for each separate and distance crossing of waters or wetlands. If more space is needed, attach an extra sheet of paper marked Block 21.

**Block 23. Identify Any Other Nationwide Permit(s), Regional General Permit(s), or Individual Permit(s) Used to Authorize Any Part of Proposed Activity or Any Related Activity.** List any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. For linear projects, list other separate and distant crossings of waters and wetlands authorized by NWPs 12 or 14 that do not require PCNs. If more space is needed, attach an extra sheet of paper marked Block 22.

**Block 24. Compensatory Mitigation Statement for Losses of Greater Than 1/10-Acre of Wetlands When Pre-Construction Notification is Required.** Paragraph (c) of NWP general condition 23 requires compensatory mitigation at a minimum one-for-one replacement ratio will be required for all wetland losses that exceed 1/10-acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation is more environmentally appropriate or the adverse environmental effects of the proposed NWP activity are no more than minimal without compensatory mitigation, and provides an activity-specific waiver of this requirement. Describe the proposed compensatory mitigation for wetland losses greater than 1/10 acre, or provide an explanation of why the district engineer should not require wetland compensatory mitigation for the proposed NWP activity. If more space is needed, attach an extra sheet of paper marked Block 23.

**Block 25. Is Any Portion of the Nationwide Permit Activity Already Complete?** Describe any work that has already been completed for the NWP activity.

**Block 26. List the Name(s) of Any Species Listed As Endangered or Threatened under the Endangered Species Act that Might be Affected by the Nationwide Permit Activity.** If you are not a federal agency, and if any listed species or designated critical habitat might be affected or is in the vicinity of the proposed NWP activity, or if the proposed NWP activity is located in designated critical habitat, list the name(s) of those endangered or threatened species that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity. If you are a Federal agency, and the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 7 of the Endangered Species Act.

**Block 27. List Any Historic Properties that Have the Potential to be Affected by the Nationwide Permit Activity.** If you are not a federal agency, and if any historic properties have the potential to be affected by the proposed NWP activity, list the name(s) of those historic properties that have the potential to be affected by the proposed NWP activity. If you are a Federal agency, and the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

**Block 28. List the Wild and Scenic River or Congressionally Designated Study River if the Nationwide Permit Activity Would Occur in such a River.** If the proposed NWP activity will occur in a river in the National Wild and Scenic River System or in a river officially designated by Congress as a "study river" under the Wild and Scenic Rivers Act, provide the name of the river. For a list of Wild and Scenic Rivers and study rivers, please visit

**Block 29. Nationwide Permit Activities that also Require Permission from the Corps Under 33 U.S.C. 408.** If the proposed NWP activity also requires permission from the Corps under 33 U.S.C. 408 because it will temporarily or permanently alter, occupy, or use a Corps federal authorized civil works project, indicate whether you have submitted a written request for section 408 permission from the Corps district having jurisdiction over that project.

**Block 30. Other Information Required For Nationwide Permit Pre-Construction Notifications.** The terms of some of the Nationwide Permits include additional information requirements for preconstruction notifications:

- \* NWP 3, Maintenance –information regarding the original design capacities and configurations of the outfalls, intakes, small impoundments, and canals.
- \* NWP 31, Maintenance of Existing Flood Control Facilities –a description of the maintenance baseline and the dredged material disposal site.
- \* NWP 33, Temporary Construction, Access, and Dewatering –a restoration plan showing how all temporary fills and structures will be removed and the area restored to pre-project conditions.
- \* NWP 44, Mining Activities –if reclamation is required by other statutes, then a copy of the final reclamation plan must be submitted with the pre-construction notification.
- \* NWP 45, Repair of Uplands Damaged by Discrete Events –documentation, such as a recent topographic survey or photographs, to justify the extent of the proposed restoration.
- \* NWP 48, Commercial Shellfish Aquaculture Activities –(1) a map showing the boundaries of the project area, with latitude and longitude coordinates for each corner of the project area; (2) the name(s) of the species that will be cultivated during the period this NWP is in effect; (3) whether canopy predator nets will be used; (4) whether suspended cultivation techniques will be used; and (5) general water depths in the project area (a detailed survey is not required).
- \* NWP 49, Coal Remining Activities –a document describing how the overall mining plan will result in a net increase in aquatic resource functions to the district engineer and receive written authorization prior to commencing the activity.
- \* NWP 50, Underground Coal Mining Activities –if reclamation is required by other statutes, then a copy of the reclamation plan must be submitted with the pre-construction notification.

If more space is needed, attach an extra sheet of paper marked Block 29.

**Blocks 31 and 32.** For bank stabilization activities, we are collecting information on the use of living shorelines in coastal waters and lakes to inform future NWP rulemaking efforts. If the PCN is for a proposed NWP 13 activity, and it is located in coastal waters or a lake, please check the appropriate box in block 31 to indicate whether you considered the use of a living shoreline to protect your property from erosion. If the PCN is for a proposed NWP 13 activity, and it is located in coastal waters or a lake, please check the appropriate box in block 32 to indicate whether there are contractors in your area that construct living shorelines.

**Block 33. Signature of Applicant or Agent.** The PCN must be signed by the person proposing to undertake the NWP activity, and if applicable, the authorized party (agent) that prepared the PCN. The signature of the person proposing to undertake the NWP activity shall be an affirmation that the party submitting the PCN possesses the requisite property rights to undertake the NWP activity (including compliance with special conditions, mitigation, etc.).

#### DELINEATION OF WETLANDS, OTHER SPECIAL AQUATIC SITES, AND OTHER WATERS

Each PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current wetland delineation manual and regional supplement published by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. The 45 day PCN review period will not start until the delineation is submitted or has been completed by the Corps.

#### DRAWINGS AND ILLUSTRATIONS

##### General Information.

Three types of illustrations are needed to properly depict the work to be undertaken. These illustrations or drawings are identified as a Vicinity Map, a Plan View or a Typical Cross-Section Map. Identify each illustration with a figure or attachment number. For linear projects (e.g. roads, subsurface utility lines, etc.) gradient drawings should also be included. Please submit one original, or good quality copy, of all drawings on 8½x11 inch plain white paper (electronic media may be substituted). Use the fewest number of sheets necessary for your drawings or illustrations. Each illustration should identify the project, the applicant, and the type of illustration (vicinity map, plan view, or cross-section). While illustrations need not be professional (many small, private project illustrations are prepared by hand), they should be clear, accurate, and contain all necessary information.

#### ADDITIONAL INFORMATION AND REQUIREMENTS

For proposed NWP activities that involve discharges into waters of the United States, water quality certification from the State, Tribe, or EPA must be obtained or waived (see NWP general condition 25). Some States, Tribes, or EPA have issued water quality certification for one or more NWPs. Please check the appropriate Corps district web site to see if water quality certification has already been issued for the NWP(s) you wish to use. For proposed NWP activities in coastal states, state Coastal Zone Management Act consistency concurrence must be obtained, or a presumption of concurrence must occur (see NWP general condition 26). Some States have issued Coastal Zone Management Act consistency concurrences for one or more NWPs. Please check the appropriate Corps district web site to see if Coastal Zone Management Act consistency concurrence has already been issued for the NWP(s) you wish to use.

## Matthew Goddard

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**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, May 18, 2026 6:50 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Tenakee Cove (MG)  
**Attachments:** Agenda Plat.pdf

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

Matthew,

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

Thanks,

**GCI** | OSP Design

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

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

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, April 30, 2026 4:46 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Bill Gamble <Bill.Gamble@matsugov.us>; ibmillinalaska@gmail.com; clinchnot@yahoo.com; cmich@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Tenakee Cove (MG)

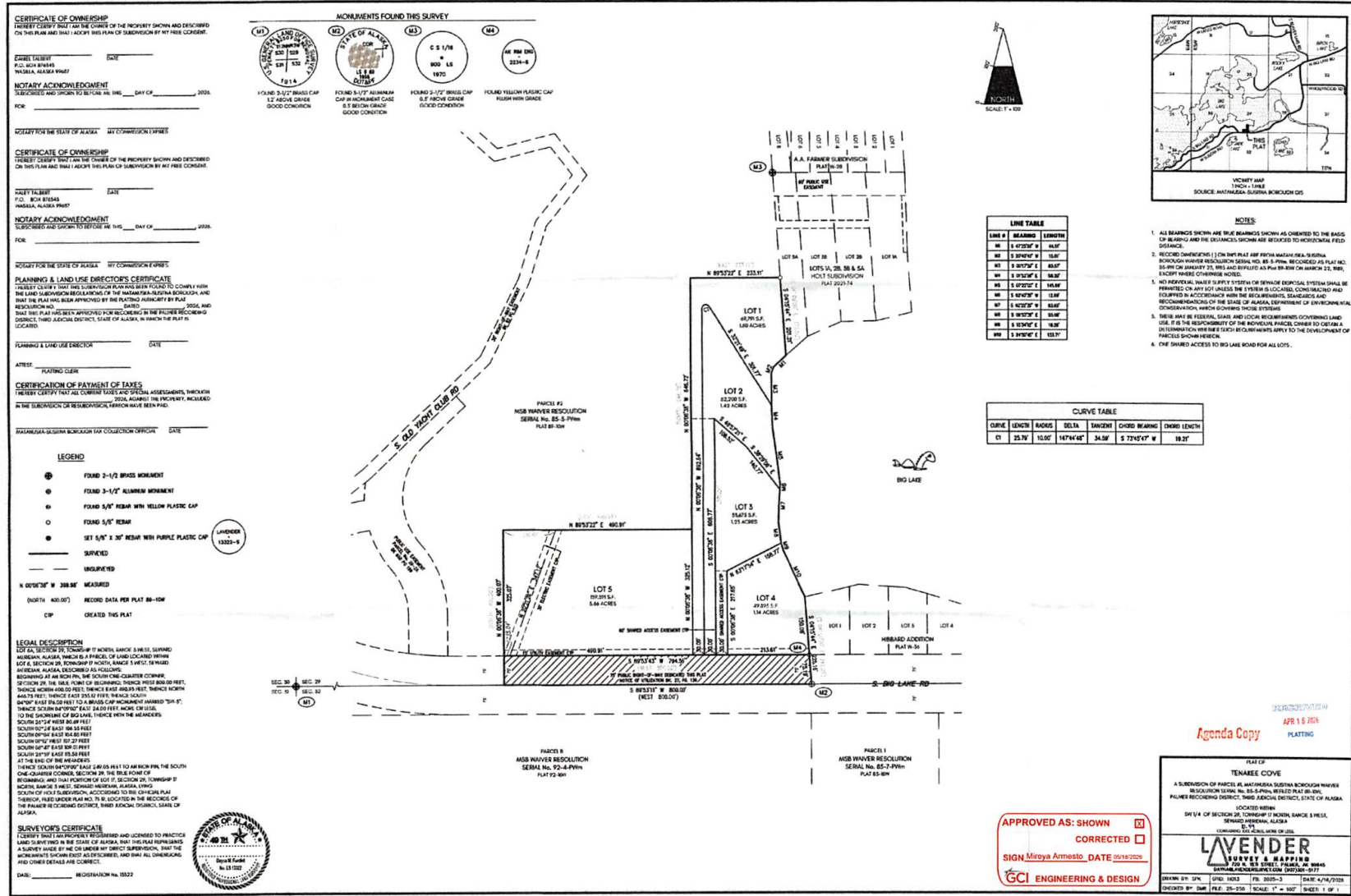
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

The following link is a request for comments for the proposed Tenakee Cove.

Please ensure all comments have been submitted by May 19, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Tenakee Cove](#)



Agenda Copy  
APR 16 PM  
PLATTING

PLAT OF  
**TENAKEE COVE**  
A SUBDIVISION OF PARCELS IN ANATKUSA, ALASKA, RESOLUTION NUMBER 19-04, AS-5-PHASE, REVISED PLAT BEARING PLATTING RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.  
LOCATED WITHIN  
SH 1/4 OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA.  
BY  
LAVENDER SURVEY & MAPS  
300 N. 16th STREET, PRISM, AK 99584  
BANKING PROFESSIONAL LICENSE: 000188-1517  
DRAWN BY: SPK, SHEL: M023, FR: 2025-3, DATE: 4/18/2025  
CHECKED BY: JAM, FILE: 20-250, SCALE: 1" = 100'

## Matthew Goddard

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**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, May 7, 2026 10:56 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Tenakee Cove (MG)

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

Hello,

MTA requests the Shared Access Easement include utilities as well.

Thank you for the opportunity to comment.

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

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



---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, April 30, 2026 4:46 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Bill Gamble <Bill.Gamble@matsugov.us>; ibmillinginalaska@gmail.com; clinchnot@yahoo.com; cmich@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Tenakee Cove (MG)

Hello,

The following link is a request for comments for the proposed Tenakee Cove.

**CERTIFICATE OF OWNERSHIP**

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

DANIEL TALBERT DATE \_\_\_\_\_  
 P.O. BOX 876543  
 WASILLA, ALASKA 99687

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
 FOR: \_\_\_\_\_

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

**CERTIFICATE OF OWNERSHIP**

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

HALEY TALBERT DATE \_\_\_\_\_  
 P.O. BOX 876543  
 WASILLA, ALASKA 99687

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
 FOR: \_\_\_\_\_

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

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

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

PLANNING & LAND USE DIRECTOR DATE \_\_\_\_\_

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

**CERTIFICATION OF PAYMENT OF TAXES**

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

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE \_\_\_\_\_

**LEGEND**

- ⊕ FOUND 2-1/2" BRASS MONUMENT
- ⊕ FOUND 3-1/2" ALUMINUM MONUMENT
- ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- FOUND 5/8" REBAR
- SET 5/8" X 30" REBAR WITH PURPLE PLASTIC CAP
- SURVEYED
- - - UNSURVEYED
- N 00°06'38" W 399.98' MEASURED
- (NORTH 400.00') RECORD DATA PER PLAT 89-10W
- CTP CREATED THIS PLAT

**LEGAL DESCRIPTION**

LOT 6A, SECTION 29, TOWNSHIP 17 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, WHICH IS A PARCEL OF LAND LOCATED WITHIN LOT 6, SECTION 29, TOWNSHIP 17 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT AN IRON PIN, THE SOUTH ONE-QUARTER CORNER, SECTION 29, THE TRUE POINT OF BEGINNING; THENCE WEST 800.00 FEET, THENCE NORTH 400.00 FEET; THENCE EAST 490.93 FEET; THENCE NORTH 646.75 FEET; THENCE EAST 233.12 FEET; THENCE SOUTH 04°09'00" EAST 176.00 FEET TO A BRASS CAP MONUMENT MARKED "SW-5"; THENCE SOUTH 04°09'00" EAST 24.00 FEET, MORE OR LESS, TO THE SHORELINE OF BIG LAKE, THENCE WITH THE MEANDERS:  
 SOUTH 26°24' WEST 80.69 FEET  
 SOUTH 00°24' EAST 106.53 FEET  
 SOUTH 09°04' EAST 104.88 FEET  
 SOUTH 01°12' WEST 107.27 FEET  
 SOUTH 06°47' EAST 109.01 FEET  
 SOUTH 26°59' EAST 113.58 FEET  
 AT THE END OF THE MEANDERS  
 THENCE SOUTH 04°09'00" EAST 249.05 FEET TO AN IRON PIN, THE SOUTH ONE-QUARTER CORNER, SECTION 29, THE TRUE POINT OF BEGINNING; AND THAT PORTION OF LOT 17, SECTION 29, TOWNSHIP 17 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, LYING SOUTH OF HOLT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 71-19, LOCATED IN THE RECORDS OF THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**SURVEYOR'S CERTIFICATE**

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

DATE: \_\_\_\_\_ REGISTRATION No. 13322



**MONUMENTS FOUND THIS SURVEY**

M1

FOUND 2-1/2" BRASS CAP  
1.2' ABOVE GRADE  
GOOD CONDITION

M2

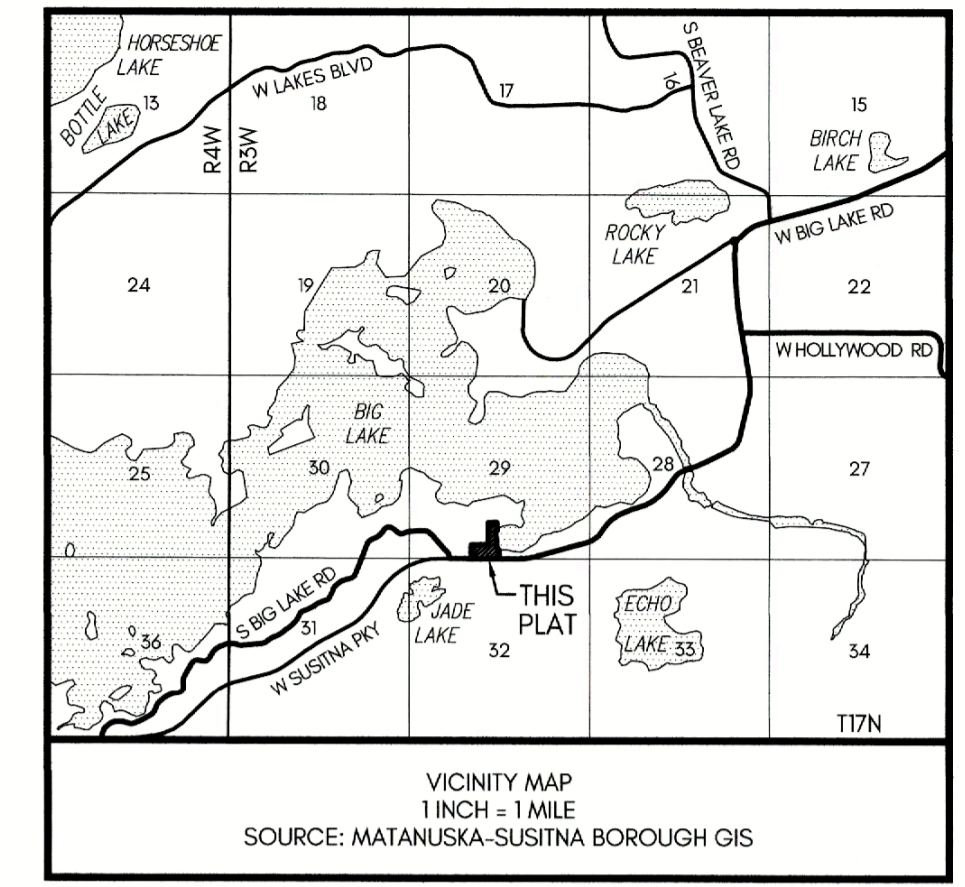
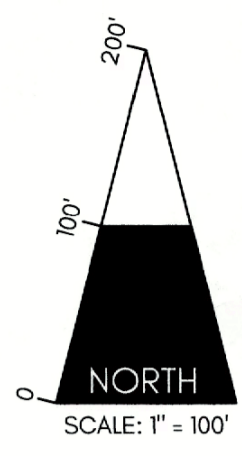
FOUND 3-1/2" ALUMINUM  
CAP IN MONUMENT CASE  
0.3' BELOW GRADE  
GOOD CONDITION

M3

FOUND 5/8" REBAR WITH  
YELLOW PLASTIC CAP  
0.3' ABOVE GRADE  
GOOD CONDITION

M4

FOUND YELLOW PLASTIC CAP  
FLUSH WITH GRADE



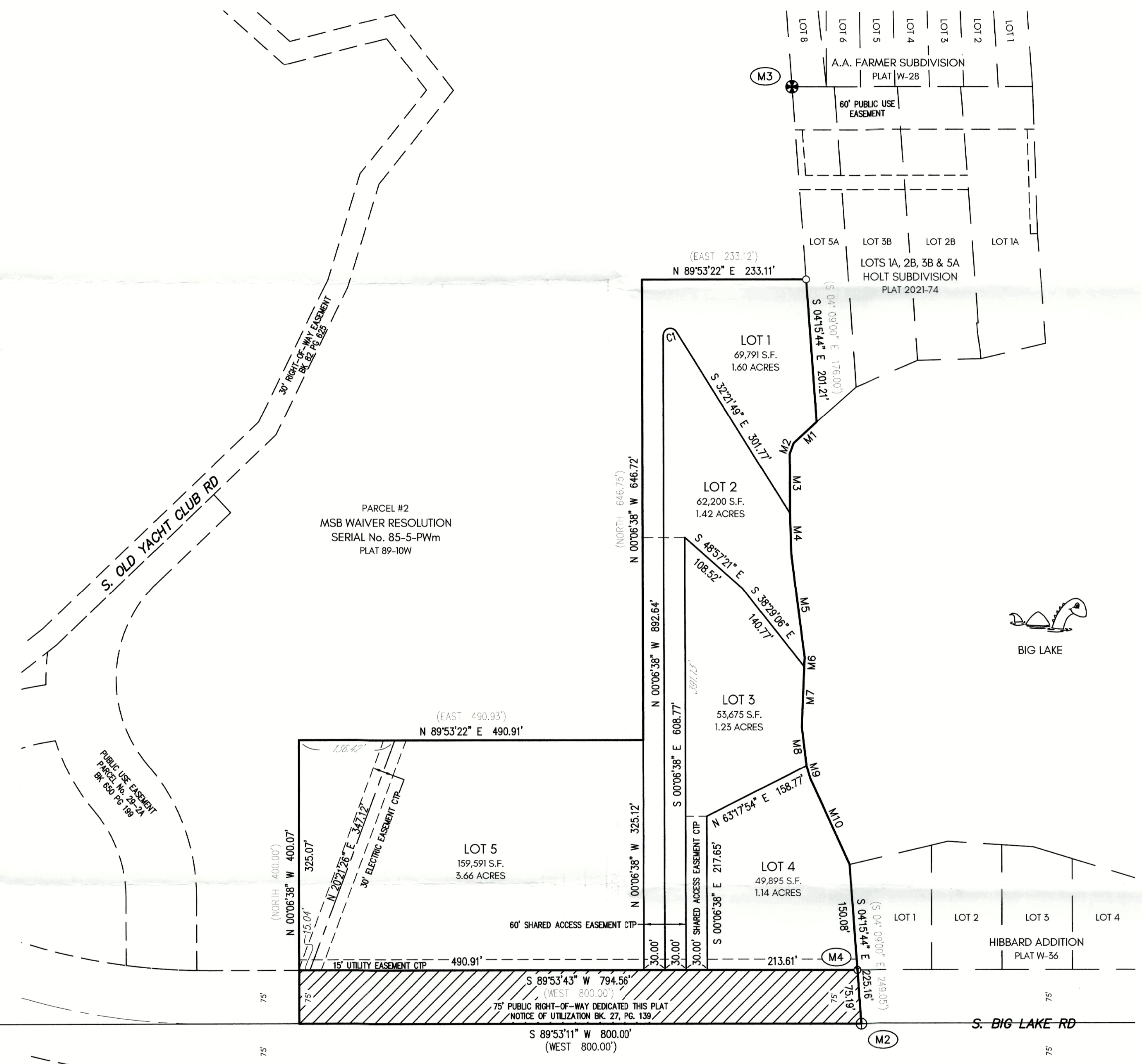
**LINE TABLE**

LINE #	BEARING	LENGTH
M1	S 47°25'58" W	44.51'
M2	S 20°40'43" W	15.81'
M3	S 00°17'59" E	83.57'
M4	S 01°52'28" E	58.20'
M5	S 07°22'00" E	145.89'
M6	S 02°40'35" W	12.89'
M7	S 02°22'33" W	83.69'
M8	S 06°53'38" E	55.06'
M9	S 15°34'12" E	18.26'
M10	S 24°50'45" E	133.71'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	25.79'	10.00'	147°44'48"	34.59'	S 73°45'47" W	19.21'

- NOTES:**
- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARINGS AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
  - RECORD DIMENSIONS ( ) ON THIS PLAT ARE FROM MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NO. 85-5-PWm, RECORDED AS PLAT NO. 85-9W ON JANUARY 23, 1985 AND REFILED AS Plat 89-10W ON MARCH 22, 1989, EXCEPT WHERE OTHERWISE NOTED.
  - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
  - 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.
  - ONE SHARED ACCESS TO BIG LAKE ROAD FOR ALL LOTS.



PLAT OF  
**TENAKEE COVE**  
 A SUBDIVISION OF PARCEL #1, MATANUSKA SUSITNA BOROUGH WAIVER RESOLUTION SERIAL No. 85-5-PWm, REFILED PLAT 89-10W, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
 LOCATED WITHIN  
 SW 1/4 OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA  
 CONTAINING XXXX ACRES, MORE OR LESS.

**LAVENDER**  
 SURVEY & MAPPING  
 DAYNALAVENDERSURVEY.COM (907)301-5177

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