

HANDOUTS

Matthew Goddard

From: Code Compliance
Sent: Tuesday, June 2, 2026 3:03 PM
To: Matthew Goddard
Subject: RE: RFC Khang Estates (MG)

Sorry, I'm trying to catch up on the Code Compliance inbox.

No comments from Code Compliance.

Brandon Tucker

Permit Technician

[Matanuska-Susitna Borough Permit Center](#)

350 E Dahlia Ave

Palmer AK 99645

P (907) 861-7871

F (907) 861-8158

From: 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)

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.

HANDOUT #1

KHANG ESTATES

CASE # 2026-045

MEETING DATE: JUNE 18, 2026

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

RECEIVED

JUN 09 2026

PLATTING

54003000L008 80
ELMORE PATRICK G & DEVVA
PO BOX 73
SUTTON, AK 99674-0073

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: BULL MOOSE SURVEYING
OWNER: SHAKENA KHANG & JAMES KINDSETH

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.

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 **June 18, 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. 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: <https://matsu.gov/boards/platting-board>.

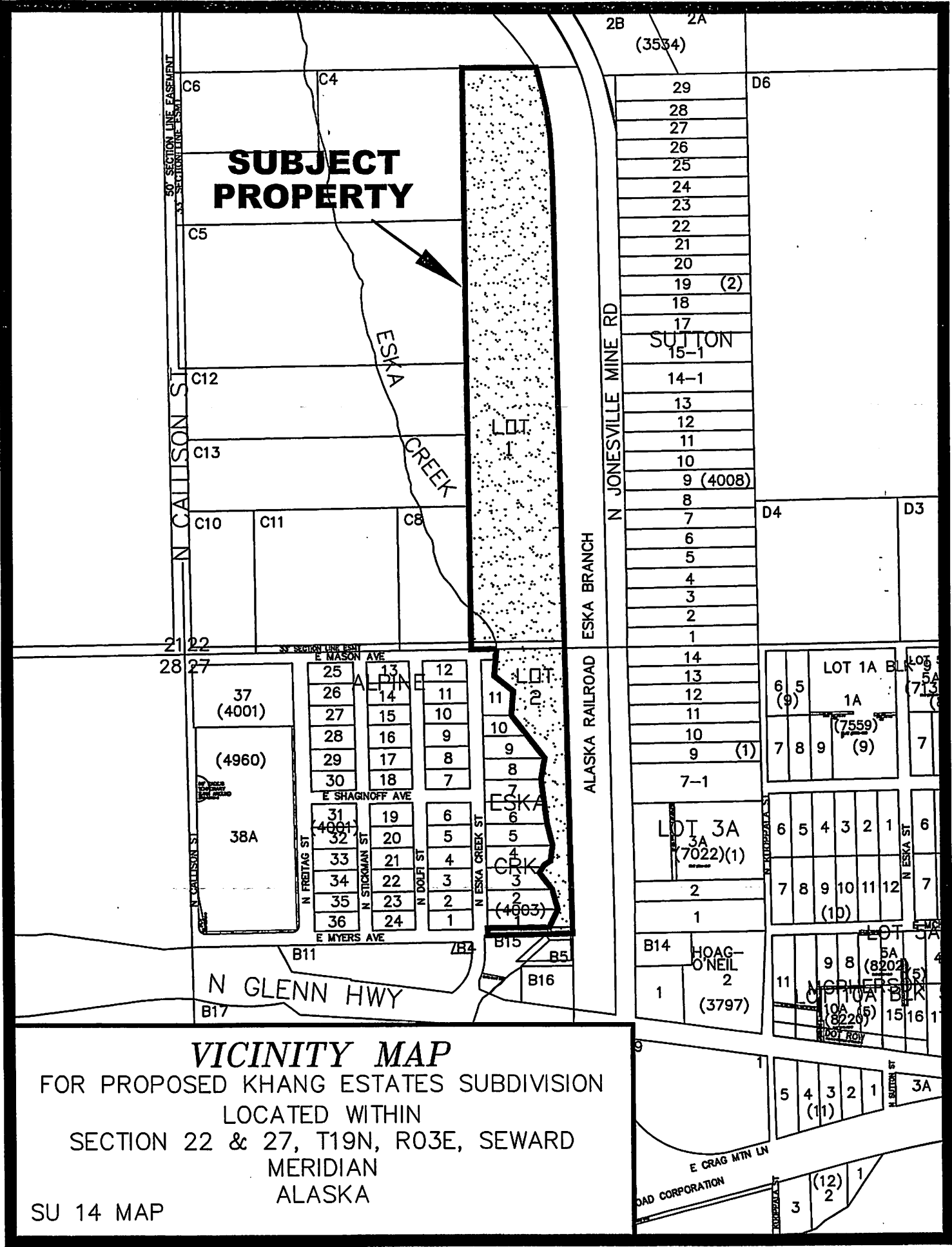
[] No Objection [] Objection [] Concern

Name: Elmore Address: 11525 Eska Creek St to Box 73 Sutton
Comments: Blocking of the power line trail which is used all year round by, 4 wheelers, snow machine and skiing

Case # 2026-045 MG

Note: Vicinity map Located on Reve

HANDOUT #2
KHANG ESTATES
CASE # 2026-045
MEETING DATE: JUNE 18, 2026



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED KHANG ESTATES SUBDIVISION
 LOCATED WITHIN
 SECTION 22 & 27, T19N, R03E, SEWARD
 MERIDIAN
 ALASKA

SU 14 MAP

30' SECTION LINE EASEMENT
 33' SECTION LINE EASEMENT

N CALLISON ST

21 22
28 27

N CALLISON ST

B17

C6

C5

C12

C13

C10

C11

25

26

27

28

29

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31

32

33

34

35

36

37 (4001)

(4960)

38A

N FREITAG ST

N STICKMAN ST

N DOLF ST

N ESKA CREEK ST

E MASON AVE

E SHAGINOFF AVE

E MYERS AVE

B11

B15

B16

B5

N GLENN HWY

ALASKA RAILROAD

ESKA BRANCH

N JONESVILLE MINE RD

2B

2A

(3534)

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SUTTON

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

RECEIVED
JUN 1 1 2026
PLATTING

54001000L009 5
WHITE PATRICK W
11540 N ESKA CREEK ST
SUTTON, AK 99674-8042

HANDOUT #3
KHANG ESTATES
CASE # 2026-045
MEETING DATE: JUNE 18, 2026

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: BULL MOOSE SURVEYING
OWNER: SHAKENA KHANG & JAMES KINDSETH

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.

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 **June 18, 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. 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: <https://matsu.gov/boards/platting-board>.

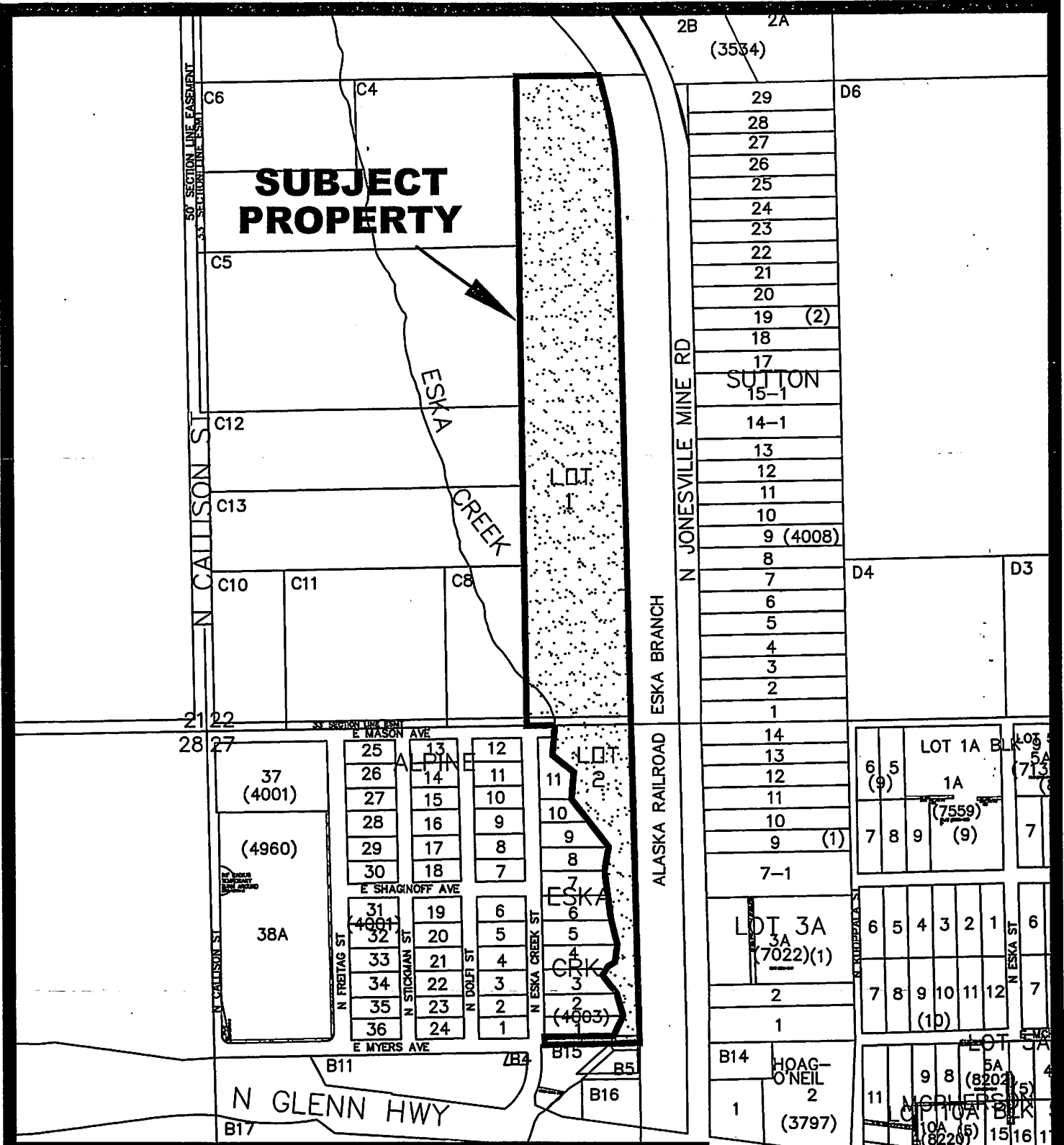
[] No Objection Objection [] Concern

Name: PATRICK WHITE Address: 11540 ESKA CR. ST.

Comments: I think its a terrible idea. First, thats a flood plane where the flood come down back 50 years or so again and is due again. Second, too much noise will be made and we will loose our peace and quiet. There are way better places than right next door to us. The old camp site on Granite Creek is one.

Case # 2026-045 MG

Note: Vicinity map Located on Reverse Side



**SUBJECT
PROPERTY**

VICINITY MAP
 FOR PROPOSED KHANG ESTATES SUBDIVISION
 LOCATED WITHIN
 SECTION 22 & 27, T19N, R03E, SEWARD
 MERIDIAN
 ALASKA

SU 14 MAP

Matthew Goddard

From: Code Compliance
Sent: Tuesday, June 2, 2026 4:24 PM
To: Matthew Goddard
Subject: RE: RFC Lillian's Landing (MG)

No comments from Code Compliance.

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

From: 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,

**HANDOUT #1
LILLIAN'S LANDING
CASE # 2026-048
MEETING DATE: JUNE 18, 2026**

Matthew Goddard

From: Code Compliance
Sent: Tuesday, June 2, 2026 4:26 PM
To: Matthew Goddard
Subject: RE: RFC Tenakee Cove (MG)

No comments from Code Compliance.

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

From: 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,

**HANDOUT #1
TENAKEE COVE
CASE # 2026-049
MEETING DATE: JUNE 18, 2026**

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

56262000L008 37
JFT WORLDWIDE VENTURES I LLC
706 DRIFTWOOD DR
LYNN HAVEN, FL 32444

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: LAVENDER SURVEY & MAPPING / DANIEL & HALEY TALBERT

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.

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 June 18, 2026, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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No Objection Objection Concern

Name: Jerry Turner Address: 4825 S. Dollar Rd Wasilla

Comments: Big Lake

NO OBJECTION

Case # 2026-049 MG

Note: Vicinity map Located on Reverse

**HANDOUT #2
TENAKEE COVE
CASE # 2026-049
MEETING DATE: JUNE 18, 2026**

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

RECEIVED
JUN 15 2026
PLATTING

56142000L001 8
MACKSEY PETER D & P K
1539 W 14TH AVE
ANCHORAGE, AK 99501

HANDOUT #3
TENAKEE COVE
CASE # 2026-049
MEETING DATE: JUNE 18, 2026

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: LAVENDER SURVEY & MAPPING / DANIEL & HALEY TALBERT

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.

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[] No Objection [] Objection Concern

Name: PETER MACKSEY Address: 1539 W. 14th ANCH, AK 99501

Comments: WE OWN LOT 1, BLOCK 1, HUBBARD ADDITION.
THERE IS A DRAINAGE CULVERT APPROXIMATELY 215 FT FROM OUR
LOT LINE THAT DRAWS THE SWAMP ACROSS S. BIG LAKE ROAD.
IT WANDERS ACROSS PROPOSED LOT 4 OF TENAKEE COVE AND
ENTERS THE LAKE ON OUR LOT AT THE ADJOINING CORNER,
WE WANT TO MAKE SURE REGRADING DOES NOT CHANGE
THE FLOW OF THAT DRAINAGE. (SEE DRAWING ON
REVERSE)

Case # 2026-049 MG

Note: Vicinity map Located on Reverse Side

