



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

June 22, 2026

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC (ENSTAR) has reviewed abbreviated plat DANDY BLUFFS 2026 (MSB 2026-66) and advises:

1. ENSTAR has existing natural gas service pipeline that crosses proposed LOT 3D-1 to serve proposed LOTS 3A, 3B & 3C. Attached is a depiction for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

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

1. Grant ENSTAR a ten feet (10 FT) wide natural gas easement centered over any portion of the natural gas service pipeline within proposed LOT 3D-1 and serving proposed LOTS 3A, 3B & 3C.
2. Dedicate a ten feet (10 FT) wide natural gas easement centered over any portion of the natural gas service pipeline within proposed LOT 3D-1 and serving proposed LOTS 3A, 3B & 3C.

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

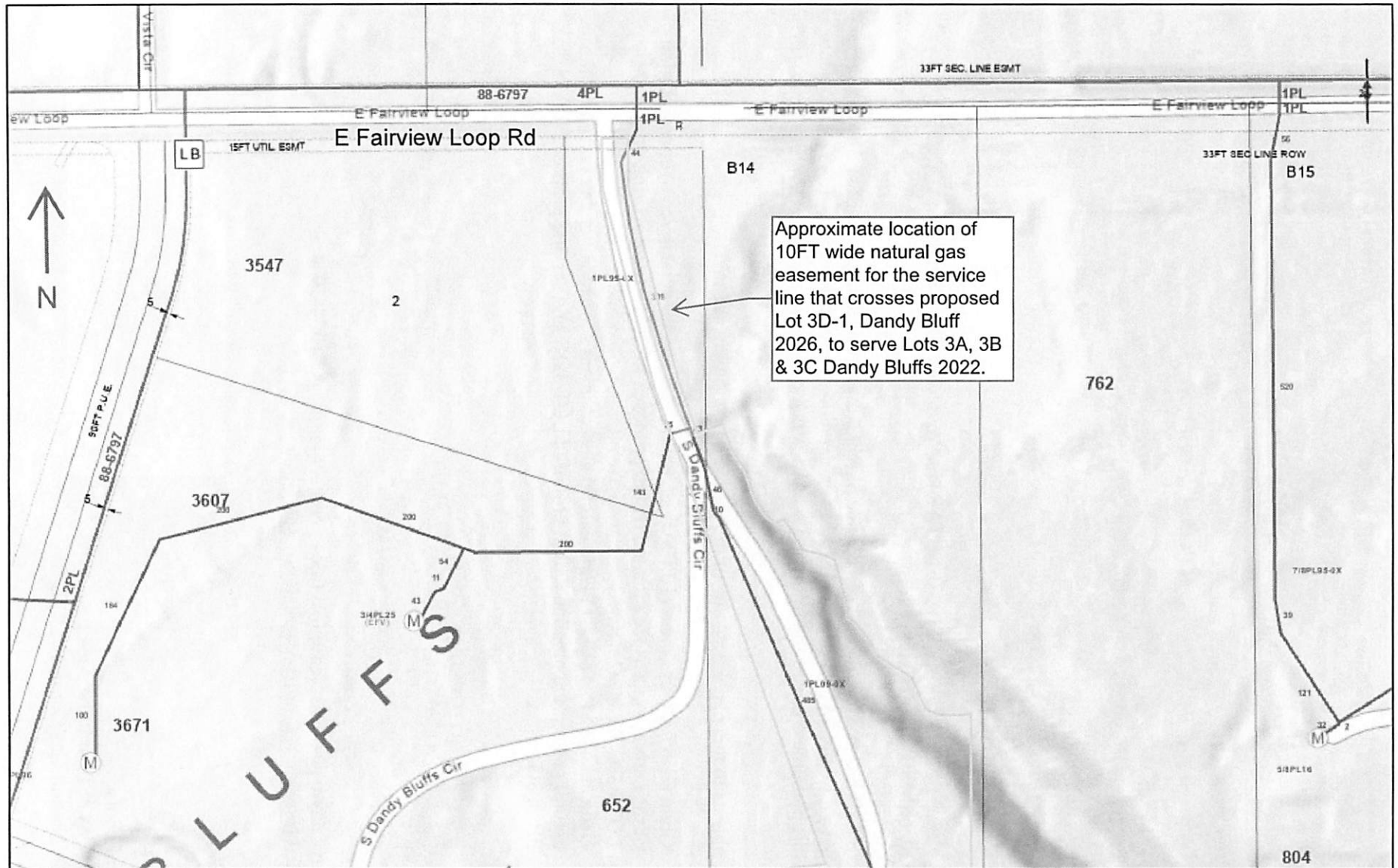
Sincerely,

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

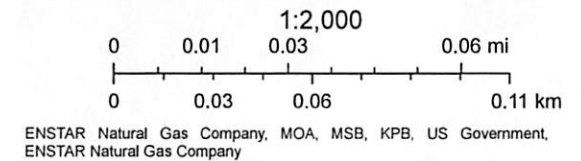
Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

HANDOUT # 1
Dandy Bluffs 2026
CASE # 2026-066
MEETING DATE: JULY 15, 2026

ArcGIS Web Map



ENSTAR As-Built
6/22/2026
Case# 2026-066
Dandy Bluffs 2026



RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Dandy Bluffs 2026, Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

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

**HANDOUT # 2
Dandy Bluffs 2026
CASE # 2026-066
MEETING DATE: JULY 15, 2026**

Rec'd
12-27-20

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

RECEIVED

JUL 06 2026

PLATTING

↓ THIS LOT & BLOCK

51032B07L007 12
MCGUIRE MARILYN
176 E SUSITNA AVE
WASILLA, AK 99654

IS 500 S. LAKE ST!

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: 490 E RAILROAD AVE LLC

REQUEST: The request is to create two lots from Lots 9 through 13, Block 13 Kennedy Addition, Plat W-4, to be known as **KENNEDY ADDITION TO THE WASILLA TOWNSITE, ALASKA LOT 9A AND LOT11A**, containing 0.77 acres +/- . The plat is located south of E. Bogard Rd, directly south of N Northshore Drive, and north of Wasilla Lake, located within the SE ¼ Section 2, Township 17 North, Range 01 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #4.

The Matanuska-Susitna Borough **Platting Officer** 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 **July 15, 2026**, starting at 8:30 a.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. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Cayman Reynolds** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection ☒ Concern

Name: MARILYN MCGUIRE Address: 176 E SUSITNA AVE WASILLA AK

Comments: The written description stating right after 0.77 acres
+/- There is no way the property is located south of E Bogard Rd,
directly south of N. Northshore Drive + north of Wasilla Lake!!
Also not in Section 2! S. Knik - Goose Bay Road does
cross the A.R.R but does NOT! touch Bogard Road.
I have no objection to the 2 new lots.
I don't like this pen!

Case # 2026-067 CR

Note: Vicinity map Located

HANDOUT # 1

Kennedy Addition To The Wasilla Townsite,
Alaska Lot 9A and Lot11A

CASE # 2026-067

MEETING DATE: JULY 15, 2026

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

RECEIVED

JUL 06 2026

PLATTING

51032B13L003 35
HERITAGE FAMILY INV LLC
5366 DAVIDSON ST SE
ALBANY, OR 97322

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: 490 E RAILROAD AVE LLC

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☒ No Objection [] Objection [] Concern

Name: George Sahlstrom, owner Address: 5366 Davidson St SE, Albany OR 97322

Comments: Heritage Family Investments LLC

Case # 2026-067 CR

Note: Vicinity map Located on Re

HANDOUT # 2
Kennedy Addition To The Wasilla Townsite,
Alaska Lot 9A and Lot11A
CASE # 2026-067
MEETING DATE: JULY 15, 2026



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

July 8, 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:

- **Back Acre Estates, HO 15 Mielke; Daniel and Laurie Mielkie (Hollywood Road)**
 - No objection to proposed lot line adjustment.
 - One shared access onto Hollywood Road.
 - Dedicate shared access easement.
 - Add plat note: "One shared access onto Hollywood Road for lots 1 & 2" or similar.
 - Platting actions change lot legal descriptions and require access permits to be reapplied for. Reapply for existing access to Hollywood 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

"Keep Alaska Mo

HANDOUT # 1
Back ACre Estates
CASE # 2026-071
MEETING DATE: JULY 15, 2026

develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

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

Sincerely,

A handwritten signature in black ink that reads "Erica Kostelecky". The script is cursive and fluid.

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
Alex Strawn, Planning Director, MSB
Chris Post, Highway Design Chief, DOT&PF

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Back Acre Estates, Section 30, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Dedicate shared access easement onto Hollywood Road.
6. Add plat note: "One shared access onto Hollywood Road for lots 1 & 2" or similar.
7. Reapply for existing access permits to Hollywood Road in regards to updated legal descriptions.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.

**HANDOUT # 2
Back ACre Estates
CASE # 2026-071
MEETING DATE: JULY 15, 2026**