

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Tyler Young

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

July 22, 2026

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **AIR LIQUIDE INDUSTRIAL PARK LOT 3A & 4A:** The request is to create two lots from Lot 2A Air Liquide Industrial Park Lots 1A + 2A, Plat No. 2012-122 to be known as **AIR LIQUIDE INDUSTRIAL PARK LOT 3A & LOT 4A**, containing 10.90 acres +/- . The property is located north of East Inner Springer Loop, east of South Glenn Highway, and directly south of East Commercial Drive (Tax ID # 7167000L002A); within the SE ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Within City of Palmer and in Assembly District #2. (Petitioner/Owner: New Horizons Telecom Inc, Staff: Cayman Reynolds, Case #2026-073)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **July 22, 2026**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 22, 2026**

ABBREVIATED PLAT: AIR LIQUIDE INDUSTRIAL PARK LOT 3A & LOT 4A

LEGAL DESCRIPTION: SEC 05, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: NEW HORIZONS TELECOM INC

SURVEYOR/ENGINEER: ALASKA REMOTE IMAGING

ACRES: 10.90 ± **PARCELS:** 2

REVIEWED BY: CAYMAN REYNOLDS **CASE #:** 2026-073

REQUEST: The request is to create two lots from Lot 2A Air Liquide Industrial Park Lots 1A + 2A, Plat No. 2012-122 to be known as **AIR LIQUIDE INDUSTRIAL PARK LOT 3A & LOT 4A**, containing 10.90 acres +/- . The property is located north of East Inner Springer Loop, east of South Glenn Highway, and directly south of East Commercial Drive (Tax ID # 7167000L002A); within the SE ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Within City of Palmer and in Assembly District #2.

EXHIBITS

Vicinity Map and Aerial Photos
As-Built
Topology
Usable Area Report

EXHIBIT A – 4 pgs
EXHIBIT B – 1 pg
EXHIBIT C – 1 pg
EXHIBIT D – 4 pgs

AGENCY COMMENTS

MSB Pre-Design and Engineering
City of Palmer
AK DOT
USACE
Utilities

EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 2 pgs
EXHIBIT H – 1 pg
EXHIBIT I – 1 pg

DISCUSSION: The proposed subdivision is creating two lots. Lot 3A is to be 5.09 acres and lot 4A is to be 5.82 acres. Access is from East Commercial Drive. East Commercial Drive is a City of Palmer owned and maintained road.

Usable Area Report: A Usable Area Report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Charles Leet, PE, notes one testhole was dug, with no water or impermeable layers found. Eastern proposed lot has an existing well and septic system. Based on the available soils and water table information, topography, Borough code and observations on site, each lot will have at least 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area within each of the proposed lots.

Comments: MSB Pre-Design and Engineering (**Exhibit E**): “PD&E has no comments since this parcel is located within the City of Palmer city limits and defer to the City of Palmer comments.”

City of Palmer (**Exhibit F**) has no objections. On site sewer and water are not authorized.

AK DOT (**Exhibit G**) advises to consider connectivity to proposed pathway along the southern boundary. Plat is within the Inner and Outer Springer Loop Separated Pathway Project.

USACE (**Exhibit H**) notes there may be aquatic resources located on the proposed Lot 3A. See the exhibit.

Utilities: (**Exhibit I**) GCI has no comments or objections. ENSTAR, MTA and MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services, ENSTAR, MTA and MEA.

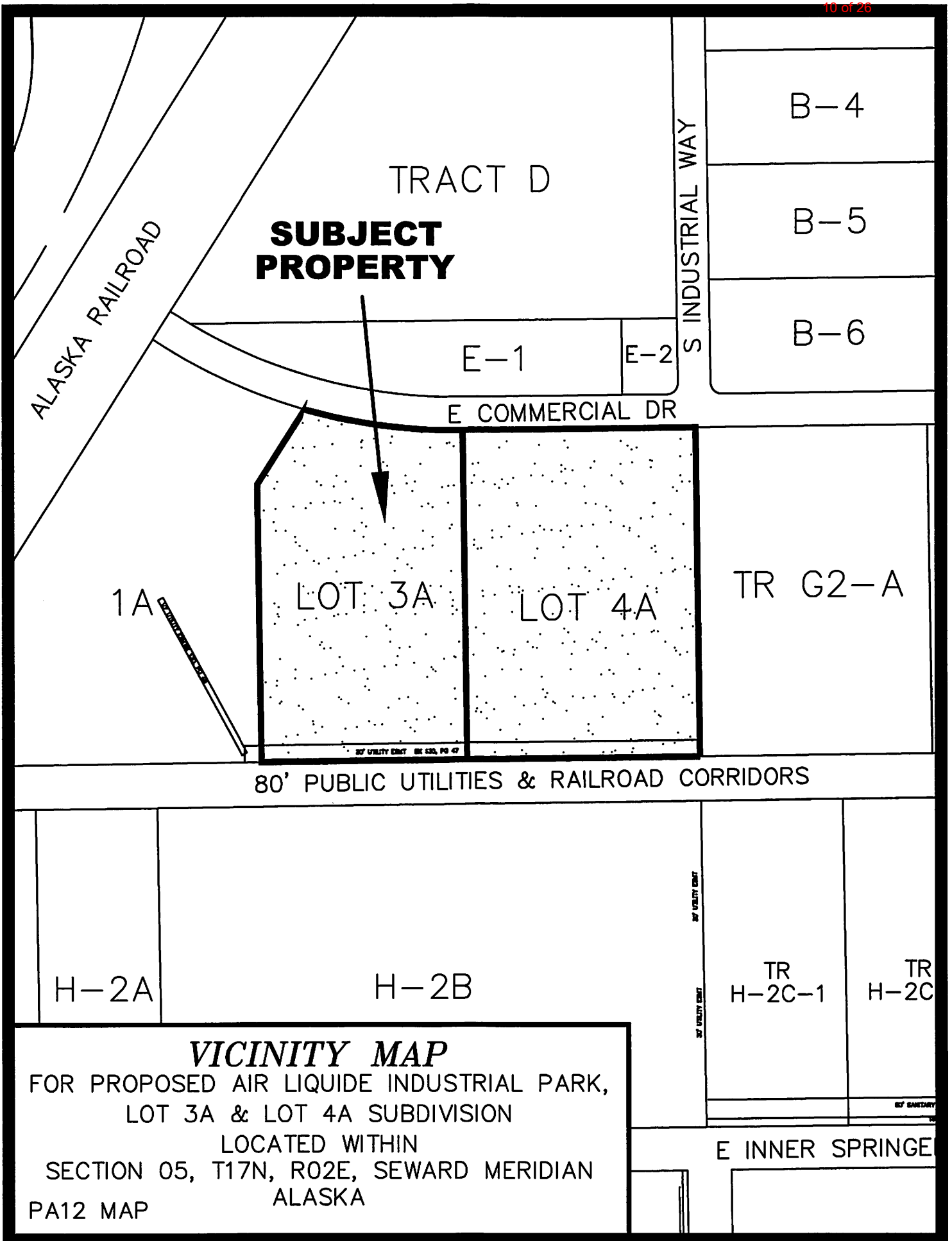
CONCLUSION: The abbreviated plat of Air Liquide Industrial Park Lot 3A & Lot 4A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A usable area report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Air Liquide Industrial Park Lot 3A & Lot 4A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A usable area report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services, ENSTAR, MTA and MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Air Liquide Industrial Park Lot 3A & Lot 4A, Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

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





0 145 290 580 Feet

S Industrial Way

E Commercial Dr

80' PUBLIC UTILITIES & RAILROAD CORRIDORS
80' PUBLIC UTILITIES & RAILROAD CORRIDORS

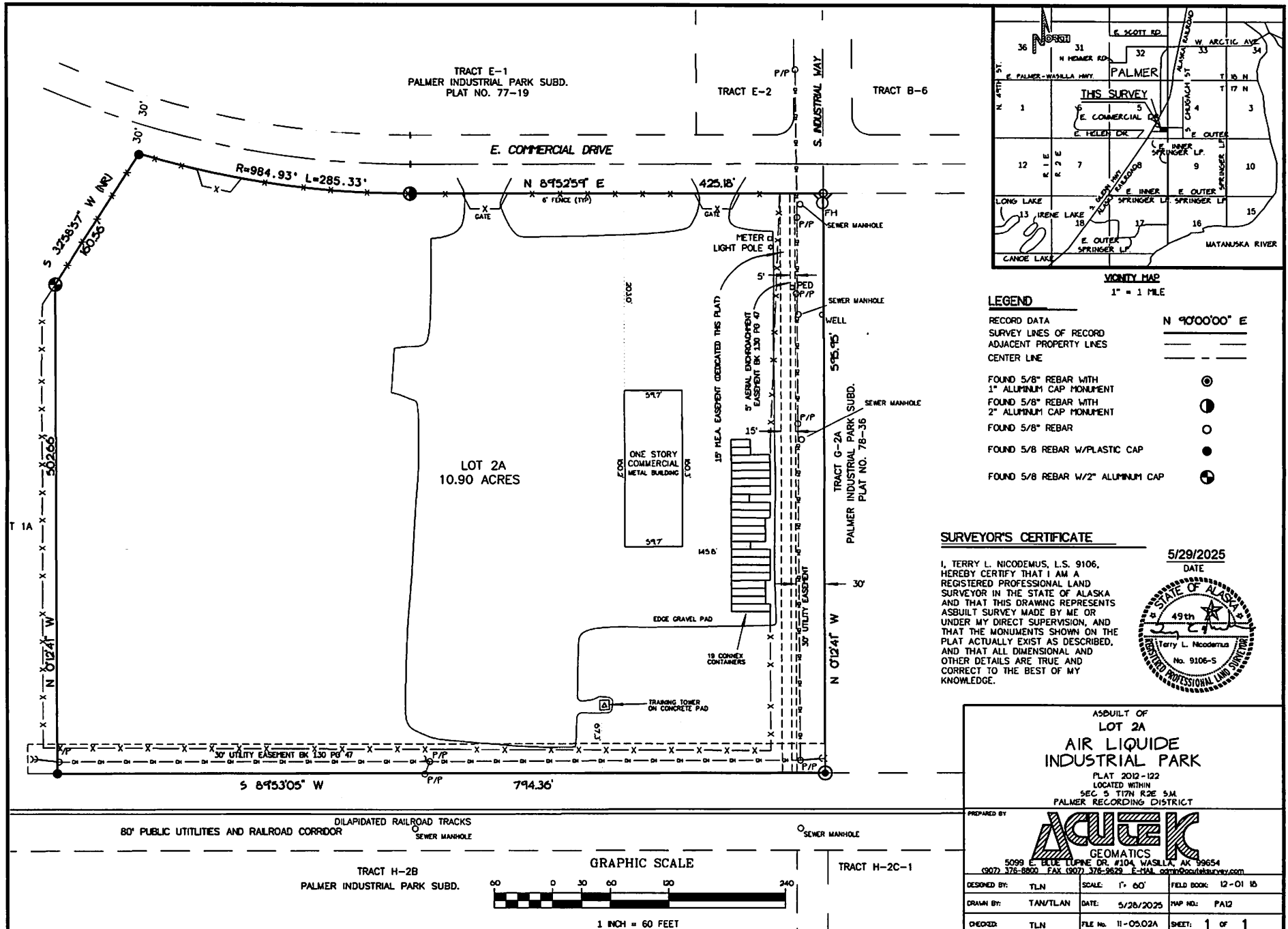
Microsoft, Vantor



0 145 290 580 Feet



0 425 850 1,700 Feet

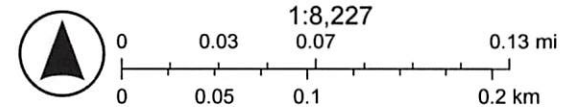


Air Liquide IND PK RSP Topology



5/28/2026

 Cadastral Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Matanuska-Susitna Borough,



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

April 4, 2026, Revised June 5, 2026

RECEIVED
JUN 08 2026
PLATTING

Mr. Tyler Young, PLS
Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

RE: Air Liquide Industrial Park Lots 1 & 2
140 E. Commercial Drive

Subject: Usable Area Report

Dear Mr. Young,

The owner of the above-mentioned parcels of land is proposing to subdivide this parcel into 2 lots: to be known as Lots 1 and 2 New Horizon Industrial Park. Each proposed lot will be in excess of 40,000 square feet, meeting Borough's minimum lot size. The eastern lot is fully developed with an existing well and septic. Access to the properties is E. Commercial Drive.

GEOTECHNICAL FIELD EXPLORATION

On March 31, 2026, a subsurface soils investigation was conducted on the parent parcel. One test hole was dug and visually rated, see attached drawing for test hole location. The soil encountered consisted of Well Graded 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 has a uniform slope from northwest (Elev. 216 ft) to southeast (Elev. 210 ft).

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 parcel to the east has been developed and has a functioning well and septic



USEABLE AREA REPORT
PROPOSED NEW HORIZON INDUSTRIAL PARK LOTS 1 AND 2

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.

FLOOD POTENTIAL EVALUATION

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.

CONCLUSION

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



6/8/2026

Attachment:

- Test Hole Location
- Test Hole Log 1

Charles A. Leet, P.E.
Project Engineer

Cc: Tait Kenny & Allen Swartzbacker
Alaska Remote Imaging
AK Rim File No. 2026009



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: Air Liquide Industrial Park Lots 1 &

Proj. Address 140 E. Commercial Drive

Logged By: Chuck Leet

Date: 03/31/2026

ARE File No. 26-009

Depth (feet)	Description
	Top Soil
1	
	Sand w/ Fines (SM)
2	
3	
4	
5	5-14' Well graded gravel with sand and cobbles GW
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom of Test Hole
15	
16	
17	
18	
19	
20	



TEST HOLE LOCATION:

See Test Hole Location Map

COMMENTS:

No water or impermeable layers were encountered.

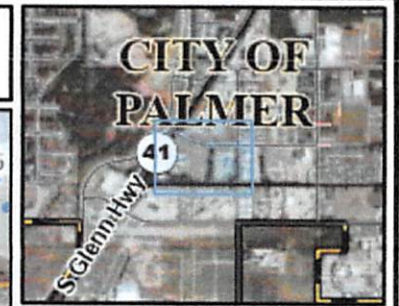
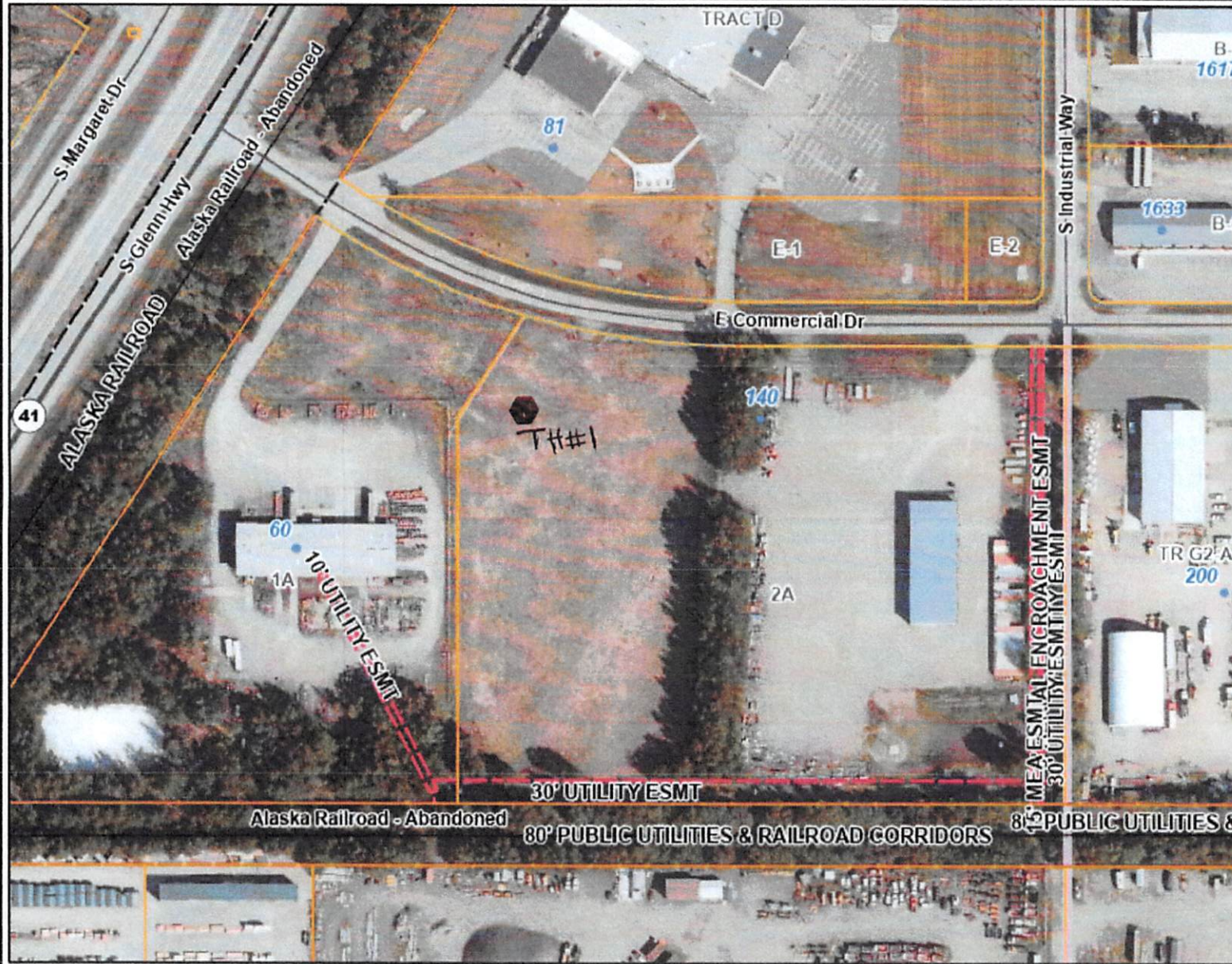
First few feet of excavated soil was frozen with ice crystals

[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

Parcel Map



Legend

-  Road Mileposts
-  Highway
-  Medium Road
-  Alaska Railroad
-  Mat-Su Borough Boundary
-  Incorporated Cities
-  Address Numbers
-  Parcels
- Lot and Block Numbers
- ROW and Easements

Layer

- ROW Railroad
 — ROW Easement
 — Easement
 Section Lines

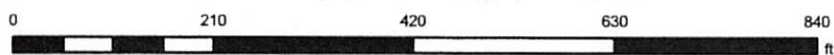
RGB

- Red: Band_1

Notes

Generated on 11.03.2026 (dd/mm/yyyy)

THIS MAP IS NOT TO BE USED FOR NAVIGATION



NAD 1983 State Plane Alaska 4 FIPS 5004 Feet



This map is solely for informational purposes. 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.

Cayman Reynolds

From: Tammy Simmons
Sent: Thursday, June 25, 2026 11:47 AM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Air Liquide Industrial Park Lot 3A & Lot 4A CR

Hello Cayman,

PD&E has no comments since this parcel is located within the City of Palmer city limits and defer to the City of Palmer comments.

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Friday, June 19, 2026 3:51 PM
To: Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; kyler.hylton@alaska.gov; erica.kostelecky@alaska.gov; StephanieNowersDistrict2@gmail.com; avann@plamerak.org; Kalea Myers <kmyers@palmerak.org>; nouzts@palmerak.org
Subject: RFC Air Liquide Industrial Park Lot 3A & Lot 4A CR

Hello,

The following link is a request for comments for the proposed Air Liquide Industrial Park Lot 3A & Lot 4A.

Please ensure all comments have been submitted by July 3, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Air Liquide Industrial Park Lot 3A & Lot 4A](#)

Feel free to contact me if you have any questions.

Thank you,



DEPARTMENT OF COMMUNITY DEVELOPMENT

Nathaniel Ouzts
Director

Ian Dorman
Building Inspector

Ailis Vann
Parks & Facilities Manager

645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
www.palmerak.org

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kalea Myers, Community Development Specialist
DATE: July 2, 2025
LOCATION: Lot 1A, Air Liquide Industrial Park Subdivision, in Section 05,
Township 17 North, Range 2 East
SUBJECT: Abbreviated Plat RFC – Create two lots
TAX ACCT#: 7167000L002A
☒ Inside City Limits ☐ Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No comment.
2. Building Inspector: No comment.
3. Community Development: No comment.
4. Fire Chief: No comment.
5. Public Works: As part of this action, connection to City of Palmer water and sewer is required. No on-site water wells or septic systems are authorized.
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the July 16, 2026, Planning & Zoning Commission meeting; any additional comments will be forwarded at this time.



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 2, 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 no comments:

- **Preapp-2026-112; PLT-21-8-3489; IN 15 Pollock (Wilderness Lane & Corto Camino Avenue)**

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

- **Preapp-2026-107; PLT-21-8-3485; WA 05 MEA-1 (Church Road)**
 - No objection to proposed lot division.
 - No direct access to Church Road for proposed lot 2.
 - Add plat note "No direct access to Church Road for lot 2" or similar.
 - One access each onto Church Road for proposed lots 1 and 3 will be allowed.
 - Future subdivision of proposed lot 3 will require shared access and internal circulation.
 - Apply for access permits for connections to Church 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.
- **Air Liquide Industrial Park; Plat #2012-122; PA 12 New Horizons Telecom (Commercial Drive)**
 - No objection to proposed lot division.
 - Consider connectivity to proposed pathway along the southern border of the property.
 - Please be advised this plat is within the boundary of the Inner and Outer Springer Loop Separated Pathway Project, which may be built in the railroad corridor easement. For

further information, please contact acting project manager Jacob Dilley at 907-707-1922 or jacob.dilley@alaska.gov.

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

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

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

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

Sincerely,



Erica Kostelecky
Area Planner, DOT&PF

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

Cayman Reynolds

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Monday, June 29, 2026 10:09 AM
To: Cayman Reynolds
Cc: CEPOA-SM-RD-Pagemaster
Subject: RFC Air Liquide Industrial Park Lot 3A & Lot 4A CR

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

Hello,

Thank you for bringing this project to our attention and for allowing us to comment. The United States Army Corps of Engineers does have a comment regarding the proposed Air Liquide Industrial Park subdivision project. Based on aerial imagery, the Matanuska-Susitna Borough Wetlands mapper, and the National Wetlands Inventory mapper, it appears that there may be aquatic resources located on the proposed Lot 3A.

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.
Sample drawings can also be found on our website at
www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). USACE 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) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you or the applicant have any questions or concerns at 907-753-2712.

Thank you,
Olivia Ortiz



**US Army Corps
of Engineers®**

Olivia Ortiz
Regulatory Specialist
U.S. Army Corps of Engineers | Alaska District
South Section
Phone 907-753-2586
Email Olivia.K.Ortiz@usace.army.mil

Cayman Reynolds

From: Amanda Young <AYoung2@gci.com>
Sent: Tuesday, June 30, 2026 9:13 AM
To: Cayman Reynolds
Subject: Re: RFC Air Liquide Industrial Park Lot 3A & Lot 4A CR
Attachments: As-Built - STAMPED.pdf

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

Hello,

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

Thanks,

GCI | OSP Design

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

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

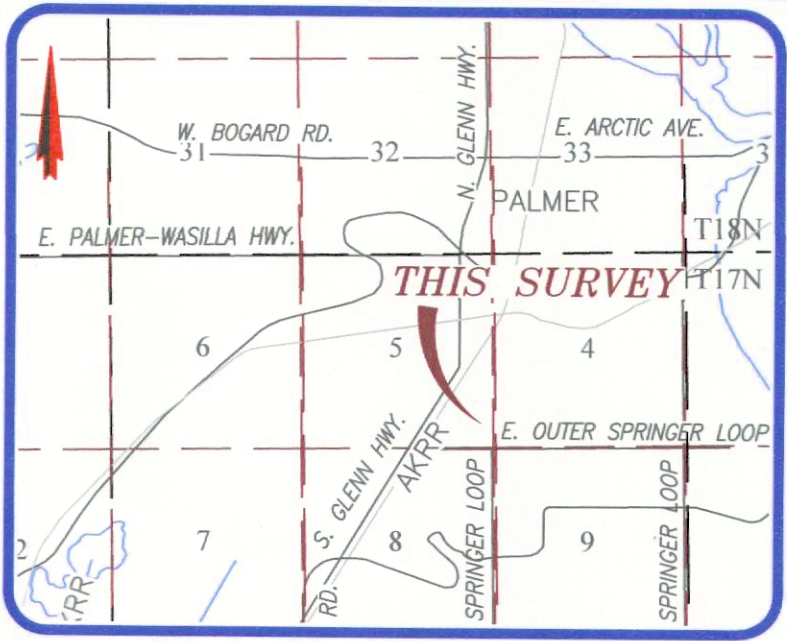
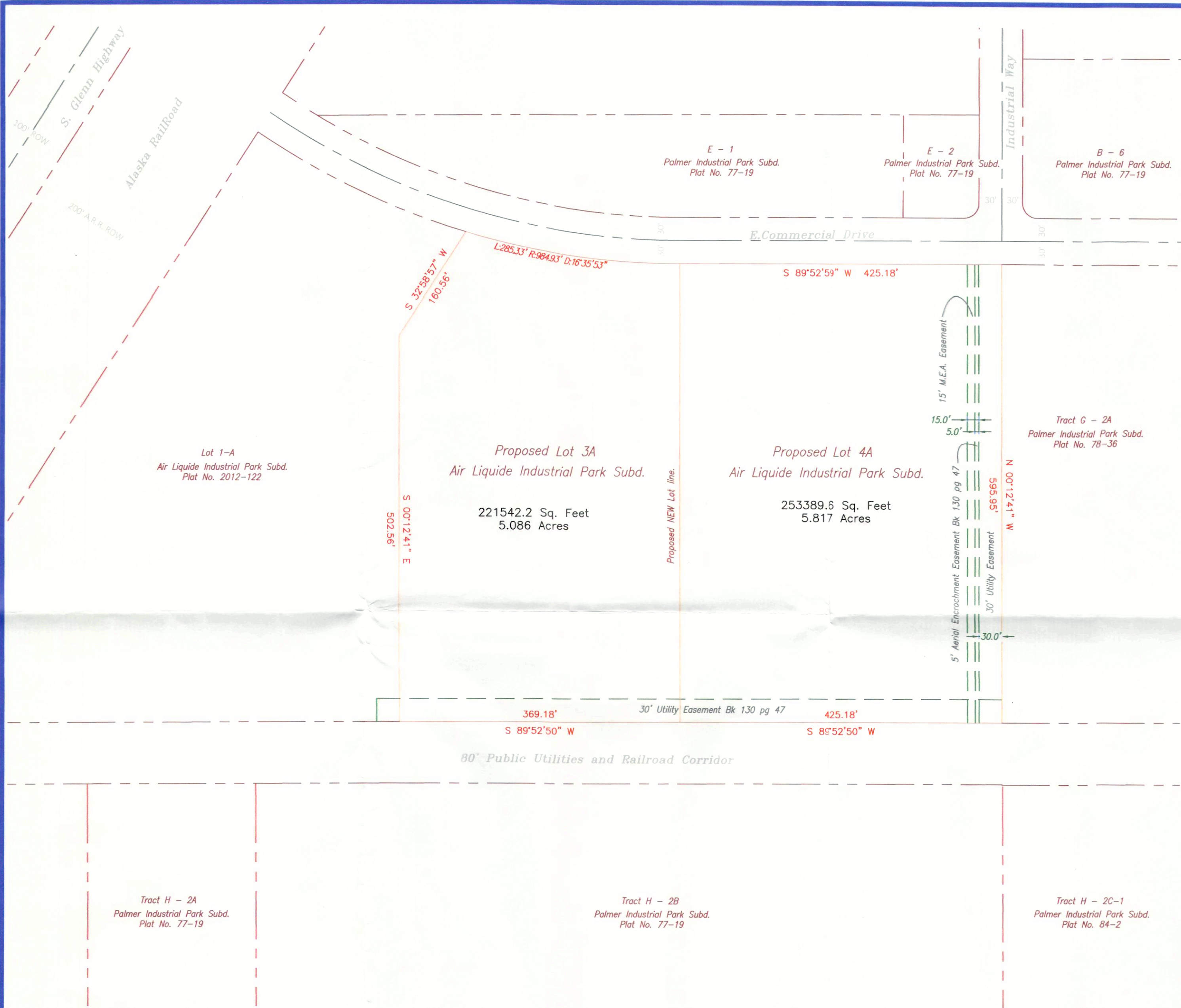
From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Friday, June 19, 2026 3:51 PM
To: Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov <eric.r.schuler@usps.gov>; matthew.a.carey@usps.gov <matthew.a.carey@usps.gov>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; mearow@mea.coop <mearow@mea.coop>; row@mtasolutions.com <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com <andrew.fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; kyler.hylton@alaska.gov <kyler.hylton@alaska.gov>; erica.kostelecky@alaska.gov <erica.kostelecky@alaska.gov>; StephanieNowersDistrict2@gmail.com <StephanieNowersDistrict2@gmail.com>; avann@plamerak.org <avann@plamerak.org>; Kalea Myers <kmyers@palmerak.org>; nouzts@palmerak.org <nouzts@palmerak.org>
Subject: RFC Air Liquide Industrial Park Lot 3A & Lot 4A CR

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

Hello,

The following link is a request for comments for the proposed Air Liquide Industrial Park Lot 3A & Lot 4A.

Please ensure all comments have been submitted by July 3, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.



Vicinity Map Scale: 1" = 1 Mile

Agenda Copy

RECEIVED
JUN 22 2026
PLATTING

PRE-APP MAP

Preliminary Plat of
Lot 3A & Lot 4A,
Air Liquide Industrial Park Subdivision
a subdivision of Lot 2A Air Liquide Industrial Park Subdivision

Located in
Sec. 5, T17N, R2W, Seward Meridian, Alaska
containing 10.90 acres more or less



ALASKA REMOTE IMAGING

Surveying Mapping Land Planning LIDAR

6239 B Street, Suite 201, Anchorage, Alaska 99518
(907) 519-0339 survey@alaskaremoteimaging.com



LEGEND

- Found Mounument
- Found Rebar
- Light Pole
- Utility Pole
- x Fence

ARI Job: 25-1775	Date: 13 Jan., 2026	Scale: 1"=100'	Case No: xxxxxxxxxx
Drawn: ME	Checked: ME	Grid: PA12	Fb/Pg: 999/99
		Sheet: 1 of 1	