

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.

August 5, 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. **GOLDENBERG:** The request is to create two lots from Lots 18 & 19, Block 1 Heritage Park, (Plat#77-229), (Tax ID#'s 1360B01L018 & 1360B01L019), & Lot 1, U.S. Survey#3242(Tax ID#U03242000L01) to be known as **Goldenberg**, containing 5.51 acres +/- . The property is directly south of S. Bending Birch Circle and directly north of S. Old Glenn Highway; within the SW ¼ Section 9, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the Sutton Community Council and Assembly District #1. (Petitioner/Owner: Ari Goldenberg, Staff: Chris Curlin, Case #2026-079)
- B. **PIONEER PEAK VISTA:** The request is to create three lots from Tract 2, Cottrell South, Plat No. 72-43 to be known as **PIONEER PEAK VISTA**, containing 7.17 acres +/- . The property is located east of S. Jensen Road, west of S. Trunk Road, and south of E. Parks Highway (Tax ID # 6083000T002); within the SE ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (Petitioner/Owner: Cross Country Church, Staff: Matthew Goddard, Case #2026-080)
- C. **ENGLISH MANOR:** The request is to create four lots from Lot 11, Block 2, Timberland, (Plat#78-66), (Tax ID# 1452B02L011) to be known as **English Manor**, containing 3.87 acres +/- . The property is directly south of W. Born Lazy Way and directly west of S. Timberland Loop; within the SE ¼ Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5. (Petitioner/Owner: Vincent English, Staff: Chris Curlin, Case #2026-081)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **August 5, 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
AUGUST 5, 2026

ABBREVIATED PLAT: GOLDENBERG
LEGAL DESCRIPTION: SEC 09, T16N, R02E S.M., AK
PETITIONERS: ARI GOLDENBERG
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 5.51 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2026-079

REQUEST:

The request is to create two lots from Lots 18 & 19, Block 1 Heritage Park, (Plat#77-229), (Tax ID#'s 1360B01L018 & 1360B01L019), & Lot 1, U.S. Survey#3242(Tax ID#U03242000L01) to be known as **GOLDENBERG**, containing 5.51 acres +/- . The property is directly south of S. Bending Birch Circle and directly north of S. Old Glenn Highway; within the SW ¼ Section 9, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and Assembly District #1.

EXHIBITS:

Vicinity Map and Aerial Photos
Soils Report

Exhibit A – 4 pgs
Exhibit B – 4 pgs

COMMENTS:

ADOT&PF
MSB Pre-Design and Engineering
MSB Permit Center
Utilities

Exhibit C – 2 pgs
Exhibit D – 1 pg
Exhibit E - 1 pg
Exhibit F - 3 pgs

DISCUSSION: The proposed subdivision is creating two lots ranging in size from 1.04 acres to 4.47 acres +/- . Access for the lots is available from S. Bending Birch Circle and S. Old Glenn Highway.

Soils Report: A Soils Report (**Exhibit B**) was provided by William Klebesadel, PE, pursuant to MSB 43.20.281(A)(1)(b). One test hole was excavated to a depth of 13 feet. No Groundwater was encountered. Soils data is available in the report. The engineer states, Each of the proposed lots has at least ten thousand (10,000) square feet of contiguous usable septic area and ten thousand (10,000) square feet of usable building area.”

COMMENTS:

ADOT&PF: **(Exhibit C)** No objections to lot line changes.

One access to the Old Glenn Highway for Lot 2 will be allowed. Subsequent development of lots will require shared access.

Add plat note: "One access to Old Glenn Highway for Lot 2" or similar.

Staff notes this is condition #4.

Remove dashed lines around "S. OLD GLENN HWY" on Agenda Plat

Apply for driveway permit for access to Old Glenn Highway. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>.

Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

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

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

Utilities: **(Exhibit E)** ENSTAR has no comments or recommendations. GCI has no comments or objections. MEA & MTA did not reply.

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

CONCLUSION

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

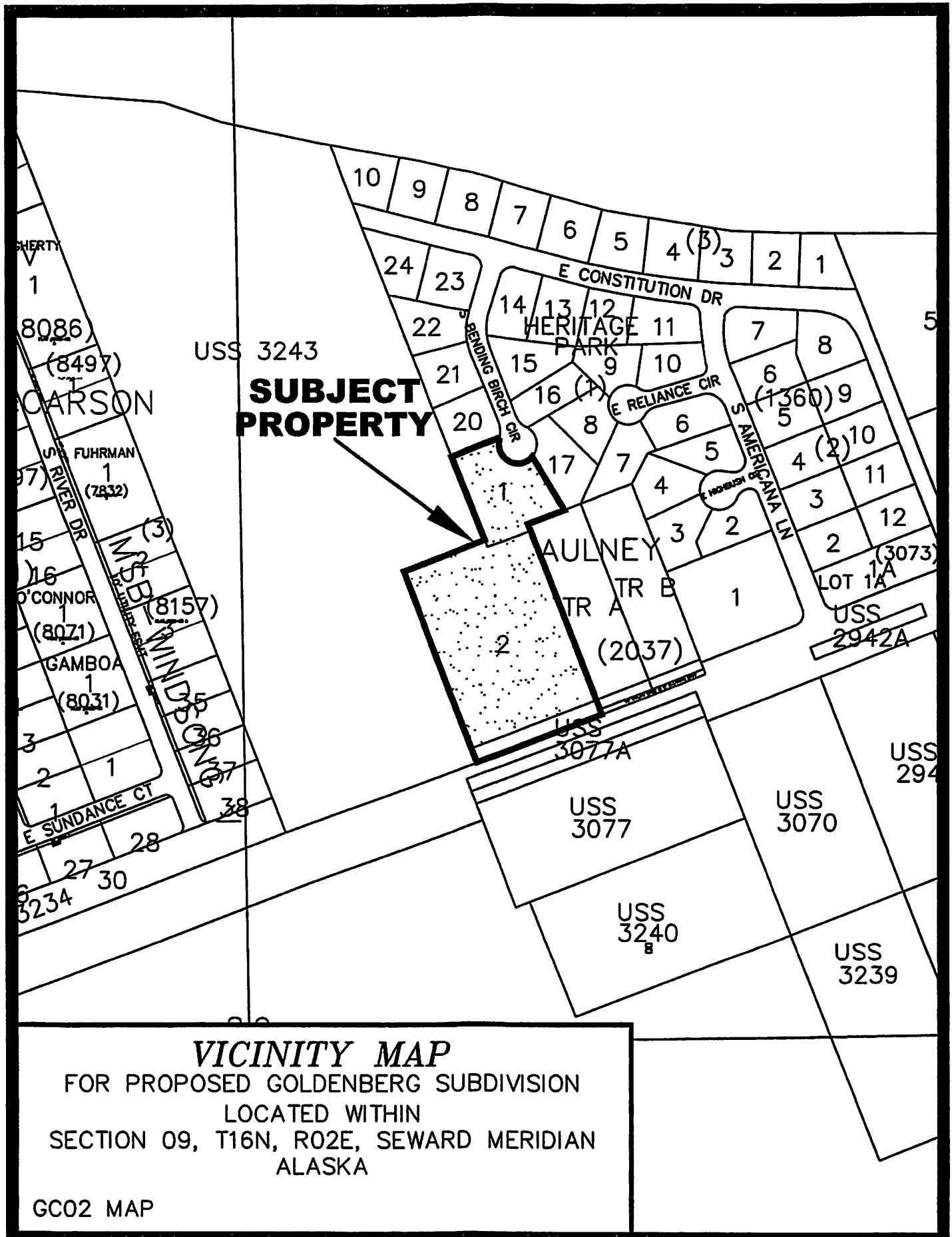
FINDINGS OF FACT:

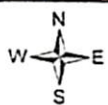
1. The plat of **GOLDENBERG** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. All lots will have the required frontage pursuant to MSB 43.20.320
3. A soils report was provided by the surveyor pursuant to MSB 43.20.281(A).
4. There were no objections from any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

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of GOLDENBERG, Section 09, Township 16 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

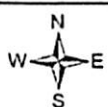
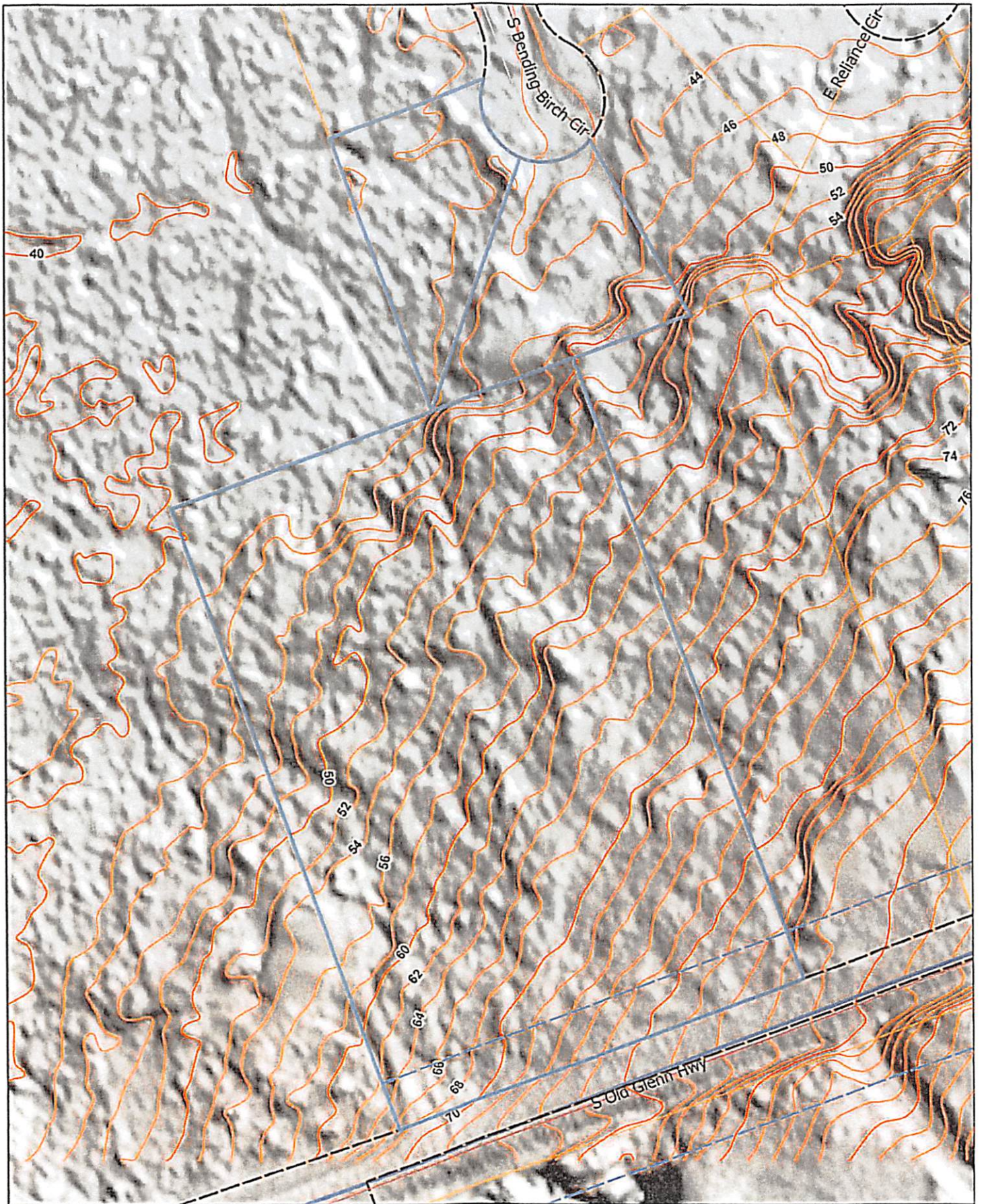
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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





0 120 240 480 Feet

EXHIBIT A



0 120 240 480 Feet

EXHIBIT A



0 475 950 1,900 Feet

EXHIBIT A

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



USEABLE AREA CERTIFICATION

GOLDENBERG SUBDIVISION

A SUBDIVISION OF

LOTS 18 & 19, BLOCK 1 HERITAGE PARK (77-229) AND LOT 1, U.S. SURVEY 3242

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- ☒ All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- ☒ Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- ☐ Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- ☒ The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ The useable area consists entirely of land sloping less than 25% or will be at final certification.
- ☒ The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- ☒ The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- ☒ The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- ☒ The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- ☒ Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- ☐ Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- ☐ Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

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

SOIL CLASSIFICATIONS

- ☒ Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:
(GW) TEST HOLES: (GP) TEST HOLES:
(SW) TEST HOLES: (SP) TEST HOLES:
- ☒ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:
(GM) TEST HOLES: (SM) TEST HOLES:
- ☐ Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:
- ☐ Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

- ☒ No groundwater was encountered in any of the Test Holes
- ☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:
☐ Monitoring Test Holes May through October: TEST HOLES:
☐ Soil Mottling or Staining Analysis: TEST HOLES:
- ☐ Depth to seasonal high water is a min. of 8' TEST HOLES:
- ☐ Depth to seasonal high water is less than 8'
☐ Fill will be required ☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- ☐ Additional Fill required to ensure 8' of coverage above water table Lots:
- ☐ The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:
- ☐ Re-Grading will be required to eliminate slopes in excess of 25% Lots:
- ☒ No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

Bill Klebesadel 6-12-25
WILLIAM KLEBESADEL P.E. Date
Professional Engineer

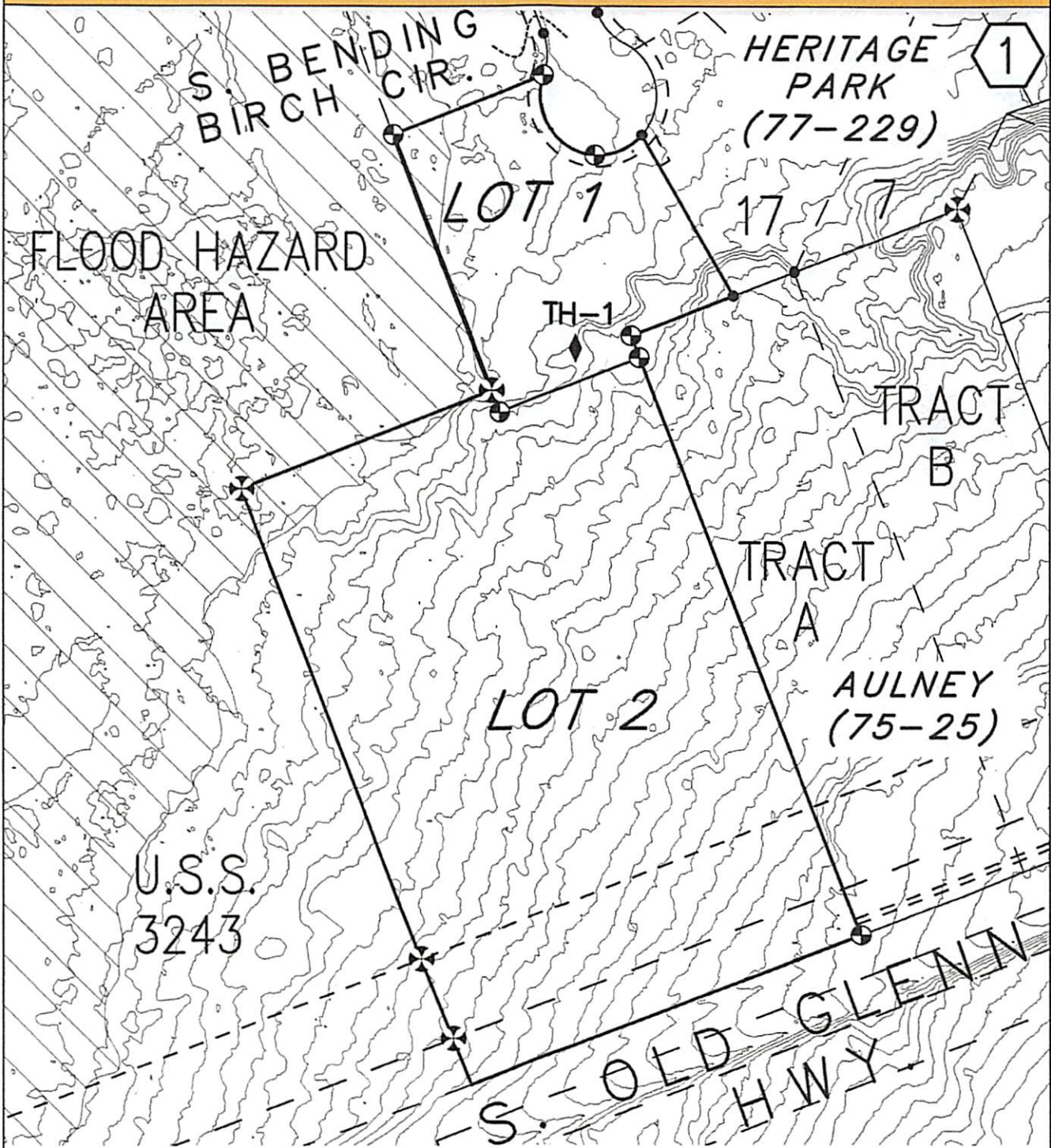


HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

GOLDBERG SUBDIVISION

FILE: 25-209

DRAWN:LS

06/17/26

EXHIBIT A

Page 1 of 1

EXHIBIT B



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 9, 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:

- **GC 02 Goldenberg; Plat #77-229 and USS 3242 (Old Glenn Highway MP 5.5)**
 - No objections to lot line changes.
 - One access to the Old Glenn Highway for Lot 2 will be allowed. Subsequent development of lots will require shared access.
 - Add plat note: "One access to Old Glenn Highway for Lot 2" or similar.
 - Remove dashed lines around "S. OLD GLENN HWY" on Agenda Plat
 - Apply for driveway permit for access to Old Glenn Highway. 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.
- **Pioneer Peak Vista; WA 10 Cross Country Church; Plat #72-43 (Fireweed Road)**
 - No objection to lot division.
 - Shared access easement required.
 - Required to add plat note: "Shared access to Fireweed Road for Lots 1-3."
 - Apply for shared driveway permit. 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.

"Keep Alaska Moving."

EXHIBIT C

- **Preapp-2026-000116; PLT-21-8-3494; PA 06 Van Diest; Brendon Woods Plat #2021-99 (Huntley Road)**
 - No objection to lot division.
 - One access to Huntley Road for lot 2 will be allowed.
 - Apply for a driveway permit onto Huntley 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.

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

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, July 14, 2026 3:34 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Goldenberg (CC)

Hello Chris,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, July 6, 2026 2:52 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; skrcc.sec@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Erica Kostelecky <erica.kostelecky@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Goldenberg (CC)

Hello,

The link below is to the RFC packet for the Goldenberg Subdivision. Please ensure that all comments are submitted by July 22, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [Goldenberg](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Permit Center
Sent: Thursday, July 9, 2026 1:22 PM
To: Chris Curlin
Subject: RE: RFC Goldenberg (CC)

No comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, July 6, 2026 2:52 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; skrcs.sec@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Erica Kostelecky <erica.kostelecky@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Goldenberg (CC)

Hello,

The link below is to the RFC packet for the Goldenberg Subdivision. Please ensure that all comments are submitted by July 22, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [Goldenberg](#)

Sincerely,

Chris Curlin
Platting Technician



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

15 July 2026

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat(s) and has no comments or recommendations.

- **Loyal Hill**
(MSB Case # 2026-078)
- **Goldenberg**
(MSB Case # 2026-079)
- **K & K ESTATES**
(MSB Case # 2026-065)
- **English Manor**
(MSB Case # 2026-081)

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

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Echols", is written over a light blue horizontal line.

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

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, July 13, 2026 3:04 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Goldenberg (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

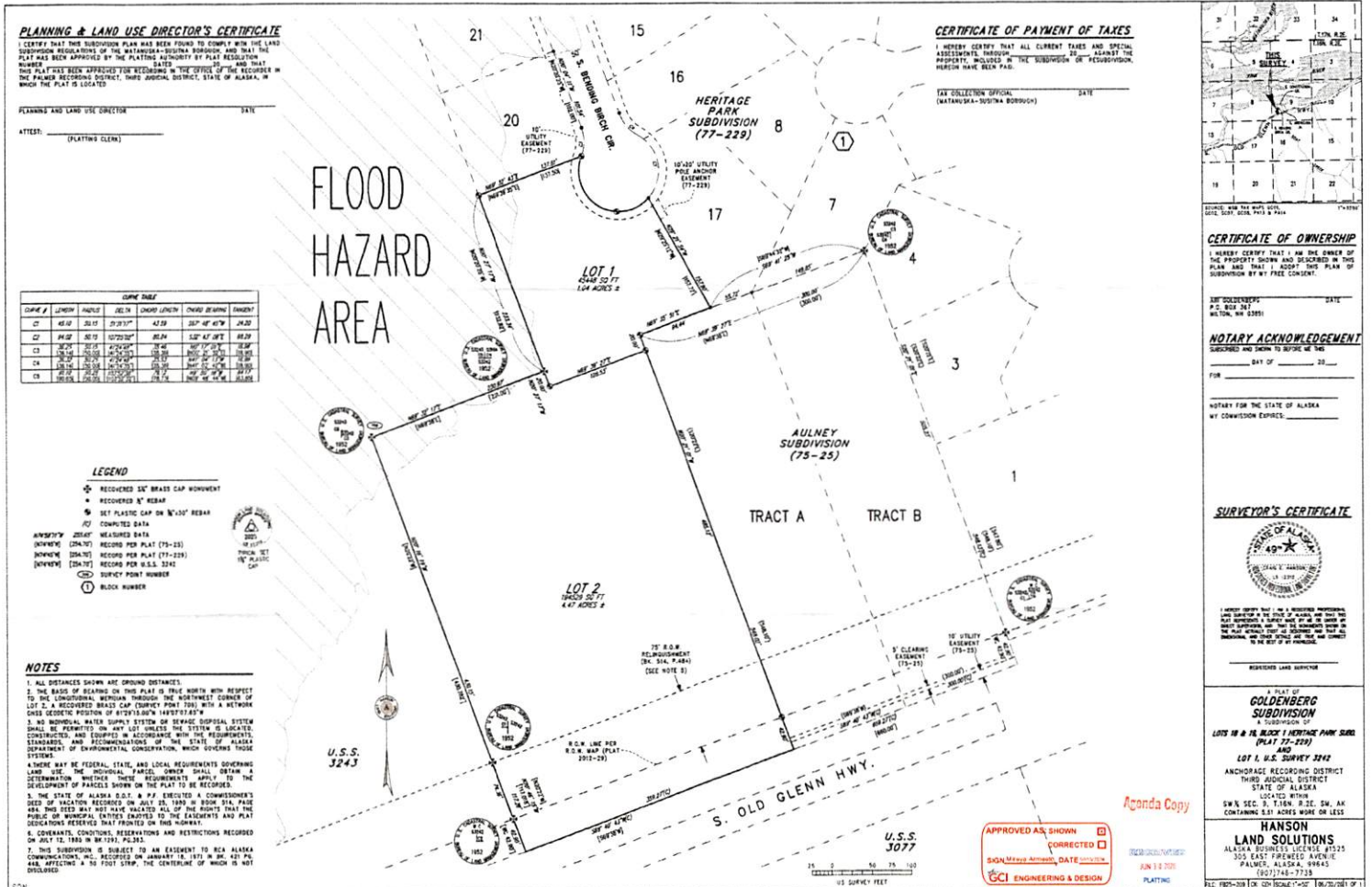
From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, July 6, 2026 2:52 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; skrcc.sec@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Erica Kostelecky <erica.kostelecky@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Goldenberg (CC)

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

Hello,

The link below is to the RFC packet for the Goldenberg Subdivision. Please ensure that all comments are submitted by July 22, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

☐ [Goldenberg](#)



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	45.10	50.15	51°31'17"	43.59	S67° 48' 45"W 24.20
C2	94.02	50.15	107°25'02"	80.84	S32° 43' 06"E 68.29
C3	36.25	50.15	41°24'48"	35.46	N0° 17' 01"E 18.96
C4	36.32	50.25	41°24'48"	35.53	N41° 04' 13"W 18.99
C5	91.10	50.25	103°52'38"	78.12	N9° 50' 18"W 64.17

LEGEND

- RECOVERED 3/4" BRASS CAP MONUMENT
- RECOVERED 1/2" REBAR
- SET PLASTIC CAP ON 5/8"x30" REBAR
- COMPUTED DATA
- MEASURED DATA
- RECORD PER PLAT (75-25)
- RECORD PER PLAT (77-229)
- RECORD PER U.S.S. 3242
- SURVEY POINT NUMBER
- BLOCK NUMBER



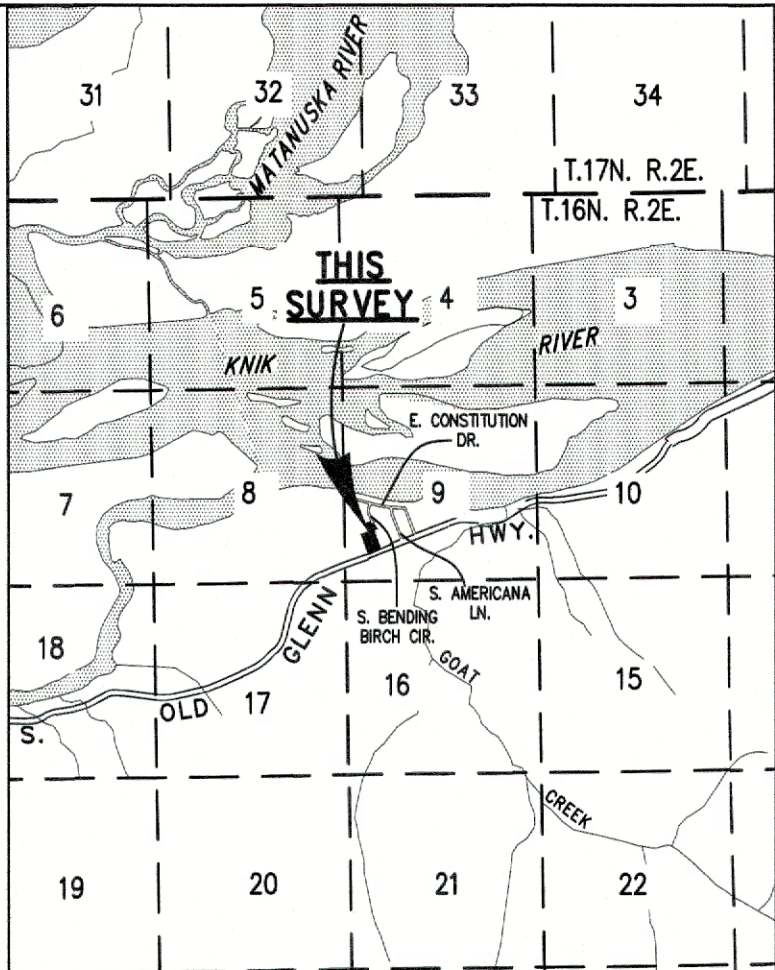
NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 2, A RECOVERED BRASS CAP (SURVEY POINT 709) WITH A NETWORK GNSS GEODETIC POSITION OF 61°29'15.00"N 149°07'07.65"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THE STATE OF ALASKA D.O.T. & P.F. EXECUTED A COMMISSIONER'S DEED OF VACATION RECORDED ON JULY 25, 1980 IN BOOK 514, PAGE 484. THIS DEED MAY NOT HAVE VACATED ALL OF THE RIGHTS THAT THE PUBLIC OR MUNICIPAL ENTITIES ENJOYED TO THE EASEMENTS AND PLAT DEDICATIONS RESERVED THAT FRONTED ON THIS HIGHWAY.
- COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS RECORDED ON JULY 12, 1985 IN BK.1292, PG.363.
- THIS SUBDIVISION IS SUBJECT TO AN EASEMENT TO RCA ALASKA COMMUNICATIONS, INC., RECORDED ON JANUARY 18, 1971 IN BK. 421 PG. 448, AFFECTING A 50 FOOT STRIP, THE CENTERLINE OF WHICH IS NOT DISCLOSED.

CERTIFICATE OF PAYMENT OF TAXES

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

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



SOURCE: MSB TAX MAPS GC01, GC02, GC07, GC08, PA13 & PA14 1"=5280'

CERTIFICATE OF OWNERSHIP

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

ARI GOLDENBERG _____ DATE _____
P.O. BOX 367
MILTON, NH 03851

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE



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

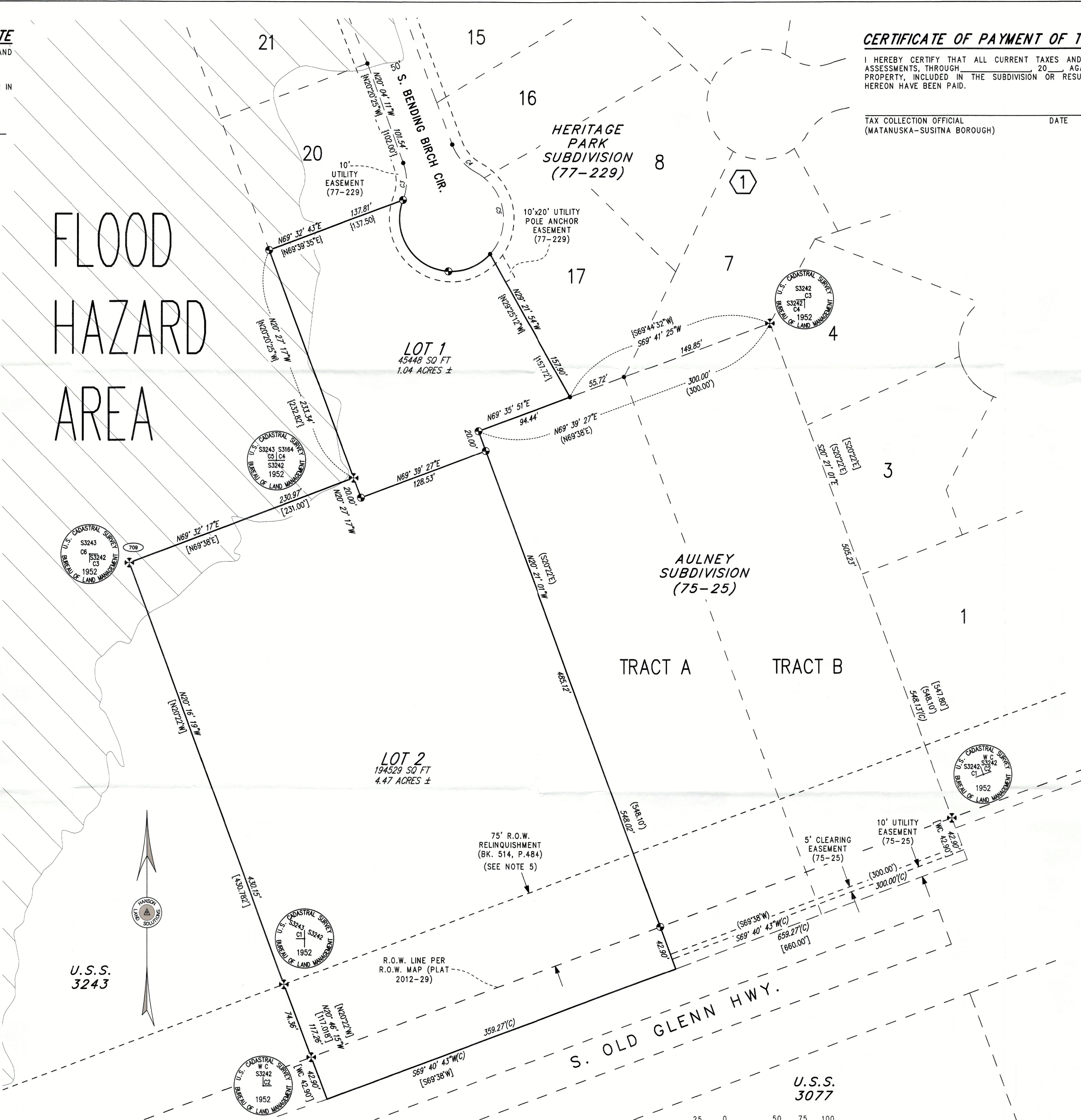
REGISTERED LAND SURVEYOR

A PLAT OF
GOLDENBERG SUBDIVISION
A SUBDIVISION OF
LOTS 18 & 19, BLOCK 1 HERITAGE PARK SUBD. (PLAT 77-229)
AND
LOT 1, U.S. SURVEY 3242
ANCHORAGE RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 9, T.16N. R.2E. SM, AK
CONTAINING 5.51 ACRES MORE OR LESS

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

FILE: FB25-209 CK: CEH SCALE: 1"=50' 06/30/26 1 OF 1

FLOOD
HAZARD
AREA



Agenda Copy

RECEIVED

JUN 3 0 2026

PLATTING

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 5, 2026

ABBREVIATED PLAT: PIONEER PEAK VISTA

LEGAL DESCRIPTION: SEC 16, T17N, R01E, SEWARD MERIDIAN AK

PETITIONERS: CROSS COUNTRY CHURCH

SURVEYOR: KEYSTONE SURVEYING & MAPPING

ENGINEER: HOLLER ENGINEERING

ACRES: 7.17 ± PARCELS: 3

REVIEWED BY: MATTHEW GODDARD CASE #: 2026-080

REQUEST: The request is to create three lots from Tract 2, Cottrell South, Plat No. 72-43 to be known as **PIONEER PEAK VISTA**, containing 7.17 acres +/- . The property is located east of S. Jensen Road, west of S. Trunk Road, and south of E. Parks Highway (Tax ID # 6083000T002); within the SE ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

EXHIBITS

SUPPORTING DOCUMENTS

Vicinity Map and Aerial Photos

EXHIBIT A – 5 pgs

Soils Report

EXHIBIT B – 8 pgs

AGENCY COMMENTS

ADOT&PF

EXHIBIT C – 2 pgs

MSB DPW Pre-Design & Engineering Division

EXHIBIT D – 1 pg

MSB Development Services

EXHIBIT E – 1 pg

RSA #9

EXHIBIT F – 1 pg

Public Comments

EXHIBIT G – 1 pg

Utilities

EXHIBIT H – 4 pgs

DISCUSSION: The proposed subdivision is creating three lots taking access from E. Fireweed Road. E. Fireweed Road is owned and maintained by the State of Alaska. Pursuant to MSB 43.20.300 Lot and Block Design, Utility easements and utilities shall be located outside of the length of the flag pole portion of the lot excepting where the flag pole is greater than 75 feet wide to accommodate utilities. As the flag pole portion of Lot 1 shows a utility easement traversing the length of the pole portion, the common access easement will need to be extended to maintain a minimum of greater than 75' for the length of the pole. This will require additional common access easement on proposed Lot 2 (**COA #6**).

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, Registered Professional Engineer, notes that a soils review and related preliminary design work was

performed at the request of the project owners. The soils evaluation included review of existing soils information on this parcel and adjacent lots, review of the provided topography information, and aerial imagery, and other observations at the site. Some portions of the parent parcel have been previously cleared for development. There is a substantial driveway, a residence with a large cleared yard, a storage shop and related outbuildings. On the north end, around 2/3 of the total area is cleared. The south end is minimally cleared. The remaining trees are birch, spruce, and cottonwood, much of which appears to be older second growth. Groundwater or seeps were not encountered in any of the test holes or cut banks, including those at the south/lower end of the site. Groundwater is not expected to be a limiting factor for the proposed lots. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, proposed new Lots 1, 2, & 3 will each contain over 10,000 square feet of contiguous usable septic area and an additional 10,000 square feet of usable building area.

Topographic Mapping and As-Built information were submitted and are shown on the agenda plat.

Comments:

ADOT&PF (**Exhibit C**) Submitted the following:

- No objection to lot division.
- Shared access easement required.
- Required to add plat note: "Shared access to Fireweed Road for Lots 1-3."
- Apply for shared driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

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

MSB Permit Center (**Exhibit E**) has no comments.

RSA #9 (**Exhibit F**) Dan Tucker with RSA #9 notes that he finds the flag lot configuration completely unacceptable. He further states that he has been against flag lots for as many years as he has been associated with the FSA and RSA boards. They have too many problems having to do with snow removal and property management.

Public Comments (**Exhibit G**) Dan Tucker submitted comments with objections due to the flag lot design. His concerns and objections are based on Snow storage issues, snow drift management, potential increased traffic, and emergency services access.

Utilities: (Exhibit H)

ENSTAR objects to the plat unless the petitioner grants ENSTAR a ten foot wide natural gas easement centered over the existing natural gas service pipeline within proposed Lot 3 and serving proposed Lot 2. *Staff notes an abbreviated plat cannot grant public utility easements. If the petitioner so chooses, they may grant the requested easement by document and the recorded information will be shown on the final plat.*

GCI has no comments or objections.

MEA did not respond.

MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #22 Gateway; Fire Service Area #130 Central Matsu; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.

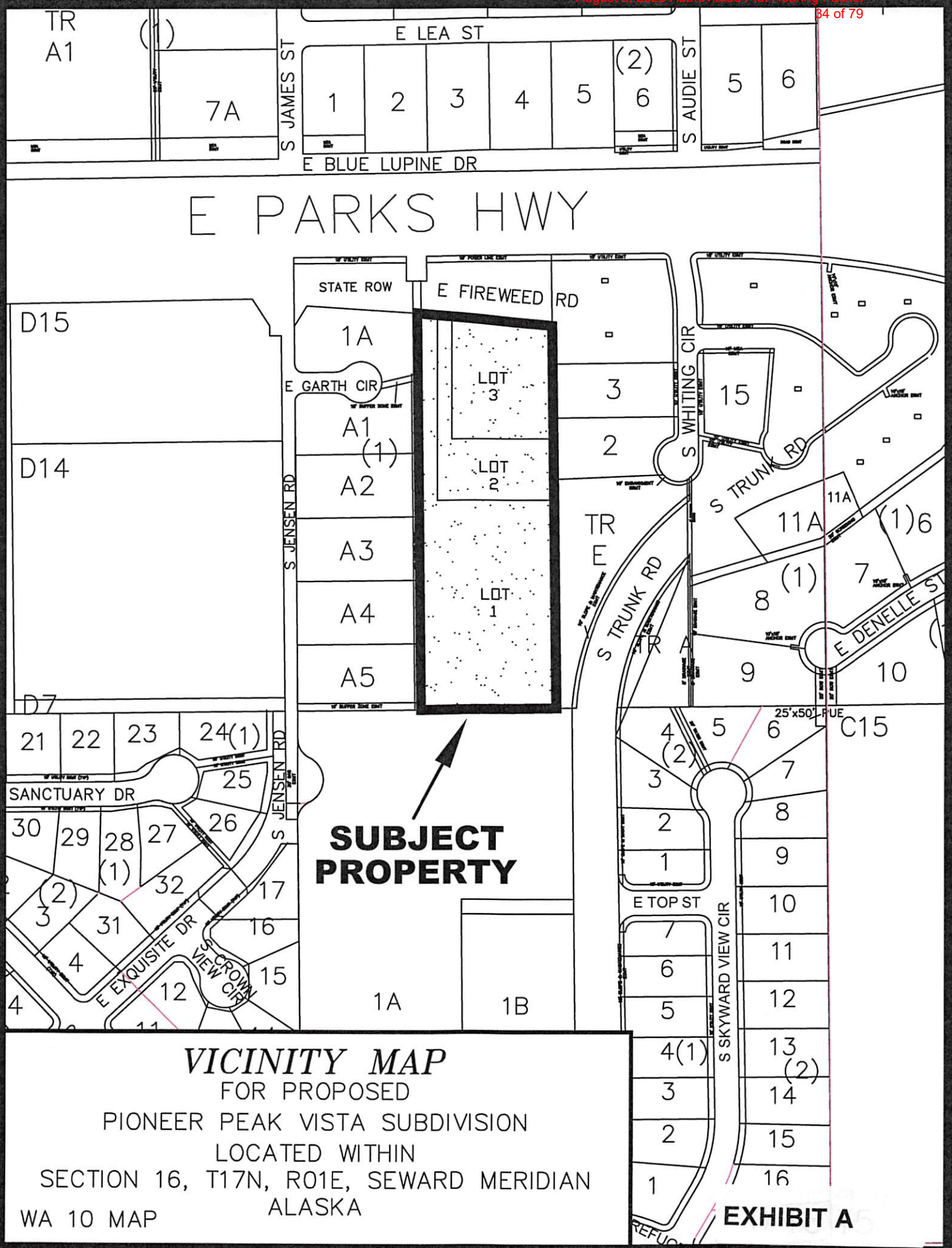
CONCLUSION: The abbreviated plat of Pioneer Peak Vista is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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 soils report was submitted, pursuant to MSB 43.20.281(A)(1).

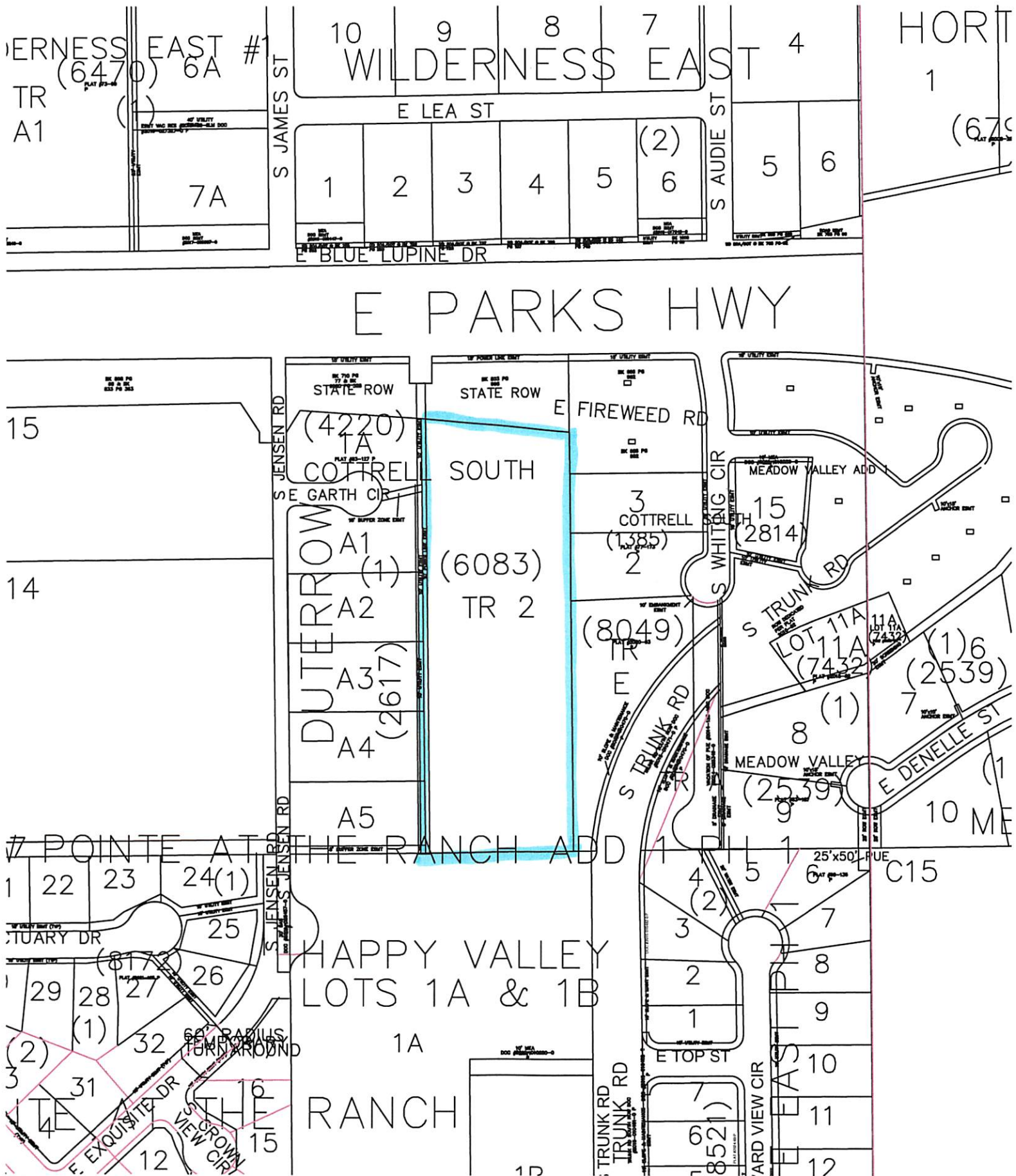
FINDINGS OF FACT

1. The plat of Pioneer Peak Vista is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #22 Gateway; Fire Service Area #130 Central Matsu; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.
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 Pioneer Peak Vista, Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

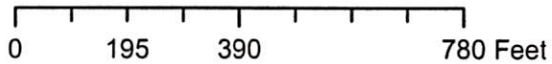
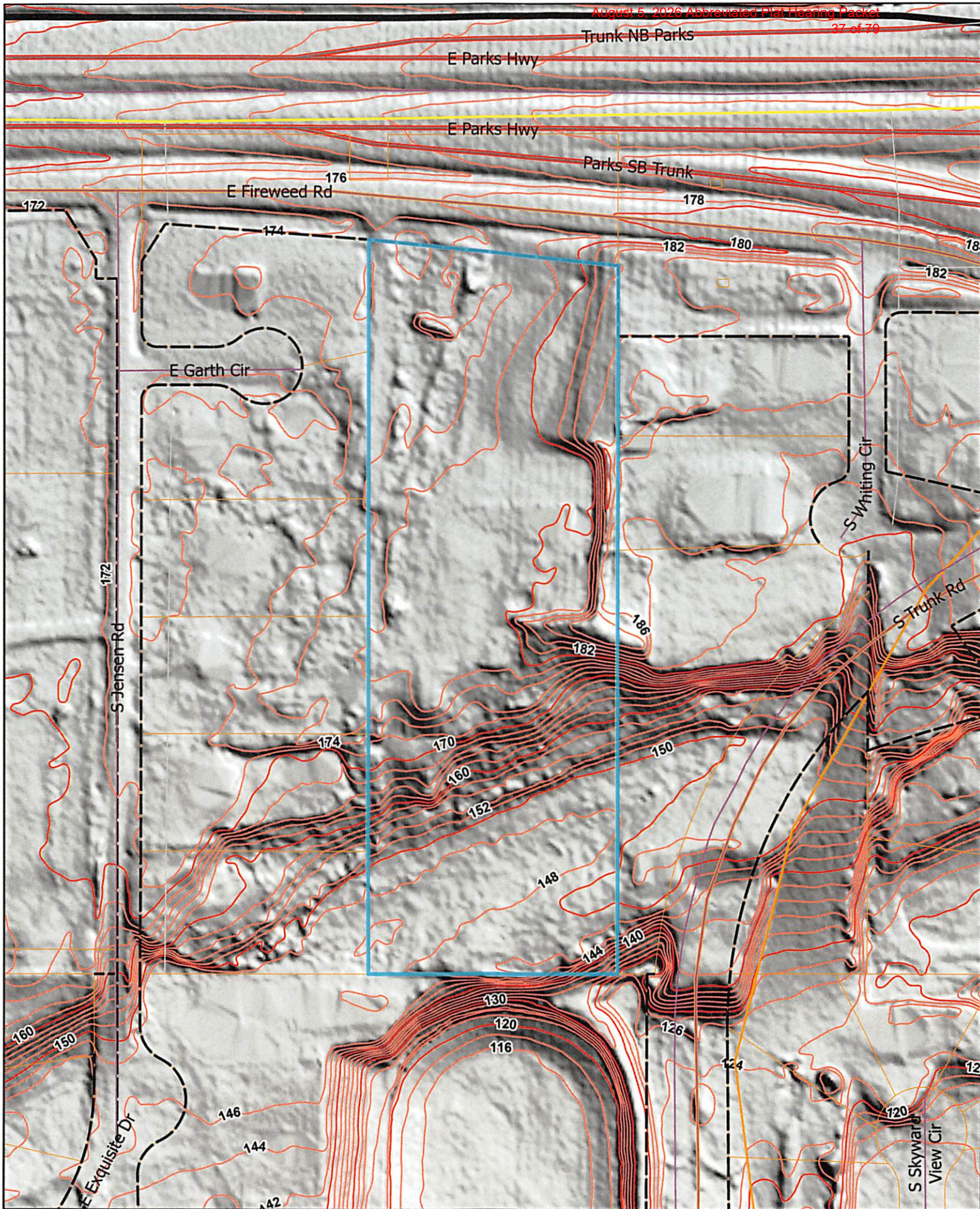
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a plat note stating: "Lots 1, 2, & 3, to share a single access to E. Fireweed Road unless otherwise authorized by the permitting authority."
5. Apply for a shared driveway permit from ADOT&PF for the existing access to E. Fireweed Road. Provide Platting staff a copy of the submitted driveway permit application.
6. Grant additional common access easement on the western boundary of Lot 2 allowing for a common access area with a overall width greater than 75'.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.

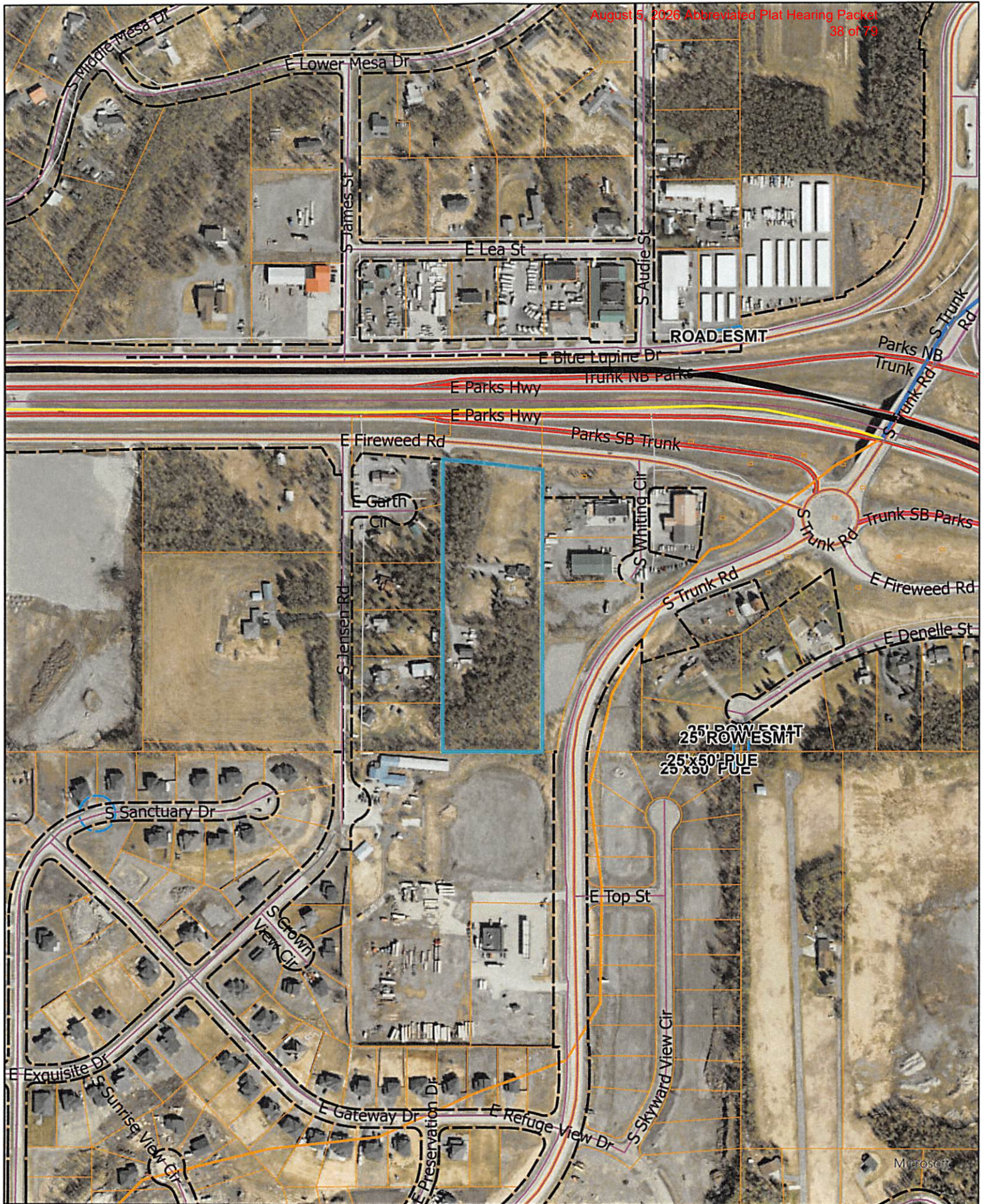






0 195 390 780 Feet





0 475 950 1,900 Feet



June 22, 2026

Tyler Young
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: *Pioneer Peak Vista*; Useable Areas and Drainage HE #26009

Dear Mr. Young:

At the request of the project owners, I have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 3 new lots from one existing parcel totaling approximately 7.2 acres. This soils evaluation included review of existing soils information on this parcel and adjacent lots, review of the provided topography information and aerial imagery, and my other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms near a near rectangle, oriented north to south. Its north border lies along E. Fireweed Road, a frontage road for the Parks Highway. E. Fireweed Road will provide access for all 3 lots, with a single shared driveway intended. The site has benched, relatively level areas separated by sloped areas. The northern half slopes very gently to the west, and the southern half slopes to the south. A minor ridge feature exists along the east border of Lot 2, which appeared to be the result of lowering grades to the east and west for prior development on both sides. Several areas with steep slopes over 25% are delineated on the attached drawing. The total elevation differential indicated from the provided topo map contours is about 45'.

Soils & Vegetation. Some portions of the parent parcel have been previously cleared for development. There is a substantial driveway, a residence with a large cleared yard, a storage shop and related outbuildings. On the north end, around 2/3 of the total area is cleared. The south end is minimally cleared. The remaining trees are birch, spruce and cottonwood, much of which appears to be older second growth. I had logged two testholes in 1995 on the parent parcel, and there are other existing testholes on adjacent parcels as well as exposed cut areas as shown on the map. Cut areas were hand excavated, with all of the holes and cuts revealing relatively clean sandy gravel receiving soils. The 2003 Parks Highway upgrade project directly to the north also encountered

consistent sandy gravel soils. Several of the testholes shown on the map are considered as supplemental information. A copy of the 2 sealed testhole logs and a useable area map with the testholes and cut areas shown are attached. Note that I have included all available info; some of the information is considered supplemental, including testhole 2 which was only 11' deep.

Groundwater. Groundwater or seeps were not encountered in any of the test holes or cut banks, including those at the south/lower end of the site. Groundwater is not expected to be a limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, easements, steep areas and related setbacks, and setbacks to water wells and buildings. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be the limiting factors. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed new Lots 1, 2 & 3 will each contain over 10,000 square feet of contiguous useable septic area and an additional 10,000 square feet of useable building area.***

Drainage. As no road construction is planned, no formal drainage plan is required. Nonetheless, we have indicated drainage patterns on the attached drawing. The proposed 3 lot development will minimally affect existing drainage patterns.

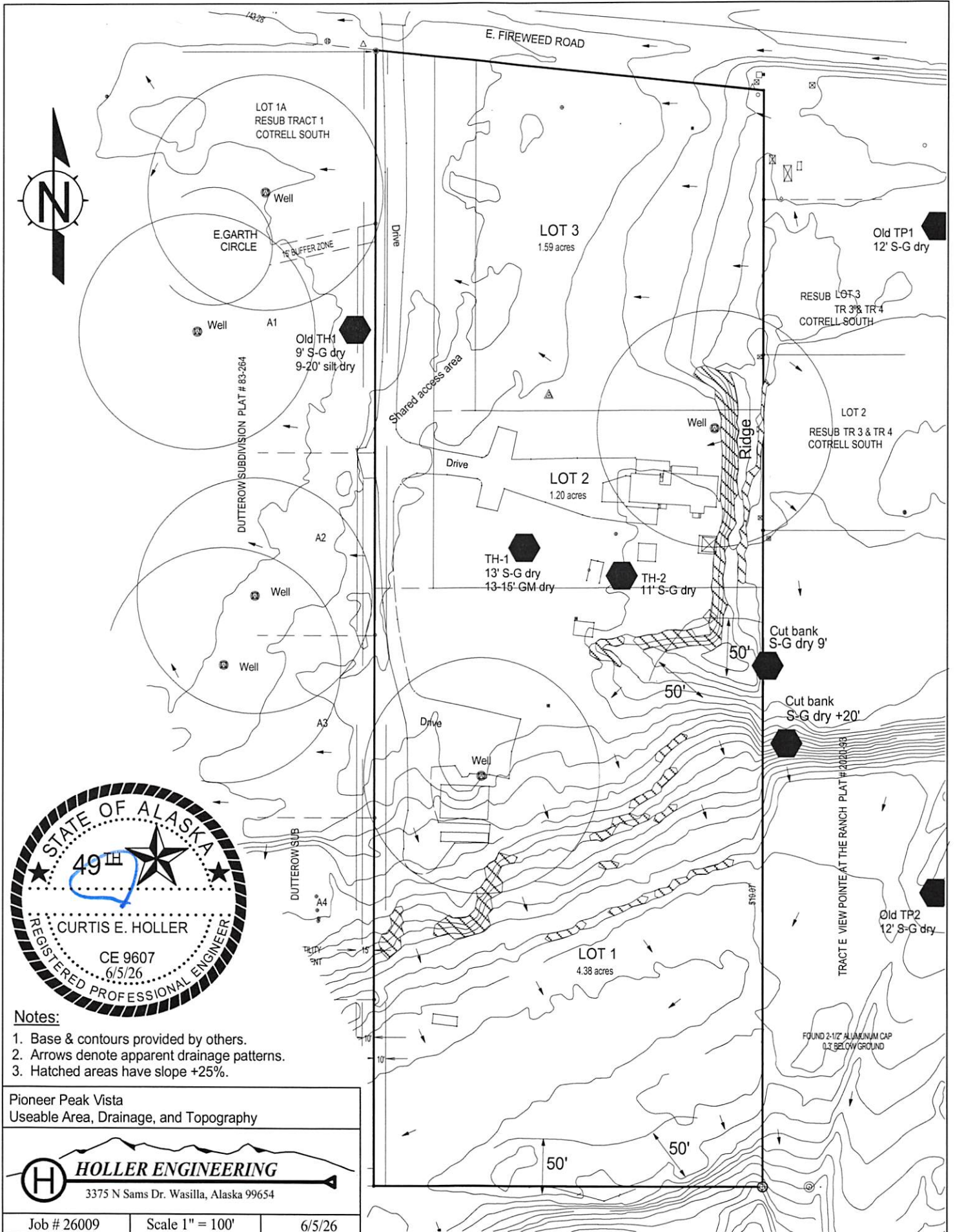
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler PE

c: Grace Bible Church w/attachments





Notes:

1. Base & contours provided by others.
2. Arrows denote apparent drainage patterns.
3. Hatched areas have slope +25%.

Pioneer Peak Vista
Useable Area, Drainage, and Topography



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654

Job # 26009

Scale 1" = 100'

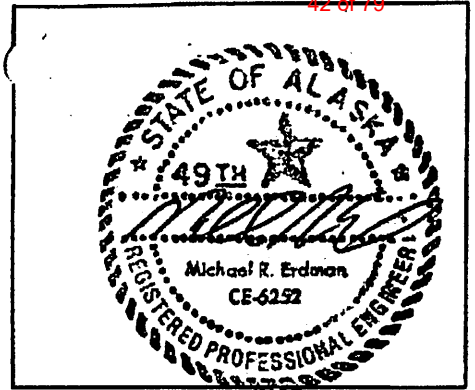
6/5/26

ERDMAN & ASSOCIATES
Engineering/Water Testing
191 E. Swanson Ave, #201
Wasilla, AK 99654

SOILS LOG — PERCOLATION TEST

TEST HOLE # 1

PERFORMED FOR: GUMLEY EXCAVATION/J. BUTTS



(ENGINEER'S SEAL)

LEGAL DESCRIPTION: TRACT 2 COTTREL SOUTH

DEPTH (FEET)	SOIL DESCRIPTION	SLOPE	SITE PLAN
1	TOPSOIL/LOAM, DARK BROWN		
2	LOAM/SILT, BROWN		
3	SP/CP TRACESILT		
4			
5			
6	GP/SP BROWN, TRACESILT		
7			
8			
9			
10			
11			
12			
13			
14	GM, SANDY, DENSE, DRY		
15	- NO WATER/SEEPS -		
16			
17			
18			
19			
20			

WAS GROUND WATER ENCOUNTERED?

NO

IF YES, AT WHAT DEPTH?

N/A

Depth to Water After Monitoring?

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
RECEIVED					
AUG 25 1995					
DEPARTMENT OF ENVIRONMENTAL CONSERVATION MSDO					

PERCOLATION RATE _____ (minutes/inch) **PERC HOLE DIAMETER** _____

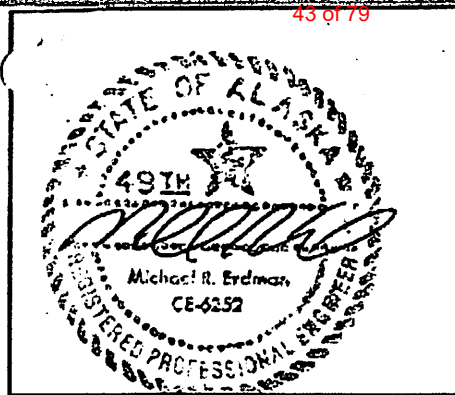
TEST RUN BETWEEN _____ **FT AND** _____ **FT**

COMMENTS SUPPORTING INFORMATION ONLY

PERFORMED BY: CH/EA

DATE: 6-20-95

ERDMAN & ASSOCIATES
Engineering/Water Testing
191 E. Swanson Ave, #201
Wasilla, AK 99654



(ENGINEER'S SEAL)

SOILS LOG — PERCOLATION TEST

TEST HOLE # 2

PERFORMED FOR: GUMLEY EXCAVATION/J. BUTTS

LEGAL DESCRIPTION: TRACT 2 COTTREL SOUTH

DEPTH (FEET)	SOILS LOG	SLOPE	SITE PLAN
1	TOPSOIL/LOAM/OR	0-1%	HOUSE
2			
3			
4	SP-6P EST. 50% SAND	1-2%	BED 2
5			
6			
7	GP-SP EST 40% SAND	0-2%	BED 1
8			
9			
10	-NO WATER-	N/A	0-2%
11			
12			
13	WAS GROUND WATER ENCOUNTERED? <u>NO</u> IF YES, AT WHAT DEPTH? <u>N/A</u> Depth to Water After Monitoring? _____	PERCOLATION RATE _____ (minutes/inch) PERC HOLE DIAMETER _____ TEST RUN BETWEEN _____ FT AND _____ FT	
14			
15			
16			
17			
18			
19			
20			

RECEIVED
AUG 25 1995
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
MSDO

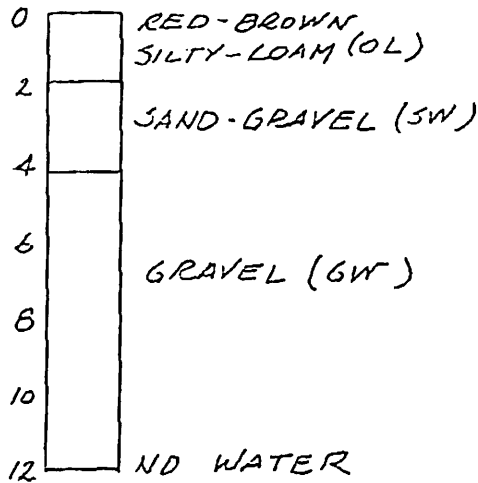
COMMENTS USE 150 FT/HR. SEE TH-1 INFORMATION

PERFORMED BY: CH/EA

DATE: 6-20-95

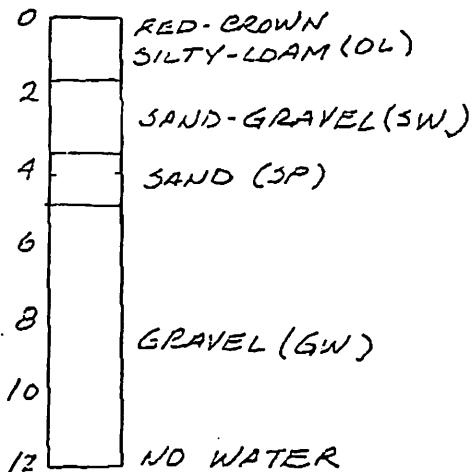
SOILS DATA

TP1



GROUND COVER - GRASS
4" to 6" ORGANIC MAT'L.

TP2



GROUND COVER - 12' BIRCH
4" to 6" ORGANIC MAT'L.

COTTELL SOUTH
SUBDIVISION
NE 1/4 SE 1/4 S24.16
T17N. R1E, S. 1M.
TRACT 3

SCALE
1" = 50'

PARKS HWY
329.50

TP1

8.37 ACRES

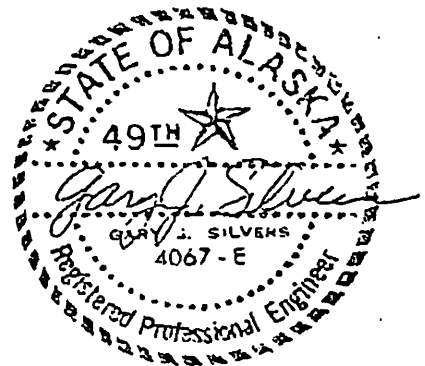
TP2

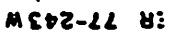
329.84

RECEIVED
FEB 19 1985

Environmental Conservation

TESTS PERFORMED SEPT. 16, 1976





Test Hole #1

Surface to 16" - Brown top soil w/organics & peat
16" to 9' - WG Sandy gravel
9' to 20' - Brown flour silt

Test Hole #2

Surface to 10" - Brown top soil w/organics & peat
10" to 14' - WG Sandy gravel w/traces of silt
at 14' a large rock stopped the drilling

Test Hole #3

Surface to 24" - Brown top soil w/organics & peat
24" to 17' - WG Sandy gravel
17' to 20' - Brown flour silt

Test Hole #4

Surface to 24" - Brown top soil w/organics & peat
24" to 4' - Lense of builder sand
4' to 17' - WG Sandy gravel
at 17' a large rock stopped the drilling

Test Hole #5

Surface to 18" - Brown top soil w/organics & peat
18" to 7' - WG Sandy Gravel
7' to 20' - Brown flour silt

Test Hole #6

Surface to 16" - Brown top soil w/organics & peat
16" to 20' - WG Sandy gravel



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 9, 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:

- **GC 02 Goldenberg; Plat #77-229 and USS 3242 (Old Glenn Highway MP 5.5)**
 - No objections to lot line changes.
 - One access to the Old Glenn Highway for Lot 2 will be allowed. Subsequent development of lots will require shared access.
 - Add plat note: "One access to Old Glenn Highway for Lot 2" or similar.
 - Remove dashed lines around "S. OLD GLENN HWY" on Agenda Plat
 - Apply for driveway permit for access to Old Glenn Highway. 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.
- **Pioneer Peak Vista; WA 10 Cross Country Church; Plat #72-43 (Fireweed Road)**
 - No objection to lot division.
 - Shared access easement required.
 - Required to add plat note: "Shared access to Fireweed Road for Lots 1-3."
 - Apply for shared driveway permit. 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.

"Keep Alaska Moving."

EXHIBIT C

- **Preapp-2026-000116; PLT-21-8-3494; PA 06 Van Diest; Brendon Woods Plat #2021-99 (Huntley Road)**
 - No objection to lot division.
 - One access to Huntley Road for lot 2 will be allowed.
 - Apply for a driveway permit onto Huntley 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.

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

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, July 7, 2026 4:14 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Pioneer Peak Vista (MG)

Hello Matthew,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, July 6, 2026 4:15 PM
To: Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@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>; council@gatewaycommunitycouncil.org; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; davemtp@mtaonline.net; Dan Tucker <antiquetuck@gmail.com>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@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 Pioneer Peak Vista (MG)

Hello,

The following link is a request for comments for the proposed Pioneer Peak Vista Subdivision. Please ensure all comments have been submitted by July 16, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Pioneer Peak Vista](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Permit Center
Sent: Thursday, July 9, 2026 1:16 PM
To: Matthew Goddard
Subject: RE: RFC Pioneer Peak Vista (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: Monday, July 6, 2026 4:15 PM
To: Kosteletzky, Erica D (DOT) <erica.kosteletzky@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@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>; council@gatewaycommunitycouncil.org; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; davemtp@mtaonline.net; Dan Tucker <antiquetuck@gmail.com>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@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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 [Pioneer Peak Vista](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Dan Tucker <antiquetuck@gmail.com>
Sent: Tuesday, July 7, 2026 10:25 PM
To: Matthew Goddard
Subject: Re: RFC Pioneer Peak Vista (MG)

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

Matthew,

I find the 'flat lot' configuration completely unacceptable.

I have been against Flag Lots for as many years as I've been associated with FSA and RSA boards (more than 20 years).

They have too many problems having to do with snow removal and property management.

Dan Tucker
Primary RSA#9
(Formerly also FSA #1/131 Wasilla/Central MatSu)

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Date: Monday, July 6, 2026 at 4:15 PM
To: Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@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>; council@gatewaycommunitycouncil.org <council@gatewaycommunitycouncil.org>; gatewaycommunitycouncil@gmail.com <gatewaycommunitycouncil@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; davemtp@mtaonline.net <davemtp@mtaonline.net>; Dan Tucker <antiquetuck@gmail.com>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@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 <mearow@mea.coop>
Subject: RFC Pioneer Peak Vista (MG)

Hello,

The following link is a request for comments for the proposed Pioneer Peak Vista Subdivision.

Matthew Goddard

From: antiquetuck@gmail.com
Sent: Thursday, July 16, 2026 11:35 AM
To: Platting
Subject: Pioneer Peak Vista

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

Objection/Concern

I will ALWAYS have an Objection to FLAG LOTS because of driveway problems. And I'm Concerned that continuing to allow them is going to continue to lead to issues and problems.

Particular issues include:

- Snow Storage
 - Limited width prohibits 'storing snow' on the adjacent yard/property
 - Adjacent (side-by-side - especially if three [or more] wide) driveways afford NO snow storage on adjacent lawn/yards
 - Which often leads to plows pushing snow out into/across the road - which is illegal, but takes time, effort and money to enforce.
- Snow Drift management - this is a special kind of problem when considered with the above snow storage issue.
- Traffic and travel/use
 - Residential is usually not too problematic, but
 - Commercial, with lots of traffic or HEAVY traffic (trucks, etc.) can be a huge conflict for next-door-neighbors
- Emergency Services access
 - Flag Lots usually demand/require width constraints. This can be a HUGE problem when trying to lay hose into a property and still be able to get additional equipment into the scene/action.
 - It also usually precludes any opportunity to stage equipment 'within reach', since the road is considerably further away and restricts multiple vehicles/equipment close enough to the action to use it effectively.
 - Some incidents require 'backing an Engine or Truck' toward the scene. Flag Lot driveways sometimes are problematic enough that 'backing into them' is simply not feasible.

Developers simply need to provide developed ROAD access to a point where driveways and be shorter and 'localized' to the properties.

(I am an RSA#9 board member but this is NOT an official board comment)

—
Dan Tucker
4330 E Wickersham Way
Wasilla, AK 99654
(907) 863-1313



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

July 13, 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 Pioneer Peak Vista (MSB 2026-080) and advises that ENSTAR has existing natural gas service pipeline that crosses proposed LOT 3 to serve proposed LOT 2. Attached is a depiction for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Grant ENSTAR a ten feet (10 FT) wide natural gas easement centered over the existing natural gas service pipeline within proposed LOT 3 and serving proposed LOT 2.
2. Dedicate a ten feet (10 FT) wide natural gas easement centered over the existing natural gas service pipeline within proposed LOT 3 and serving proposed LOT 2

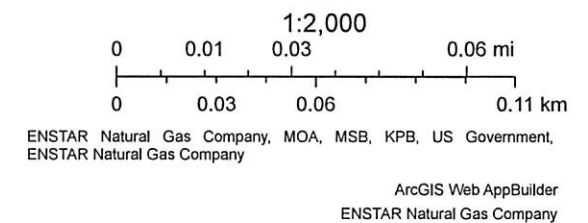
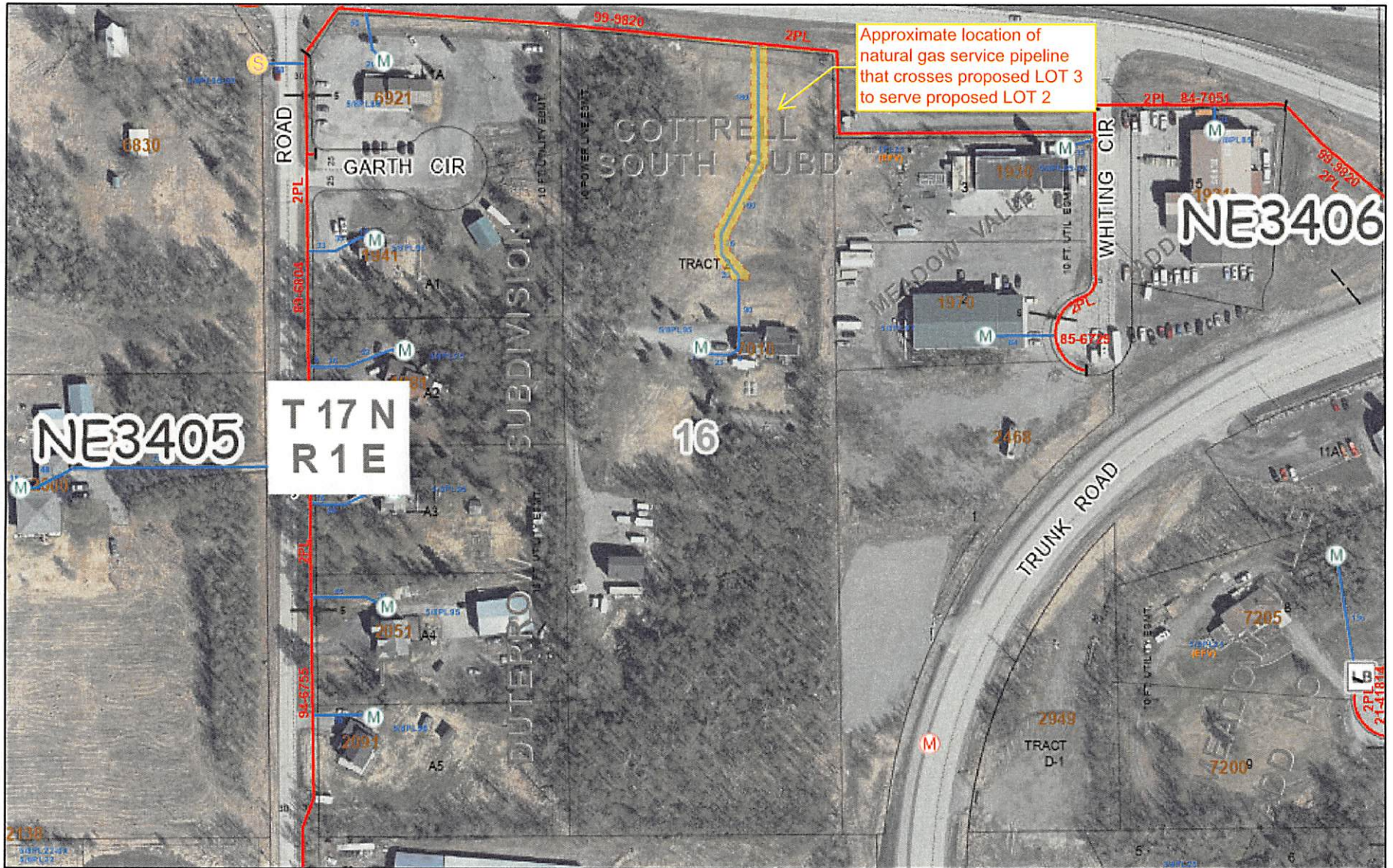
If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Echols", is written over a horizontal line.

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

COTTRELL S TRACT 2



Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, July 13, 2026 12:54 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Pioneer Peak Vista (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., 1st Floor, Anchorage, AK 99508

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

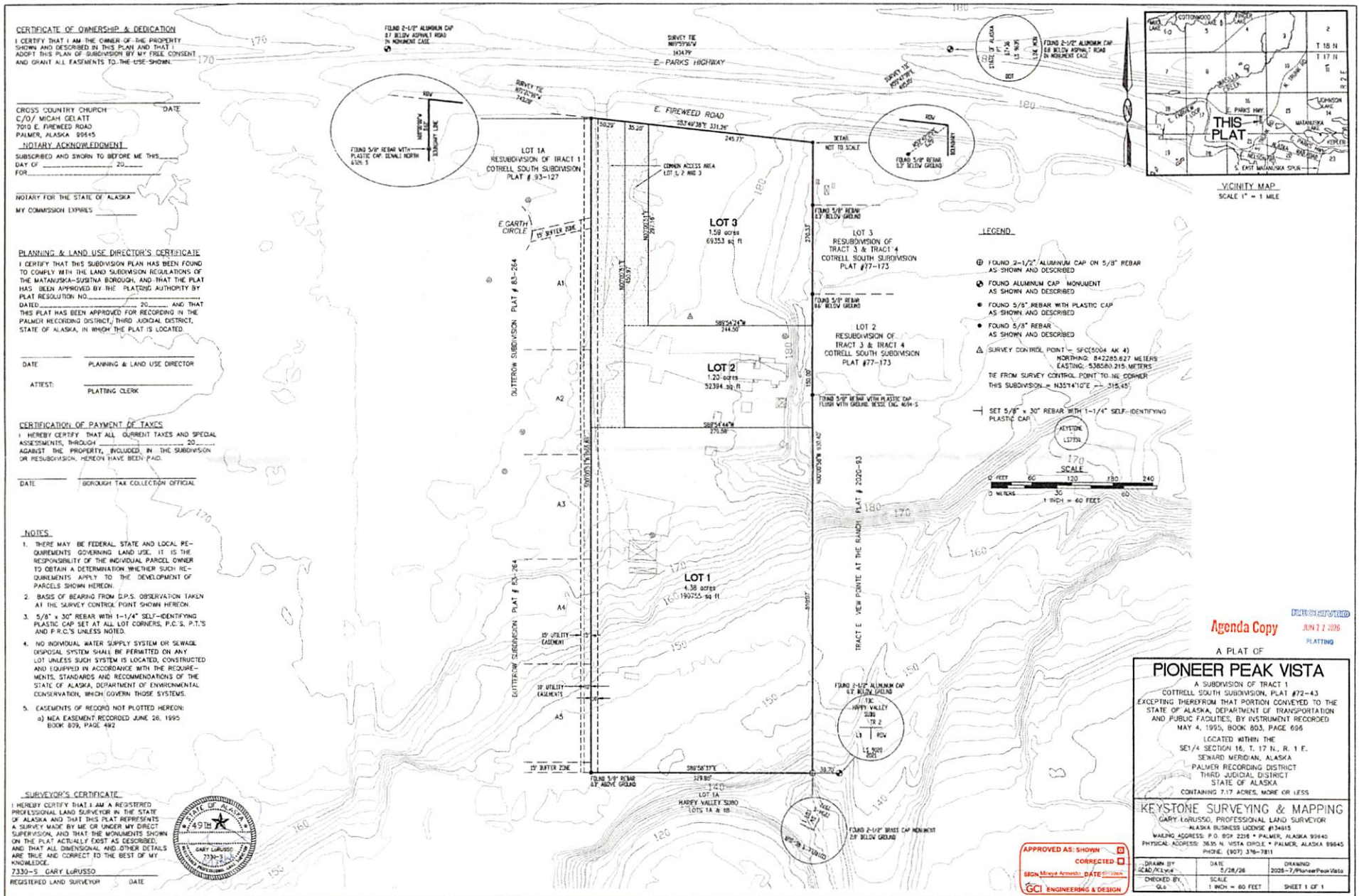
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Sent: Monday, July 6, 2026 4:15 PM
To: Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; council@gatewaycommunitycouncil.org; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; davemtp@mtaonline.net; Dan Tucker <antiquetuck@gmail.com>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@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 Pioneer Peak Vista (MG)

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 [Pioneer Peak Vista](#)



CERTIFICATE OF OWNERSHIP & DEDICATION

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

CROSS COUNTRY CHURCH
C/O MICAH GELATT
7010 E. FIREWEED ROAD
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

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

DATE _____ PLANNING & LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
a) MEA EASEMENT RECORDED JUNE 26, 1995 BOOK 809, PAGE 492

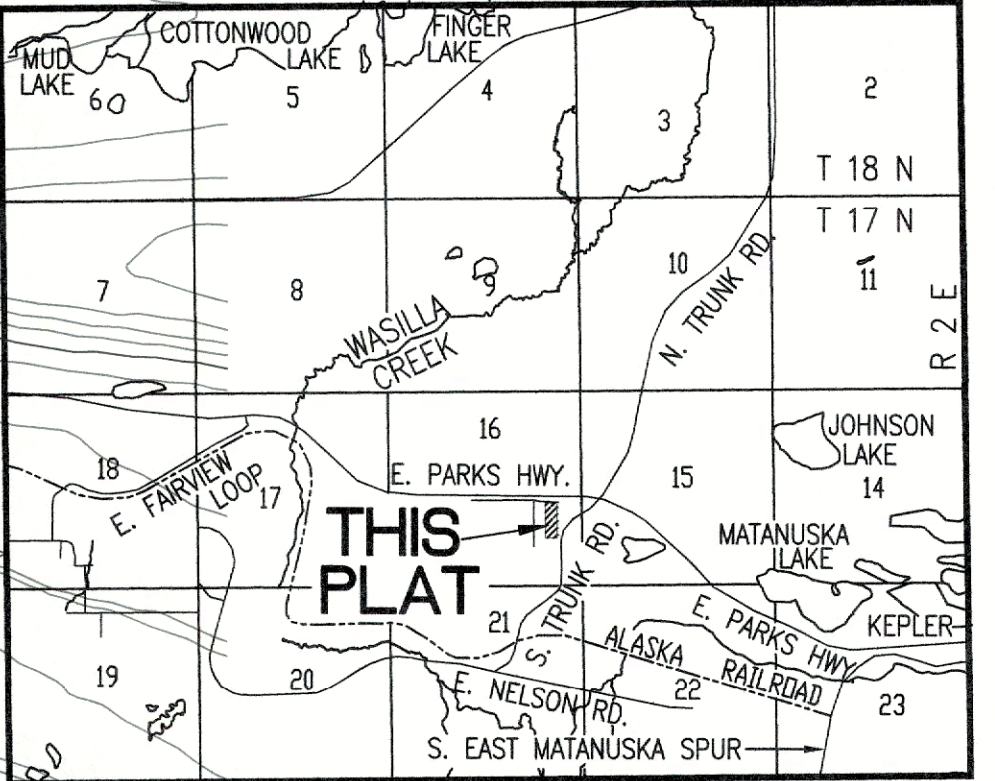
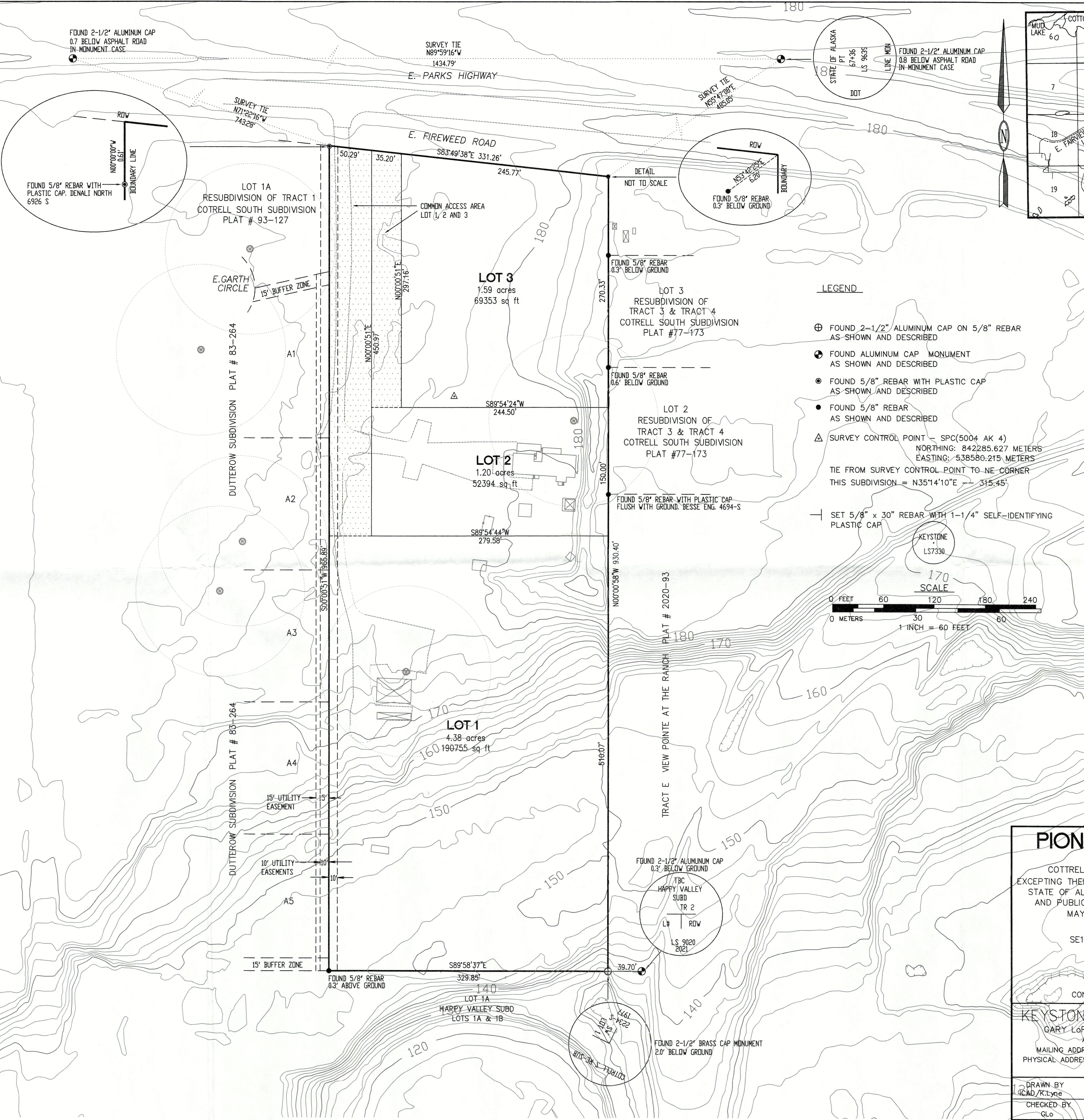
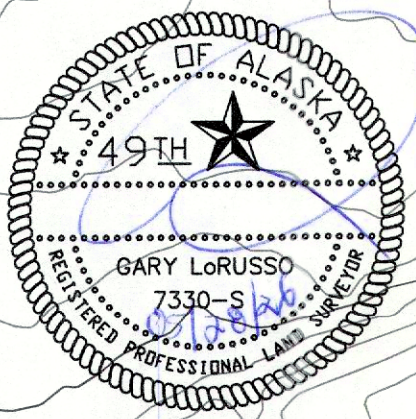
SURVEYOR'S CERTIFICATE

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

7330-S GARY LoRUSSO

REGISTERED LAND SURVEYOR

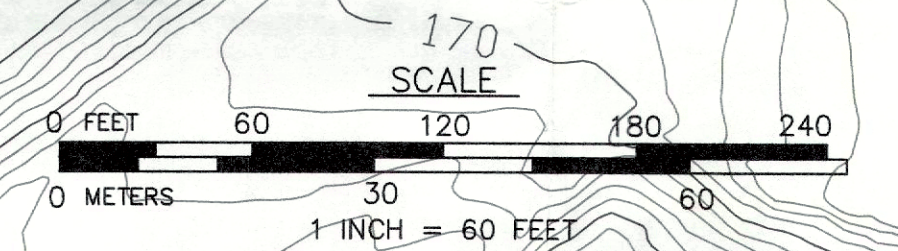
DATE _____



VICINITY MAP
SCALE 1" = 1 MILE

LEGEND

- FOUND 2-1/2" ALUMINUM CAP ON 5/8" REBAR AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR AS SHOWN AND DESCRIBED
- SURVEY CONTROL POINT - SPC(5004 AK 4) NORTHING: 842285.627 METERS EASTING: 538580.215 METERS TIE FROM SURVEY CONTROL POINT TO NE CORNER THIS SUBDIVISION = N35°14'10"E 315.45'
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



RECEIVED
Agenda Copy JUN 22 2026
PLATTING

A PLAT OF

PIONEER PEAK VISTA

A SUBDIVISION OF TRACT 1
COTRELL SOUTH SUBDIVISION, PLAT #72-43
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, BY INSTRUMENT RECORDED MAY 4, 1995, BOOK 803, PAGE 696
LOCATED WITHIN THE
SE1/4 SECTION 16, T. 17 N., R. 1 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 7.17 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

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

DRAWN BY GLO/KLY	DATE 5/28/26	DRAWING 2026-7/PioneerPeakVista
CHECKED BY GLO	SCALE 1 INCH = 60 FEET	SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP & DEDICATION

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CROSS COUNTRY CHURCH
C/O MICAH GELATT
7010 E. FIREWEED ROAD
PALMER, ALASKA 99645

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DAY OF _____, 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

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ATTEST: _____
PLATTING CLERK

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DATE _____ BOROUGH TAX COLLECTION OFFICIAL

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5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
a) MEA EASEMENT RECORDED JUNE 26, 1995 BOOK 809, PAGE 492

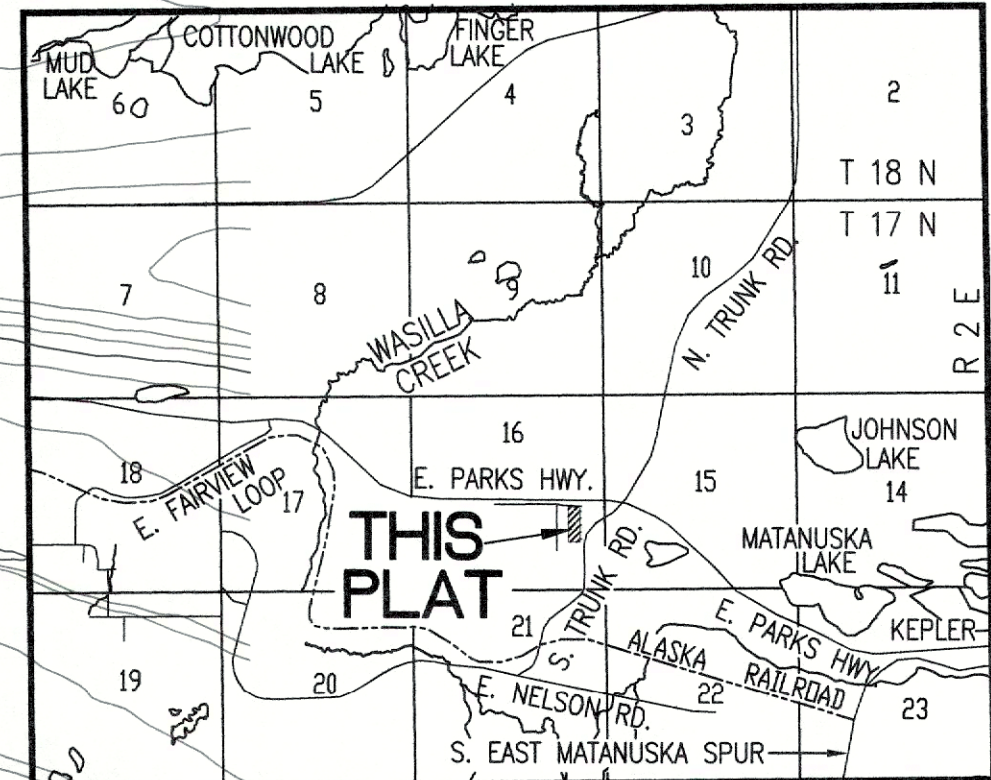
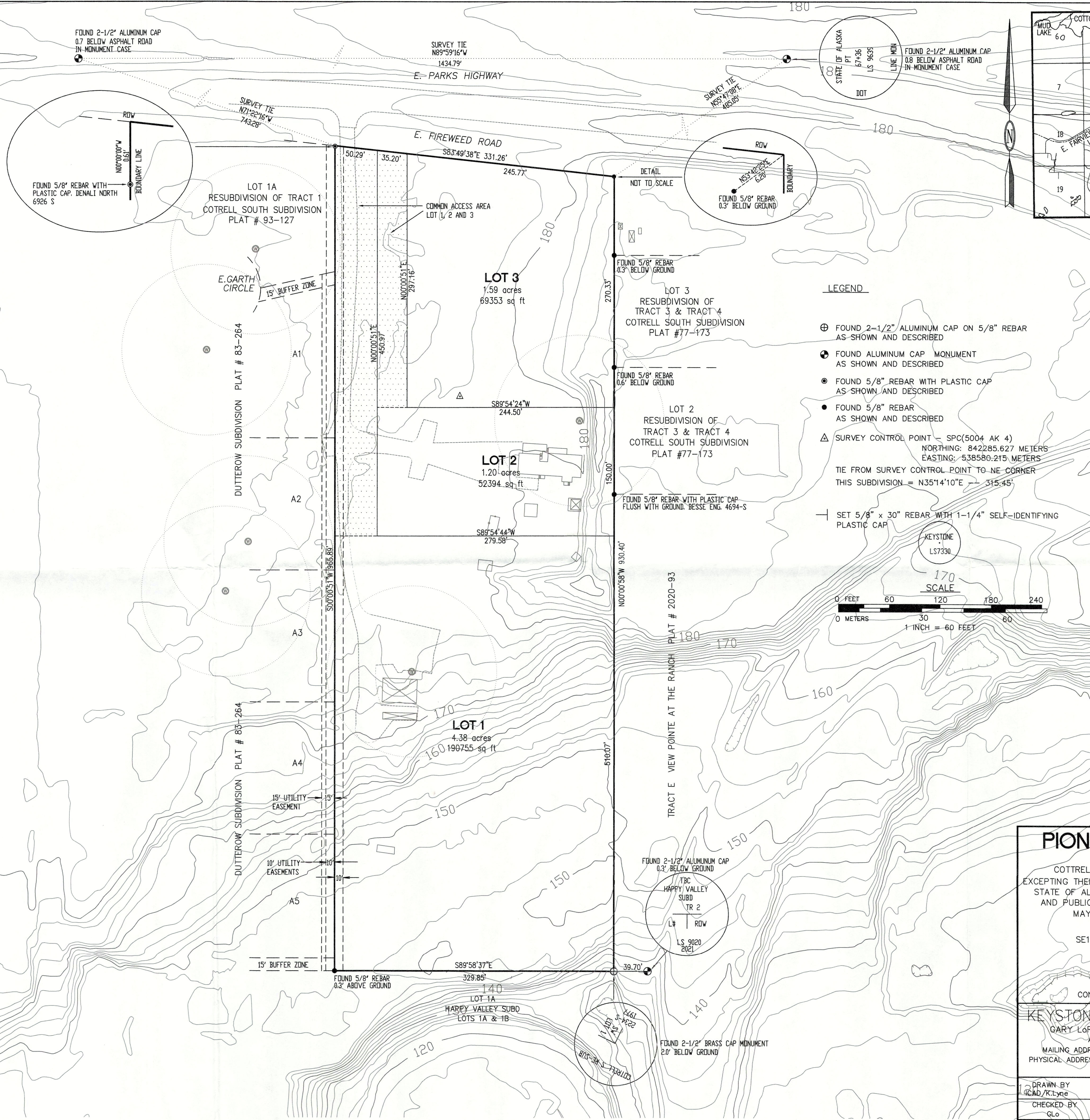
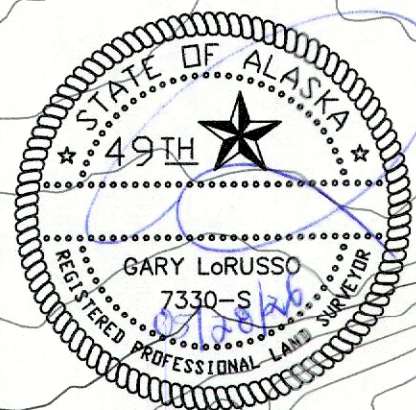
SURVEYOR'S CERTIFICATE

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

7330-S GARY LoRUSSO

REGISTERED LAND SURVEYOR

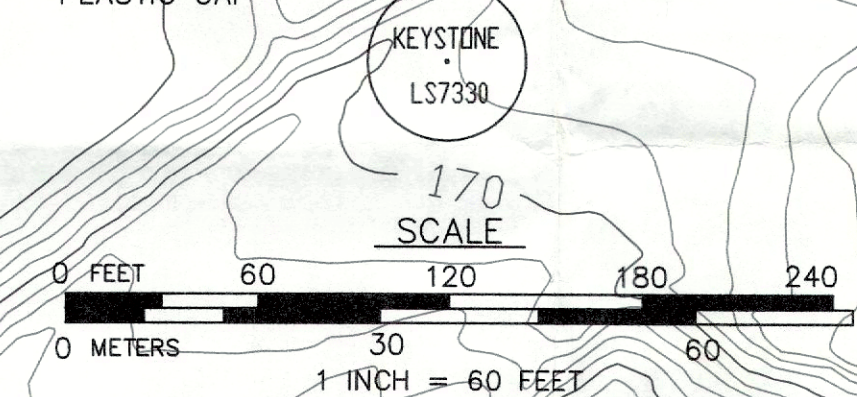
DATE _____



VICINITY MAP
SCALE 1" = 1 MILE

LEGEND

- FOUND 2-1/2" ALUMINUM CAP ON 5/8" REBAR AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR AS SHOWN AND DESCRIBED
- SURVEY CONTROL POINT - SPC(5004 AK 4) NORTHING: 842285.627 METERS EASTING: 538580.215 METERS TIE FROM SURVEY CONTROL POINT TO NE CORNER THIS SUBDIVISION = N35°14'10"E 315.45'
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



RECEIVED
Agenda Copy JUN 22 2026
PLATTING

A PLAT OF

PIONEER PEAK VISTA

A SUBDIVISION OF TRACT 1
COTRELL SOUTH SUBDIVISION, PLAT #72-43
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, BY INSTRUMENT RECORDED MAY 4, 1995, BOOK 803, PAGE 696
LOCATED WITHIN THE
SE1/4 SECTION 16, T. 17 N., R. 1 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 7.17 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

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

DRAWN BY GLO/KLY	DATE 5/28/26	DRAWING 2026-7/PioneerPeakVista
CHECKED BY GLO	SCALE 1 INCH = 60 FEET	SHEET 1 OF 1

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 5, 2026

ABBREVIATED PLAT: ENGLISH MANOR
LEGAL DESCRIPTION: SEC 28, T17N, R02W S.M., AK
PETITIONERS: VINCENT ENGLISH
SURVEYOR/ ENGINEER: HANSON LAND SOLUTIONS
ACRES: 3.87 +/- PARCELS: 4
REVIEWED BY: CHRIS CURLIN CASE #: 2026-081

REQUEST:

The request is to create four lots from Lot 11, Block 2, Timberland, (Plat#78-66), (Tax ID# 1452B02L011) to be known as **ENGLISH MANOR**, containing 3.87 acres +/- . The property is directly south of W. Born Lazy Way and directly west of S. Timberland Loop; within the SE ¼ Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Soils Report

Exhibit B – 9 pgs

COMMENTS:

MSB Pre-Design and Engineering

Exhibit C – 1 pg

MSB Permit Center

Exhibit D – 1 pg

Utilities

Exhibit E - 1 pg

DISCUSSION: The proposed subdivision is creating four lots ranging in size from .95 acres to 1.0 acres +/- . Access for the lots exist from W. Born Lazy Way and S. Timberland Loop.

SOILS REPORT: A Soils Report (**Exhibit B**) was provided by William Klebesadel, P.E., pursuant to MSB 43.20.281(A). The report notes that the soils investigation consisted of 3 test holes dug to a minimum depth of twelve feet. No groundwater was encountered in any of the test holes. Soil specifications for each test hole are noted on the Soil Inspection Log Sheets and accompanying Sieve Tests. The engineer states that based on Title 43.20.281 of the Matanuska-Susitna Borough Code all lots contain sufficient overall area. All lots have at least 10,000 square feet of useable building area. All lots have at least 10,000 square feet of contiguous useable septic area.

COMMENTS:

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

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

UTILITIES: **(Exhibit E)** ENSTAR has no comments or recommendations.

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

CONCLUSION:

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

FINDINGS OF FACT:

1. The plat of **ENGLISH MANOR** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. All lots will have the required frontage pursuant to MSB 43.20.320
3. A Soils Report was submitted, pursuant to 43.20.281(A). All lots have the required septic area and building area.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from, AKF&G, Community Development, or Assessments; or MEA, MTA or GCI; or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of ENGLISH MANOR, Section 28, 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. Provide updated as-built or affidavit from a licensed surveyor that no structure is creating set-back violations or encroachments.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.





Metamora-Southern Borough, Metamora, NJ, MatSuBorough



0 120 240 480 Feet

EXHIBIT A

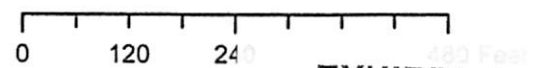
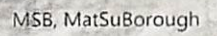


EXHIBIT A



0 355 710 1420 Feet
EXHIBIT A

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



USEABLE AREA CERTIFICATION

ENGLISH MANOR

A SUBDIVISION OF

LOT 11, BLOCK 2 TIMBERLAND

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- ☒ All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- ☒ Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- ☐ Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- ☒ The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ The useable area consists entirely of land sloping less than 25% or will be at final certification.
- ☒ The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- ☒ The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- ☒ The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- ☒ The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- ☒ Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- ☐ Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- ☐ Test-holes or borings were made to the depth of permafrost (test holes with permafrost or impermeable layer):

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

SOIL CLASSIFICATIONS

- ☐ Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES:
(SW) TEST HOLES:

(GP) TEST HOLES:
(SP) TEST HOLES:

- ☒ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:

(SM) TEST HOLES:

- ☐ Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- ☐ Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

- ☒ No groundwater was encountered in any of the Test Holes
☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

- ☐ Monitoring Test Holes May through October:
☐ Soil Mottling or Staining Analysis:

TEST HOLES:
TEST HOLES:

- ☐ Depth to seasonal high water is a min. of 8' TEST HOLES:

- ☐ Depth to seasonal high water is less than 8'

☐ Fill will be required

☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- ☐ Additional Fill required to ensure 8' of coverage above water table Lots:

- ☐ The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

- ☐ Re-Grading will be required to eliminate slopes in excess of 25% Lots:

- ☒ No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

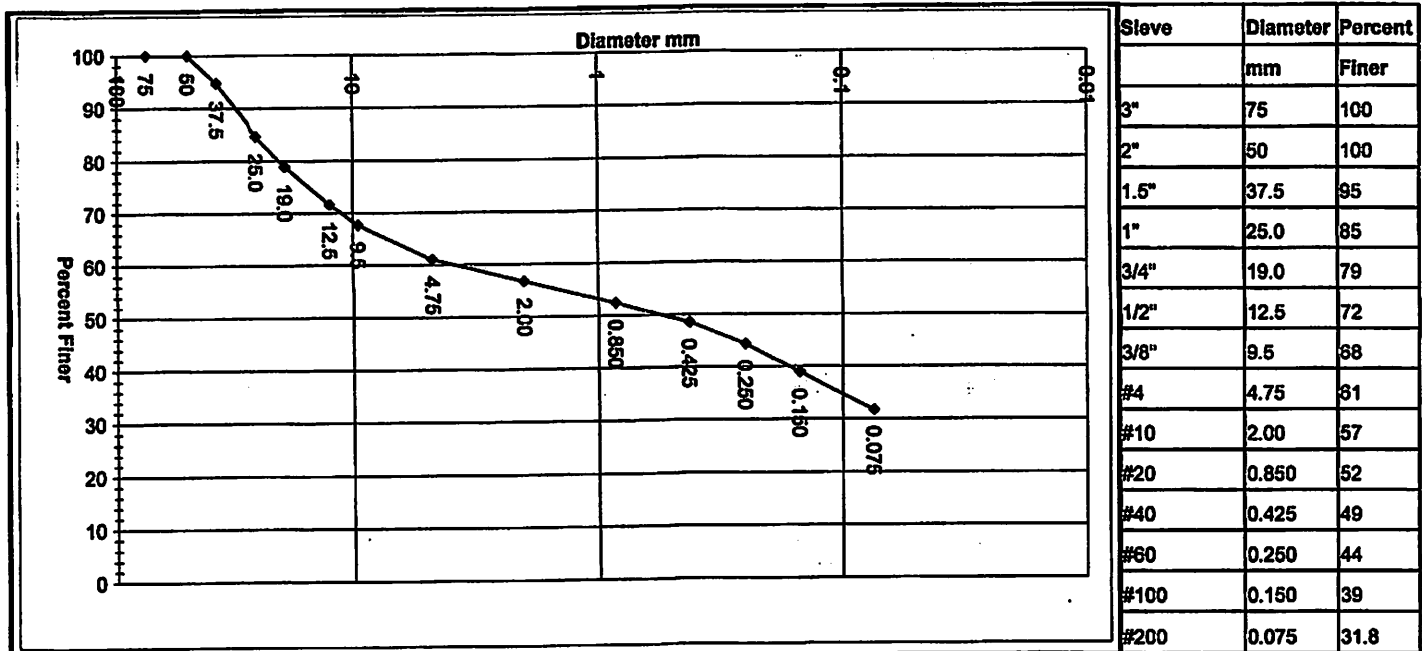
Bill Klebesadel 2-6-26
WILLIAM KLEBESADEL P.E. Date
Professional Engineer





HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2805 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721
e-mail: mhpc@mtaonline.net



Client: **Hanson Land Solutions** Soil Description: **Silty Gravel with Sand**
Project: **Timberland 25-310** Unified Classification: **GM**
Sample Location: **TH #1**

Date: **2/6/2025**
Sample Date: **11/12/2025**
Proj. no: **25020**

EXHIBIT B

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

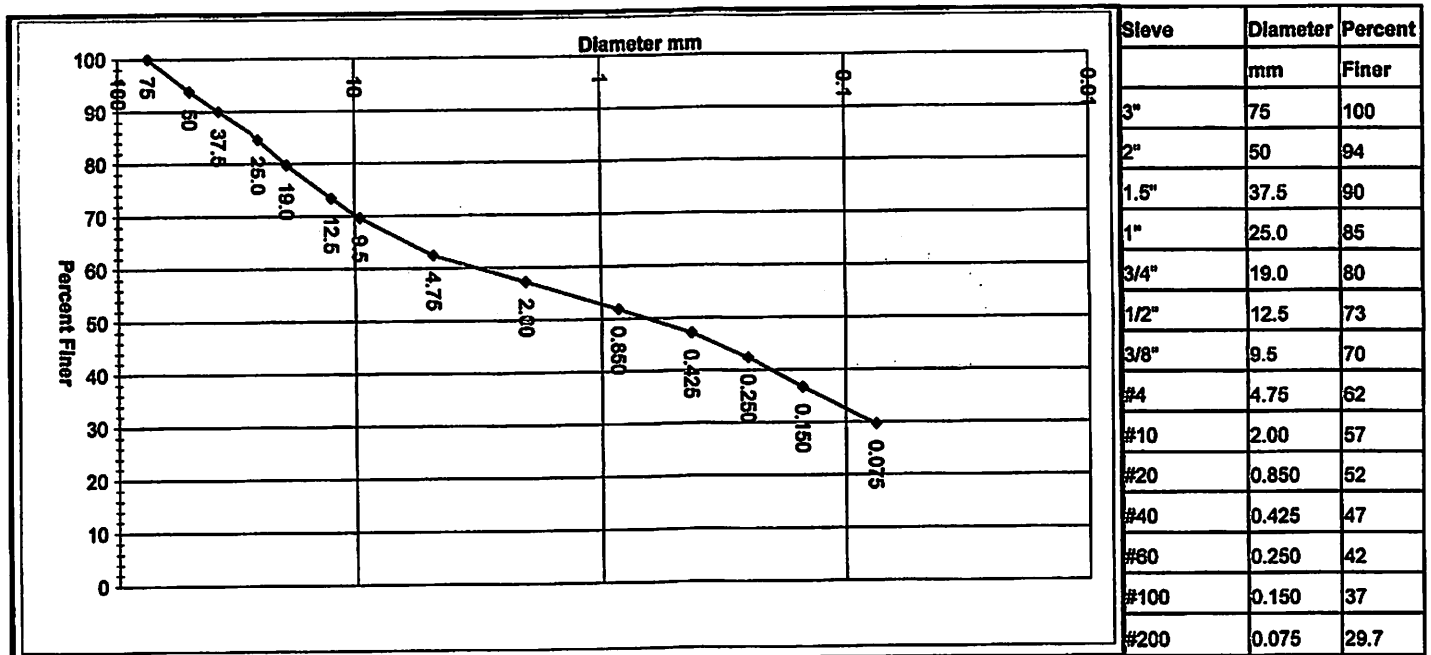
Parcel:	TIMBERLAND LOT 11 BLOCK 2	TEST HOLE NO.	Date:	10-29-2025
Insp. By:	PIONEER	2	Job #	25-310

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
			9					
			10					
	11							
	12							
13ft			Perc. Hole Diam. (in.):					
14ft			Test Run Between:					
15ft			ft	and	ft	Deep		
16ft								
17ft								
18ft								
19ft								
20ft								
Depth 12ft Total Depth of Test Hole None Depths where Seeps encountered None Depths where Ground Water encountered None Depths where Impermeable Soil (Silt / Clay / Bedrock encountered No Monitor Tube Installed?			COMMENTS:					
			WATER LEVEL MONITORING Date WATER LEVEL					



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721
e-mail: mhpe@mtc-online.net



Client: **Hanson Land Solutions** Soil Description: **Silty Gravel with Sand**
Project: **Timberland 25-310** Unified Classification: **GM**
Sample Location: **TH #2**

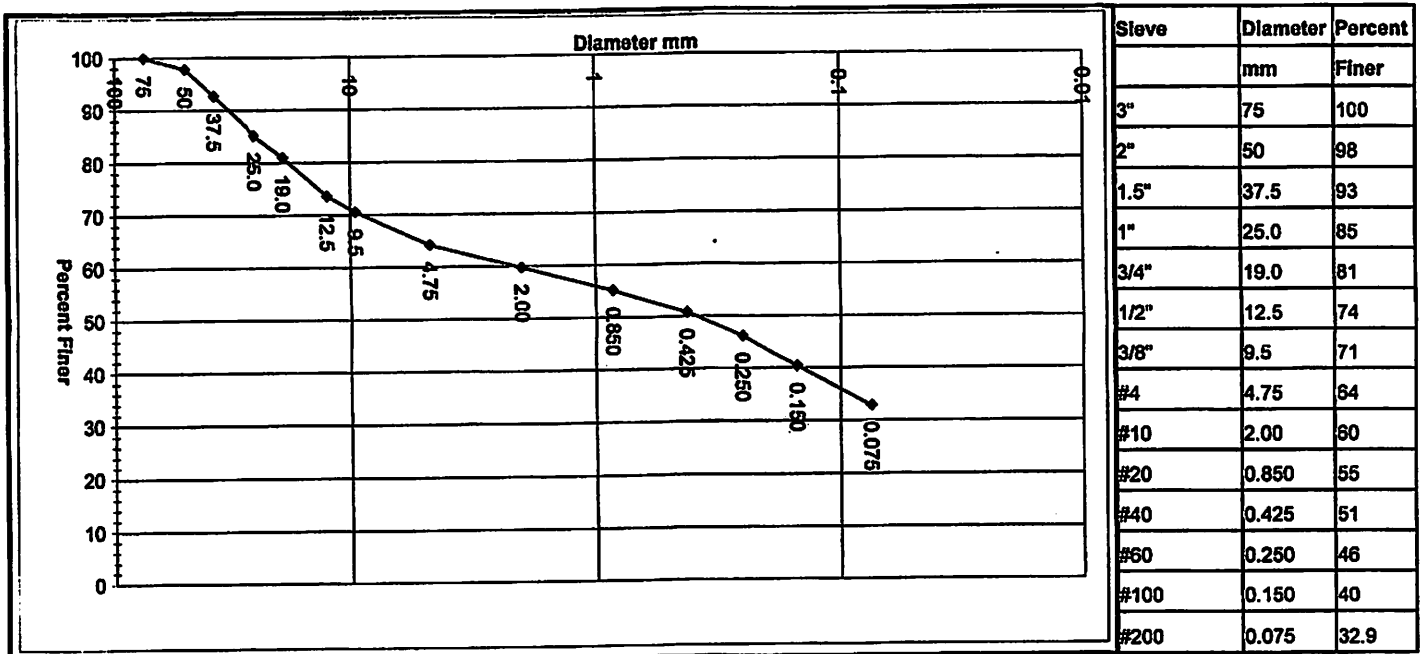
Date: **2/6/2025**
Sample Date: **11/12/2025**
Proj. no: **25020**

EXHIBIT B



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2805 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Hanson Land Solutions** Soil Description: **Silty Gravel with Sand**
Project: **Timberland 25-310** Unified Classification: **GM**
Sample Location: **TH #3**

Date: **2/6/2025**
Sample Date: **11/12/2025**
Proj. no: **25020**

EXHIBIT B

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP

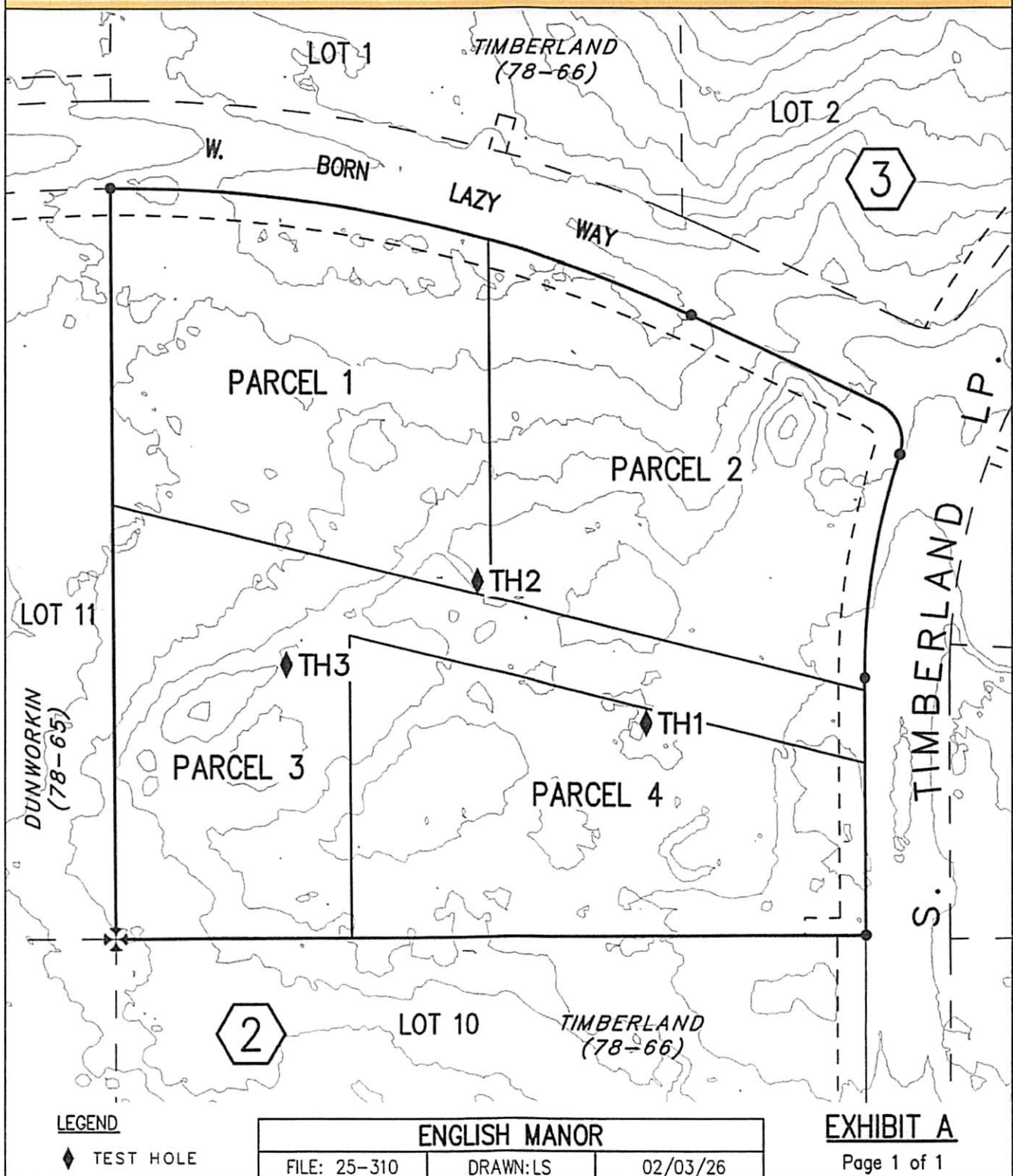


EXHIBIT B

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, July 14, 2026 3:36 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC English Manor (CC)

Hello Chris,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, July 7, 2026 3:45 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC English Manor (CC)

Hello,

The link below is to the RFC packet for the English Manor Subdivision. Please ensure that all comments are submitted by July 22, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [English Manor](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Permit Center
Sent: Thursday, July 9, 2026 10:53 AM
To: Chris Curlin
Subject: RE: RFC English Manor (CC)

No comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, July 7, 2026 3:45 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC English Manor (CC)

Hello,

The link below is to the RFC packet for the English Manor Subdivision. Please ensure that all comments are submitted by July 22, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [English Manor](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough



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

15 July 2026

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat(s) and has no comments or recommendations.

- **Loyal Hill**
(MSB Case # 2026-078)
- **Goldenberg**
(MSB Case # 2026-079)
- **K & K ESTATES**
(MSB Case # 2026-065)
- **English Manor**
(MSB Case # 2026-081)

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

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Echols", is written over a light blue horizontal line.

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

LEGEND

- ✕ RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED 1/2" REBAR
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER PLAT (78-66)
- xxx SURVEY POINT NUMBER
- 1 BLOCK NUMBER

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

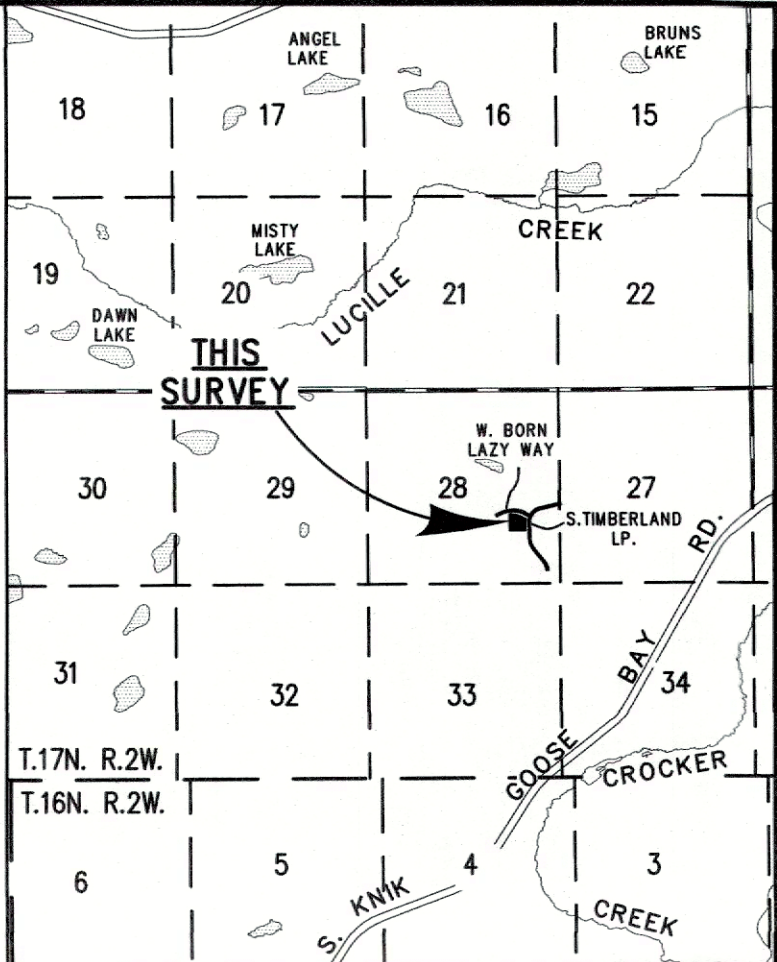
NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 3 (POINT 705), A RECOVERED BRASS CAP MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61° 31' 52.62"N 149° 38' 21.87"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISIONS IS ENCUMBERED BY A M.T.A. BLANKET EASEMENT RECORDED ON JUNE 8, 1960 AT BK. 34, PG. 432.
- COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS RECORDED ON MAY 12, 1978 AT BK. 164, PG. 442.

CERTIFICATE OF PAYMENT OF TAXES

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

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



SOURCE: MSB TAX MAP H009, H010, H015, H016, OC04, OC03 1"=1528'

CERTIFICATE OF OWNERSHIP

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

VINCENT ENGLISH (TRUSTEE) _____ DATE _____
ENGLISH MANOR LAND TRUST

NOTARY ACKNOWLEDGEMENT

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

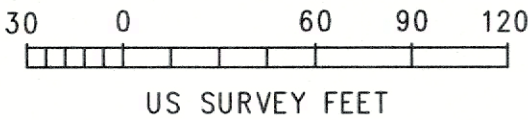
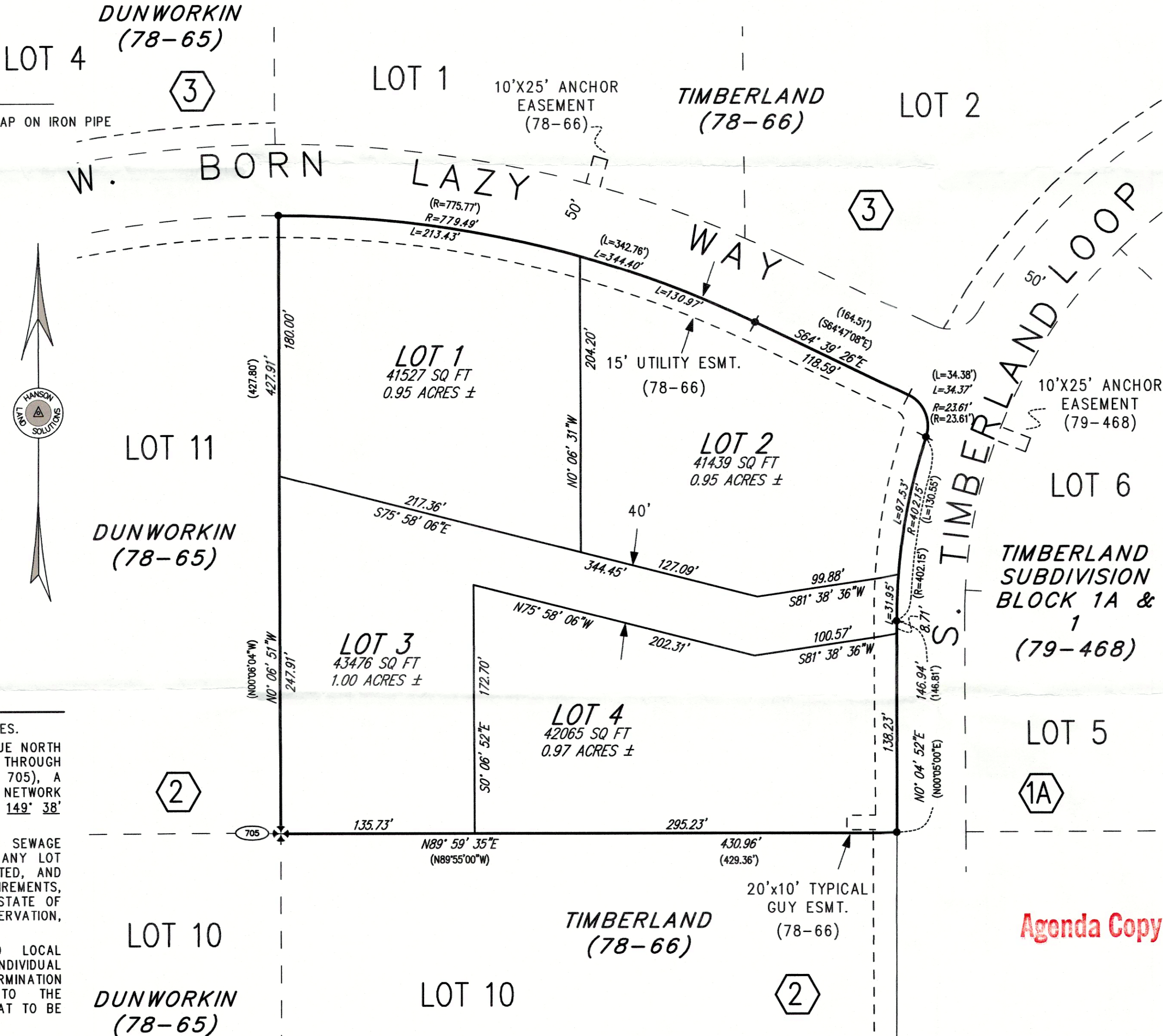
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

A PLAT OF
ENGLISH MANOR
A SUBDIVISION OF
LOT 11 BLOCK 2 TIMBERLAND (78-66)

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SE 1/4 SEC. 28, T.17N. R.2W. SM, AK
CONTAINING 3.87 ACRES MORE OR LESS

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



Agenda Copy