

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Tyler Young

PLATTING CLERK
Kayla Smith

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds



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

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

PLATTING BOARD MEETING **1:00 P.M.** **August 6, 2026**

Ways you can participate in Platting Board meetings:

IN PERSON

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

TELEPHONIC TESTIMONY: (Audio only)

(Please note that the Borough has experienced intermittent technical difficulties with the telephonic system and it is being provided as a courtesy, and only if working at the time of hearing. The hearing may proceed even if the telephonic system is not working. If you would like to be sure your comments are considered by the Board, submit them to the email address above by noon the business day prior to the meeting or present your comments in person)

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

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

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

1. CALL TO ORDER

A. Roll Call and Determination of Quorum (by Secretary)

Matanuska-Susitna Borough

- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

- A. July 16, 2026
- B. July 30, 2026

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **K & K ESTATES:** The request is to create 2 lots from Block 2, Lot 6, Fishhook Acres, Plat #75-44, (Tax ID# 6601B02L006) to be known as **K & K ESTATES**, containing 12.98 acres +/- . The petitioner is requesting a variance from legal access. The property is located directly south of E. Pamela Drive and directly east of N. Wasilla-Fishhook Road; within the NE ¼ Section 19, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Keaton Kearney & Gordon Leonard, Staff: Chris Curlin, Case # 2026-065)*

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory *(If needed)*
 - Definition: Law. To hear and settle an issue or a question regarding code.
- B. Upcoming Platting Board Agenda Items *(Staff: Tyler Young & Clerk: Kayla Smith)*
 - So far we have 1 case on the September 17, 2026 meeting.
 - Loyal Hill

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
July 16, 2026**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 16, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Mr. Reggie Carney, District Seat #4
Ms. Michelle Traxler, District Seat #5
Mr. Steve Kevan, District seat #6
Mr. Roman Fonov, District Seat #7

Platting Board members absent and excused were:

Ms. Karla McBride, Alternate A
Mr. Igor Galloway, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Tyler Young, Platting Officer
Ms. Kayla Smith, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Liebing led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

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

VOTE: The Agenda were approved unanimously.

2. APPROVAL OF MINUTES

- July 2, 2026

MOTION: Platting Member Chiavetta made motion to approve the Minutes presented. Platting Member Carney seconded.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
July 16, 2026**

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)
(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **PRIMROSE POINT PHASE 4:** The request is to relocate an internal road in the last phase of Primrose Point MSP, Tract D, Primrose Point PH 1 (Plat #2008-25),(Tax ID#6791000T00D), to be known as Primrose Pointe Phase 4. Pursuant to Title 43.15.049(G)(2)(d) the proposed change will require board approval. The property is located directly north of W. Lone Cub Drive and south of W. Ashbrook Drive; within the SE ¼ Section 4, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District 4. (Petitioner/Owner: Crosstown Communities, LLC, Staff: Chris Curlin, Case # 2026-032)

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

Kayla Smith provided the mailing report:

- Stating that 176 public hearing notices were mailed out on June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 findings of facts.

Platting Member Liebing had questions for staff.

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

The petitioner's representative Steve Pannone spoke.

Platting Member Liebing had questions for petitioner's representative.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
July 16, 2026**

Chair Traxler opened the public hearing for public testimony,
The following persons spoke:

- Dianne Woodruff
- Barb Shogren
- Margaret Melear

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

The petitioner's representative chose not to speak.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Primrose Point Phase 4. Platting Member Carney seconded the motion.

VOTE: The motion passed without objection.

- B. **SUNSHINE MEADOWS PHASE 2:** The request is to create nine lots from Tract 1A, Sunshine Meadows Phase 3, Plat #2014-30, to be known as Sunshine Meadows Phase 2, containing 14.84 acres +/- . The property is located south of W King Arthur Drive, east of N White Rabbit Drive, and north of W Cheri Lake Drive (Tax ID #7282000T001A); within the NW ¼ Section 36, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. *(Petitioner/Owner: John Gourley, Staff: Matthew Goddard, Case # 2026-053)*

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

Kayla Smith provided the mailing report:

- Stating that 102 public hearing notices were mailed out on June 16,2026 and June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 7 findings of facts.

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

The petitioners representative Chris Burke spoke.

Chair Traxler opened the public hearing for public testimony,

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

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
July 16, 2026**

The petitioner's representative chose not to speak.

MOTION: Platting Member Liebinger made a motion to approve the preliminary plat of Sunshine Meadows Phase 2. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

- C. **STARLIGHT SUBDIVISION**: The request is to create 184 lots and 2 tracts from Parcels 17N02W31D002, 17N02W31D003, and 17N02W31C002 to be known as Starlight Subdivision, containing 200.00 acres +/- . The plat is located directly north of West Carmel Rd, west of South Knik Goose Bay Road, and south of West Sunset Avenue, located within the SW ¼ Section 31, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: JEK Group LLC, Staff: Cayman Reynolds, Case # 2026-057)*

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

Kayla Smith provided the mailing report:

- Stating that 63 public hearing notices were mailed out on June 16, 2026 and June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 10 conditions and 7 findings of facts.

Platting Officer Tyler Young spoke.

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

The petitioner's representative Gary LoRusso spoke.

Chair Traxler opened the public hearing for public testimony,
The following persons spoke:

- Paul Griffin
- James Link
- Jessica Lowe
- Steve Peskosky

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

The petitioner's representative Gary LoRusso and Curt Holler spoke.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
July 16, 2026**

Platting Members Traxler, Chiavetta, and Kevan had questions.

MOTION: Platting Member Kevan made a motion to approve the preliminary plat of Starlight Subdivision and the 10 year approval of the subdivision. Platting Member Carney seconded the motion.

VOTE: The motion passed without objection.

D. **SHADOW MOUNTAIN CIRCLE**: The request is to grant a public use easement over a portion of Government Lot 11 and Tax Parcel D6, The proposed public use easement is to allow proper alignment of an access road to be constructed as part of the proposed Shadow Mountain Estates Subdivision. The property is located north of Knik River, south and west of Bodenbug Creek, and directly east of S Old Glenn Highway (Tax ID #17N02E35D004 / D006); within the SE ¼ Section 35, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Petitioner/Owner: Doris Armstrong / Suzanne Förster, Staff: Matthew Goddard, Case # 2026-058*)

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

Kayla Smith provided the mailing report:

- Stating that 29 public hearing notices were mailed out on June 16, 2026 and June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 4 conditions and 6 findings of facts.

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

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony,

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

The petitioner/petitioner's representative was not present.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat and Public Use Easement dedication of Shadow Mountain Circle. Platting Member Kevan seconded the motion.

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PLATTING BOARD MINUTES**

**REGULAR MEETING
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VOTE: The motion passed without objection.

- E. **SHADOW MOUNTAIN ESTATES**: The request is to create 6 lots from Tract B-1, DOW Homestead, Plat #2000-122, to be known as Shadow Mountain Estates, containing 8.76 acres +/- . Access for all lots is from a proposed street on the northern boundary of the property. The property is located north of Knik River, south and west of Bodenbug Creek, and directly east of S Old Glenn Highway (Tax ID #5061000T00B-1); within the NE ¼ Section 02, Township 16 North, Range 02 East, Seward Meridian, Alaska. In Community Council #2 Butte and in Assembly District #1. (*Petitioner/Owner: MCK LLC, Staff: Matthew Goddard, Case # 2026-060*)

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

Kayla Smith provided the mailing report:

- Stating that 23 public hearing notices were mailed out on June 16, 2026 and June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 9 findings of facts.

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

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony,

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

The petitioner/petitioner's representative was not present.

MOTION: Platting Member Liebinger made a motion to approve the preliminary plat of Shadow Mountain Estates. Platting Member Carney seconded the motion.

VOTE: The motion passed without objection.

Recess at 2:31PM

Reconvened at 2:46PM

- F. **TREASURE TROVE**: The request is to create 3 tracts from Tax Parcel D1 and Lots 12 & 13, Block 8, Treasure Island (Plat#71-31), (Tax ID #'s 6319B08L012, 6319B08L013

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**REGULAR MEETING
July 16, 2026**

& 18N02W22D001), and dedicate and construct a turn-around for N. Treasure Street, to be known as Treasure Trove containing 62.06 acres +/- . The property is located directly south of N. Anchor Circle and directly west of N. Treasure Street; within the SE ¼ Section 22, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7. (*Petitioner/Owner: Crosswinds Family Trust, Staff: Chris Curlin, Case # 2026-059*)

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

Kayla Smith provided the mailing report:

- Stating that 125 public hearing notices were mailed out on June 16, 2026 and June 23, 2026.

Staff gave an overview of the case:

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

Platting Member Liebing had questions for staff.

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

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony,

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

The petitioner's representative Curt Holler spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Treasure Trove. Platting Member Carney seconded the motion.

MOTION Platting Member Liebing made motion to amend COA number 3. Platting Member Kevan seconded.

VOTE: The motions passed without objection.

- G. **ALASKA SUNRISE**: The request is to create six lots and two tracts from Parcel 2, MSB Waiver 86-54PWm, recorded as (86-194W), (Tax ID# 17N03E19C006) to be known as Alaska Sunrise containing 109.4 acres +/-, and construct and dedicate a portion of E. Plumley Road. The property is located directly north of E. Plumley Road and directly east

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**REGULAR MEETING
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of S. Henry Way; within the SW ¼ and SE ¼ Section 19, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District 1. (*Petitioner/Owner: Lucille T. Frey Rev Trust, Staff: Chris Curlin, Case # 2026-061*)

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

Kayla Smith provided the mailing report:

- Stating that 38 public hearing notices were mailed out on June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 5 findings of facts.

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

The petitioner's representative Curt Holler and Terry Nicodemus spoke.

Chair Traxler opened the public hearing for public testimony,

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

The petitioner's representative chose not to speak.

MOTION: Platting Member Liebong made a motion to approve the preliminary plat of Alaska Sunrise. Platting Member Kevan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

H. **FAIRVIEW PARKS MSP:** The request is to create 12 lots by a six-phase masterplan from Parcels 1 & 2, MSB Waiver #80-9-PWm, recorded as 80-34w and Tracts C1, C2, C3, MSB Waiver #2000-43-PWm, Recorded at Book 1060, Page 309, to be known as Fairview Parks MSP, containing 73.26 acres +/- . The property is located north of E Fairview Loop, south of E Parks Highway, and east of S Seward Meridian Parkway (Tax ID # 17N01E18A004, A005, A012, A013, & A014); within the NE ¼ Section 18, Township 17 North, Range 01 East, Seward Meridian, Alaska. In Community Council #22 Gateway and in Assembly District #3. (*Petitioner/Owner: William Tucker, Fairview Parks Investors, Staff: Matthew Goddard, Case # 2026-062*)

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

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PLATTING BOARD MINUTES**

**REGULAR MEETING
July 16, 2026**

Kayla Smith provided the mailing report:

- Stating that 67 public hearing notices were mailed out on June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 11 conditions and 8 findings of facts.

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

The petitioner's representative Dayna Rumfelt spoke.

Chair Traxler opened the public hearing for public testimony,
The following persons spoke:

- Bonnie Cavanaugh

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

The petitioner's representative spoke.

MOTION: Platting Member Kevan made a motion to approve the preliminary plat of Fairview Parks MSP. Platting Member Liebing seconded the motion.

VOTE: The motion passed without objection.

- I. **MONTANA SUNSHINE**: The request is to create eight lots from Parcel 24N04W21B003, to be known as Montana Sunshine, containing 38.09 acres +/- . The plat is located directly south of East Romano Avenue, east of South Talkeetna Spur Road, and west of Montana Creek, located within the NW ¼ Section 21, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. *(Petitioner/Owner: Wendy Sutherland, Staff: Cayman Reynolds, Case # 2026-064)*

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

Kayla Smith provided the mailing report:

- Stating that 23 public hearing notices were mailed out on June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 findings of facts.

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

**MATANUSKA-SUSITNA BOROUGH
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The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony,

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

The petitioner's representative Craig Hanson spoke.

MOTION: Platting Member Liebinger made a motion to approve the preliminary plat of Montana Sunshine. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS
(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer Tyler Young reminded the Board of the special meeting on July 30, 2026, Kayla Smith informed the board of upcoming items:

- There is 1 case for August 6, 2026 Platting Board.
- K & K

9. BOARD COMMENTS.
(None)

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **3:30 PM**.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
July 16, 2026**

ATTEST:

MICHELLE TRAXLER
Platting Board Chair

KAYLA SMITH
Platting Board Clerk

PUBLIC HEARINGS

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 6, 2026

PRELIMINARY PLAT: K & K ESTATES
LEGAL DESCRIPTION: SEC 19, T18N, R01E S.M., AK
PETITIONERS: KEATON KEARNEY & GORDON LEONARD
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
ACRES: 12.98 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2026-065

REQUEST:

The request is to create 2 lots from Block 2, Lot 6, Fishhook Acres, Plat #75-44, (Tax ID# 6601B02L006) to be known as **K & K ESTATES**, containing 12.98 acres +/- . The petitioner is requesting a variance from legal access. The property is located directly south of E. Pamela Drive and directly east of N. Wasilla-Fishhook Road; within the NE ¼ Section 19, Township 18 North, Range 01 Esst, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.

EXHIBITS:

Vicinity Map and Aerial Photos
Soils Report
Variance & Application
Topographic Narrative

Exhibit A – 4 pgs
Exhibit B – 12 pgs
Exhibit C – 2 pgs
Exhibit D – 1 pg

COMMENTS:

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

Exhibit E – 2 pgs
Exhibit F – 1 pg
Exhibit G - 1 pg
Exhibit H - 4 pgs
Exhibit I – 1 pg

DISCUSSION: The request is to create two lots ranging in size from 1.01 to 11.99 acres. ADOT&PF has denied access to N. Wasilla-Fishhook Road. The petitioners are seeking a variance from MSB 43.20.120 Legal Access due to the unique configuration of the parent parcel and the hardship imposed by ADOT&PF.

VARIANCE APPLICATION: The petitioner has submitted a variance application pursuant to with supporting criteria A-C answered (**Exhibit C**). The request is from 43.20.120 Legal Access. Variance application criteria A-C with Petitioner answers:

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

A. Reducing the flag pole width to 40' does not cause any harm to health, safety or welfare and does not affect the adjacent properties. There is already a 50' Section line easement along the flag pole portion we are creating, and both lots to be created will use the same access point along E. Pamela Drive. We will also be dedicating a shared access easement for both lots.

- B. The Variance request is based upon conditions of the property that are atypical to other properties.

B. The previous owner of the property constructed dwellings on the lot. Using a 40' pole portion to subdivide gives 17.7' to the nearest dwelling. Going to a 60' pole portion would make that dwelling 2.3' into the other created tract. With the 50' SLE, there would be 90' to construct any access.

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

C. If the current owner is required to hold to 60' pole portion to subdivide, then they would be required to move or remove the existing dwelling. This would create undue substantial hardship to the current owner.

SOILS REPORT: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Charles Leet, P.E., concludes the proposed Lot 1 will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

TOPOGRAPHIC NARRATIVE: Tract A is over 400,000 square feet. A Topographic Narrative was submitted by the surveyor (**Exhibit D**), pursuant to MSB 43.20.281(A)(1)(i)(i).

COMMENTS:

ADOT&PF: (**Exhibit E**) No objection to revised lot lines or requested variance.

No access to Wasilla-Fishhook for all lots.

Required to add plat note: "No direct access to Wasilla-Fishhook Road for all lots" or similar.

Please be advised that the Mat-Su Borough Official Streets and Highways Plan (OSHP) shows development of the section line easement between Sorrelwood Street and East Pamela Drive. Internal connectivity is expected through this road and East Pamela Drive

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

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

Utilities: (**Exhibit H**) ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA has no comment. MEA did not respond.

Public: (Exhibit I) Brandon Justice objects.

There were no objections received from Borough departments, outside agencies at the time of this staff report.

CONCLUSION

The plat of **K & K ESTATES** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. A variance application was submitted for legal access. Physical access exist, as-built survey, and topographic information were submitted. A soils report and topographic narrative were submitted. There were no objections received from borough departments, outside agencies, utilities at the time of this staff report.

FINDINGS of FACT:

1. The preliminary plat of **K & K ESTATES** 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. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; North Lakes Community Council; MSB Emergency Services, Community Development, or Assessments; or MEA.
5. The petitioner has submitted a variance application pursuant to MSB43.15.075 with supporting criteria A-C answered (**Exhibit C**). The request is from 43.20. 120 Legal Access.
 - A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and
 - A. Reducing the flag pole width to 40' does not cause any harm to health, safety or welfare and does not affect the adjacent properties. There is already a 50' Section line easement along the flag pole portion we are creating, and both lots to be created will use the same access point along E. Pamela Drive. We will also be dedicating a shared access easement for both lots.
 - B. The Variance request is based upon conditions of the property that are atypical to other properties.
 - B. The previous owner of the property constructed dwellings on the lot. Using a 40' pole portion to subdivide gives 17.7' to the nearest dwelling. Going to a 60' pole portion would make that dwelling 2.3' into the other created tract. With the 50' SLE, there would be 90' to construct any access.
 - C. Because of the unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

C. If the current owner is required to hold to 60' pole portion to subdivide, then they would be required to move or remove the existing dwelling. This would create undue substantial hardship to the current owner.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the variance request from 43.20. 120 Legal Access and the Preliminary Plat of K & K ESTATES, contingent on the following 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: "No direct access to Wasilla-Fishhook Road for all lots"
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.

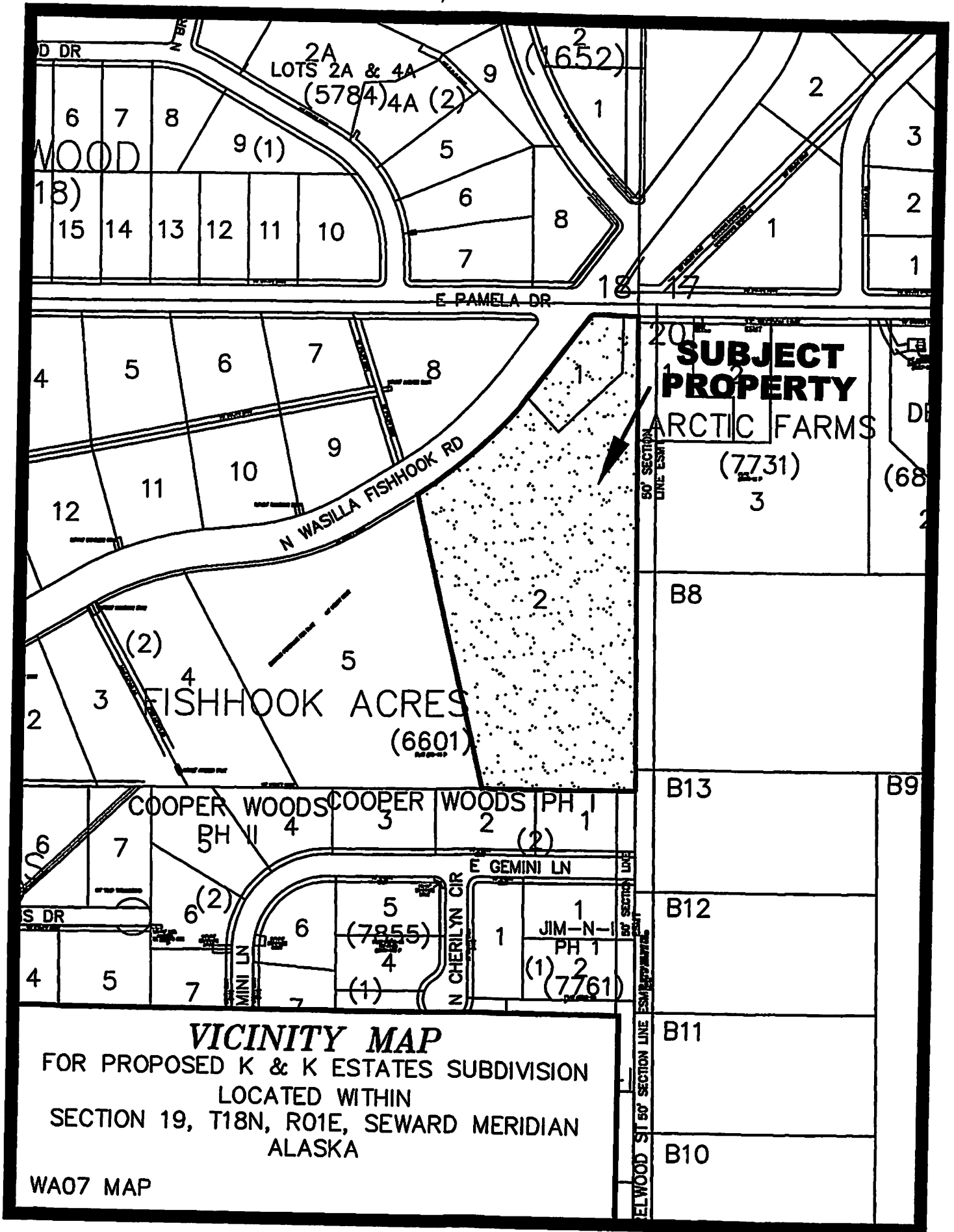




EXHIBIT A-2

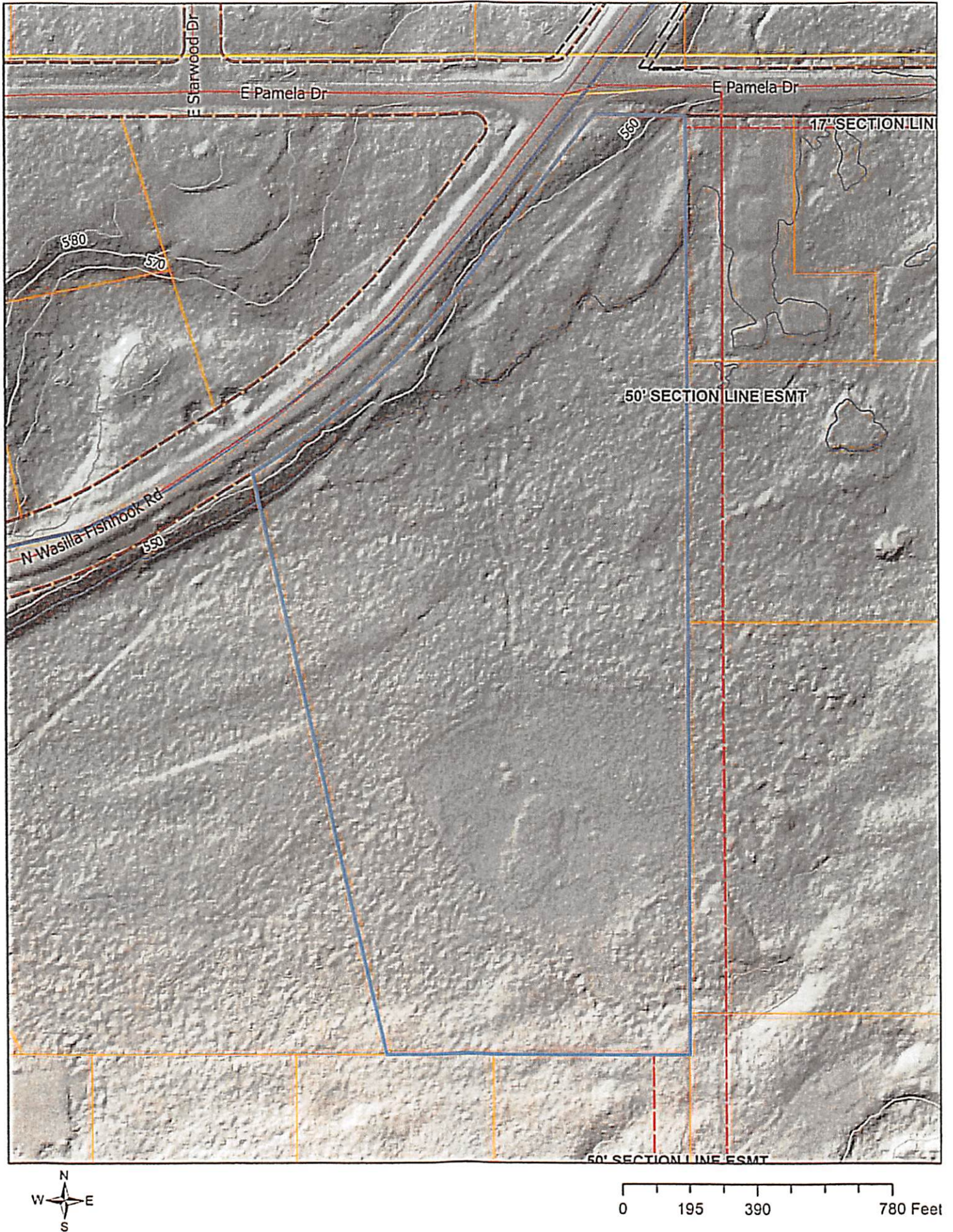


EXHIBIT A-3



EXHIBIT A-4



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

April 26, 2026

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

RECEIVED

JUN 02 2026

PLATTING

RE: Fishhook Acres, Block 2 LOT 6
Proposed, Plat of K & K Estates

Subject: Usable Area Report Revised (5/31/2026) 

Dear Mr. Young,

You have requested that a test hole be dug on Lot 1. Lot 1 has a septic system on it, nevertheless attached is the Document of Construction for the septic system on Lot 1 with the soil log .

The owner of the above referenced parcels of land is proposing to subdivide this parcel into 2 lots: to be known as K & K Estates. The eastern lot, Tract A is in excess of 400,000 square feet. Each proposed lot will be in excess of 40,000 square feet, meeting Borough's minimum lot size. Access to the properties is off E. Pamela Dr.

GEOTECHNICAL FIELD EXPLORATION

No soils work was performed for this report by ARE, LLC.

TOPOGRAPHY & DRAINAGE

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

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

The eastern lot, Lot 1 has been developed and has a functioning well and septic system that served 4- single family homes see attached Document of Construction for the soil log.

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



USEABLE AREA REPORT
PROPOSED PLAT OF K & K ESTATES

Page 2 of 2

SUBDIVISION DESIGN CRITERIA

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

Proposed Lot 1 will be 1.01 acres of total area with a minimum of 10,000 SF of contiguous usable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).

Proposed Tract A will be 11.99 acres meeting the 400,000 square foot exemption MSB 43.20.281 (A)(1),I,(i)

FLOOD POTENTIAL EVALUATION

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

CONCLUSION

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

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

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

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



Attachment:

- Lot 1 Septic Document of Construction

Cc: K & K Enterprises
Bull Moose Surveying, LLC
AK Rim File No. 2026004

Date Received	State of Alaska Department of Environmental Conservation Documentation of Construction	ADEC Review Date and Initial
---------------	---	------------------------------

Part I. General Information

Legal Description	Fishhook Acres, Lot 6 Block 2 (north units)		
Street Address	4860 E Pamela Drive	Tax/Parcel ID#	35385
Submitted By	☒ Registered Engineer ☐ Approved Homeowner ☐ Certified Installer No. CE 9135		
Installer Name Mailing Address, Email, & Phone	Advanced Construction LLC, 11518 Tulin Park Loop, Anchorage, AK 99516-3133 constructionadvanced@gmail.com 907-764-5857		

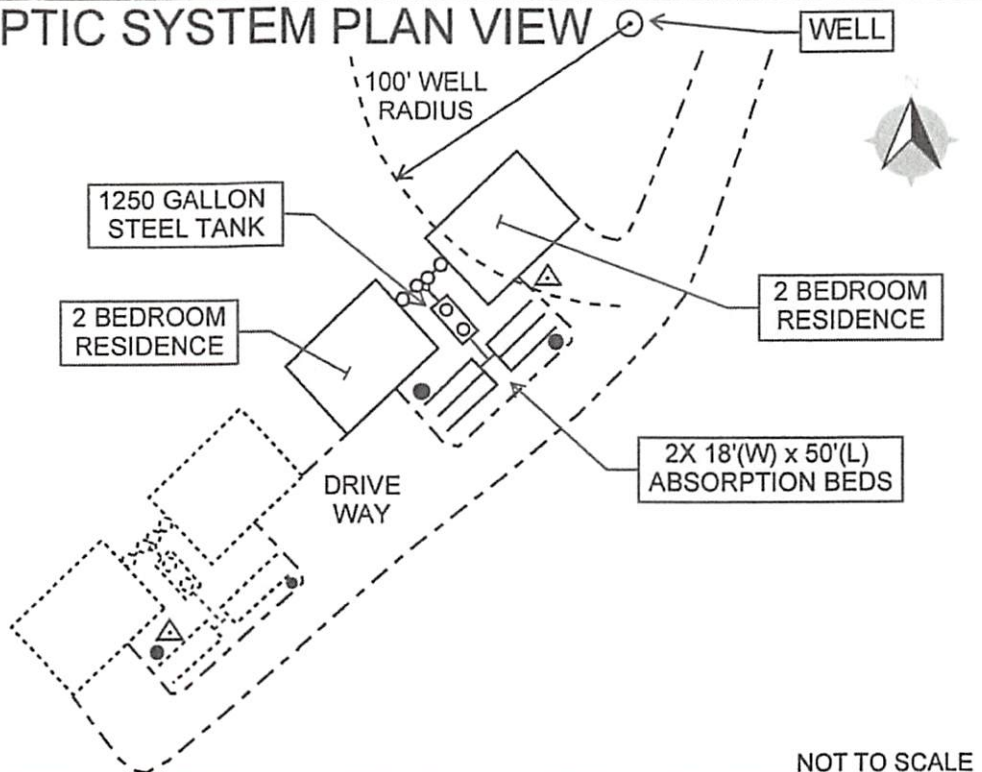
Part II. Wastewater Disposal

Onsite Wastewater System Serves	☐ Single Family # of bedrooms _____ ☒ Duplex Total # of bedrooms <u>4</u> ☐ Small Commercial Facility with Estimated Design Flow of less than 500 gpd. - <u>show calcs below</u>		
☒ New System	☐ Repair / Replace Existing Components (describe):		
System Installed By:	☐ Certified Installer ☐ Registered Engineer ☒ Inspection by a Registered Engineer ☐ Approved Homeowner (attach approval letter)		Installation Notification Date Date Installed <u>11-6-23</u>
Septic Tank	Size <u>1250</u> # of Compartments <u>2</u> Material <u>Steel</u> Manufacturer <u>Greer</u> Lift Station Manufacturer <u>N/A</u> Alarms ☐ Yes ☐ No		
Type of Soil Absorption System	☐ Deep Trench ☐ Shallow Trench ☐ Seepage Pit ☒ Bed ☐ Mound ☐ Infiltrators (# of Units _____ Unit Area _____ sq. ft.) ☐ Other _____		
Soils	Classification <u>SW</u> Rating - sq ft/bedroom <u>150</u>		
Soil Absorption Area	Field Dimensions (Length <u>50</u> ft Width <u>18</u> ft Thickness/Depth of Rock <u>1.3</u> ft) Effective Absorption Area <u>900 SF</u> Size of Rock <u>3/4" to 1 1/2"</u>		
Perc Test Results	Minutes per Inch _____ Application Rate _____ sq ft / bedroom Performed By _____ (Attach results - sealed and signed by a registered engineer)		
Ground Cover Over	Septic Tank <u>>4</u> ft Absorption Area <u>>4</u> ft Sewer Pipes <u>>4</u> ft Insulation Thickness _____ in Insulation Thickness _____ in Insulation Thickness _____ in		
Cleanout Pipes/Caps	# Cleanout(s) <u>4</u> # Septic Tank Vents <u>2</u> # of Leach Field Monitor Tubes <u>2</u>		
Separation Distances from septic tank or absorption area, whichever is closest, to all nearby Public drinking water sources <u>N/A</u> ft. Class <u>N/A</u> Private drinking water sources <u>115</u> ft Nearest water bodies (see 18 AAC 72.020(b)) <u>N/A</u> ft Lot Line <u>>10</u> ft			
Separation Distances from On Lot Sewer Lines to Drinking Water Sources - Public <u>N/A</u> Private <u>>25'</u>			
Separation Distances from Bottom of Distribution Rock to - Groundwater Table <u>>4'</u> Impermeable Soils <u>>6'</u>			
Separation Distance from Absorption Area to Slope exceeding 25% <u>> 50'</u>			
Comments / Recommendations / Criteria used to size commercial facility: Additional fill added over absorption area to provide sufficient cover.			
I certify that the above information, and that provided in Section III, is correct:			
Signature <u>William Klebesadel</u>		Printed Name <u>William Klebesadel</u>	
Title, Reg/Cert No, Inst No. <u>CE 9135</u>		Date <u>10-28-24</u>	
NOTE: Must be signed by a Certified Installer, DEC staff or Approved Homeowner. If engineering seal bears printed name, registration number and is signed, those blocks need not be completed for engineered submittals. Do not modify this form.			



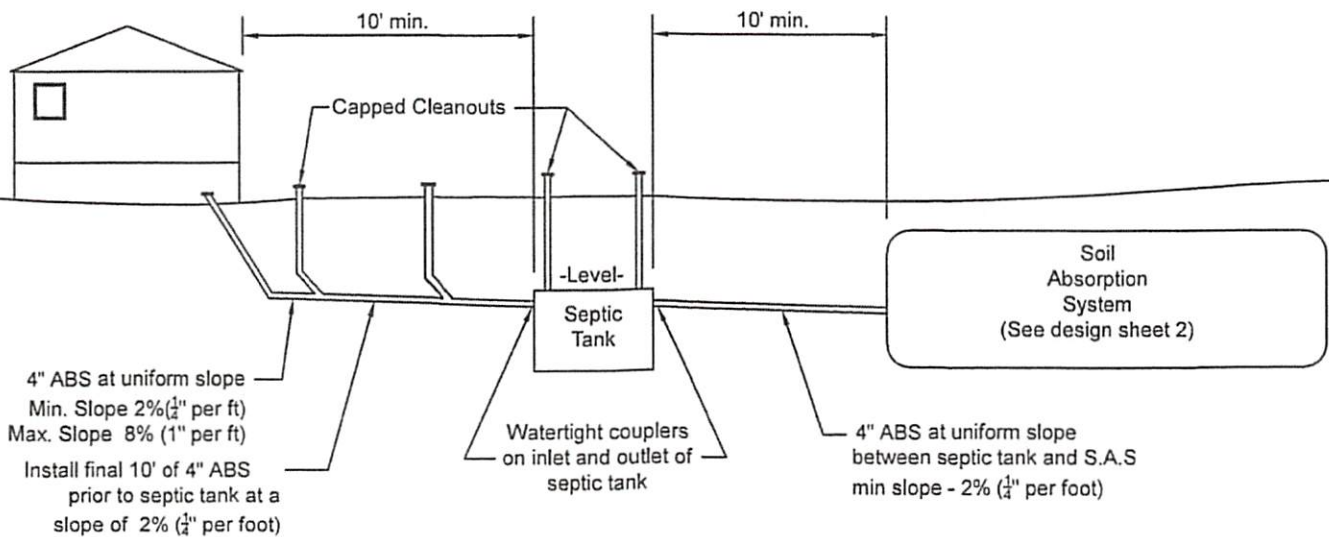
SEPTIC SYSTEM PLAN VIEW

TEST HOLE LOG
0' - 10' Well-graded sand (SW)
Groundwater @ 8'
No impermeable layers
Design to 150 SF/BR



△ = TEST HOLE
○ = CLEANOUTS
● = MONITORING TUBES

SEPTIC SYSTEM PROFILE



Conventional Single Family Residential SEPTIC SYSTEM AS-BUILT

LEGAL DESCRIPTION: Fishhook Acres, Lot 6 Block 2 (north units)

RECORD DRAWING

This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

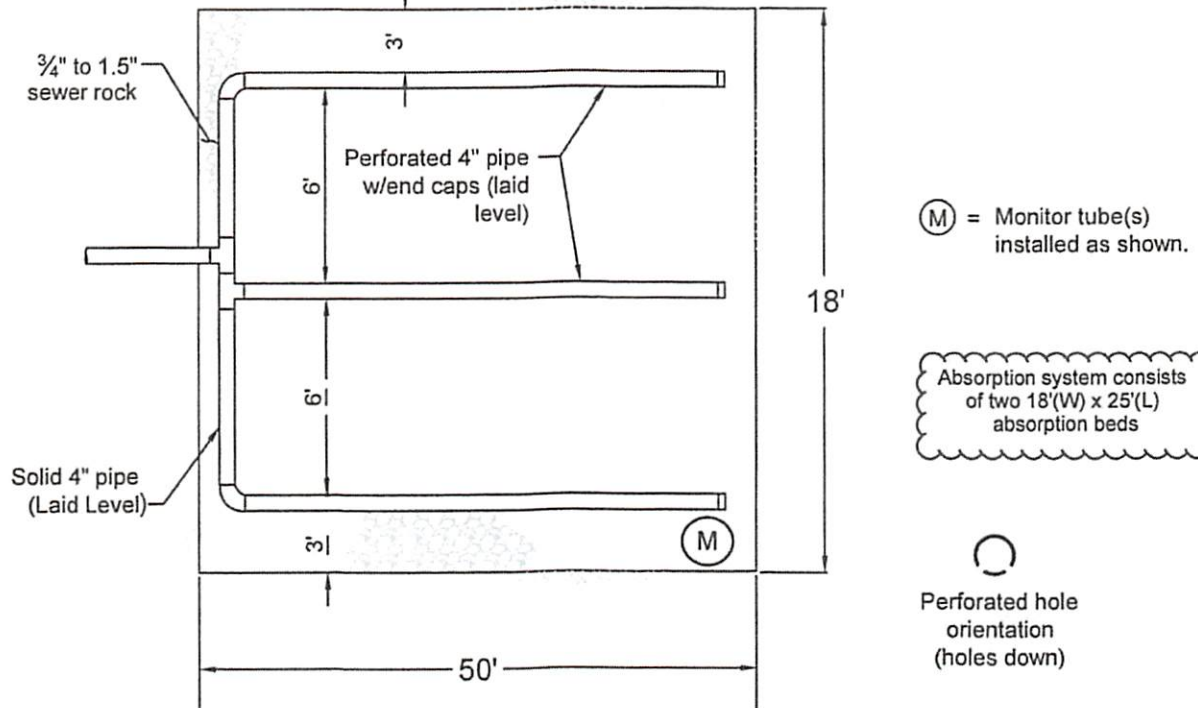
PIONEER ENGINEERING LLC

SHEET 1 OF 2

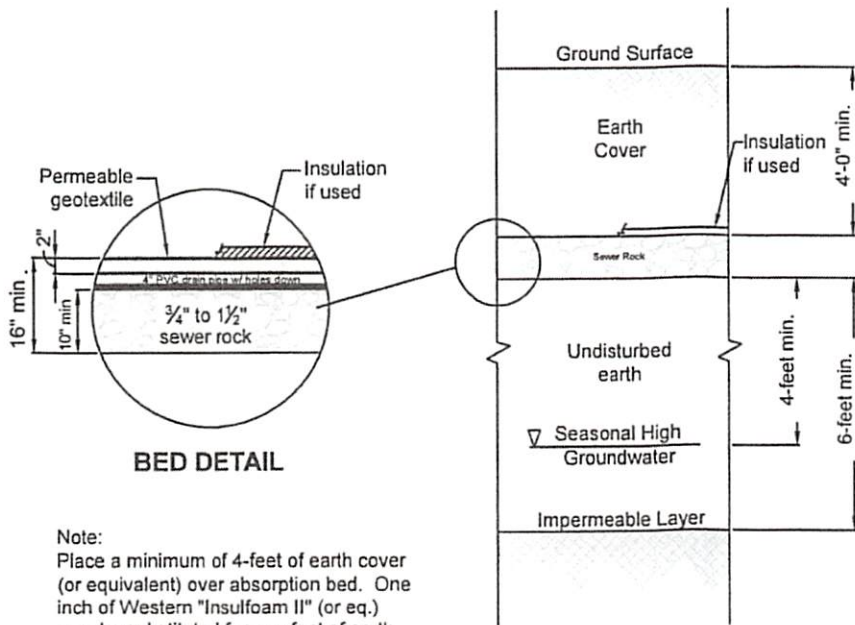
COMPLETED DATE: 11-6-23

EXHIBIT B4

ABSORPTION BED PLAN VIEW



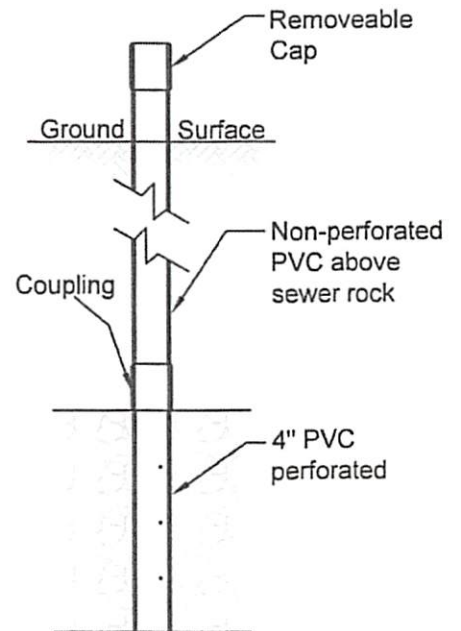
BED SECTION



BED DETAIL

Note:
Place a minimum of 4-feet of earth cover (or equivalent) over absorption bed. One inch of Western "Insulfoam II" (or eq.) may be substituted for one foot of earth cover up to a maximum of two inches of insulation.

MONITOR TUBE DETAIL



NOT TO SCALE



Conventional Single Family Residential SEPTIC SYSTEM AS-BUILT

LEGAL DESCRIPTION: Fishhook Acres, Lot 6 Block 2 (north units)

RECORD DRAWING

This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

PIONEER ENGINEERING LLC

SHEET 2 OF 2

COMPLETED DATE 11-6-23

EXHIBIT B5

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER
Alaska Hydrologic Survey

WATER WELL LOG Revised 08/18/2016

Drilling Started: 9 / 29 / 2023 Completed: 9 / 29 / 2023 Pump Install: / /

City/Borough	Subdivision	Block	Lot	Property Owner Name & Address
Matanuska-Susitna Borough	Fishhook Acres	2	6	Gedz Construction ,

Well location: Latitude 61.64118963516279 Longitude -149.33095851630864
Meridian S Township 018N Range 001E Section 19, SE 1/4 of NE 1/4 of NE 1/4 of NE 1/4

BOREHOLE DATA: (from ground surface)
Suggest T.M. Hanna's hydrogeologic classification system*
https://my.nqwa.org/NC_Product?id=a185000000BYub3AAD

Depth

	From	To
Casing stick up	0	3
Silty gravel	3	17
Silty sand	17	23
Gravel - sand - water	23	31
Shale	31	45

Drilling method: ☒ Air rotary, ☐ Cable tool, ☐ Other _____
Well use: ☐ Public supply, ☒ Domestic, ☐ Reinjection, ☐ Hydrofracking
☐ Commercial, ☐ Observation/Monitoring, ☐ Test/Exploratory, ☐ Cooling,
☐ Irrigation/Agriculture, ☐ Grounding, ☐ Recharge/Aquifer Storage,
☐ Heating, ☐ Geothermal Exploration, ☐ Other _____
Fluids used: _____
Depth of hole: 45 ft Casing pickup: 3 ft
Casing type: A53B Steel Casing thickness: .25 inches
Casing diameter: 6 inches Casing depth: 38 ft
Liner type: _____ Depth: _____ ft Diameter: _____ inches
Note: _____
Well intake opening type: ☐ Open end, ☐ Open hole, ☒ Other perforated
Screen type: _____ Screen mesh size: _____
Screen start: _____ ft, Screen stop: _____ ft, Perforated ☒ Yes ☐ No
Perforation description: _____ Perf from: 28 ft, Perf to: 31 ft, Perf from: _____ ft, Perf to: _____ ft
Gravel packed ☐ Yes ☒ No Gravel start: _____ ft, Gravel stop: _____ ft
Note: _____
Static water (from top of casing): 8 ft on 9 / 29 / 2023 Artesian well ☐
Pumping level & yield: _____ feet after 1 hours at 15 gpm
Method of testing: _____
Development method: Air Duration: 1 hour
Recovery rate: _____ gpm
Grout type: _____ Volume _____
Depth: From _____ ft, To _____ ft
Final pump intake depth: _____ ft Model: _____
Pump size: _____ hp Brand name: _____
Was well disinfected upon completion? ☐ Yes ☒ No
Method of disinfection: _____
Was water quality tested? ☐ Yes ☒ No
Water quality parameters tested: _____
Well driller name: William Bean
Company name: E AND D WATER WELLS
Mailing address: 3530 W. Spence lane
City: Wasilla State: AK Zip: 99623
Phone number: (907) 373 - 1598
Driller's signature: _____
Date: ____/____/_____
Anchorage Municipal Code 15.55.060(I) and North Pole Ordinance 13.32.030(D) require that a copy of this well log be submitted to the Development Services Department/City within 30 days of well completion.
City Permit Number: _____
Date of Issue: ____/____/_____
Parcel Identification Number: _____-_____

AS 41.08.020(b)(4) and AAC 11 AAC 93.140(a) require that a copy of the well log be submitted to the Department of Natural Resources within 45 days of well completion. Well logs may be submitted using the online well log reporting system available at:

<https://dnr.alaska.gov/welts/>

OR email electronic well logs to

dnr.water.reports@alaska.gov



E&D Water Wells

3530 West Spence Ln.
Wasilla, AK 99623
(907) 373-1598 Fax: (907) 357-1598



Borough <u>MATSU</u>	Subdivision <u>FISHHOOK ACRES</u>	Lot <u>6</u>	Block <u>2</u>	Section QTRS.	Section	Township	Range	Meridian <u>SEWARD</u>
Location / Sketch <u>5-PLEX</u> <u>CORNER N. FISHHOOK RD</u> <u>& E. PAMELA</u>				Well Owner <u>GEDZ CONSTRUCTION</u>				
Depths Measured From: ☒ Casing Top ☐ Ground Surface				Well Depth: _____ Date Of Completion _____				
Borehole Data: Material Type & Color		Depth From To		Depth of Hole: <u>45</u> Ft. Depth of Casing: <u>38</u> Ft. <u>9/29/2023</u>				
<u>stick-up</u>		<u>0</u>	<u>3</u>	Depth To Static Water Level: <u>8</u> Ft. Below ☒ Top of Casing ☐ Ground Surface Date: <u>9/29/2023</u>				
<u>silty gravel</u>		<u>3</u>	<u>17</u>	Method Of Drilling: ☒ Air Rotary ☐ Cable Tool ☐ Other: _____				
<u>silty sand</u>		<u>17</u>	<u>23</u>	Use Of Well: ☒ Domestic ☐ Irrigation ☐ Monitor ☐ Public Supply ☐ Other				
<u>gravel sand</u> ^{H₂O}		<u>23</u>	<u>30</u>	Casing Stick-Up: <u>3</u> Ft. Diam: <u>6</u> In. to <u>38</u> Ft. Casing Type: <u>250 STD</u> <u>A53B</u> In. to _____ Ft.				
<u>shale</u>		<u>31</u>	<u>45</u>	Well Intake Opening Type: ☐ Open End ☐ Screened ☒ Perforated ☐ Open Hole Depths Of Openings: <u>28</u> To <u>31</u> Ft.				
				Screen Type: <u>N/A</u> Diameter: _____ In. _____ Slot/Mesh Size: <u>N/A</u> Length: _____ Ft. _____				
				Gravel Pack Type: <u>N/A</u> Volume Used: _____ Depth to Top: _____				
				Grout Type: <u>N/A</u> Volume: _____ Depth: From <u>N/A</u> Ft. to _____ Ft. _____				
				Development Method: <u>Air Lift</u> Duration: <u>1 HR</u>				
				Pumping Level & Yield: <u>100</u> Ft. After <u>1</u> Hrs. Pumping <u>15-20</u> gpm				
				Pump Intake Depth: _____ Ft. Horsepower: _____ Well Disinfected Upon Completion? ☐ Yes ☐ No				

CONTRACTOR INFORMATION:

E&D Water Wells, LLC
Registered Business Name

milo Pether 9-29-2023
Signature of Authorization Representative Date

REMARKS: Job #286097923

EXHIBIT B7

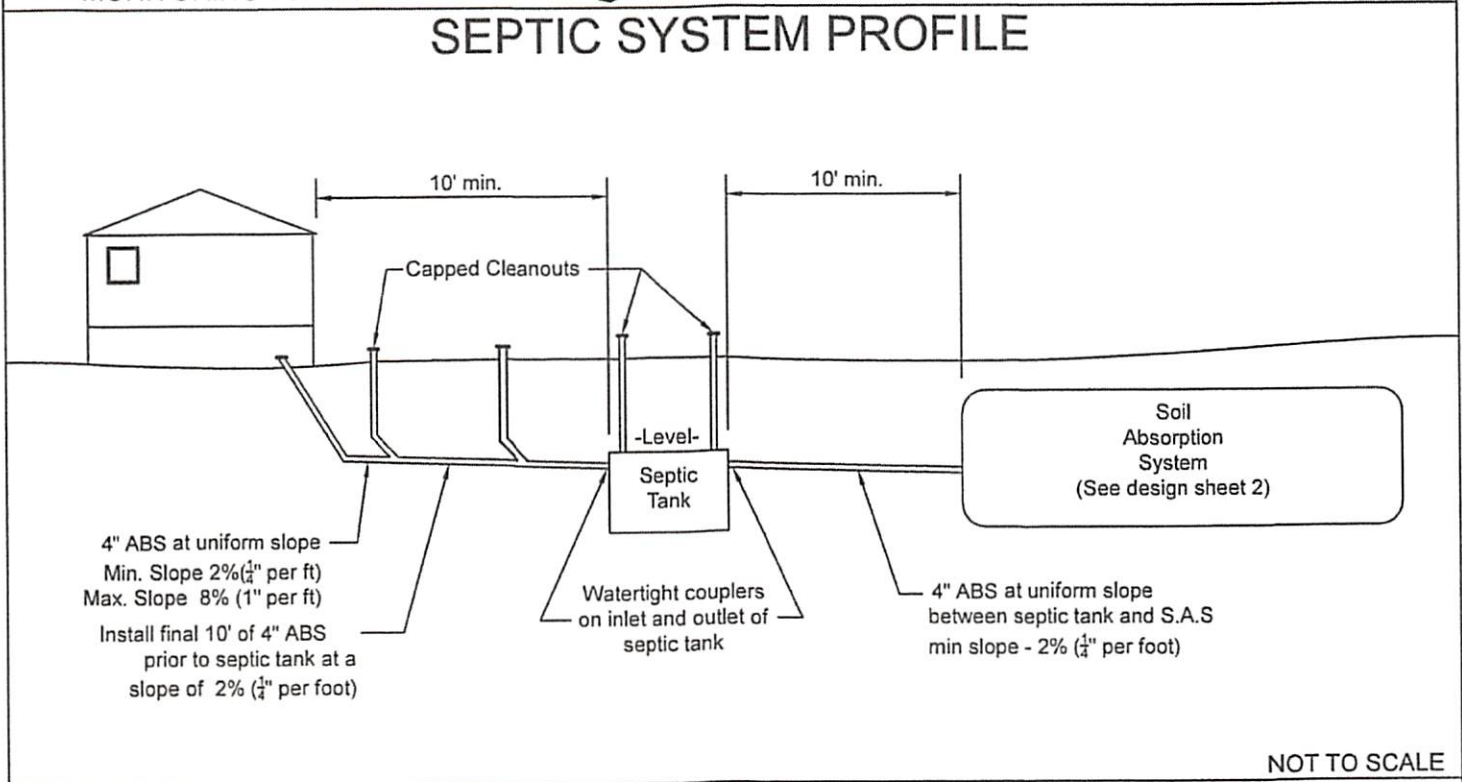
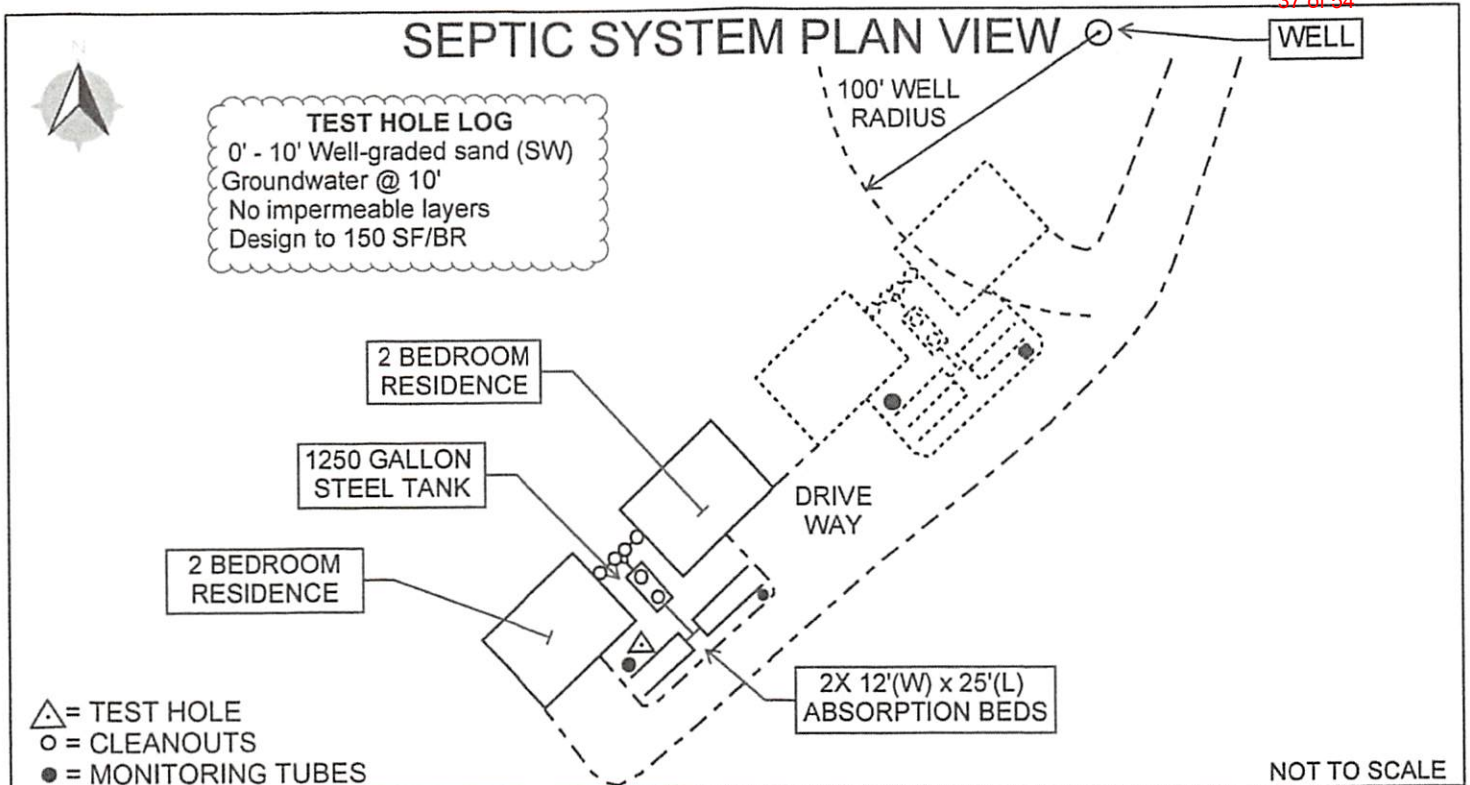
Date Received	State of Alaska Department of Environmental Conservation Documentation of Construction	ADEC Review Date and Initial
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Part I. General Information

Legal Description	Fishhook Acres, Lot 6 Block 2 (south units)		
Street Address	4860 E Pamela Drive	Tax/Parcel ID #	35385
Submitted By	☒ Registered Engineer ☐ Approved Homeowner ☐ Certified Installer No. CE 9135		
Installer Name Mailing Address, Email, & Phone	Advanced Construction LLC, 11518 Tulin Park Loop, Anchorage, AK 99516-3133 constructionadvanced@gmail.com 907-764-5857		

Part II. Wastewater Disposal

Onsite Wastewater System Serves	☐ Single Family # of bedrooms _____ ☐ Small Commercial Facility with Estimated Design Flow of less than 500 gpd. - <u>show calcs below</u>		
☒ New System	☐ Repair / Replace Existing Components (describe):		
System Installed By:	☐ Certified Installer ☐ Registered Engineer ☒ Inspection by a Registered Engineer ☐ Approved Homeowner (attach approval letter)		Installation Notification Date Date Installed 11-6-23
Septic Tank	Size <u>1250</u> # of Compartments <u>2</u> Material <u>Steel</u> Manufacturer <u>Greer</u> Lift Station Manufacturer <u>N/A</u> Alarms ☐ Yes ☐ No		
Type of Soil Absorption System	☐ Deep Trench ☐ Shallow Trench ☐ Seepage Pit ☒ Bed ☐ Mound ☐ Infiltrators (# of Units _____ Unit Area _____ sq. ft.) ☐ Other _____		
Soils	Classification <u>SW</u> Rating - sq ft/bedroom <u>150</u>		
Soil Absorption Area	Field Dimensions (Length <u>50</u> ft Width <u>12</u> ft Thickness/Depth of Rock <u>1.3</u> ft) Effective Absorption Area <u>600 SF</u> Size of Rock <u>3/4" to 1 1/2"</u>		
Perc Test Results	Minutes per Inch _____ Application Rate _____ sq ft / bedroom Performed By _____ (Attach results - sealed and signed by a registered engineer)		
Ground Cover Over	Septic Tank <u>>4</u> ft Absorption Area <u>>4</u> ft Sewer Pipes <u>>4</u> ft Insulation Thickness _____ in Insulation Thickness _____ in Insulation Thickness _____ in		
Cleanout Pipes/Caps	# Cleanout(s) <u>4</u> # Septic Tank Vents <u>2</u> # of Leach Field Monitor Tubes <u>2</u>		
Separation Distances from septic tank or absorption area, whichever is closest, to all nearby Public drinking water sources <u>N/A</u> ft. Class <u>N/A</u> Private drinking water sources <u>230</u> ft Nearest water bodies (see 18 AAC 72.020(b)) <u>N/A</u> ft Lot Line <u>>10</u> ft			
Separation Distances from On Lot Sewer Lines to Drinking Water Sources - Public <u>N/A</u> Private <u>>25'</u>			
Separation Distances from Bottom of Distribution Rock to - Groundwater Table <u>>4'</u> Impermeable Soils <u>>6'</u>			
Separation Distance from Absorption Area to Slope exceeding 25% <u>> 50'</u>			
Comments / Recommendations / Criteria used to size commercial facility: Additional fill added over absorption area to provide sufficient cover.			
I certify that the above information, and that provided in Section III, is correct:			
Signature <u>William Klebesadel</u> Printed Name <u>William Klebesadel</u>			
Title, Reg/Cert No, Inst No. <u>CE 9135</u> Date <u>10-28-24</u>			
NOTE: Must be signed by a Certified Installer, DEC staff or Approved Homeowner. If engineering seal bears printed name, registration number and is signed, those blocks need not be completed for engineered submittals. Do not modify this form.			



Conventional Single Family Residential SEPTIC SYSTEM AS-BUILT

LEGAL DESCRIPTION: Fishhook Acres, Lot 6 Block 2 (south units)

RECORD DRAWING

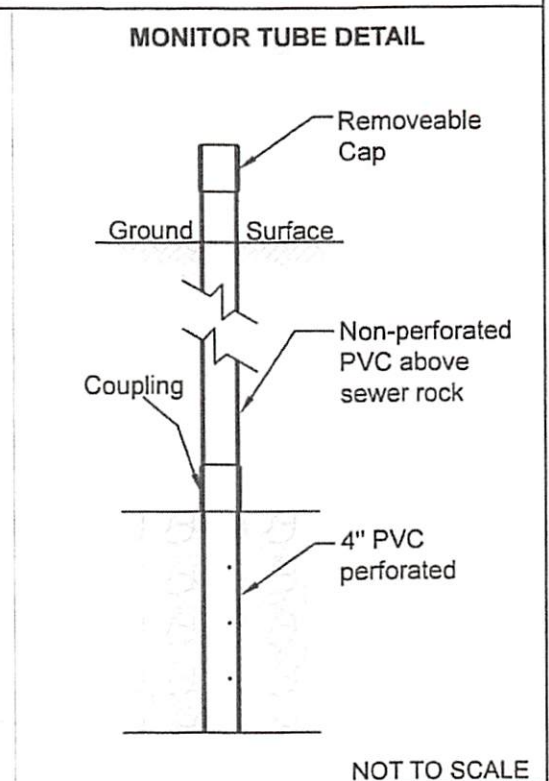
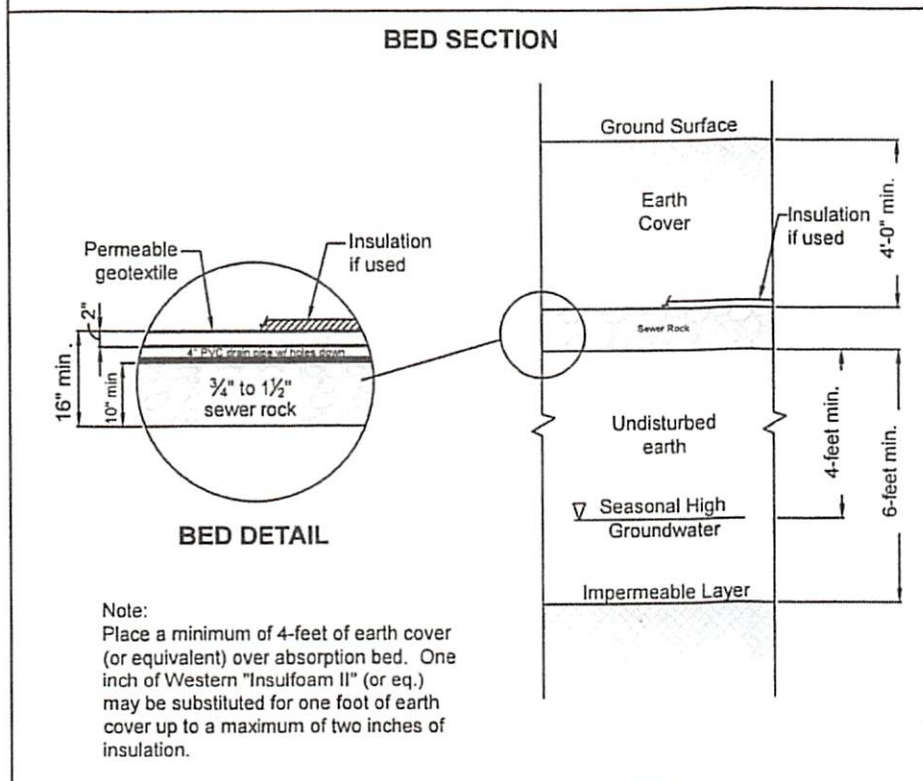
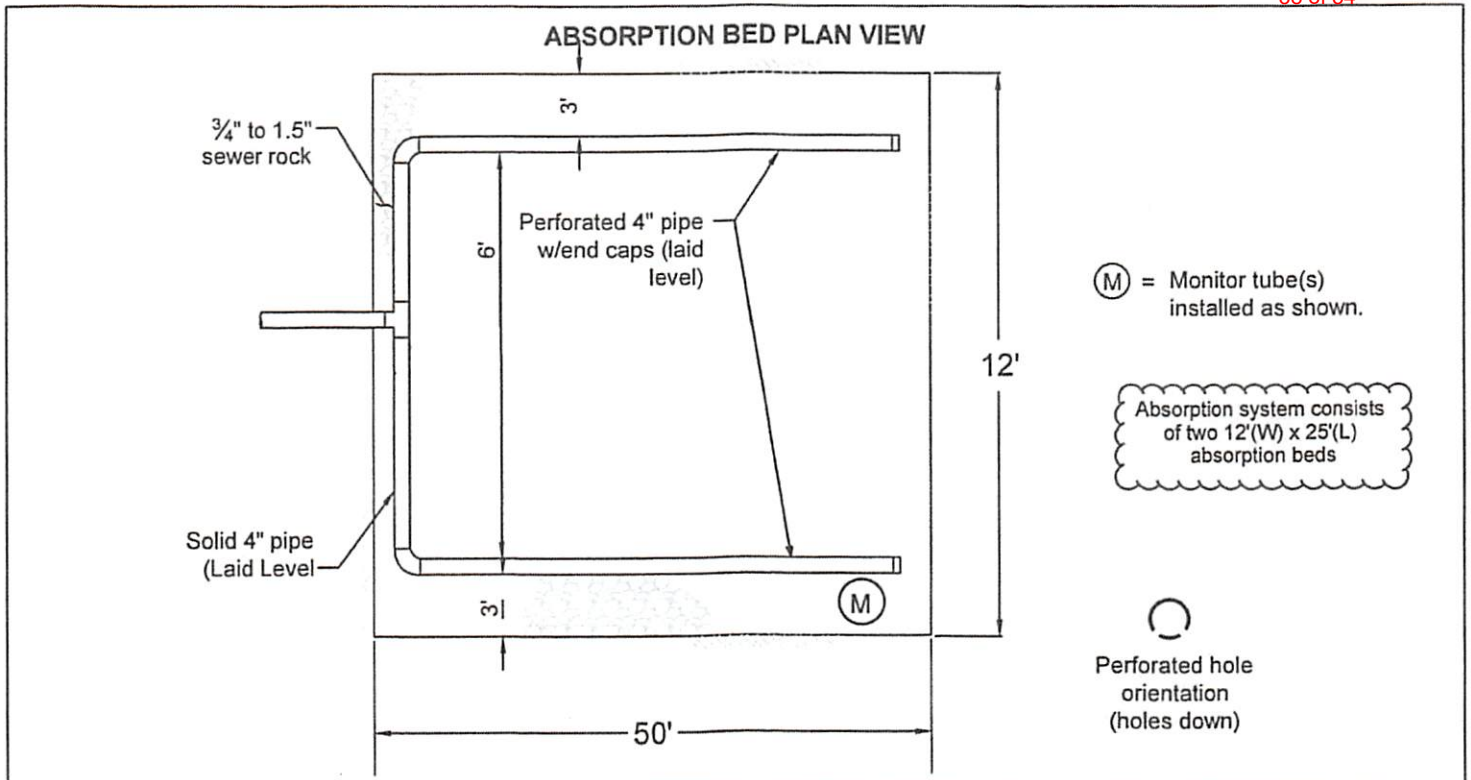
This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

PIONEER ENGINEERING LLC

SHEET 1 OF 2

COMPLETED DATE: 11-6-23

EXHIBIT B9



Conventional Single Family Residential SEPTIC SYSTEM AS-BUILT

LEGAL DESCRIPTION: Fishhook Acres, Lot 6 Block 2 (south units)

RECORD DRAWING

This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

PIONEER ENGINEERING LLC

SHEET 2 OF 2

COMPLETED DATE 11-6-23

EXHIBIT B10



STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER
Alaska Hydrologic Survey

WATER WELL LOG Revised 08/18/2016

Drilling Started: 9 / 29 / 2023 Completed: 9 / 29 / 2023 Pump Install: / /

City/Borough	Subdivision	Block	Lot	Property Owner Name & Address
Matanuska-Susitna Borough	Fishhook Acres	2	6	Gedz Construction ,
Well location: Latitude 61.64118963516279 Longitude -149.33095851630864 Meridian S Township 018N Range 001E Section 19 SE 1/4 of NE 1/4 of NE 1/4 of NE 1/4				
BOREHOLE DATA: (from ground surface) Suggest T.M. Hanna's hydrogeologic classification system* https://my.ngwa.org/NC_Product?id=a185000000BYub3AAD				
		Depth	From	To
Casing stick up		0	3	
Silty gravel		3	17	
Silty sand		17	23	
Gravel - sand - water		23	31	
Shale		31	45	
Drilling method: ☒ Air rotary, ☐ Cable tool, ☐ Other _____ Well use: ☐ Public supply, ☒ Domestic, ☐ Reinjection, ☐ Hydrofracking ☐ Commercial, ☐ Observation/Monitoring, ☐ Test/Exploratory, ☐ Cooling, ☐ Irrigation/Agriculture, ☐ Grounding, ☐ Recharge/Aquifer Storage, ☐ Heating, ☐ Geothermal Exploration, ☐ Other _____ Fluids used: _____ Depth of hole: 45 ft Casing stickup: 3 ft Casing type: A53B Steel Casing thickness: .25 inches Casing diameter: 6 inches Casing depth: 38 ft Liner type: _____ Depth: _____ ft Diameter: _____ inches Note: _____ Well intake opening type: ☐ Open end, ☐ Open hole, ☒ Other perforated Screen type: _____ Screen mesh size: _____ Screen start: _____ ft, Screen stop: _____ ft, Perforated ☒ Yes ☐ No Perforation description: _____ Perf from: 28 ft, Perf to: 31 ft, Perf from: _____ ft, Perf to: _____ ft Gravel packed ☐ Yes ☒ No Gravel start: _____ ft, Gravel stop: _____ ft Note: _____ Static water (from top of casing): 8 ft on 9 / 29 / 2023 Artesian well ☐ Pumping level & yield: _____ feet after 1 hours at 15 gpm Method of testing: _____ Development method: Air Duration: 1 hour Recovery rate: _____ gpm Grout type: _____ Volume _____ Depth: From _____ ft, To _____ ft Final pump intake depth: _____ ft Model: _____ Pump size: _____ hp Brand name: _____ Was well disinfected upon completion? ☐ Yes ☒ No Method of disinfection: _____ Was water quality tested? ☐ Yes ☒ No Water quality parameters tested: _____ Well driller name: William Bean Company name: E AND D WATER WELLS Mailing address: 3530 W. Spence lane City: Wasilla State: AK Zip: 99623 Phone number: (907) 373 - 1598 Driller's signature: _____ Date: _____ / _____ / _____ Anchorage Municipal Code 15.55.060(I) and North Pole Ordinance 13.32.030(D) require that a copy of this well log be submitted to the Development Services Department/City within 30 days of well completion. City Permit Number: _____ Date of Issue: _____ / _____ / _____ Parcel Identification Number: _____ - _____ - _____				

Include description or sketch of well location (include road names, buildings, etc.):

AS 41.08.020(b)(4) and AAC 11 AAC 93.140(a) require that a copy of the well log be submitted to the Department of Natural Resources within 45 days of well completion. Well logs may be submitted using the online well log reporting system available at:
<https://dnr.alaska.gov/welts/>
OR email electronic well logs to
dnr.water.reports@alaska.gov



E&D Water Wells

3530 West Spence Ln.
Wasilla, AK 99623
(907) 373-1598 Fax: (907) 357-1598



Borough <u>MAT-SU</u>	Subdivision <u>FISHHOOK ACRES</u>	Lot <u>6</u>	Block <u>2</u>	Section QTRS.	Section	Township	Range	Meridian <u>SEWARD</u>
Location / Sketch <u>5-PLEX</u> <u>CORNER N. FISHHOOK RD</u> <u>& E. PAMELA</u>				Well Owner <u>GEDZ CONSTRUCTION</u>				
Depths Measured From: ☒ Casing Top ☐ Ground Surface				Well Depth: _____ Date Of Completion _____				
Borehole Data: Material Type & Color		Depth From To		Depth of Hole: <u>45</u> Ft. Depth of Casing: <u>38</u> Ft. <u>9/29/2023</u>				
<u>stick-up</u>	<u>0</u>	<u>3</u>		Depth To Static Water Level: <u>8</u> Ft. Below ☒ Top of Casing ☐ Ground Surface Date: <u>9/29/2023</u>				
<u>silty gravel</u>	<u>3</u>	<u>17</u>		Method Of Drilling: ☒ Air Rotary ☐ Cable Tool ☐ Other: _____				
<u>silty sand</u>	<u>17</u>	<u>23</u>		Use Of Well: ☒ Domestic ☐ Irrigation ☐ Monitor ☐ Public Supply ☐ Other				
<u>gravel sand</u> ^{H2O}	<u>23</u>	<u>30</u>		Casing Stick-Up: <u>3</u> Ft. Diam: <u>6</u> In. to <u>38</u> Ft. Casing Type: <u>250 STD</u> <u>A53B</u> In. to _____ Ft.				
<u>shale</u>	<u>31</u>	<u>45</u>		Well Intake Opening Type: ☐ Open End ☐ Screened ☒ Perforated ☐ Open Hole Depths Of Openings: <u>28</u> To: <u>31</u> Ft.				
				Screen Type: <u>N/A</u> Diameter: _____ In. _____ Slot/Mesh Size: <u>N/A</u> Length: _____ Ft. _____				
				Gravel Pack Type: <u>N/A</u> Volume Used: _____ Depth to Top: _____				
				Grout Type: <u>N/A</u> Volume: _____ Depth: From <u>N/A</u> Ft. to _____ Ft. _____				
				Development Method: <u>Air Lift</u> Duration: <u>1 HR</u>				
				Pumping Level & Yield: <u>100</u> Ft. After _____ Hrs. Pumping <u>15-20</u> gpm				
				Pump Intake Depth: _____ Ft. Horsepower: _____ Well Disinfected Upon Completion? ☐ Yes ☐ No				

CONTRACTOR INFORMATION:

E&D Water Wells, LLC
Registered Business Name

milo Pither 9-29-2023
Signature of Authorization Representative Date

REMARKS: Job #786097923

EXHIBIT B12

Bull Moose Surveying

Robert S. Hoffman, P.L.S.
200 Hygrade Lane
Wasilla, Alaska 99654
Phone 907.357.6957 Fax 907.357.6977



FLAG POLE VARIANCE REQUEST

RECEIVED

Date: 3/5/2026

APR 09 2026

PLATTING

TO: MSB PLATTING BOARD

FOR: Lot 6, Block 2, Fishhook Acres Plat #75-44

A. Reducing the flag pole width to 40' does not cause any harm to health, safety or welfare and does not affect the adjacent properties. There is already a 50' Section line easement along the flag pole portion we are creating, and both lots to be created will use the same access point along E. Pamela Drive. We will also be dedicating a shared access easement for both lots.

B. The previous owner of the property constructed dwellings on the lot. Using a 40' pole portion to subdivide gives 17.7' to the nearest dwelling. Going to a 60' pole portion would make that dwelling 2.3' into the other created tract. With the 50' SLE, there would be 90' to construct any access.

C. If the current owner is required to hold to 60' pole portion to subdivide, then they would be required to move or remove the existing dwelling. This would create undue substantial hardship to the current owner.

Thank you,

Tim Carmen
Bull Moose Surveying

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

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

Legal description of property: Lot 6, Block 2
FISHHOOK ACRES, PLAT # 75-44

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

RECEIVED

APR 09 2026

PLATTING

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

I, Tim CARMEN the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 300(E)(6)(b) of the Borough Code in order to allow:

A SUBDIVISION OF THE LOT WITH A 40' FLAG POLE
INSTEAD OF A 60' AS REQUIRED BY CODE FOR FLAG LOTS
GREATER THAN 3 ACRES

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

APPLICANT
OR
OWNER

Name: GORDAN LEONARD / Tim CARMEN Email: GORDON FUEL SYSTEMS P
Mailing Address: 3008 RAMPART DRIVE Zip: 99501
Signature: [Signature] Phone: 907 242 4620

SURVEYOR

Name (FIRM): BULL MOOSE SURV. Email: OFFICE@BULLMOOSESURVEYING.COM
Mailing Address: 200 E. HYGRADE LANE Zip: 99654
Contact Person: TIM CARMEN Phone: 907 357 6957

Bull Moose Surveying LLC

Tim & Sara Carmen, Owners

Robert S. Hoffman, P.L.S.

200 E. Hygrade Lane
Wasilla, Alaska 99654

Phone 907.357.6957

Email: office@bullmoosesurveying.com



RECEIVED

JUL 13 2026

PLATTING

TOPOGRAPHIC NARRATIVE

TO: MSB Platting Board

RE: K & K Estates

Date: 07/8/2026

The topography for the Proposed Tract A starting at the right of way of E. Pamela Drive along the Northern property line at an elevation of 560' and decreases at a +/-10% slope along the proposed shared driveway for Lot 1 and flattens out +/- 550' in a gravel area. Continuing South, the property is mostly wetlands and with a slow slope going down to 546' elevation at the south property line with natural vegetation. Tract A has over 400,000 square feet of area and over 10,000 square feet of buildable area.

Respectfully,
Robert S. Hoffman, PLS



DATE: 7.8.26

EXHIBIT D



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

June 17, 2026

Tyler Young, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Young:

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

- **Preapp-2026-092; PLT-21-8-3470; PA 14 Walter; Walter Ondola (South Butte & East Fritz Drive)**
- **Preapp-2026-103; PLT-21-8-3479; PA 11 Lee; Jason Lee (North Witherspoon Road)**
- **Preapp-2026-094; PLT-21-8-3471; PA 14 McIntyre; Andrew McIntyre (South McCombs Road)**

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

- **Hoffman; SU 13 Acutek; Plat #2007-8; (58 Mile Road)**
 - No objection to lot division.
 - Concur with and require retention of plat note #5: "No access to 58 Mile Road for Lot 1".
 - Single access to 58 Mile Road for lot 2. Subsequent development required to plan for singular shared access and internal circulation.
 - Apply for access permits for Lot 2 connection to 58 Mile 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.
- **WA 07 Leonard; Plat #75-44; Leonard Gordon & Kearney Keaton (Wasilla-Fishhook Road)**
 - No objection to revised lot lines or requested variance.

"Keep Alaska Moving."

- No access to Wasilla-Fishhook for all lots.
 - Required to add plat note: “No direct access to Wasilla-Fishhook Road for all lots” or similar.
 - Please be advised that the Mat-Su Borough [Official Streets and Highways Plan \(OSHP\)](#) shows development of the section line easement between Sorrelwood Street and East Pamela Drive. Internal connectivity is expected through this road and East Pamela Drive.
- **Preapp-2026-000097; PLT-21-8-3472; Plat #2020-51; Wasilla Area Seniors (Knik-Goose Bay Road)**
 - No direct access to Knik-Goose Bay Road for all lots.
 - Add plat note: “No direct access to Knik-Goose Bay Road for all lots” or similar.
 - Recommend no direct access to Harmonious Drive/Fern St due to proximity to the Knik-Goose Bay Road and Fern Street intersection, intersection queueing and access turning conflicts, and existing internal connectivity through adjacent lots.

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 7, 2026 3:58 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC K & K Estates (CC)

Hello Chris,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, June 8, 2026 11:35 AM
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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; 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>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; jeremyhongslo@gmail.com; Email:alaska-swede@hotmail.com <alaska-swede@hotmail.com>; harry zola <zolalaska@gmail.com>; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; Fonov <Fonov@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; 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>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>
Subject: RFC K & K Estates (CC)

Hello,

The link below is to the RFC packet for the K & K Estates Subdivision. Please ensure that all comments are submitted by July 15, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [K & K Estates](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Permit Center
Sent: Monday, June 8, 2026 3:17 PM
To: Chris Curlin
Subject: RE: RFC K & K Estates (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, June 8, 2026 11:35 AM
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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; 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>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; jeremyhongslo@gmail.com; Email:alaska-swede@hotmail.com <alaska-swede@hotmail.com>; harry zola <zolalaska@gmail.com>; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; Fonov <Fonov@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; 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>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>
Subject: RFC K & K Estates (CC)

Hello,

The link below is to the RFC packet for the K & K Estates Subdivision. Please ensure that all comments are submitted by July 15, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [K & K Estates](#)

Sincerely,

Chris Curlin



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".

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

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, June 15, 2026 6:52 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC K & K Estates (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, June 8, 2026 11:35 AM
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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; 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>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; jeremyhongslo@gmail.com; Email:alaska-swede@hotmail.com <alaska-swede@hotmail.com>; harry zola <zolalaska@gmail.com>; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; Fonov <Fonov@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; 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>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>
Subject: RFC K & K Estates (CC)

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

Hello,

The link below is to the RFC packet for the K & K Estates Subdivision. Please ensure that all comments are submitted by July 15, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [K & K Estates](#)



Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, June 9, 2026 9:17 AM
To: Chris Curlin
Subject: RE: RFC K & K Estates (CC)

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

Hello,

MTA has no comments.

Thank you,

Holly Sparrow, Sr. Right of Way Agent

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



From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, June 8, 2026 11:35 AM
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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; 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>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; jeremyhongslo@gmail.com; Email:alaska-swede@hotmail.com <alaska-swede@hotmail.com>; harry zola <zolalaska@gmail.com>; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; Fonov <Fonov@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; 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>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>
Subject: RFC K & K Estates (CC)

Hello,

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

RECEIVED
JUL 24 2026
PLATTING

55784B02L004A 92
JUSTICE BRANDON
PO BOX 876193
WASILLA, AK 99687-6193

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Keaton Kearney & Gordon Leonard

REQUEST: The request is to create 2 lots from Block 2, Lot 6, Fishhook Acres, Plat #75-44, (Tax ID# 6601B02L006) to be known as **K & K ESTATES**, containing 12.98 acres +/- . The petitioner is requesting a variance from legal access. The property is located directly south of E. Pamela Drive and directly east of N. Wasilla-Fishhook Road; within the NE ¼ Section 19, Township 18 North, Range 01 Esst, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **August 6, 2026**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

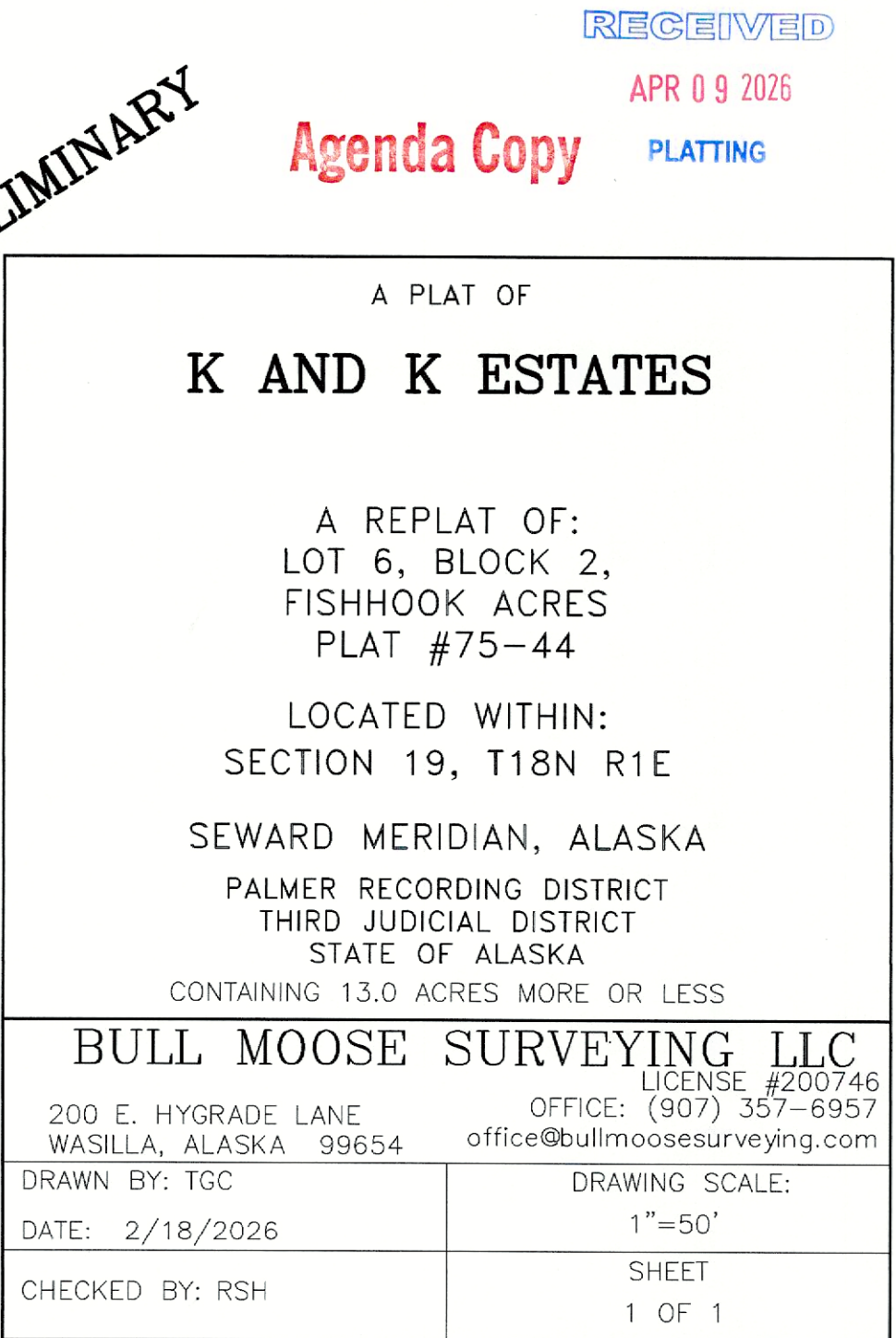
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection ☒ Objection [] Concern

Name: Brandon Justice + Rencelle Albezz Address: 4601 E Starwood Dr. Wasilla, AK 99654

Comments: Last thing Fishhook needs is more subdivisions.





NOTES

1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON _____, 2026 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING _____ GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
2. 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.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
4. CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.
5. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC.
RECORDED APRIL 25, 2024 IN DOCUMENT #2024-006335-0
6. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC.
RECORDED DECEMBER 11, 2024 IN DOCUMENT #2024-022468-0
7. COVENANTS, CONDITIONS AND RESTRICTIONS:
RECORDED: OCTOBER 7, 1975 IN BOOK 105, PAGE 119