

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 19, 2026

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plating@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. **CHUGACH VIEW 2026:** The request is to create two lots from Lot 10A, Block 1, Chugach View Estates, Plat No. 91-5 to be known as **CHUGACH VIEW 2026**, containing 9.69 acres +/- . The property is located south of Wasilla Creek, north of E. Parks Highway, and directly west of S. Pioneer Drive (Tax ID # 3501B01L010A); within the NW ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In Community Council #22 Gateway and in Assembly District #3. *(Petitioner/Owner: David Gaze, Staff: Matthew Goddard, Case #2026-082)*

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **August 19, 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 19, 2026**

ABBREVIATED PLAT: CHUGACH VIEW 2026

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

PETITIONERS: DAVID GAZE

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING / AK RIM ENGINEERING

ACRES: 9.69 ± **PARCELS:** 2

REVIEWED BY: MATTHEW GODDARD **CASE #:** 2026-082

REQUEST: The request is to create two lots from Lot 10A, Block 1, Chugach View Estates, Plat No. 91-5 to be known as **CHUGACH VIEW 2026**, containing 9.69 acres +/- . The property is located south of Wasilla Creek, north of E. Parks Highway, and directly west of S. Pioneer Drive (Tax ID # 3501B01L010A); within the NW ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In Community Council #22 Gateway and in Assembly District #3.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 4 pgs

AGENCY COMMENTS

Department of Public Works
Development Services
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 3 pgs
EXHIBIT E – 5 pgs

DISCUSSION: The proposed subdivision is creating two lots. Access for both lots is from S. Pioneer Drive, a Borough maintained road. Per Chugach View Estates, Plat #91-5, there is a 15' wide utility easement running the length of the southern boundary of proposed Lot 1. Per MSB 43.20.300 Lot and Block Design, (E)(3) Utility easements and utilities shall be located outside of the length of the flagpole portion of the lot (a) excepting where the flagpole is greater than 75 feet wide to accommodate utilities. As the utilities easement runs the length of Proposed Lot 1's flagpole portion, the petitioner will need to widen the proposed flagpole to be greater than 75 feet wide (**Recommendation #4**).

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Charles Leet, Registered Professional Engineer, notes that based on the information presented in this report and experience in the subject area, there is 10,000 square feet of contiguous usable septic area and 10,000 square feet of building area on the proposed lots for initial and replacement wastewater disposal systems with associated appurtenances.

Comments:

Department of Public Works (**Exhibit C**) comments that the pole portion of the flag pole lot will need to be 75' wide if it is to include the utility easement along the south boundary of the parent parcel, which has not been identified on the preliminary plat (**Recommendation #4**).

MSB Development Services (Exhibit D):

Permit Center notes that a driveway permit is needed for the existing access to S. Pioneer Drive (**Recommendation #5**).

Code Compliance has no objections.

Utilities: (Exhibit E)

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

Platting Staff notes that 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 to the Plat.

MEA did not respond.

MTA would like to request a 15' utility easement where the overhead utilities are shown crossing proposed Lot 2.

Platting Staff notes that 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.

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 Mat-Su; Road Service Area #9 Midway; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.

CONCLUSION: The abbreviated plat of Chugach View 2026 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

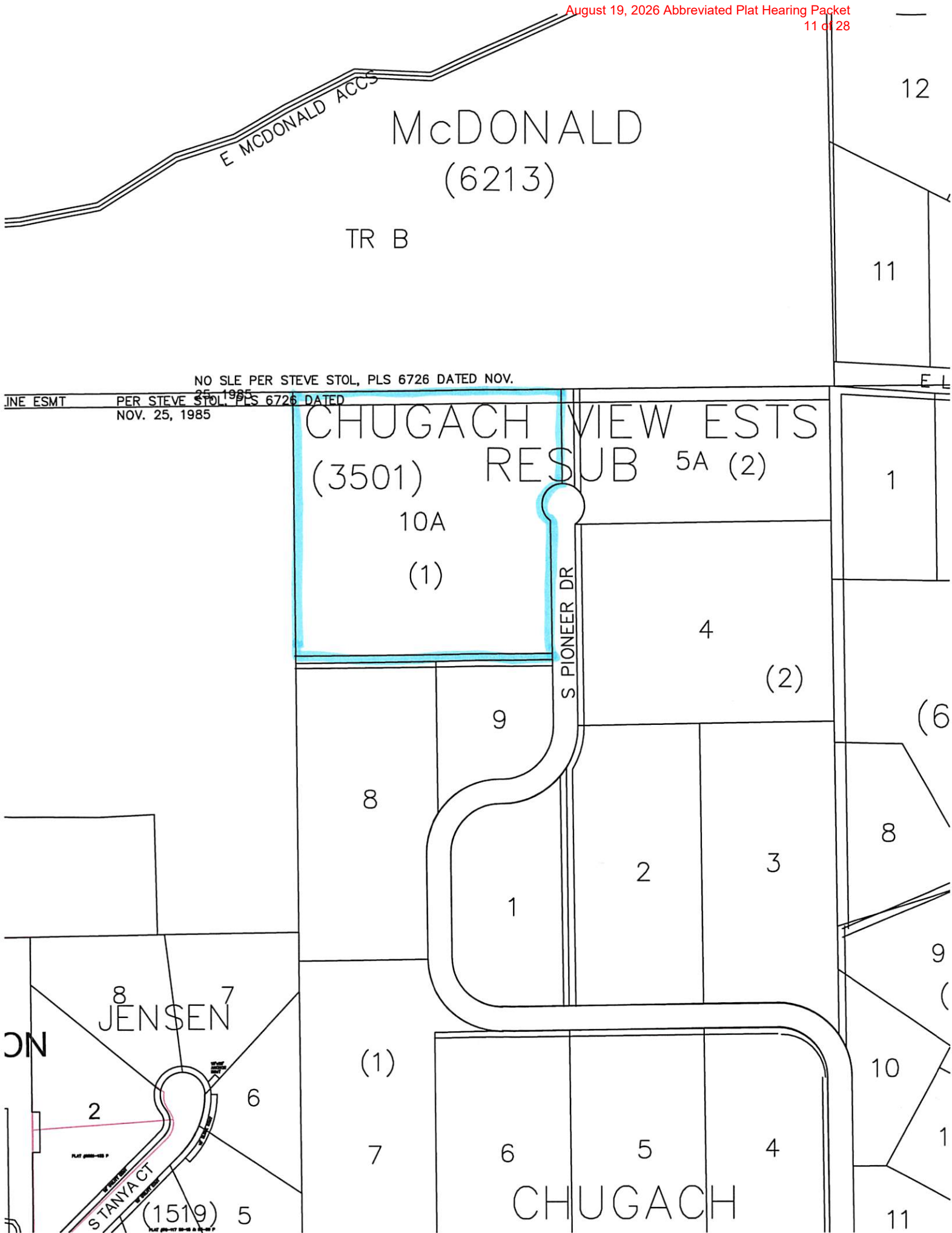
1. The plat of Chugach View 2026 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
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 Mat-Su; Road Service Area #9 Midway; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Chugach View 2026, 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. Widen the flagpole portion of proposed Lot 1 to be greater than 75 feet wide.
5. Apply for a driveway permit for all non-permitted accesses to S. Pioneer Drive. Submit a copy of the driveway Permit/permit application to Platting Staff.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



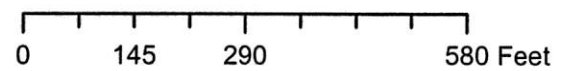
WA 10 MAP



PER STEVE STOL, PLS 6726 DATED NOV. 25, 1985



0 145 290 580 Feet





0 475 950 1,900 Feet



ARE, LLC
dba ALASKA RIM ENGINEERING
CONSULTING CIVIL ENGINEERS & PLANNERS
1920 Kentucky Derby Dr.
Palmer Alaska 99645
Telephone: 907.775.2347
Email: alaskarimengineering.llc@gmail.com

June 6, 2026

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

RECEIVED

JUN 08 2026

PLATTING

RE: Chugach View Estates RSB B/1 & B/2 Block 1 Lot 10
1250 S. Pioneer Drive

Subject: Usable Area Report

Dear Mr. Young,

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

GEOTECHNICAL FIELD EXPLORATION

On March 31, 2026, a subsurface soils investigation was conducted on the parent parcel. One test hole was dug and visually rated, see attached drawing for test hole location. The soil encountered consisted of Well Graded Gravel overlain with silt and organics. (see test hole log #1). No impermeable layers or water were encountered in the test holes.

TOPOGRAPHY & DRAINAGE

Matanuska Susitna Imagery indicates the topography of the subject lot and surrounding area.

There are portions of the parent parcel that have slopes greater than 25%. The 11,300 sq. ft. septic area has been identified in the attached drawing.

The parcel to the west has been developed and has a functioning well and septic.

SUBDIVISION DESIGN CRITERIA

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

The proposed lots will be 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).

Alaska Rim Engineering
Professional Consulting --- Practical Solutions
ARE, LLC Proj No. 2026011

EXHIBIT B



CHUGACH VIEW ESTATES
RSB B/1 & B/2 BLOCK 1 LOT 10
MSB USEABLE AREA REPORT
1250 S. PIONEER DRIVE

FLOOD POTENTIAL EVALUATION

A review of the MSB GIS Mapping shows there is less than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year. Certainly, the proposed lots develop area is outside any potential flood hazard.

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

CONCLUSION

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.

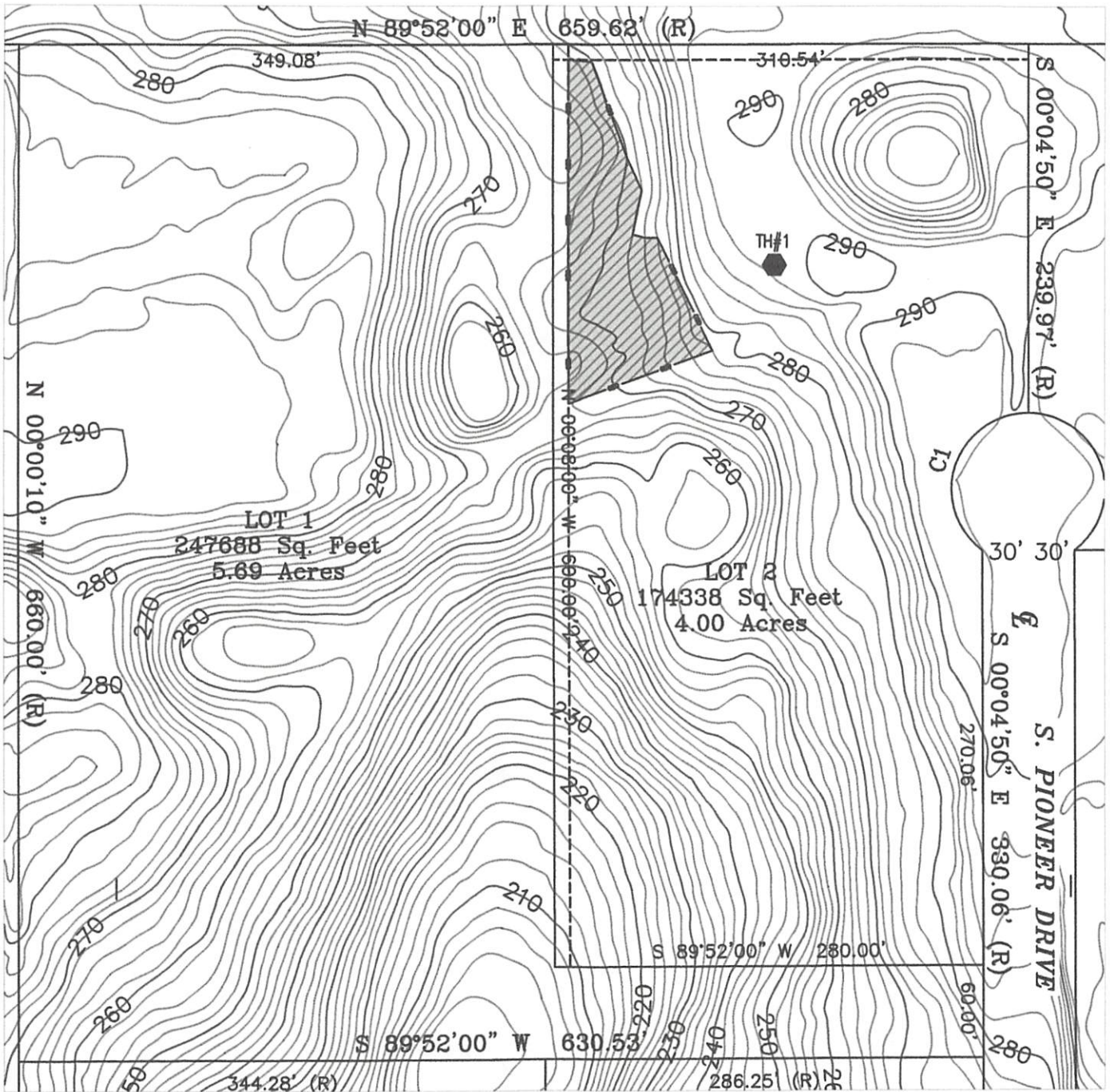


6/6/2026

Attachment:

- Test Hole Location
- Test Hole Log 1

Cc: David Gaze
Bull Moose Surveying, LLC
AK Rim File No. 2026011



20260422



© 2026

ALASKA RIM ENGINEERING

1920 N. Kentucky Derby Drive
Palmer, Alaska 99645
PH: (907)775-2347
EMAIL: alaskarimengineering.llc@gmail.com

PAGE: 1 OF 2

SCALE: 1" = 100' WO: 2026011

Chugach View Estates
RSB B/1 & B/2 Block 1 Lot 10



SOIL LOG

TEST HOLE 1

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

Project: Chugach View Estates RSB B/1 & B/2 Block 1 Lot 10

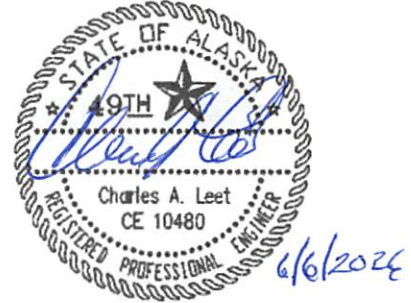
Proj. Address 1250 S. Pioneer Drive

Logged By: Chuck Leet

Date: 03/31/2026

ARE File No. 26-011

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



TEST HOLE LOCATION:

See Test Hole Location Map

COMMENTS:

No water or impermeable layers were encountered.

First four feet of excavated soil was frozen with ice crystals

Click or tap here to enter text.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 5/2025

Callout, Color, Density, Moisture Content, USC

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, July 21, 2026 3:14 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Chugach View 2026 (MG)

Hello Matthew,

PD&E comments the pole portion of the flag pole lot will need to be 75' wide if it is to include the utility easement along the south boundary of the parent parcel, which has not been identified on the preliminary plat.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, July 21, 2026 1:43 PM
To: 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>; davemtp@mtaonline.net; Dan Tucker <antiquetuck@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Dee McKee <Dee.McKee@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 Chugach View 2026 (MG)

Hello,

The following link is a request for comments for the proposed Chugach View 2026. Please ensure all comments have been submitted by July 31, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Chugach View 2026](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Permit Center
Sent: Tuesday, July 21, 2026 3:57 PM
To: Matthew Goddard
Subject: RE: RFC Chugach View 2026 (MG)
Attachments: Screenshot 2026-07-21 155335.png

They'll need a DW permit as shown. No other 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: Tuesday, July 21, 2026 1:43 PM
To: 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>; davemtp@mtaonline.net; Dan Tucker <antiquetuck@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Dee McKee <Dee.McKee@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 Chugach View 2026 (MG)

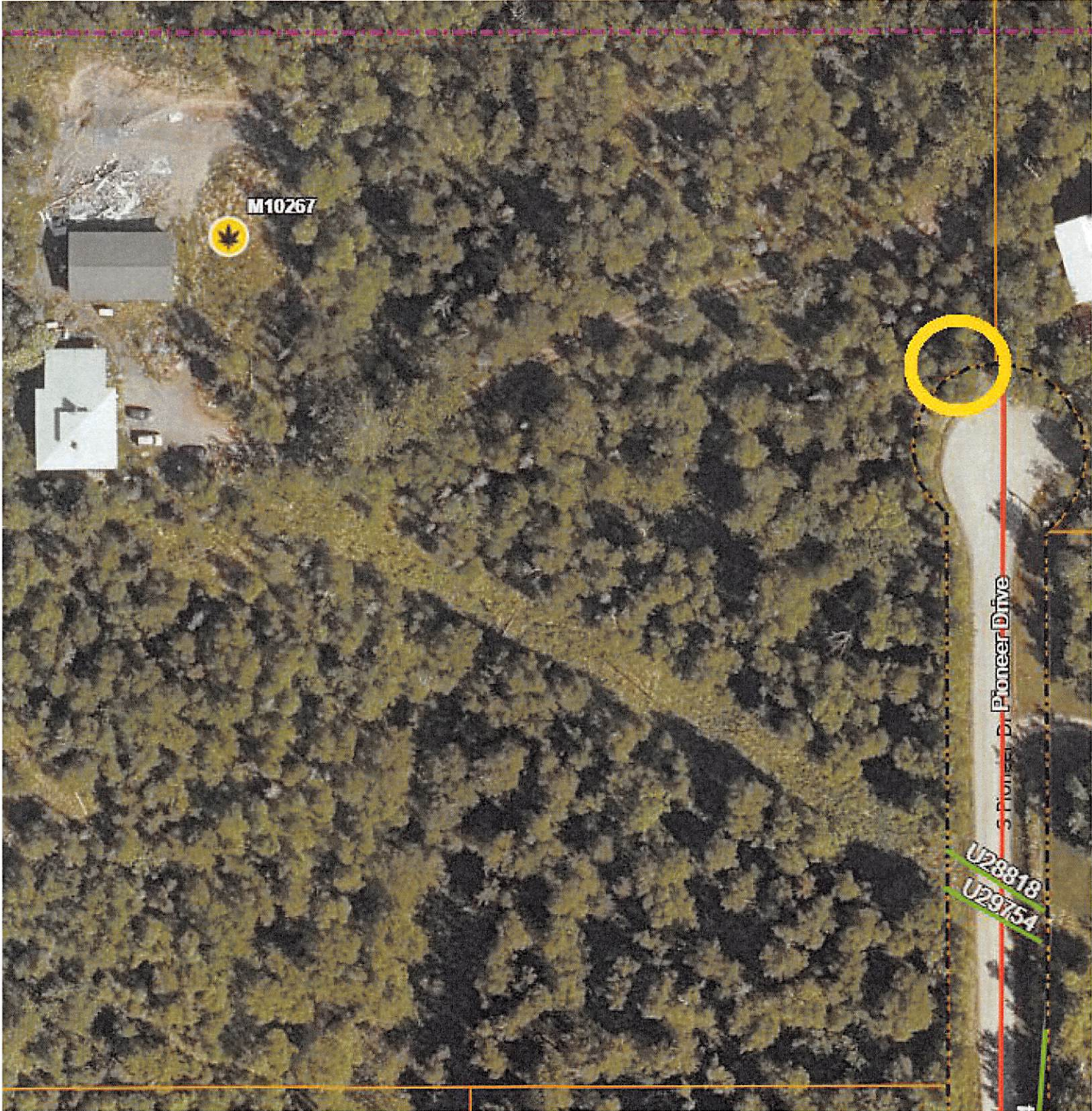
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The following link is a request for comments for the proposed Chugach View 2026. Please ensure all comments have been submitted by July 31, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Chugach View 2026](#)

Feel free to contact me if you have any questions.

Thank you,





MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: July 31, 2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Abbreviated Plat – Chugach View 2026 - 2026-082

There are no open or active Code Compliance Cases on the existing lots at this time.

The proposed new lot line(s) will not create any setback issues pertaining to MSB 17.55 Setbacks

No objections to moving forward with the Abbreviated Plat to subdivide Lot 10A into two parcels.



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 31, 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 Chugach View 2026 (MSB 2026-082) and advises that ENSTAR has existing natural gas service pipeline that crosses proposed LOT 2 to serve proposed LOT 1. 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 2 and serving proposed LOT 1.
2. Dedicate a ten feet (10 FT) wide natural gas easement centered over the existing natural gas service pipeline within proposed LOT 2 and serving proposed LOT 1.

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

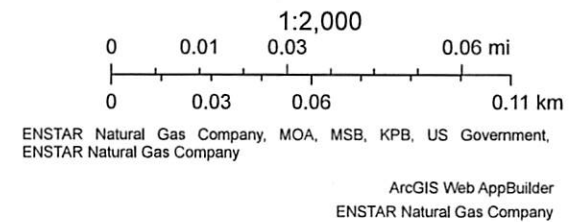
Sincerely,

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

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

EXHIBIT E

Chugach View 2026



Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, July 23, 2026 9:39 AM
To: Matthew Goddard
Subject: RE: RFC Chugach View 2026 (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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, July 21, 2026 1:43 PM
To: 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>; davemtp@mtaonline.net; Dan Tucker <antiquetuck@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Dee McKee <Dee.McKee@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 Chugach View 2026 (MG)

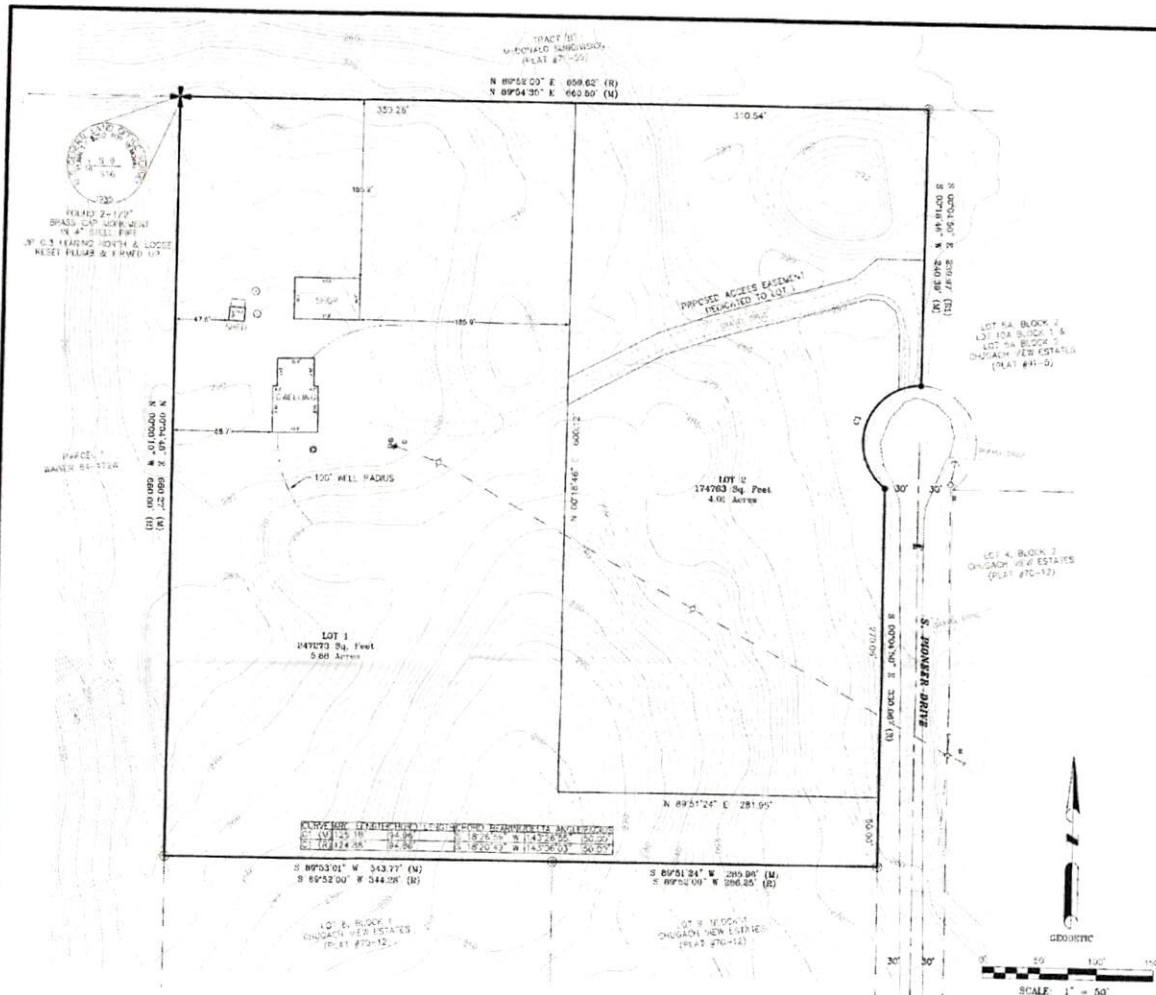
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

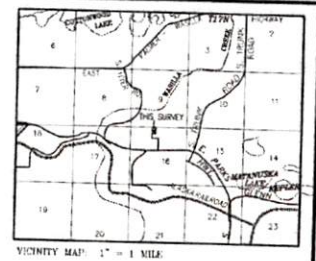
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Please ensure all comments have been submitted by July 31, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Chugach View 2026](#)



- LEGEND**
- ✚ FOUND MONUMENT AS NOTED
 - ✚ FOUND PLASTIC CAP OR 5/8" REBAR AS NOTED
 - FOUND 3/8" REBAR
 - FOUND 1/2" RIGID PIPE
 - (N) RECORD VALUE PER C & L SURVEY (PLAT #95-52)
 - (R) RECORD VALUE PER HALF ESTATE LOTS 1 & 2 (PLAT #2002-104)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10509)



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

DAVID GAZE
100 DOG 57207
WASILLA, AK 99557

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR _____ DAVID GAZE
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 CONFORM 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. _____
GIVEN
AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDS IN THE PALMIST RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTEST: _____ PLATTING CLERK _____

Agenda Copy

- NOTES**
1. THE "BASIS OF BEARING" IS OBSERVED NORTH AS OBSERVED ON JULY 24, 2026. ALL MEASUREMENTS HAVE BEEN REDUCED TO HORIZONTAL GROUND DISTANCES.
 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 THESE SYSTEMS.
 4. CONTIGUOUS LOTS FROM M.S.B. 2011 LARV PROJECT.
 5. COVENANTS, CONDITIONS AND RESTRICTIONS:
RECORDED: JULY 17, 1970 IN BOOK 14 PAGE 265
AMENDED: JANUARY 3, 1995 IN BOOK 753 PAGE 389
AUGUST 22, 2016 IN INSTRUMENT #2016-0102601-0

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.
DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

APPROVED AS SHOWN
CORRECTED
SIGN Amanda Young, DATE 8/20/2026
GCI ENGINEERING & DESIGN

JUL 27 2026
PLATTING

PRELIMINARY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC AND RESULTS INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS AND THAT ALL CONVENTIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
ROBERT S. HOFFMAN, P.L.S.
ALASKA PROFESSIONAL LAND SURVEYOR
DATE _____



A PLAT OF
CHUGACH VIEW 2026

A REPLAT OF:
LOT 10A, BLOCK 1,
CHUGACH VIEW ESTATES
PLAT #91-5

LOCATED WITHIN:
SECTION 16, T17N R1E
SEWARD MERIDIAN, ALASKA
PALMIST RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 9.93 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
200 E. HYONADE LANE OFFICE: (907) 820-749
WASILLA, ALASKA, 99654 OFFICE: (907) 507-6977
FAX: (907) 507-6977
E-MAIL: bullmoosesurveying.com

DATE: 8/20/2026
CHECKED BY: RSH
DRAWING SCALE: 1"=50'
SHEET: 1 OF 1

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, July 31, 2026 10:19 AM
To: Matthew Goddard
Subject: RE: RFC Chugach View 2026 (MG)

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

Hello,

MTA would like to request a 15' utility easement where the overhead utilities are shown crossing proposed lot 2.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent

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



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, July 21, 2026 1:43 PM
To: 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>; davemtp@mtaonline.net; Dan Tucker <antiquetuck@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Dee McKee <Dee.McKee@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 Chugach View 2026 (MG)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

