

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
Vacant, District 6
Roman Fonov, District 7
Karla McBride, Alternate A
Vacant, Alternate B

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

PLATTING BOARD MEETING **1:00 P.M.** **September 17, 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. August 6, 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. **LOYAL HILL:** The request is to create 18 lots from Tract B, Polaris View, plat # 2024-153, to be known as **LOYAL HILL**, containing 20.00 acres +/- . The property is located directly west of West Cormorant Way, south of West Hollywood Road, and north of West Sunset Avenue (Tax ID #8584000T00B); within the SW ¼ Section 29, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Hazel Development, LLC, Staff: Cayman Reynolds, Case # 2026-078)
- B. **RODDA PHASE 2 (VAC):** The request is to eliminate the common access easement created by Rodda Subdivision, Phase 2, Plat #2024-86, containing 49.37 acres +/- . Access will be from the internal streets being proposed as a part of Wren Heights. The property is located north of W. Hollywood Road, south and east of W. Big Lake Road, and west of W. Maplewood Drive (Tax ID #8534000T00A / T00B); within the NW ¼ Section 22, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Ridgeline Properties, LLC, Linda Rodda, Debra Rodda, John Rodda & The Susan K Rodda Trust, Staff: Matthew Goddard, Case # 2026-083)
- C. **WREN HEIGHTS:** The request is to create 14 lots from Tract B, Rodda Phase 2 Subdivision, Plat #2024-86, to be known as **WREN HEIGHTS**, containing 17.01 acres +/- . The property is located north of W. Hollywood Road, south and east of W. Big Lake Road, and west of W. Maplewood Drive (Tax ID #8534000T00A); within the NW ¼ Section 22, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Ridgeline Properties,, LLC, Staff: Matthew Goddard, Case # 2026-084)

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 2 cases on the October 1, 2026 meeting.
 - Koppenberg Estates Phase 2
 - Prosperity Estates

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
August 6, 2026**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 6, 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
Ms. Michelle Traxler, District Seat #5
Mr. Roman Fonov, District Seat #7
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Reggie Carney, District Seat #4
Mr. Steve Kevan, District seat #6
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. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member McBride 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 McBride seconded.

VOTE: The Agenda were approved unanimously.

2. APPROVAL OF MINUTES

- July 16, 2026
- July 30, 2026

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
August 6, 2026**

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

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. **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 Esst, 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)

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

Kayla Smith provided the mailing report:

- Stating that 96 public hearing notices were mailed out on July 13, 2026.

Staff gave an overview of the case:

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

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

The petitioner's representative Tim Carmen spoke.

Chair Traxler opened the public hearing for public testimony,

There being no one to be heard Chair Traxler closed the public hearing and

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
August 6, 2026**

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.

Platting Member Liebong had questions for staff.

MOTION: Platting Member Liebong made a motion to approve the variance and the preliminary plat of K & K Estates. Platting Member Chiavetta seconded the motion.

Discussion ensued.

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 informed the Board that we will not have a Platting Board Meeting until September 17, 2026.

- So far there is 1 case for September 17, 2026, Platting Board.
- Loyal Hill

9. BOARD COMMENTS.
(None)

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:13 PM**.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
August 6, 2026**

ATTEST:

MICHELLE TRAXLER
Platting Board Chair

KAYLA SMITH
Platting Board Clerk

PUBLIC HEARINGS

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 17, 2026**

PRELIMINARY PLAT: LOYAL HILL

LEGAL DESCRIPTION: SEC 29, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: HAZEL DEVELOPMENT LLC

SURVEYOR/ENGINEER: KEYSTONE SURVEYING

ACRES: 20.00 ± PARCELS: 18

REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-078

REQUEST: The request is to create 18 lots from Tract B, Polaris View, plat # 2024-153, to be known as LOYAL HILL, containing 20.00 acres +/- . The property is located directly west of West Cormorant Way, south of West Hollywood Road, and north of West Sunset Avenue (Tax ID #8584000T00B); within the SW ¼ Section 29, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos
Soils Report & Average Daily Traffic (ADT) Calculations

EXHIBIT A – 4 pgs
EXHIBIT B – 22 pgs

AGENCY COMMENTS

MSB Pre-Design & Engineering
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 3 pgs

DISCUSSION: Petitioner will be creating eighteen lots, ranging in size from 0.92 acres to 1.34 acres. An internal road will be constructed. The road will be named West Samuel Way, connecting to West Cormorant Way. PD&E has requested Cormorant Way be upgraded to residential collector standard.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once interior street is constructed.

Soils Report: A geotechnical report was submitted (**Exhibit D**), pursuant to MSB 43.20.281(A). Curtis Holler, PE, notes nine testholes were excavated to a minimum of 16'. Testhole location map and soils log are attached. Soils are classified as SM or GM. No groundwater was encountered. Total elevation change across the plat is 46'. Lotlines, setbacks, and utility easements should be the limiting factor on buildable area. All lots have at least 10,000 sf of useable building area and all have at least 10,000 sf of contiguous useable septic area.

Comments: MSB Pre-Design & Engineering (**Exhibit C**) “Cormorant Way is classified as a local road which is limited to a potential average daily traffic of 1,000 vehicles per day per table A-1 of the 2022 Subdivision Construction Manual. Cormorant Way will need to be upgraded to residential collector standard per the 2022 Subdivision Construction Manual or an alternate access constructed. Please provide an intersection sight distance evaluation at the intersection of Cormorant Way and Samuel Way.”

Utilities: (**Exhibit D**) MTA requests a 15’ Utility Easement on roadside of all lots. Enstar has no comments or recommendations. GCI has no comments or objections. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Assessments, Planning, or Development Services.

CONCLUSION: The preliminary plat of Loyal Hill is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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 will exist 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 will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

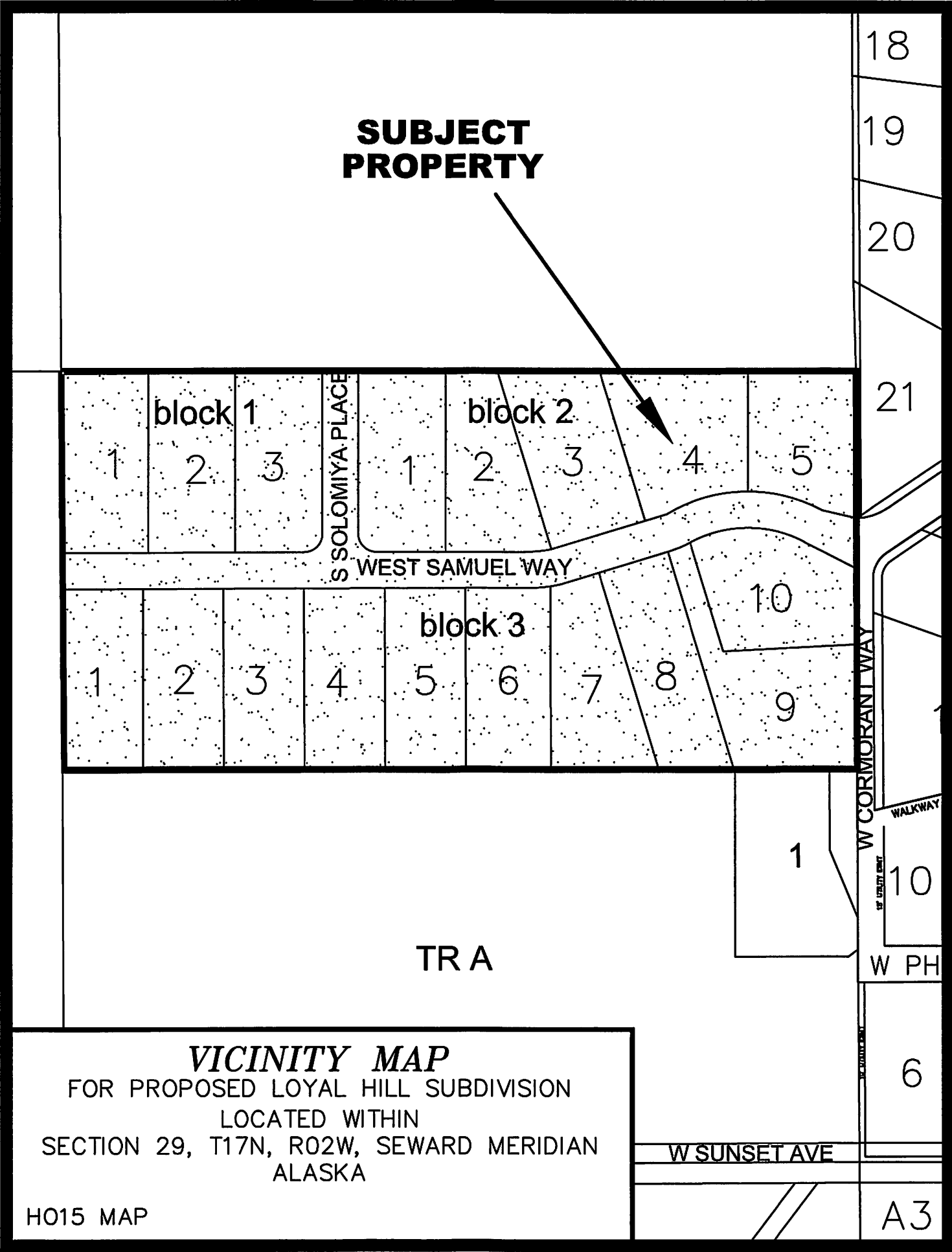
FINDINGS OF FACT

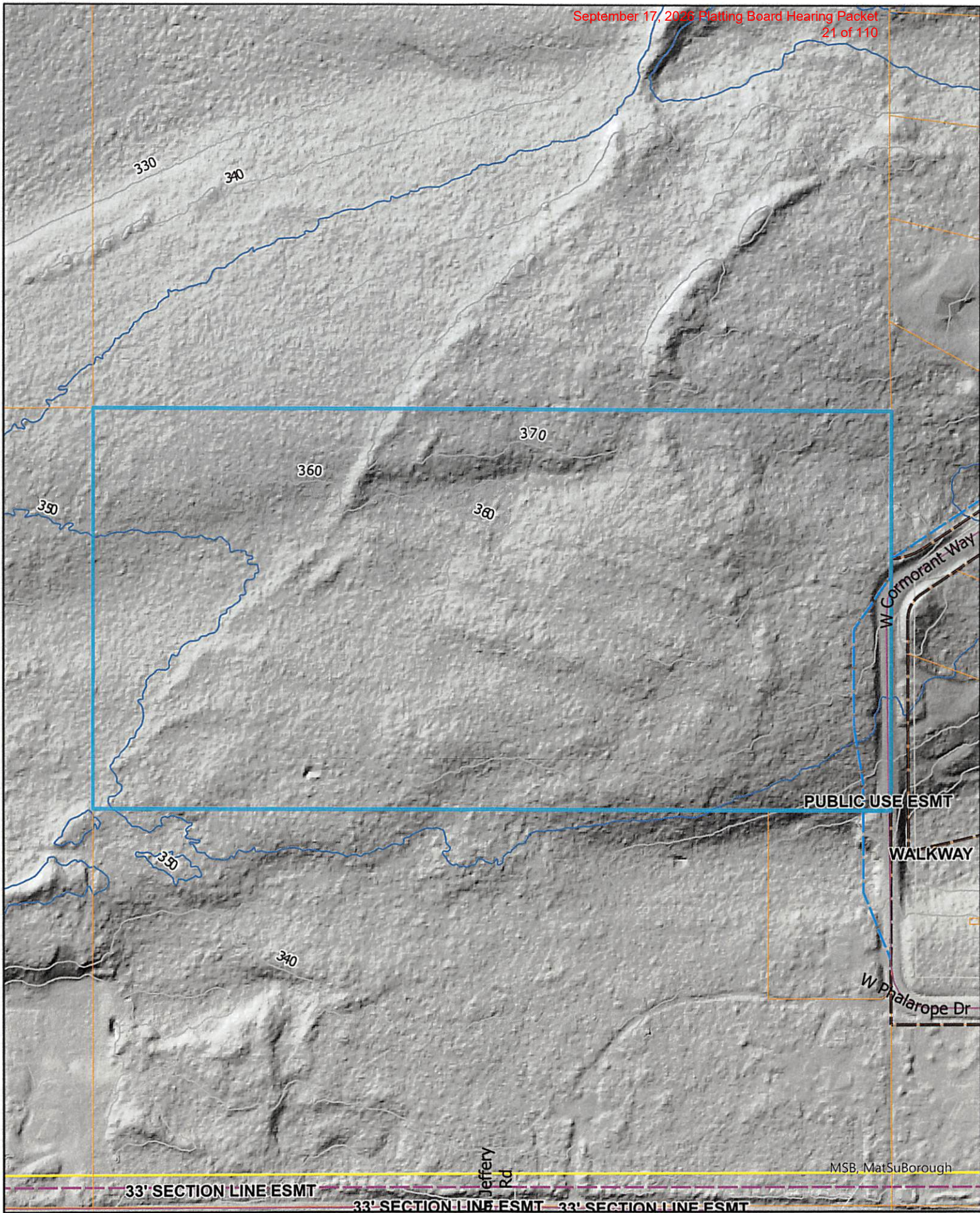
1. The plat of Loyal Hill is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. The lot has the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Assessments, Planning, or Development Services.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Loyal Hill, Section 29, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct West Samuel Way to residential standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
5. Upgrade Cormorant Road to residential collector standard per the 2022 subdivision construction manual, or construct an alternate access.
6. Provide an intersection sight distance evaluation at the intersection of Cormorant Way and Samuel Way.
7. Dedicate 15' Utility Easement on roadside of all lots.
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit plat in full compliance with Title 43.

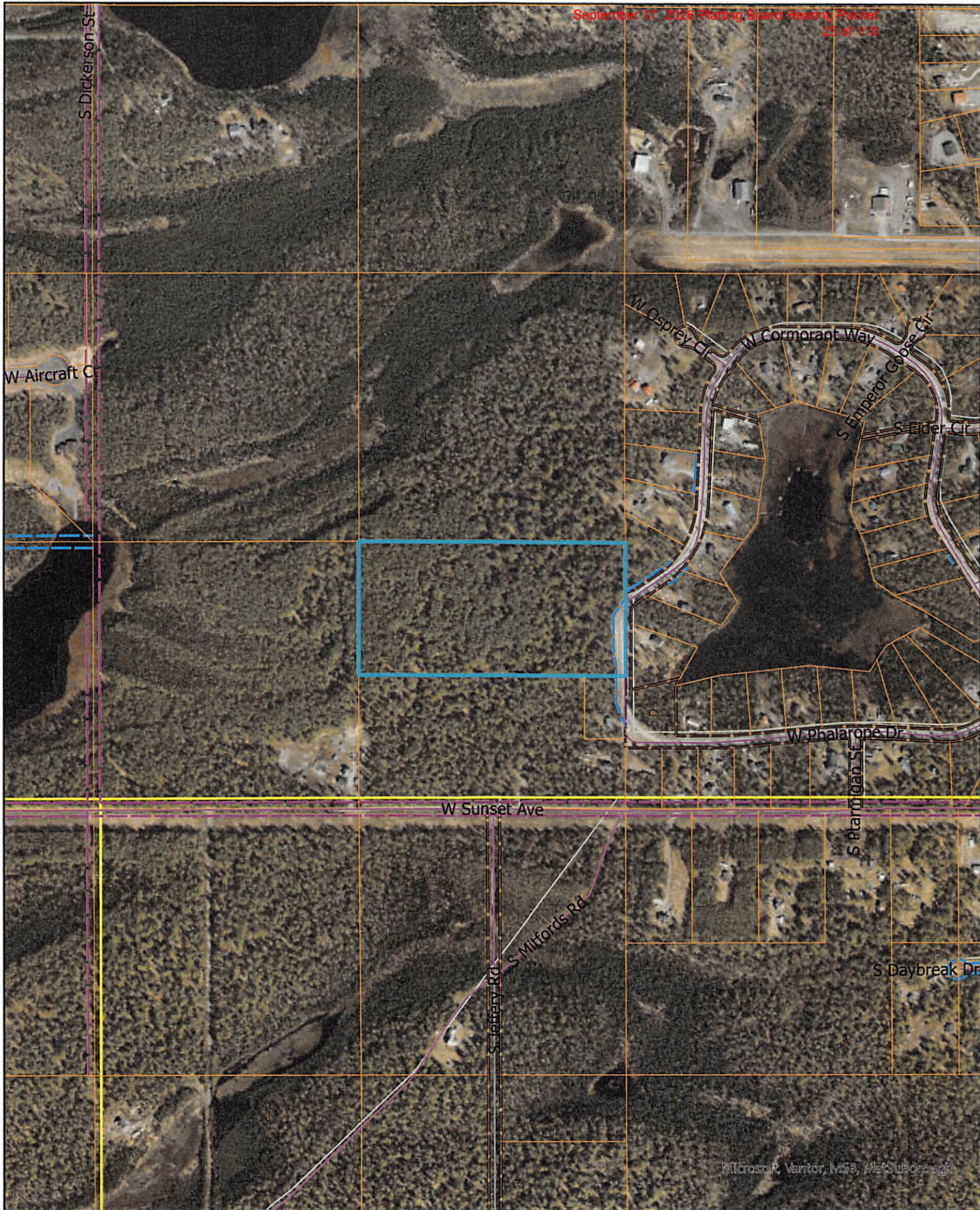




0 245 490 980 Feet



0 245 490 980 Feet



0 700 1,400 2,800 Feet



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

June 15, 2026

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

RECEIVED
JUN 22 2026
PLATTING

Re: *Loyal Hill*; Useable Areas, Roads and Drainage HE #25040

Dear Mr. Young:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 18 new lots from one existing parcel totaling approximately 20 acres. Our soils evaluation included logging 9 new testholes on the parent parcel, review of existing neighboring soils information, review of the provided topography information, review of aerial imagery and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a simple rectangle oriented east-west, lying west of a curve in the existing W Cormorant Way. Large parcels lie adjacent to the north, south and west. The majority of the parent parcel forms two gentle, low ridges oriented east to west, with a shallow valley in between. The lowest areas are at the west end center, and at the southeast corner. Grade generally slopes to the west or south. There are minimal areas with steep slopes exceeding 25%, and they have delineated on the attached sketch. The total elevation differential indicated from the provided topo map contours is about 46'.

Soils & Vegetation. The parent parcel remains very nearly in its native state. Existing native vegetation varies, with grasses and brush throughout. Most areas have a mix of mature birch and spruce trees. A total of 9 new test holes were dug on 3-18-26 to evaluate existing soils conditions. Near surface soils typically included a thin organic mat over a layer of silty loess topsoils extending down 2' to 3.5'. Receiving soils under the topsoils were consistently dense, moderately silty sands with gravel down to 16'. Samples were taken from 7 holes and sieve tests were undertaken, with all results returning SM or GM soils. Silt content was relatively consistent, varying from 17.3% to 30.6%. The sieve samples were all assessed as either non-plastic or having a relatively low plasticity index, under 6. A copy of the testhole logs, sieve reports and the location/topography map is attached.

Groundwater. Groundwater or seeps were not encountered in any of the 9 holes, which were dug to 16'. Groundwater is not expected to be a limiting factor for this project.

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

Roads. The project will require the construction of approximately 1,340' of new residential standard road. One section of ROW will be platted but not constructed. Gravel materials to construct the roads will need to be imported. Initial design work indicates road centerline grades can be kept to 6% or less, with cuts and fills expected to be less than 5 feet. The cul-de-sac grade can be kept at 4% or less

Traffic. A basic traffic analysis/lot count sketch was prepared and is attached.

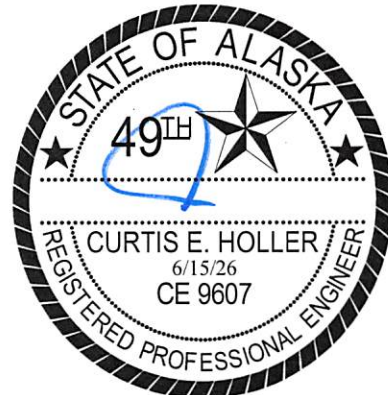
Drainage. A preliminary drainage plan is included in the attached sketch, and includes any culverts, infiltration structures and drainage easement locations. Drainage basins may be required, and will be identified as part of the upcoming drainage report. As always, the drainage plan will be subject to field modification and improvement during construction.

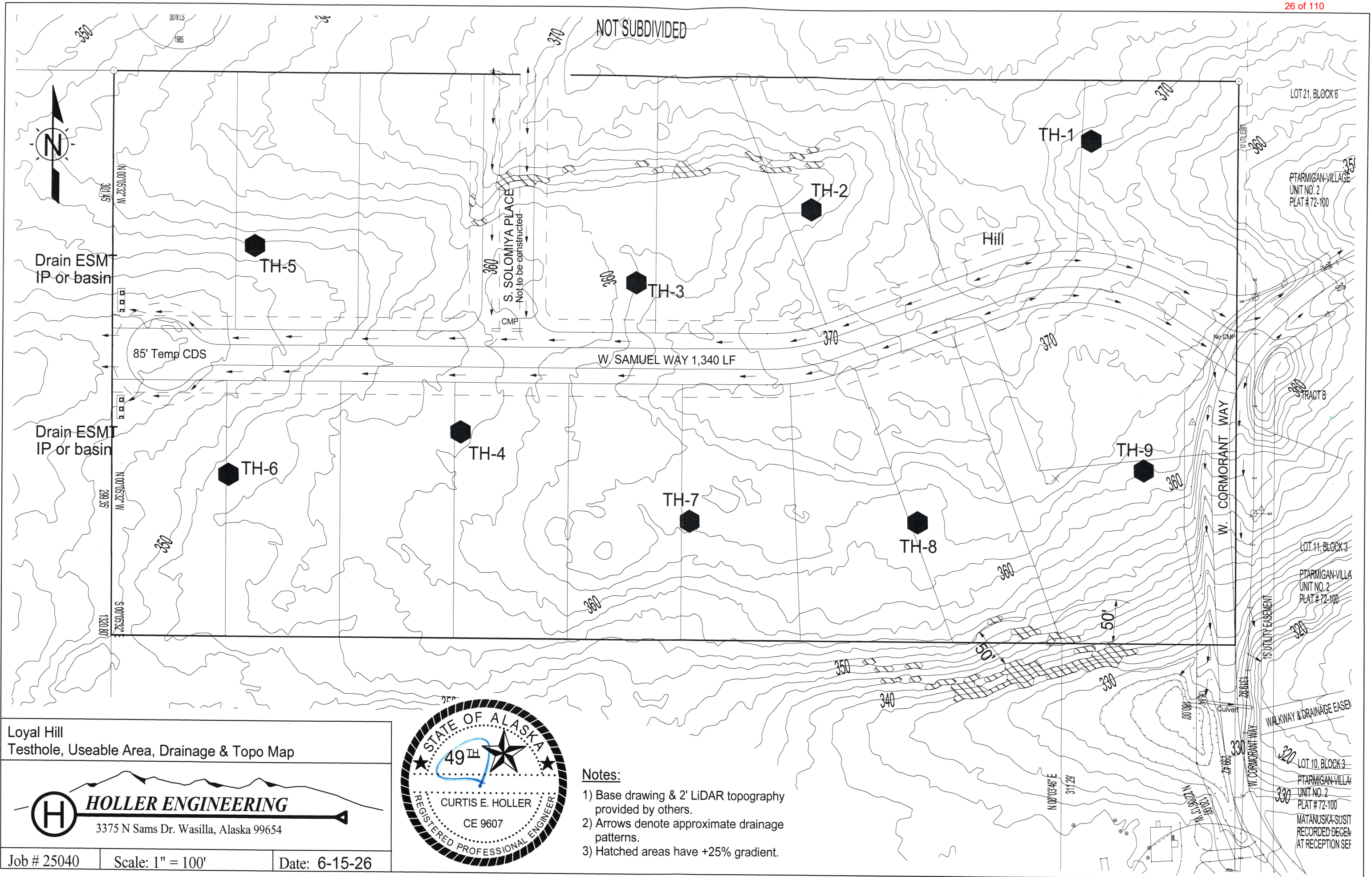
Please do not hesitate to call with any questions.

Sincerely,

Curtis Holler, PE

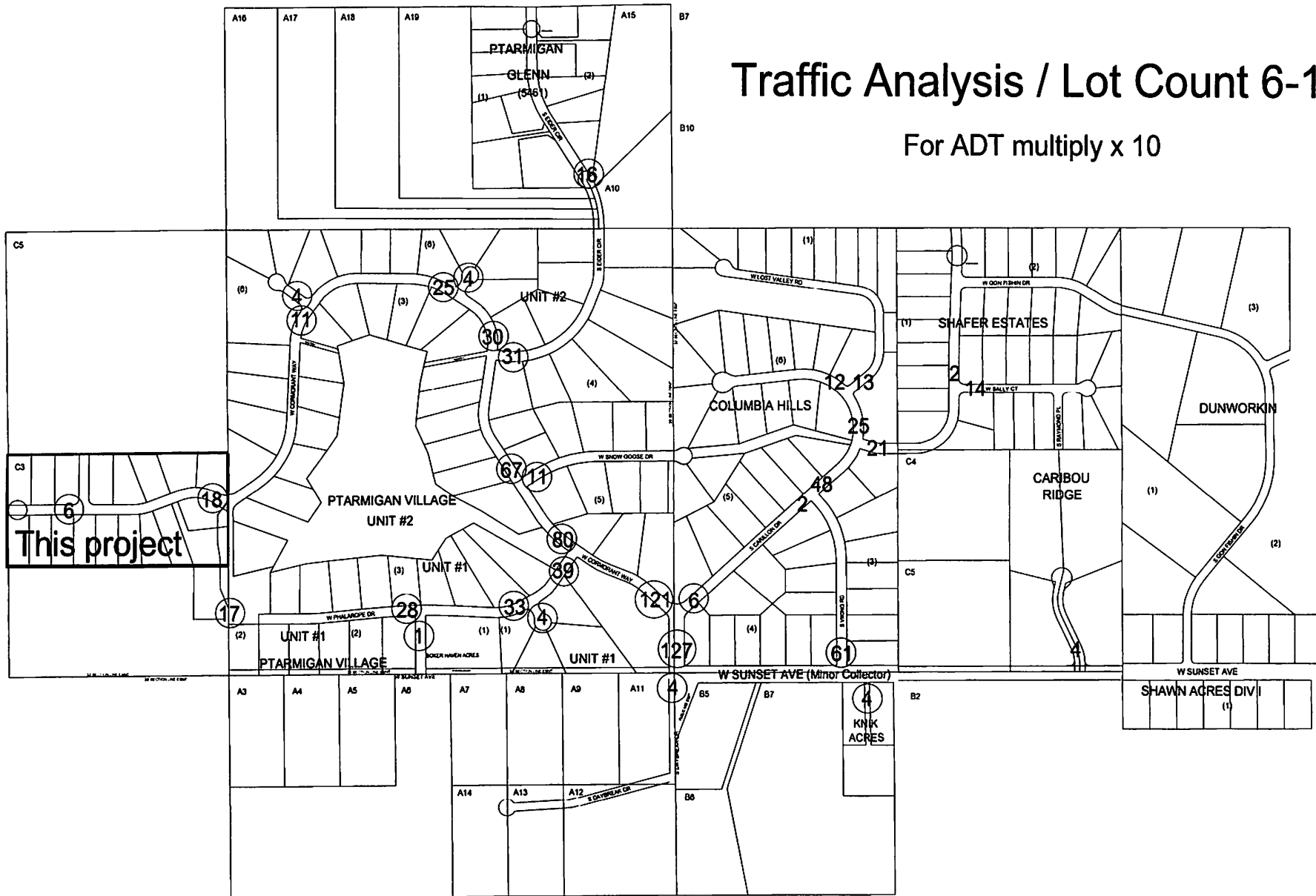
c: Hazel Development LLC, w/attachments





Traffic Analysis / Lot Count 6-15-2026

For ADT multiply x 10





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3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

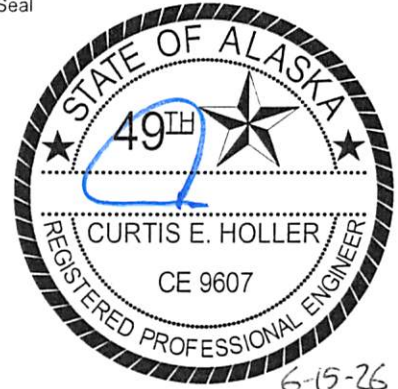
SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 9

Performed For: P. Osychuk

Legal Description: Loyal Hill

Seal



Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & contours map.

GRAB
SAMPLE

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

OL, ROOTS

ML, Brown LOESS

(Frost to 4')

GM-SM

OLIVE GRAY

MEDIUM DENSE

MORT ROCK < 5"

Few to 8"

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual / sieve analysis only					

NO GWT / NO SEEP

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

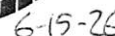
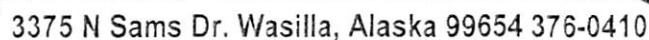
- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- SIEVE = 30.6 % FINES

- PERFORMED BY: C. Holler

DATE: 3-18-26



TEST HOLE # 2 of 9

Performed For: P. Osiychuk

Legal Description: Loyal Hill

Depth, feet

Soil Type

OL roots

ML BROWN LEIS
FROZEN 1.5'

GM die GRAY-Brown

most peak $< 5^\circ$

For to S^4

MEDIUM DENSITY

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Site Plan

See attached testhole & contours map.

Slope

PERCOLATION TEST

[illegible]

NO GWT/NO SLEEP

- PERCOLATION RATE	(min/inch)	PERC HOLE DIAMETER
1	10	1/2"
2	15	3/4"
3	20	1"
4	25	1 1/4"
5	30	1 1/2"
6	35	1 3/4"
7	40	2"
8	45	2 1/4"
9	50	2 1/2"
10	55	2 3/4"
11	60	3"
12	65	3 1/4"
13	70	3 1/2"
14	75	3 3/4"
15	80	4"
16	85	4 1/4"
17	90	4 1/2"
18	95	4 3/4"
19	100	5"
20	105	5 1/4"
21	110	5 1/2"
22	115	5 3/4"
23	120	6"
24	125	6 1/4"
25	130	6 1/2"
26	135	6 3/4"
27	140	7"
28	145	7 1/4"
29	150	7 1/2"
30	155	7 3/4"
31	160	8"
32	165	8 1/4"
33	170	8 1/2"
34	175	8 3/4"
35	180	9"
36	185	9 1/4"
37	190	9 1/2"
38	195	9 3/4"
39	200	10"
40	205	10 1/4"
41	210	10 1/2"
42	215	10 3/4"
43	220	11"
44	225	11 1/4"
45	230	11 1/2"
46	235	11 3/4"
47	240	12"
48	245	12 1/4"
49	250	12 1/2"
50	255	12 3/4"
51	260	13"
52	265	13 1/4"
53	270	13 1/2"
54	275	13 3/4"
55	280	14"
56	285	14 1/4"
57	290	14 1/2"
58	295	14 3/4"
59	300	15"
60	305	15 1/4"
61	310	15 1/2"
62	315	15 3/4"
63	320	16"
64	325	16 1/4"
65	330	16 1/2"
66	335	16 3/4"
67	340	17"
68	345	17 1/4"
69	350	17 1/2"
70	355	17 3/4"
71	360	18"
72	365	18 1/4"
73	370	18 1/2"
74	375	18 3/4"
75	380	19"
76	385	19 1/4"
77	390	19 1/2"
78	395	19 3/4"
79	400	20"
80	405	20 1/4"
81	410	20 1/2"
82	415	20 3/4"
83	420	21"
84	425	21 1/4"
85	430	21 1/2"
86	435	21 3/4"
87	440	22"
88	445	22 1/4"
89	450	22 1/2"
90	455	22 3/4"
91	460	23"
92	465	23 1/4"
93	470	23 1/2"
94	475	23 3/4"
95	480	24"
96	485	24 1/4"
97	490	24 1/2"
98	495	24 3/4"
99	500	25"
100	505	25 1/4"
101	510	25 1/2"
102	515	25 3/4"
103	520	26"
104	525	26 1/4"
105	530	26 1/2"
106	535	26 3/4"
107	540	27"
108	545	27 1/4"
109	550	27 1/2"
110	555	27 3/4"
111	560	28"
112	565	28 1/4"
113	570	28 1/2"
114	575	28 3/4"
115	580	29"
116	585	29 1/4"
117	590	29 1/2"

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

SIEVE = GM 22.7% FINES

- PERFORMED BY: C. Holler

DATE: 3-18-26



HOLLER ENGINEERING

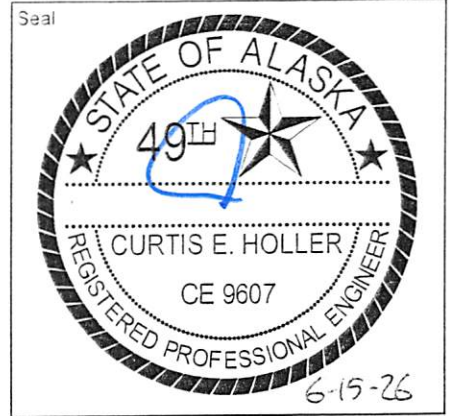
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 9

Performed For: P. Osiychuk

Legal Description: Loyal Hill



Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & contours map.

GRAB
SAMPLE

OL, Roots

ML

Frozen
1.5' +

SM-GM

Low silt content

olive brown color

Rock to 4"

w/ a few 6"

(1) 36" x 8"
plate

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual / sieve analysis only					

NO EWT/NO SEEP

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- SIEVE = SM 17.3 % FINES

- PERFORMED BY: C. Holler

DATE: 3-18-26

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

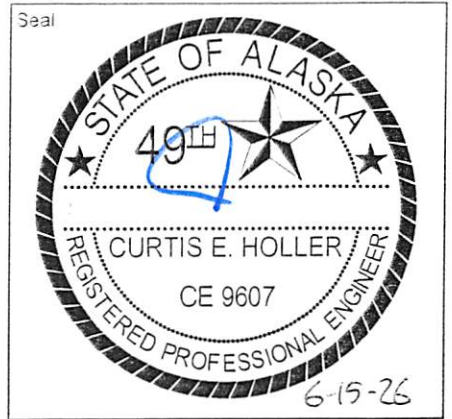


Legal Description: Loyal Hill

Soil Type

THLOGsubdnew-h2o-no 6/15/2026

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410



TEST HOLE # 5 of 9

Performed For: P. Osiychuk

Legal Description: Loyal Hill

Depth, feet,

Soil Type

Slope

Site Plan

↑
N
I

See attached testhole & contours map.

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

[illegible]

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

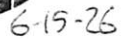
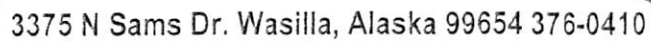
- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

SIEVE = GM 25.1% FINES

- PERFORMED BY: C. Holler

DATE: 3-18-26



Legal Description: Loyal Hill

GRAB
SAMPLE

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

Seal



Legal Description: Loyal Hill

Soil Type

OL, Roots

ML

GM

div to div BREN

MEDIUM DENSITY

MODERATE SELF
CONTENT

Rock to 6ⁿ

Few $8^m - 10^m$

NO GWT / NO SHEEPS

Slope

Site Plan

See attached testhole & contours map.

Slope

PERCOLATION TEST

[illegible]

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

SIFER = GM 28% FINES

- PERFORMED BY: C. Holler

DATE: 3-18-26

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410



Performed For: P. Osiychuk

Legal Description: Loyal Hill

SOILS LOG / PERCOLATION TEST

Depth, feet

Soil Type

Slope

Site Plan

↑
N
I

See attached testhole & contours map.

LiRAB
Sample

OL, ReoTs

ML

Frozen to
3.5'

GM - SM

chive Brown

most beds $< 5^4$

Few to 10^4

(1) 4' Boulder

(1) 7' Boulder

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

[illegible]

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN  FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

SIEVE = SM 26.2% FINES

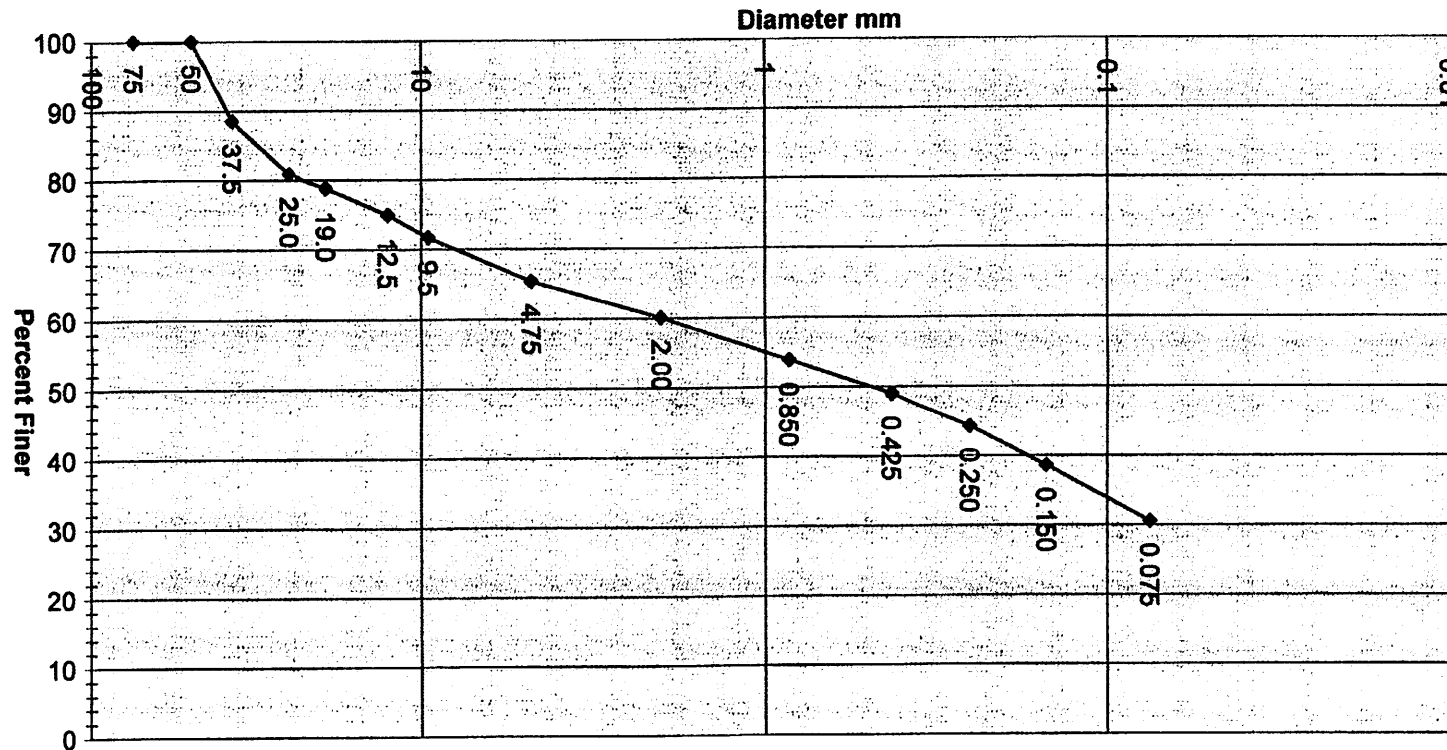
- PERFORMED BY: C. Holler

DATE: 3-18-26



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	89
1"	25.0	81
3/4"	19.0	79
1/2"	12.5	75
3/8"	9.5	72
#4	4.75	65
#10	2.00	60
#20	0.850	54
#40	0.425	49
#60	0.250	44
#100	0.150	39
#200	0.075	30.6

Client: **Hazel Development**

Soil Description: Silty Sand with Gravel

Project: **Polaris View, Tract B**

Unified Classification: SM

Sample Location: TH #1 @ 8'

Date: 5/26/2026

Sample Date: 3/18/2026

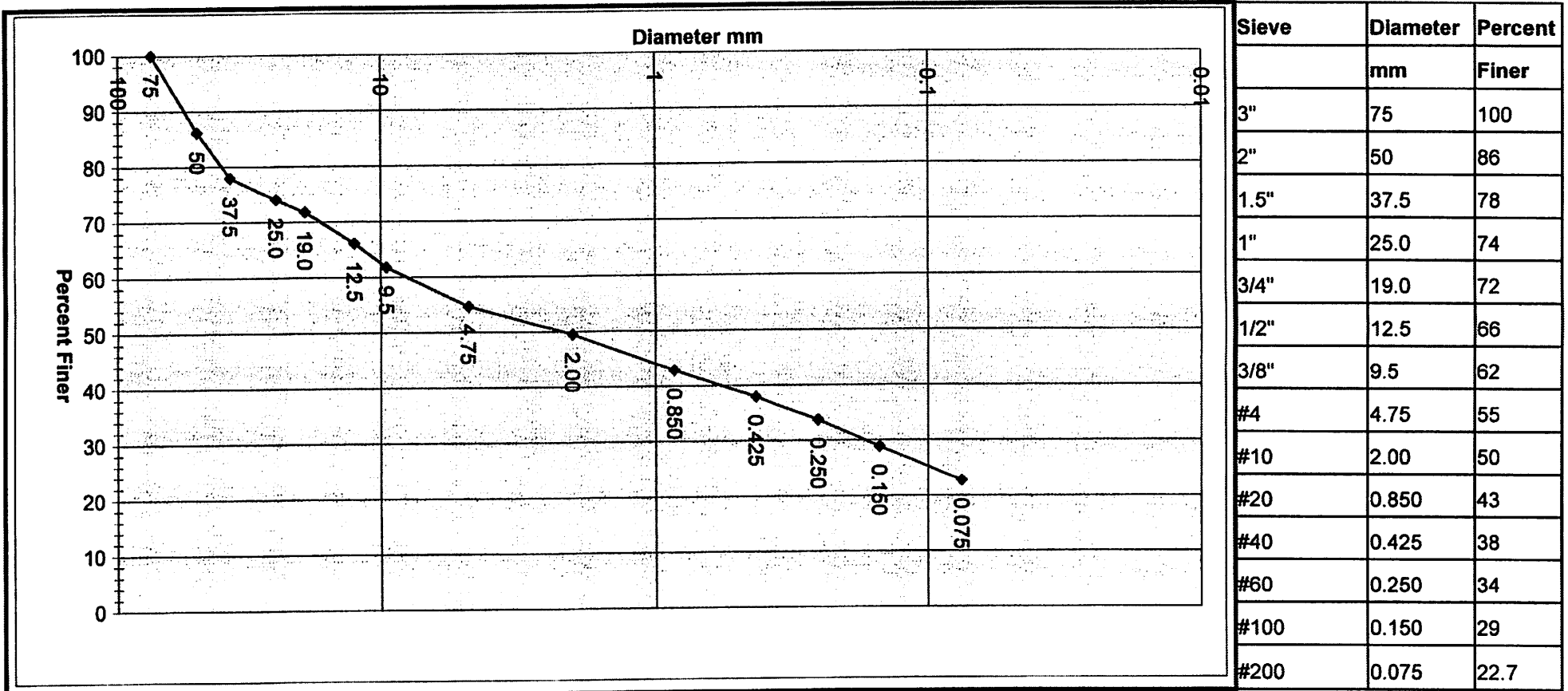
Proj. no: 26002

Sample appears to be nonplastic to very low PI



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Hazel Development**

Soil Description: Silty Gravel with Sand

Project: **Polaris View, Tract B**

Unified Classification: GM

Sample Location: TH #2 @ 8'

Date: 5/26/2026

Sample Date: 3/18/2026

Proj. no: 26002

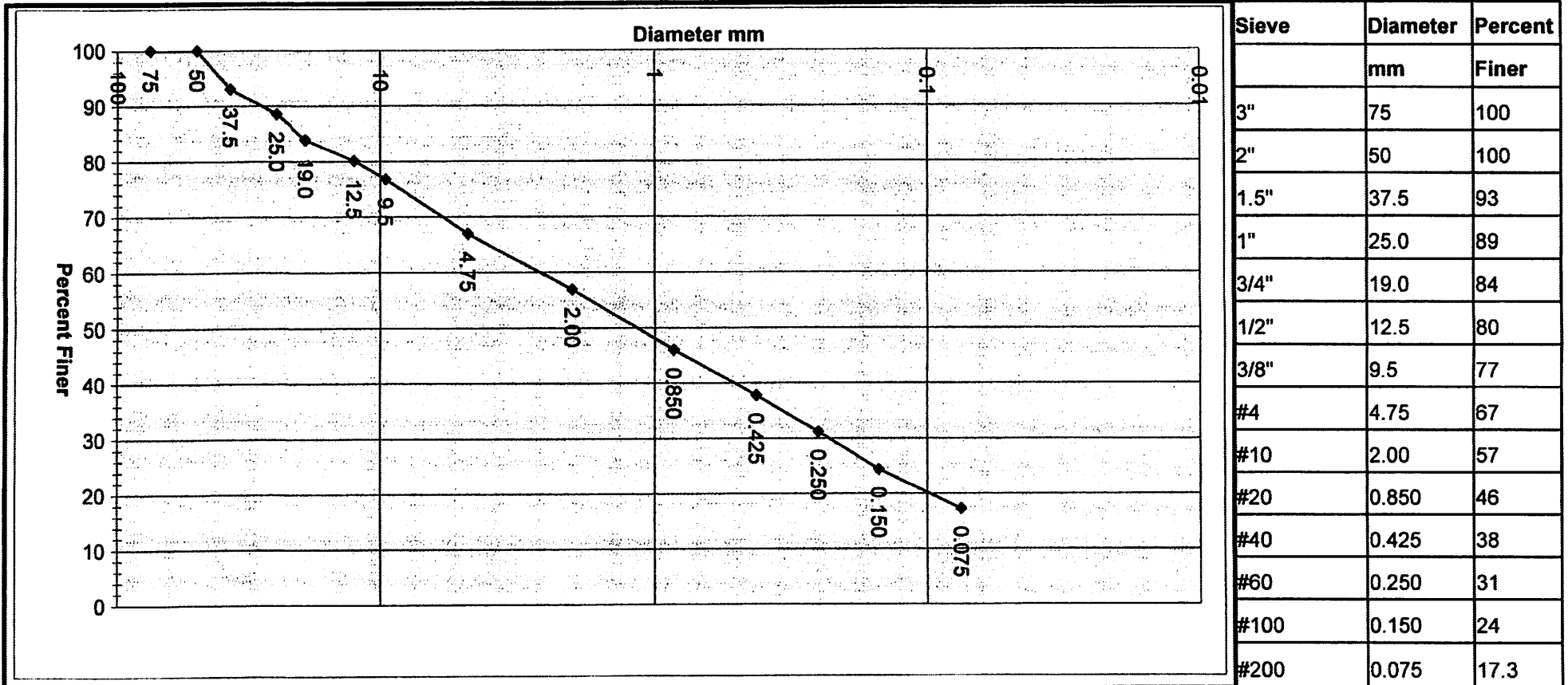
Sample appears to be nonplastic



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

September 17, 2026 Platting Board Hearing Packet
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Client: **Hazel Development**

Soil Description: Silty Sand with Gravel

Project: **Polaris View, Tract B**

Unified Classification: SM

Sample Location: TH #3 @ 7'

Date: 5/26/2026

Sample Date: 3/18/2026

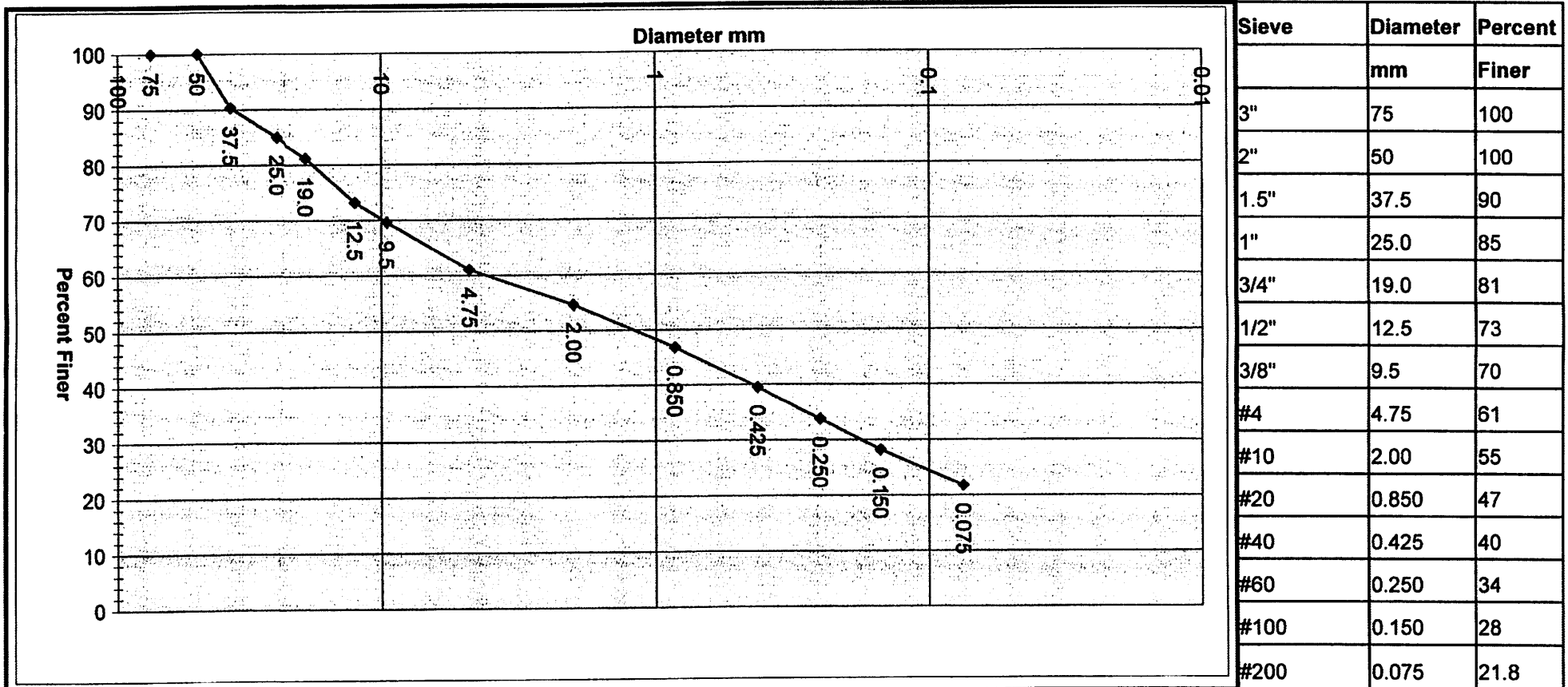
Proj. no: 26002

Sample appears to be nonplastic



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Hazel Development**

Soil Description: Silty Sand with Gravel

Project: **Polaris View, Tract B**

Unified Classification: SM

Sample Location: TH #4 @ 8'

Date: 5/26/2026

Sample Date: 3/18/2026

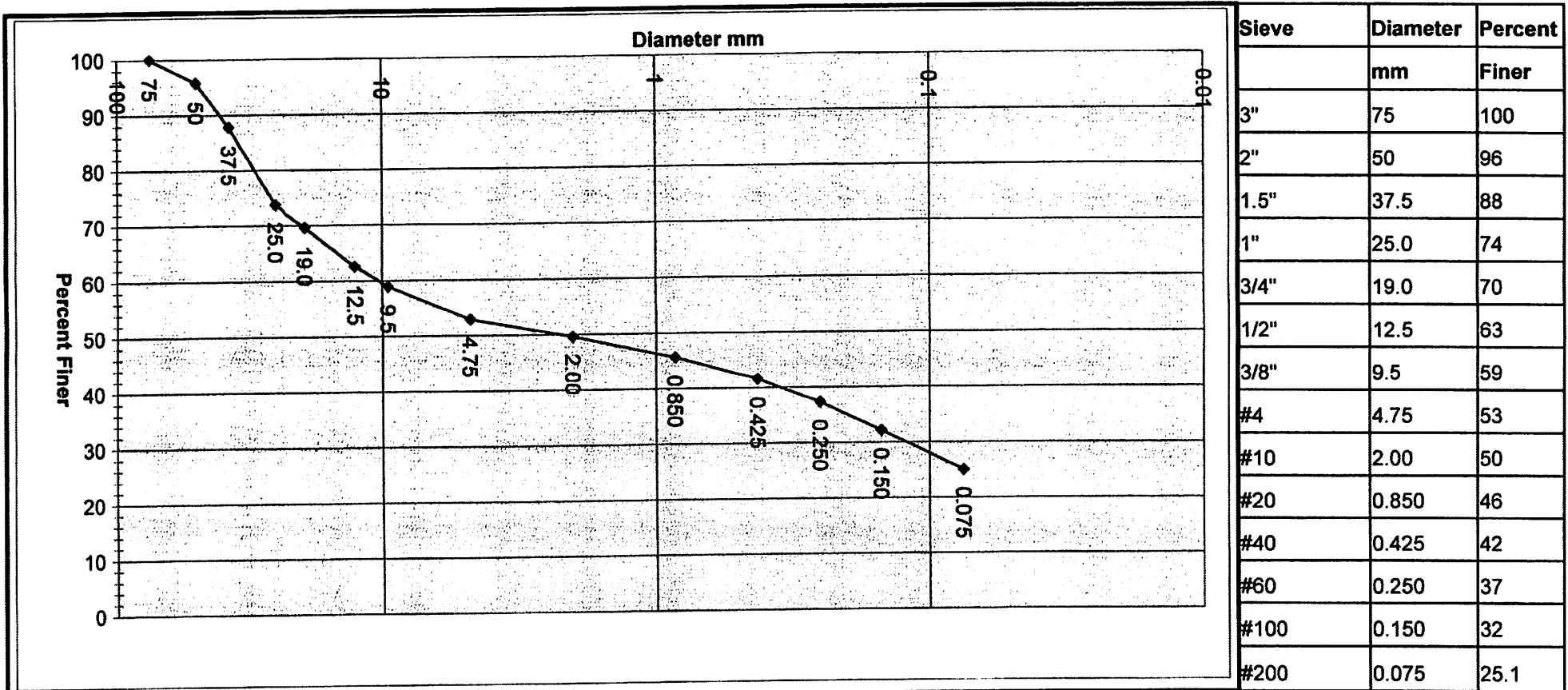
Proj. no: 26002

Sample appears to be nonplastic



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Hazel Development**

Soil Description: Silty Gravel with Sand

Project: **Polaris View, Tract B**

Unified Classification: GM

Sample Location: TH #5 @ 7'

Date: 5/26/2026

Sample Date: 3/18/2026

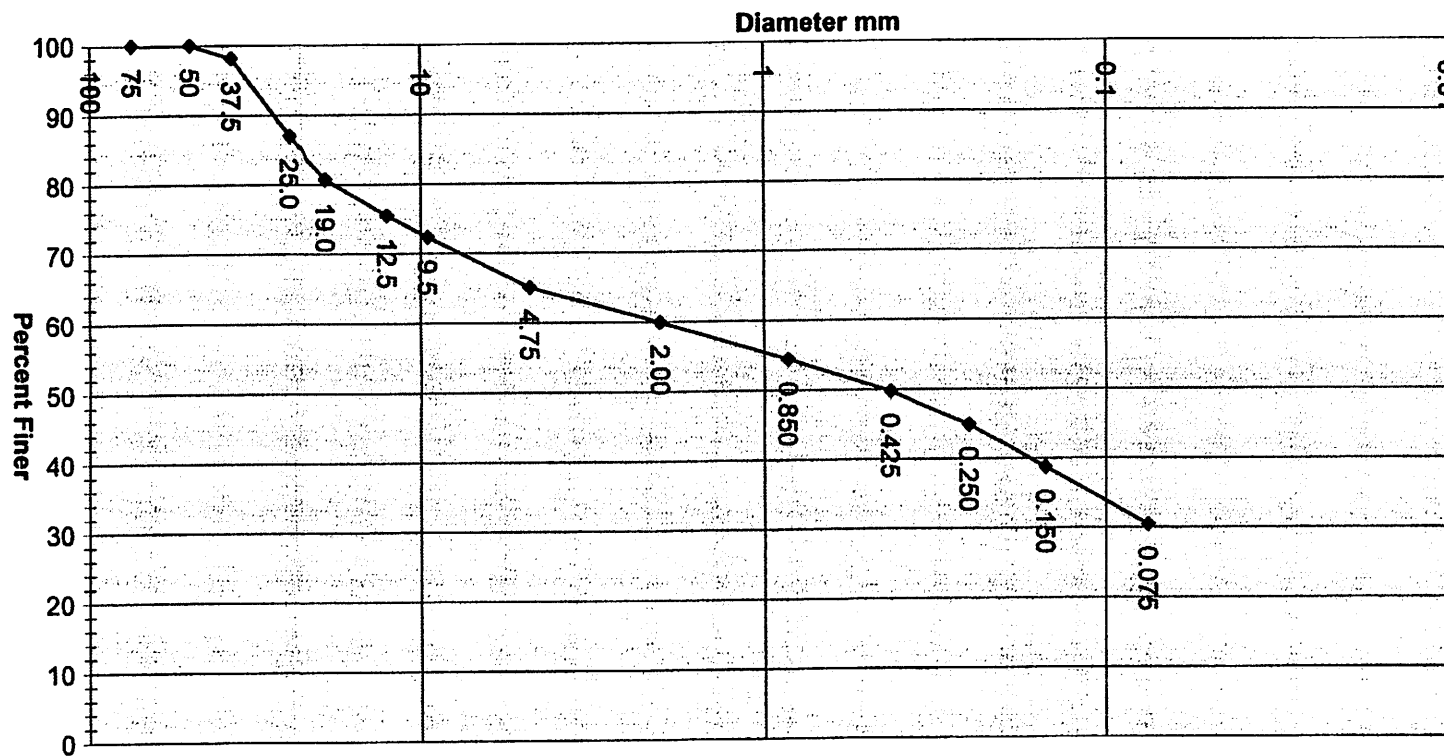
Proj. no: 26002

Sample appears to be nonplastic to very low PI.



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	98
1"	25.0	87
3/4"	19.0	81
1/2"	12.5	76
3/8"	9.5	72
#4	4.75	65
#10	2.00	60
#20	0.850	54
#40	0.425	50
#60	0.250	45
#100	0.150	39
#200	0.075	30.5

Client: **Hazel Development**

Soil Description: Silty Sand with Gravel

Project: **Polaris View, Tract B**

Unified Classification: SM

Sample Location: TH #6 @ 8'

Date: 5/26/2026

Sample Date: 3/18/2026

Proj. no: 26002

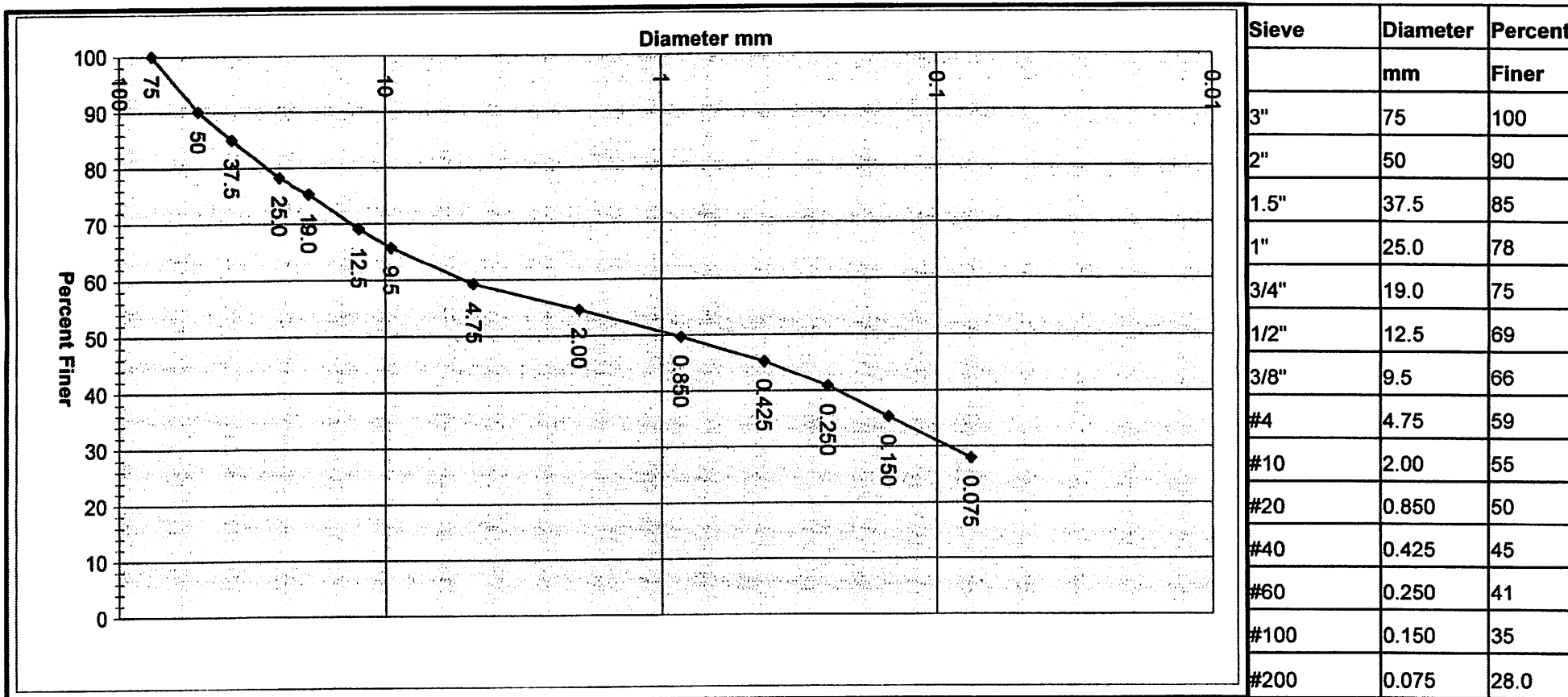
Sample appears to have a low to very low PI.



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

September 17, 2026 Platting Board Hearing Packet
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Client: **Hazel Development**

Soil Description: Silty Gravel with Sand

Project: **Polaris View, Tract B**

Unified Classification: GM

Sample Location: TH #7 @ 7'

Date: 5/26/2026

Sample Date: 3/18/2026

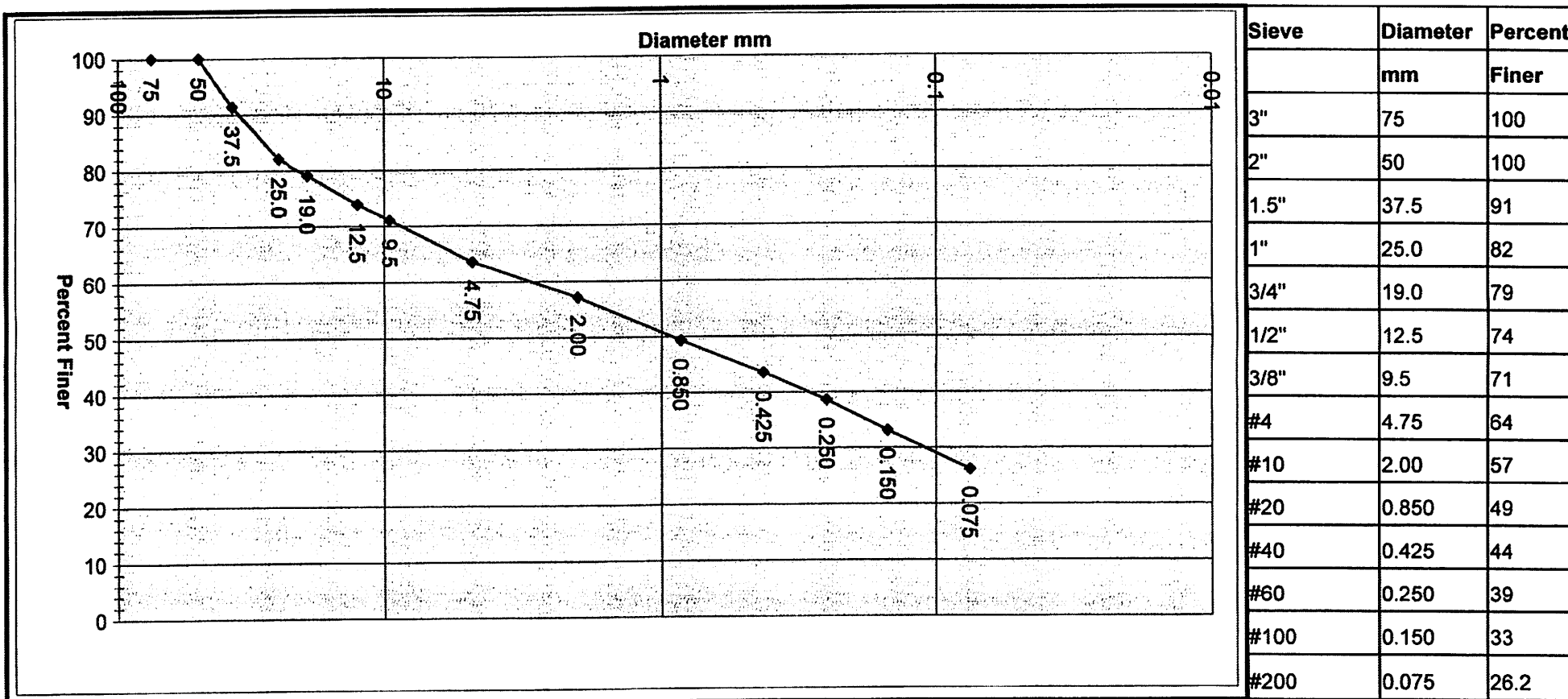
Proj. no: 26002

Sample appears to have a low to very low PI.



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Hazel Development**

Soil Description: Silty Sand with Gravel

Project: **Polaris View, Tract B**

Unified Classification: SM

Sample Location: TH #8 @ 7'

Date: 5/26/2026

Sample Date: 3/18/2026

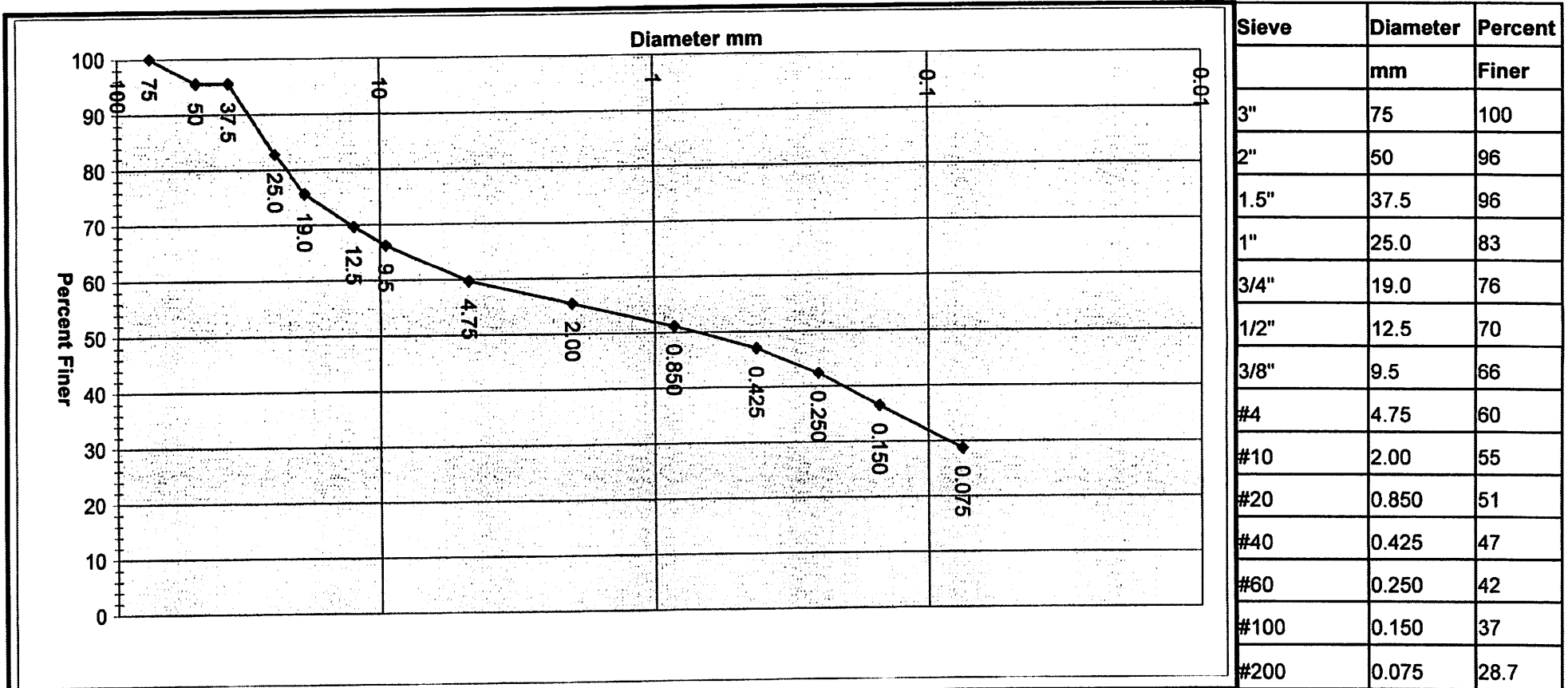
Proj. no: 26002

Sample appears to be non-plastic to very low PI.



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Hazel Development**

Soil Description: Silty Gravel with Sand

Project: **Polaris View, Tract B**

Unified Classification: GM

Sample Location: TH #9 @ 8'

Date: 5/26/2026

Sample Date: 3/18/2026

Proj. no: 26002

Sample appears to be non-plastic to very low PI.

Cayman Reynolds

From: Wheeler Nevels
Sent: Tuesday, July 28, 2026 4:28 PM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Wheeler Nevels
Subject: Loyal Hill

Cayman,

Cormorant Way is classified as a local road which is limited to a potential average daily traffic of 1,000 vehicles per day per table A-1 of the 2022 Subdivision Construction Manual. Cormorant Way will need to be upgraded to residential collector standard per the 2022 Subdivision Construction Manual or an alternate access constructed. Please provide an intersection sight distance evaluation at the intersection of Comorant Way and Samuel Way.

PD&E Review Team

Cayman Reynolds

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, July 16, 2026 3:56 PM
To: Cayman Reynolds
Subject: RE: RFC Loyal Hill CR

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

Hello,

MTA would like to request a 15' Utility Easement on roadside of all lots.

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: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Tuesday, July 7, 2026 3:50 PM
To: Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; admin@kfccak.org; raymie@mtaonline.net; billydoc56@hotmail.com; tunbayak@gmail.com; pcook@alaskan.com; gina@eskolas.com; davemtp@mtaonline.net; lszipzsky@palmerpolice.com; susansteale550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC Loyal Hill CR

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,

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, July 21, 2026 12:30 PM
To: Cayman Reynolds
Subject: RE: RFC Loyal Hill CR
Attachments: Agenda Plat LOYAL HILL.pdf

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

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

Thanks,
GCI | OSP Design
1001 Northway Dr., 1st Floor, Anchorage, AK 99508
e: OSPDesign@gci.com | w: www.gci.com

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Tuesday, July 7, 2026 3:50 PM
To: Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; admin@kfccak.org; raymie@mtaonline.net; billydoc56@hotmail.com; tunbayak@gmail.com; pcook@alaskan.com; gina@eskolas.com; davemtp@mtaonline.net; lszipzsky@palmerpolice.com; susansteale550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC Loyal Hill CR

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

Hello,

The following link is a request for comments for the proposed Loyal Hill Subdivision.

Please ensure all comments have been submitted by July 29, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.



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 that reads "Brandon Echols". The signature is fluid and cursive, with the first and last names being clearly legible.

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

CERTIFICATE OF OWNERSHIP

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

SIGNATURE _____ DATE _____

NAME/TITLE
HAZEL DEVELOPMENT LLC
c/o OLEKSANDR L. OSIYCHUK
P.O. BOX 872862
WASILLA, ALASKA 99687-9445

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

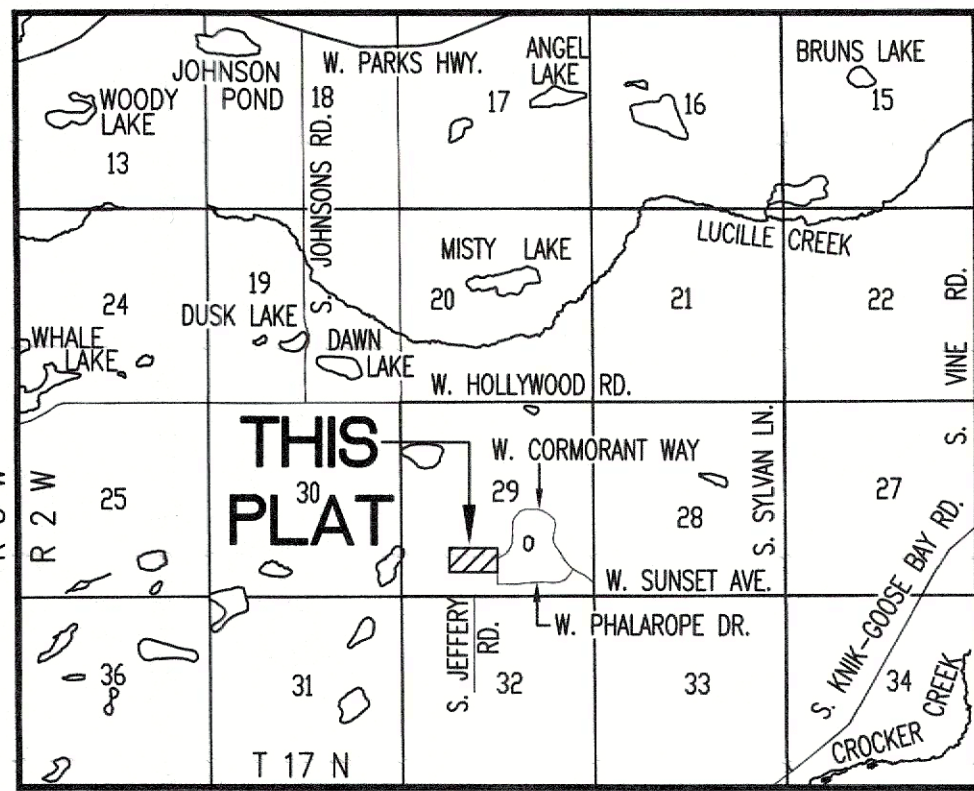
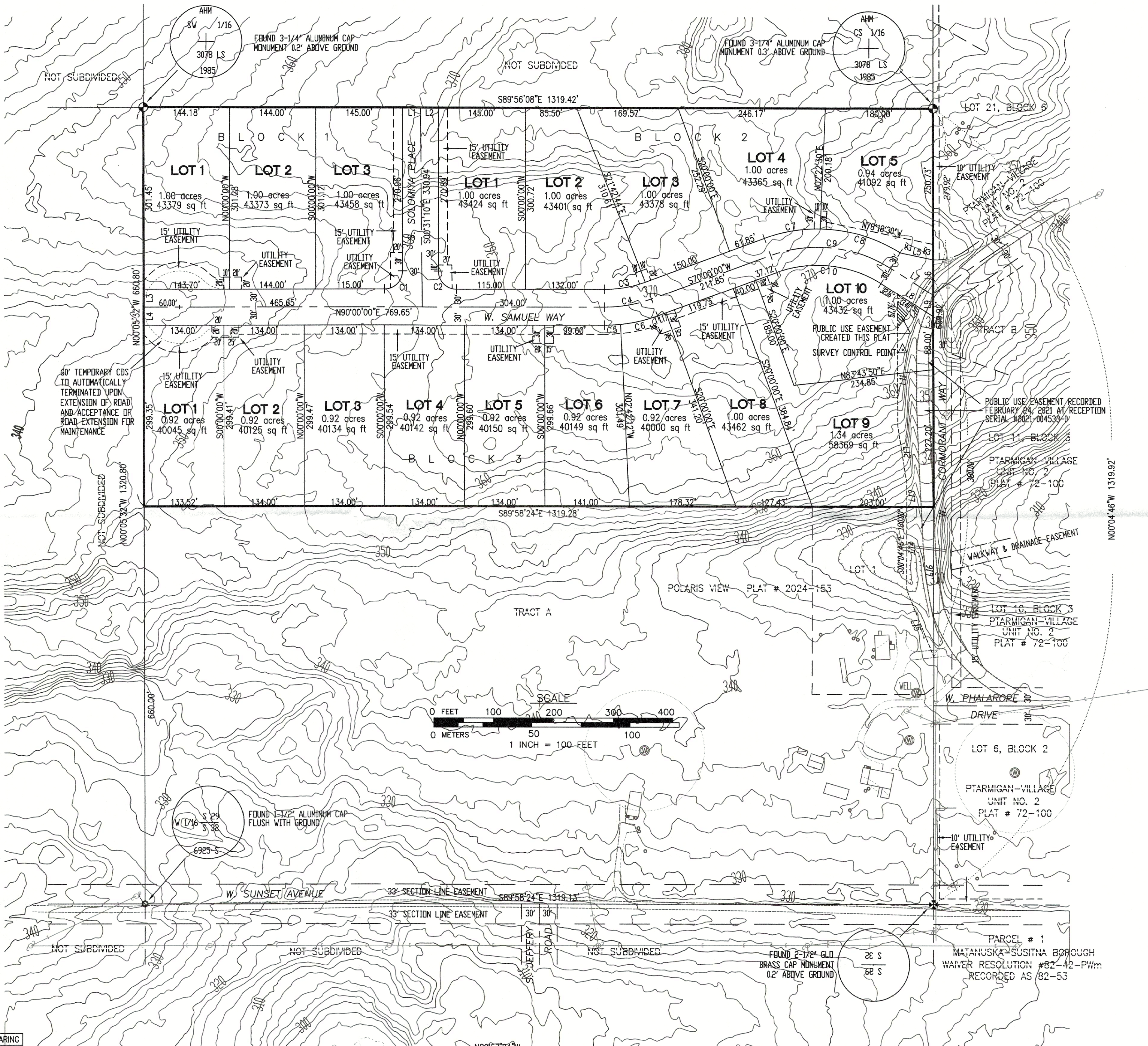
DATE _____ BOROUGH TAX COLLECTION OFFICIAL

LINE TABLE

LINE	LENGTH	BEARING
L1	30.00'	N89°56'08"W
L2	30.00'	N89°56'08"W
L3	30.00'	N00°05'32"E
L4	30.00'	S00°05'32"E
L5	56.58'	N78°18'30"W
L6	58.58'	N00°04'46"W
L7	84.17'	S58°00'00"E
L8	102.97'	S58°00'00"E
L9	35.41'	N00°04'46"W
L10	104.00'	S35°09'15"W
L11	160.00'	S00°04'46"E
L12	95.00'	S09°09'51"E
L13	41.16'	S00°04'51"E
L14	138.84'	S00°04'44"E
L15	120.00'	S22°06'13"E
L16	250.00'	N00°04'46"W
L17	15.00'	S70°00'00"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	47.12'	30.00'	30.00'	90°00'00"	42.43'	N45°00'00"E
C2	47.12'	30.00'	30.00'	90°00'00"	42.43'	S45°00'00"E
C3	69.81'	200.00'	35.27'	20°00'00"	69.46'	N80°00'00"E
C4	80.29'	230.00'	40.56'	20°00'00"	79.88'	N80°00'00"E
C5	27.23'	280.00'	13.63'	06°00'00"	27.21'	N87°00'00"E
C6	63.53'	280.00'	31.92'	14°00'00"	63.37'	N77°00'00"E
C7	95.29'	280.00'	48.19'	21°00'00"	94.76'	S80°30'00"W
C8	140.67'	280.00'	72.10'	31°00'00"	138.96'	N73°30'00"W
C9	208.74'	230.00'	112.18'	52°00'00"	201.65'	N84°00'00"W
C10	181.51'	200.00'	97.55'	52°00'00"	175.35'	N84°00'00"W



VICINITY MAP
SCALE 1" = 1 MILE

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON. SURVEY TIE FROM CONTROL POINT TO NE CORNER THIS SUBDIVISION IS N011°1'39"E 402.83'
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.

LEGEND

- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊙ FOUND 3-1/4" ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 2" ALUMINUM CAP AS SHOWN AND DESCRIBED
- FOUND 1-1/2" ALUMINUM CAP AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP
- △ SURVEY CONTROL POINT - SPC(5004 AK 4)
NORTHING: 838562.649 METERS
EASTING: 217154.162 METERS
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

KEYSTONE
LS7330

SURVEYOR'S CERTIFICATE

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

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE _____



RECEIVED
JUL 24 2026
PLATTING

Agenda Copy

A PLAT OF LOYAL HILL A SUBDIVISION TRACT B, POLARIS VIEW, PLAT #2024-153 SE1/4 SW1/4 SECTION 29, T. 17 N., R. 2 W. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 20.0 ACRES, MORE OR LESS		
KEYSTONE SURVEYING & MAPPING GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR ALASKA BUSINESS LICENSE #134615 MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645 PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645 PHONE: (907) 376-7811		
DRAWN BY ICAD/K.Lyne	DATE 7/23/26	DRAWING: 2026-5/LoyalHill
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 17, 2026**

PRELIMINARY PLAT: RODDA PHASE 2 COMMON ACCESS EASEMENT ELIMINATION
LEGAL DESCRIPTION: SEC 22, T17N, R03W, SEWARD MERIDIAN AK
PETITIONERS: RIDGELINE PROPERTIES, LLC
SURVEYOR: KEYSTONE SURVEYING & MAPPING
REVIEWED BY: MATTHEW GODDARD **CASE #:** 2026-083

REQUEST: The request is to eliminate the common access easement created by Rodda Subdivision, Phase 2, Plat #2024-86, containing 49.37 acres +/- . Access will be from the internal streets being proposed as a part of Wren Heights. The property is located north of W. Hollywood Road, south and east of W. Big Lake Road, and west of W. Maplewood Drive (Tax ID #8534000T00A / T00B); within the NW ¼ Section 22, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos
Elimination Exhibit

PAGES – 1-6
PAGE – 7

AGENCY COMMENTS

AK Department of Transportation and Public Facilities
MSB DPW Pre-Design and Engineering Division
MSB RSA #21
MSB Development Services
Utilities

PAGES – 8-9
PAGES – 10
PAGES – 11-13
PAGES – 14-15
PAGES – 16-19

DISCUSSION: The petitioner is requesting the elimination of the common access easement granted as a part of Rodda Subdivision Phase 2, Plat #2024-86. This elimination is being requested in conjunction with the proposed Wren Heights subdivision. Internal streets are being proposed as a part of Wren Heights that will serve as the new access location to W. Big Lake Road. The elimination of the common access easement would need to record at the same time as recordation of the proposed Wren Heights to maintain appropriate access for all lots.

Access: Access for both Tracts A and B will be from the internal roads being proposed as a part of Wren Heights Subdivision.

Comments:

AK Department of Transportation and Public Facilities (**Exhibit Pages 8-9**) has no objections to the easement elimination.

MSB DPW Pre-Design and Engineering Division (**Exhibit Page 10**) has no objections to the vacation contingent upon dedication of a stub right of way to Tract A through the proposed Wren Heights subdivision.

MSB RSA #21 (**Exhibit Pages 11-13**) recommends approval.

MSB Development Services (**Exhibit Pages 14-15**) has no objections.

Utilities: (Exhibit Pages 16-19)

ENSTAR has no comments or recommendations. GCI has no comments or objections.

MEA did not respond. MTA has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #4 Big Lake; Fire Service Area #136 West Lakes; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA.

CONCLUSION: The elimination of the common access easement granted by Rodda Phase 2, Plat #2024-86, is consistent with AS 29.40.070 Platting Regulations, AS 29.40.120 Alteration or replat petition, MSB 43.15.032 Elimination or Modification of Utility, Drainage, Sanitation, Slope, Snow Storage, Buffer, and Screening Easement and MSB 43.15.016 Preliminary 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 will exist, 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 will exist, pursuant to MSB 43.20.320 Frontage.

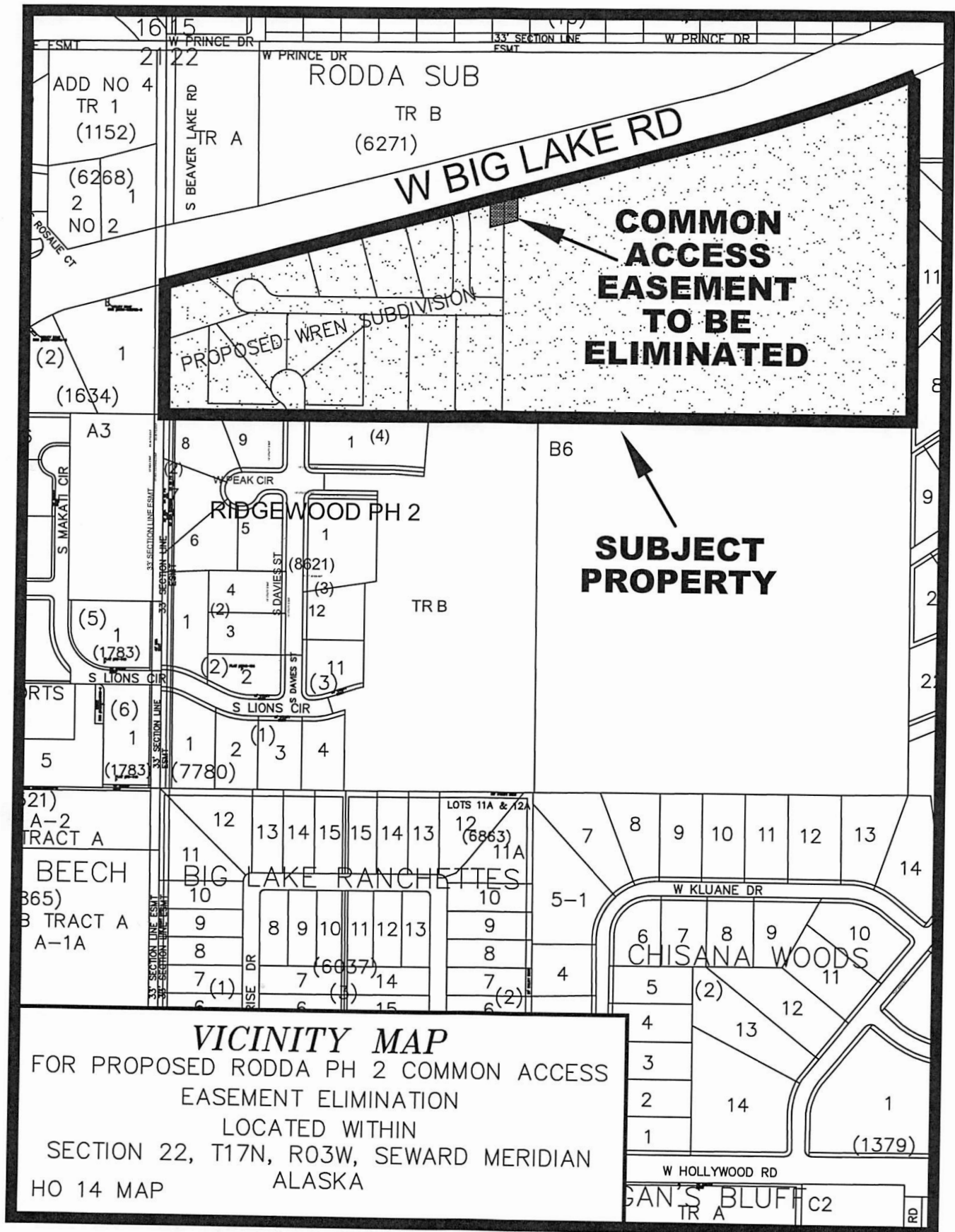
FINDINGS OF FACT

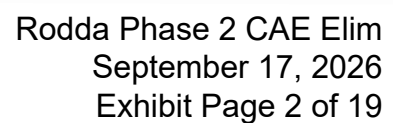
1. The elimination of the common access easement granted by Rodda Phase 2, Plat #2024-86, is consistent with AS 29.40.070 Platting Regulations, AS 29.40.120 Alteration or replat petition, MSB 43.15.032 Elimination or Modification of Utility, Drainage, Sanitation, Slope, Snow Storage, Buffer, and Screening Easement and MSB 43.15.016 Preliminary Plats.
2. The lot has the required frontage pursuant to MSB 43.20.320.
3. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #4 Big Lake; Fire Service Area #136 West Lakes; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA.
4. There were no objections from any federal or state agencies, Borough departments, or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing.

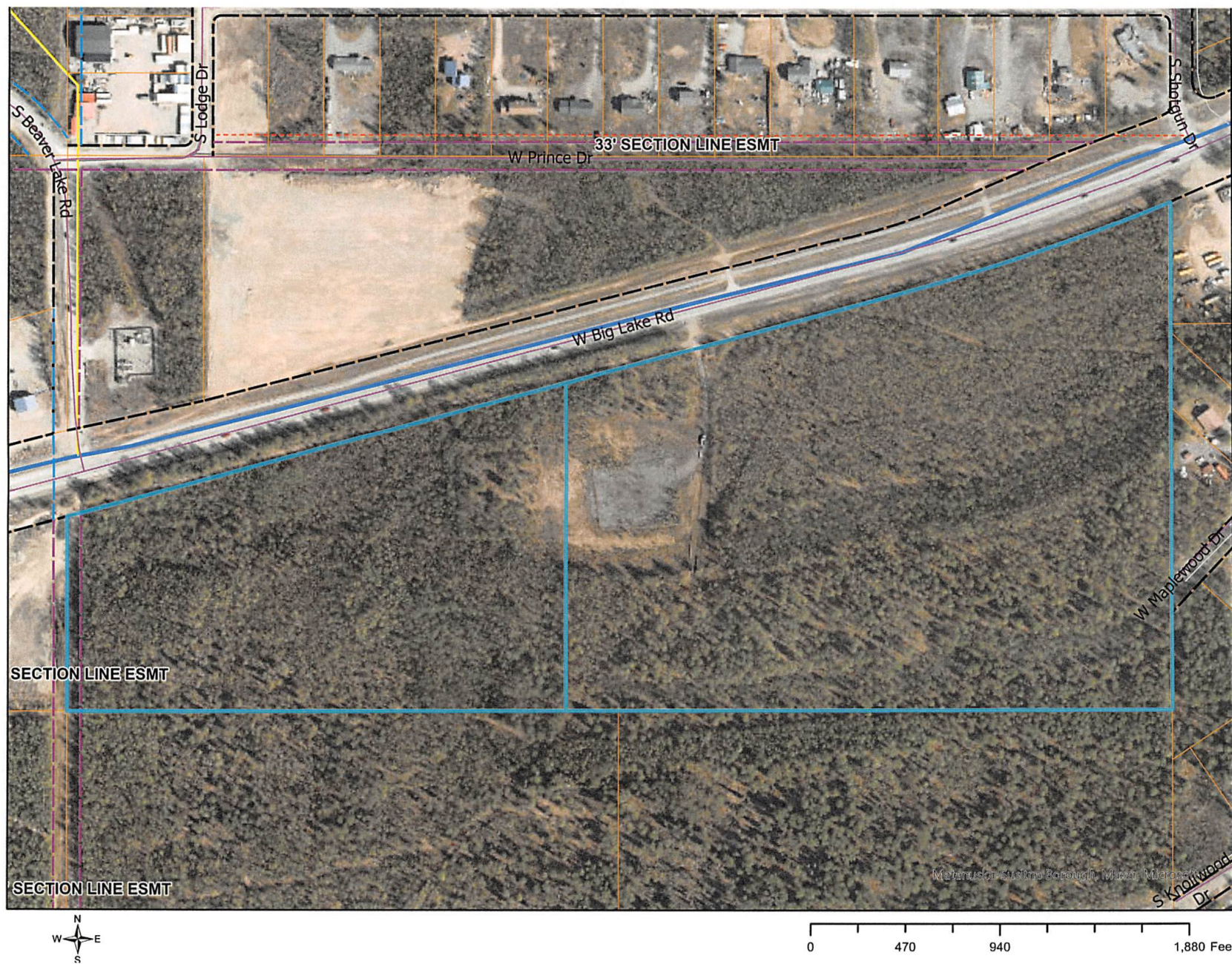
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the elimination of the common access easement granted by Rodda Phase 2, Plat #2024-86, Section 22, Township 17 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations

1. 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.
2. Pay postage and advertising fees.
3. Submit an exhibit drawing of the common access easement being eliminated.
4. Submit recording fees, payable to Department of Natural Resources (DNR).
5. Final recordation of the common access easement elimination is contingent upon the recordation of Wren Heights Subdivision, MSB Case #2026-084. The final easement elimination document is to be recorded in conjunction with the proposed Wren Heights subdivision.







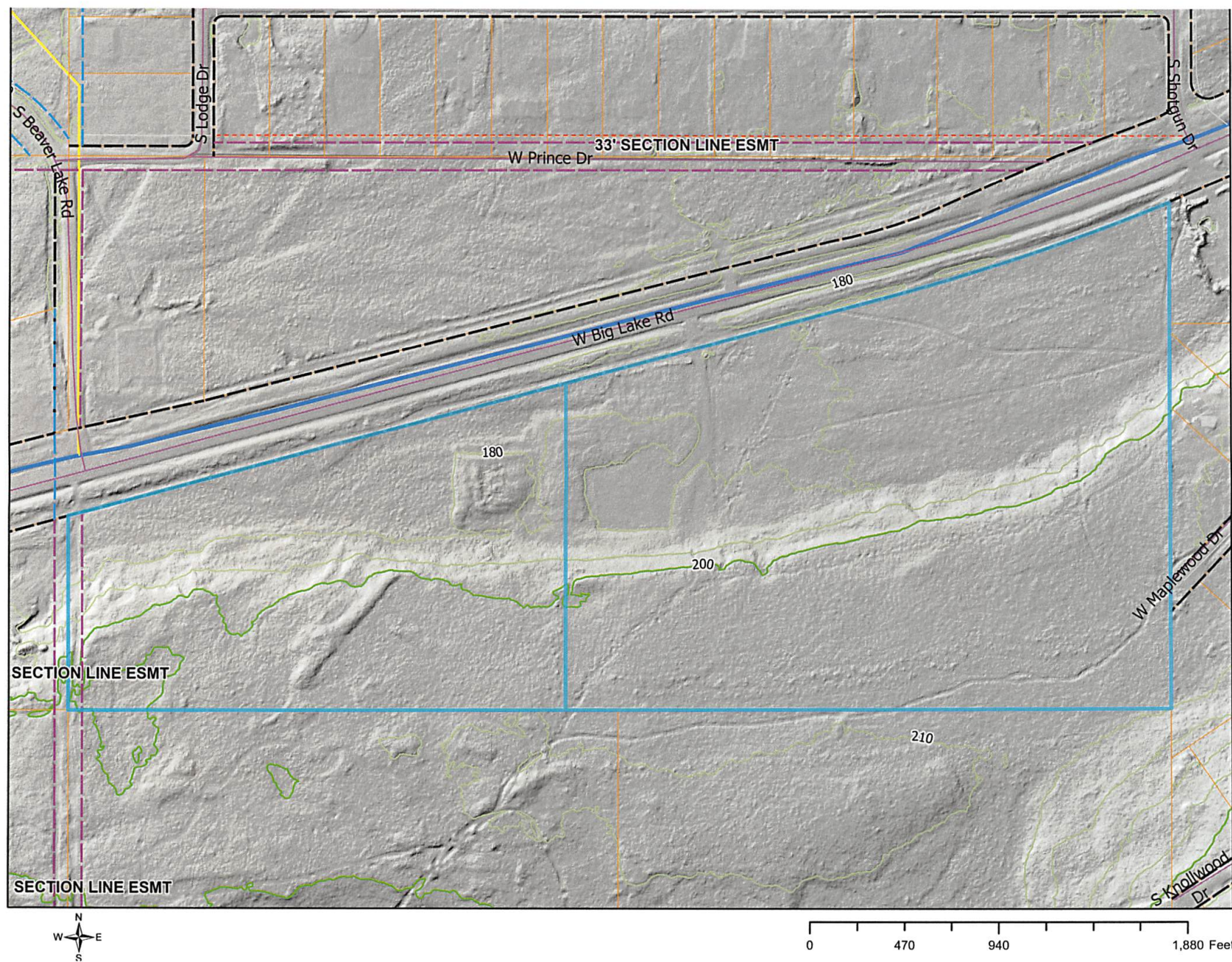
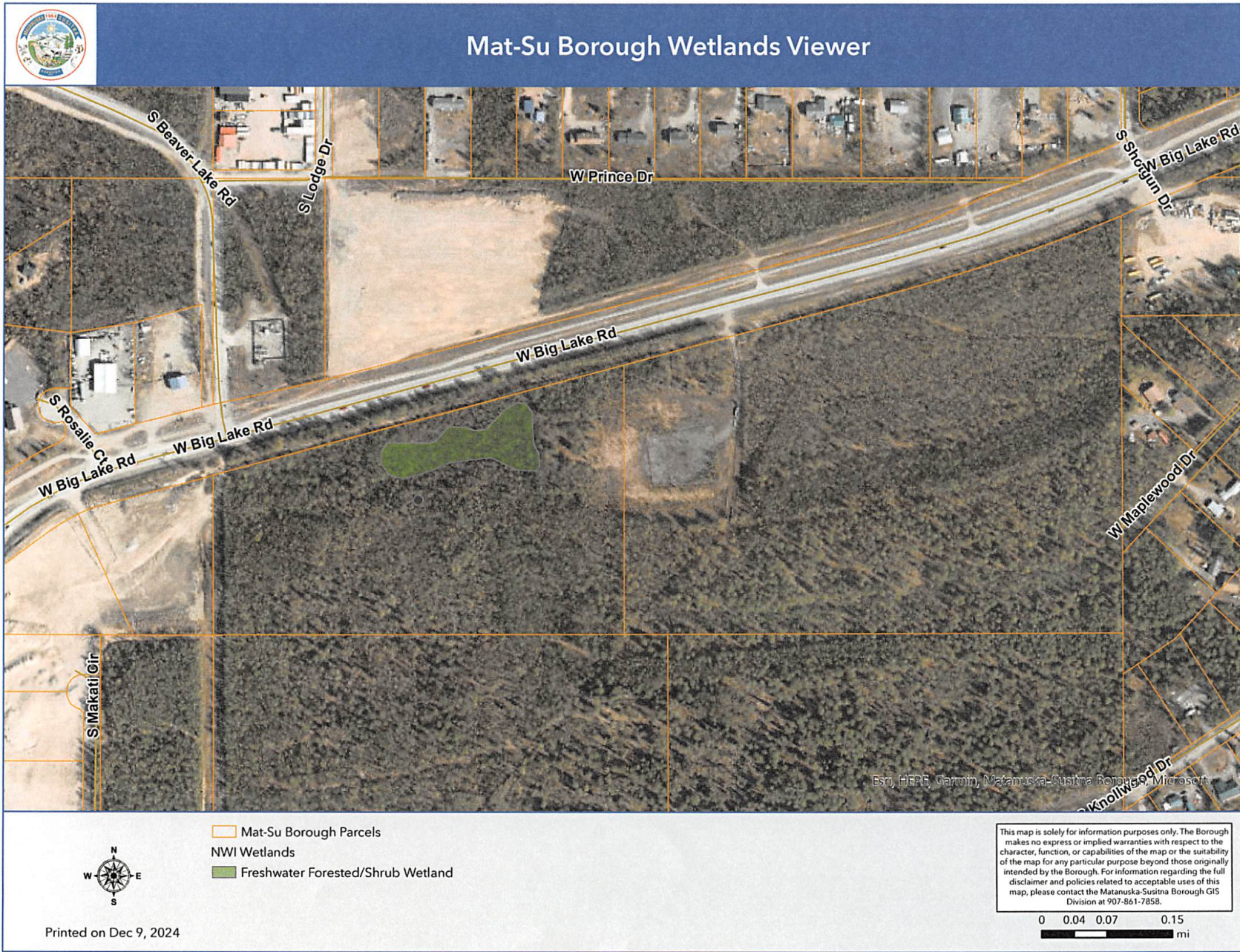




Exhibit Page 5 of 19



Rodda Phase 2 CAE Elim
September 17, 2026
Exhibit Page 7 of 19



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

August 10, 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-2026-134; PLT-21-8-3512; KG 03 Littleton (Midnight Drive)**

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

- **Preapp-2026-000137; PLT-21-8-3513; WA 12 Keystone-AV Homes (Church Road)**
 - No direct access all lots onto Church Road.
 - Add plat note "No direct access all lots onto Church Road" or similar.
 - Apply for an approach road review for access onto Church Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.
 - Northern Tract may require internal connections to Spruce Avenue only due to topography and sight distance limitations.
- **Rodda Phase 2; Plat #2024-86; Access easement elimination (Big Lake Road)**
 - No objection to easement elimination.
- **Wren Heights; Rodda Phase 2; Plat #2024-86 (Big Lake Road)**
 - No direct access all lots to Big Lake Road.
 - Add plat note: "No direct access all lots to Big Lake Road" or similar.
 - Apply for an approach road review for access onto Big Lake Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website:

"Keep Alaska Moving."

<https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

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

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

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

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

Sincerely,



Erica Kostelecky
Area Planner, DOT&PF

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

Matthew Goddard

From: Wheeler Nevels
Sent: Tuesday, August 18, 2026 2:54 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Wheeler Nevels
Subject: RE: RFC Rodda Ph2 (CAE VAC) (MG)

Matt,
PD&E has no objection to this vacation, contingent upon dedication of stub right of way to Tract A through the proposed Wren Heights subdivision.

Thank you,
PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsu.gov>
Sent: Thursday, August 6, 2026 11:45 AM
To: Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; candi2211@gmail.com; jlayne74@hotmail.com; akchief@mtaonline.net; cmich@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; clinchnot@yahoo.com; ibmillinginalaska@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@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; Bill Gamble <Bill.Gamble@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 Rodda Ph2 (CAE VAC) (MG)

Hello,

This email is being re-sent due to a change in the Borough's Email Domain. The previous OneDrive link no longer links to the pre-application routing packet.

The following link is a request for comments for the proposed Rodda Phase 2 Common Access Easement Elimination.

Please ensure all comments have been submitted by August 19, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Rodda Ph2 Common Access Easement Elimination](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: Andrew Traxler <ibmillinginalaska@gmail.com>
Sent: Thursday, July 30, 2026 2:44 PM
To: Matthew Goddard
Subject: Re: RFC Rodda Ph2 (CAE VAC) (MG)

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

Mathew,

Comment on both of them that I recommend approval. Only had questions you answered them.

Andrew Traxler
RSA 21, Chairman
Sent from my iPhone

On Jul 30, 2026, at 1:21 PM, Matthew Goddard <Matthew.Goddard@matsugov.us> wrote:

Hello Andrew,

As this conversation was started as a response to the common access easement elimination but was more applicable to the proposed Wren Subdivision that will be sent out soon, would you like me to include this email string as an RSA comment for Rodda Phase 2 Common Access Easement Elimination? Alternatively, I can include it as a comment string for Wren Subdivision. Last option would be to drop it in the case file as miscellaneous conversation and not include it in the staff report packet for either case. If you could let me know your preference, it would be appreciated.

Have a great day,

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

From: Andrew Traxler <ibmillinginalaska@gmail.com>
Sent: Thursday, July 30, 2026 12:54 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Subject: Re: RFC Rodda Ph2 (CAE VAC) (MG)

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

Mathew,

Ok makes sense to not connect through. That is a very tall ridge.

Andrew Traxler
Sent from my iPhone

On Jul 30, 2026, at 12:48 PM, Matthew Goddard
<Matthew.Goddard@matsugov.us> wrote:

Good afternoon Andrew,

This case is just requesting the elimination of the common access easement
accessing Big Lake Road.

The image showed the proposed lot lines for Wren Heights as it is being run in
conjunction with this case.

The proposed internal streets would become the new access for the Existing Rodda
Phase 2 Tract A.

You should receive the RFC for Wren Heights later today (currently working on
accepting it).

With regards to the proposed Wren Heights, I believe the topography is the reason
the petitioner is not proposing to connect Big Lake Road to Lions Circle.

<image001.png>

Have a great day,

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

From: Andrew Traxler <ibmillinalaska@gmail.com>
Sent: Wednesday, July 29, 2026 5:50 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Subject: Re: RFC Rodda Ph2 (CAE VAC) (MG)

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

Mathew,

Why all dead end streets? Should make connection from big lake rd to lions
cir.

Andrew Traxler
RSA21, Chairman

Sent from my iPhone

On Jul 29, 2026, at 4:40 PM, Matthew Goddard
<Matthew.Goddard@matsugov.us> wrote:

Hello,

The following link is a request for comments for the proposed Rodda Phase 2 Common Access Easement Elimination. Please ensure all comments have been submitted by August 19, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[<image001.png>](#)
[Rodda Ph2 Common Access Easement Elimination](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

Matthew Goddard

From: Permit Center
Sent: Thursday, August 6, 2026 4:27 PM
To: Matthew Goddard
Subject: RE: RFC Rodda Ph2 (CAE VAC) (MG)

No comments from Development Services.

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

From: Matthew Goddard <Matthew.Goddard@matsu.gov>
Sent: Thursday, August 6, 2026 11:45 AM
To: Kosteletzky, Erica D (DOT) <erica.kosteletzky@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; candi2211@gmail.com; jlayne74@hotmail.com; akchief@mtaonline.net; cmich@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; clinchnot@yahoo.com; ibmillinalaska@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@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; Bill Gamble <Bill.Gamble@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 Rodda Ph2 (CAE VAC) (MG)

Hello,

This email is being re-sent due to a change in the Borough's Email Domain. The previous OneDrive link no longer links to the pre-application routing packet.

The following link is a request for comments for the proposed Rodda Phase 2 Common Access Easement Elimination.

Please ensure all comments have been submitted by August 19, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Rodda Ph2 Common Access Easement Elimination](#)



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: August 17, 2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Preliminary Plat 2026-083 – Rodda Ph 2 Subdivision

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

No objections to moving forward with the Preliminary Plat to remove the common access easement.



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

19 August 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.

- **Rodda Phase 2 Common Access Easement Elimination**
(MSB Case # 2026-083)
- **WREN HEIGHTS**
(MSB Case # 2026-084)

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, August 11, 2026 2:33 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Rodda Ph2 (CAE VAC) (MG)
Attachments: Rodda Ph2.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: Thursday, July 30, 2026 12:41 PM
To: OSP Design Group <ospdesign@gci.com>
Subject: RE: RFC Rodda Ph2 (CAE VAC) (MG)

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

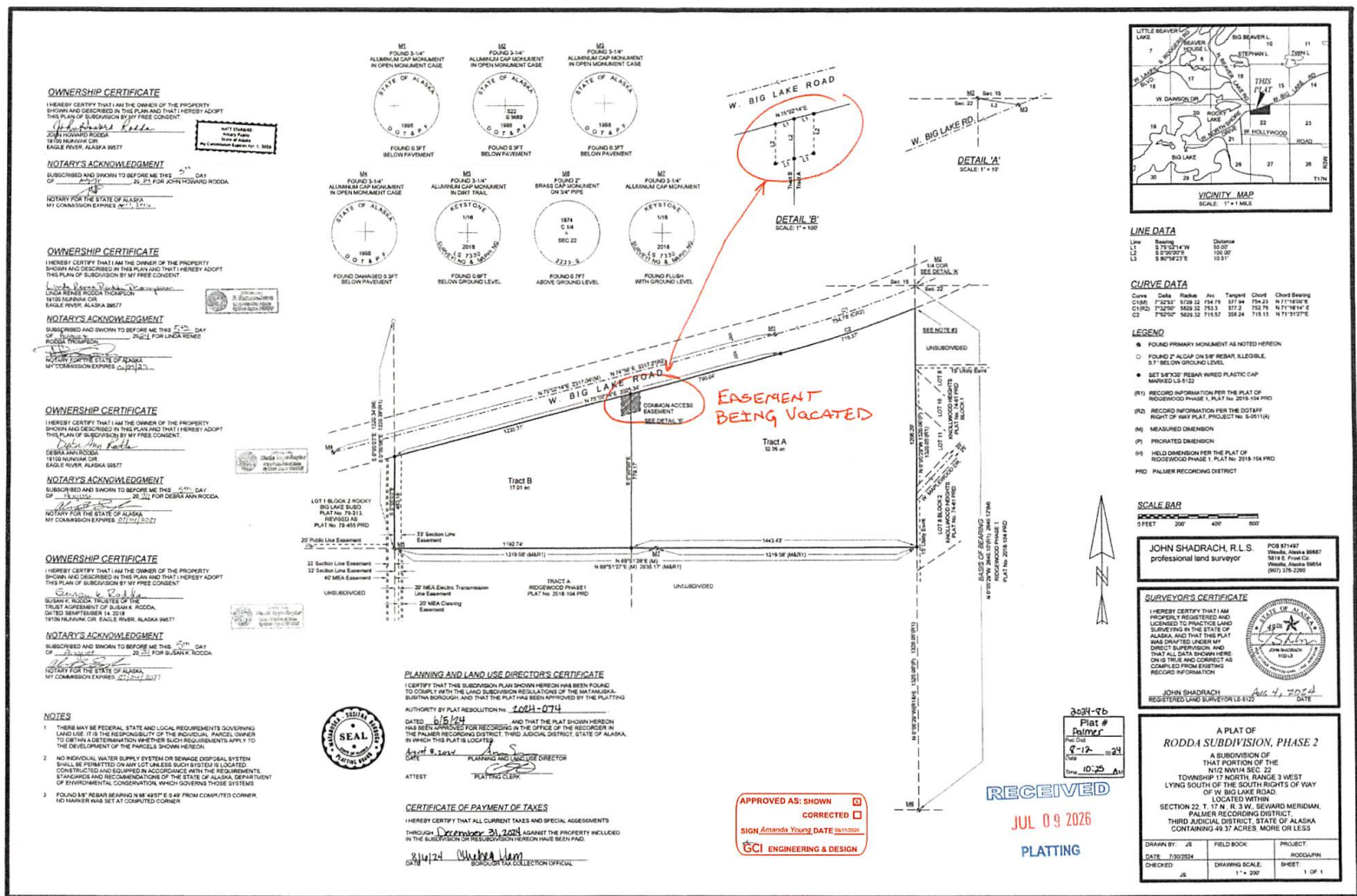
Hello,

There is not an agenda plat for this case as it is an elimination of a common access easement.
The RFC packet includes an image of the proposed elimination.

Have a great day,

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, July 30, 2026 10:17 AM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Subject: RE: RFC Rodda Ph2 (CAE VAC) (MG)



Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, August 3, 2026 11:56 AM
To: Matthew Goddard
Subject: RE: RFC Rodda Ph2 (CAE VAC) (MG)

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

Hello,

MTA has no comments on this one.

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



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, July 29, 2026 4:40 PM
To: Kosteletzky, Erica D (DOT) <erica.kosteletzky@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; candi2211@gmail.com; jlayne74@hotmail.com; akchief@mtaonline.net; cmich@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; clinchnot@yahoo.com; ibmillinalaska@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@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; Bill Gamble <Bill.Gamble@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 Rodda Ph2 (CAE VAC) (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.

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 17, 2026

PRELIMINARY PLAT: WREN HEIGHTS

LEGAL DESCRIPTION: SEC 22, T17N, R03W, SEWARD MERIDIAN AK

PETITIONERS: RIDGELINE PROPERTIES LLC

SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING / HOLLER ENGINEERING

ACRES: 17.01 ± PARCELS: 14

REVIEWED BY: MATTHEW GODDARD CASE #: 2026-084

REQUEST: The request is to create 14 lots from Tract B, Rodda Phase 2 Subdivision, Plat #2024-86, to be known as **WREN HEIGHTS**, containing 17.01 acres +/- . The property is located north of W. Hollywood Road, south and east of W. Big Lake Road, and west of W. Maplewood Drive (Tax ID #8534000T00A); within the NW ¼ Section 22, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos	PAGES – 1-6
Topographic Map and As-Built	PAGES – 7-18
Agenda Plat	PAGE – 30

AGENCY COMMENTS

ADOT&PF	PAGES – 19-20
MSB DPW Pre-Design and Engineering Division	PAGE – 21-22
RSA #21 Big Lake	PAGES – 23
MSB Development Services	PAGES – 24-25
Utilities	PAGES – 26-29

DISCUSSION: The proposed subdivision is creating 14 lots from Tract B, Rodda Phase 2, Plat #2024-86. Access for all lots is from the proposed internal streets. Access to the proposed subdivision is from S. Davies Street, a Borough maintained road and W. Big Lake Road, an ADOT&PF road. Proposed lots range in size from .92 acres up to 1.51 acres.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once all interior streets have been constructed.

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Curtis Holler, Registered Professional Engineer, notes the project will create 14 new lots from a single existing parcel totaling approximately 17 acres. The soils investigation included logging six test holes on the parent parcel, review of the provided topography information, review of aerial imagery, and other observations at the site. Groundwater or seeps were not encountered in any of the test holes, which were dug to depths of 13' to 17'. Groundwater does not appear to be a limiting factor for the proposed lots.

The proposed lots have a few limitations on areas defined by MSB code as useable septic area or useable building area. Useable septic areas will be limited by lotlines, easements, steep areas and related setbacks. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. Despite this, each of the proposed lots will have adequate unencumbered area meeting the code requirements, or can be graded to do so.

Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, each of the proposed new lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.

An average daily traffic calculation (ADT) was submitted (**Exhibit Page10**). Based on the submitted ADT, internal streets will need to be constructed to MSB Residential Street Standards according to the 2022 Subdivision Construction Manual. W. Lions Court and S. Lions Circle from S. Big Lake Road to S. Davies Street will need to be upgraded/certified to Residential Subcollector street standards according to the 2022 Subdivision Construction Manual.

As-Built and Topographic Mapping: As-built and topographic information was submitted and is shown on the agenda plat (**Exhibit Page29**). Based on the submitted as-built information, no setback violations exist nor will any be created by the proposed platting action.

Comments:

ADOT&PF (**Exhibit Pages 19-20**) submitted the following:

- No direct access all lots to Big Lake Road.
- Add plat note: "No direct access all lots to Big Lake Road" or similar. (**Recommendation #5**)
- Apply for an approach road review for access onto Big Lake 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. (**Recommendation #6**)

MSB DPW Pre-Design and Engineering Division (**Exhibit Pages 21-22**) submitted the following comments:

- The proposed roads shall be built to a minimum of residential standards. This platting action shall be contingent upon vacating the common access easement dedicated on the Rodda Phase 2 plat (**Recommendation 4a & 4b**).
- W. Lions Court and S. Lions Circle will need to be certified to Residential Subcollector standards from S. Big Lake Road to S. Davies Street (**Recommendation #4c & 4d**).

RSA #21 Big Lake (**Exhibit Page 23**) recommends approval.

MSB Development Services (**Exhibit Pages 24-25**) submitted the following comments:

Permit Center notes that each access or encroachment constructed during subdivision road development shall be reported to the permit center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing-Mailbox pullouts, and in alignment with lot lines as shown on the plat layout.

Code Compliance has no objections to the preliminary plat.

Utilities: (Exhibit Pages 26-29):

ENSTAR has no comments or recommendations.

GCI has no comments or objections.

MEA did not respond.

MTA has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #4 Big Lake; Fire Service Area #136 West Lakes; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA.

CONCLUSION: The preliminary plat of Wren Heights is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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 will exist 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 will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

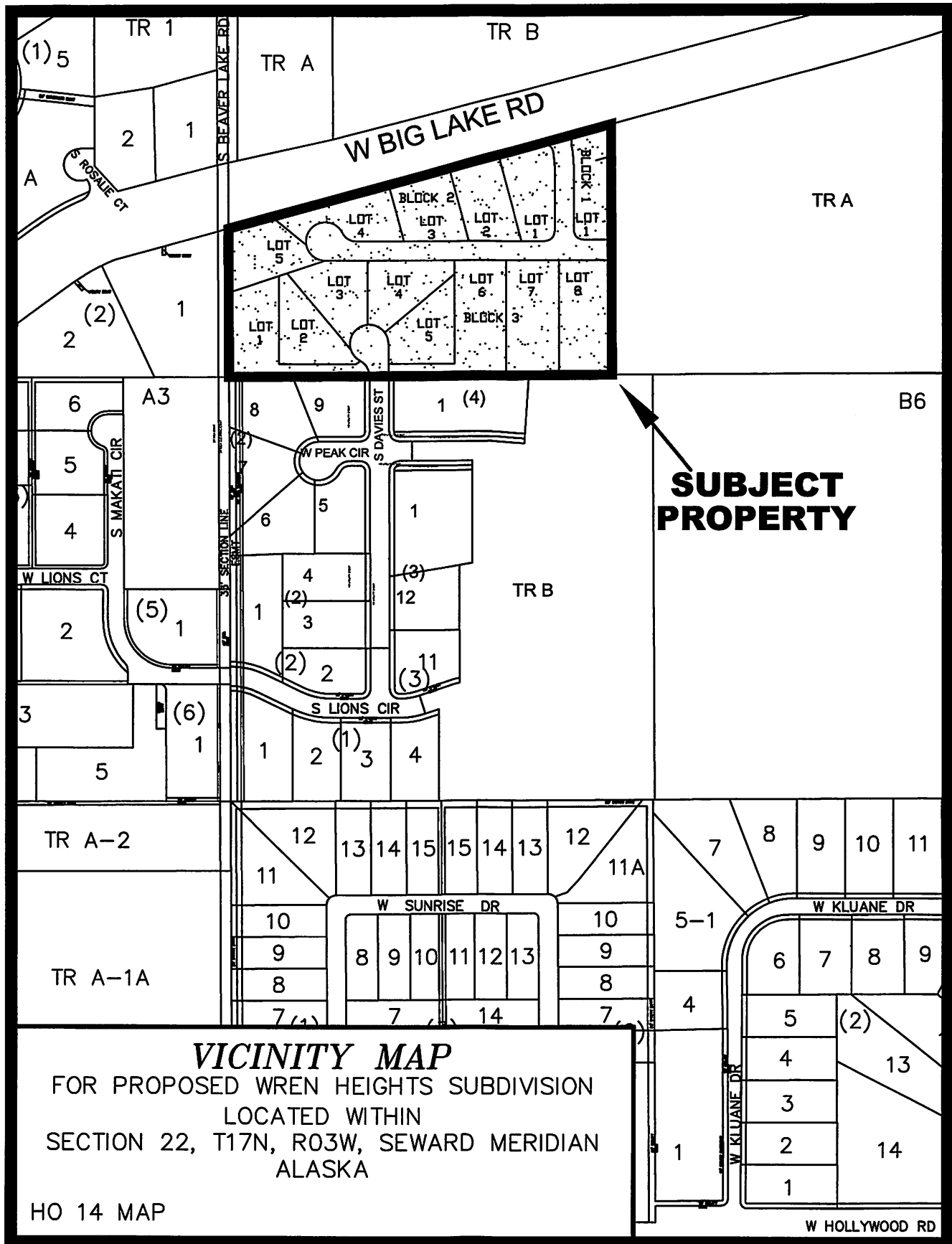
FINDINGS OF FACT

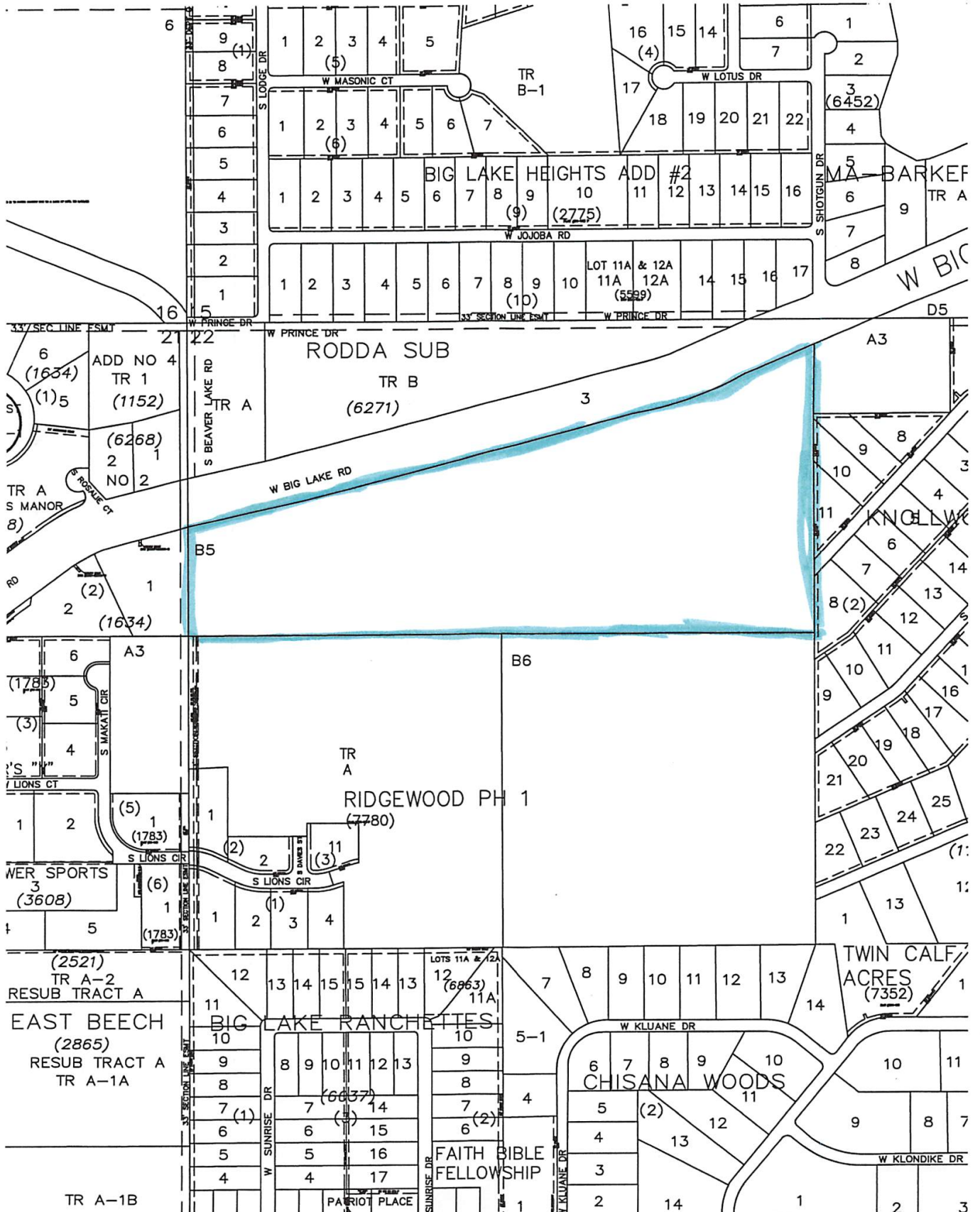
1. The plat of Wren Heights is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. The lot has the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #4 Big Lake; Fire Service Area #136 West Lakes; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

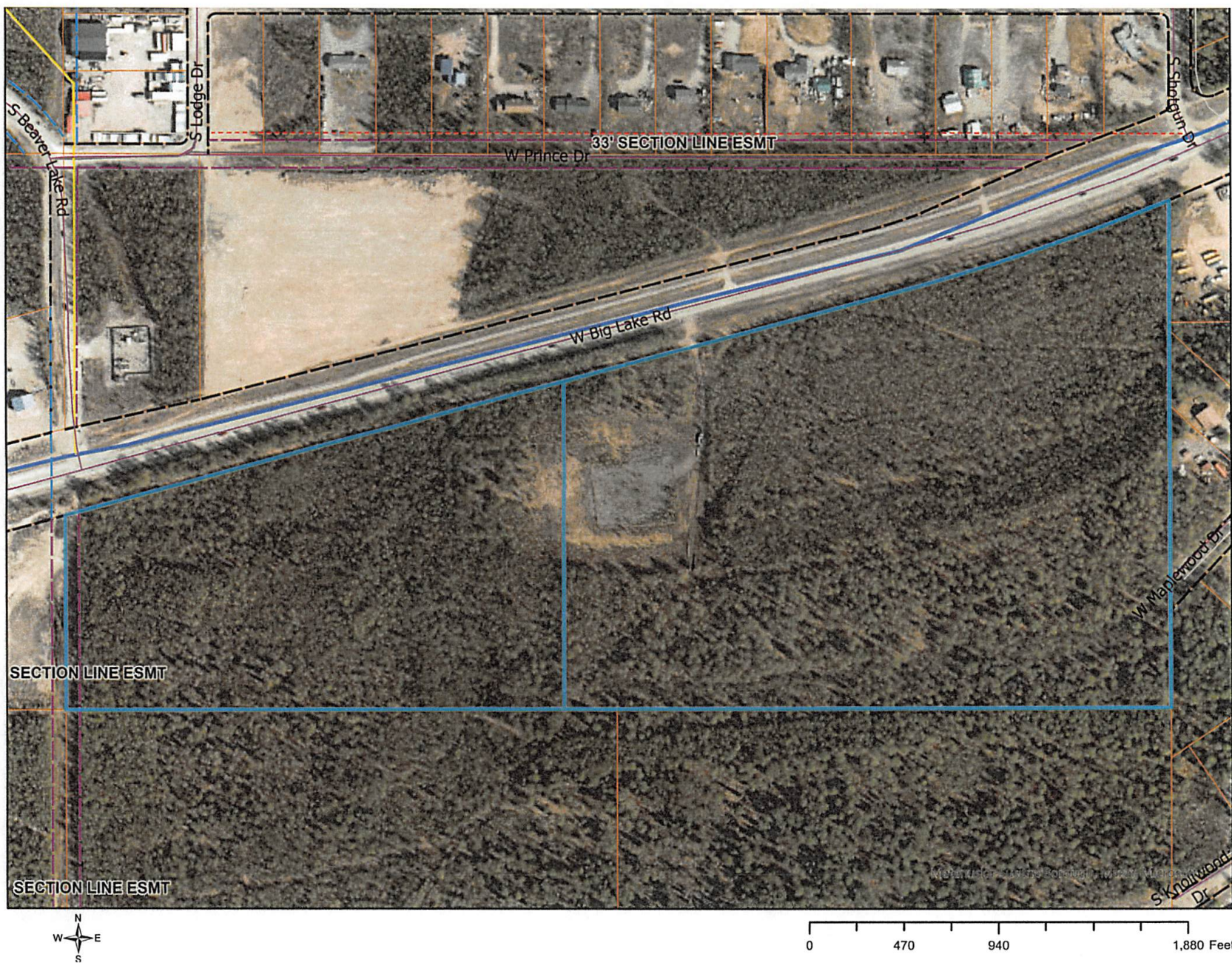
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

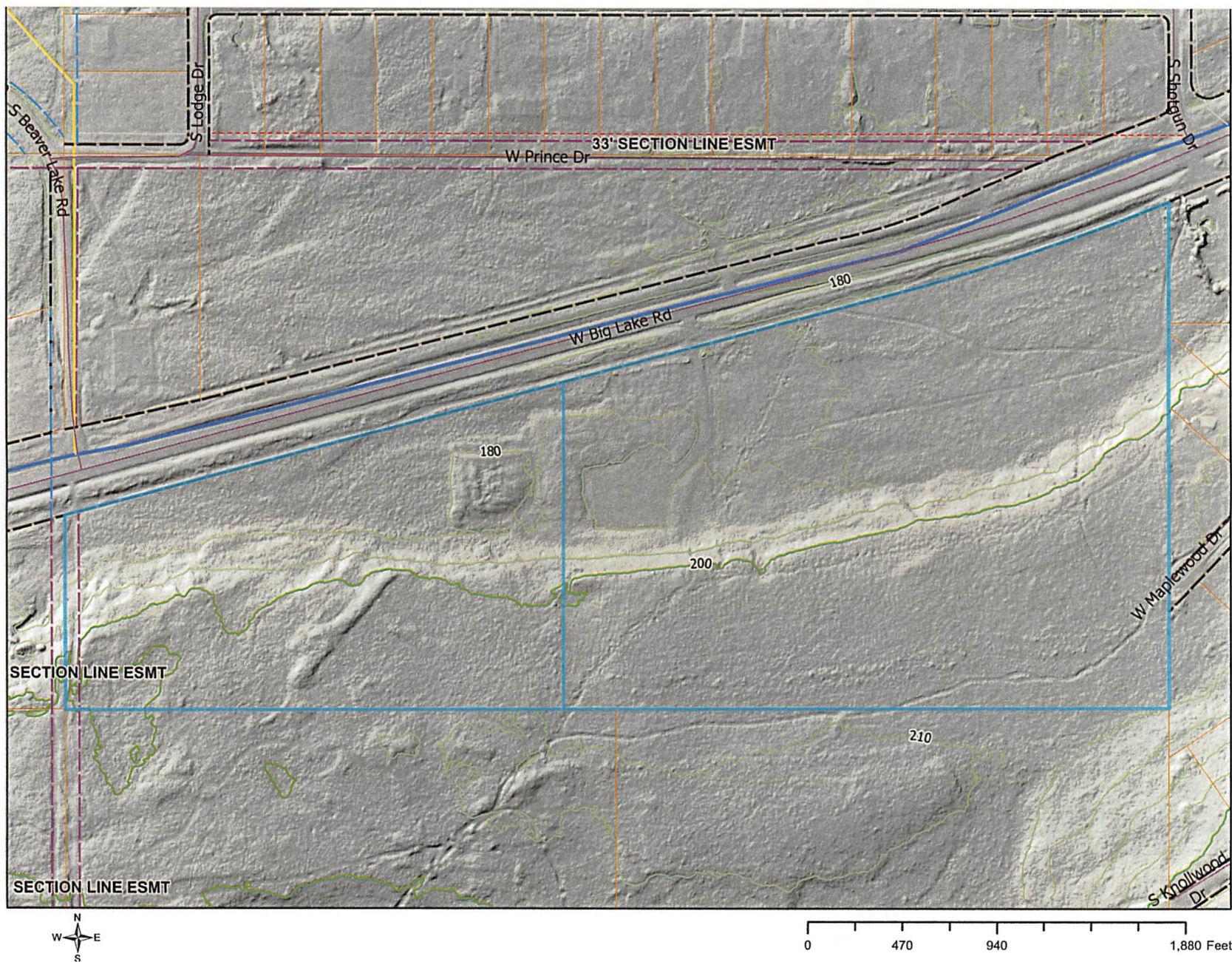
Suggested motion: I move to approve the preliminary plat of Wren Heights, Section 22, Township 17 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations

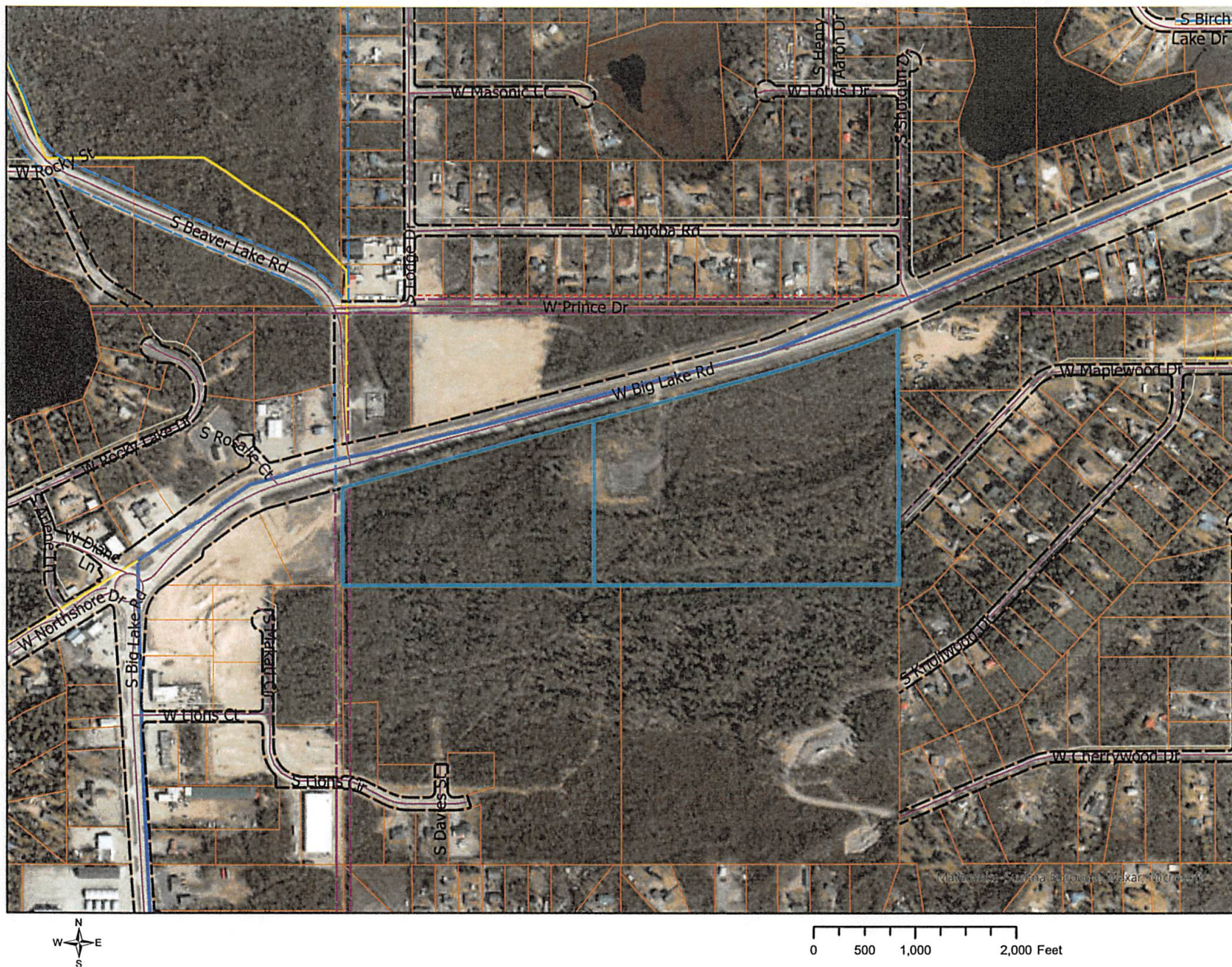
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct the internal streets, cul-de-sacs and access streets to Borough street standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Construct internal Streets to residential street standards according to the 2022 Subdivision Construction Manual.
 - b) Construct the currently unconstructed portion of S. Davies Street to Borough residential street standards according to the 2022 Subdivision Construction Manual.
 - c) Upgrade/certify that portion of S. Lions Circle between S. Davies Street and W. Lions Court to Residential Subcollector street standards according to the 2022 Subdivision Construction Manual.
 - d) Upgrade/certify W. Lions Court to Residential Subcollector street standards according to the 2022 Subdivision Construction Manual.
 - e) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - f) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - g) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - h) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - i) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - j) Obtain approval of street names from Platting Assistant.
5. Add a plat note stating “No direct access to West Big Lake Road shall be granted to any lot unless otherwise authorized by the permitting authority.”
6. Obtain an approved approach road permit from ADOT&PF for the connection to West Big Lake Road. Provide Platting staff a copy of the approved permit.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit plat in full compliance with Title 43.





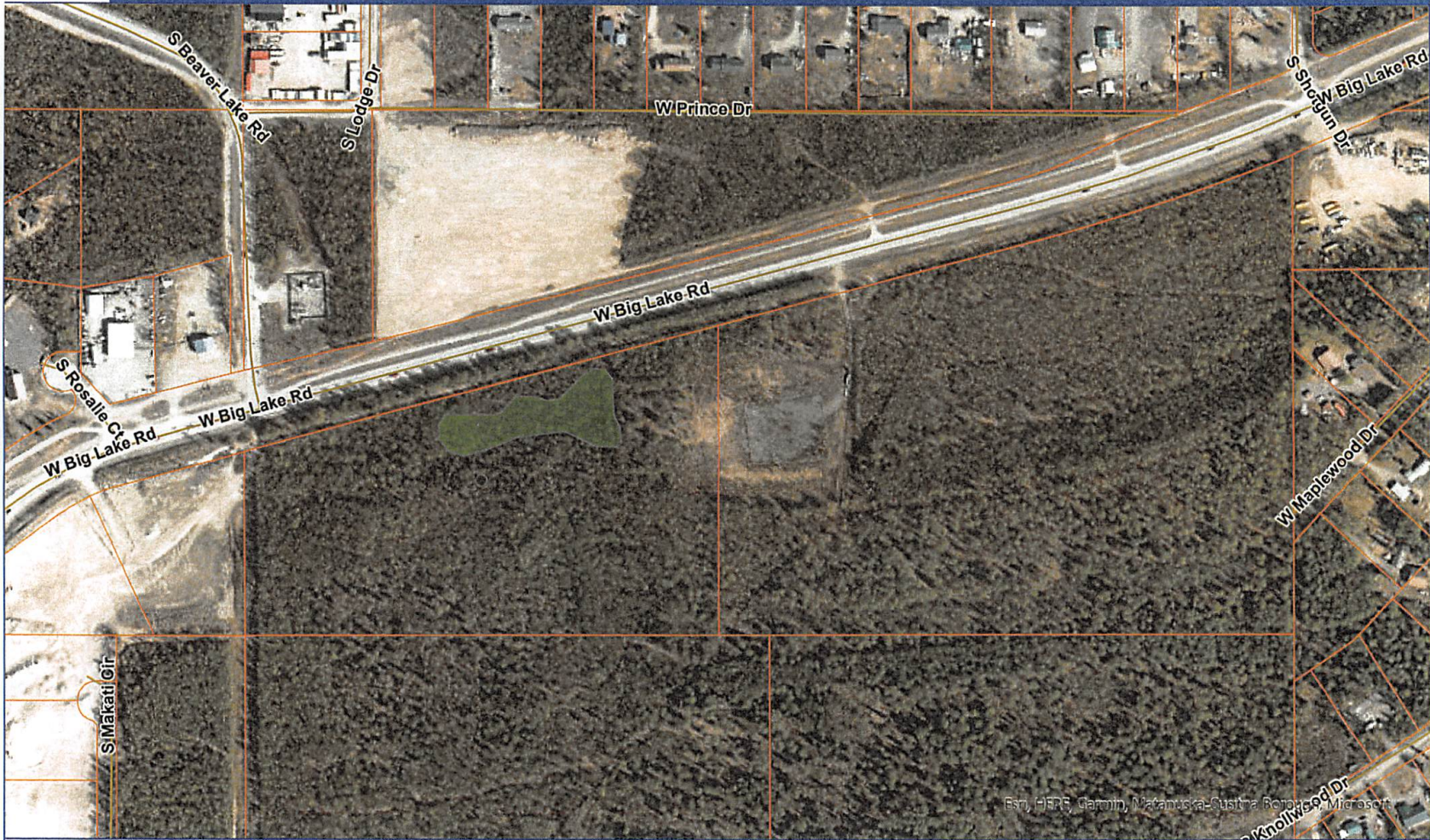








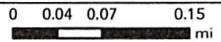
Mat-Su Borough Wetlands Viewer



- Mat-Su Borough Parcels
- NWI Wetlands
- Freshwater Forested/Shrub Wetland

Printed on Dec 9, 2024

This map is solely for information purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-661-7858.





July 6, 2026

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

RECEIVED
JUL 09 2026
PLATTING

Re: *Wren Heights*; Useable Areas, Roads and Drainage HE #24048

Dear Mr. Young:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 14 new lots from a single existing parcel totaling approximately 17 acres. Our soils evaluation included logging 6 testholes on the parent parcel, review of the provided topography information, review of aerial imagery and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a regular trapezoid shape, with its east and west sides parallel and perpendicular to the south side. The site lies south of W Big Lake Road, and north of the recent Ridgewood Phase 2 Project; access will be from both the north and south sides. Undivided parcels lie to the east and west. The parcel has a lower level along W Big Lake Road, sloping very gently to the west. Another higher bench exists along its south half, with a moderate slope dropping 15 to 20 feet in between; the upper and lower areas are roughly equal. Numerous minor areas with steep slopes exceeding 25% exist and have been delineated on the attached sketch. The total elevation differential indicated from the provided topo map contours is about 35'.

Soils & Vegetation. The parent parcel remains largely in its native or near-native state, with the exception of older grade work near the northeast corner. The existing native vegetation varies, with a mix of birch and spruce trees with a few cottonwood, willow and poplar. A total of 6 new test holes were dug in December of 2024 to evaluate existing soils conditions. Near surface soils typically included a thin organic mat over a layer of silty loess topsoils extending down 1.2' to 2.3'. In most areas, receiving soils under the topsoils were relatively clean sands and gravels. Testholes 5 and 6 had a 4 to 5 foot thick layer of moderately silty gravels, with cleaner materials at depth; samples were taken from those 2 holes and sieve tests were undertaken, with both results returning GM soils. Silt contents were 13.6% and 21.5%, and the sieve samples were assessed as either non-plastic or having a relatively low plasticity index, under 6. A copy of the testhole logs, sieve reports and the location/topography map is attached.

Groundwater. Groundwater or seeps were not encountered in any of the test holes, which were dug to depths of 13' to 17'. Groundwater does not appear to be a limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, easements, steep areas and related setbacks. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. Despite this, each of the proposed lots will have adequate unencumbered area meeting the code requirements, or can be graded to do so. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed 17 new lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads. The 2 phases of the proposed master plan project will require the construction of approximately 1,625' of new residential standard roads, including two permanent cul-de-sac bulbs and one tee intersection. Sandy gravel materials adequate to construct the roads was encountered in most of the test holes. Initial design work indicates most road centerline grades can be kept well under 6% or less, and cuts and fills can be kept under 5 feet. Tee turn-around and cul-de-sac grades can be kept at 4% or less.

Traffic. A basic traffic analysis/lot count sketch was prepared and is attached.

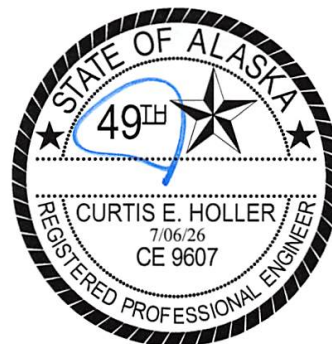
Drainage. A preliminary drainage plan is included in the attached sketch, and includes culverts, infiltration structures and drainage easement locations. Drainage basins may also be required, and would be identified as part of the upcoming drainage report. As always, the drainage plan will be subject to field modification and improvement during construction.

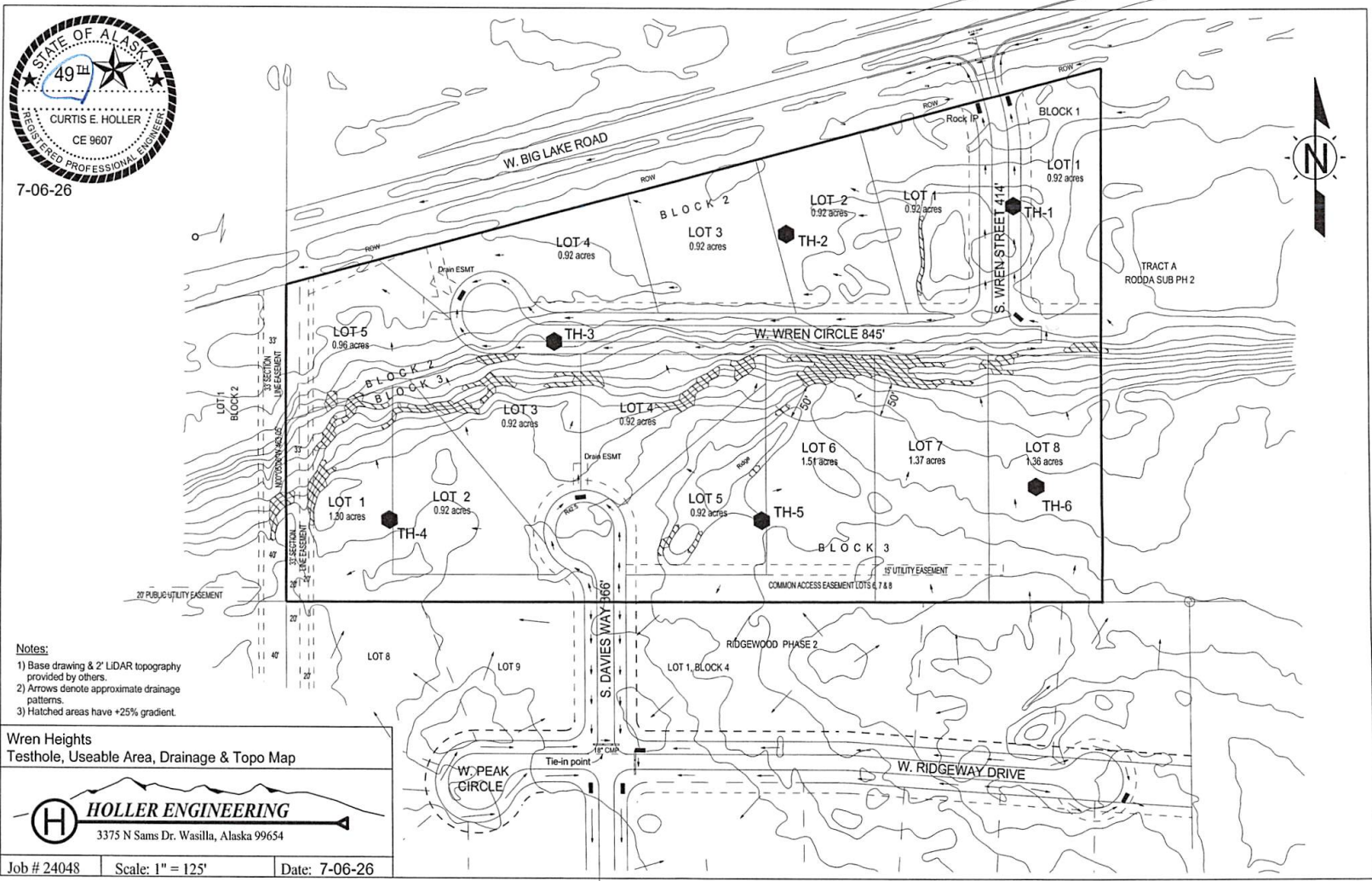
Please do not hesitate to call with any questions.

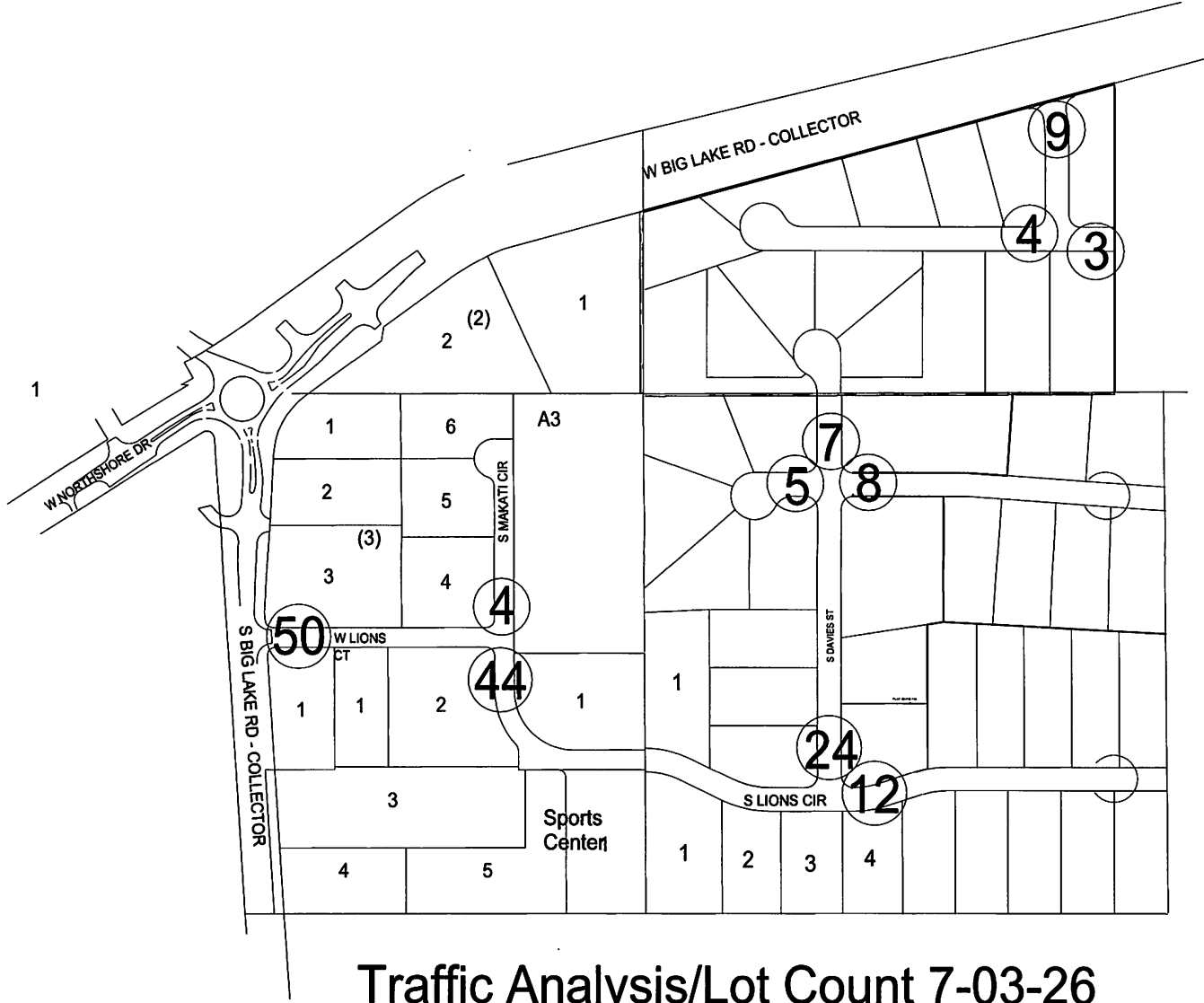
Sincerely,

Curtis Holler, PE

c: B. Turner, w/attachments







Traffic Analysis/Lot Count 7-03-26
For ADT multiply x 10



HOLLER ENGINEERING

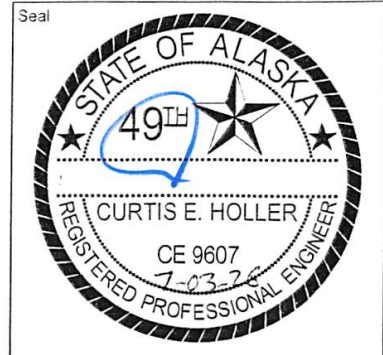
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 6

Performed For: J. Davies/ B. Turner

Legal Description: Wren Heights



Depth, feet	Soil Type	Slope	Site Plan
1	OL		See attached testhole & contours map.
2	ML		
3			
4	SP w/ MINIMAL GRAVEL		
5	MED. TO FINE GRN		
6	GRAY-OLIVE		
7	w/ SLIGHT TRACE SILT		
8			
9			
10			
11			
12	SP-GP Rock		
13	to 4" fine GRAY		
14	NO GLWT/NO SPIN		
15			
16			
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED?
- No

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual / sieve analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

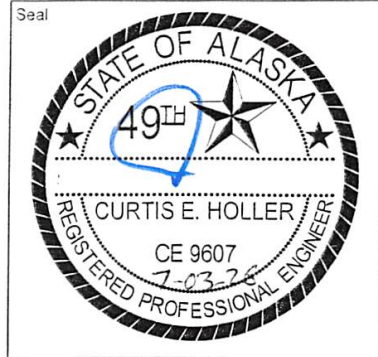
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler

DATE: 12-03-2024

THLOGsubdnw-h2o-no 7/3/2025

WREN HEIGHTS
2026-084
September 17, 2026
Exhibit Page 12 of 29



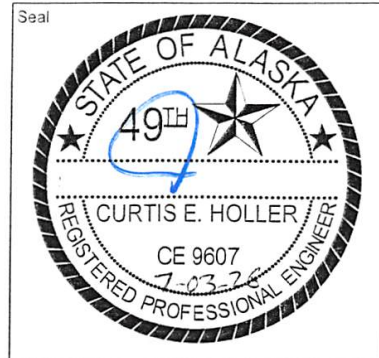
SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 6
Performed For: J. Davies/ B. Turner
Legal Description: Wren Heights

Depth, feet	Soil Type	Slope	Site Plan																																																											
1	CL		See attached testhole & contours map.																																																											
2	ML, Few Roots																																																													
3																																																														
4																																																														
5	SP MED-FINE GRAIN																																																													
6	BROWN, w/TRACE SILT																																																													
7	VALUES: "w/silt"																																																													
8																																																														
9		WAS GROUNDWATER ENCOUNTERED? <u>No</u> IF YES, AT WHAT DEPTH? <u>N/A</u> DEPTH AFTER MONITORING? <u>N/A</u>	Slope																																																											
10	SP-GP dark olive																																																													
11	Back to 4", Few +																																																													
12	stands well																																																													
13		<table border="1"><caption>PERCOLATION TEST</caption><thead><tr><th>Reading</th><th>Date</th><th>Gross Time</th><th>Net Time</th><th>Depth to Water</th><th>Net Drop</th></tr></thead><tbody><tr><td colspan="6">N/A visual / sieve analysis only</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual / sieve analysis only																																																					
Reading	Date		Gross Time	Net Time	Depth to Water	Net Drop																																																								
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14	NO GWT / NO STAIN																																																													
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- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN 13 FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- PERFORMED BY: C. Holler DATE: 12-03-2024

THLOGsubdnew-h2o-no 7/3/2026



SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 6

Performed For: J. Davies/ B. Turner

Legal Description: Wren Heights

Depth, feet **Soil Type**

1	OL
2	ML
3	SP-SW OLIVE GRAY, MEDIUM, REL. CLEAN MINOR SLOUGHING
4	
5	
6	
7	
8	
9	
10	
11	No STAIN
12	SM, VARIES TO SM-ML OLIVE No SEEP / NO STAINS
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope _____

Site Plan _____
See attached testhole & contours map.

N ↑

WAS GROUNDWATER ENCOUNTERED? No _____

IF YES, AT WHAT DEPTH? N/A _____

DEPTH AFTER MONITORING? N/A _____

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual / sieve analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN ↓ _____ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler DATE: 12-03-2024



HOLLER ENGINEERING

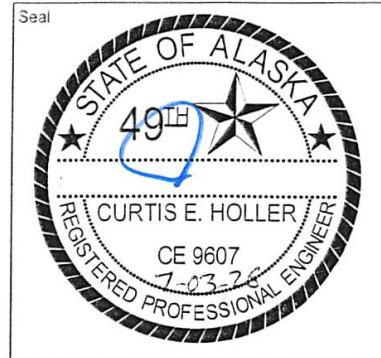
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 6

Performed For: J. Davies/ B. Turner

Legal Description: Wren Heights



Depth, feet

Soil Type

1	ML
2	SP-GP w/silt
3	VARIES to SM-GM low
4	silt cont.
5	GM-SM, olive, low silt
6	content, rock to 5' feet
7	VARIES to SP-GP w/silt
8	
9	
10	SP-GP w/ heavy
11	trace silt,
12	VARIES to
13	"w/silt"
14	Rock to 5"
15	
16	No SLEEP/NO STAIN
17	
18	
19	
20	
21	
22	

GRAB
SAMPLE

Slope

Site Plan

↑
N
↓

See attached testhole & contours map.

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual / sieve analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN 1 FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- SEE SIEVE TEST 13-6% FINES

- PERFORMED BY: C. Holler

DATE: 12-03-2024

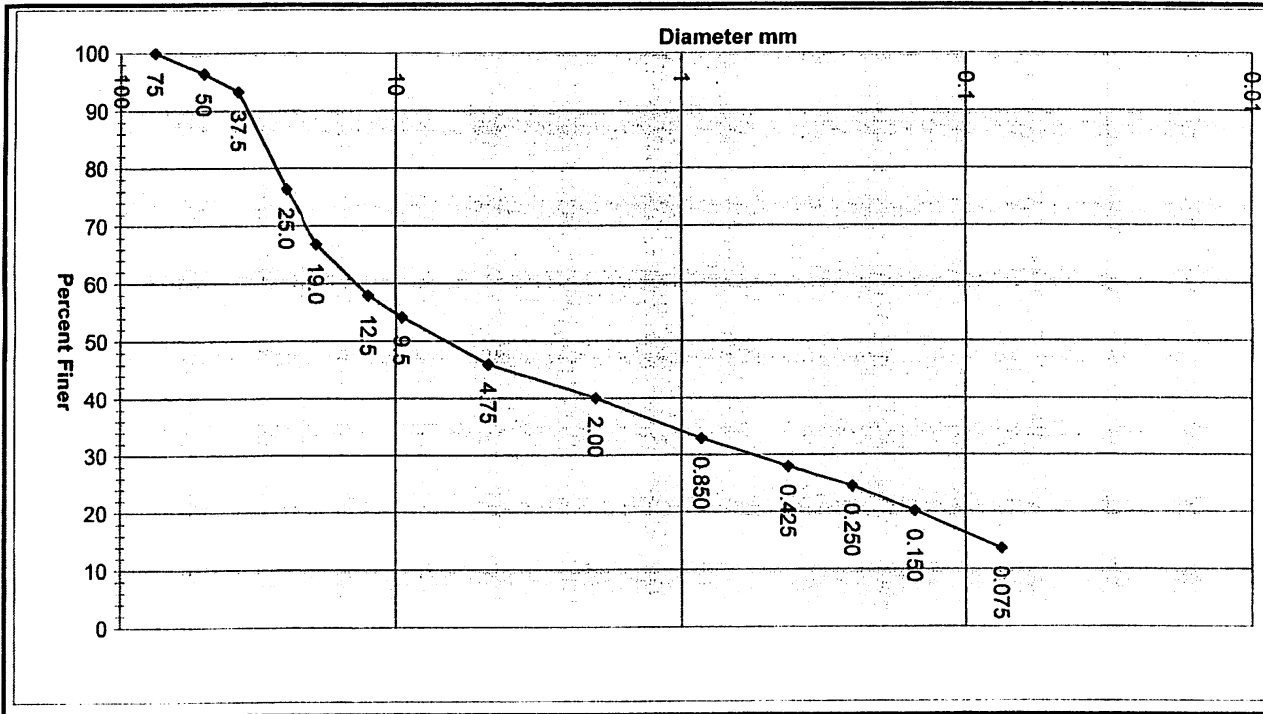
THLOGsubdnew-h2o-no 7/3/2025

WREN HEIGHTS
2026-084
September 17, 2026
Exhibit Page 15 of 29



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	96
1.5"	37.5	93
1"	25.0	76
3/4"	19.0	67
1/2"	12.5	58
3/8"	9.5	54
#4	4.75	46
#10	2.00	40
#20	0.850	33
#40	0.425	28
#60	0.250	25
#100	0.150	20
#200	0.075	13.6

Client: Jack Davies / Holler Eng

Soil Description: Silty Gravel with Sand

Project Rodda Subdivision

Unified Classification: GM

Date 5/7/2025

Sample Location: TH #5 @ 8'

Sample appears to be non-plastic

Sample Date: 12/3/2024

Proj. no: 25004-JD



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 6

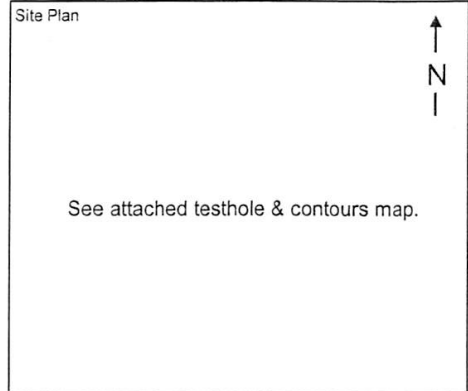
Performed For: J. Davies/ B. Turner

Legal Description: Wren Heights



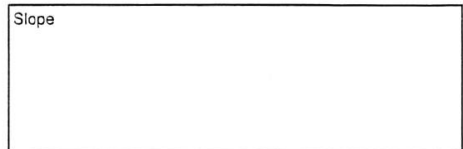
Depth, feet	Soil Type
1	CL
2	ML
3	SP TO SP w/ SILT, DARK OLIVE, FINE SANDS
4	
5	
6	GM-SM, OLIVE, MEDIUM DENSITY w/ clumps SM-ML
7	
8	
9	
10	SP-GP w/ SILT Varies w/ trace silt
11	
12	GP-SP with trace silt, varies cleaner most rock 25", few +
13	
14	
15	
16	
17	
18	No GW/No stain
19	
20	
21	
22	

GRHS
SAMPLE



See attached testhole & contours map.

WAS GROUNDWATER ENCOUNTERED? No
IF YES, AT WHAT DEPTH? N/A
DEPTH AFTER MONITORING? N/A



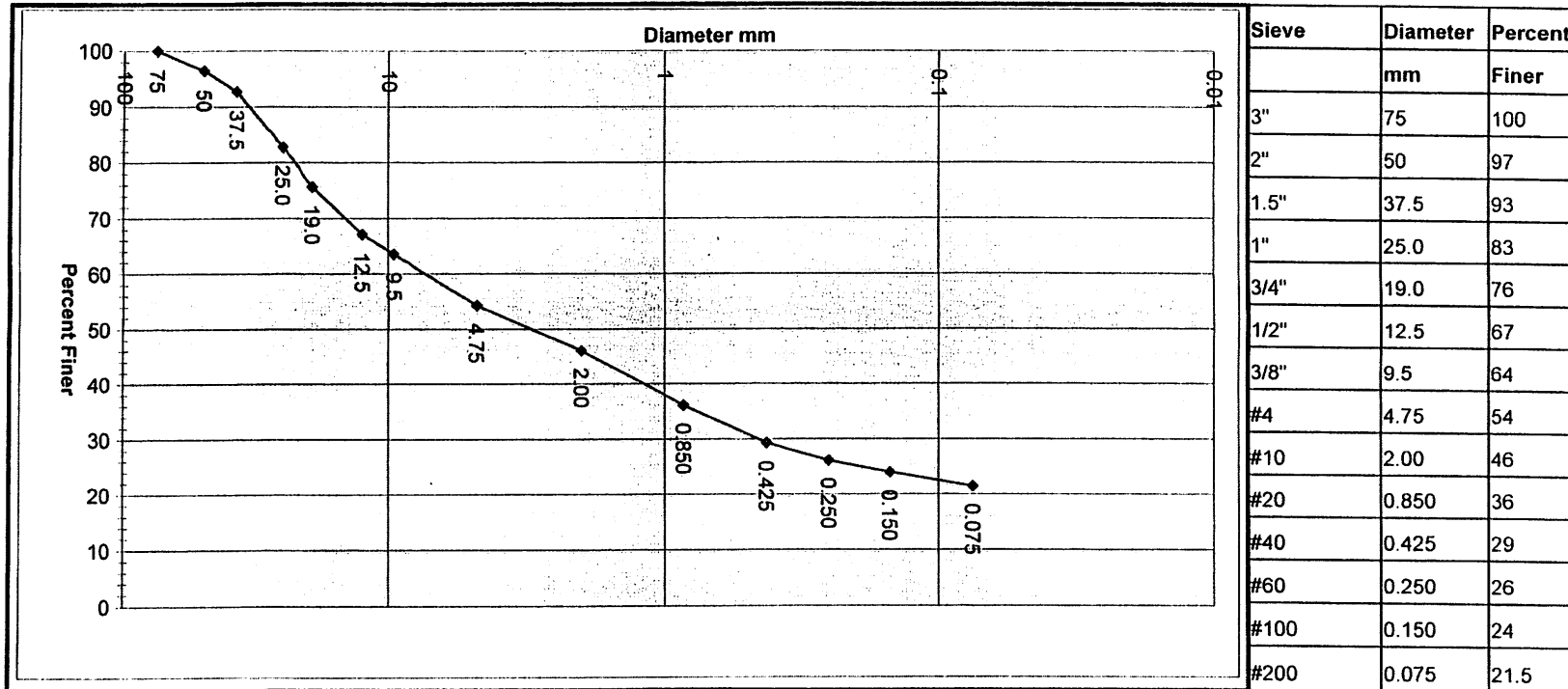
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE (min/inch) PERC HOLE DIAMETER
- TEST RUN BETWEEN FT AND FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- SEE SIEVE TEST 21.5% FINES
- PERFORMED BY: C. Holler DATE: 12-03-2024



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: Jack Davies / Holler Eng

Soil Description: Silty Gravel with Sand

Project: Rodda Subdivision

Unified Classification: GM

Date: 5/7/2025

Sample Location: TH #6 @ 7'

Sample appears to be non-plastic with plastic lenses

Sample Date: 12/3/2024

Proj. no: 25004-JD

WREN HEIGHTS
2026-084
September 17, 2026
Exhibit Page 18 of 29



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

August 10, 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-2026-134; PLT-21-8-3512; KG 03 Littleton (Midnight Drive)**

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

- **Preapp-2026-000137; PLT-21-8-3513; WA 12 Keystone-AV Homes (Church Road)**
 - No direct access all lots onto Church Road.
 - Add plat note "No direct access all lots onto Church Road" or similar.
 - Apply for an approach road review for access onto Church Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.
 - Northern Tract may require internal connections to Spruce Avenue only due to topography and sight distance limitations.
- **Rodda Phase 2; Plat #2024-86; Access easement elimination (Big Lake Road)**
 - No objection to easement elimination.
- **Wren Heights; Rodda Phase 2; Plat #2024-86 (Big Lake Road)**
 - No direct access all lots to Big Lake Road.
 - Add plat note: "No direct access all lots to Big Lake Road" or similar.
 - Apply for an approach road review for access onto Big Lake Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website:

"Keep Alaska Moving."

<https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

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

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

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

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

Sincerely,



Erica Kostelecky
Area Planner, DOT&PF

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

Matthew Goddard

From: Jamie Taylor
Sent: Thursday, August 27, 2026 9:05 AM
To: Matthew Goddard; Wheeler Nevels; Tammy Simmons; Pre-Design & Engineering
Subject: Re: RFC Wren Heights (MG)

Hi Matthew,

Good catch. Yes, Lions Court will need to be certified to Residential Subcollector standard from Big Lake Road to Davies Street (a road can't change functional classification in the middle of a segment, only at an intersection).

Thank you!
Jamie

From: Matthew Goddard <Matthew.Goddard@matsu.gov>
Sent: Wednesday, August 26, 2026 12:26 PM
To: Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>
Subject: RE: RFC Wren Heights (MG)

Good afternoon,

Could you please clarify the needed/current street standards for the access roads leading to the proposed Wren Heights. The ADT provided (see attached) seems to indicate a need for residential Subcollector for that portion of W. Lions Court west of the section line and the rest of the roads involved as residential. Could you confirm and let me know the current classification of W. Lions Court as the map only indicates it as Local.

Thank you and have a great day,

Matthew Goddard
Platting Specialist
907-861-7881
Matthew.Goddard@matsu.gov

From: Wheeler Nevels <Wheeler.Nevels@matsugov.us>
Sent: Tuesday, August 18, 2026 2:51 PM
To: Matthew Goddard <Matthew.Goddard@matsu.gov>
Cc: Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>
Subject: RE: RFC Wren Heights (MG)

Matt,

The proposed roads shall be built to a minimum of residential standards. This platting action shall be contingent upon vacating the common access easement dedicated on the Rodda Phase 2 plat.

Thank you,
PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsu.gov>
Sent: Thursday, August 6, 2026 11:42 AM
To: Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; candi2211@gmail.com; jlayne74@hotmail.com; akchief@mtaonline.net; cmich@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; clinchnot@yahoo.com; ibmillinginalaska@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@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; Bill Gamble <Bill.Gamble@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: RE: RFC Wren Heights (MG)

Hello,

This email is being re-sent due to a change in the Borough's Email Domain. The previous OneDrive link no longer links to the pre-application routing packet.

The following link is a request for comments for the proposed Wren Heights Subdivision. Please ensure all comments have been submitted by August 20, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Wren Heights](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

From: Matthew Goddard
Sent: Thursday, July 30, 2026 1:44 PM
To: 'Kostelecky, Erica D (DOT)' <erica.kostelecky@alaska.gov>; 'Keiner, Robert (DOT)' <bob.keiner@alaska.gov>; 'Huling, Kristina N (DOT)' <kristina.huling@alaska.gov>; 'CEPOA-SM-RD-Pagemaster' <regpagemaster@usace.army.mil>; 'Myers,

Matthew Goddard

From: Andrew Traxler <ibmillinginalaska@gmail.com>
Sent: Thursday, July 30, 2026 2:44 PM
To: Matthew Goddard
Subject: Re: RFC Wren Heights (MG)

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

I recommend approval

Andrew Traxler
RSA 21, Chairman
Sent from my iPhone

On Jul 30, 2026, at 1:43 PM, Matthew Goddard <Matthew.Goddard@matsugov.us> wrote:

Hello,

The following link is a request for comments for the proposed Wren Heights Subdivision. Please ensure all comments have been submitted by August 20, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[<image001.png>](#)
[Wren Heights](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

Matthew Goddard

From: Permit Center
Sent: Friday, July 31, 2026 10:43 AM
To: Matthew Goddard
Subject: RE: RFC Wren Heights (MG)

Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.

No other comments from the Permit Center.

Brandon Tucker
Permit Technician
Development Services Division
Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer AK 99645
P (907) 861-7871
F (907) 861-8158

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, July 30, 2026 1:44 PM
To: Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; candi2211@gmail.com; jlayne74@hotmail.com; akchief@mtaonline.net; cmich@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; clinchnot@yahoo.com; ibmillinginalaska@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@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; Bill Gamble <Bill.Gamble@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 Wren Heights (MG)

Hello,

The following link is a request for comments for the proposed Wren Heights Subdivision. Please ensure all comments have been submitted by August 20, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.



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 Preliminary Plat – Wren Heights 2026-084

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

No objections to moving forward with the Preliminary Plat to subdivide Tract B into 14 Lots.



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

19 August 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.

- **Rodda Phase 2 Common Access Easement Elimination**
(MSB Case # 2026-083)
- **WREN HEIGHTS**
(MSB Case # 2026-084)

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

Sincerely,

A handwritten signature in black ink that reads "Brandon Echols". The signature is written in a cursive, flowing style.

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, August 4, 2026 11:41 AM
To: Matthew Goddard
Subject: RE: RFC Wren Heights (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

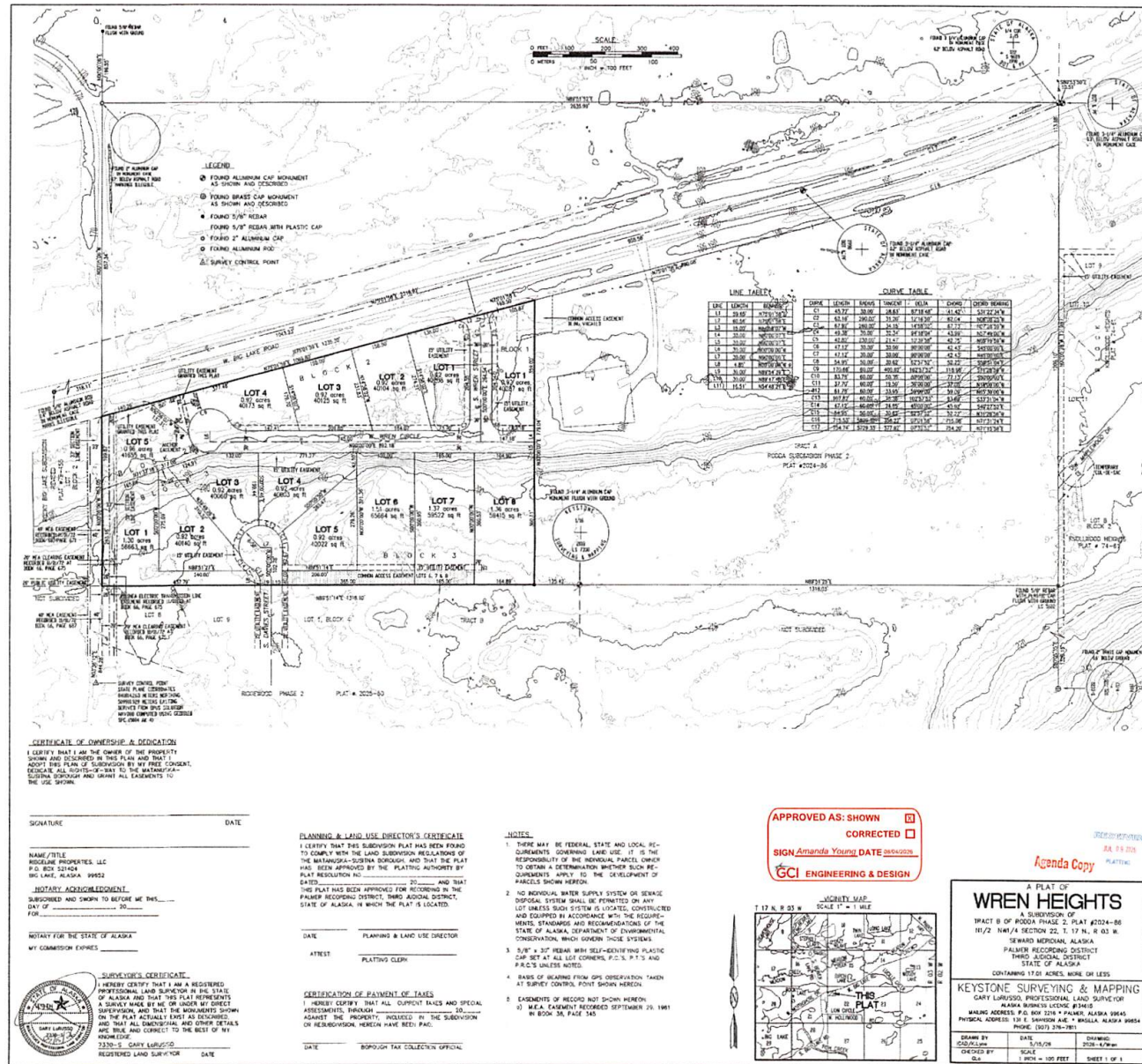
e: OSPDesign@gci.com | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, July 30, 2026 1:44 PM
To: Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; candi2211@gmail.com; jlayne74@hotmail.com; akchief@mtaonline.net; cmich@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; clinchnot@yahoo.com; ibmillingtonalaska@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@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; Bill Gamble <Bill.Gamble@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 Wren Heights (MG)

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

Hello,

The following link is a request for comments for the proposed Wren Heights Subdivision.



Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, August 3, 2026 11:59 AM
To: Matthew Goddard
Subject: RE: RFC Wren Heights (MG)

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

Hello,

MTA has no comments on Wren Heights.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent

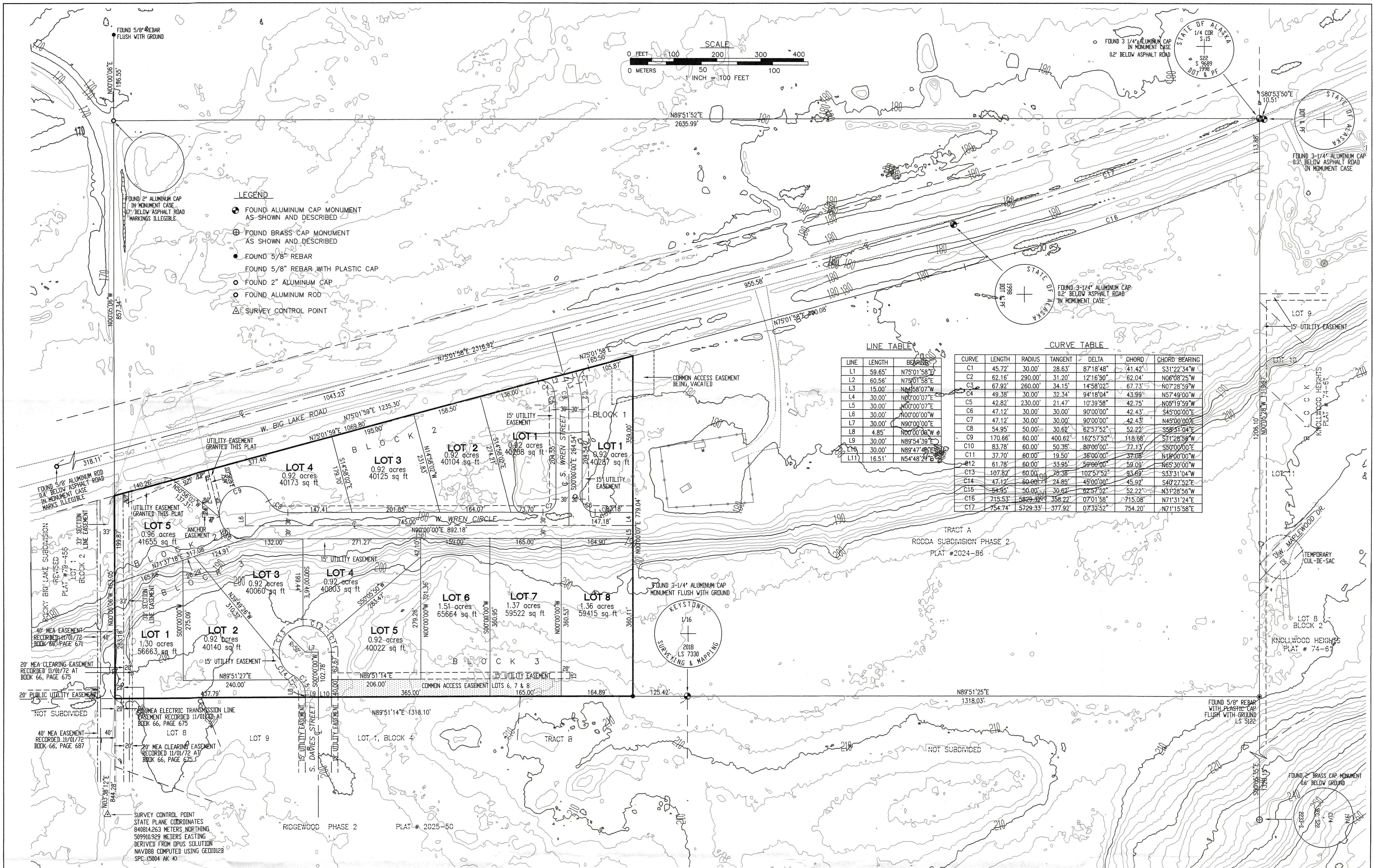
1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2599 | www.mtasolutions.com



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, July 30, 2026 1:44 PM
To: Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; candi2211@gmail.com; jlayne74@hotmail.com; akchief@mtaonline.net; cmich@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; clinchnot@yahoo.com; ibmillinginalaska@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@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; Bill Gamble <Bill.Gamble@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 Wren Heights (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.



CERTIFICATE OF OWNERSHIP & DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE _____ DATE _____

NAME/TITLE
RIDGE LINE PROPERTIES, LLC
P.O. BOX 521404
BIG LAKE, ALASKA 99652

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

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

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 20____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR _____

ATTEST: _____
PLATTING CLERK

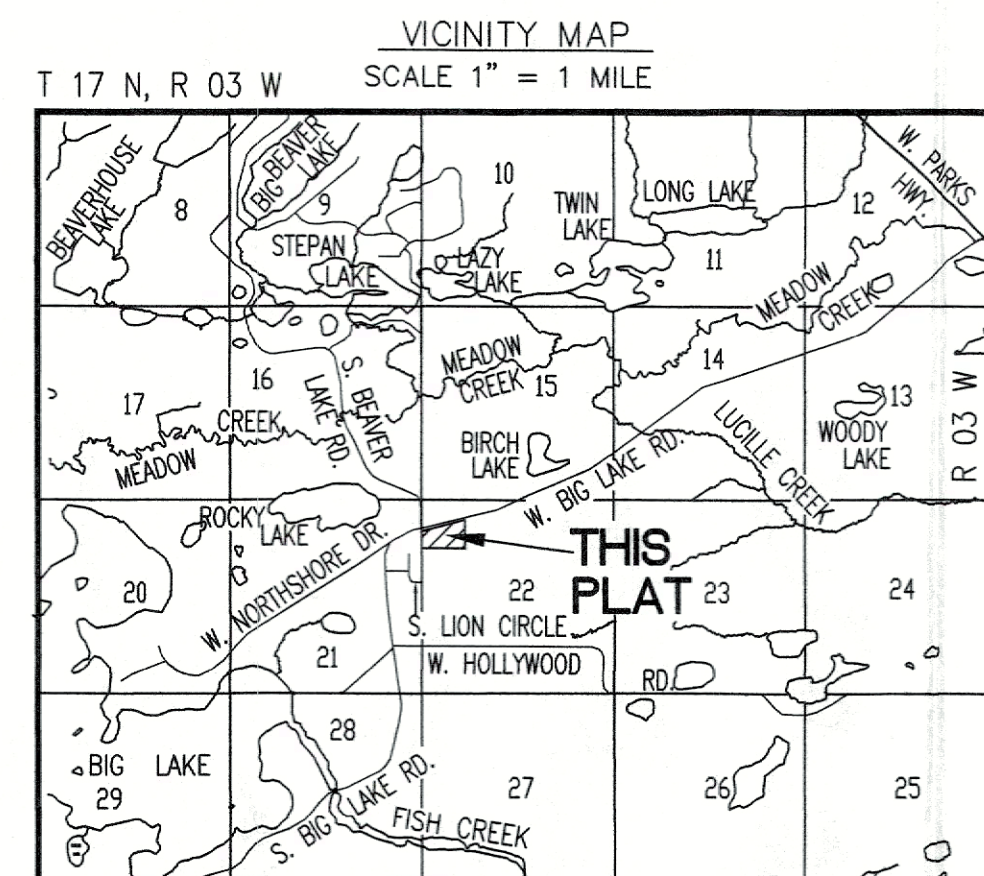
CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. BASIS OF BEARING FROM GPS OBSERVATION TAKEN AT SURVEY CONTROL POINT SHOWN HEREON.
5. EASEMENTS OF RECORD NOT SHOWN HEREON:
 - a) M.E.A. EASEMENT RECORDED SEPTEMBER 29, 1961 IN BOOK 38, PAGE 345



**A PLAT OF
WREN HEIGHTS**

A SUBDIVISION OF
TRACT B OF RODDA PHASE 2, PLAT #2024-86
N1/2 NW1/4 SECTION 22, T. 17 N., R. 03 W.

SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 17.01 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 131 E. SWANSON AVE. • WASILLA, ALASKA 99654
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lytle	DATE 5/15/26	DRAWING: 2026-4/Wren
CHECKED BY G.Lo	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

RECEIVED

JUL 09 2026

Agenda Copy PLATTING