

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Tyler Young

PLATTING
ADMINISTRATIVE SPECIALIST
Connor Herren - Acting



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

September 30, 2026

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

1. AUDIENCE PARTICIPATION & PRESENTATIONS

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

1. UNFINISHED BUSINESS:

(None)

2. PUBLIC HEARINGS:

- A. **ARLBERG:** The request is to create one lot from Parcel 17N01W01D011, and lot 3, D.J. Subdivision East 2015, Plat No. 2015-77 to be known as **ARLBERG SUBDIVISION**, containing 2.85 acres +/- . The property is located north of East Palmer Wasilla Highway, directly south of East Cottle Loop, and west of North Seward Meridian Parkway (Tax ID # 7427000L003 / 17N01W01D011); within the SE ¼ Section 01, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District # 4. *(Petitioner/Owner: Enstar Natural Gas Company, LLC, Staff: Cayman Reynolds, Case #2026-086)*
- B. **KINSTEAF:** The request is to create 4 lots from Lot 3, LANGE'S NORMAN HLDY (Plat #11-329), (Tax ID2753000L003) to be known as **KINSTEAD**, containing 4.48 acres +/- . The property is directly south of E. Soapstone Road, and directly north of E. Jensen Avenue; within the NE ¼ Section 9, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Buffalo Mine/Soapstone Community Council and in Assembly District #1. *(Petitioner/Owner: Lee Jameson, Staff: Chris Curlin, Case #2026-102)*
- C. **ARCHANGEL RIDGE PHASE 2 LOT 1A BLOCK 3:** The request is to create 1 lot from Parcels 8682B03L001 and 8682B03L002, to be known as **ARCHANGEL RIDGE PHASE 2, LOT 1A, BLOCK 3**, containing 3.51 acres +/- . The property is located west of North Tazlina Drive, directly east of North Weltin Way, and north of East Falk Road (Tax ID # 8682B03L001 / 8682B03L002); within the SW ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the

Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Homesite Properties, LLC, Staff: Cayman Reynolds, Case #2026-103*)

3. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **September 30, 2026**, in **CONFERENCE ROOM 110** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

PUBLIC HEARINGS

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 30, 2026**

ABBREVIATED PLAT: ARLBERG SUBDIVISION

LEGAL DESCRIPTION: SEC 01, T17N, R01E, SEWARD MERIDIAN AK

PETITIONERS: ALASKA PIPELINE COMPANY

SURVEYOR/ENGINEER: BUSH CONSTRUCTION SURVEYS

ACRES: 2.85 ± **PARCELS:** 1

REVIEWED BY: CAYMAN REYNOLDS **CASE #:** 2026-086

REQUEST: The request is to create one lot from Parcel 17N01W01D011, and lot 3, D.J. Subdivision East 2015, Plat No. 2015-77 to be known as **ARLBERG SUBDIVISION**, containing 2.85 acres +/- . The property is located north of East Palmer Wasilla Highway, directly south of East Cottle Loop, and west of North Seward Meridian Parkway (Tax ID # 7427000L003 / 17N01W01D011); within the SE ¼ Section 01, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District # 4.

EXHIBITS

Vicinity Map and Aerial Photos
As-Built
Soils Report

EXHIBIT A – 4 pgs
EXHIBIT B – 1 pg
EXHIBIT C – 6 pgs

AGENCY COMMENTS

MSB Code Compliance
MSB Permit Center
US Army Core of Engineers

EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg

DISCUSSION: The subject parcels are located within the Meadow Lakes Community Council. The proposed subdivision is heard under MSB 43.15.025, Abbreviated Plats and MSB 43.15.054(G), Exemptions. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat. The proposed subdivision is creating one lot from two lots. Lot 1 is to be 2.85 acres. Access is from East Palmer-Wasilla Highway, a State of Alaska owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A), despite not being required for an action eliminating a lot line. Steven Halcomb, PE, notes logging on one new testhole. Groundwater was encountered at 14 feet. Soils consist of 2 inch layer of asphalt overtop of well-graded sand with silt from 2.5 to 7.5 feet. Organic silt layer observed from 10 to 15 feet. A two story building exists on the lot, surrounded by paved parking areas.

Comments: MSB Code Compliance (**Exhibit D**): “There are no open or active Code Compliance Cases on the existing lots at this time. The As-Built is showing two sheds that do not meet the setback requirements per MSB 17.55; as well as 8 (eight) Conex’s that appear to be within the required 10ft setback (no distance given on the as-built). Please make note of the setback requirements for the sheds & conex’s to be moved to meet the requirements.”

MSB Permit Center (**Exhibit E**): “No comments from Development Services.”

US Army Core of Engineers (**Exhibit F**): “The Corps has no comments.”

CONCLUSION: The plat of Arlberg Subdivision is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats and MSB 43.15.054(G) Exemptions. Plats to remove lot lines are exempt from provisions of the code which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

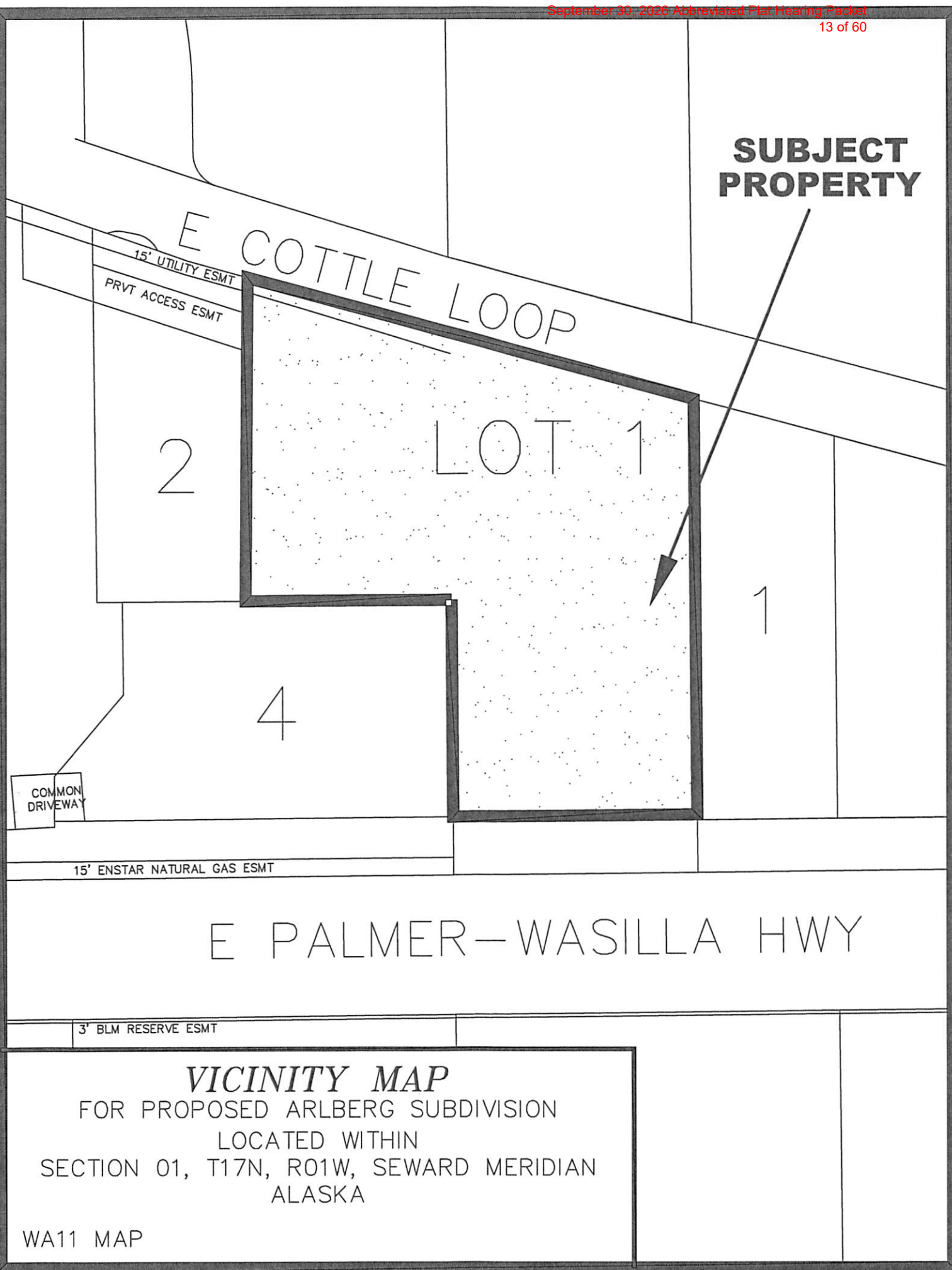
FINDINGS of FACT:

1. The abbreviated plat of Arlberg Subdivision is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines one lot within D.J. Subdivision East 2015 with Parcel 17N01W01D011, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of D.J. Subdivision East 2015 (Plat #2015-77), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Arlberg Subdivision contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Ensure all structures meet setback requirements per MSB 17.55.
6. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

E COTTLE LOOP

15' UTILITY ESMT
PRVT ACCESS ESMT

2

LOT 1

1

4

COMMON
DRIVEWAY

15' ENSTAR NATURAL GAS ESMT

E PALMER-WASILLA HWY

3' BLM RESERVE ESMT

VICINITY MAP

FOR PROPOSED ARLBERG SUBDIVISION

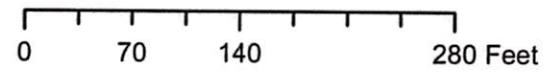
LOCATED WITHIN

SECTION 01, T17N, R01W, SEWARD MERIDIAN
ALASKA

WA11 MAP

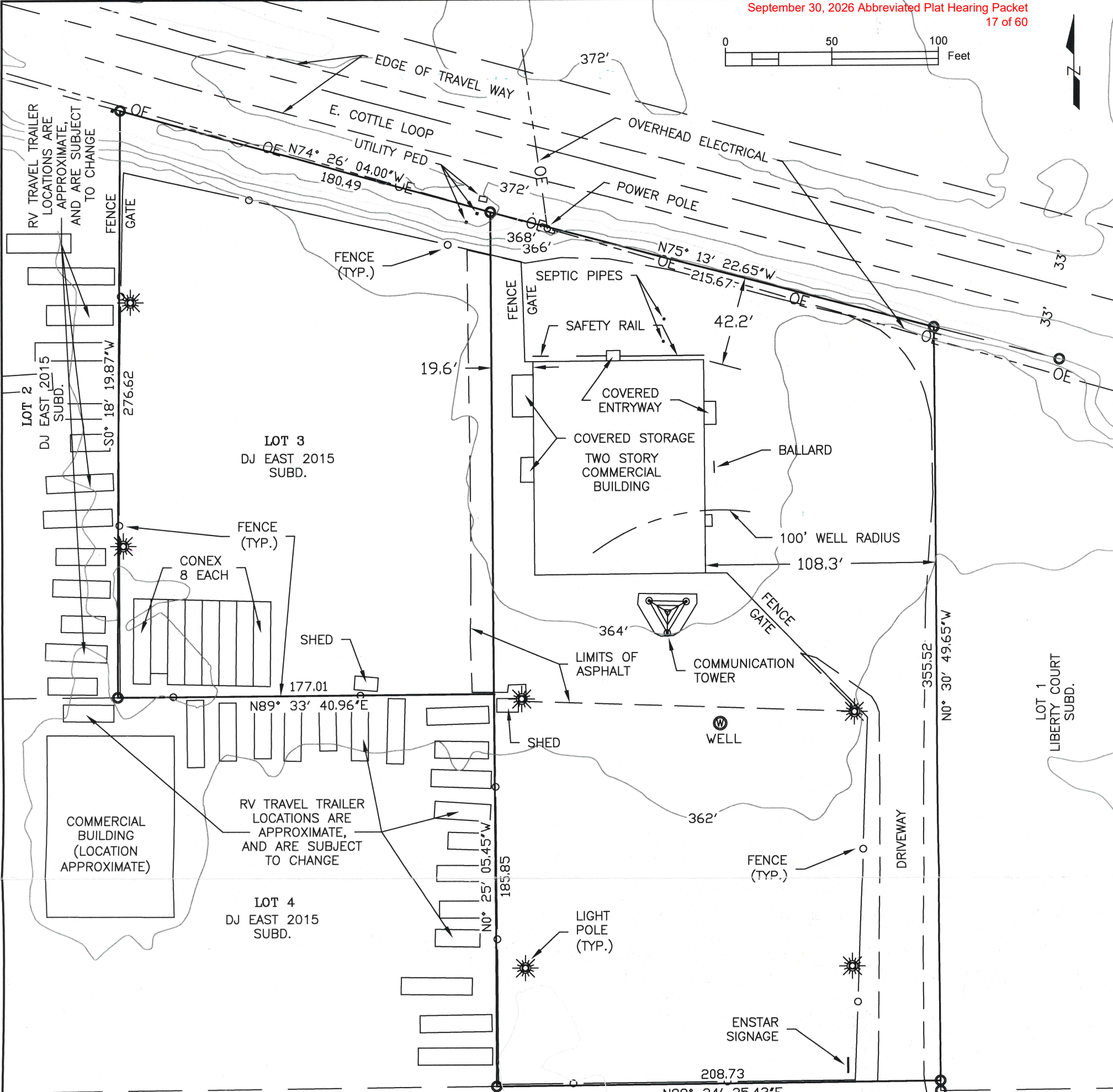


0 70 140 280 Feet





0 285 570 1,140 Feet



- NOTES:
1. EXCEPTING FOR GROSS NEGLIGENCE, THE LIABILITY FOR THIS SURVEY SHALL NOT EXCEED THE COST OF PREPARING THIS SURVEY.
 2. THIS SURVEY REPRESENTS VISIBLE IMPROVEMENTS & CONDITIONS ON THE DATE OF SURVEY.
 3. A TITLE REPORT WAS NOT OBTAINED FOR THIS SURVEY.
 4. THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY & IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.
 5. LOT LINE BEARINGS AND DISTANCES ARE MEASURED THIS SURVEY.
 6. DATE OF FIELDWORK 12-18-2025. SH
 7. CONTOURS ARE FROM 2019 MSB LIDAR DATA SET.
 8. THIS SURVEY WAS PERFORMED FOR ENSTAR NATURAL GAS, AND IS TO BE SUBMITTED TO MSB PLATTING FOR THE SUBDIVISION OF ENSTAR WASILLA OFFICE LOCATION.
 9. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE ASPLS MORTGAGE LOCATION SURVEY STANDARDS.
 10. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.900 (5)(A).

SECTION 1

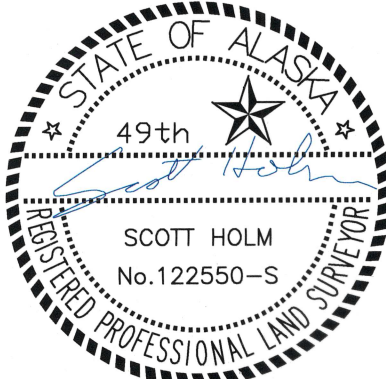
SECTION 12

RECEIVED

JUL 15 2026

PLATTING

DRAFTED BY: SH CHECKED BY: DB JOB# 25-46 Enstar Subd.



SURVEYOR'S CERTIFICATE
I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

AS-BUILT SURVEY

LOT 3, D.J. SUBDIVISION EAST 2015, PLAT No 2015-77 AND THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SE1/4 SE 1/4) LOCATED WITHIN THE SE1/4 SE1/4 SECTION 1, T17N, R1W, SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT

PAGE: 1 of 1

DATE: 1/12/2026

BUSH CONSTRUCTION SURVEYS, INC.
3167 COTTLE LOOP, WASILLA, ALASKA 99654
P.O. BOX 876390, WASILLA, ALASKA 99687
ALASKA BUSINESS LICENSE No. 176601
(907) 373-6996



March 24, 2026

Paul Alexander
Alborn Construction Inc.
118 E International Airport Road
Anchorage, Alaska 99503

RECEIVED

JUL 15 2026

PLATTING

Re: ENSTAR Wasilla Addition Geotechnical Engineering Services – Field Summary

Greetings Paul,

In accordance with the request of Alborn Construction Inc. (Alborn), Devise Engineering, Inc. (Devise) prepared this field summary report to detail the subsurface exploration performed on March 13, 2026, in support of the proposed ENSTAR building addition project (Project) in Wasilla, Alaska. The following sections describe the background and scope of Project, the method of exploration, and the subsurface conditions encountered.

Introduction and Background

The Project is located at 3351 E. Palmer-Wasilla Highway in Wasilla, Alaska (Site). The Project location is a developed lot with an existing two-story building near the center of the Site. Paved parking surrounds the building at the Site. The Site has an entrance from the Palmer-Wasilla Highway to the south. There are several underground utilities on this property including communications cables, power lines, and gas lines. No utilities were encountered during drilling.

Devise understands that the proposed facilities for this Project are excluded to the construction of a new addition to the existing ENSTAR Natural Gas Company building on the Site. Icefall Architecture LLC (Icefall) contracted Devise to perform the geotechnical exploration to assess the subsurface conditions for site development, building foundations, and pavement recommendations. The geotechnical report with the relevant recommendations and finalized boring log are forthcoming.

Subsurface Exploration

Devise completed a geotechnical exploration on March 13, 2026, to evaluate subsurface conditions and obtain geotechnical information. The field exploration plan consisted of drilling one (1) borehole, designated BH-01. BH-01 was advanced in center of the proposed building addition, approximately 24 feet west of the existing building. The borehole location map is included as Attachment 1. The borehole was drilled by GeoTek Alaska, Inc. (GeoTek) of Anchorage, Alaska, using a Geoprobe 7822 DT track-mounted drill rig. The drill rig was equipped with 8-inch outer diameter (O.D.), hollow stem auger, which was used to advance the boring to sample depths. The auger was advanced to designated depths, and a modified standard split-spoon was used to obtain samples beyond the auger.

Samples were collected starting at the ground surface and at every 2.5 feet until 10 feet below ground surface (BGS) and every 5 feet thereafter to obtain samples of the subsurface conditions. The recovered samples were visually classified in the field before being individually sealed in plastic bags and transported to Alaska Testlab (ATL) in their Anchorage facility for additional laboratory testing. Soil characteristics such as classification, moisture, color, and plasticity were noted for each sample recovered. Classification in the field was completed following the Unified Soil Classification System (USCS) according to ASTM D2487.

March 24, 2026

ENSTAR Wasilla Addition Geotechnical Engineering Services – Field Summary

Split-spoon samples were collected using a 3-inch outer diameter (O.D.) split-spoon sampler without liners. The sampler was advanced using a 340-lb automatic drop hammer free-falling 30 inches, for a distance of 24 inches, counted in 6-inch intervals. The number of blows required to advance the sampler for each 6-inch interval is recorded on the borehole log. Our preliminary draft borehole log is included as Attachment 2.

The borehole was backfilled with cuttings on completion. Where additional fill was required, pea gravel was used. BH-01 was completed with a piezometer well for groundwater monitoring. The piezometer well consisted of a Schedule 40 1-inch nominal diameter polyvinyl chloride (PVC) pipe with glued slip connections installed from the surface to 20 feet below ground surface (BGS). This piezometer was completed with a flush-mount monument with ½-inch bolts.

Field Observations

Our boring encountered a 2 inch layer of asphalt concrete underlain by a well-graded sand with silt extending to a depth of approximately 2.5 feet BGS. From 2.5 to 7.5 feet BGS, we observed a poorly graded gravel with silt and sand, which transitioned to a poorly graded sand with silt extending to 10 feet BGS. An organic silt layer was observed from 10 to 15 feet, followed by a poorly graded sand and sandy silt to the bottom of the boring. Groundwater observed during drilling approximately 14 feet BGS.

We note the attached preliminary draft boring log is based on the field USCS classifications. Laboratory testing has not yet been completed and, therefore, the boring log cannot be finalized at this time. The laboratory results, finalized boring log, and geotechnical report are forthcoming.

Conclusion

This field summary report was prepared by Devise Engineering, Inc. for use on this Project only, and may not be used in any manner that would constitute a detriment to Devise.

We appreciate the opportunity to be of service on this Project. If you have any questions, comments, or concerns regarding this field summary report, please feel free to contact the undersigned at (907) 302-1852.

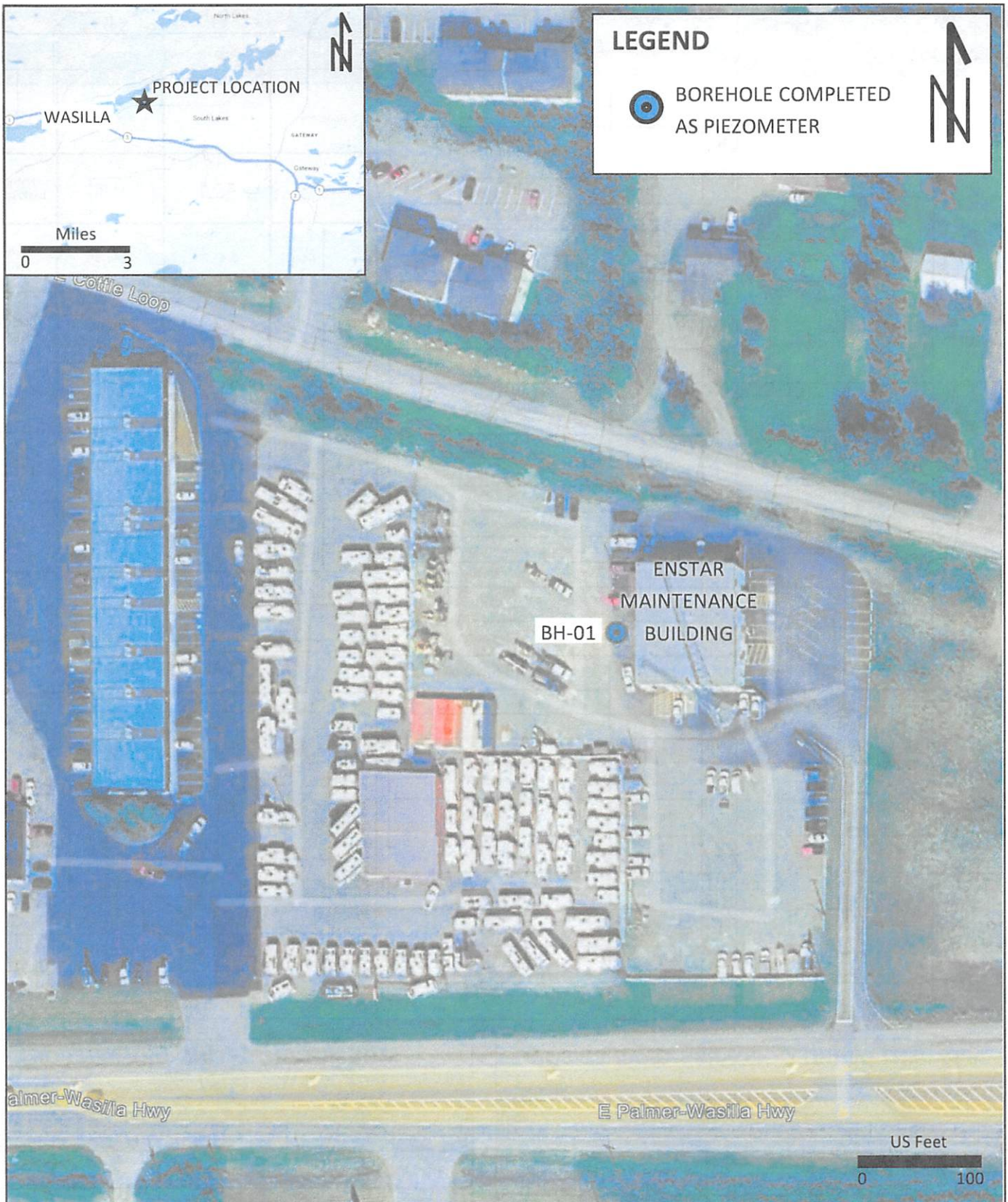
Sincerely,
Devise Engineering, Inc.



Steven Halcomb, PE, GE, BC.GE
Principal Geotechnical Engineer

Attachments

- Attachment 1 – Borehole Location Map
- Attachment 2 – Preliminary Draft Borehole Log



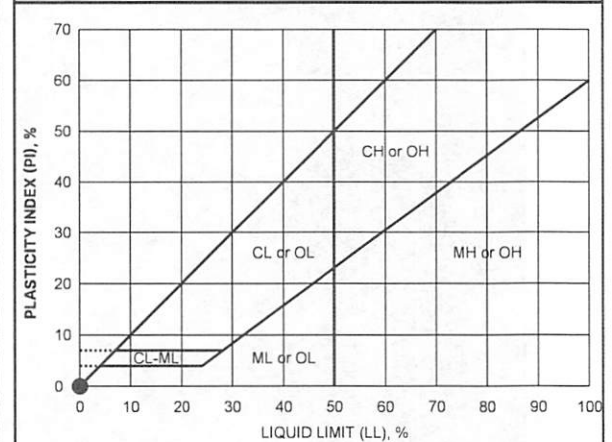
SOIL CLASSIFICATION CHART PER ASTM D 2488

PRIMARY DIVISIONS			SECONDARY DIVISIONS		
			GROUP SYMBOL		GROUP NAME
COARSE- GRAINED SOILS more than 50% retained on No. 200 sieve	GRAVEL more than 50% of coarse fraction retained on No. 4 sieve	CLEAN GRAVEL less than 5% fines		GW	well-graded GRAVEL
				GP	poorly-graded GRAVEL
		GRAVEL with DUAL CLASSIFICATIONS 5% to 12% fines		GW-GM	well-graded GRAVEL with silt
				GP-GM	poorly-graded GRAVEL with silt
				GW-GC	well-graded GRAVEL with clay
				GP-GC	poorly-graded GRAVEL with clay
		GRAVEL with FINES more than 12% fines		GM	silty GRAVEL
				GC	clayey GRAVEL
			GC-GM	silty, clayey GRAVEL	
	SAND 50% or more of coarse fraction retained on No. 4 sieve	CLEAN SAND less than 5% fines		SW	well-graded SAND
				SP	poorly-graded SAND
		SAND with DUAL CLASSIFICATIONS 5% to 12% fines		SW-SM	well-graded SAND with silt
				SP-SM	poorly-graded SAND with silt
				SW-SC	well-graded SAND with clay
				SP-SC	poorly-graded SAND with clay
		SAND with FINES more than 12% fines		SM	silty SAND
			SC	clayey SAND	
		SC-SM	silty, clayey SAND		
FINE- GRAINED SOILS 50% or more passes No. 200 sieve	SILT and CLAY liquid limit less than 50%	INORGANIC		CL	lean CLAY
				ML	SILT
				CL-ML	silty CLAY
		ORGANIC		OL (PI > 4)	organic CLAY
				OL (PI < 4)	organic CLAY
				CH	fat CLAY
	SILT and CLAY liquid limit 50% or more	INORGANIC		MH	elastic SILT
				OH (plots on or above 'A'-line)	organic CLAY
		ORGANIC		OH (plots below 'A'-line)	organic SILT
			Highly Organic Soils		

GRAIN SIZE

DESCRIPTION		SIEVE SIZE	GRAIN SIZE	APPROXIMATE SIZE
Boulders		> 12"	> 12"	Larger than basketball-sized
Cobbles		3 - 12"	3 - 12"	Fist-sized to basketball-sized
Gravel	Coarse	3/4 - 3"	3/4 - 3"	Thumb-sized to fist-sized
	Fine	#4 - 3/4"	0.19 - 0.75"	Pea-sized to thumb-sized
Sand	Coarse	#10 - #4	0.075 - 0.425"	Rock-salt-sized to pea-sized
	Medium	#40 - #10	0.075 - 0.075"	Sugar-sized to rock-salt-sized
	Fine	#200 - #40	0.0025 - 0.075"	Flour-sized to sugar-sized
Fines		Passing #200	< 0.0025"	Flour-sized and smaller

PLASTICITY CHART



APPARENT DENSITY - COARSE-GRAINED SOIL

APPARENT DENSITY	SPOOLING CABLE OR CATHEAD		AUTOMATIC TRIP HAMMER	
	SPT (blows/foot)	MODIFIED SPLIT BARREL (blows/foot)	SPT (blows/foot)	MODIFIED SPLIT BARREL (blows/foot)
Very Loose	≤ 4	≤ 8	≤ 3	≤ 5
Loose	5 - 10	9 - 21	4 - 7	6 - 14
Medium Dense	11 - 30	22 - 63	8 - 20	15 - 42
Dense	31 - 50	64 - 105	21 - 33	43 - 70
Very Dense	> 50	> 105	> 33	> 70

CONSISTENCY - FINE-GRAINED SOIL

CONSISTENCY	SPOOLING CABLE OR CATHEAD		AUTOMATIC TRIP HAMMER	
	SPT (blows/foot)	MODIFIED SPLIT BARREL (blows/foot)	SPT (blows/foot)	MODIFIED SPLIT BARREL (blows/foot)
Very Soft	< 2	< 3	< 1	< 2
Soft	2 - 4	3 - 5	1 - 3	2 - 3
Firm	5 - 8	6 - 10	4 - 5	4 - 6
Stiff	9 - 15	11 - 20	6 - 10	7 - 13
Very Stiff	16 - 30	21 - 39	11 - 20	14 - 26
Hard	> 30	> 39	> 20	> 26

[illegible]

		ENSTAR Wasilla Addition 3351 E Palmer-Wasilla Hwy, Wasilla, AK 99654					BH-01 Page 2 of 2					
Depth (ft)	Graphic Log	Visual Classification and Remarks	Samples				Lab					
			Sample Number	Sample Graphic	Blow Counts	% Recovery	Sample Specimen ID	Moisture Content (%)	Atterberg Limits (LL-PL-Pi)	% Gravel	% Sand	% Fines
		Gray, wet, Sandy Silt with Gravel (ML) ,	S7		3 10 21 31	100	S7					
25		Slow auger advancement (no grinding) from 20 feet to 30 feet BGS.	S8		5 20 35 50	100	S8					
30			S9		12 24 50 50	100	S9					
		31.8										
Completed as piezometer, annulus backfilled with cuttings. Installed 1-inch PVC to 20 feet BGS and completed with a surface flush mount. Screened PVC from 15 feet to 20 feet BGS.												



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: September 1, 2026

TO: Cayman Reynolds, Platting Technician

FROM: Kendra Johnson,
Senior Code Compliance Office

SUBJECT: Proposed Abbreviated Plat – Arlberg Subdivision 2026-086

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

The As-Built is showing two sheds that do not meet the setback requirements per MSB 17.55; as well as 8 (eight) Conex's that appear to be within the required 10ft setback (no distance given on the as-built).

Please make note of the setback requirements for the sheds & conex's to be moved to meet the requirements.

Cayman Reynolds

From: Permit Center
Sent: Friday, August 21, 2026 10:14 AM
To: Cayman Reynolds
Subject: RE: RFC Arlberg Subdivision CR

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: Cayman Reynolds <Cayman.Reynolds@matsu.gov>
Sent: Friday, August 21, 2026 9:56 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsu.gov>; Code Compliance <Code.Compliance@matsu.gov>; Kendra Johnson <Kendra.Johnson@matsu.gov>
Subject: RFC Arlberg Subdivision CR

Hello,

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

Please ensure all comments have been submitted by September 8, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Arlberg Subdivision](#)

Feel free to contact me if you have any questions.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7872
Cayman.Reynolds@matsugov.us

Cayman Reynolds

From: Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>
Sent: Monday, August 24, 2026 5:54 AM
To: Cayman Reynolds
Subject: RE: RFC Arlberg Subdivision CR

Ms. Reynolds,

The Corps has no comments.

Thank you,
Carolyn

From: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Sent: Friday, August 21, 2026 7:40 PM
To: Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>
Subject: FW: RFC Arlberg Subdivision CR

Please review the message below as Reg of the Day and respond as needed.
-Sara J

From: Cayman Reynolds <Cayman.Reynolds@matsu.gov>
Sent: Friday, August 21, 2026 2:49 PM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] RFC Arlberg Subdivision CR

Hello,

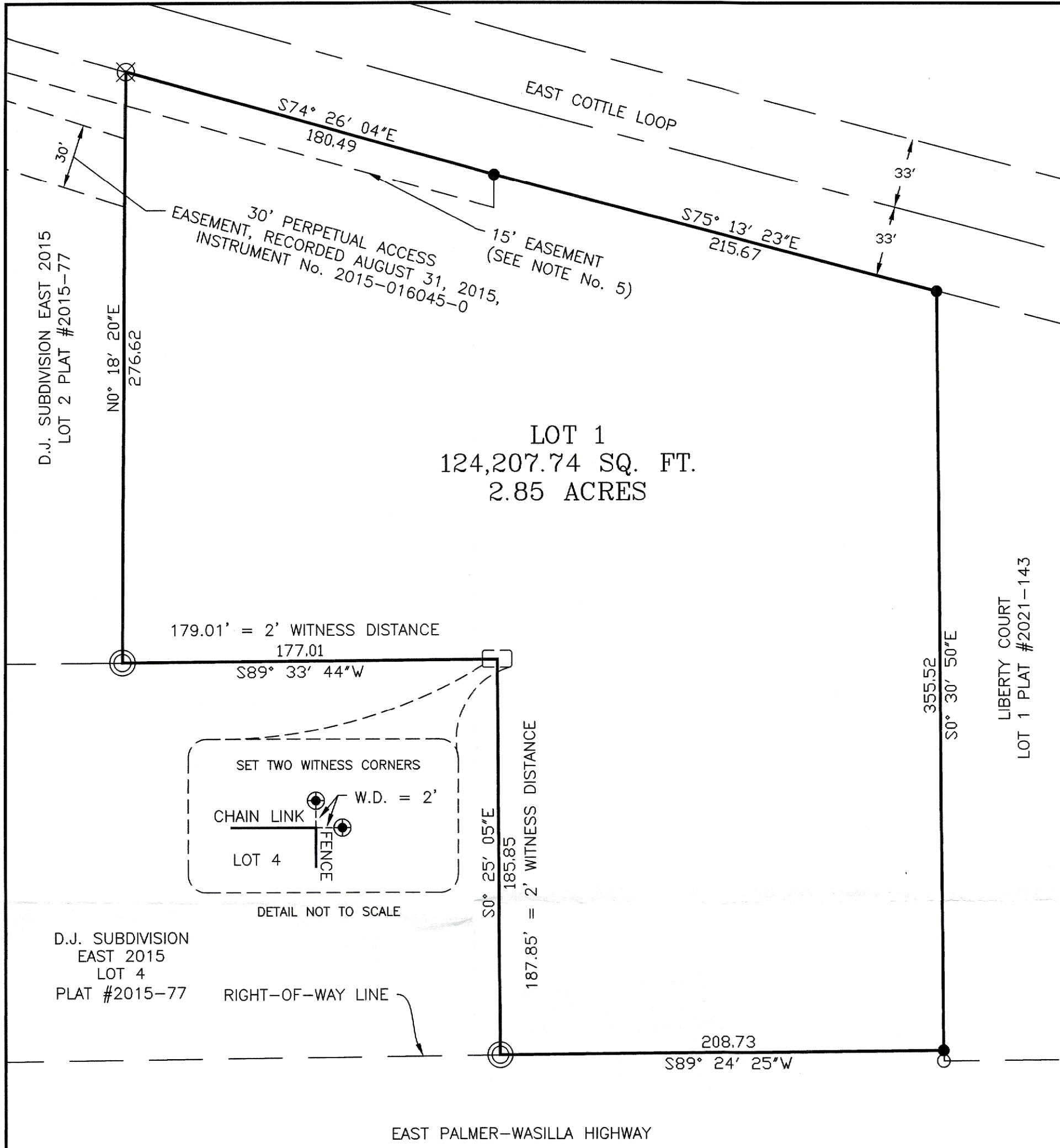
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Please ensure all comments have been submitted by September 8, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Arlberg Subdivision](#)

Feel free to contact me if you have any questions.

Thank you,



GENERAL 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 THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. NOTES OF RECORD PER PLAT 2015-77, PALMER RECORDING DISTRICT, THIRD JUDICAL DISTRICT, STATE OF ALASKA.
4. BASIS OF BEARING IS ALASKA STATE STATE PLAN ZONE 4 GRID NORTH AS OBSERVED AT THE PINK PLASTIC CAP, NORTHWEST CORNER LOT 2 DJ SUBDIVISION EAST 2015, PLAT No. 2015-77.
5. MEA EASEMENT RECORDED JULY 16, 1957, BOOK 24 PAGE 41.
6. MTA EASEMENT RECORDED AUGUST 15, 2000 BOOK 1085 PAGE 125.
7. MTA EASEMENT RECORDED DECEMBER 9, 1976, BOOK 128 PAGE 886.
8. MEA EASEMENT RECORDED OCTOBER 27, 2000, BOOK 1097 PAGE 114.
9. MEA EASEMENT RECORDED DECEMBER 20, 2002, INSTRUMENT No. 2002-029186-0.
10. MEA EASEMENT RECORDED FEBRUARY 17, 1960, BOOK 29 PAGE 72.
11. MTA EASEMENT RECORDED DECEMBER 9, 1976, BOOK 128 PAGE 844.
12. MTA EASEMENT RECORDED DECEMBER 9, 1976, BOOK 128 PAGE 890.
13. MEA EASEMENT RECORDED SEPTEMBER 1, 2021, INSTRUMENT No. 2021-025927-1

CERTIFICATE OF PAYMENT OF TAXES

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

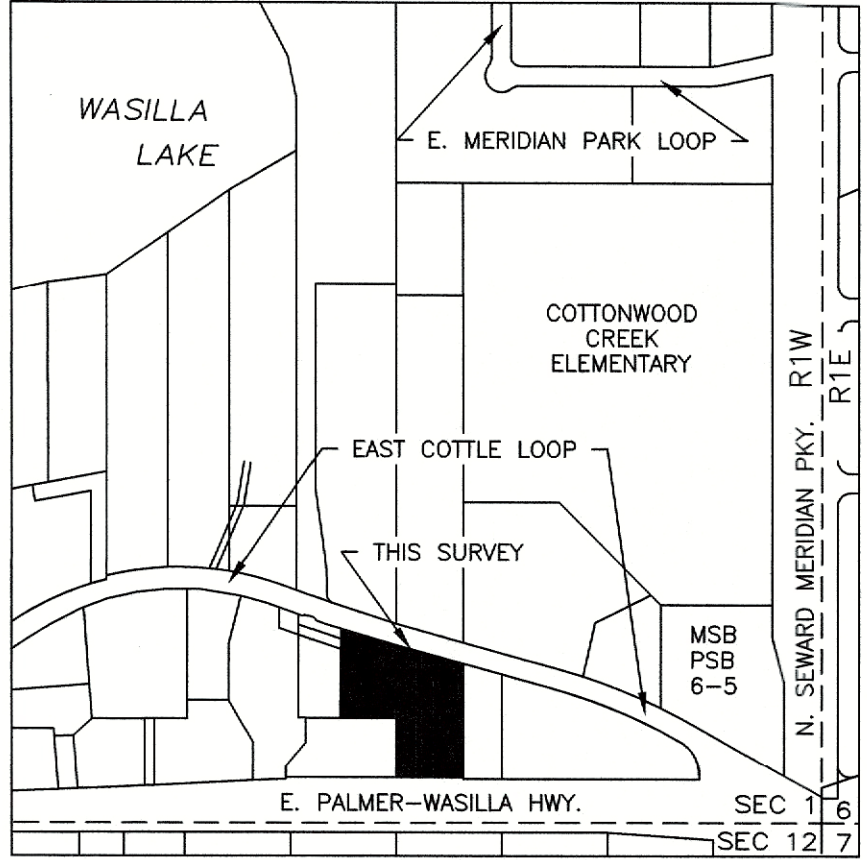
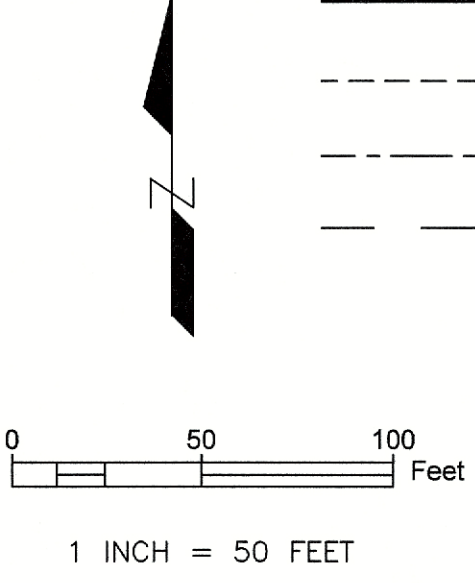
MAT-SU BOROUGH TAX COLLECTION OFFICIAL



SURVEYOR'S CERTIFICATE
I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

LEGEND

- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- CENTER OF RIGHT OF WAY
- LINE OF RECORD
- FOUND 5/8 REBAR
- FOUND YELLOW PLASTIC CAP (BULL MOOSE LS 10609)
- FOUND PINK PLASTIC CAP (AK RIM 10615-S)
- FOUND YELLOW PLASTIC CAP (DENALI NORTH 6995-S)
- SET 2" ALUM. CAP (LS 122550)



MSB GIS TAX MAP (WA00)
SCALE: 1 INCH = 300 FEET

VICINITY MAP

CERTIFICATE OF OWNERSHIP

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

JOHN D. SIMS
PO BOX 190288
ANCHORAGE, AK 99519-0288

DATE

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF

2025, for

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR ALASKA

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION

NUMBER. _____

DATED _____ 2026

AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

Planning & Land Use Director _____ Date _____

ATTEST: _____

Platting Clerk

RECEIVED

Agenda Copy

JUL 15 2026

PLATTING

PLAT OF:
ARLBERG SUBDIVISION
BLUE FLAME ACRES

A SUBDIVISION OF LOT 3, D.J. SUBDIVISION EAST 2015, PLAT No 2015-77 AND THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SE 1/4 SE 1/4) LOCATED WITHIN THE SE 1/4 SECTION 1, T17N, R1W, SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
CONTAINING 2.85 +/- ACRES

PREPARED BY:

BUSH CONSTRUCTION SURVEYS, INC.

MAILING: PO BOX 876390 WASILLA, AK 99687

PHYSICAL: 3167 COTTLE LOOP WASILLA, AK 99654

OFFICE# 907-373-6996

Phone: (907) 373-6996	Drawn: SH	Scale: 1" = 50'
Date: 1/13/2026	Date of Survey: N/A	Job# 25-46 ENSTAR SUBD
License#: AECC729	SHEET 1	OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 30, 2026

ABBREVIATED PLAT: KINSTEAD
LEGAL DESCRIPTION: SEC 9, T18N, R02E S.M., AK
PETITIONERS: JAMESON LEE
SURVEYOR/ ENGINEER: LAVENDER/FROSTED GROUND ENGINEERING
ACRES: 4.48 +/- PARCELS: 4
REVIEWED BY: CHRIS CURLIN CASE #: 2026-102

REQUEST:

The request is to create 4 lots from Lot 3, LANGE'S NORMAN HLDY (Plat #11-329), (Tax ID2753000L003) to be known as **KINSTEAD**, containing 4.48 acres +/- . The property is directly south of E. Soapstone Road, and directly north of E. Jensen Avenue; within the NE ¼ Section 9, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Buffalo Mine/Soapstone Community Council and in Assembly District #1.

EXHIBITS:

Vicinity Map and Aerial Photos
Soils Report

Exhibit A – 4 pgs
Exhibit B – 2 pgs

COMMENTS:

MSB Pre-Design and Engineering
MSB Permit Center
Utilities
Public

Exhibit C – 1 pg
Exhibit D - 2 pgs
Exhibit E - 5 pgs
Exhibit F - 1 pg

DISCUSSION: The proposed subdivision is creating four lots ranging in size from .97 acres to 1.4 acres +/- . Access for the lots exist from E. Soapstone Road.

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

COMMENTS:

MSB DPW Pre-Design and Engineering: (**Exhibit C**) Thank you for the revised information. PD&E has no further comments.

MSB Permit Center: (**Exhibit D**) They'll need a DW permit as shown. No other comments from Development Services.

Utilities: (Exhibit E) ENSTAR has no comments or recommendations. MTA would like to request the common access easements include utilities for service lines. GCI has no comments or objections.

Public: (Exhibit F) Billie Crow objects to 4 lots being created on less than 15 or 20 acres and points out that people speed on the road.

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

CONCLUSION

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

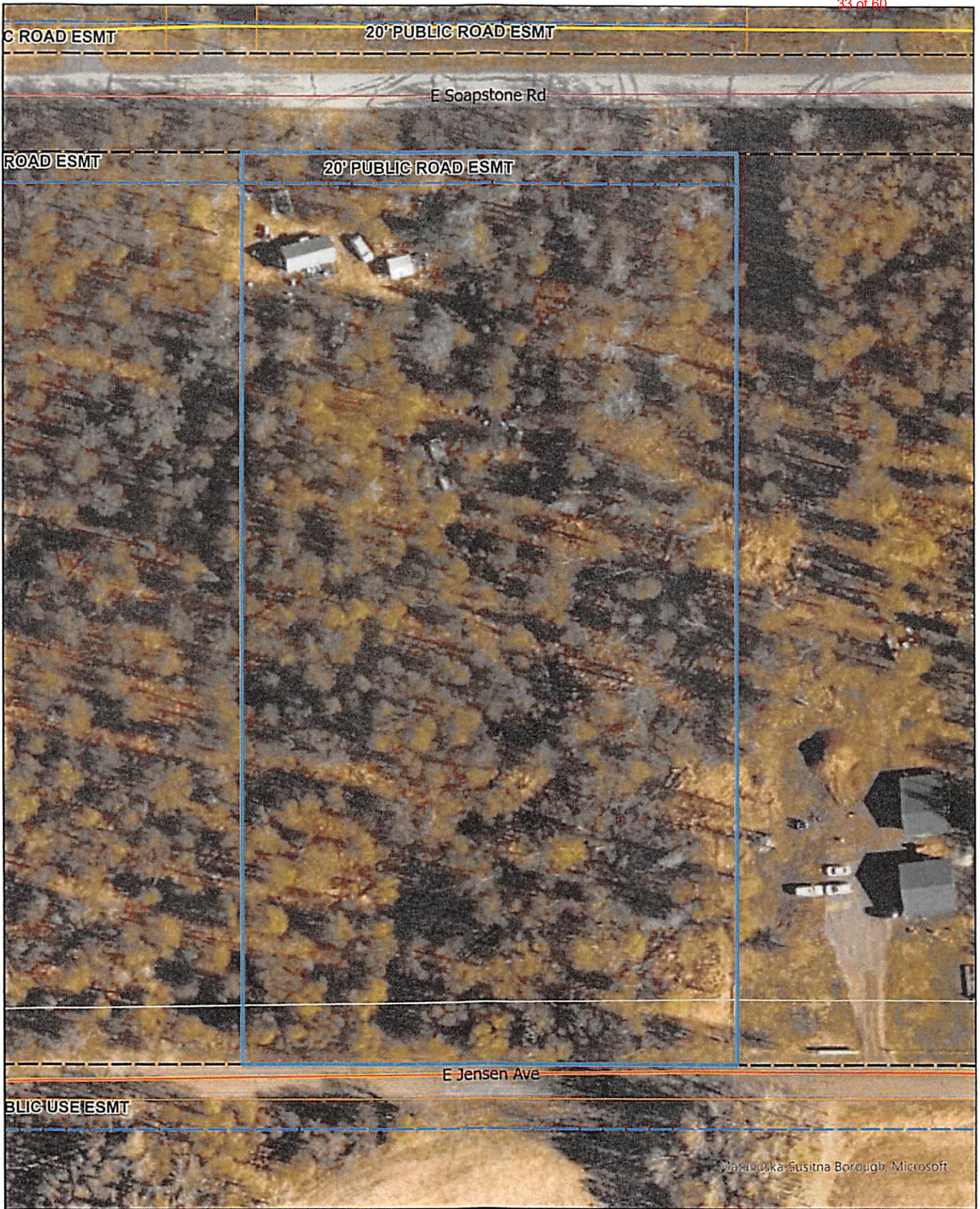
FINDINGS OF FACT:

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

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of KINSTEAD, Section 9, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

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



0 95 190 300 Feet

EXHIBIT A

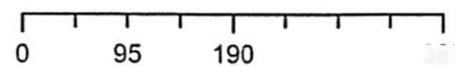
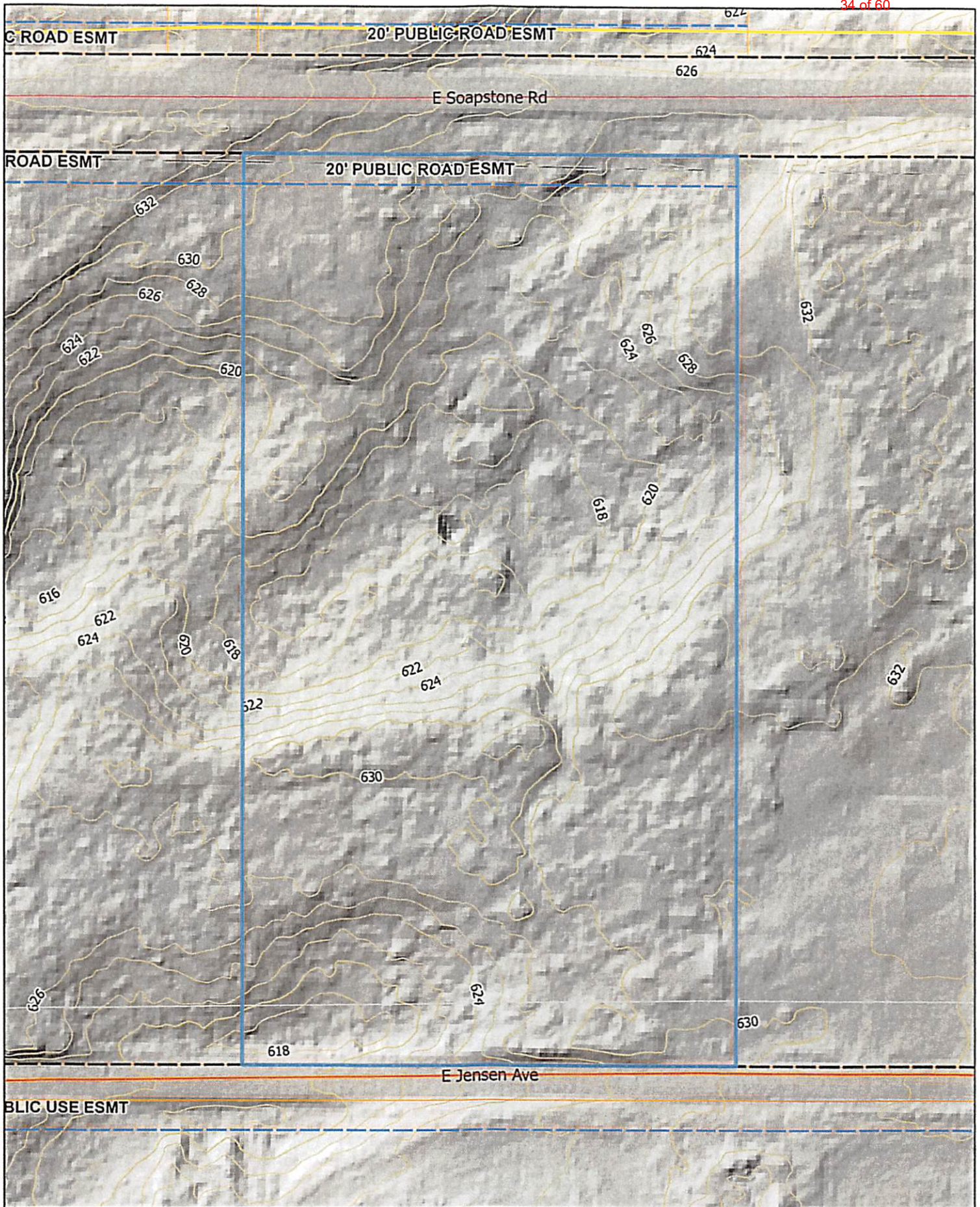
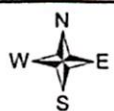
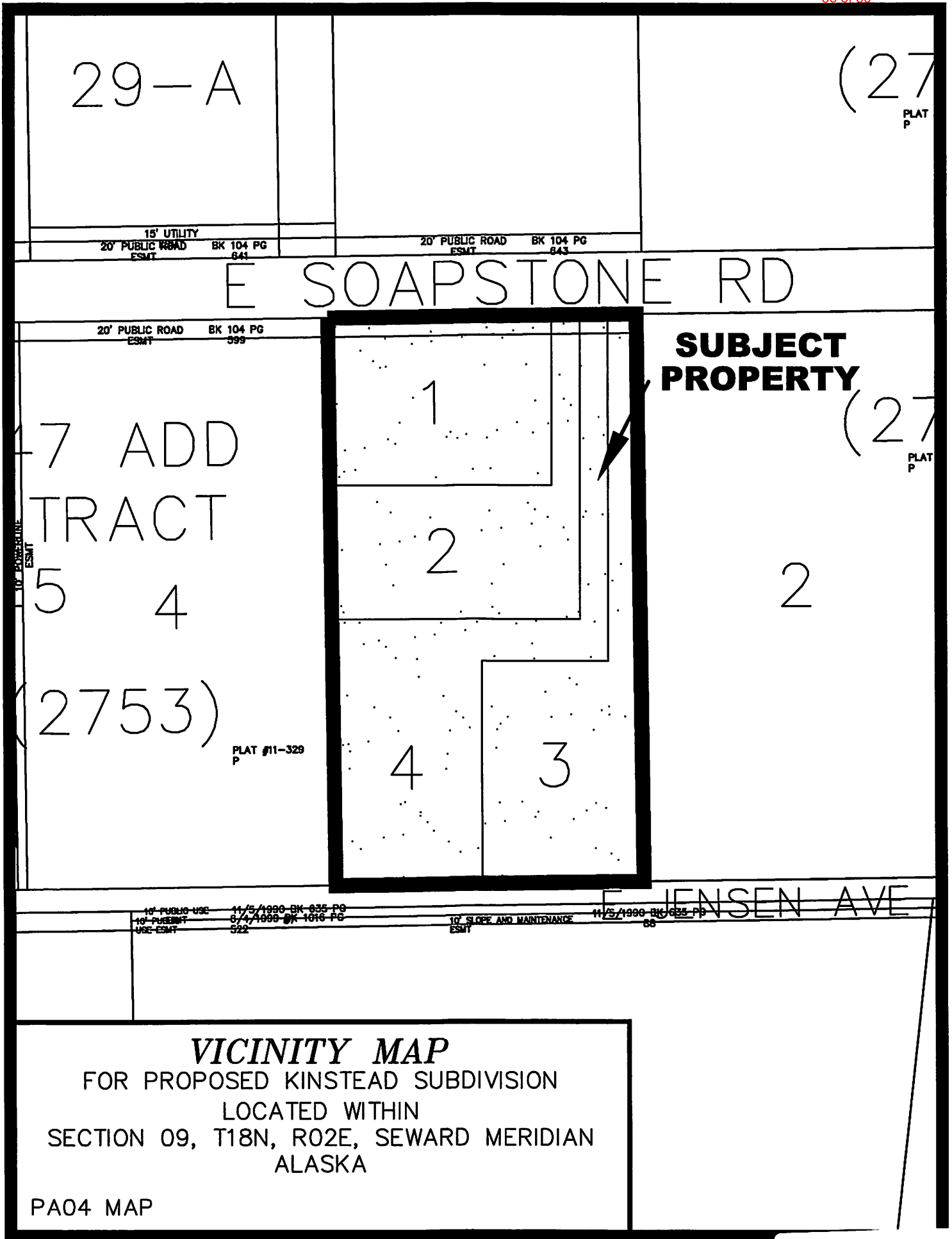


EXHIBIT A



0 475 950 1,500 Feet

EXHIBIT A



Frosted Ground Engineering Services, LLC

Project No. P20250502

Matanuska-Susitna Borough, Platting Division

350 E. Dahlia Ave.

Palmer, AK 99645

Lange's Norman Hldy Lot 3: 14200 E Soapstone Road, Palmer 99645

To whom it may concern,

This report is the summation of a soils investigation for the subdivision of Lange's Norman Hldy Lot 3 (14200 E Soapstone Road, Palmer, Alaska 99645) on behalf of the owner Jameson Lee and in coordination with Lavender Surveying. The project plans to divide the existing lot into four lots of varying sizes.

This soils investigation was performed on May 22nd, 2025. Test hole (TH) 1 was excavated on Lot 1, TH2 on Lot 2, and TH3 on Lot 3, TH4 was an informational test hole at the bottom, and TH5 on Lot 4. All holes were advanced to a depth of 12 feet below ground surface. No groundwater or impermeable layers were observed in the holes. Each TH was similar, consisting of an organic mat and brown silt in the top two to six and a half feet of the stratum, followed by Poorly Graded Gravel with Sand and varying Silt contents (GP) or Poorly Graded Sand with Gravel and varying amounts of Silt to the bottom of hole. Please see the attached soils logs and sieve analysis results for additional details and descriptions.

In regards to the topographic profile of the existing lot and lack of proximity to surface water within 100 feet of the proposed subdivision, there does not appear to be any limitations for the usable area as defined in 43.20.281(A). Based on the collected data from the soils investigation and observations, each lot will have at least 10,000 square feet of usable building area and 10,000 square feet of contiguous land that may be used as a septic area, as required by MSB 43.20.281 Code Requirements.

If there are any questions, comments, or concerns, please do not hesitate to contact via phone: (907) 398-5272 or email: frostedgroundengineering@gmail.com.

Sincerely,

September 15, 2026

Eli D. Ward, PE

Principal Engineer



CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS,
THROUGH _____, 2025, AGAINST THE PROPERTY, INCLUDED IN THE
SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE _____ MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY 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 PLATING AUTHORITY BY PLAT
RESOLUTION NO. _____, DATE _____, 2025,
AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE ANCHORAGE
RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE
PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR

ATTEST: _____ PLATTING CLERK

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

JAMESON LEE DATE _____
PO BOX 570555
BIG LAKE AK 99652

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SHOWN TO ME THIS _____ DAY OF _____, 2025
FOR JAMESON LEE

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

- NOTES
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND
USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCELS 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 THE SYSTEM IS LOCATED, CONSTRUCTED,
AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND
RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF
ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
 3. A BLANKET EASEMENT IS LOCATED ON ALL LOTS OF THIS SUBDIVISION FOR
MATANUSKA ELECTRIC ASSOCIATION FOR AN ELECTRICAL TRANSMISSION OR
DISTRIBUTION SYSTEM RECORDED ON JUNE 27TH, 1959 IN BOOK 58 AT PAGE
224.

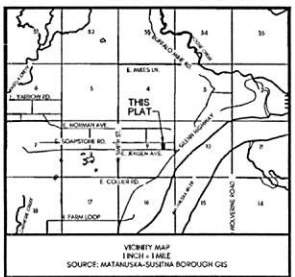
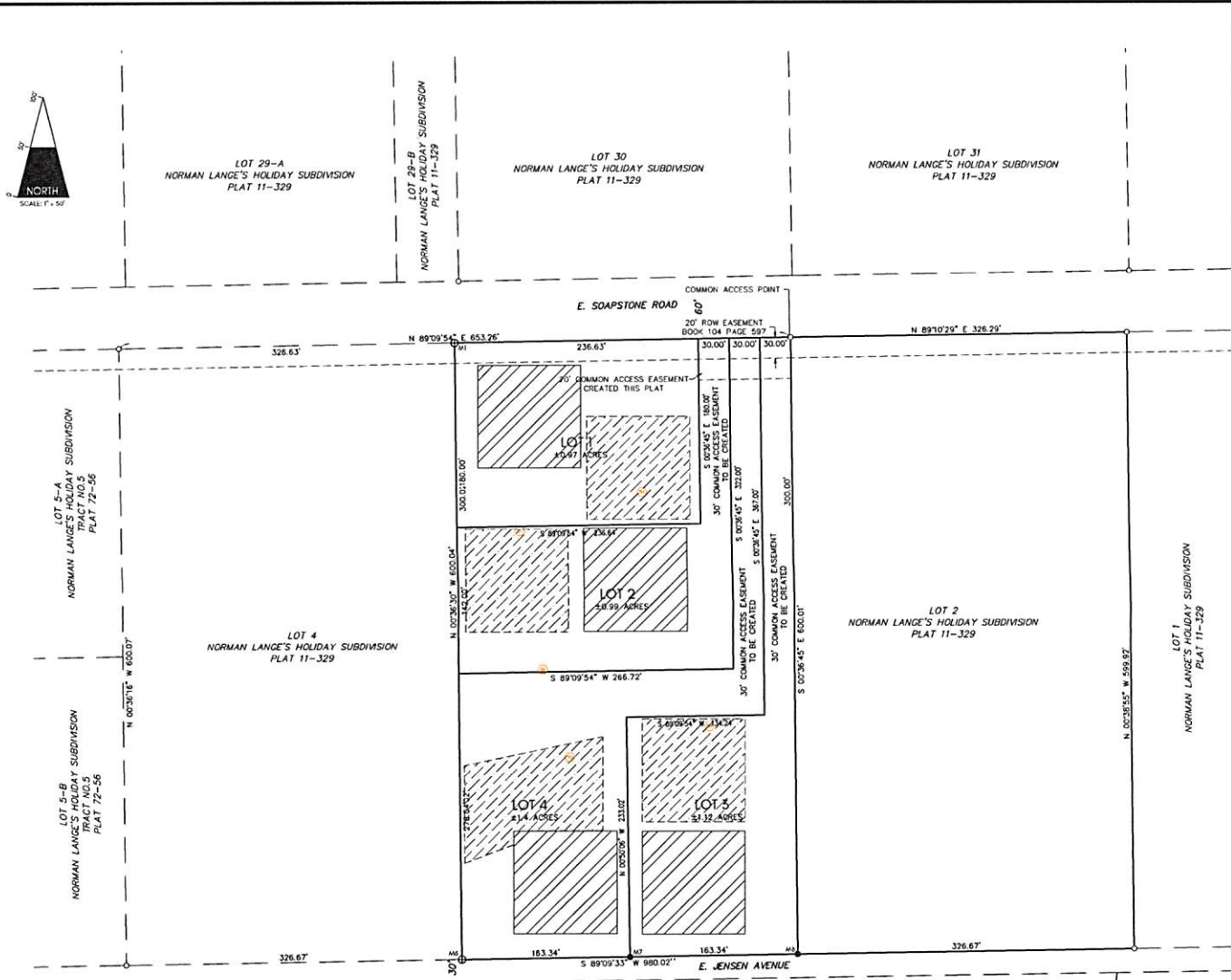
- LEGEND
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
 - FOUND REBAR
 - ⊙ SET 2-1/2" ALUMINUM CAP ON 2" ALUMINUM PIPE
 - SET 3" ALUMINUM CAP ON 5/8" x 30" REBAR
 - SURVEYED
 - - - 1/4 LINES
 - - - EASEMENT
 - - - UNSURVEYED
 - MEASURED

- () RECORD DATA PER PLAT 11-329
- [] RECORD DATA PER PLAT 72-56



SURVEYOR'S CERTIFICATE
I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE
LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS
A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE
MEASUREMENTS SHOWN HEREON AS DESCRIBED, AND THAT ALL DIMENSIONS
AND OTHER DETAILS ARE CORRECT.

DATE: _____ NO. OF SUBDIVISION: 15322



PRELIMINARY PLAT

PLAT OF
KINSTEAD
A PLAT OF LOT 5, NORMAN LANGE'S HOLIDAY SUBDIVISION PLAT 11-329 PALMER
RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
NE 1/2 OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 2 EAST,
STANDARD MERIDIAN 44
CONTAINING 4.88 ACRES, MORE OR LESS

LAVENDER
SURVEY & MAPPING
2720 N. 11TH STREET, PALMER, AK 99645
DANIEL@LAVENDERSURVEY.COM (907) 501-2177

DRAWN BY: SAP ORG: H012 SCALE: 1" = 100'
CHECKED BY: DMR DWG: 75-1470 DATE: 9/15/2026 SHEET: 1 OF 1

EXHIBIT B

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, September 15, 2026 4:14 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: Kinstead Fresh Update

Hello Chris,

Thank you for the revised information. PD&E has no further comments.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Tuesday, September 15, 2026 3:25 PM
To: 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: FW: Kinstead Fresh Update

Hello,

Updated test hole map attached.

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

From: Dayna Rumfelt <dayna@lavendersurvey.com>
Sent: Tuesday, September 15, 2026 3:21 PM
To: Chris Curlin <Chris.Curlin@matsu.gov>
Subject: Re: Kinstead

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

Please see attached
Dayna Rumfelt PLS, CFedS
Lavender Survey & Mapping
203 S Cobb St.
Palmer, AK 99645
907.301.5177

Chris Curlin

From: Permit Center
Sent: Tuesday, August 25, 2026 8:27 AM
To: Chris Curlin
Subject: RE: RFC Kinstead (CC)
Attachments: Screenshot 2026-08-25 082607.png

They'll need a DW permit as shown. No other 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: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Monday, August 24, 2026 5:00 PM
To: Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; bgerard@mtaonline.net; Michael Bowles <Michael.Bowles@matsu.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Kinstead (CC)

Hello,

The link below is to the RFC packet for the Kinstead Subdivision. Please ensure that all comments are submitted by September 10, 2026, so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Kinstead](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough





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

10 September 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.

- **KINSTEAD**
(MSB Case # 2026-102)

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 dark ink, appearing to read "Brandon Echols". The signature is fluid and cursive, with the first and last names being the most prominent.

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

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, August 25, 2026 1:04 PM
To: Chris Curlin
Subject: RE: RFC Kinstead (CC)

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

Hello,

MTA would like to request the common access easements include utilities for service lines.

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: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Monday, August 24, 2026 5:00 PM
To: Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; bgerard@mtaonline.net; Michael Bowles <Michael.Bowles@matsu.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Kinstead (CC)

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,

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, August 25, 2026 12:50 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Kinstead (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Monday, August 24, 2026 5:00 PM
To: Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; bgerard@mtaonline.net; Michael Bowles <Michael.Bowles@matsu.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Kinstead (CC)

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

Hello,

The link below is to the RFC packet for the Kinstead Subdivision. Please ensure that all comments are submitted by September 10, 2026, so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Kinstead](#)



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

RECEIVED

SEP 15 2026

PLATTING

51929000L029-A 14
CROW TROY L JR & BILLIE R
14101 E SOAPSTONE RD
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: LEE JAMESON

REQUEST: The request is to create 4 lots from Lot 3, LANGE'S NORMAN HLDY (Plat #11-329), (Tax ID2753000L003) to be known as **KINSTeAD**, containing 4.48 acres +/- . The property is directly south of E. Soapstone Road, and directly north of E. Jensen Avenue; within the NE ¼ Section 9, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Buffalo Mine/Soapstone Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **September 30, 2026**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

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

[] No Objection [X] Objection [X] Concern

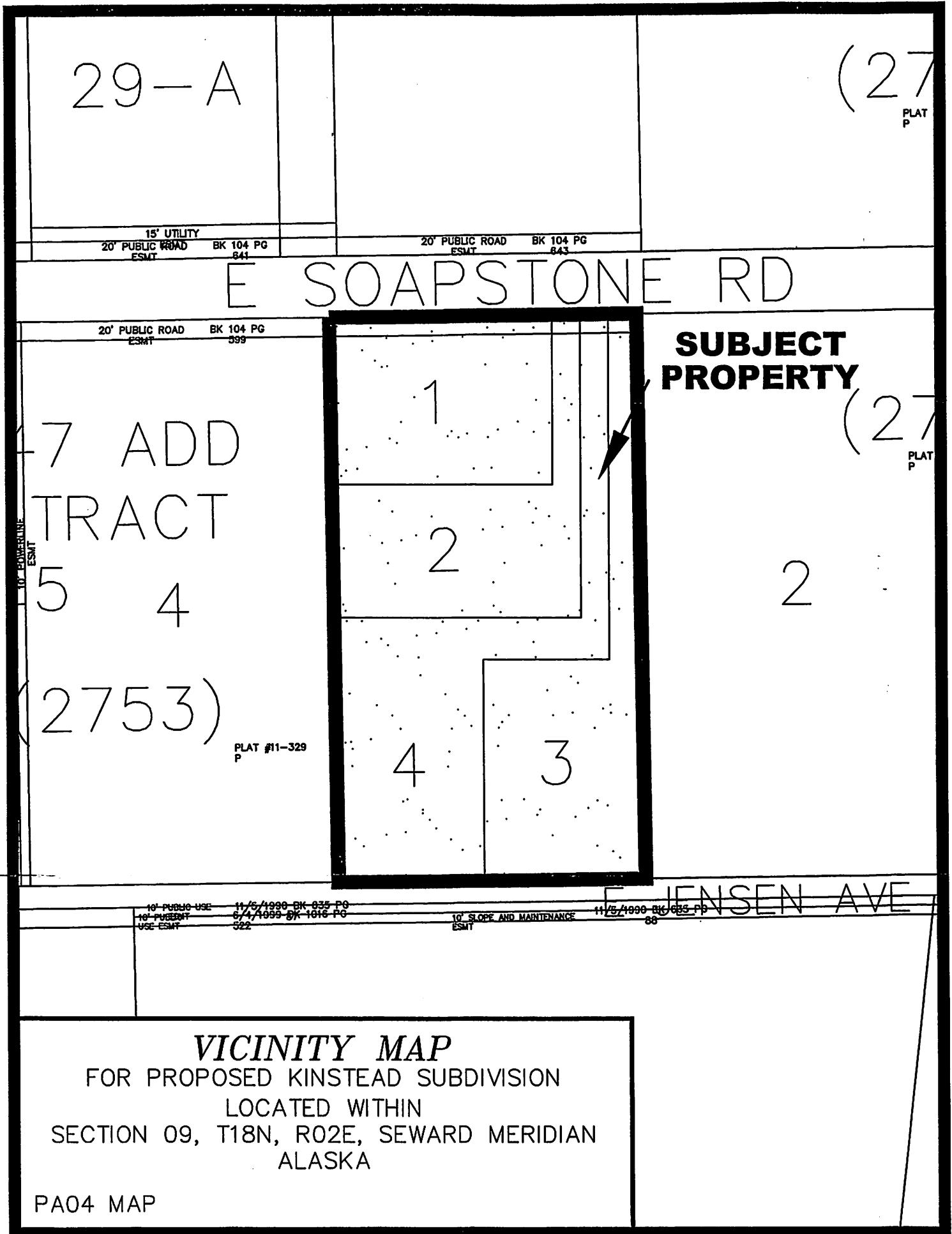
Name: Crow Address: 14101 E. Soapstone

Comments: People bought in this subdivision for space from neighbors, privacy & country living. Putting 4 home in that parcel takes away from space, privacy noise...
People 4 houses would normally be spaced out over 15-20+ acres.
Traffic on Soapstone is terrible - the average speed is probably 50+ - adding 3 more driveways will add to the already frustrated residents plus safety issue
if this happen to get divided - Why can't 3 driveways go in on Jensen
I ask the owners to reconsider and subdivide into 2 lots
preserving the integrity of privacy, noise & country living.

Case # 2026-102 CC

Note: Vicinity map Located on Reverse Side

EXHIBIT F



CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2025, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY 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. DATE 2025, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

OWNER'S CERTIFICATE

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

JAMESON LEE DATE
PO BOX 520556
BIG LAKE AK 99652

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2025 FOR JAMESON LEE.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

NOTES

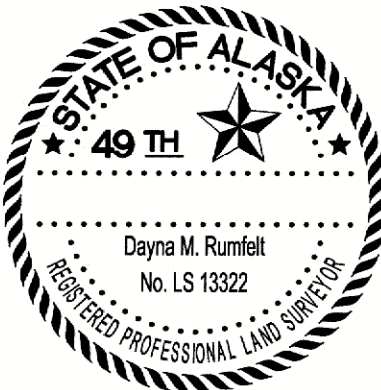
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. A BLANKET EASEMENT IS LOCATED ON ALL LOTS OF THIS SUBDIVISIONS FOR MATANUSKA ELECTRIC ASSOCIATION FOR AN ELECTRICAL TRANSMISSION OR DISTRIBUTION SYSTEM RECORDED ON JUNE 27TH, 1950 IN BOOK 38 AT PAGE 224.

LEGEND

- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- FOUND REBAR
- ⊕ SET 2-1/2" ALUMINUM CAP ON 2" ALUMINUM PIPE
- SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR

- SURVEYED
- 1/4 LINES
- - - EASEMENT
- UNSURVEYED

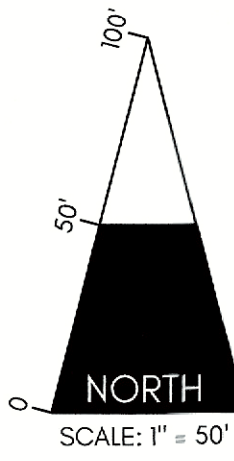
- N 89°06'27" E 928.69' MEASURED
- () RECORD DATA PER PLAT 11-329
- [] RECORD DATA PER PLAT 72-56



SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: REGISTRATION No. 13522

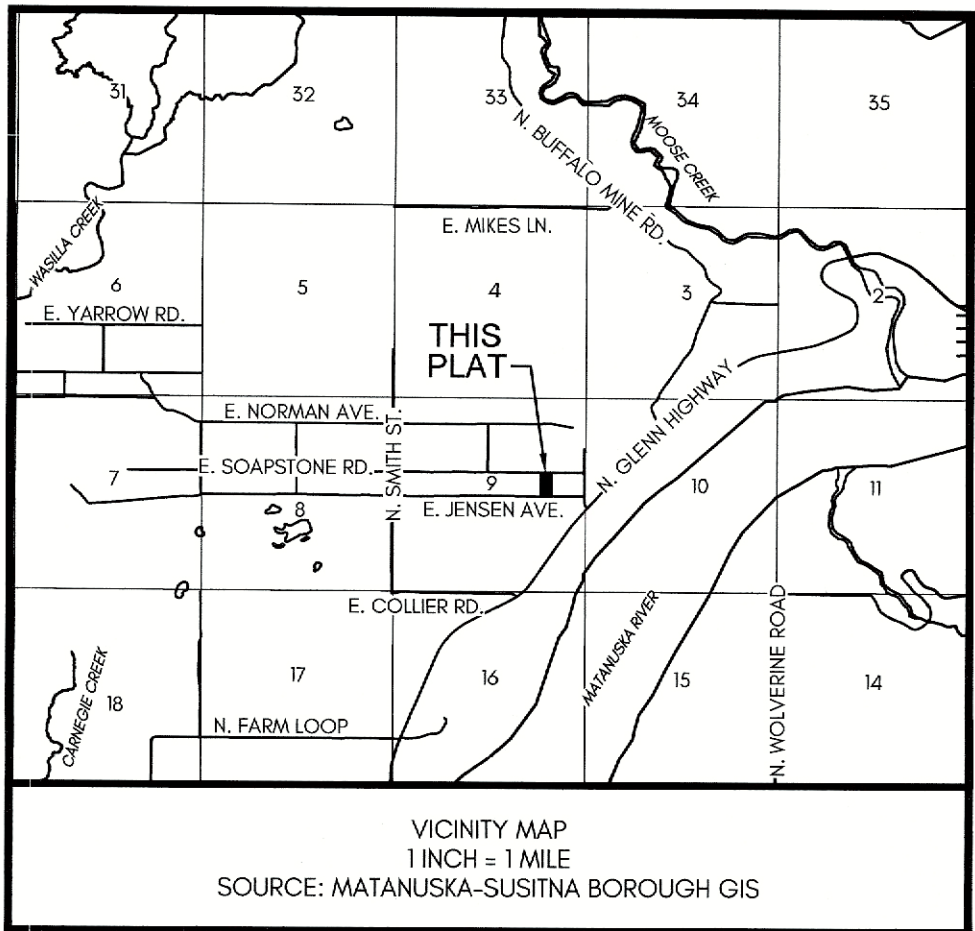


LOT 29-A
NORMAN LANGE'S HOLIDAY SUBDIVISION
PLAT 11-329

LOT 29-B
NORMAN LANGE'S HOLIDAY SUBDIVISION
PLAT 11-329

LOT 30
NORMAN LANGE'S HOLIDAY SUBDIVISION
PLAT 11-329

LOT 31
NORMAN LANGE'S HOLIDAY SUBDIVISION
PLAT 11-329



LOT 5-A
NORMAN LANGE'S HOLIDAY SUBDIVISION
TRACT NO. 5
PLAT 72-56

LOT 5-B
NORMAN LANGE'S HOLIDAY SUBDIVISION
TRACT NO. 5
PLAT 72-56

LOT 4
NORMAN LANGE'S HOLIDAY SUBDIVISION
PLAT 11-329

LOT 4
±1.4 ACRES

LOT 2
±0.99 ACRES

LOT 1
±0.97 ACRES

LOT 3
±1.12 ACRES

LOT 2
NORMAN LANGE'S HOLIDAY SUBDIVISION
PLAT 11-329

LOT 1
NORMAN LANGE'S HOLIDAY SUBDIVISION
PLAT 11-329

LOT 1
BREEZY POINT
PLAT 2021-5

LOT 2
BREEZY POINT
PLAT 2021-5

RECEIVED
AUG 24, 2026
PLATTING

PRELIMINARY PLAT

PLAT OF
KINSTAD
A PLAT OF LOT 3, NORMAN LANGE'S HOLIDAY SUBDIVISION PLAT 11-329 PALMER
RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
NE 1/2 OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 2 EAST,
SEWARD MERIDIAN, AK
CONTAINING 4.48 ACRES, MORE OR LESS.

LAVENDER
SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYN@LAVENDERSURVEY.COM (907)301-8177

DRAWN BY: SAP GRID: H012 SCALE: 1" = 100' SHEET: 1 OF 1
CHECKED BY: DMR DWG: 25-142pp DATE: 8/24/2026

C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 30, 2026**

ABBREVIATED PLAT: ARCHANGEL RIDGE PHASE 2, LOT 1A, BLOCK 3

LEGAL DESCRIPTION: SEC 12, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: HOMESITE PROPERTIES, LLC

SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING

ACRES: 3.51 ± PARCELS: 1

REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-103

REQUEST:

The request is to create 1 lot from Parcels 8682B03L001 and 8682B03L002, to be known as **ARCHANGEL RIDGE PHASE 2, LOT 1A, BLOCK 3**, containing 3.51 acres +/- . The property is located west of North Tazlina Drive, directly east of North Weltin Way, and north of East Falk Road (Tax ID # 8682B03L001 / 8682B03L002); within the SW ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS:

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

AGENCY COMMENTS:

MSB Permit Center
Public Comments

EXHIBIT B – 2 pgs
EXHIBIT C – 1 pg

DISCUSSION: The subject parcels are located within the Fishhook Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

There were no objections or concerns received from Borough departments, outside agencies or the public at the time of this staff report. One public comment was received in support.

CONCLUSION

The plat of Archangel Ridge phase 2, Lot 1A, Block 3 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of Archangel Ridge phase 2, Lot 1A, Block 3 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Archangel Ridge phase 2 Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Archangel Ridge phase 2 (Plat #2025-143), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Archangel Ridge phase 2, Lot 1A, Block 3 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.

33' SECTION LINE ESMT

50' SECTION LINE ESMT

TR A-1

LOT 1A

3

4

**SUBJECT
PROPERTY**

E RAPHAEL DR

6

5

4

N GABRIEL'S DR

7

N JEREMIEL CIR

9

6

8

4

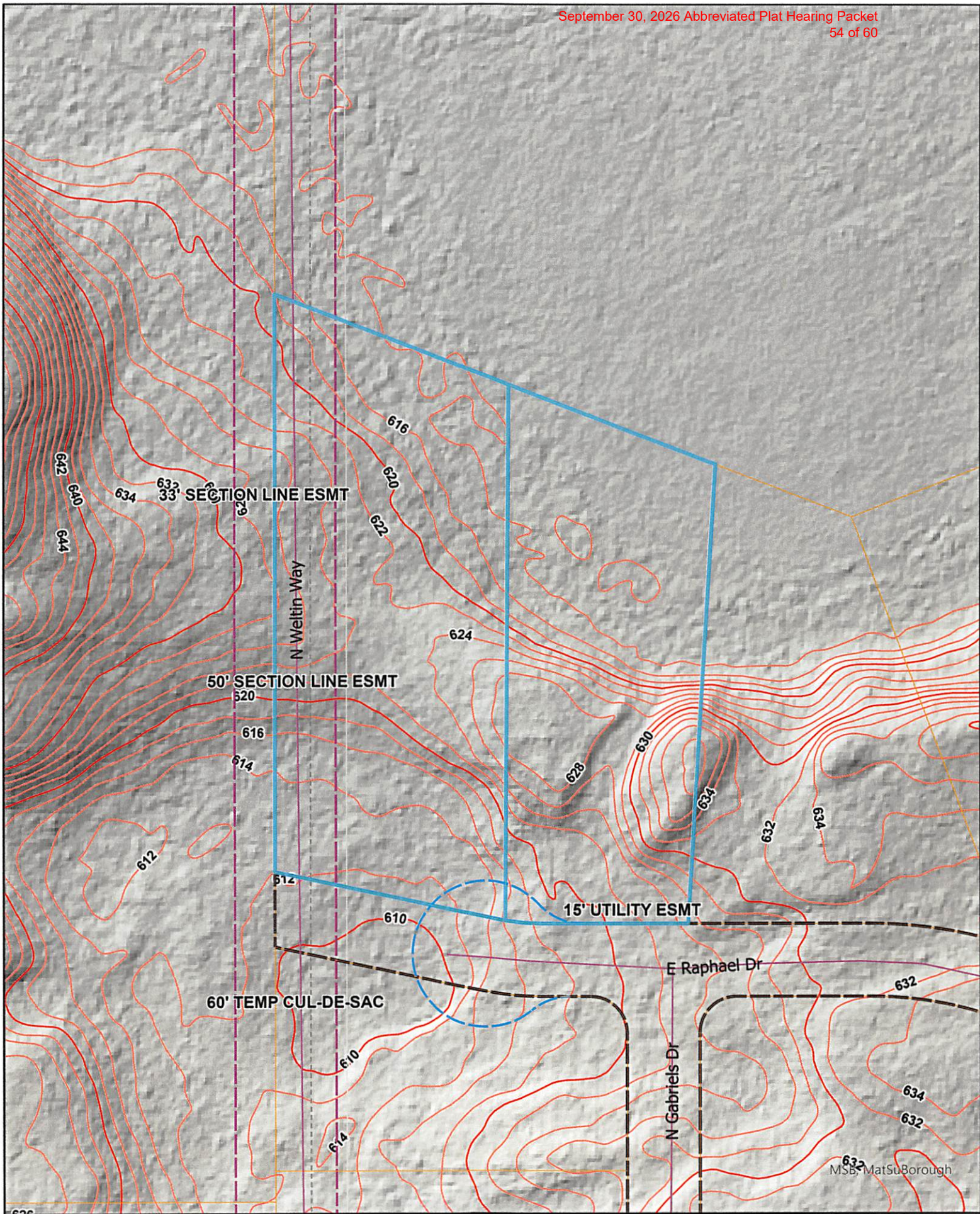
VICINITY MAP

FOR PROPOSED ARCHANGEL RIDGE PHASE 2,
LOT 1A, BLOCK 3 SUBDIVISION

LOCATED WITHIN

SECTION 12, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA01 MAP



0 120 240 480 Feet



NSB Mathuborn.com



0 120 240 480 Feet

33' SECTION LINE ESMT

50' SECTION LINE ESMT

15' UTILITY ESMT

60' TEMP CUL-DE-SAC

E Raphael Dr

15' UTILITY

15' UTILITY ESMT
15' UTILITY ESMT

N Gabriels Dr

N Jeremiel Cir

WSE, Mansueti

ATL



0 245 490 980 Feet

Cayman Reynolds

From: Permit Center
Sent: Thursday, August 27, 2026 9:31 AM
To: Cayman Reynolds
Subject: RE: RFC Archangel Ridge phase 2, Lot 1A, Block 3 CR
Attachments: Screenshot 2026-08-27 092821.png

They'll need a pair of DW permits as shown. No other 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: Cayman Reynolds <Cayman.Reynolds@matsu.gov>
Sent: Wednesday, August 26, 2026 5:02 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsu.gov>; Code Compliance <Code.Compliance@matsu.gov>; Kendra Johnson <Kendra.Johnson@matsu.gov>
Subject: RFC Archangel Ridge phase 2, Lot 1A, Block 3 CR

Hello,

The following link is a request for comments for the proposed Archangel Ridge phase 2, Lot 1A, Block 3.

Please ensure all comments have been submitted by September 10, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Archangel Ridge phase 2, Lot 1A, Block 3](#)

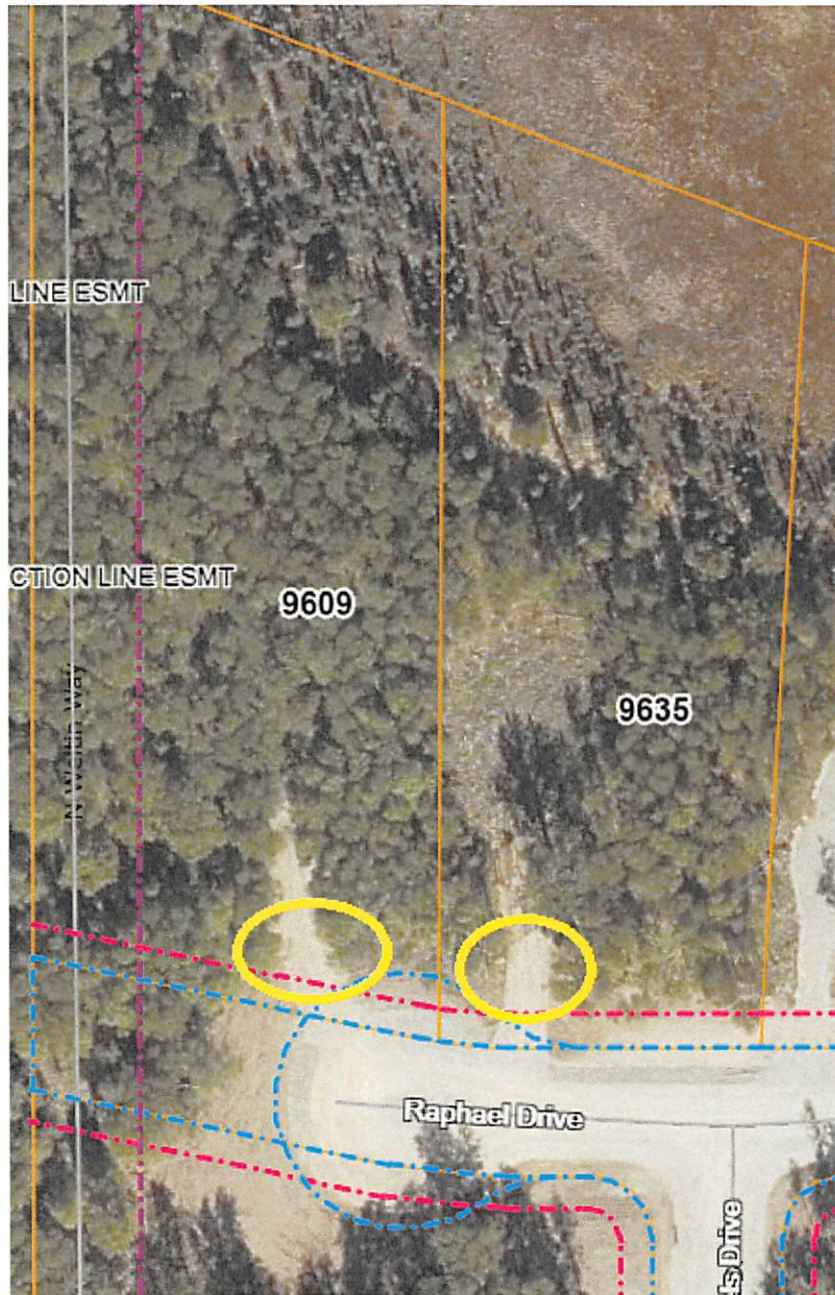
Feel free to contact me if you have any questions.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7872
Cayman.Reynolds@matsugov.us



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

RECEIVED

SEP 11 2026

PLATTING

58682B04L011 5
LUKE AND PENNY FAMILY TR
6853 N HANIEL CIR
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: HOMESITE PROPERTIES, LLC

REQUEST: The request is to create 1 lot from Parcels 8682B03L001 and 8682B03L002, to be known as **ARCHANGEL RIDGE PHASE 2, LOT 1A, BLOCK 3**, containing 3.51 acres +/- . The property is located west of North Tazlina Drive, directly east of North Weltin Way, and north of East Falk Road (Tax ID # 8682B03L001 / 8682B03L002); within the SW ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

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☒ No Objection [] Objection [] Concern

Name: John & Michelle MOOSEY Address: 6853 N. Hanial Circle, Palmer

Comments:

Great Plan. It'll be an asset to our subdivision.

9.9.26

