

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 ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING **8:30 A.M.** **October 7, 2026**

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@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. **SEVENTEEN MILE CREEK:** The request is to create three lots from Tract A, ASLS 84-35, Plat No. 85-3 to be known as **SEVENTEEN MILE CREEK**, containing 16.21 acres +/- . The property is located east of Kroto Creek, west of Seventeen Mile Creek, and north of W. Petersville Road (Tax ID # 2941000T00A); within the NW ¼ Section 16, Township 26 North, Range 07 West, Seward Meridian, Alaska. In the Trapper Creek Community Council and in Assembly District #7. (Petitioner/Owner: Robert Ross, Staff: Matthew Goddard, Case #2026-105)
- B. **FATHER AND SONS:** The request is to create 3 lots from Tract 2, MSB Waiver 2003-297 PWm, recorded as 2003-038965-0, (Tax ID# 17N02W27B006), to be known as **FATHER AND SONS**, containing 4.67 acres +/- . The property is located directly south of W. Hollywood Road and west of W. White Birch Drive; within the NW ¼ Section 27, Township 17 North, Range 02 West, Seward Peak, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Viktor Damyan, Staff: Chris Curlin, Case #2026-106)

3. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **October 7, 2026**, in **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

PUBLIC HEARINGS

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 7, 2026

ABBREVIATED PLAT: SEVENTEEN MILE CREEK
LEGAL DESCRIPTION: SEC 16, T26N, R07W, SEWARD MERIDIAN AK
PETITIONERS: ROBERT ROSS
SURVEYOR: R & K LAND SURVEYING
ACRES: 16.21 ± PARCELS: 3
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-105

REQUEST: The request is to create three lots from Tract A, ASLS 84-35, Plat No. 85-3 to be known as **SEVENTEEN MILE CREEK**, containing 16.21 acres +/- . The property is located east of Kroto Creek, west of Seventeen Mile Creek, and north of W. Petersville Road (Tax ID # 2941000T00A); within the NW ¼ Section 16, Township 26 North, Range 07 West, Seward Meridian, Alaska. In the Trapper Creek Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 5 pgs

AGENCY COMMENTS

US Army Corps of Engineers
ADF&G
MSB DPW Pre-Design and engineering Division
MSB Development Services
Utilities

EXHIBIT B – 1 pg
EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 4 pgs

DISCUSSION: The proposed subdivision is creating three lots. The proposed subdivision is being heard under MSB 43.20.100(I) Replatting remote recreational parcels. The parent parcel was created by ASLS 84-35, recorded as Plat #85-3 under DNR's RR-SI 84-35 and A.S. 38.05.077. Subdivisions heard under MSB 43.20.100(I) may be subdivided into not more than three lots with a minimum lots size of 2.5 acres. Lots being created are exempt from other legal and physical access provisions of Title 43. In Lieu of a usable area report a plat note shall be placed on the plat that wastewater disposal systems shall comply with ADEC regulations (**Recommendation #4**).

Soils Report: A geotechnical report was not required pursuant to MSB 43.20.100(I)(2).

Legal and physical access: Subdivisions heard under MSB 43.20.100(I) are exempt from legal and physical access requirements of Title 43.

Comments:

U.S. Army Corps of Engineers (**Exhibit B**) notes that Department of the Army authorization is required if anyone proposes to place dredged and/or fill materials into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

ADF&G (**Exhibit C**) has no objections with the following comments:

- Tract A is bordered by Seventeen Mile Creek (AWC: 247-41-10200-2081-3194) on the east property line. Seventeen Mile Creek is catalogued as anadromous water body and provides habitat for coho salmon. In addition, there appears to be resident fish stream that runs through the lot and in the public access easements.
- It has been determined that dividing the lot into three lots does not require habitat permit at this time but may be required a permit if the property owner intends to cross Seventeen Mile Creek with any vehicle, withdraw water, modify banks, has in water work, or work at or below the ordinary high water line. This includes building bridges or installing culverts, withdraw water, modify banks, has in water work, or work at or below the ordinary high water line on the resident fish streams. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.
- Native vegetation provides essential habitat for juvenile salmon and other aquatic species by helping regulate water temperatures, filtering, and absorbing runoff before entering waterways, and providing shelter and food resources. Streambanks and lakeshores that remain well vegetated with lush communities of native plants will be far less susceptible to erosion than denuded banks. It is highly recommended to leave streambanks vegetated to protect habitat and prevent future erosion issues.

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

MSB Development Services (**Exhibit E**) has no comments.

Utilities: (Exhibit F):

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 DNR Division of Mining, Land, & Water; Community Council #11 Trapper Creek; Road Service Area #30 Trapper Creek; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.

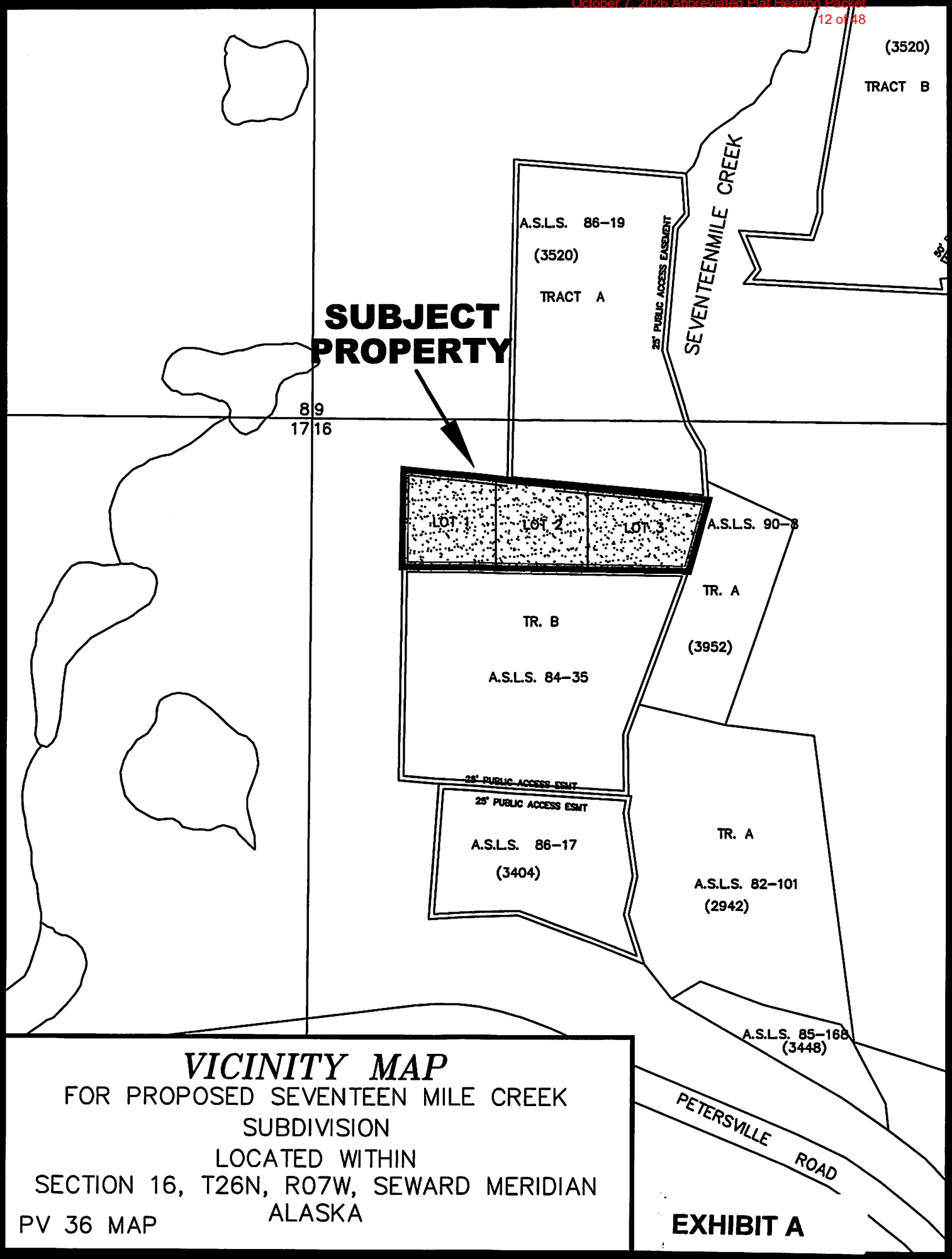
CONCLUSION: The abbreviated plat of Seventeen Mile Creek is consistent with AS 29.40.070 Platting Regulations, MSB 43.20.100(I) Replatting remote recreational parcels, and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing.

FINDINGS OF FACT

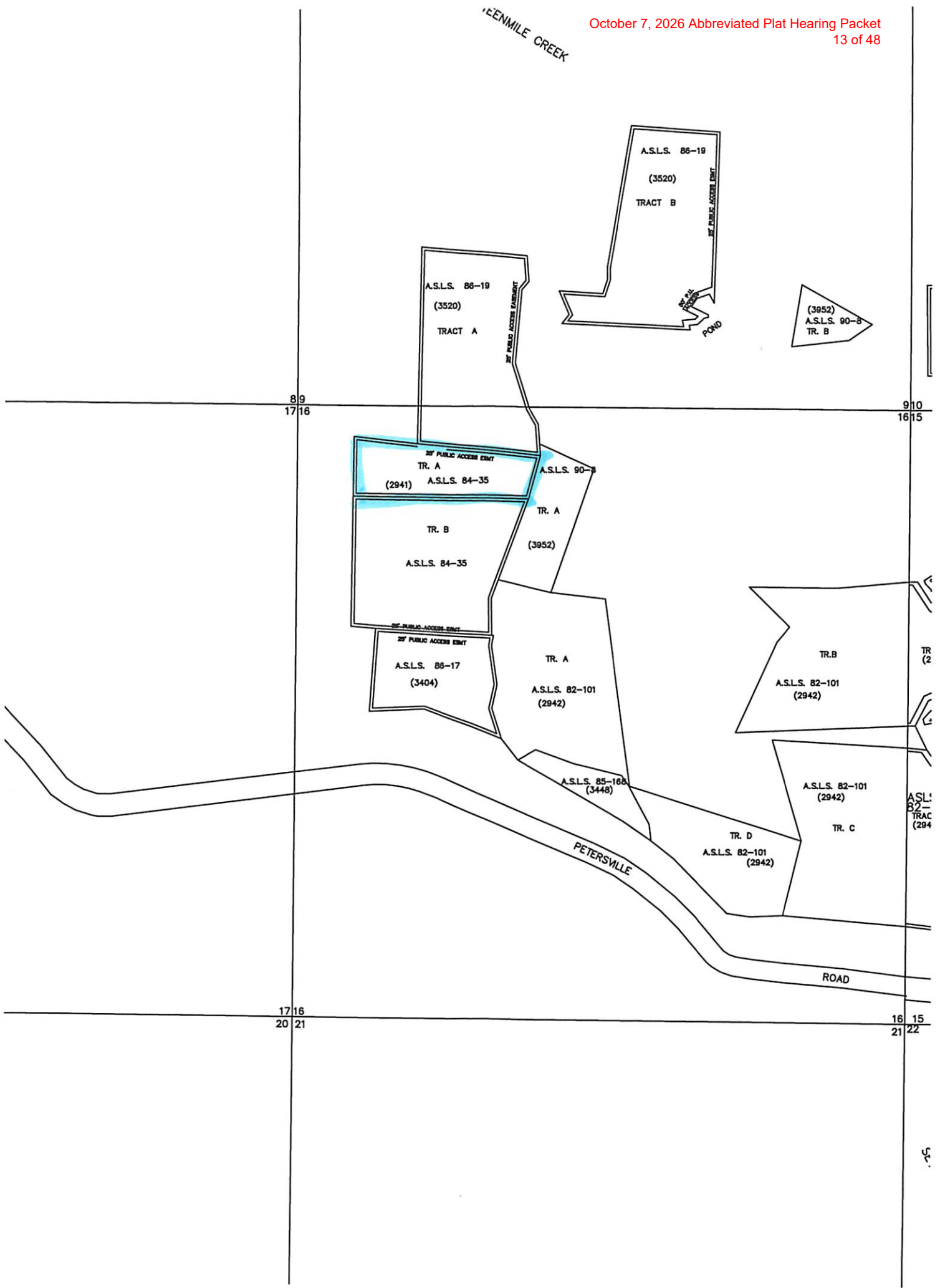
1. The plat of Seventeen Mile Creek is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. Seventeen Mile Creek was heard under the provisions of MSB 43.20.100(I) Replatting remote recreational parcels.
3. ASLS 85-3 was created under DNR's Land Disposal program RP. – SI 84-35 and A.S. 05.077.
4. A soils report not required, pursuant to MSB 43.20.100(I)(3).
5. Lots created by this action are exempt from legal and physical access requirements of Title 43 pursuant to MSB 43.20.100(I)(2)
6. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining, Land, & Water; Community Council #11 Trapper Creek; Road Service Area #30 Trapper Creek; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Seventeen Mile Creek, Section 16, Township 26 North, Range 07 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. Add a plat note stating that wastewater disposal systems shall comply with ADEC regulations.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



SEENMILE CREEK



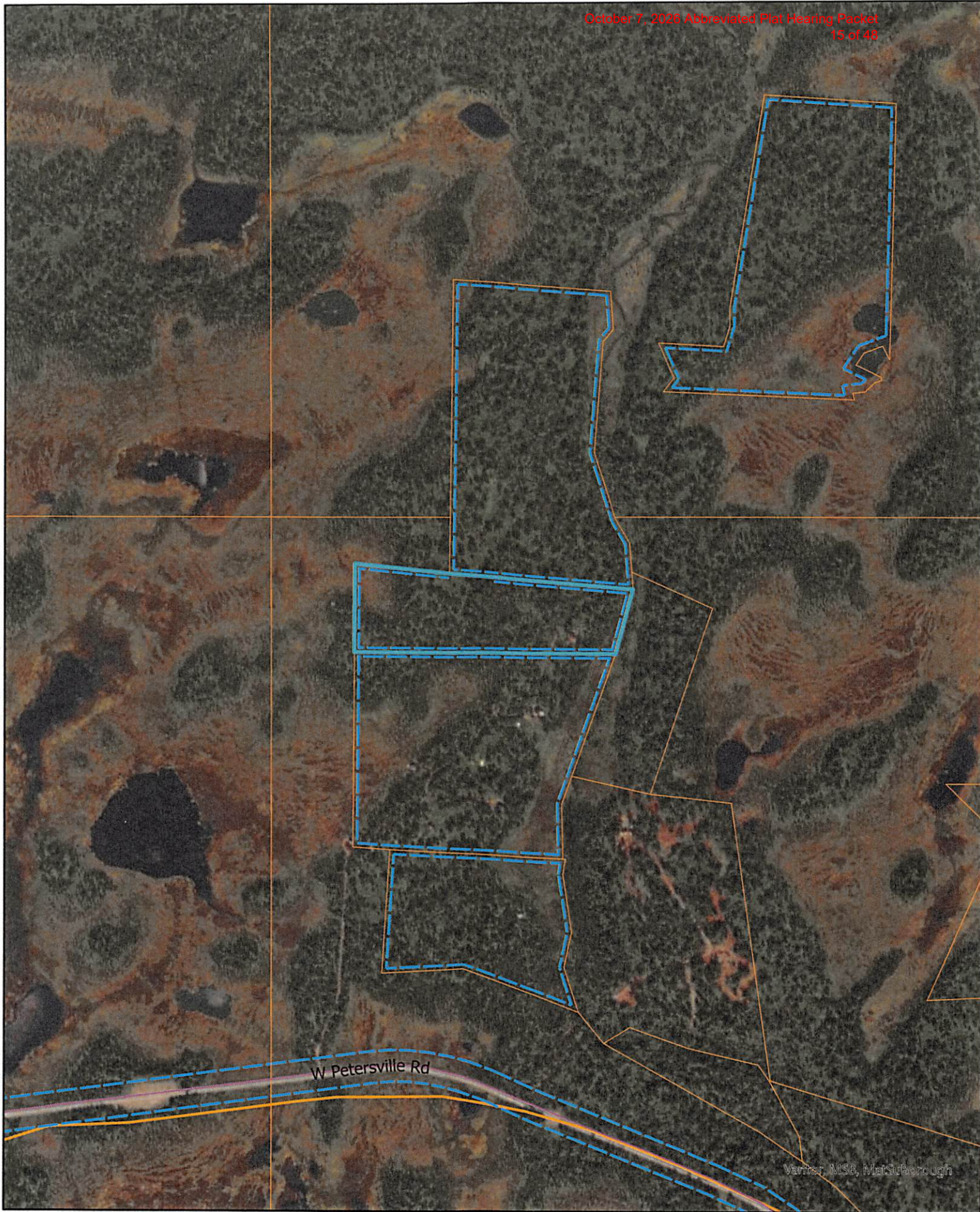
25' PUBLIC ACCESS EASEMENT

25' PUBLIC ACCESS ESMT

Ventnor, MSB, MetSuborough



0 285 570 1,140 Feet



Vanner, M/SB, Matsuborough



0 850 1,700 3,400 Feet



Mat-Su Borough Wetlands



Printed on Mar 16, 2026

- | | |
|-----------------------------------|------------------------------|
| NWI Wetlands | Other |
| Freshwater Emergent Wetland | Mat-Su Borough Parcels |
| Freshwater Forested/Shrub Wetland | World Imagery |
| Estuarine and Marine Deepwater | Low Resolution 15m Imagery |
| Estuarine and Marine Wetland | High Resolution 60cm Imagery |
| Freshwater Pond | High Resolution 30cm Imagery |
| Lake | Citations |
| Riverine | 1.2m Resolution Metadata |

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 907-861-7858.

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Matthew Goddard

From: Manbeck, Rebecca S CIV USARMY CEPOA (USA) <Rebecca.S.Manbeck@usace.army.mil>
Sent: Wednesday, September 9, 2026 1:25 PM
To: Matthew Goddard
Subject: RE: RFC Seventeen Mile Creek (MG)

Good afternoon,

Thank you for the opportunity to comment. USACE is unable to access the provided link. Please see below for general information regarding the USACE Regulatory program that may be applicable to the proposed project.

Department of the Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory. Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Requests and applications can be submitted directly to our general mailbox at regpagemaster@usace.army.mil and a project manager will be assigned to assist. Please feel free to contact our main line with questions or concerns at 907-753-2712. Additional information regarding the Corps Regulatory program can be found at: <https://www.poa.usace.army.mil/Missions/Regulatory/>.

Respectfully,

Rebecca (Becky) Manbeck
Regulatory Specialist
U.S. Army Corps of Engineers – Alaska District
Rebecca.S.Manbeck@usace.army.mil
Phone: (907)-251-6716



Streamline the permitting process with the
Regulatory Request System (RRS) — your new
online platform for permit applications.

rrs.usace.army.mil

Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Friday, September 18, 2026 8:31 AM
To: Matthew Goddard
Cc: Salminen, Mandy M (DFG)
Subject: Agency Response: RFC Seventeen Mile Creek (MG)

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

Hi Matthew,

Alaska Department of Fish & Game (ADF&G) has reviewed this platting application to create three lots from Tract A, ASLS 84-35, Plat No. 85-3, to be known as Seventeen Mile Creek. ADF&G has no objections to this platting action with the following comments:

- Tract A is bordered by Seventeen Mile Creek (AWC: 247-41-10200-2081-3194) on the east property line. Seventeen Mile Creek is catalogued as anadromous water body and provides habitat for coho salmon. In addition, there appears to be resident fish stream that runs through the lot and in the public access easements.
- It has been determined that dividing the lot into three lots does not require habitat permit at this time but may be required a permit if the property owner intends to cross Seventeen Mile Creek with any vehicle, withdraw water, modify banks, has in water work, or work at or below the ordinary high water line. This includes building bridges or installing culverts, withdraw water, modify banks, has in water work, or work at or below the ordinary high water line on the resident fish streams. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.
- Native vegetation provides essential habitat for juvenile salmon and other aquatic species by helping regulate water temperatures, filtering, and absorbing runoff before entering waterways, and providing shelter and food resources. Streambanks and lakeshores that remain well vegetated with lush communities of native plants will be far less susceptible to erosion than denuded banks. It is highly recommended to leave streambanks vegetated to protect habitat and prevent future erosion issues.

Thank you for the opportunity to review and comment on this platting action.

Colton Percy
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation

From: Matthew Goddard <Matthew.Goddard@matsu.gov>
Sent: Tuesday, September 8, 2026 1:38 PM
To: DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; eric.r.schuler@usps.gov; trappercreek2010@gmail.com; astinnett1986@gmail.com; Donna Massay <donna.massay@gmail.com>; Ron Bernier <Ron.Bernier@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Land

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, September 8, 2026 2:29 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Seventeen Mile Creek (MG)

Hello Matthew,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsu.gov>
Sent: Tuesday, September 8, 2026 1:38 PM
To: DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; eric.r.schuler@usps.gov; trappercreek2010@gmail.com; astinnett1986@gmail.com; Donna Massay <donna.massay@gmail.com>; Ron Bernier <Ron.Bernier@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Alex Strawn <Alex.Strawn@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; msbaddressing <MSBAddressing@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Code Compliance <Code.Compliance@matsu.gov>; Kendra Johnson <Kendra.Johnson@matsu.gov>; 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 Seventeen Mile Creek (MG)

Hello,

The following link is a request for comments for the proposed Seventeen Mile Creek Subdivision. Please ensure all comments have been submitted by September 18, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Seventeen Mile Creek](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Matthew Goddard

From: Permit Center
Sent: Tuesday, September 8, 2026 2:43 PM
To: Matthew Goddard
Subject: RE: RFC Seventeen Mile Creek (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: Tuesday, September 8, 2026 1:38 PM
To: DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; eric.r.schuler@usps.gov; trappercreek2010@gmail.com; astinnett1986@gmail.com; Donna Massay <donna.massay@gmail.com>; Ron Bernier <Ron.Bernier@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Alex Strawn <Alex.Strawn@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; msbaddressing <MSBAddressing@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Code Compliance <Code.Compliance@matsu.gov>; Kendra Johnson <Kendra.Johnson@matsu.gov>; 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 Seventeen Mile Creek (MG)

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The following link is a request for comments for the proposed Seventeen Mile Creek Subdivision. Please ensure all comments have been submitted by September 18, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Seventeen Mile Creek](#)

Feel free to contact me if you have any questions.

Thank you,



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

18 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.

- **SEVENTEEN MILE CREEK SUBDIVISION**
(MSB Case # 2026-105)

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: Monday, September 14, 2026 9:06 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Seventeen Mile Creek (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@matsu.gov>
Sent: Tuesday, September 8, 2026 1:38 PM
To: DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; eric.r.schuler@usps.gov; trappercreek2010@gmail.com; astinnett1986@gmail.com; Donna Massay <donnamassay@gmail.com>; Ron Bernier <Ron.Bernier@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Alex Strawn <Alex.Strawn@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; msbaddressing <MSBAddressing@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Code Compliance <Code.Compliance@matsu.gov>; Kendra Johnson <Kendra.Johnson@matsu.gov>; 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 Seventeen Mile Creek (MG)

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Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, September 8, 2026 4:08 PM
To: Matthew Goddard
Subject: RE: RFC Seventeen Mile Creek (MG)

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

Hello,

MTA has no comments.

Thank you,

Holly Sparrow, Sr. Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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

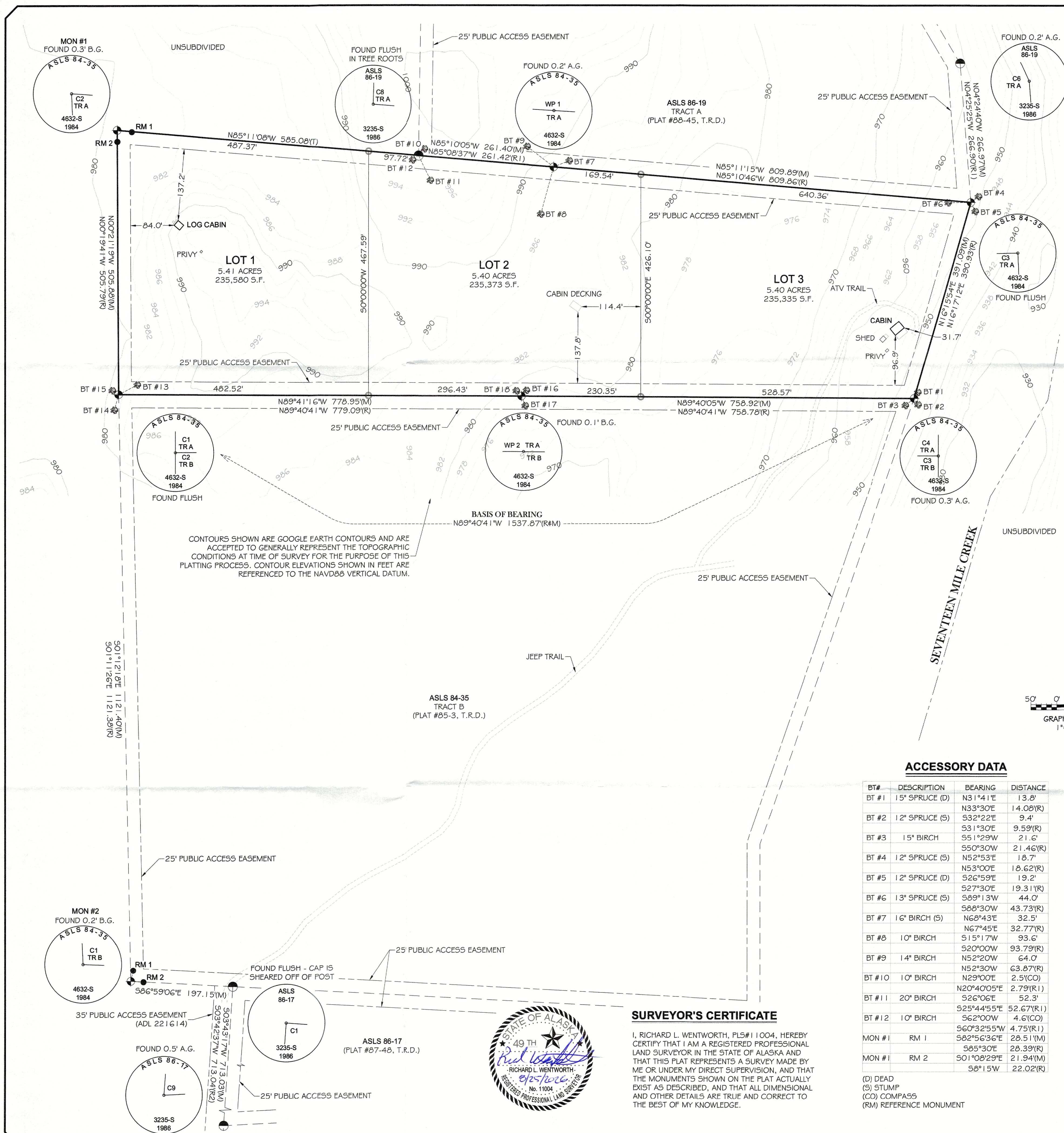


Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsu.gov>
Sent: Tuesday, September 8, 2026 1:38 PM
To: DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; eric.r.schuler@usps.gov; trappercreek2010@gmail.com; astinnett1986@gmail.com; Donna Massay <donnamassay@gmail.com>; Ron Bernier <Ron.Bernier@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Pre-Design & Engineering <pde@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Alex Strawn <Alex.Strawn@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; msbaddressing <MSBAddressing@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Code Compliance <Code.Compliance@matsu.gov>; Kendra Johnson <Kendra.Johnson@matsu.gov>; 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 Seventeen Mile Creek (MG)

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

Hello,



CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
ROBERT A. ROSS
2287 E. CARNEY ROAD
WASILLA, ALASKA 99654

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
RUSSEL J. CLODFELTER, TRUSTEE
RJ CLODFELTER FAMILY TRUST
18819 A DARBY ROAD
EAGLE RIVER, ALASKA 99577

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
RHONDA J. CLODFELTER, TRUSTEE
RJ CLODFELTER FAMILY TRUST
18819 A DARBY ROAD
EAGLE RIVER, ALASKA 99577

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT

RUTH A. TEMPLETON, TRUSTEE
STEVEN AND RUTH TEMPLETON LIVING TRUST
18935 MONASTERY DRIVE
EAGLE RIVER, ALASKA 99577

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT

STEVEN L. TEMPLETON, TRUSTEE
STEVEN AND RUTH TEMPLETON LIVING TRUST
18935 MONASTERY DRIVE
EAGLE RIVER, ALASKA 99577

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

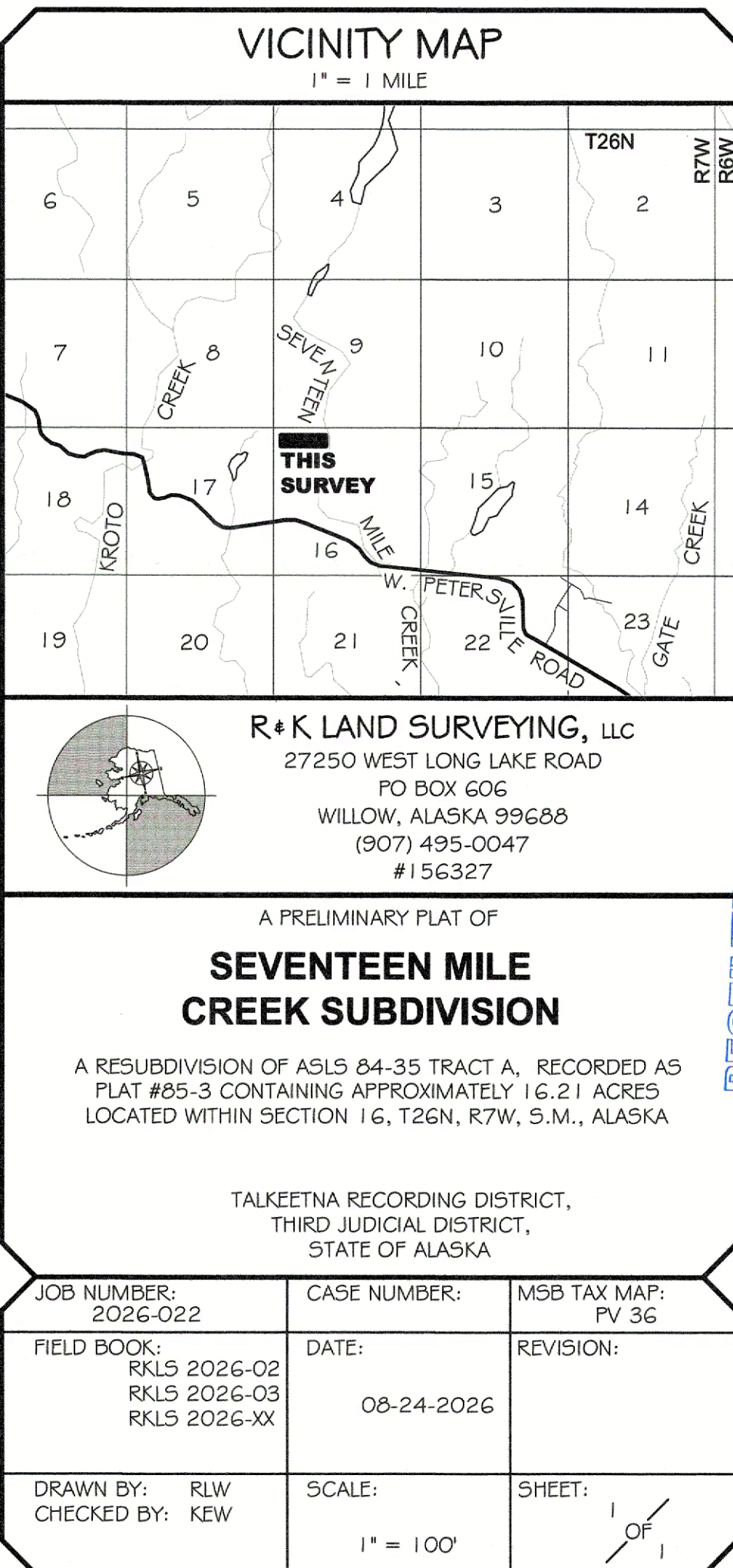
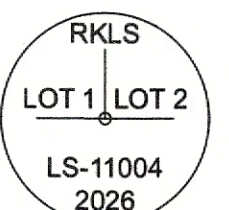
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL

LEGEND

- FOUND 2-1/2" ALUMINUM CAP ON POST (4632-S)
- FOUND 3-1/4" ALUMINUM CAP ON POST (3235-S)
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR
- REFERENCE MONUMENT (84-35)
- FOUND BEARING TREE
- TO BE SET 5/8" X 30" REBAR WITH SELF IDENTIFYING CAP ATTACHED (L5-11004)
- (R) RECORD PLAT #85-3
- (R1) RECORD PLAT #88-45
- (R2) RECORD PLAT #87-48
- (M) MEASURED
- (T) TOTAL MEASURED DIMENSION
- A.G. ABOVE GROUND
- B.G. BELOW GROUND
- R.D. TALKEETNA RECORDING DISTRICT

**TYPICAL 2"
ALUMINUM CAP SET**



Agenda Copy

R & K LAND SURVEYING, LLC

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 7, 2026

ABBREVIATED PLAT: FATHER AND SONS
LEGAL DESCRIPTION: SEC 27, T17N, R02W S.M., AK
PETITIONERS: VIKTOR DAMYAN
SURVEYOR/ ENGINEER: SOUTHWEST ALASKA SURVEYING
ALASKA RIM ENGINEERING
ACRES: 4.67 +/- PARCELS: 3
REVIEWED BY: CHRIS CURLIN CASE # 2026-106

REQUEST:

The request is to create 3 lots from Tract 2, MSB Waiver 2003-297 PWm, recorded as 2003-038965-0, (Tax ID# 17N02W27B006), to be known as **FATHER AND SONS**, containing 4.67 acres +/- . The property is located directly south of W. Hollywood Road and west of W. White Birch Drive; within the NW ¼ Section 27, Township 17 North, Range 02 West, Seward Peak, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Soils Report

Exhibit B – 4 pgs

COMMENTS:

USACE

Exhibit C – 1 pg

AKDNR

Exhibit D – 1 pg

ADOT&PF

Exhibit E – 1 pg

MSB Pre-Design and Engineering

Exhibit F – 1 pg

MSB Permit Center

Exhibit G - 1 pg

Utilities

Exhibit H- 5 pgs

DISCUSSION: The proposed subdivision is creating three lots ranging in size from 1.07 acres to 2.88 acres +/- . Access for the lots exist from W. Hollywood Road.

SOILS REPORT: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Charles Leet, 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:

USACE: **(Exhibit C)** I'm responding to your inquiry about U.S. Army Corps of Engineers (USACE) permitting for the proposed Father and Sons lot subdivision in the Mat-Su Borough.

Section 404 of the Clean Water Act requires that a USACE-issued permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. In general, jurisdictional wetlands sustain a direct or indirect continuous surface connection with rivers, marine areas or other definitively jurisdictional waters.

Department of the Army authorization from USACE is required for placement of dredged and/or fill material into waters of the U.S., including wetlands and/or performing work in waters protected by the Rivers and Harbors Act. Information about USACE permitting as well as access to a permit application and detailed instructions for preparing and submitting a complete application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

AKDNR:**(Exhibit D)** The Division of Mining, Land & Water, Southcentral Regional Office has no specific comments at this time. If you have questions, please contact us at dnr.scro@alaska.gov.

ADOT&PF: **(Exhibit D)** Concur with and require retention of shared access easement.

- o Plat note required: "Shared access to Hollywood Road for all lots" or similar.

- o Platting actions invalidate existing access permits and require permits to be re-applied for. Apply for a new shared driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

- o Please be advised that these lots are within the corridor of the Hollywood Road: Vine Road to Big Lake Road Pavement Preservation Project. Questions can be directed to Project Manager Connor Eshleman at connor.eshleman@alaska.gov or (907) 269-0595.

MSB DPW Pre-Design and Engineering: **(Exhibit D)** PD&E comments the Usable Area Report indicates access to the properties is from E. Lawalter Road and should be revised.

Platting staff has notified the surveyor and will add the corrected report to the file upon arrival.

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

Utilities: **(Exhibit F)** ENSTAR has no comments or recommendations. In review GCI has no comments or objections to the plat, attached is the signed plat for your records. MTA has no comments for Father and Son's. MEA did not reply.

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

CONCLUSION:

The plat of **FATHER AND SONS** 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.

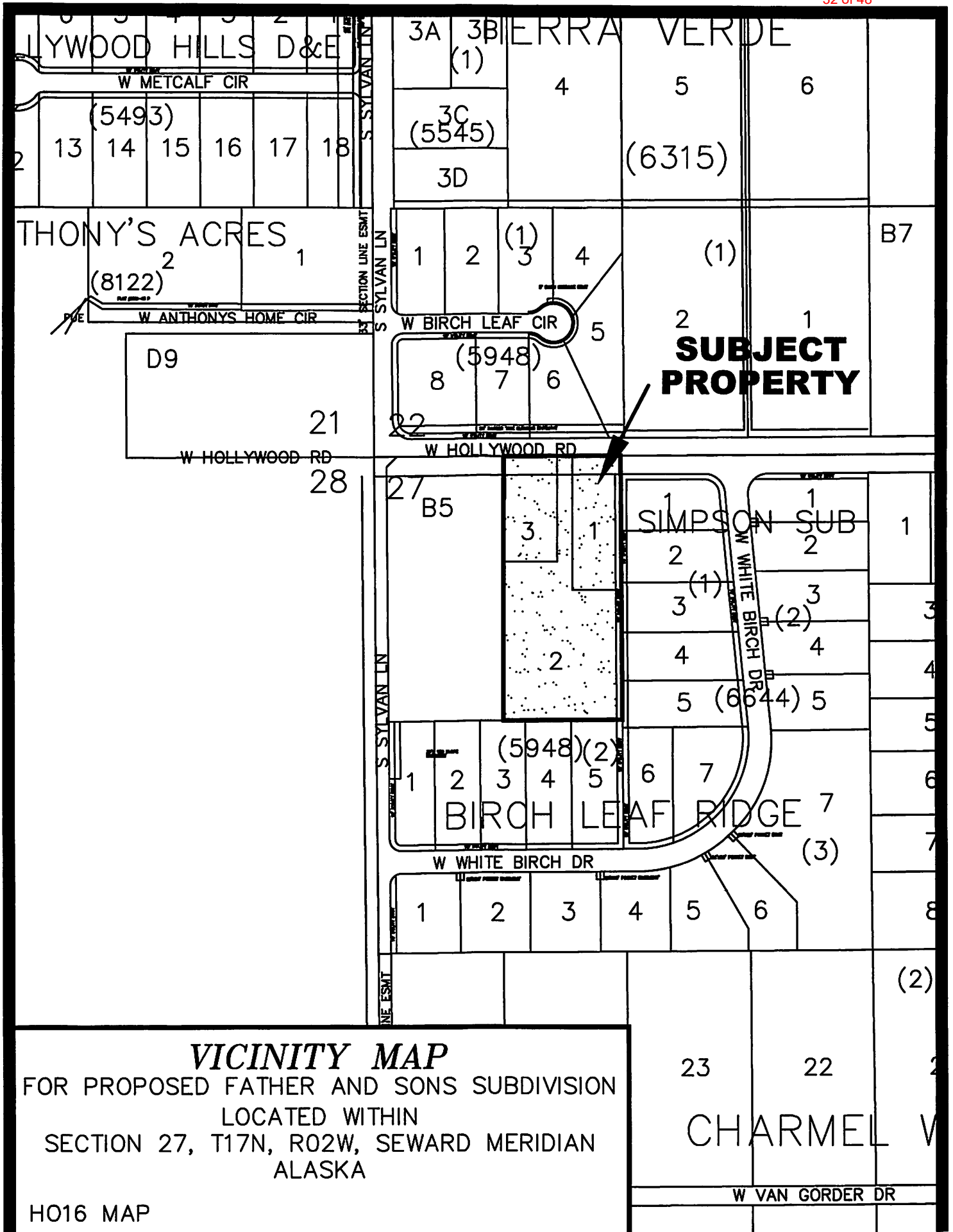
FINDINGS OF FACT:

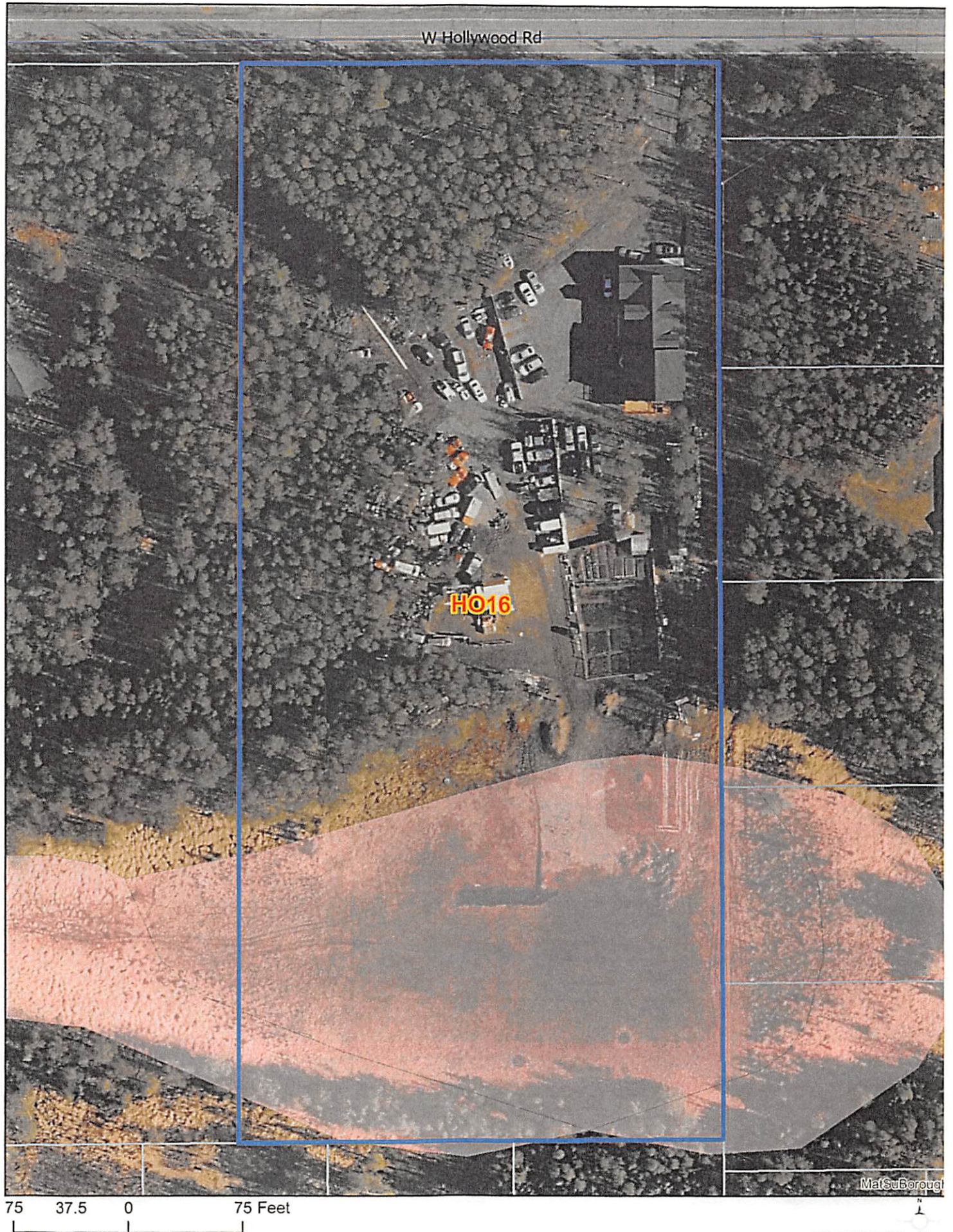
1. The plat of **FATHER AND SONS** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. All lots will have the required frontage pursuant to MSB 43.20.320
3. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
4. There 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, Collections, or Assessments; or MEA.

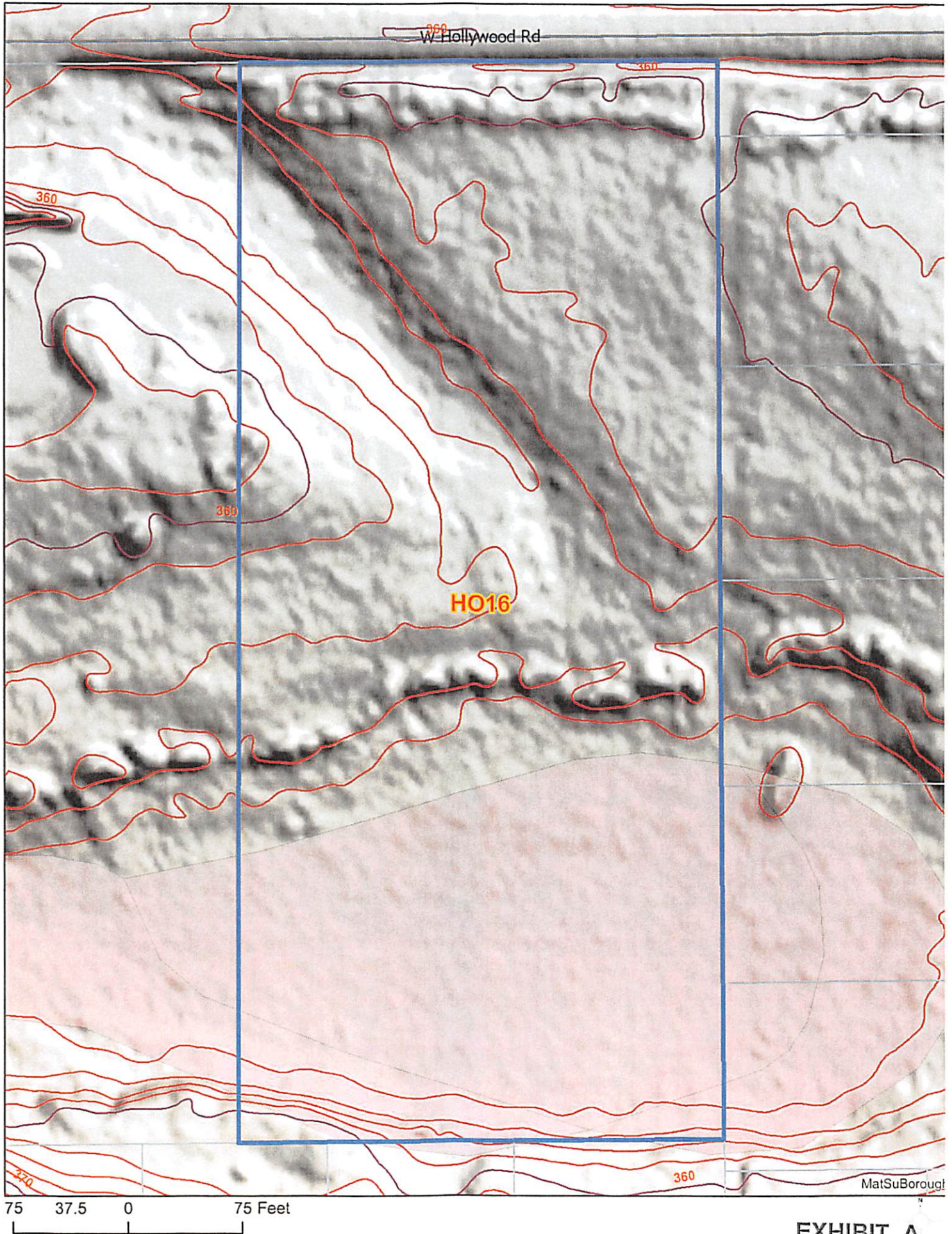
RECOMMENDED CONDITIONS OF APPROVAL:

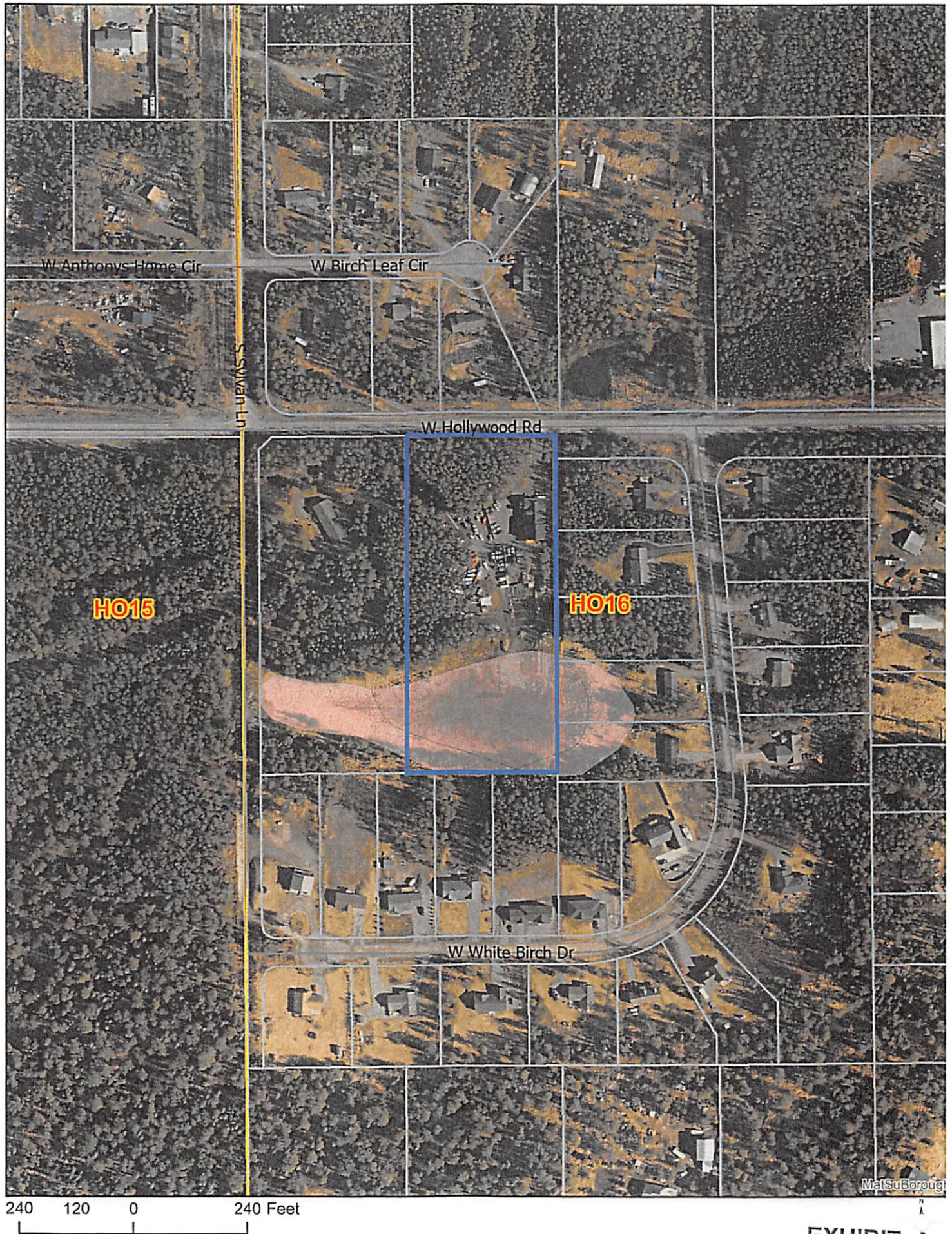
Suggested motion: I move to approve the Preliminary Plat of FATHER AND SONS, Section 27, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

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. Add a plat note: "Shared access to Hollywood Road for all lots" or similar.
5. Show all easements of record on final plat.
6. Provide platting staff with a completed Driveway Permit Application.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.











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

November 24, 2025

Mr. Fred Wagner, PLS
Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

RECEIVED
JUN 04 2026
PLATTING

RE: Proposed, Father and Son Subdivision
A Subdivision of Tract 2 of MSB
Waiver Resolution: No. 2003-297-PWm
Recorded Document No. 2003-038965-0

Subject: Usable Area Report

Dear Mr. Wagner,

The owner of the above referenced parcels of land is proposing to subdivide this parcel into 3 lots: to be known as Lots 1, 2 and 3, Van Thiel Estates. Each proposed lot will be in excess of 40,000 square feet, meeting Borough's minimum lot size. Access to the properties is e. E. Lawalter Road.

GEOTECHNICAL FIELD EXPLORATION

On November 10, 2023, a subsurface soils investigation was conducted on the parent parcel. Two test holes were dug within the proposed Lot 3 (TH 1) and Lot 2 (TH 2) and visually rated. Lot 1 has an existing home with water and septic. The soils encountered consisted of well graded sand and gravel overlain with silt and organics that was visually rated. (see test hole logs).

TOPOGRAPHY & DRAINAGE

Matanuska Susitna Imagery indicate the topography of the subject lot and surrounding area. The terrain on Lots 1, 2 and 3, slopes down away from Hollywood from north to south, with an elevation change of 10 ft. There is a slight rise in the southwest portion of Lot 3. There are no portions on the parent parcel has slopes greater than 25%, there is adequate area on the proposed lot to accommodate development

Lot 1 has been developed and has functioning well and septic The parent tracts has been developed and has a ADEC approved septic system.

Where Lots 1 and Lot 3 are vegetated, they are vegetated with birch, spruce, cottonwood and brush. The northern quarter of lot is vegetated with birch, spruce, cottonwood and brush. The northeastern portion of Lot 2 has been cleared for a garden.

SUBDIVISION DESIGN CRITERIA



SOIL LOG

TEST HOLE 2

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

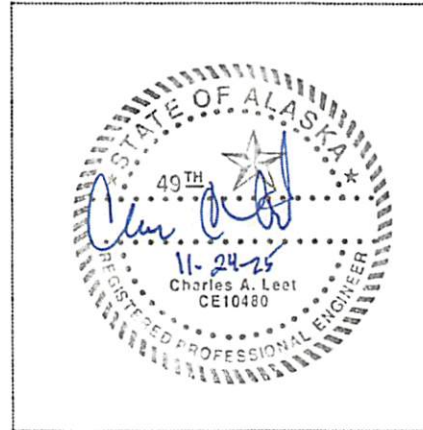
Project: Viktor Damyan

AK Rim File No. 23-24

Date: 11/10/2023

Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organics, silts/loam, frozen
1	
	1'-3' Silty sand grey, dry SM-SW
2	
	3'-13' Sand with gravel SW damp
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

See Test Hole Location Map

COMMENTS:

No water or impermeable layers were encountered.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 11/2020

EXHIBIT B



SOIL LOG

TEST HOLE 1

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

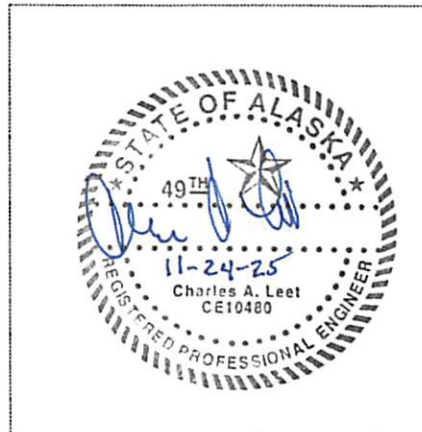
Project: Viktor Damyan

AK Rim File No. 23-24

Date: 11/10/2023

Logged By: Chuck Leet

Depth (feet)	Description
	0-1.5' Organics, silts/loam, frozen
1	
	1.5'-4' Silty sand grey, dry SM-SW
2	
3	
	4'-13' Sand with gravel SW damp
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
Callout, Color, Density, Moisture Content, USC	



TEST HOLE LOCATION:

See Test Hole Location Map

COMMENTS:

No water or impermeable layers were encountered.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 11/2020

EXHIBIT B



USEABLE AREA REPORT
PROPOSED PLAT OF FATHER AND SON SUBDIVISION

Page 2 of 2

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

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

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

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

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

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

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



11/24/2025

Attachment:

- Test Hole Location
- Test Hole Log 1 & 2

Charles A. Leet, P.E.
Project Engineer

Cc: Viktor Damyan
Southwest Alaska Surveying,
AK Rim File No. 202324

Chris Curlin

From: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Sent: Friday, September 11, 2026 8:55 AM
To: Chris Curlin
Subject: Father and Sons subdivision

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

Hi Chris,

I'm responding to your inquiry about U.S. Army Corps of Engineers (USACE) permitting for the proposed Father and Sons lot subdivision in the Mat-Su Borough.

Section 404 of the Clean Water Act requires that a USACE-issued permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. In general, jurisdictional wetlands sustain a direct or indirect continuous surface connection with rivers, marine areas or other definitively jurisdictional waters.

Department of the Army authorization from USACE is required for placement of dredged and/or fill material into waters of the U.S., including wetlands and/or performing work in waters protected by the Rivers and Harbors Act. Information about USACE permitting as well as access to a permit application and detailed instructions for preparing and submitting a complete application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

V/r, Greg



US Army Corps
of Engineers®

Greg Mazer

Project Manager, North Central Section | Regulatory
Division | U.S. Army Corps of Engineers | Alaska District
Cell: 907.347.9059 | Regulatory Main Line: 907.753.2717

Website: www.poa.usace.army.mil/missions/regulatory

RRS REGULATORY
REQUEST
SYSTEM

Streamline the permitting process with the
Regulatory Request System (RRS) — your new
online platform for permit applications.

rrs.usace.army.mil

Chris Curlin

From: Gehman, Christian S (DNR) <christian.gehman@alaska.gov>
Sent: Wednesday, September 23, 2026 3:48 PM
To: Chris Curlin
Subject: RE: RFC Father and Sons (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good afternoon,

The Division of Mining, Land & Water, Southcentral Regional Office has no specific comments at this time. If you have questions, please contact us at dnr.scro@alaska.gov.

Christian Gehman

Natural Resource Specialist, 907-269-6479
<https://dnr.alaska.gov/mlw/lands/permitting/>

Department of Natural Resources
Division of Mining, Land, and Water
Southcentral Regional Office
550 W. 7th Ave, Suite 900c
Anchorage, AK 99501

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Wednesday, September 9, 2026 2:52 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>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; DNR SCRO (DNR sponsored) <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>; Myers, Sarah E E (DFG) <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>; admin@kfccak.org; davemtp@mtaonline.net; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Bill Gamble <Bill.Gamble@matsu.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; meadow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Father and Sons (CC)

Some people who received this message don't often get email from chris.curlin@matsu.gov. [Learn why this is important](#)

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



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

September 25, 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-2026-161; PLT-21-8-3504; PA 13 Turner (South Waco Circle and South Sky Ranch Loop)**

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

- **Plat Case #2026-106; Father and Sons; HO 16 (Hollywood Road)**
 - Concur with and require retention of shared access easement.
 - Plat note required: "Shared access to Hollywood Road for all lots" or similar.
 - Platting actions invalidate existing access permits and require permits to be re-applied for. Apply for a new shared driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.
 - Please be advised that these lots are within the corridor of the [Hollywood Road: Vine Road to Big Lake Road Pavement Preservation Project](#). Questions can be directed to Project Manager Connor Eshleman at connor.eshleman@alaska.gov or (907) 269-0595.
- **PREAPP-2026-000157; PLT-21-8-3528; WA 12 HLS WM Construction (Church Road)**
 - Suggest exploring options for interconnectivity and secondary access for development beyond access to Church Road.
 - Require coordination with MSB Parcel ID 79515/548768 development (AV Homes LLC, PREAPP-2026-000137) to align approach road access points on Church Road.

"Keep Alaska Moving."

EXHIBIT E

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, September 15, 2026 3:06 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Father and Sons (CC)

Hello Chris,

PD&E comments the Usable Area Report indicates access to the properties is from E. Lawalter Road and should be revised.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Wednesday, September 9, 2026 2:52 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>; admin@kfccak.org; davemtp@mtaonline.net; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Bill Gamble <Bill.Gamble@matsu.gov>; Bob Keiner <bob.keiner@alaska.gov>; Erica Kostelecky <erica.kostelecky@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Father and Sons (CC)

Hello,

The link below is to the RFC packet for the Father and Sons Subdivision. Please ensure that all comments are submitted by September 24, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [Father and Sons](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Permit Center
Sent: Thursday, September 10, 2026 10:18 AM
To: Chris Curlin
Subject: RE: RFC Father and Sons (CC)

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: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Wednesday, September 9, 2026 2:52 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>; admin@kfccak.org; davemtp@mtaonline.net; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Bill Gamble <Bill.Gamble@matsu.gov>; Bob Keiner <bob.keiner@alaska.gov>; Erica Kostelecky <erica.kostelecky@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Father and Sons (CC)

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☐ [Father and Sons](#)

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

23 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.

- **FATHER AND SONS SUBDIVISION**
(MSB Case # 2026-106)

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", is written over a light blue horizontal line.

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

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, September 16, 2026 8:48 AM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Father and Sons (CC)
Attachments: Updated Agenda Plat Sept 11 2026.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: Wednesday, September 9, 2026 2:52 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>; admin@kfccak.org; davemtp@mtaonline.net; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Bill Gamble <Bill.Gamble@matsu.gov>; Bob Keiner <bob.keiner@alaska.gov>; Erica Kostelecky <erica.kostelecky@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Father and Sons (CC)

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

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 [Father and Sons](#)

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, September 14, 2026 12:34 PM
To: Chris Curlin
Subject: RE: RFC Father and Sons (CC)

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

Hello,

MTA has no comments for Father and Son's.

Thank you,

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: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Wednesday, September 9, 2026 2:52 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>; admin@kfccak.org; davemtp@mtaonline.net; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Bill Gamble <Bill.Gamble@matsu.gov>; Bob Keiner <bob.keiner@alaska.gov>; Erica Kostelecky <erica.kostelecky@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Father and Sons (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,

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THIS SUBDIVISION PLAT 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 _____, DATE _____, 202____, 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.

_____, 202____

PLANNING AND LAND USE DIRECTOR

ATTEST:

PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 202____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RE SUBDIVISION, HEREON HAVE BEEN PAID.

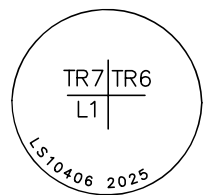
TAX COLLECTION OFFICIAL, _____ DATE _____
MATANUSKA-SUSITNA BOROUGH

LEGEND

- ⊕ 1" IRON PIPE RECOVERED
- ⊙ 2 1/2" BRASS CAP
- 1 1/2" YELLOW PLASTIC CAP ON 5/8" REBAR RECOVERED THIS SURVEY
- 2" ALUMINUM CAP SET THIS SURVEY
- 5/8" REBAR RECOVERED THIS SURVEY
- (M) MEASURED DATA THIS SURVEY
- (R) RECORD DATA ()
- (R1) RECORD DATA ()
- (R2) RECORD DATA ()

TYPICAL MONUMENT SET

2" ALUMINUM CAP ON 5/8" REBAR 30" LONG



NOTES

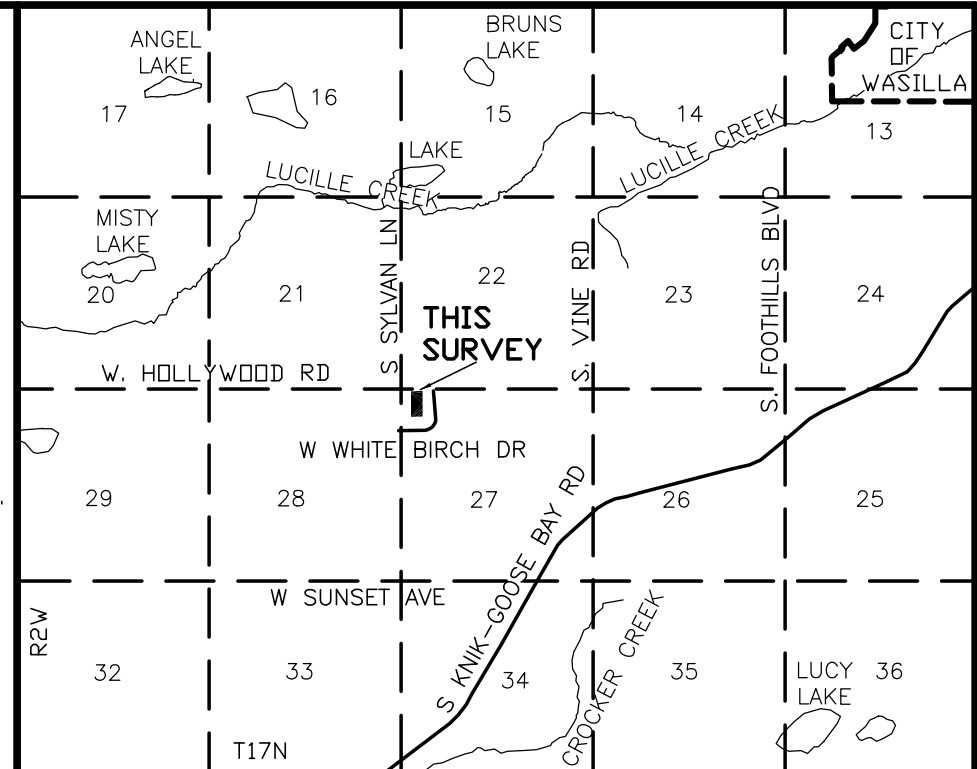
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THOSE SYSTEMS.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- 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.
- THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP PANEL 8045 DF 9856 MAP NUMBER 02170C8045F REVISED IN 9/27/2019.

TRACT 1 OF MSB
WAIVER RESOLUTION No. 2003-297-PWm
RECORDED DOCUMENT No. 2003-038965-0

LOT 6
BIRCH LEAF RIDGE
PLAT 2006-173

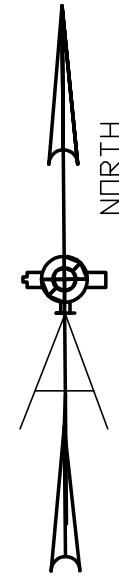
SIMPSON SUB
PLAT 2007-19

BIRCH LEAF RIDGE
PLAT 2006-173



SCALE: 1"=1 MILE

VICINITY MAP



LOT 2
CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF TRACT 2 OF WAIVER RESOLUTION No. 2003-297-PWm, RECORD DOCUMENT No. 2003-038965-0, AS SHOWN AND DESCRIBED ON THIS PLAT. I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

_____, DATE: _____

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY
OF _____, 202____, BY _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

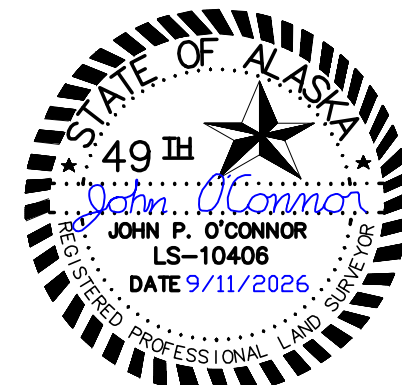
LOT 3

BLOCK 2

SURVEYOR'S CERTIFICATE

I, JOHN P. O'CONNOR, REGISTRATION No. 10406 HEREBY 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 HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
DATE: 9/11/2026

John P. O'Connor
JOHN P. O'CONNOR



SCALE 1"=50'

50 100 150 200 FEET

PRELIMINARY PLAT:

FATHER AND SONS SUBDIVISION

SUBDIVISION OF TRACT 2 OF MSB
WAIVER RESOLUTION No. 2003-297-PWm
RECORDED DOCUMENT No. 2003-038965-0
CREATING 3 LOTS.

LOCATED WITHIN NW1/4NW1/4 SEC 27 T17N, R2W, SM., AK
CONTAINING 4.67 ACRES MORE OR LESS.

PALMER RECORDING DISTRICT

DATE OF SURVEY: BEGINNING: AUGUST 2025 ENDING:		PREPARED BY: SOUTHWEST ALASKA SURVEYING LLC CERTIFICATE OF AUTHORIZATION No. 74853D 2800 N.PARK DRIVE WASILLA, AK 99654 PHONE 907-373-1607 OR 907-631-2503	
DRAWN BY: J.O.	DATE: 9/11/2026	GRID:	REVISION NO. 2
CHECKED BY: J.O.	SCALE: 1"=50'	F.B. 2025-1	SHEET 1 OF 1