

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Kinneen

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Wyatt Anderson



PLATTING BOARD
Chris Chiavetta, District 1
Michael Liebing, District 2
Eric Koan, District 3
Vice Chair Amanda Salmon, District 4
Chair Michelle Traxler, District 5
Sandra Kreger, District 6
Sidney Bertz, District 7
Karla McBride, Alternate A
Robert Hallford, Alternate B

PLATTING BOARD AGENDA ASSEMBLY CHAMBERS 350 E DAHLIA AVENUE PALMER

PLATTING BOARD MEETING

1:00 P.M.

April 3, 2025

Ways you can participate in Platting Board meetings:

IN PERSON

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

TELEPHONIC TESTIMONY: (Audio only)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

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

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

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

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

A. March 20, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **ALEXANDER ESTATES:** The request is to create 18 lots from Tax Parcel B3, created by Warranty Deed recorded at 2002-012218-0, to be known as ALEXANDER ESTATES, containing 26.5 acres +/- . Lots to access S. Knik Goose Bay Road via proposed internal roads. The property is directly north of S. Knik Goose Bay Road and south of S. Knik Knack Mud Shack Road; (Tax ID# 16N02W08B003); V within the NW ¼ Section 08, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: *Diamond Homes, LLC, Staff: Chris Curlin, Case # 2025-021*)

B. **BROOKWOOD COMM PARK PUE:** The request is to create a Public Use Easement on Lot 1, Brookwood Commercial Park, (Plat # 2021-97), containing 3,590 sf (.08 acres +/-), (Tax ID # 8166000L001). The proposed Public Use Easement is located east of S. Knik-Goose Bay Road and directly north of E. Hard Rock Circle; located within the NW ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4. (Petitioner/Owner: *RFN Properties, LLC, Staff: Chris Curlin, Case # 2025-024*)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*If needed*)

○ *Definition: Law. To hear and settle an issue or a question regarding code.*

B. Upcoming Platting Board Agenda Items (*Staff: Fred Wagner & Clerk: Kayla Kinneen*)

- April 17, 2025, Platting Board Meeting, we have 1 case to be heard:
 - Northern Sky Estates

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
March 20, 2025**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 20, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:02 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Michael Liebing, District Seat #2
Mr. Eric Koan, District Seat #3
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Mr. Sidney Bertz, District seat #7
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Chris Chiavetta, District Seat #1
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Ms. Sandra Kreger, District seat #6

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Kinneen, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Wyatt Anderson, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member McBride led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

Discussion ensued.

MOTION: Platting Member Liebing made motion to approve to strike the Staff Presentation from the Agenda and move to a later date. Platting Member McBride seconded.

Platting Member Salmon requested to put a motion on the table.

MOTION: Platting Member Salmon made a Motion to add the timer back to the screen. Platting Member McBride seconded.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
March 20, 2025**

VOTE: The motion was approved unanimously.

MOTION: Platting Member Salmon made motion to approve the amended Agenda.
Platting Member McBride seconded.

VOTE: The Agenda was changed unanimously.

2. APPROVAL OF MINUTES

- March 6, 2025.

MOTION: Platting Member Liebing made motion to approve March 6, 2025 Minutes.
Platting Member Koan seconded.

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

- A. **SOUTH SHORE WATERFRONT MSP**: The request is to bring the approved South Shore Waterfront Master Plan back before the board for modification. Petitioner is proposing the northern access road be a private road. This will require the dedication of a new cul-de-sac at the beginning of the private road. Containing 34 acres +/- . The property is located South of Big Lake, West of S. Corkey Boulevard and directly North of W. Susitna Parkway; (Tax ID#17N04W35C009) within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Seth Kroenke, Staff: Wyatt Anderson, Case #2023-098)

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

Kayla Kinneen provided the mailing report:

- Stating that 46 public hearing notices were mailed out on February 25, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 11 conditions and 7 findings of facts.

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

The petitioner's representative Craig Hanson chose not to speak.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
March 20, 2025**

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

- Robbie Muir

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

Platting Member Liebing had questions for staff.

Discussion ended.

The petitioner's representative spoke.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to amend Condition of approval #6 to add "Interim" before the word approval. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection

MOTION: Platting Member Koan made a motion to approve the preliminary plat of South Shore Waterfront MSP. Platting Member Liebing seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS
(None)

6. PUBLIC HEARINGS

- B. **HAVEN PARK:** The request is to create 4 lots from Tax Parcel 17N02W21A006, created by Waiver Resolution #77-41, recorded as Plat No. 77-75W, to be known as Haven Park, containing 20.0 acres +/- . The petitioner is also proposing the construction and dedication of an internal street to serve as access from W. Rodney Cir. The property is located north of W. Ryan Cir., West of S. Sylvan Ln., East and South of Lucille Creek. (Tax ID #17N02W21A006); within the NE ¼ Section 21, Township 17 North, Range 02

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
March 20, 2025**

West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: Choice Homes, LLC, Staff: Wyatt Anderson, Case #2025-016*)

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

Kayla Kinneen provided the mailing report:

- Stating that 76 public hearing notices were mailed out on February 25, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 6 findings of facts.

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

The petitioner's representative, Gary LoRusso chose not to speak.

Chair Traxler opened the public hearing for public testimony.

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

The petitioner's representative spoke.

Discussion ensued.

MOTION: Platting Member Koan made a motion to approve the preliminary plat of Haven Park. Platting Member Liebing seconded the motion.

Discussion ensued.

MOTION: Platting Member Koan made a motion to amend Condition of approval #5 to include the word "extension". Platting Member Liebing seconded the motion.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS
(None)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
March 20, 2025**

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items:

- There are 2 cases scheduled for April 3, 2025 Platting Board. We will try to have the presentation after the April 3rd Meeting.
 - Alexander Estates
 - Brookwood Commercial Park PUE

9. BOARD COMMENTS.

- Member Salmon – It was a lovely meeting.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:39 PM**.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA KINNEEN
Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 3, 2025

PRELIMINARY PLAT: ALEXANDER ESTATES
LEGAL DESCRIPTION: SEC 19, T19N, R04W S.M., AK
PETITIONERS: DIAMOND HOMES, LLC
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING/SDCS, LLC
ACRES: 26.5 +/- PARCELS: 18
REVIEWED BY: CHRIS CURLIN CASE #: 2025-021

REQUEST:

The request is to create 18 lots from Tax Parcel B3, created by Warranty Deed recorded at 2002-012218-0, to be known as ALEXANDER ESTATES, containing 26.5 acres +/- . Lots to access S. Knik Goose Bay Road via proposed internal roads. The property is directly north of S. Knik Goose Bay Road and south of S. Knik Knack Mud Shack Road; within the NW ¼ Section 08, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5.

EXHIBITS:

Vicinity Map and Aerial Photos	Exhibit A – 4 pgs
ADT	Exhibit B – 1 pg
Soils Report	Exhibit C – 14 pgs
Road Plan & Profile	Exhibit D – 2 pgs
Drainage Plan	Exhibit E – 1 pg
<u>COMMENTS:</u>	
USACE	Exhibit F – 1 pg
ADOT&PF	Exhibit G – 2 pgs
MSB Pre-Design and Engineering	Exhibit H – 1 pg
MSB Permit Center	Exhibit I – 1 pg
Utilities	Exhibit J – 2 pgs

DISCUSSION: The proposed subdivision is creating 18 lots ranging in size from .92 acres to .94 acres. Proposed lots will take access from S. Knik Goose Bay Road, an ADOT&PF maintained road, via proposed dedicated and constructed internal roads.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Dan Steiner, PE, Seven test holes were excavated to determine existing soil conditions. Each test hole was 15' to 16" deep. Figure 3 shows the test hole locations. The soils were fairly consistent. Test hole one was a gravely sand with groundwater at 1 T. All other test holes included sandy silt or silty sand with gravel and cobbles. Percolation tests were performed adjacent to test holes 2-6. The

percolation rates ranged from 17 to 40 minutes per inch. Test Hole 1 did not require a percolation test due to the soil type. Logs of the test holes and percolation test results are included with this report. All the percolation test results are within ADEC requirements for a conventional on-site septic system.

Along with soils capable of supporting a SAS, the topography must also allow for a SAS to be constructed at least 25' from a slope that is steeper than 4H:1V that is greater than 10' high. Although there is a significant change in topography, there are only two small areas that are steeper than 4H:1 V slopes greater than 10' high within the subdivision. These areas are shown in Figure 3. The areas that are unusable for septic systems due to the steep slopes is very small. Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous septic area and a minimum of 10,000 square feet of usable building area within each of the proposed lots as required by the Matanuska-Susitna Borough. The overall drainage pattern of the existing parcel will not be altered by this platting action. An ADOT access road permit will be obtained as part of this project.

COMMENTS:

USACE (Exhibit F) The Corps of Engineers (Corps) does not have any specific comments regarding the development of Alexander Estates, though there appears to be waters within the review area. Department of the Army 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.

ADOT&PF (Exhibit G) The Department appreciates the work this team and subdivision plat have done to comply with MSB and DOT&PF recommendations and requirements.

No objection to the proposed subdivision plat.

DOT&PF requires the addition of a plat note stating "No direct access to KGB Road for all lots adjacent to KGB: Lot 1 & 2, Lot 1, 2, 4, 5, 6, & 7."

Platting staff notes this is COA #5.

DOT&PF requests that subdivision plat dedicate right of way along Knik-Goose Bay Road.

Apply for an approach road review permit for Ocean View Drive access to Knik Goose-Bay Road. Driveway permits and Approach Road Review's can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

MSB DPW Pre-design and Engineering (Exhibit H) The extents of the slope and maintenance easements must be determined prior to plat recording as there is no mechanism for adjusting these easements post construction and after the plat has been recorded. The petitioner should remove the statements, "PROPOSED SLOPE EASEMENT TO BE FINALIZED AFTER CONSTRUCTION", and show final extents of the easements on the agenda plat with callouts for, "Slope and Maintenance Easement".

Platting staff notes this is Condition of Approval #6.

MSB Permit Center (Exhibit I) has no comment.

Utilities: (Exhibit J) ENSTAR has no comments or recommendations. GCI, MTA, and MEA did not respond.

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 ALEXANDER ESTATES is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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, or utilities at the time of this staff report.

FINDINGS OF FACT:

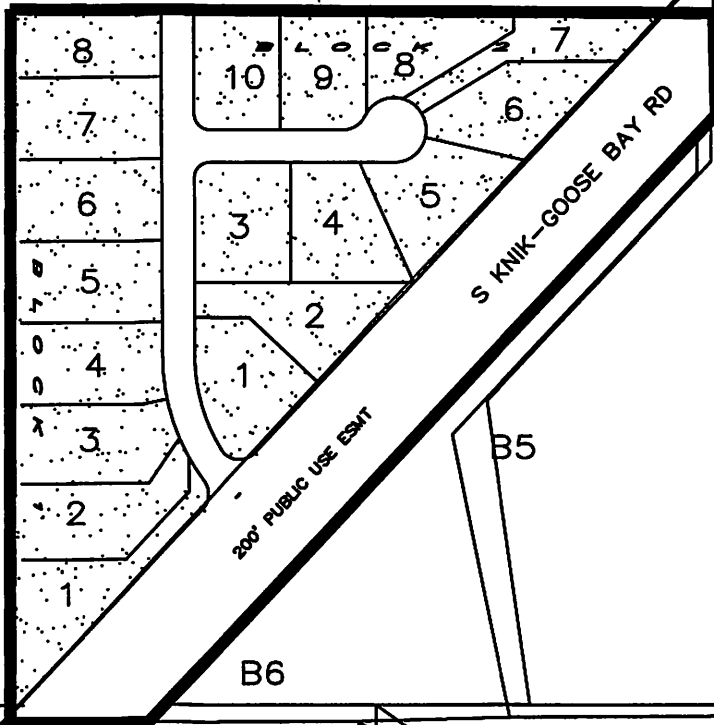
1. The plat of ALEXANDER ESTATES is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320
4. There were no objections from any borough departments, outside agencies, or utilities.
5. At the time of staff report write-up, there were no responses to the Request for Comments from, AKF&G, AKDNR, Community Development, or Assessments; or, MTA, MEA, or GCI.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of ALEXANDER ESTATES Section 8, Township 16 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. Construct interior streets and cul-de-sac to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
4. Add plat note: "No direct access to KGB Road for all lots adjacent to KGB: Lot 1 & 2, Lot 1, 2, 4, 5, 6, & 7 unless authorized by the permitting authority."
5. Label Slope and Maintenance Easements and remove "PROPOSED SLOPE EASEMENT TO BE FINALIZED AFTER CONSTRUCTION" from plat.
6. Pay postage and advertising fees.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.

**SUBJECT
PROPERTY**



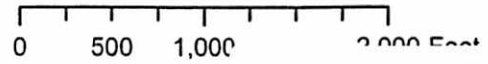
VICINITY MAP

FOR PROPOSED ALEXANDER ESTATES
SUBDIVISION

LOCATED WITHIN

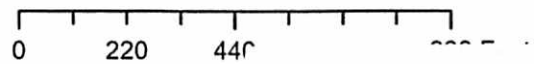
SECTION 08, T16N, R02W, SEWARD MERIDIAN
ALASKA

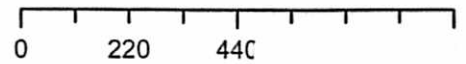
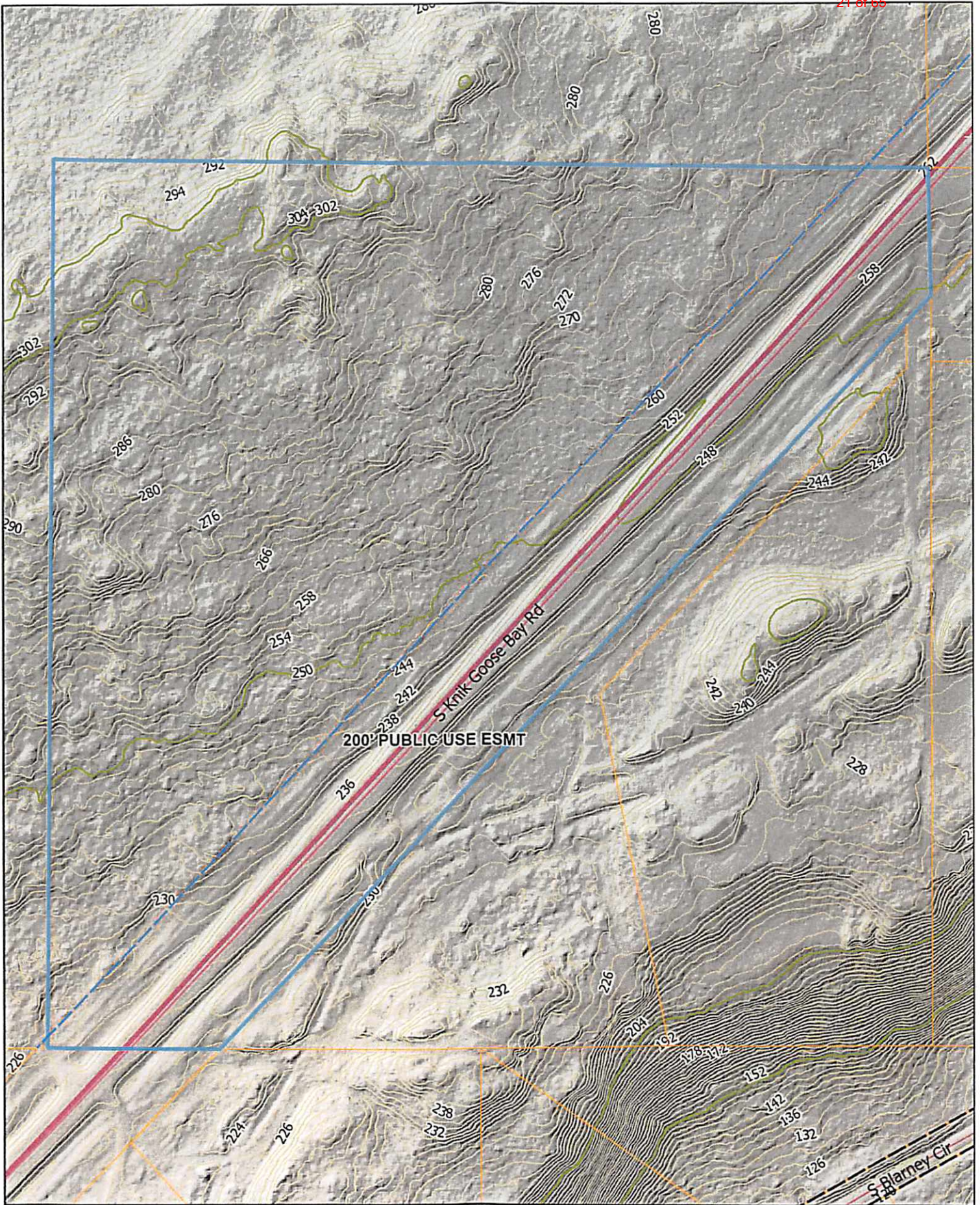
OC04 MAP

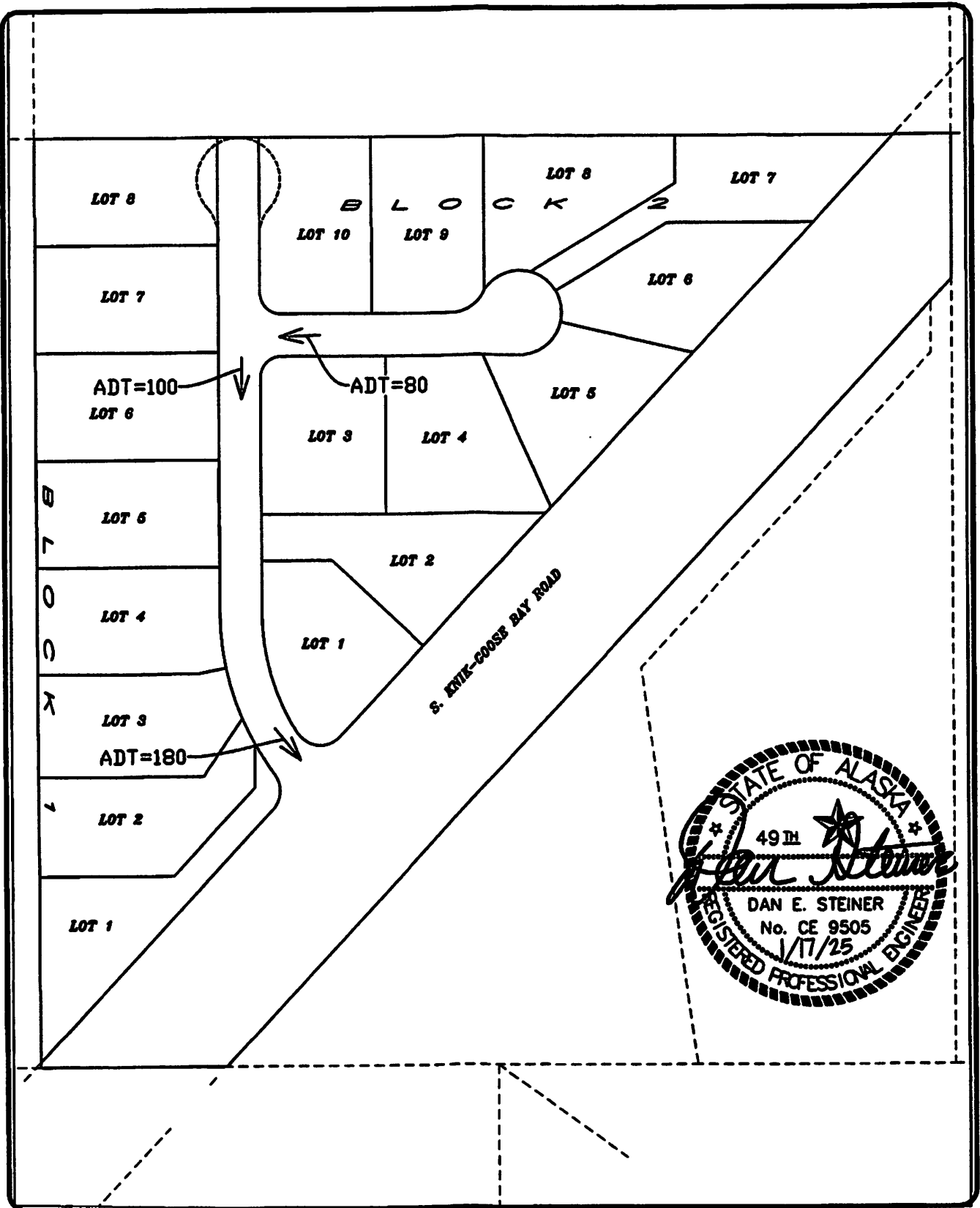




S Knik Goose Bay Rd
200' PUBLIC USE ESMT







SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5409
WASILLA, AK 99623 FAX: (907) 357-5608

ALEXANDER ESTATES
ADT DRAWING

FIGURE
1

5900 W. Dewberry Dr
Wasilla, AK 99623

SDCS, LLC

Phone: (907) 357-5609
Fax: (907) 357-5608

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

January 17, 2025

Fred Wagner
Platting Officer
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645-6488

Re: Engineering Report
Alexander Estates - A Subdivision of Lot B3
Section 8, T16N, R2W, Seward Meridian

Mr. Wagner,

This letter is to serve as the engineering report for the above referenced subdivision and platting action. The platting action is to replat one parcel of approximately 18 acres into lots. The lots are 0.92 to 0.93 acres. Access to the proposed subdivision is from Knik-Goose Bay Road.

Site Topography

This subdivision is from a triangle shaped lot. There is a change in elevation across this site of approximately 70'. The majority of the subdivision slopes from the northwest to the southeast toward Knik-Goose Bay Road. The overall slope is approximately 9%. There is a small portion of this parcel in the northwest corner that slopes to the northwest.

Roadway Construction

As stated, there will be approximately 2,400 feet of new road construction. The north-south road will be constructed to residential collector standards. The cul-de-sac road will be constructed to residential standards. Access to the proposed roads will be from Knik-Goose Bay Road.

Subdivision Access

Access to this subdivision is off Knik-Goose Bay Road. This road is State of Alaska right-of-way. An "access road" permit from the Alaska Department of Transportation (ADOT) will be required. This permit will be applied for once this plat has been reviewed and accepted by the MSB.

Mr. Fred Wagner
Matanuska-Susitna Borough
Engineering Report – Alexander Estates

Page 2 of 3

Average Daily Traffic (ADT)

An ADT drawing has been prepared showing the ADT from the Knik-Goose Bay Road throughout the proposed subdivision. With the proposed subdivision, the ADT for this road was calculated to be 180. See Figure 2.

Drainage Plan

Currently, there are no drainage issues with this site. The platting action of this subdivision will require the construction of approximately 1,430 feet of new road. The majority of the site drains to Knik-Goose Bay Road.

To mitigate the increase in runoff from the subdivision, a number of infiltration basins will be constructed along the proposed roads. The east-west road shown in the figures crosses the drainage pattern of this parcel. A culvert will be placed under this road and a drainage easement along the common lot line of Lots 4 and 5 of Block 2 to maintain the overall existing drainage pattern of this parcel.

A drainage plan is included with this report (Figure 1). This figure shows the proposed location of the infiltration basins and culverts that will be part of the subdivision construction. Once this plat has been reviewed and accepted, a final drainage report will be prepared. This will include the final number and location of drainage improvements associated with this project.

Soils Investigation / Usable Septic Area

Soil information is needed to determine if existing soil conditions are suitable for onsite wastewater disposal systems. This includes soils capable of supporting a soil absorption system (SAS) that meets all Alaska Department of Environmental Conservation (ADEC) requirements including offset requirements from surface water, groundwater, and bedrock.

Seven test holes were excavated to determine existing soil conditions. Each test hole was 15' to 16' deep. Figure 3 shows the test hole locations. The soils were fairly consistent. Test hole one was a gravely sand with groundwater at 11'. All other test holes included sandy silt or silty sand with gravel and cobbles. Percolation tests were performed adjacent to test holes 2 - 6. The percolation rates ranged from 17 to 40 minutes per inch. Test Hole 1 did not require a percolation test due to the soil type. Logs of the test holes and percolation test results are included with this report. All the percolation test results are within ADEC requirements for a conventional on-site septic system.

Along with soils capable of supporting a SAS, the topography must also allow for a SAS to be constructed at least 25' from a slope that is steeper than 4H:1V that is greater than 10' high. Although there is a significant change in topography, there are only two small areas that are steeper than 4H:1V slopes greater than 10' high within the subdivision. These areas are shown in Figure 3. The areas that are unusable for septic systems due to the steep slopes is very small.

Mr. Fred Wagner
Matanuska-Susitna Borough
Engineering Report – Alexander Estates

Page 3 of 3

With the current subdivision layout, the soil conditions, and topography, each lot has 10,000 square feet of usable septic area.

Summary

Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous septic area and a minimum of 10,000 square feet of usable building area within each of the proposed lots as required by the Matanuska-Susitna Borough. The overall drainage pattern of the existing parcel will not be altered by this platting action. An ADOT access road permit will be obtained as part of this project.

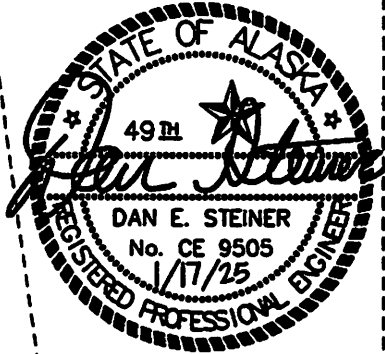
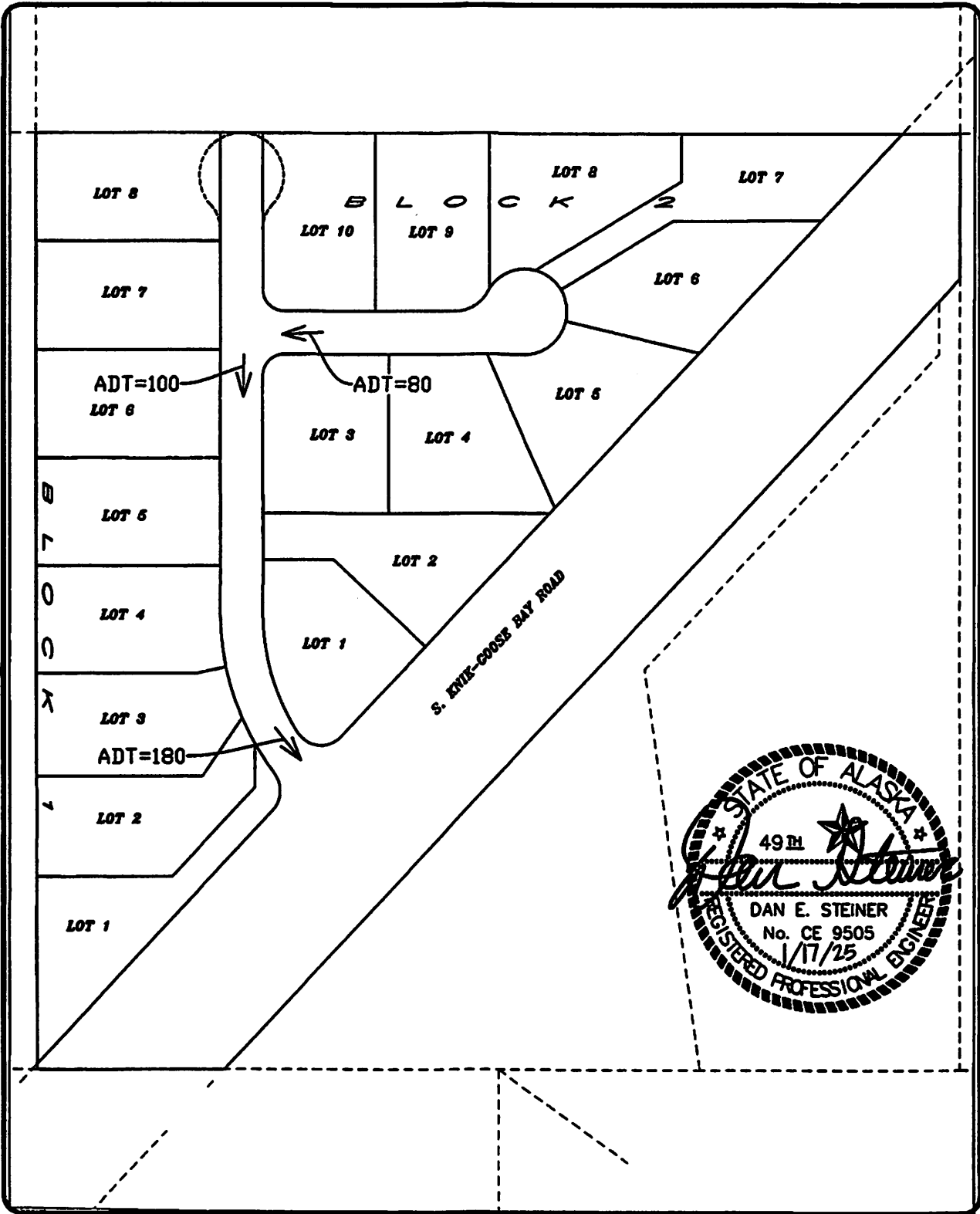
Sincerely,



Dan Steiner, P.E.
Manager



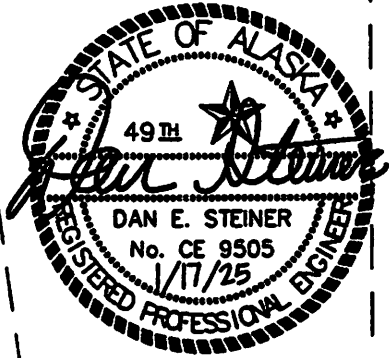
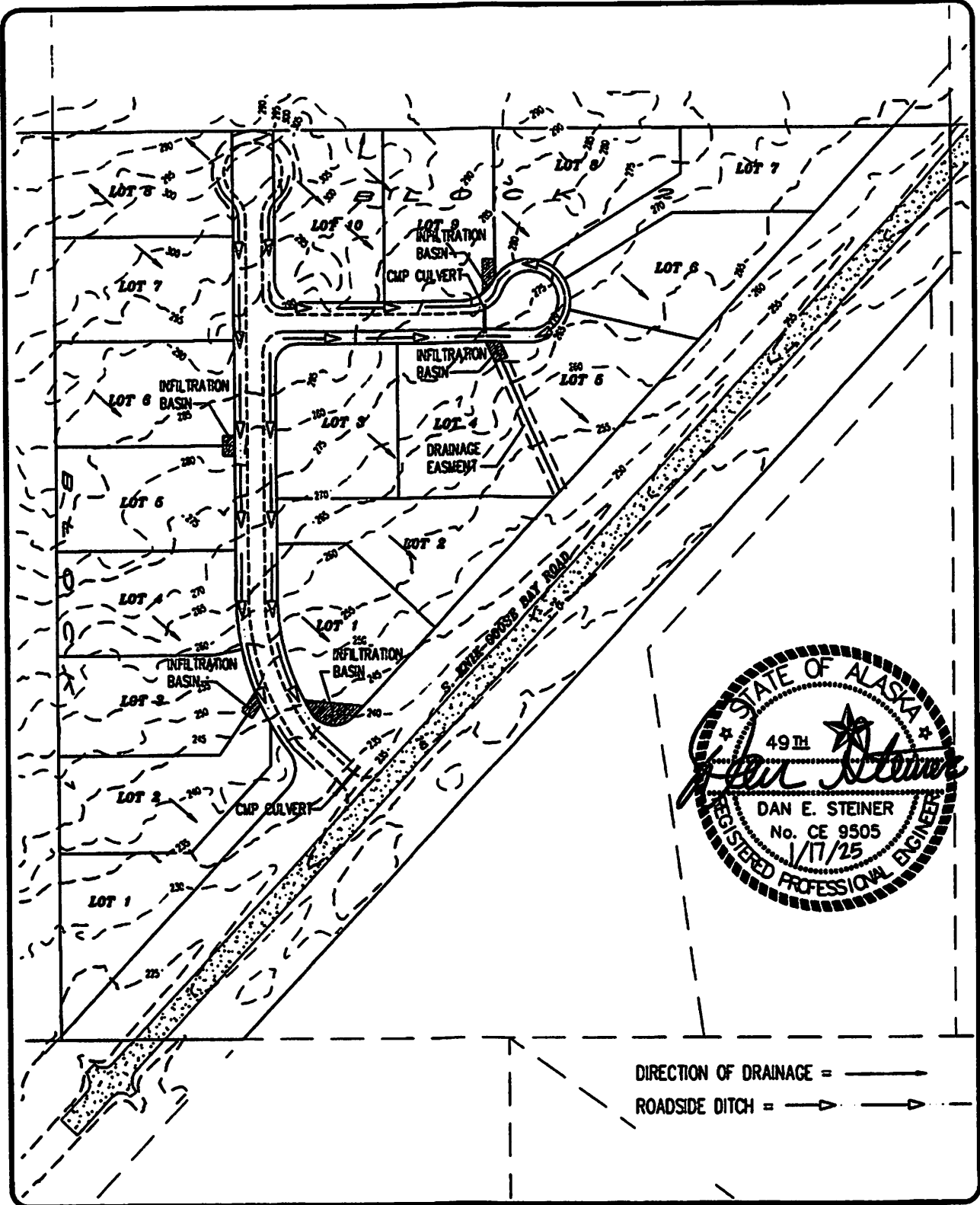
des
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SDCS, LLC
 STEINER DESIGN & CONSTRUCTION SERVICES, LLC
 5900 W. DEWBERRY DR. PH: (907) 357-5609
 WASILLA, AK 99623 FAX: (907) 357-5608

ALEXANDER ESTATES
 ADT DRAWING

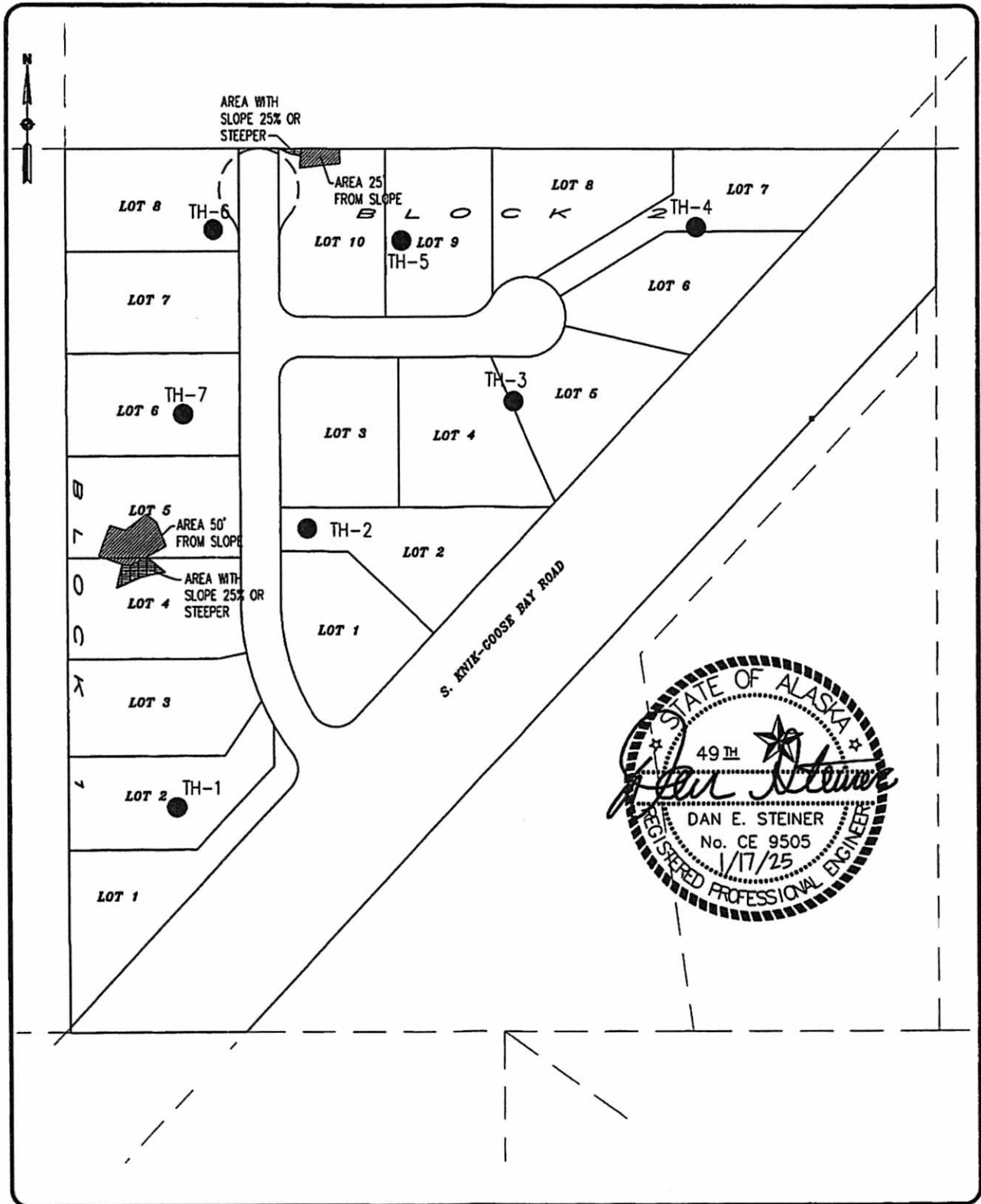
FIGURE
 1



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DENBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

ALEXANDER ESTATES
DRAINAGE PLAN

FIGURE
2



SDCS, LLC
STENER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

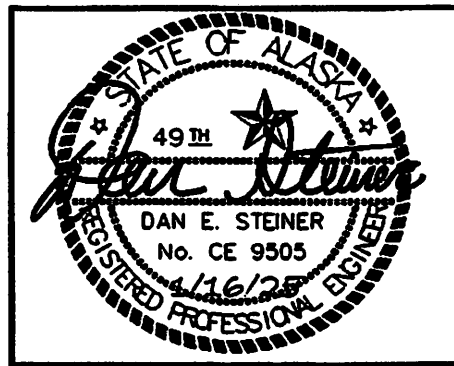
ALEXANDER ESTATES
TEST HOLE LOCATIONS
25% GRADE SLOPES

FIGURE
3

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608

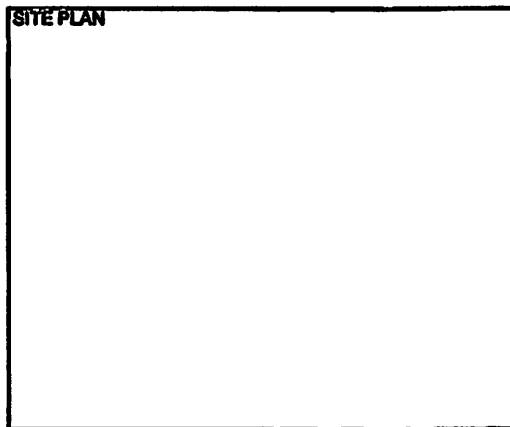


TEST HOLE / PERCOLATION TEST

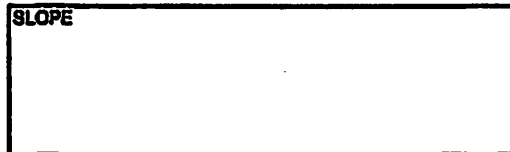
TEST HOLE # 1 Date of Test Hole 9/26/2024
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Ridge Estates
LEGAL DESC. _____
PROJECT NO. 23-002

SEAL

DEPTH, FT	SOIL TYPE
0-0.5'	Topsail / roots and organics
0.5' - 2'	Sandy Loam (OL)
2'-11'	Gravely Sand and Cobbles Some +8" Rock (SP)
11'-15'	Sand (SP)



GROUNDWATER ENCOUNTERED? Yes
AT WHAT DEPTH? 11'
DEPTH AFTER MONITORING? n/a



PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP

PERC. RATE _____ (min/in) PERC. HOLE DIA. _____ APPLICATION RATE: _____ g/d/ft
TEST RUN BETWEEN _____ ft & _____ ft

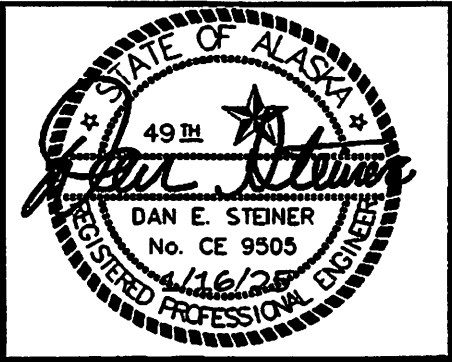
COMMENTS:

PERFORMED BY: _____ DATE: _____

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

6900 W. Dawberry Dr.
Wasilla, AK 99823

Phone: (907) 357-5609
Fax: (907) 357-5608



TEST HOLE / PERCOLATION TEST

TEST HOLE # 2 Date of Test Hole 9/26/2024
 PERFORMED BY: Dan Steiner, P.E.
 PROJECT: Alexander Estates
 LEGAL DESC. _____
 PROJECT NO. 24-033

SEAL

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN
1	0-0.5' Topsoil / roots and organics		
2	0.5' - 2' Sandy Loam (OL)		
3			
4			
5			
6			
7			
8	2-16' Sandy Silt w/ Gravel and Cobbles		
9	Some +8" Rock (ML)		
10		GROUNDWATER ENCOUNTERED? <u>No</u>	
11		AT WHAT DEPTH? <u>n/a</u>	
12		DEPTH AFTER MONITORING? <u>n/a</u>	
13		SLOPE	
14			
15			
16			
17	BOH		
18			
19			
20			
21			
22			

PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	10/3/24				
1		3: 15		7.00	
		3: 45	30	5.00	2.00
2		3: 45		7.00	
		4: 15	30	6.25	1.75
3		4: 15		7.00	
		4: 45	30	6.25	1.75

PERC. RATE 17 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 250 g/ft²/d
 TEST RUN BETWEEN 6 ft & 7 ft

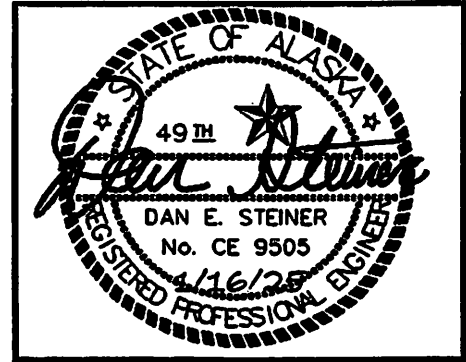
COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 10/3/2024

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608



TEST HOLE / PERCOLATION TEST

TEST HOLE # 3 Date of Test Hole 9/26/2024
 PERFORMED BY: Dan Steiner, P.E.
 PROJECT: Alexander Estates
 LEGAL DESC. _____
 PROJECT NO. 24-033

SEAL

DEPTH, FT	SOIL TYPE
0-0.5'	Topsoil / roots and organics
0.5' - 2'	Sandy Loam (OL)
2-16'	Sandy Silt w/ Gravel and Cobbles Some +8" Rock (ML)

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? No
 AT WHAT DEPTH? n/a
 DEPTH AFTER MONITORING? n/a

SLOPE

PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	9/27/24				
1		9: 45		7.00	
		10: 15	30	6.00	1.00
2		10: 15		7.00	
		10: 45	30	6.13	0.88
3		10: 45		7.00	
		11: 15	30	6.13	0.88

PERC. RATE 34 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 335 g/d/ft
 TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 9/27/2024

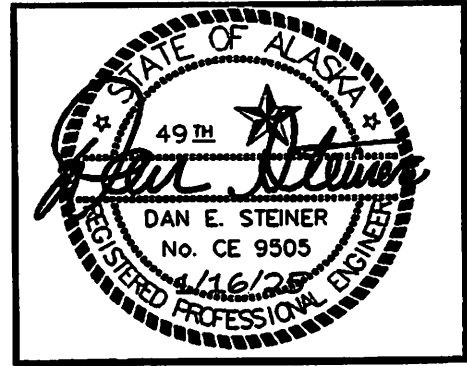
STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5808

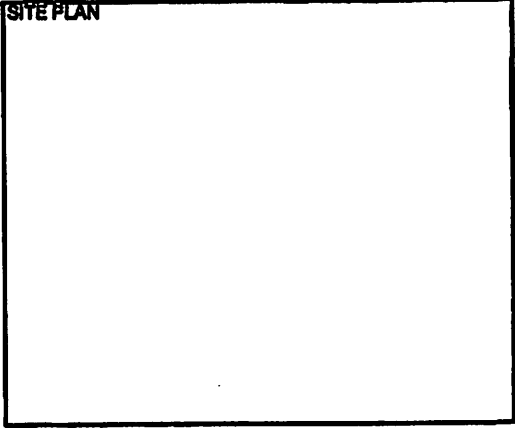
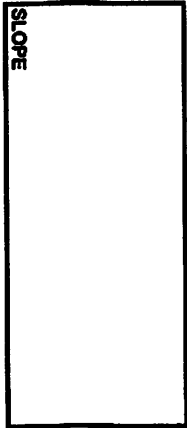
TEST HOLE / PERCOLATION TEST

TEST HOLE # 4 Date of Test Hole 9/26/2024
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alexander Estates
LEGAL DESC. _____
PROJECT NO. 24-033



SEAL

DEPTH, FT	SOIL TYPE
0-0.5'	Topsail / roots and organics
0.5' - 2'	Sandy Loam (OL)
2-16'	Sandy Silt w/ Gravel and Cobbles Some +8" Rock (ML)



GROUNDWATER ENCOUNTERED? No
AT WHAT DEPTH? n/a
DEPTH AFTER MONITORING? n/a

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	9/27/24				
1		9: 30		7.00	
		10: 00	30	6.13	0.88
2		10: 00		7.00	
		10: 30	30	6.25	0.75
3		10: 30		7.00	
		11: 00	30	6.25	0.75

PERC. RATE 40 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 335 g/d/ft
TEST RUN BETWEEN 6 ft & 7 ft

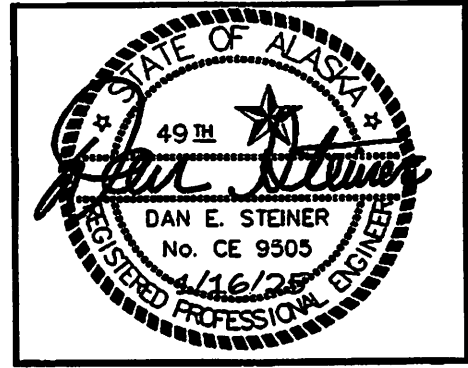
COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 9/27/2024

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608

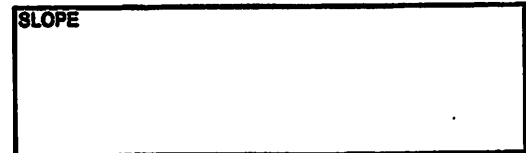
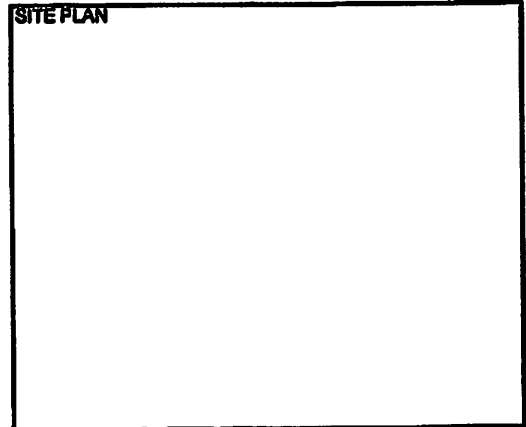


TEST HOLE / PERCOLATION TEST

TEST HOLE # 5 Date of Test Hole 9/26/2024
 PERFORMED BY: Dan Steiner, P.E.
 PROJECT: Alexander Estates
 LEGAL DESC. _____
 PROJECT NO. 24-033

SEAL

DEPTH, FT	SOIL TYPE
0-0.5'	Topsail / roots and organcis
0.5' - 2'	Sandy Loam (OL)
2-16'	Silty Sand w/ Gravel and Cobbles Some +8" Rock (SM)



GROUNDWATER ENCOUNTERED? Yes
 AT WHAT DEPTH? 9'
 DEPTH AFTER MONITORING? n/a

PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	10/2/254				
1		9: 40		7.00	
		10: 10	30	6.50	1.50
2		10: 10		7.00	
		10: 40	30	6.75	1.25
3		10: 40		7.00	
		11: 10	30	6.75	1.25

PERC. RATE 24 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 250 g/dsf
 TEST RUN BETWEEN 6 ft & 7 ft

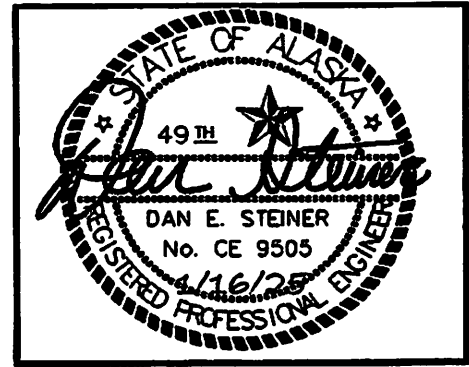
COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 10/2/254

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608



TEST HOLE / PERCOLATION TEST

TEST HOLE # 6 Date of Test Hole 9/26/2024
 PERFORMED BY: Dan Steiner, P.E.
 PROJECT: Alexander Estates
 LEGAL DESC. _____
 PROJECT NO. 24-033

SEAL

DEPTH, FT	SOIL TYPE
0-0.5'	Topsail / roots and organics
0.5' - 2'	Sandy Loam (OL)
2'-16'	Silty Sand w/ Gravel and Cobbles Some +8" Rock (SM)

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? No
 AT WHAT DEPTH? n/a
 DEPTH AFTER MONITORING? n/a

SLOPE

PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	10/2/24				
1		9: 55		7.00	
		10: 25	30	5.25	1.75
2		10: 25		7.00	
		10: 55	30	6.38	1.63
3		10: 55		7.00	
		11: 25	30	5.38	1.63

PERC. RATE 18 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 250 g/d/ft
 TEST RUN BETWEEN 6 ft & 7 ft

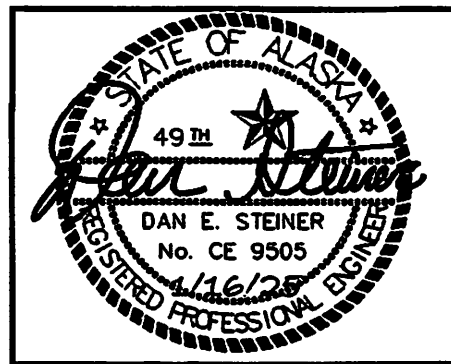
COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 10/2/2024

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608

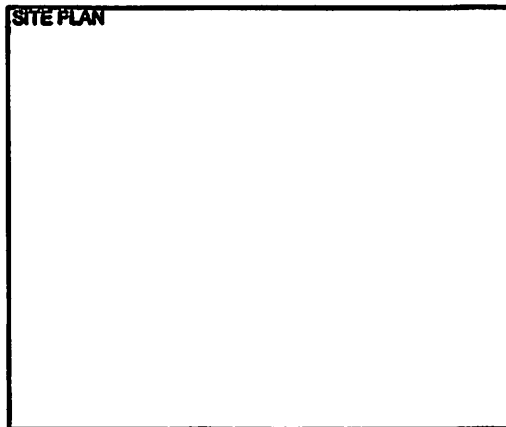


TEST HOLE / PERCOLATION TEST

TEST HOLE # _____ Date of _____
 PERFORMED BY: 7 Test Hole 9/26/2024
 PROJECT: Dan Steiner, P.E.
 LEGAL DESC. Alexander Estates
 PROJECT NO. 24-033

SEAL

DEPTH, FT	SOIL TYPE
0-0.5'	Topsail / roots and organics
0.5' - 2'	Sandy Loam (OL)
2-16'	Silty Sand w/ Gravel and Cobbles Some +8" Rock (SM)



GROUNDWATER ENCOUNTERED? No
 AT WHAT DEPTH? n/a
 DEPTH AFTER MONITORING? n/a



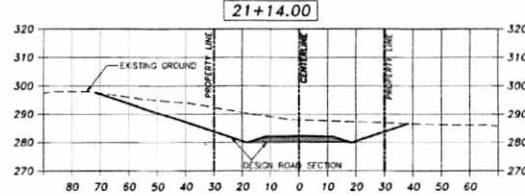
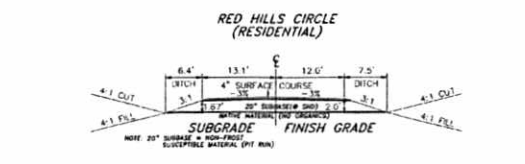
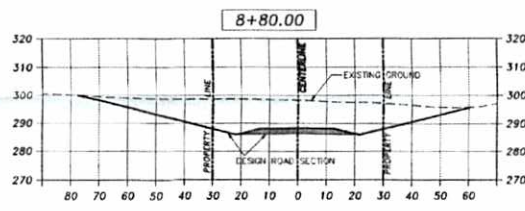
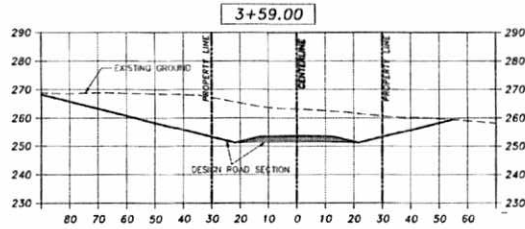
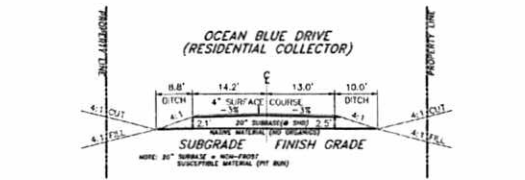
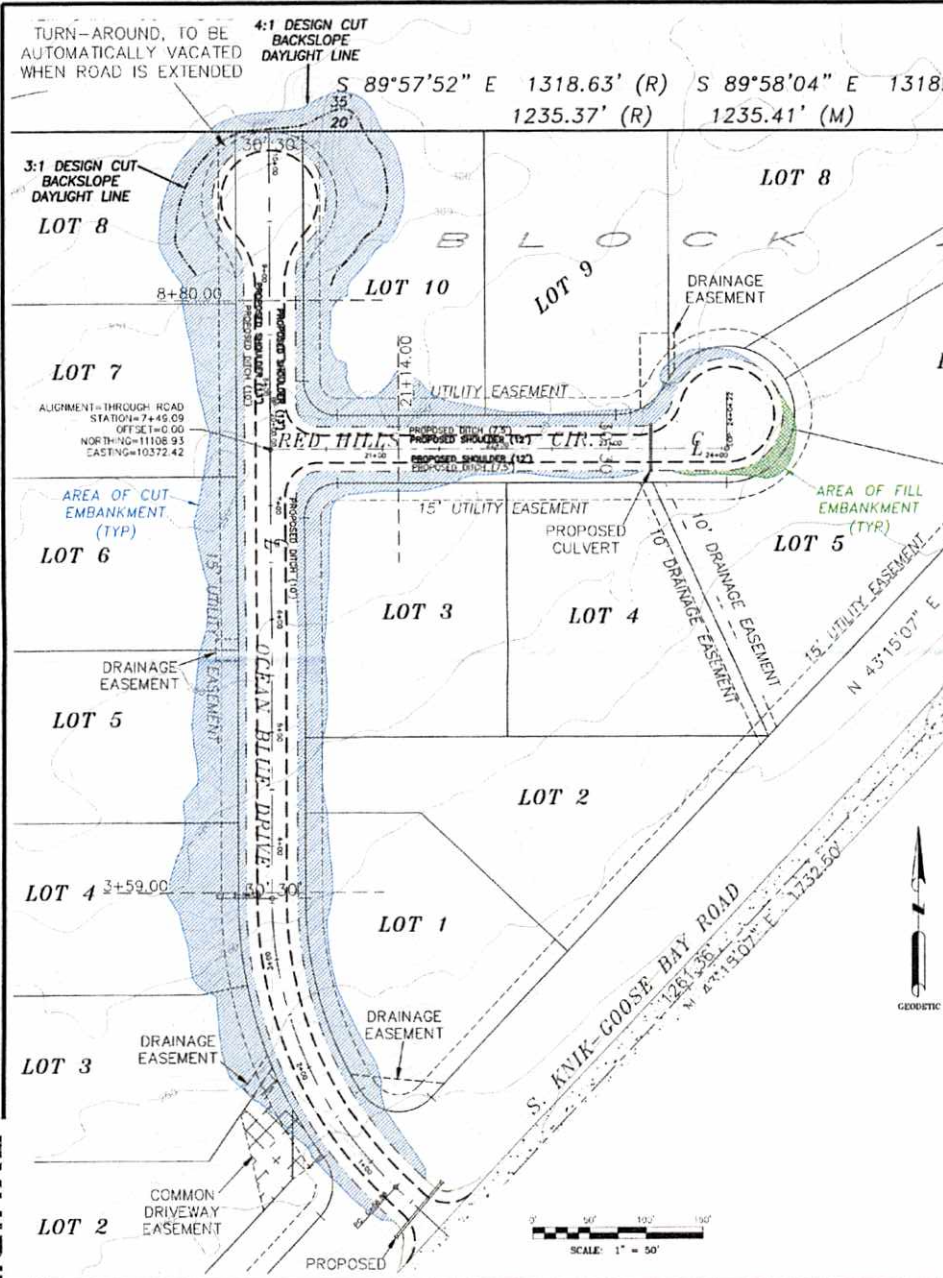
PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	10/3/24				
1		3: 30		7.00	
		4: 00	30	5.25	1.75
2		4: 00		7.00	
		4: 30	30	5.38	1.63
3		4: 30		7.00	
		5: 00	30	5.38	1.63

PERC. RATE 18 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 250 g/d/ft
 TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 10/3/2024

EXHIBIT D-1



SURVEYOR'S CERTIFICATE.
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A DESIGN MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S.
LS 10609 PROFESSIONAL LAND SURVEYOR

1/29/2025
DATE

RECEIVED
JAN 30 2025
PLATTING

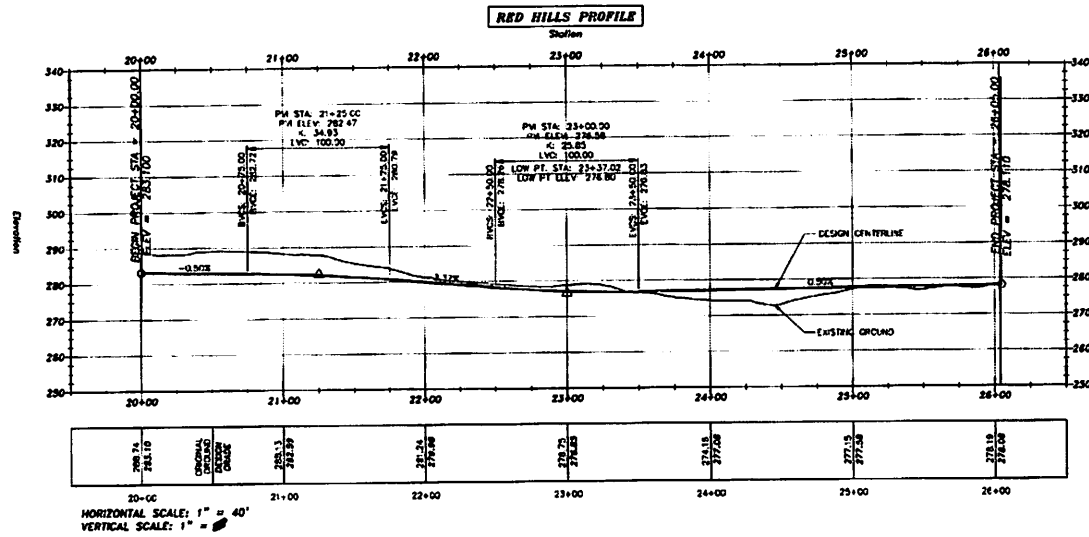
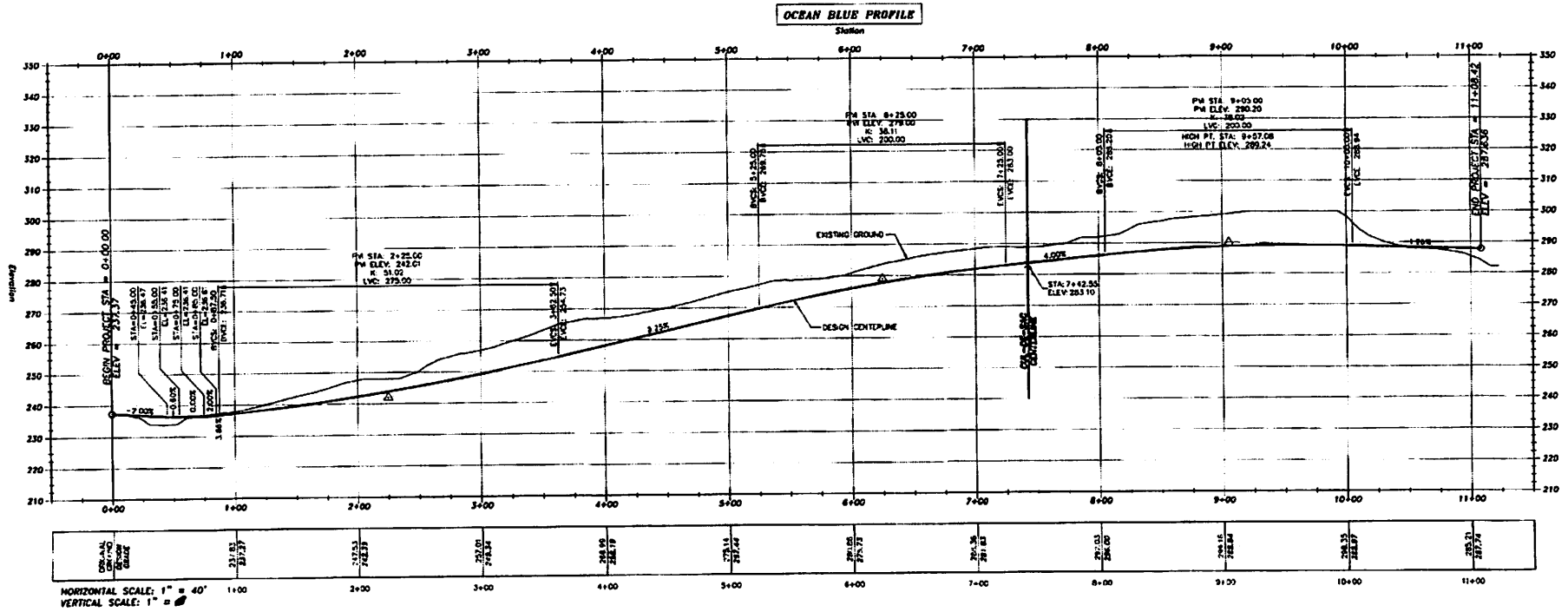
PRELIMINARY

ROAD PLAN AND SECTIONS
ALEXANDER ESTATES SUBDIVISION

LOCATED WITHIN:
SECTION 08, T16N R02W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 26.5 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 eoffice@bullmoosesurveying.com

DRAWN BY: EEC DRAWING SCALE: AS SHOWN
DATE: 1/29/2025 SHEET 1 OF 2
CHECKED BY: RSH/TCC



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A DESIGN MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. MOFFMAN, P.L.S.
LS 10000 PROFESSIONAL LAND SURVEYOR

1/29/2025
DATE



PRELIMINARY

RECEIVED
PLATTING

ROAD PROFILES
**ALEXANDER ESTATES
SUBDIVISION**

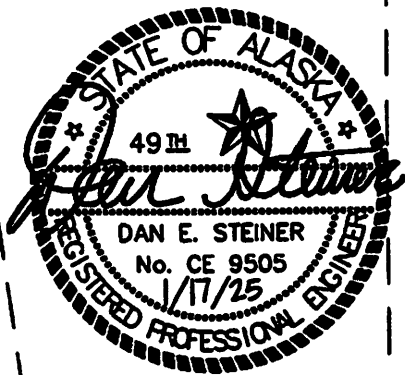
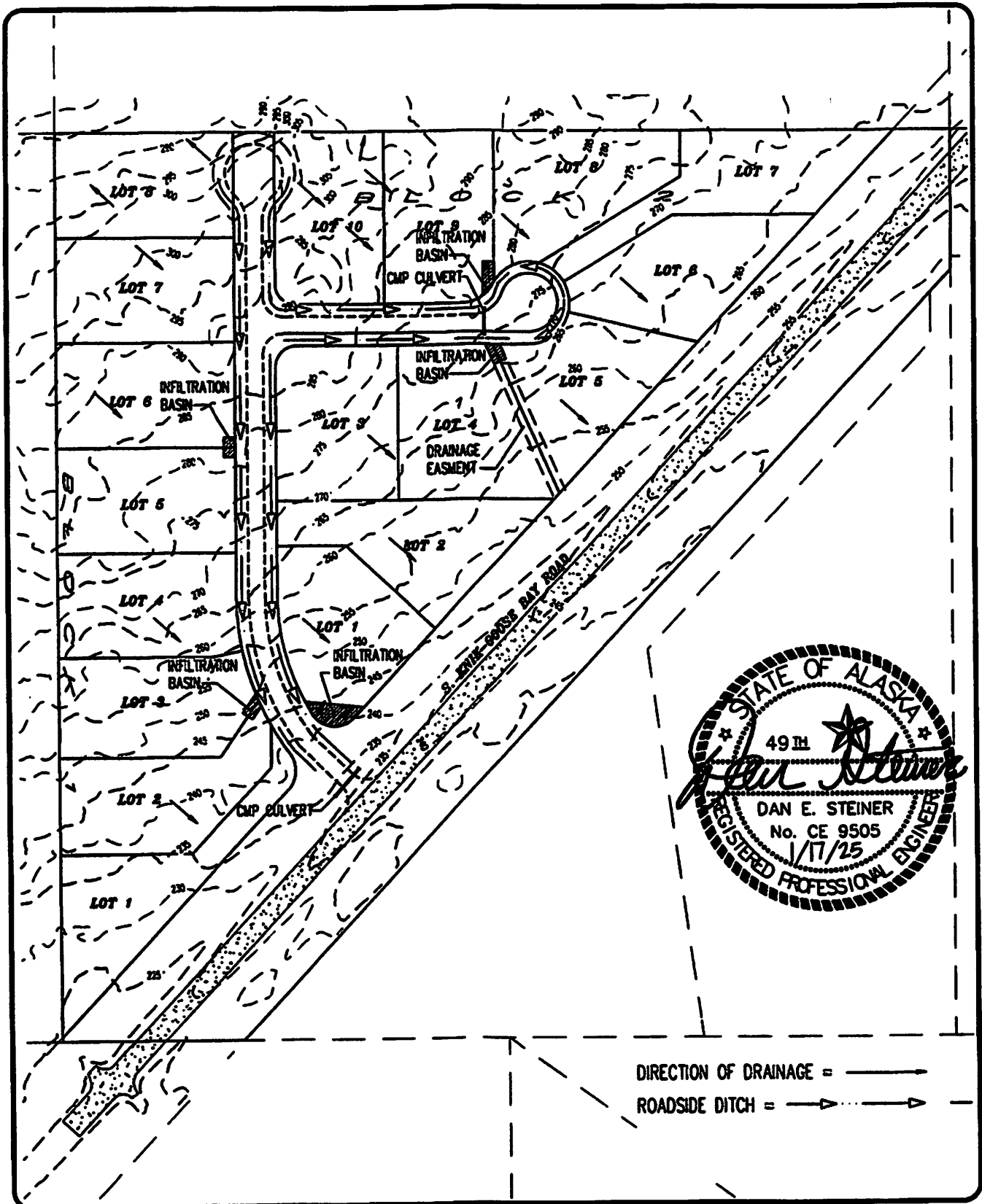
LOCATED WITHIN:
SECTION 08, T16N R02W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

BULL MOOSE SURVEYING LLC
200 HYDRATE LANE OFFICE: (907) 357-8357
MUSKIE, ALASKA 99854 info@bullmoosesurveying.com

DRAWN BY: EDC
DATE: 1/23/2025
CHECKED BY: RSH/TCC

DRAWING SCALE:
1"=40'
SHEET
2 OF 2

EXHIBIT D-2



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

ALEXANDER ESTATES
DRAINAGE PLAN

FIGURE
2

EXHIBIT E

Chris Curlin

From: Germann, Quinn H CIV USARMY CEPOA (USA) <Quinn.H.Germann@usace.army.mil>
Sent: Monday, February 10, 2025 2:32 PM
To: Chris Curlin
Subject: RFC Alexander Estates (CC)

Good afternoon Mr. Curlin,

The Corps of Engineers (Corps) does not have any specific comments regarding the development of Alexander Estates, though there appears to be waters within the review area.

Department of the Army 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.

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.

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. Aquaculture structures and work would require Section 10 Authorization.

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and you will be assigned a project manager to assist you. Please feel free to contact our main line if have any questions or concerns at 907-753-2712.

Sincerely,



**US Army Corps
of Engineers®**

Quinn H.A. Germann
Regulatory Specialist – North Section
U.S. Army Corps of Engineers | Alaska District
Desk Phone 907-753-2773 Work Cell 907-371-5132
Email quinn.h.germann@usace.army.mil

RRS REGULATORY
beta REQUEST
SYSTEM

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

rrs.usace.army.mil

Please assist the Regulatory Program in improving its service by completing the survey on the following website:
<https://regulatory.ops.usace.army.mil/customer-service-survey/>



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

February 14, 2025

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **WA 12 Friesen; Plat 73-71 (Lucas Road)**

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

- **WA 10 Nugent; Meridian Park East Addition No. 1; Plat 2025-3 & Plat 2001-72 (Palmer-Wasilla Highway)**
 - Require plat note; "No direct access to the Palmer-Wasilla Highway for all lots."
 - All access required through Meridian Loop and common access easements.
 - Recommend Lot 4 access through common access easement adjacent to Lots 1, 2 and 3.
 - Any future acquisition of connecting or adjacent parcels south of Tract 1A, Lot 3, and Lot 5 will also have a plat note requiring no direct access to the Palmer-Wasilla Highway and will require access through Meridian Loop and the common access easements in adjacent parcels.
 - Please be advised that the Seward Meridian Ph II project is ongoing with an expected completion date of August 31, 2026. Please contact project manager Ericka Moore at ericka.moore@alaska.gov or 907-269-0450 with further questions.
- **Alexander Estates; OC 04 Zhuchkov; Warranty Deed 2002-012218-0 (Knik-Goose Bay Road MP 10.5)**
 - The Department appreciates the work this team and subdivision plat have done to comply with MSB and DOT&PF recommendations and requirements.
 - No objection to the proposed subdivision plat.
 - DOT&PF requires the addition of a plat note stating "No direct access to KGB Road for all lots adjacent to KGB: Lot 1 & 2, Lot 1, 2, 4, 5, 6, & 7."

"Keep Alaska Moving through service and infrastructure."

- DOT&PF requests that subdivision plat dedicate right of way along Knik-Goose Bay Road.
- Apply for an approach road review permit for Ocean View Drive access to Knik Goose-Bay Road. Driveway permits and Approach Road Review's can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

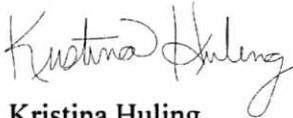
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF

Chris Curlin

From: Pre-Design & Engineering
Sent: Tuesday, March 25, 2025 2:33 PM
To: Chris Curlin
Cc: Brad Sworts; Tammy Simmons; Jamie Taylor; Daniel Dahms
Subject: RE: FW: Alexander Estates - ZHUCHKOV/KGB (PA#2024-0105)

Chris,

The extents of the slope and maintenance easements must be determined prior to plat recording as there is no mechanism for adjusting these easements post construction and after the plat has been recorded. The petitioner should remove the statements, "PROPOSED SLOPE EASEMENT TO BE FINALIZED AFTER CONSTRUCTION", and show final extents of the easements on the agenda plat with callouts for, "Slope and Maintenance Easement".

Pre-Design & Engineering
Department of Public Works

-----Original Message-----

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, March 24, 2025 5:05 PM
To: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>
Subject: FW: FW: Alexander Estates - ZHUCHKOV/KGB (PA#2024-0105)

Hello,

I thought this was forwarded but might have been lost in the shuffle.

Sincerely,

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

-----Original Message-----

From: Ellery gibbs <ellery@bullmoosesurveying.com>
Sent: Tuesday, February 25, 2025 4:49 PM
To: Chris Curlin <Chris.Curlin@matsugov.us>
Cc: Dan Steiner <dsteiner@mtonline.net>; 'Alex Zhuchkov' <alex.zhuchkov@yahoo.com>
Subject: Re: FW: Alexander Estates - ZHUCHKOV/KGB (PA#2024-0105)

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

Hi Chris,

Chris Curlin

From: Permit Center
Sent: Thursday, February 6, 2025 8:24 AM
To: Chris Curlin
Subject: RE: RFC Alexander Estates (CC)

No comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, February 5, 2025 3:35 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; 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 Alexander Estates (CC)

Hello,

The following link contains a Request for Comments for Alexander Estates, MSB Case 2025-021. Comments are due by Friday, February 21, 2025.

 [Alexander Estates](#)

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

February 6, 2025

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 and has no comments or recommendations.

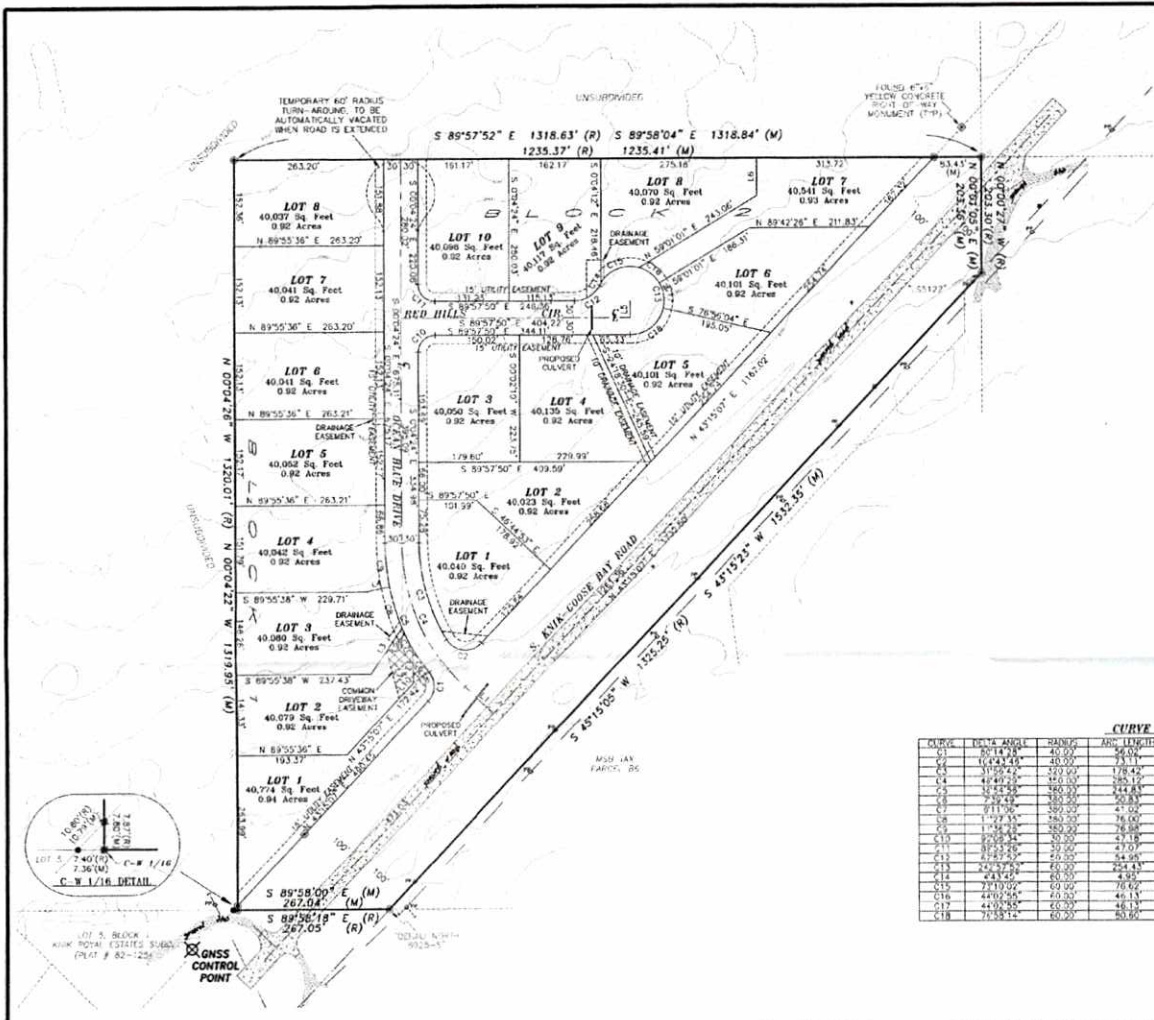
- **ALEXANDER ESTATES SIBDIVISION**
(MSB Case # 2025-021)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way & Compliance Agent
ENSTAR Natural Gas Company, LLC



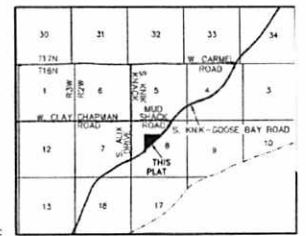
- LEGEND**
- FOUND 6" 40# YELLOW CONCRETE MONUMENT
 - FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
 - FOUND 5/8" REBAR
 - (R) RECORD VALUE PER BULL MOOSE SURVEYING RECORD OF SURVEY 2017-5915
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - ⊕ SET 3-1/4" ALUMINUM CAPPED PIPE MONUMENT AS NOTED
 - ⊗ SET 6" SPIKE WITH PINK STAKE CHASER
 - SET 5/8" 40# REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
 - ⚡ POWER POLE
 - ⊕ GUY ANCHOR
 - ⊕ PRECASTAL
 - ⊕ TRAFFIC SIGN

LINE TABLE

LINE	BEARING	DISTANCE
1	S 47°44'53" E	68.88'
2	N 10°15'22" W	61.84'
3	N 14°12'11" E	39.64'
4	N 7°47'10" W	42.73'
5	N 2°00'10" W	35.00'
6	N 0°07'10" E	60.83'
7	N 1°45'19" W	66.78'
8	S 28°12'07" W	28.53'
9	S 34°14'11" W	49.82'
10	S 1°15'07" W	17.54'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	80°14'00"	47.00'	36.00'	31.71'	N 84°21'00" W	63.35'
C2	100°00'00"	47.00'	36.00'	31.71'	N 0°00'00" W	63.35'
C3	119°46'00"	47.00'	36.00'	31.71'	N 169°46'00" W	63.35'
C4	139°32'00"	47.00'	36.00'	31.71'	N 139°32'00" W	63.35'
C5	159°18'00"	47.00'	36.00'	31.71'	N 159°18'00" E	63.35'
C6	179°04'00"	47.00'	36.00'	31.71'	N 179°04'00" E	63.35'
C7	198°50'00"	47.00'	36.00'	31.71'	N 198°50'00" E	63.35'
C8	218°36'00"	47.00'	36.00'	31.71'	N 218°36'00" E	63.35'
C9	238°22'00"	47.00'	36.00'	31.71'	N 238°22'00" E	63.35'
C10	258°08'00"	47.00'	36.00'	31.71'	N 258°08'00" E	63.35'
C11	277°54'00"	47.00'	36.00'	31.71'	N 277°54'00" E	63.35'
C12	297°40'00"	47.00'	36.00'	31.71'	N 297°40'00" E	63.35'
C13	317°26'00"	47.00'	36.00'	31.71'	N 317°26'00" E	63.35'
C14	337°12'00"	47.00'	36.00'	31.71'	N 337°12'00" E	63.35'
C15	356°58'00"	47.00'	36.00'	31.71'	N 356°58'00" E	63.35'
C16	376°44'00"	47.00'	36.00'	31.71'	N 376°44'00" E	63.35'
C17	396°30'00"	47.00'	36.00'	31.71'	N 396°30'00" E	63.35'
C18	416°16'00"	47.00'	36.00'	31.71'	N 416°16'00" E	63.35'



VICINITY MAP: 1" = 1 MILE
CERTIFICATE OF OWNERSHIP AND DEDICATION
 I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADAPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALEXANDER ZHUCHKOV, AGENT DATE
 DIAMOND HOMES, LLC.
 928 SACE ROAD
 WASKIA, AK 99854

NOTARY ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME
 THIS _____ DAY OF _____
 FOR: ALEXANDER ZHUCHKOV

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

- NOTES**
- THE "BASIS OF BEARING" IS GEODESIC NORTH AS OBSERVED ON SEPTEMBER 28, 2024 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODESIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
 - THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JUNE 21, 1958 IN BOOK 20, PAGE 135.
 - CONTOURS ARE TAKEN FROM MAT-SU BOROUGH LEAR PROJECT OF 2011.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - Seward BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY _____
 PLAT RESOLUTION NO. _____
 DATED: _____ 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 THIS PLAT IS LOCATED.

 PLANNING AND LAND USE DIRECTOR DATE
 ATTEST: _____ PLATTING CLERK

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

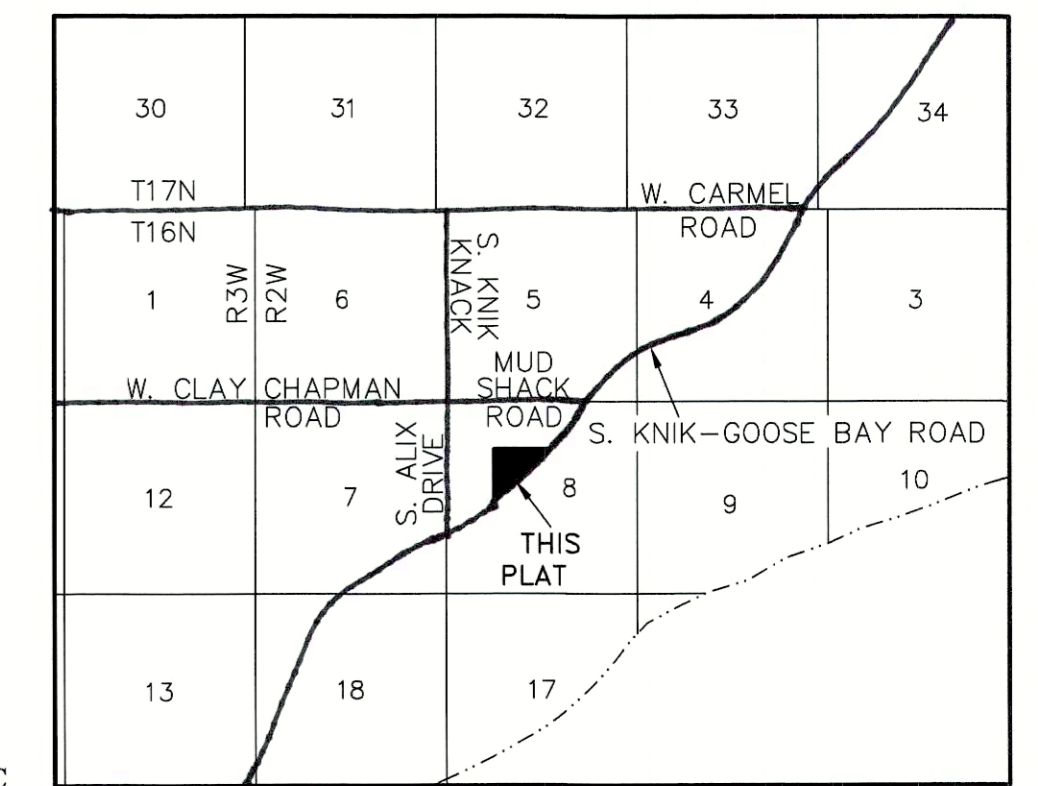
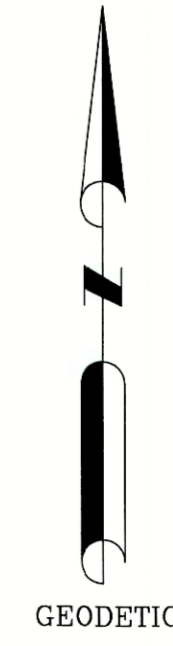
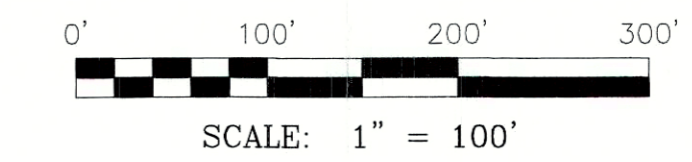
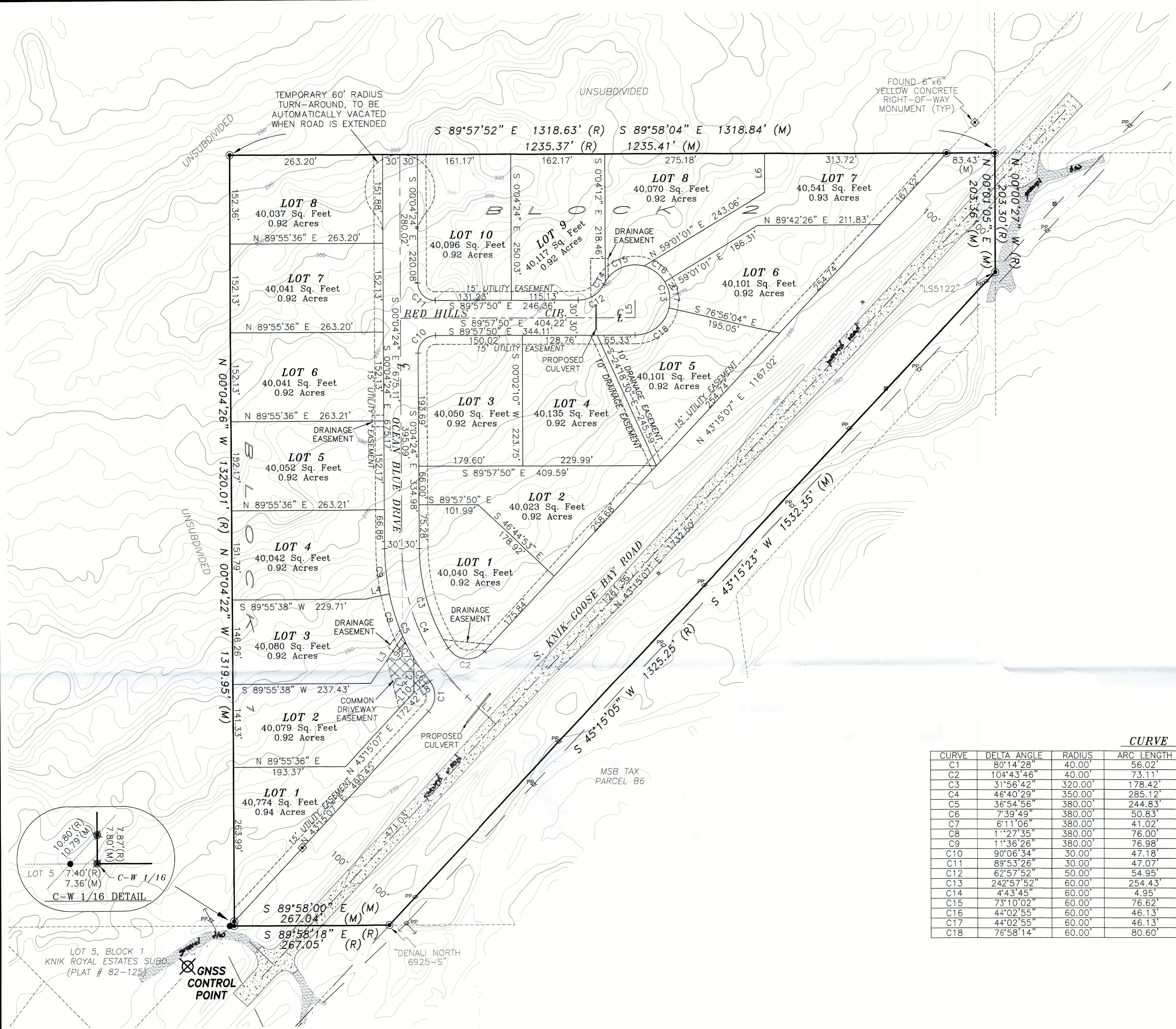
 DATE _____ BOROUGH TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 ROBERT S. HOFFMAN, P.L.S.
 LS 16593 PROFESSIONAL LAND SURVEYOR
 DATE: 1/29/2025



PRELIMINARY
 RECEIVED
 JAN 30 2025
 PLATTING
 Again a Copy

A PLAT OF
ALEXANDER ESTATES SUBDIVISION
 A REPLAT OF:
 SE 1/4, NW 1/4
 EXCEPTING PORTION LYING SE OF
 SOUTHERLY RIGHT-OF-WAY LINE OF
 KNK-GOOSE BAY ROAD
 LOCATED WITHIN:
 SECTION 08, T16N R02W
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 26.5 ACRES MORE OR LESS
BULL MOOSE SURVEYING LLC
 LICENSE #000748
 200 HYGRADE LANE OFFICE: (907) 357-6957
 WASKIA, ALASKA 99854 office@bullmoosesurveying.com
 DRAWN BY: EEG
 DATE: 1/29/2025
 CHECKED BY: RSH/JCC
 DRAWING SCALE: 1"=100'
 SHEET 1 OF 1



VICINITY MAP: 1" = 1 MILE
CERTIFICATE OF OWNERSHIP AND DEDICATION

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

ALEXANDER ZHUCHKOV, AGENT DATE
 DIAMOND HOMES, LLC.
 928 SAGE ROAD
 WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME
 THIS _____ DAY OF _____
 FOR ALEXANDER ZHUCHKOV

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

- LEGEND**
- ▣ FOUND 6"x6" YELLOW CONCRETE MONUMENT
 - FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
 - FOUND 5/8" REBAR
 - (R) RECORD VALUE PER BULL MOOSE SURVEYING RECORD OF SURVEY 2017-59RS
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - ⊙ SET 3-1/4" ALUMINUM CAPPED PIPE MONUMENT AS NOTED
 - ⊗ SET 6" SPIKE WITH PINK STAKE CHASER
 - ⊕ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
 - ⊖ POWER POLE
 - ⊘ GUY ANCHOR
 - ⊙ PEDESTAL
 - ⊗ TRAFFIC SIGN

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 46°44'53" E	68.88'
L2	N 00°04'22" W	61.40'
L3	N 34°14'11" E	99.64'
L4	S 78°19'10" W	42.13'
L5	N 00°02'10" E	30.00'
L6	N 00°02'10" E	66.83'
L7	N 13°40'12" W	86.78'
L8	S 56°12'07" W	28.53'
L9	S 34°14'11" W	49.82'
L10	S 43°15'07" W	37.54'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	80°14'28"	40.00'	56.02'	33.71'	S 03°07'53" W	51.55'
C2	104°43'48"	40.00'	73.11'	51.88'	N 84°23'00" W	63.35'
C3	31°56'42"	320.00'	178.42'	91.59'	S 16°02'45" E	176.11'
C4	46°40'29"	350.00'	285.12'	151.00'	N 23°24'39" W	277.30'
C5	36°54'56"	380.00'	244.83'	126.84'	S 18°31'52" E	240.62'
C6	7°39'49"	380.00'	50.83'	25.45'	N 33°09'26" W	50.79'
C7	6°11'06"	380.00'	41.02'	20.53'	N 26°13'59" W	41.00'
C8	1°27'35"	380.00'	76.00'	38.13'	N 17°24'38" W	75.88'
C9	11°36'26"	380.00'	76.98'	38.62'	N 05°52'37" W	76.85'
C10	90°06'34"	30.00'	47.18'	30.06'	S 44°58'53" W	42.47'
C11	89°53'26"	30.00'	47.07'	29.94'	N 45°01'07" W	42.39'
C12	62°57'52"	50.00'	54.95'	30.62'	N 58°33'15" E	52.22'
C13	242°57'52"	60.00'	254.43'	97.98'	N 31°26'45" W	102.34'
C14	44°43'45"	60.00'	4.95'	2.48'	S 29°26'11" W	4.95'
C15	73°10'02"	60.00'	76.62'	44.53'	N 68°23'05" E	71.52'
C16	44°02'55"	60.00'	46.13'	24.27'	N 53°00'27" W	45.00'
C17	44°02'55"	60.00'	46.13'	24.27'	S 08°57'31" E	45.00'
C18	76°58'14"	60.00'	80.60'	47.70'	N 51°33'03" E	74.68'

- NOTES**
- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON SEPTEMBER 28, 2024 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
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 - CONTOURS ARE TAKEN FROM MAT-SU BOROUGH LIDAR PROJECT OF 2011.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY
 PLAT RESOLUTION NO. _____
 DATED _____
 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 THIS PLAT IS LOCATED.
 PLANNING AND LAND USE DIRECTOR DATE
 ATTEST: PLATTING CLERK

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

SURVEYOR'S CERTIFICATE
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 ROBERT S. HOFFMAN, P.L.S.
 LS 10609 PROFESSIONAL LAND SURVEYOR
 1/29/2025 DATE



PRELIMINARY

RECEIVED
 JAN 30 2025
 Agenda Copy PLATTING

A PLAT OF
ALEXANDER ESTATES SUBDIVISION
 A REPLAT OF:
 SE 1/4 NW 1/4
 EXCEPTING PORTION LYING SE OF
 SOUTHERLY RIGHT-OF-WAY LINE OF
 KNIK-GOOSE BAY ROAD
 LOCATED WITHIN:
 SECTION 08, T16N R02W
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 26.5 ACRES MORE OR LESS
BULL MOOSE SURVEYING LLC
 LICENSE #200746
 200 HYGRADE LANE OFFICE: (907) 357-6957
 WASILLA, ALASKA 99654 office@bullmoosesurveying.com
 DRAWN BY: EEG DRAWING SCALE:
 DATE: 1/29/2025 1"=100'
 CHECKED BY: RSH/TGC SHEET
 1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 3, 2025

PRELIMINARY PLAT: BROOKWOOD COMMERCIAL PARK PUBLIC USE EASEMENT (PUE)

LEGAL DESCRIPTION: SEC 15, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: RFN PROPERTIES, LLC

SURVEYOR/ENGINEER: KEYSTONE

ACRES: 3,590 sf PARCELS: NA

REVIEWED BY: CHRIS CURLIN

CASE #: 2025-024

REQUEST: The request is to create a Public Use Easement on Lot 1, Brookwood Commercial Park, (Plat # 2021-97), containing 3,590 sf (.08 acres +/-). The proposed Public Use Easement is located east of S. Knik-Goose Bay Road and directly north of E. Hard Rock Circle; located within the NW ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4.

EXHIBITS

Vicinity Map and Aerial Photos
PUE Acceptance Application & Supporting Documents

EXHIBIT A – 4 pgs
EXHIBIT B – 3 pgs

AGENCY COMMENTS

ADOT&PF
MSB Pre-Design & Engineering
MSB Permit Center
City of Wasilla
Utilities

EXHIBIT C – 2 pgs
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 2 pgs

DISCUSSION: The proposed Public Use Easement (PUE) is located directly north and attaches to E. Hardrock Circle. Petitioner proposes the 3.590 sf PUE in the northeast corner of Lot 1, Brookwood Commercial Park (Plat # 2021-97). The petitioner has submitted the Application for Public Use Easement Acceptance, a legal description and a scaled drawing showing the location of the PUE (**Exhibit B**). If approved, the PUE will be accomplished by a Public Use Easement document, pursuant to MSB 43.20.021(H).

Comments:

ADOT&PF (**Exhibit C**) No objection to the proposed public use easement.
Please add plat note: “No direct access to Knik-Goose Bay Road for Lot 1.”
Staff notes there is no plat for this public use easement.
No utility connections through Knik-Goose Bay Road.

Please be advised that this PUE is in the vicinity of the Mat-Su Borough's Fern Street Reconstruction project to make improvements to Fern Street between Knik-Goose Bay Road and Fairview Loop Road, creating an upgraded north-south collector route and pedestrian pathway. For further information contact the Public Works Department at the Mat-Su Borough.

MSB PD&E (**Exhibit D**) No comments from PD&E.

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

City of Wasilla (**Exhibit F**) On the Agenda plat there is a floating 15' dimension that looks like it was left over for the southern utility easement but the clearly with linework show that stopping at some distance that should be defined with a segment measurement?

This was discussed with Todd Smith, landowner, about getting access to the property to the north and getting a L turn around for maintenance. This will be constructed and paved for the City of Wasilla to take over maintenance of that section to the turnaround. We certified the base construction a few years back now.

Staff notes this is condition #5.

Utilities: (**Exhibit G**) ENSTAR has no comments or recommendations. MTA, GCI, and MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Fire Service Area #130 Talkeetna; MSB Community Development, or Assessments; MEA, GCI, or MTA.

CONCLUSION: The Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures. There were no objections from any federal or state agencies, Borough departments or utilities. There were no objections from the public in response to the Notice of Public Hearing.

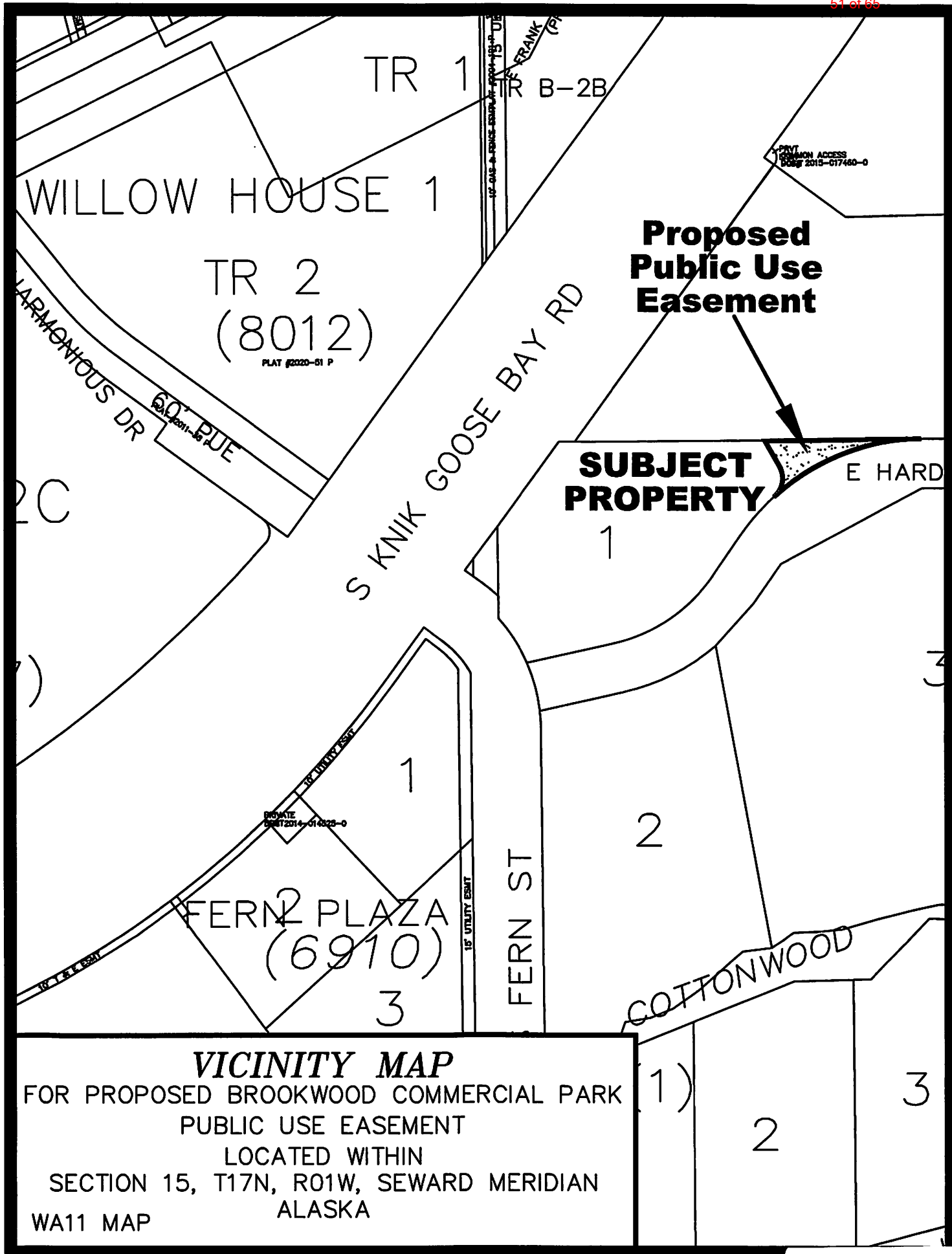
FINDINGS OF FACT

1. The Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures.
2. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Fire Service Area #130; MSB Community Development, or Assessments; MEA, GCI, or MTA
3. There were no objections from any federal or state agencies, Borough Department, or utilities.
4. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the Public Use Easement, Section 5, Township 24 North, Range 04W, 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 and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase plat.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Create a Public Use Easement document to be recorded in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED BROOKWOOD COMMERCIAL PARK
PUBLIC USE EASEMENT
LOCATED WITHIN
SECTION 15, T17N, R01W, SEWARD MERIDIAN
ALASKA
WA11 MAP



S Knik Goose Bay Rd

E Hardrock Cir

S Fern St

ROW ESMT

Matt Laska - Subina Borough, Nstar Microsoft







APPLICATION FOR PUBLIC USE EASEMENT ACCEPTANCE

LOCATED IN THE SW ¼ NW ¼ of

Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska.

RECEIVED
JAN 30 2025
PLATTING

SUPPORTIVE DATA

REQUIRED AT TIME OF SUBMITTAL:

- _____ LEGAL DESCRIPTION OF PROPOSED EASEMENT
- _____ SCALED DRAWING OF EASEMENT DEPICTING LOCATION
- _____ PROOF OF CONSTRUCTIBILITY
- _____ FEE \$500.00
- _____ CERTIFICATE TO PLAT (provided by a local title company)

APPLICANT OR OWNER:

RFN PROPERTIES LLC , PO BOX 142 EAGLE ID 83616-0142

Contact: Todd or Stephanie Smith. (208) 340-0063, tssksmith@gmail.com

SURVEYOR Name (FIRM): KEYSTONE SURVEYING & MAPPING

Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645

Contact Person: GARY LoRUSSO Phone: 376-7811

ENGINEER Name (FIRM): HOLLER ENGINEERING

Mailing Address: 3375 N Sams Drive Wasilla Zip: 99654

Contact Person: CURT HOLLER Phone: 376-0410



APPLICANTS SIGNATURE

DATE 01/29/25



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

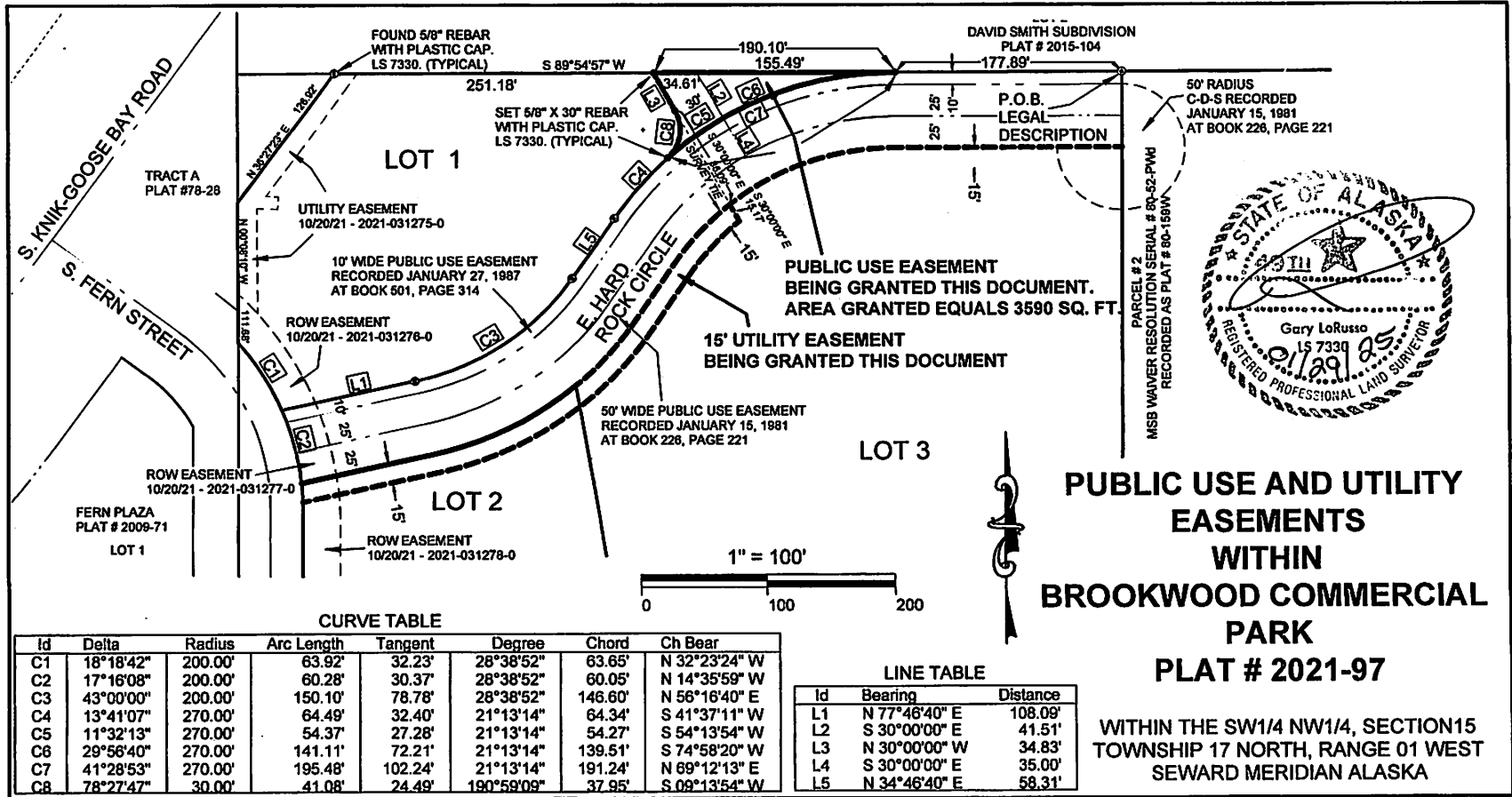
THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

2/14/2025
DATE



PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 4/3/2025



BROOKWOOD COMMERCIAL PARK PUBLIC USE EASEMENT

WITHIN LOT 1,

BROOKWOOD COMMERCIAL PARK

PLAT # 2021-97

Commencing at the Northeasterly corner of Lot 3, Brookwood Commercial Park – Plat # 2021-97;

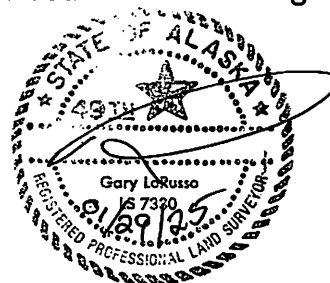
thence South 89° 54' 57" West along the northerly line of said Brookwood Commercial Park, a distance of 177.89 feet to the northeasterly corner of Lot 1 of said Brookwood Commercial Park, said point being the POINT OF BEGINNING;

thence continuing along the northerly line of said Lot 1 South 89° 54' 57" West, a distance of 190.10 feet;

thence South 30° 00' 00" East, a distance of 34.83 feet to the point of curvature of a curve, concave to the west, having a radius of 30.00 feet, a central angle of 78° 27' 47", and a chord of 37.95 feet bearing South 09° 13' 54" West;

thence Southwesterly along said curve a distance of 41.08 feet to a point on the northerly right of way line of an existing 10 foot wide public use easement recorded January 27, 1987 in Book 501 at Page 314, said point being a point of curvature of a curve, concave to the south, having a radius of 270.00 feet, a central angle of 41° 28' 53", and a chord of 191.24 feet bearing North 69° 12' 13" East ;

thence Northeasterly along said curve and along said northerly right of way line a distance of 195.48 feet to the POINT OF BEGINNING; said described tract containing 0.08 Acres, more or less.





THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

March 3, 2025

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Krostek Acres; Parcel 1 MSB Waiver 95-11-PWm (Farm Loop Road, Palmer-Fishhook Road)**
 - No objection to the proposed lot division.
 - Request 50 foot right of way dedication of Farm Loop Road.
 - Add plat note; "No direct access to Palmer-Fishhook Road." All current and subsequent access required through Farm Loop Road.
 - Platting actions invalidate existing access permits. Apply for new driveway permit for existing access to Farm Loop Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Brookwood Commercial Park Public Use Easement (PUE); Plat #2021-97; WA 11 RFN Properties, LLC (Knik-Goose Bay Road MP 1)**
 - No objection to the proposed public use easement.
 - Please add plat note: "No direct access to Knik-Goose Bay Road for Lot 1."
 - No utility connections through Knik-Goose Bay Road.
 - Please be advised that this PUE is in the vicinity of the Mat-Su Borough's Fern Street Reconstruction project to make improvements to Fern Street between Knik-Goose Bay Road and Fairview Loop Road, creating an upgraded north-south collector route and pedestrian pathway. For further information contact the Public Works Department at the Mat-Su Borough.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT C-1

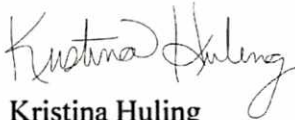
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF

Chris Curlin

From: Pre-Design & Engineering
Sent: Thursday, March 6, 2025 3:09 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC Brookwood Commercial Park PUE (CC)

Chris,

No comments from PD&E.

PD&E

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, February 19, 2025 12:37 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning Wasilla <planning@cityofwasilla.gov>; Public Works Wasilla <publicworks@cityofwasilla.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@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 Brookwood Commercial Park PUE (CC)

Hello,

The following link is a request for comments for the proposed Public Use Easement on Lot 1, Brookwood Commercial Park, plat # 2021-97 .

Please ensure all comments have been submitted by March 7, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting board.

 [Brookwood Comm Pk PUE](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Permit Center
Sent: Wednesday, February 19, 2025 2:45 PM
To: Chris Curlin
Subject: RE: RFC Brookwood Commercial Park PUE (CC)

No comments from the Permit Center.

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

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Sent: Wednesday, February 19, 2025 12:37 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning Wasilla <planning@cityofwasilla.gov>; Public Works Wasilla <publicworks@cityofwasilla.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@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 Brookwood Commercial Park PUE (CC)

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[Brookwood Comm Pk PUE](#)

Sincerely,

Chris Curlin

From: Chris Curlin <Chris.curlin@matsugov.us>
Sent: Wednesday, February 19, 2025 2:20 PM
To: Gary LoRusso
Subject: FW: RFC Brookwood Commercial Park PUE (CC)

Comment from Wasilla Public Works.

Chris

From: Robert Walden <rwalden@cityofwasilla.gov>
Sent: Wednesday, February 19, 2025 2:02 PM
To: Chris Curlin <Chris.curlin@matsugov.us>
Cc: Erich E. Schaal <eschaal@cityofwasilla.gov>; Richard Antonio <rantonio@cityofwasilla.gov>; Cindy Wellman <cwellman@cityofwasilla.gov>
Subject: RE: RFC Brookwood Commercial Park PUE (CC)

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

Chris,

On the Agenda plat there is a floating 15' dimension that looks like it was left over for the southern utility easement but the clearly with linework show that stopping at some distance that should be defined with a segment measurement?

This was discussed with Todd Smith, landowner, about getting access to the property to the north and getting a L turn around for maintenance. This will be constructed and paved for the City of Wasilla to take over maintenance of that section to the turnaround. We certified the base construction a few years back now.

Sincerely,
Robert L Walden, PE
City of Wasilla
Deputy Director of Public Works
907-373-9019

From: PW Shared <publicworks@cityofwasilla.gov>
Sent: Wednesday, February 19, 2025 1:11 PM
To: Erich E. Schaal <eschaal@cityofwasilla.gov>; Robert Walden <rwalden@cityofwasilla.gov>; Richard Antonio <rantonio@cityofwasilla.gov>
Subject: FW: RFC Brookwood Commercial Park PUE (CC)

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, February 19, 2025 12:37 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie



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

February 20, 2025

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 public use easement request and has no comments or recommendations.

- **Brookwood Commercial Park**
(MSB Case # 2025-024)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way & Compliance Agent
ENSTAR Natural Gas Company, LLC

