

# 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 17, 2025**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** You can submit written comments by email to [platting@matsugov.us](mailto: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. April 3, 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. **NORTHERN SKY ESTATES**: The request is to create 2 lots from Tax Parcel A5 (W1/2 SE1/4 NE1/4 & W1/2 NE1/4 SE1/4), to be known as **NORTHERN SKY ESTATES**, containing 39.91 acres +/- . The property is located north of W. Horizon Drive, south of W. Hazel Avenue, and west of S. Knik Goose Bay Road (Tax ID #16N03W13A005); within the E 1/2 Section 13, Township 16 North, Range 03 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Bryan Morgan & Codruta Morgan, Staff: Matthew Goddard, Case # 2025-026)

**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)

- May 1, 2025, Platting Board Meeting, we have 3 cases to be heard:
  - Bella Ridge MSP
  - Rockin Elk
  - North Village

**9. BOARD COMMENTS**

**10. ADJOURNMENT**

# MINUTES



The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 3, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

## **1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1  
Mr. Michael Liebing, District Seat #2  
Mr. Eric Koan, District Seat #3  
Ms. Amanda Salmon, District Seat #4  
Ms. Michelle Traxler, District Seat #5  
Ms. Sandra Kreger, District seat #6  
Ms. Karla McBride, Alternate A  
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Eric Koan, District Seat #3  
Mr. Sidney Bertz, District seat #7

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Kayla Smith, 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 the Agenda. Platting Member Kreger seconded.

**VOTE:** The Agenda was approved unanimously.

## 2. APPROVAL OF MINUTES

- March 20, 2025.

MOTION: Platting Member Kreger made motion to approve March 20, 2025 Minutes.  
Platting Member Liebinger seconded.

VOTE: The Minutes were approved unanimously.

## 3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

*(None)*

## 4. UNFINISHED BUSINESS

*(None)*

## 5. RECONSIDERATIONS/APPEALS

*(None)*

## 6. PUBLIC HEARINGS

- A. **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)*

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

Kayla Smith provided the mailing report:

- Stating that 38 public hearing notices were mailed out on March 11, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 5 findings of facts.

Platting Member Liebinger had questions for staff.

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

The petitioner's representative, Tim Carmen 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 Liebing made a motion to approve the preliminary plat of Alexander Estates. Platting Member Chiavetta seconded the motion.

Discussion ensued.

**MOTION:** Platting Member Liebing made a motion to amend Condition of Approval #4 to state "No direct access to KGB Road for all lots adjacent to KGB: Lot 1, 2 Block 1, Lot 1, 2, 4, 5, 6, & 7 Block 2 unless authorized by the permitting authority.". Platting Member Kreger would like it to state "No direct access to KGB Road for all lots adjacent to KGB: Lot 1 Block 1, Lot 1, 2, 4, 5, 6, & 7 Block 2 unless authorized by the permitting authority"

**VOTE:** The motion passed without objection.

- B. **BROOKWOOD COMMERCIAL 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*)

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

Kayla Smith provided the mailing report:

- Stating that 57 public hearing notices were mailed out on March 11, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 4 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 Liebinger made a motion to approve the preliminary plat of Brookwood Commercial Park PUE. Platting Member Chiavetta seconded the motion.

**VOTE:** The motion passed without objection.

## **7. ITEMS OF BUSINESS & MISCELLANEOUS**

*(None)*

## **8. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

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

- There is 1 case scheduled for April 17, 2025 Platting Board.
- Northern Sky Estates

## **9. BOARD COMMENTS.**

- No board comments

## **10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:22 PM**.

\_\_\_\_\_  
MICHELLE TRAXLER  
Platting Board Chair

ATTEST:

\_\_\_\_\_  
KAYLA SMITH  
Platting Board Clerk

DRAFT



6A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 17, 2025

PRELIMINARY PLAT: NORTHERN SKY ESTATES  
LEGAL DESCRIPTION: SEC 13, T16N, R03W, SEWARD MERIDIAN AK  
PETITIONERS: BRIAN MORGAN  
SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING  
ACRES: 39.91 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-026

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**REQUEST:** The request is to create 2 lots from Tax Parcel A5 (W1/2 SE1/4 NE1/4 & W1/2 NE1/4 SE1/4), to be known as **NORTHERN SKY ESTATES**, containing 39.91 acres +/- . The property is located north of W. Horizon Drive, south of W. Hazel Avenue, and west of S. Knik Goose Bay Road; within the E 1/2 Section 13, Township 16 North, Range 03 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

**EXHIBITS:**

**SUPPORTING DOCUMENTATION:**

Vicinity Map and Aerial Photos	<b>PAGES</b> – 1-5
Topographic Narrative	<b>PAGE</b> – 6
Topographic Map & As-Built	<b>PAGE</b> – 7

**AGENCY COMMENTS**

MSB DPW Pre-Design and Engineering Division	<b>PAGE</b> – 8
MSB Permit Center	<b>PAGE</b> – 9
Utilities	<b>PAGES</b> – 10-11

**DISCUSSION:** The proposed subdivision is creating two lots from Tax Parcel A5. The petitioner is proposing the dedication of a 60'X 354' public use easement to provide legal access the adjacent western parcel. This is to satisfy the requirements of MSB 43.20.060(D). Access for the proposed northern lot is from W. Big Dipper Drive. Access for the proposed southern lots is from W. Milkyway Lane. Both roads are Borough maintained roads.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Both proposed lots have the required access.

**Topographic Narrative:** A topographic narrative was submitted (**Exhibit Page 6**), pursuant to MSB 43.20.281(A)(1)(i)(i). Dayna Rumfelt, Professional Land Surveyor, notes that the parent parcel is largely undeveloped and gently sloping to the southeast with a ridge on the southeast side of the property steeply sloping down to the southeast. No wet locations were observed throughout the property, the land being made up of predominately mature birch trees. The proposed Lot 1 has a typical tank/leach field on it for its septic system. No septic features were found on proposed Lot 2. Lot 1 is the smaller of the two proposed lots, but it contains approximately 9.98 acres or 434,728 sqft. Lot 2 is proposed at 29.92 acres or 1,303,315 sqft. Topographic map and as-built are at **Exhibit Page 7**.

**Comments:**

Department of Public Works Pre-Design and Engineering Division (**Exhibit Page 8**) notes that the right of way dedication at the end of Big Dipper Drive needs to be extended to allow for a T-Turnaround meeting the requirements of the 2022 SCM (**Recommendation #4**)

MSB Permit Center (**Exhibit Page 9**) notes the driveway on the parcel does not have a permit on file.

**Utilities:** (**Exhibit Pages 10-11**) ENSTAR has no comments or recommendations. GCI did not respond. MEA did not respond. MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #16 Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Assessments, or Planning; GCI, MEA or MTA.

**CONCLUSION:** The preliminary plat of Northern Sky Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A topographic narrative was submitted in lieu of a soils report, pursuant to MSB 43.20.218(A)(1)(i)(i).

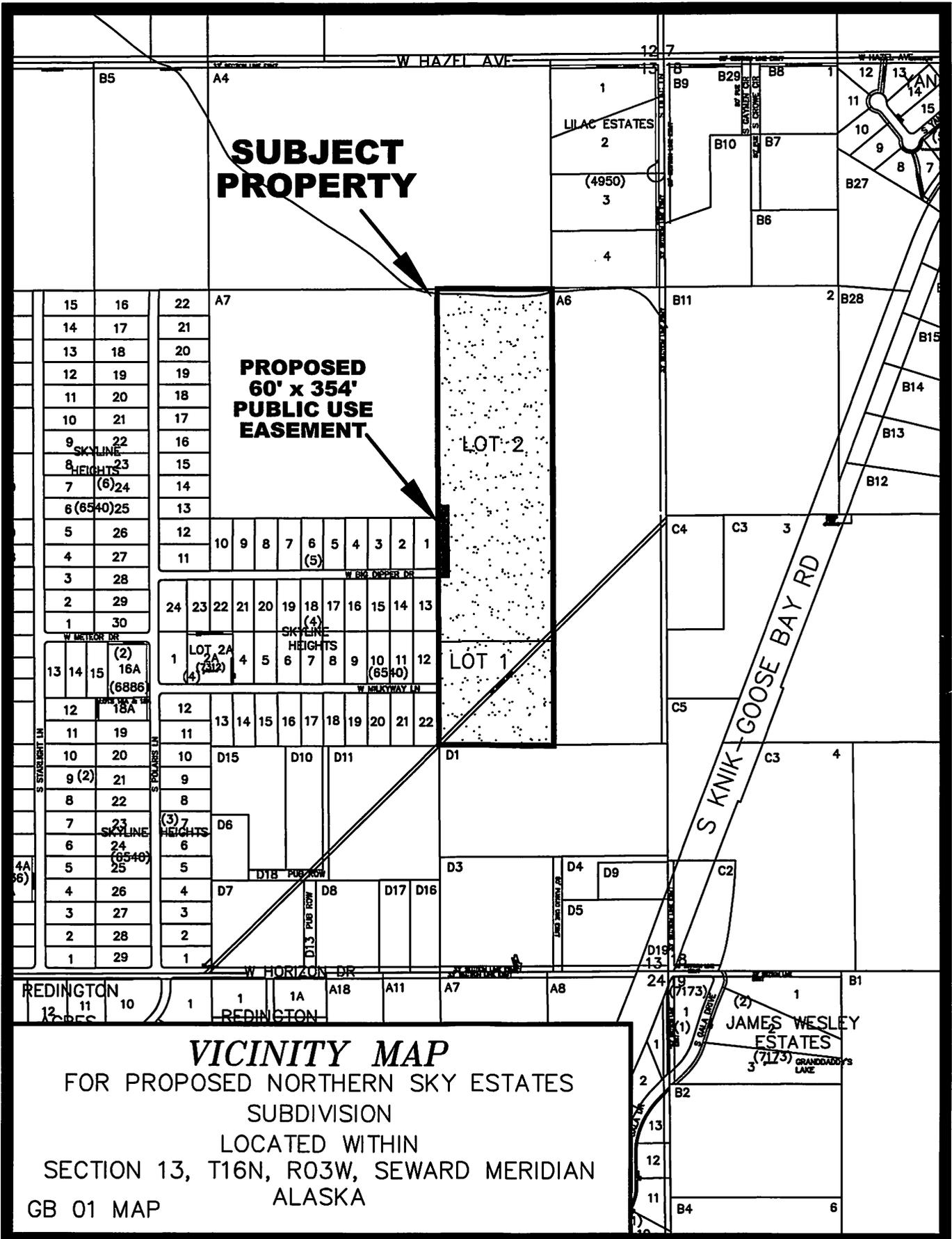
**FINDINGS OF FACT**

1. The plat of Northern Sky Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A topographic narrative was submitted in lieu of a soils report, pursuant to MSB 43.20.218(A)(1)(i)(i).
3. The lot has the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #16 Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Assessments, or Planning; GCI, MEA or MTA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

## **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

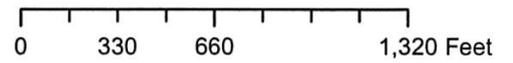
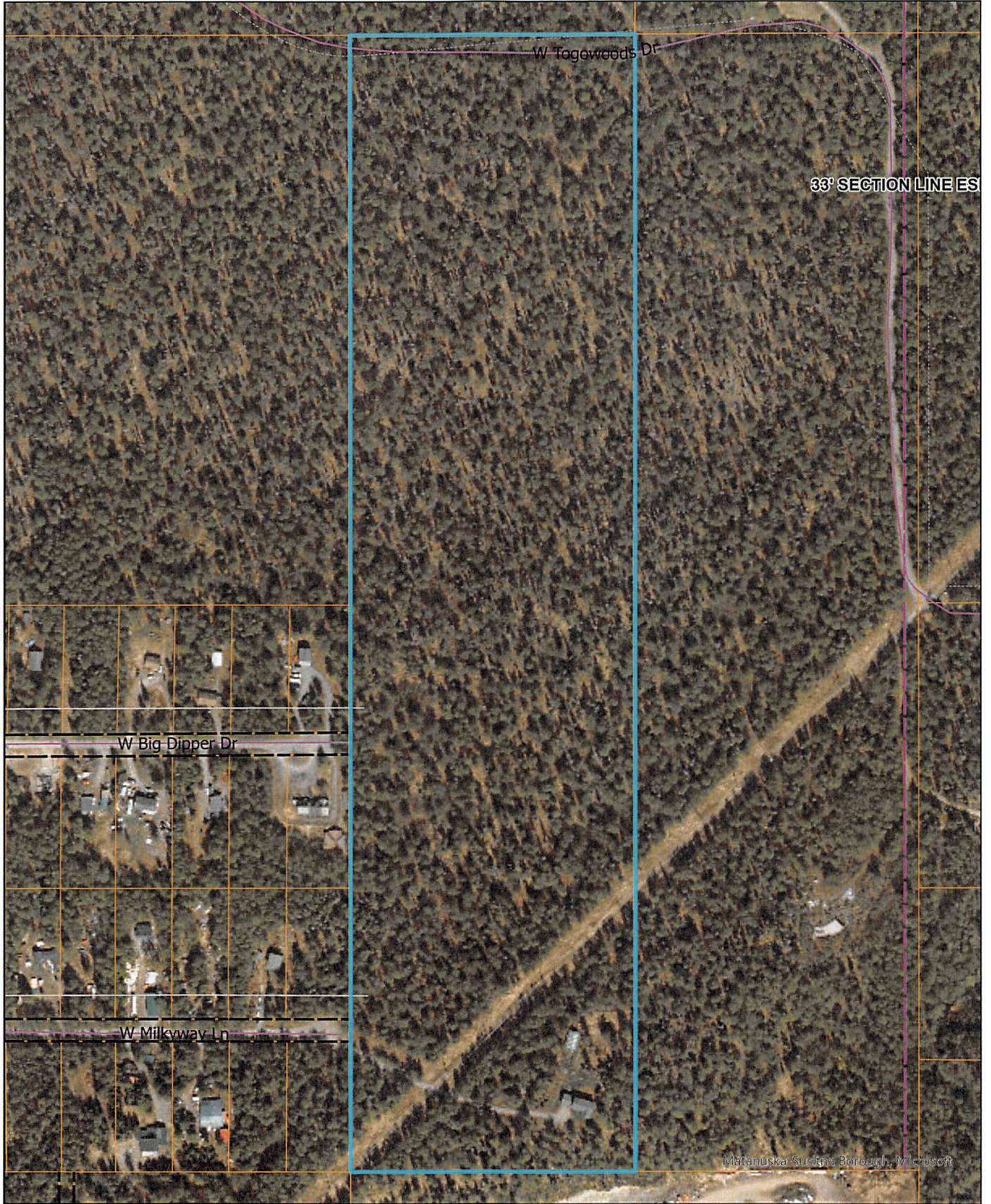
**Suggested motion: I move to approve the preliminary plat of Northern Sky Estates, Section 13, Township 16 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations**

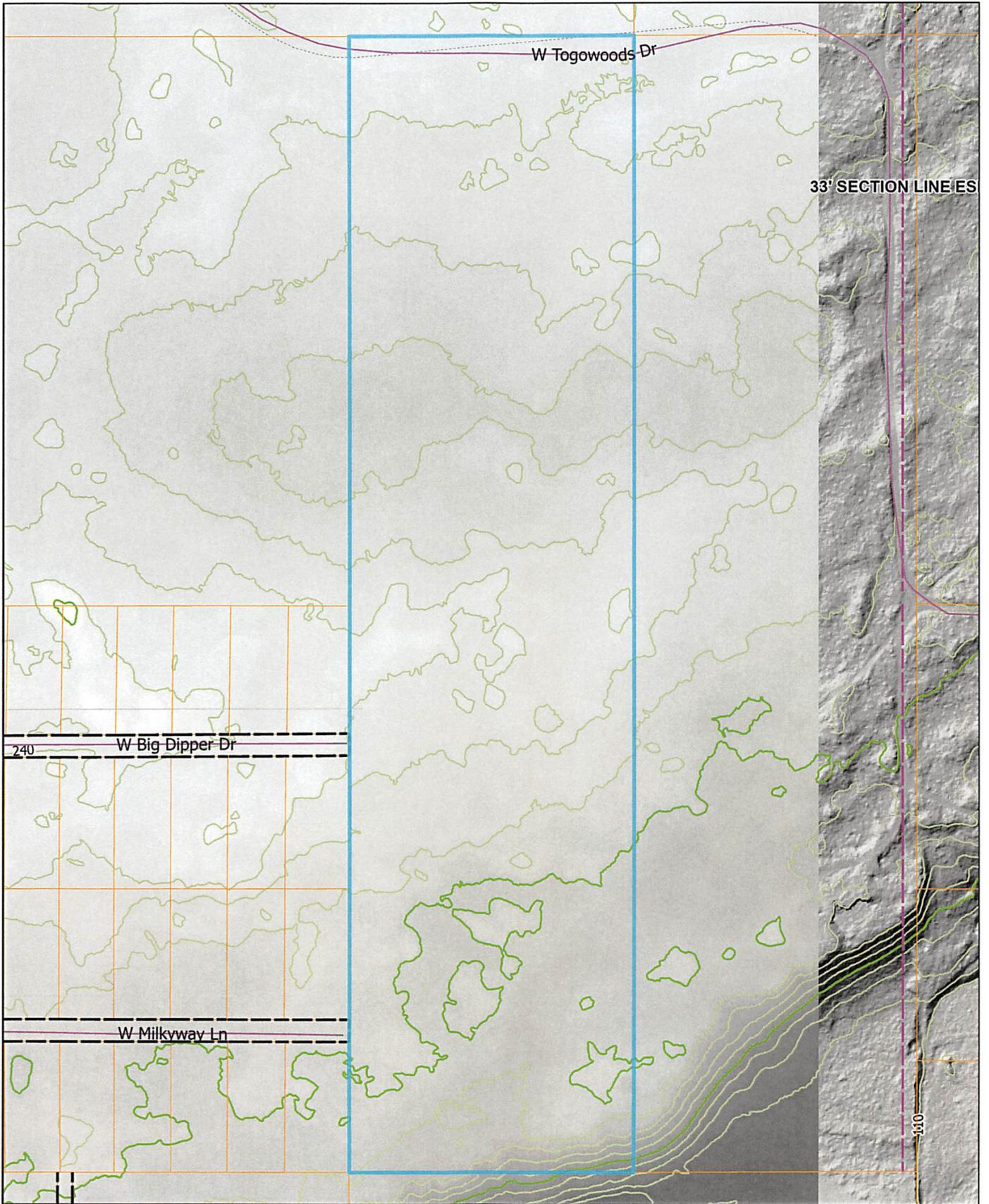
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Extend the right of way dedication at the end of Big Dipper Drive to allow for a T-Turnaround meeting the requirements of the 2022 Subdivision Construction Manual.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.



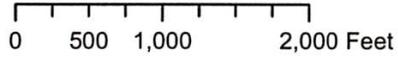
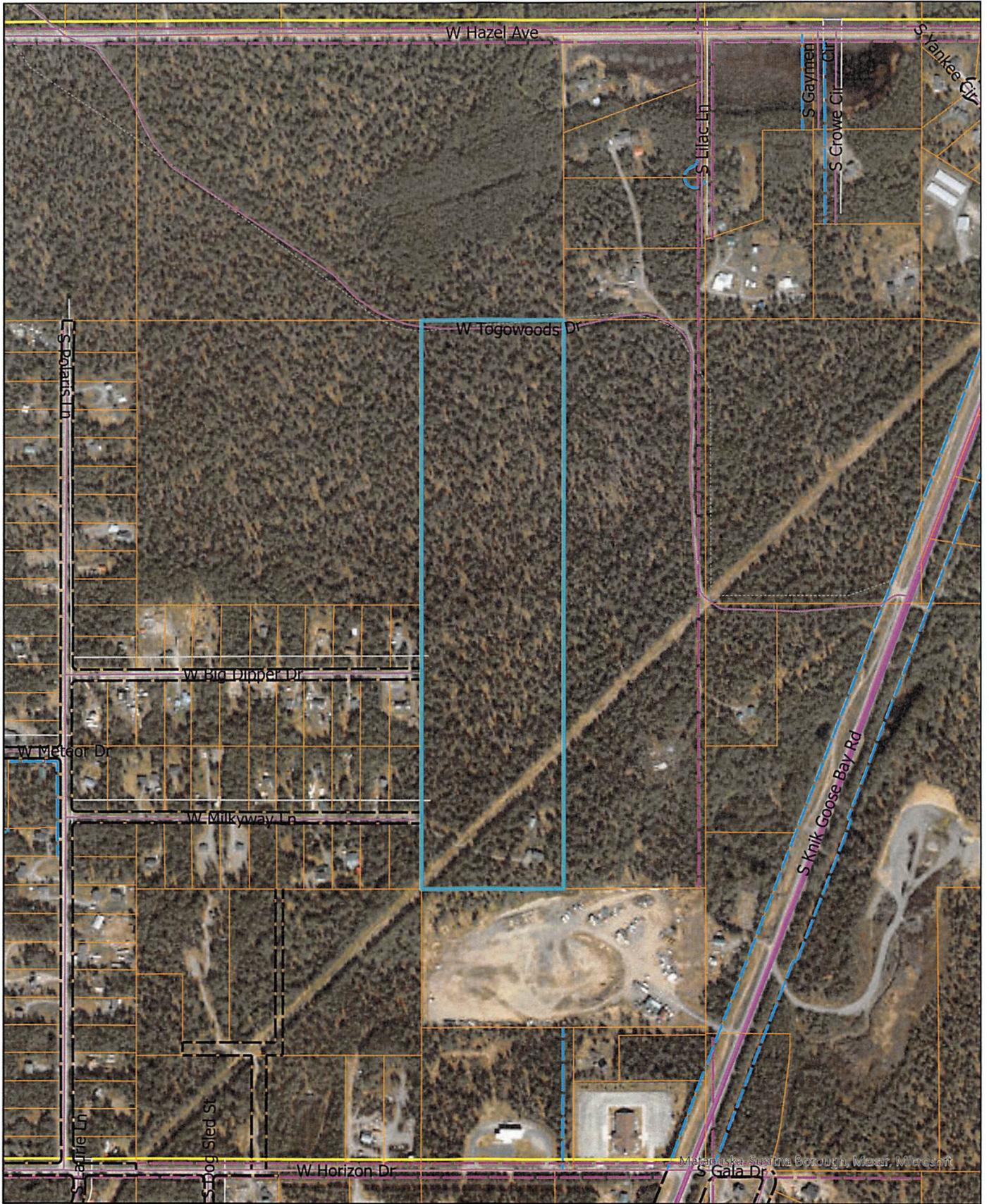
**VICINITY MAP**  
FOR PROPOSED NORTHERN SKY ESTATES  
SUBDIVISION  
LOCATED WITHIN  
SECTION 13, T16N, R03W, SEWARD MERIDIAN  
ALASKA  
GB 01 MAP







0 330 660 1,320 Feet





RECEIVED  
FEB 03 2025  
PLATTING

Lavender Survey & Mapping  
720 N Yeti St  
Palmer, AK 99645

January 8, 2025

Matanuska-Susitna Borough  
350 E. Dahlia  
Palmer, AK 99645  
Platting Division

Dear Platting,

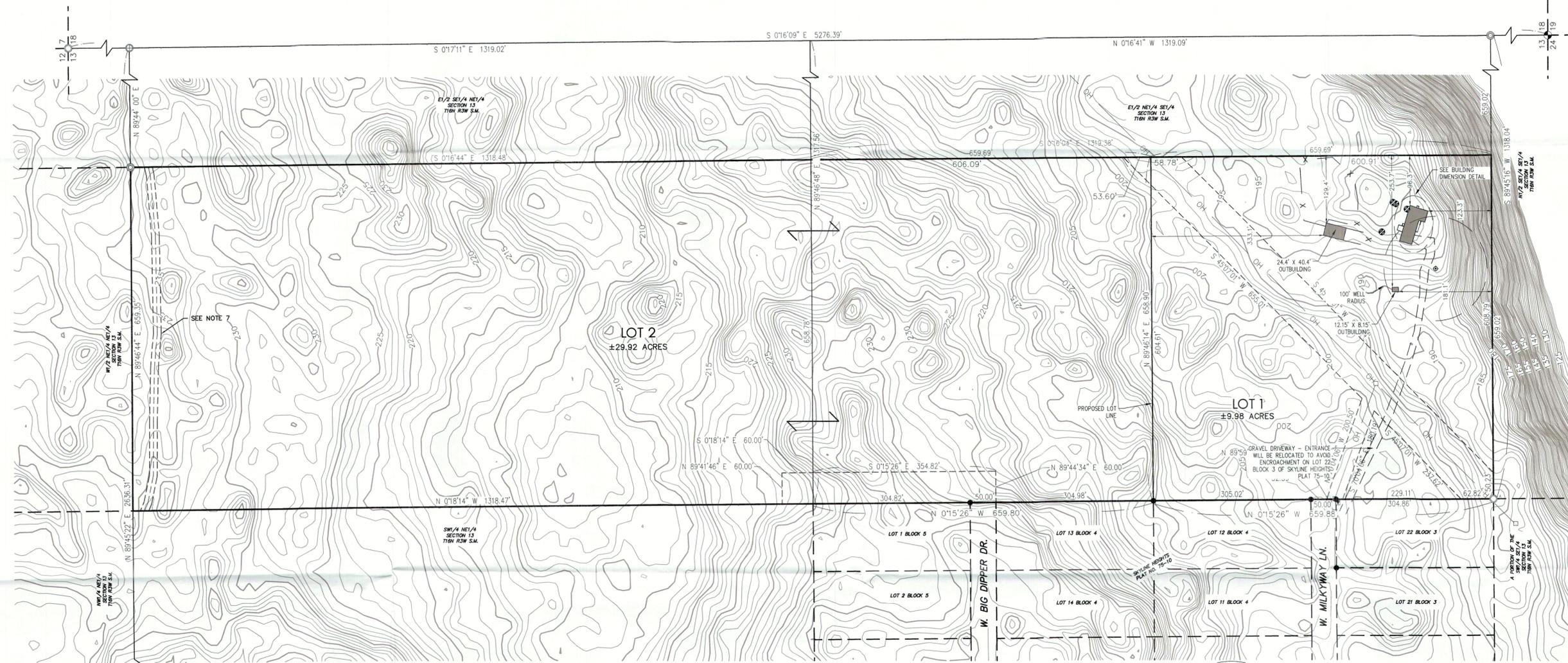
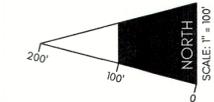
I, Dayna Rumfelt PLS, certify the proposed subdivision Northern Sky Estates located in the west one-half of the southeast one-quarter of the northeast one-quarter (W1/2 SE1/4 NE1/4) and the west one-half of the northeast one-quarter of the southeast one-quarter (W1/2 NE1/4 SE 1/4) of Section 13, Township 16 North, Range 3 west, Seward Meridian, Alaska, Palmer Recording District will not create any setback violations, nor do any exist at this time. The land is largely undeveloped and gently sloping to the southeast with a ridge on the southeast side of the property steeply sloping down to the southeast. No wet locations were observed throughout the property, the land being made up of predominantly mature birch trees. The proposed Lot 1 has a typical tank/leach field on it for its septic system. No septic features were found on Proposed Lot 2. Lot 1 is the smaller of the two proposed lots, but it contains approximately 9.98 acres or 434,728 sqft. Lot 2 is proposed at 29.92 acres or 1,303,315 sqft.

In my opinion as a well-traveled lay person, I expect that almost the entirety of both lots is buildable, with the one notable exception of the steep slope on the southeast portion of the property. The presence of mature birch throughout the property suggests that the ground is well drained, and a typical leach field setup would pass perc tests throughout the property.

Thank you,

A handwritten signature in purple ink, appearing to read "Danmi R", is written over the typed name.

Dayna Rumfelt PLS  
LS-13322

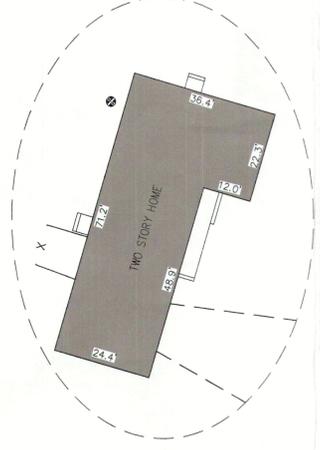


**LEGEND**

- FOUND BRASS CAP
- FOUND IRON PIPE
- ⊕ FOUND ALUMINUM MONUMENT
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- ⊠ COMMUNICATIONS PEDESTAL
- ⊙ SEPTIC RISER
- ⊙ WELL
- UTILITY POLE
- SURVEYED
- - - UNSURVEYED
- x - FENCE
- - - OVERHEAD LINE
- - - 850 CONTOUR (10' MAJOR)
- - - CONTOUR (2' MINOR)
- - - EDGE OF GRAVEL
- - - MEASURED

**NOTES:**

1. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
2. ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND ARE SHOWN HEREON.
3. CONTOURS SHOWN WERE CREATED FROM A COMBINATION OF 2019 MSS LIDAR DATA.
4. ENCUMBRANCES OTHER THAN THOSE SHOWN MAY EXIST. THIS ASBUILT WAS PREPARED WITHOUT THE USE OF A TITLE REPORT.
5. BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION OR DISTRIBUTION SYSTEMS AND RIGHTS TO CLEAR TREES OR SHRUBS THAT MAY INTERFERE WITH OR THREATEN TO ENDANGER THE OPERATION AND MAINTENANCE OF SAID LINE OR SYSTEM. FOR MEA RECORDED JUNE 2, 1958 IN BOOK 20 PAGE 87.
6. BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION OR DISTRIBUTION SYSTEM AND TELECOMMUNICATIONS AND RIGHTS TO CLEAR TREES OR SHRUBBERY LOCATED WITHIN 15 FEET OF SAID SYSTEMS. FOR MEA RECORDED NOVEMBER 7, 1997 IN BOOK 921 PAGE 829. WHILE THIS EASEMENT DOES SPECIFY A SET WIDTH, IT IS NOT SPECIFIC AS TO THE LOCATION OF THE ELECTRICAL/TELECOMMUNICATIONS INFRASTRUCTURE IT ATTACHES TO. MULTIPLE TRANSMISSION LINES EXIST ON THE SUBJECT PROPERTY, THE SURVEYOR COULD MAKE AN FAIRLY EDUCATED GUESS AS TO WHICH LINES THIS EASEMENT ATTACHES TO, HOWEVER, HAS DECLINED TO DO SO AS THE INTENT IS NOT EXPLICIT.
7. TOGOWOODS CENTERLINE DIGITIZED FROM 2019 MSS IMAGERY. ACTUAL CENTERLINE WILL BE SURVEYED AND REPORTED ON THE FINAL PLAT. A 15' WIDE ROADWAY EASEMENT FOR THE GIRL SCOUTS RECORDED ON MARCH 12, 1958 IN BOOK 19 PAGE 96 IS CENTERED ON WHAT IS BELIEVED TO BE TOGOWOODS DRIVE. THE RECORDING DOCUMENT CALLS FOR THE EASEMENT TO BE CENTERED ON THE EXISTING THREE MILE LAKE TRAIL. CONSULTATION OF OLD TAX MAPS CALL THIS SECTION OF TOGOWOODS THE "HOME TRAIL". AGE OF THE TAX MAP CONSULTED IS NOT KNOWN. CURRENT EVIDENCE SUGGESTS THAT THE EXISTING TOGOWOODS DRIVE IS THE "THREE MILE LAKE TRAIL" REFERENCED IN THE RECORDING DOCUMENT.



BUILDING DIMENSIONS  
1" = 20'



ASBUILT - NO CORNERS SET THIS DATE

I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 13, TOWNSHIP 18 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES. EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON RECORDED PLAT No. 2002-GRS ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

DATE: 1/11/2025	FB: TC001
GRID: GB01	DRAWN: SAP

ORIGINAL SIZE: 24x36 SCALE: 1" = 100' FILE: 24-442\_Asbuilt

RECEIVED  
FEB 03 2025  
PLATTING

## Matthew Goddard

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**From:** Pre-Design & Engineering  
**Sent:** Thursday, March 6, 2025 3:38 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Northern Sky Estates (MG)

Matthew,

Dedicate ROW at the end of Big Dipper Drive for T Turnaround meeting the requirements of the 2022 SCM.

PD&E

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, February 19, 2025 8:12 AM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Northern Sky Estates (MG)

Hello,

The following link is a request for comments for the proposed Northern Sky Estates subdivision. Please ensure all comments have been submitted by March 12, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting board.

 [Northern Sky Estates](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Wednesday, February 19, 2025 8:41 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Northern Sky Estates (MG)

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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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, February 19, 2025 8:12 AM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Northern Sky Estates (MG)

Hello,

The following link is a request for comments for the proposed Northern Sky Estates subdivision. Please ensure all comments have been submitted by March 12, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting board.

 [Northern Sky Estates](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician



**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 27, 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.

- **Northern Sky Estates  
(MSB Case # 2025-026)**

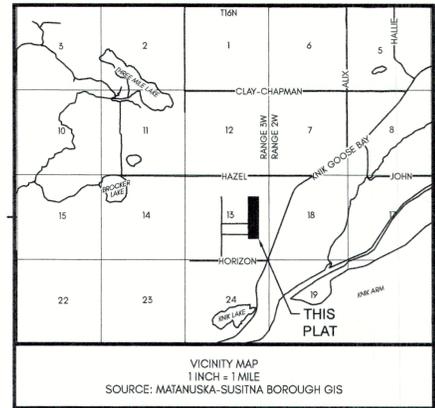
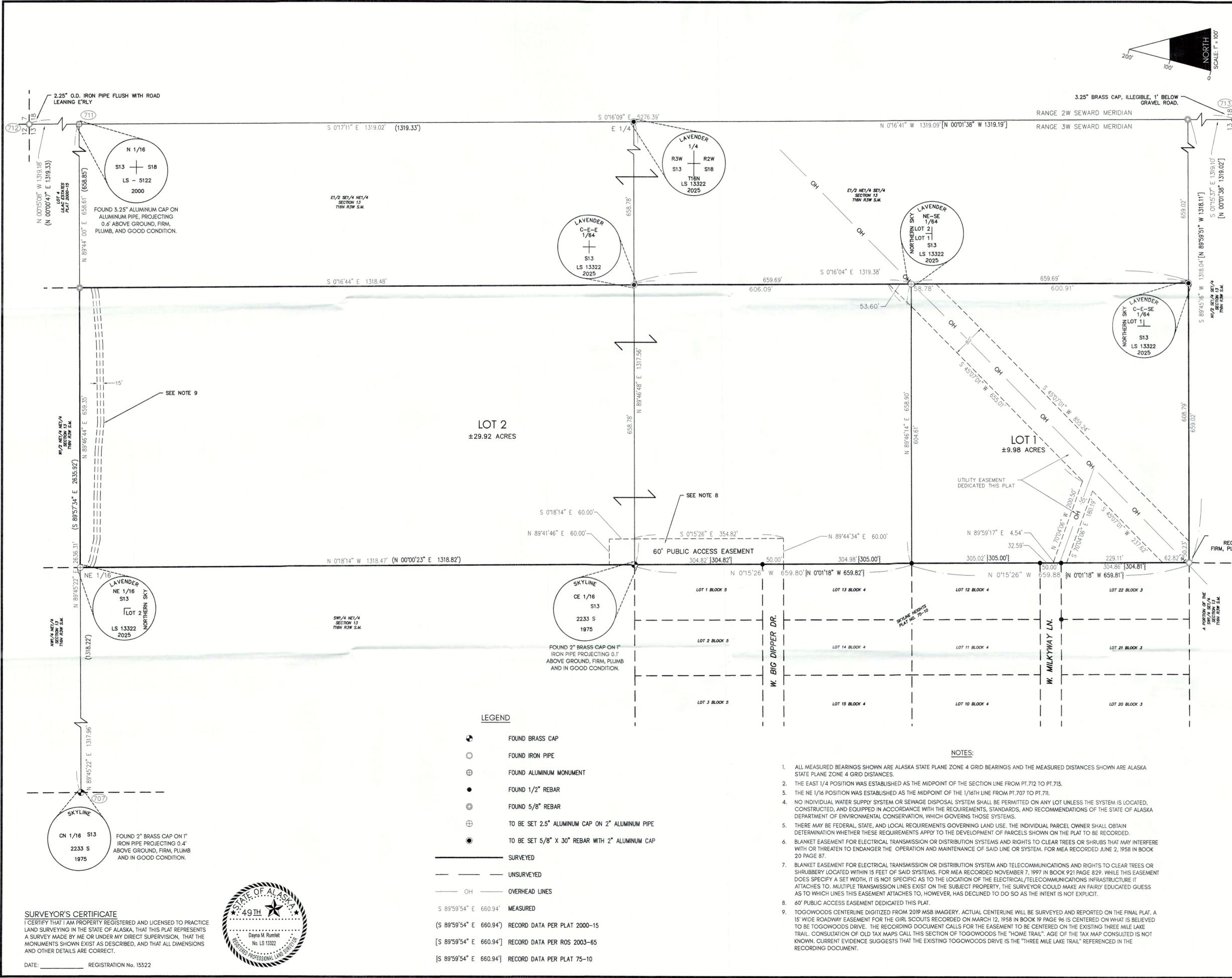
If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

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

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





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

BRIAN LELAND MORGAN DATE \_\_\_\_\_  
1101 W. MILKYWAY LN.  
WASILLA, ALASKA 99623

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2023.  
FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES \_\_\_\_\_

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

CODRUTA DANIELA MORGAN DATE \_\_\_\_\_  
1101 W. MILKYWAY LN.  
WASILLA, ALASKA 99623

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2023.  
FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES \_\_\_\_\_

1" IRON PIPE CAP MISSING, RECESSED 0.3' BELOW GROUND, FIRM, PLUMB, AND GOOD CONDITION.

**CERTIFICATION OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 2023, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 2023, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE \_\_\_\_\_

ATTEST: PLATTING CLERK \_\_\_\_\_

**RECEIVED**  
Agenda Copy  
FEB 03 2025  
**PLATTING**

**PRELIMINARY PLAT**  
PLAT OF  
**NORTHERN SKY ESTATES**  
A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 13, TOWNSHIP 16 NORTH, RANGE 3 WEST, SEWARD MERIDIAN  
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
CONTAINING 39.91 ACRES, MORE OR LESS.  
**LAVENDER SURVEY & MAPPING**  
DAYNA@LAVENDERSURVEY.COM (907)501-5177  
DRAWN BY: SAP GRID: GB01 SCALE: 1" = 100' SHEET: 1 OF 1  
CHECKED BY: DMR FILE: 24-442 DATE: 1/11/2025

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



DATE: \_\_\_\_\_ REGISTRATION No. 13322

- LEGEND**
- FOUND BRASS CAP
  - FOUND IRON PIPE
  - ⊕ FOUND ALUMINUM MONUMENT
  - FOUND 1/2" REBAR
  - ⊙ FOUND 5/8" REBAR
  - ⊕ TO BE SET 2.5" ALUMINUM CAP ON 2" ALUMINUM PIPE
  - TO BE SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
  - SURVEYED
  - - - UNSURVEYED
  - OH — OVERHEAD LINES
  - S 89°59'54" E 660.94' MEASURED
  - (S 89°59'54" E 660.94') RECORD DATA PER PLAT 2000-15
  - [S 89°59'54" E 660.94'] RECORD DATA PER ROS 2003-65
  - {S 89°59'54" E 660.94'} RECORD DATA PER PLAT 75-10

- NOTES:**
- ALL MEASURED BEARINGS SHOWN ARE ALASKA STATE PLANE ZONE 4 GRID BEARINGS AND THE MEASURED DISTANCES SHOWN ARE ALASKA STATE PLANE ZONE 4 GRID DISTANCES.
  - THE EAST 1/4 POSITION WAS ESTABLISHED AS THE MIDDLEPOINT OF THE SECTION LINE FROM PT. 712 TO PT. 715.
  - THE NE 1/4 POSITION WAS ESTABLISHED AS THE MIDDLEPOINT OF THE 1/6TH LINE FROM PT. 707 TO PT. 711.
  - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
  - THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
  - BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION OR DISTRIBUTION SYSTEMS AND RIGHTS TO CLEAR TREES OR SHRUBS THAT MAY INTERFERE WITH OR THREATEN TO ENDANGER THE OPERATION AND MAINTENANCE OF SAID LINE OR SYSTEM. FOR MEA RECORDED JUNE 2, 1958 IN BOOK 20 PAGE 87.
  - BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION OR DISTRIBUTION SYSTEM AND TELECOMMUNICATIONS AND RIGHTS TO CLEAR TREES OR SHRUBBERY LOCATED WITHIN 15 FEET OF SAID SYSTEMS. FOR MEA RECORDED NOVEMBER 7, 1997 IN BOOK 921 PAGE 829. WHILE THIS EASEMENT DOES SPECIFY A SET WIDTH, IT IS NOT SPECIFIC AS TO THE LOCATION OF THE ELECTRICAL/TELECOMMUNICATIONS INFRASTRUCTURE IT ATTACHES TO. MULTIPLE TRANSMISSION LINES EXIST ON THE SUBJECT PROPERTY, THE SURVEYOR COULD MAKE AN FAIRLY EDUCATED GUESS AS TO WHICH LINES THIS EASEMENT ATTACHES TO, HOWEVER, HAS DECLINED TO DO SO AS THE INTENT IS NOT EXPLICIT.
  - 60' PUBLIC ACCESS EASEMENT DEDICATED THIS PLAT.
  - TOGOWOODS CENTERLINE DIGITIZED FROM 2019 MSB IMAGERY. ACTUAL CENTERLINE WILL BE SURVEYED AND REPORTED ON THE FINAL PLAT. A 15' WIDE ROADWAY EASEMENT FOR THE GIRL SCOUTS RECORDED ON MARCH 12, 1958 IN BOOK 19 PAGE 96 IS CENTERED ON WHAT IS BELIEVED TO BE TOGOWOODS DRIVE. THE RECORDING DOCUMENT CALLS FOR THE EASEMENT TO BE CENTERED ON THE EXISTING THREE MILE LAKE TRAIL. CONSULTATION OF OLD TAX MAPS CALL THIS SECTION OF TOGOWOODS THE "HOME TRAIL". AGE OF THE TAX MAP CONSUMED IS NOT KNOWN. CURRENT EVIDENCE SUGGESTS THAT THE EXISTING TOGOWOODS DRIVE IS THE "THREE MILE LAKE TRAIL" REFERENCED IN THE RECORDING DOCUMENT.