

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Wyatt Anderson

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA
ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

April 23, 2025

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **PRESTON HILLS L15A B3:** The request is to create 1 lot from Block 3, Lots 14, and 15 of, Preston Hills Subdivision, Plat No. 2009-31, to be known as **PRESTON HLS L15A B3 SUBDIVISION**, containing 1.9 acres +/- . The plat is located directly South of W. Glacier Peak Drive, West of S. Andrea Drive, and North of S. Preston Hills Drive; (Tax ID# 6881B03L013 & 6881B03L014); located within the NW ¼ Section 30, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Matthew & Sage Lakeman, Staff: Wyatt Anderson, Case #2025-042)*
- B. **EARLES LOT 1 & LOT 2:** The request is to create two lots from Tract 1, Earles, Plat No. 2003-80,(Tax ID# 5379000T001) to be known as **EARLES LOT 1 AND LOT 2**, containing 8.45 acres +/- . Parcel is located north of E. Maud Road, south of E. Smith Road, and directly west of N. Smith Road, lying within Section 2, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District 1. *(Petitioner/Owner: Larry Earles, Staff: Chris Curlin, Case #2025-044)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **April 23, 2025**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 23, 2025**

ABBREVIATED PLAT: PRESTON HLS L15A B3 SUBDIVISION

LEGAL DESCRIPTION: SEC 030, T17N, R02W, S.M, AK

PETITIONER: MATTHEW & SAGE LAKEMAN

SURVEYOR: BUSH CONSTRUCTION SURVEYS

ACRES: 1.9 +/- PARCELS: 1

REVIEWED BY: WYATT ANDERSON

CASE: 2025-042

REQUEST:

The request is to create 1 lot from Block 3, Lots 14, and 15 of, Preston Hills Subdivision, Plat No. 2009-31, to be known as **PRESTON HLS L15A B3 SUBDIVISION**, containing 1.9 acres +/- . The plat is located directly South of W. Glacier Peak Drive, West of S. Andrea Drive, and North of S. Preston Hills Drive; located within the NW ¼ Section 30, Township 17 North, Range 02 West, Seward Meridian, Alaska. Located in the Knik-Fairview Community Council area and Assembly District #5.

EXHIBITS:

Vicinity Maps & Aerial Photos

Exhibit A- 4 pgs

COMMENTS:

USACE

Exhibit B- 2 pgs

MSB Code Compliance

Exhibit C- 1 pg

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

COMMENTS:

USACE (Exhibit B) Does not object and gave information on wetlands permitting as well as noting the presence of wetlands on the subject property.

MSB Code Compliance (Exhibit C) Does not object to this Platting Action.

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

CONCLUSION

The plat of Preston Hills L15A B3 Subdivision is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

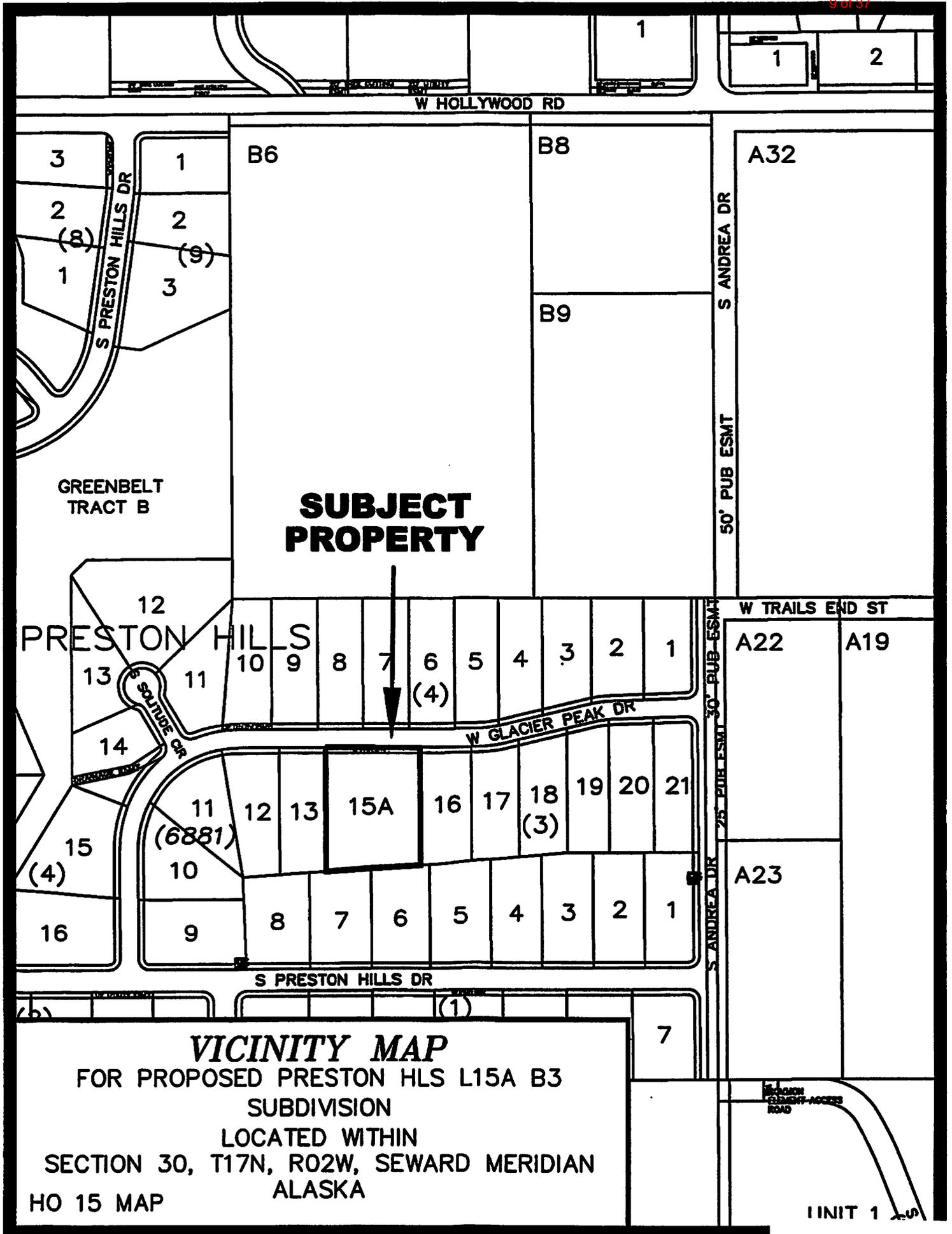
FINDINGS of FACT:

1. The abbreviated plat of Preston Hills L15A B3 Subdivision is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines 2 lots within Preston Hills Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Preston Hills Subdivision (Plat #2009-31), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Preston Hills L15A B3 Subdivision, Section 30, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on Staff recommendations:

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



VICINITY MAP
FOR PROPOSED PRESTON HLS L15A B3
SUBDIVISION
LOCATED WITHIN
SECTION 30, T17N, R02W, SEWARD MERIDIAN
ALASKA
HO 15 MAP



W Glacier Peak Dr

S Splitude Cir

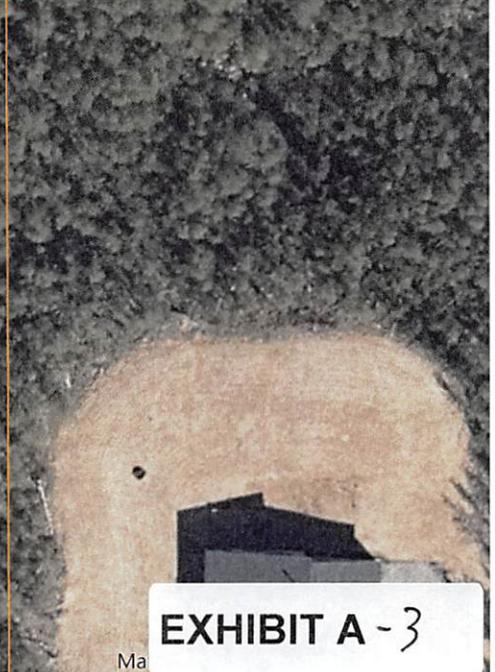
S Preston Hills Dr

S Tundra Dr

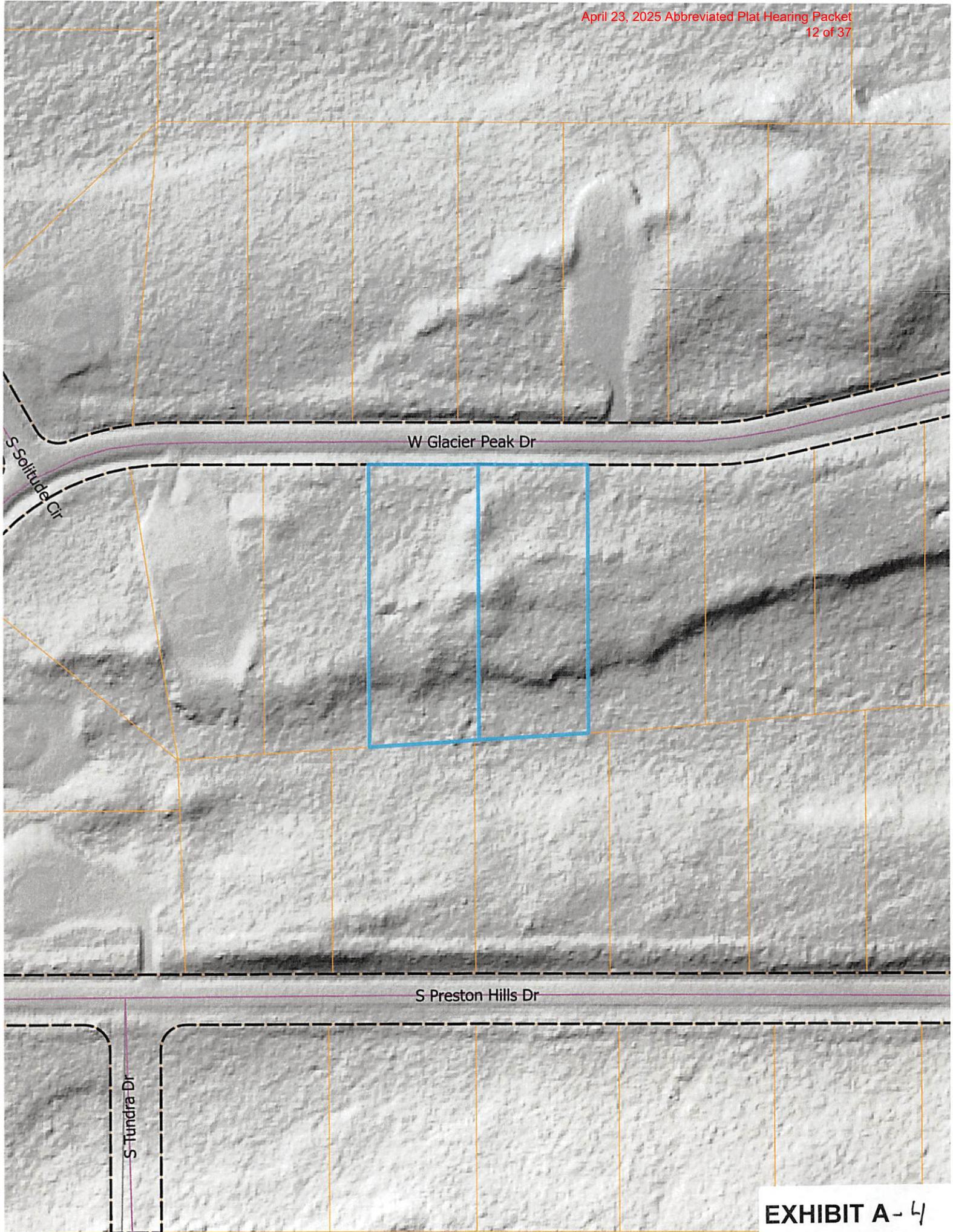
EXHIBIT A-2

Metz

W Glacier Peak Dr



Ma **EXHIBIT A - 3**



W Glacier Peak Dr

S Solitude Cir

S Preston Hills Dr

S Tundra Dr

Wyatt Anderson

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Wednesday, March 19, 2025 2:46 PM
To: Wyatt Anderson
Subject: RFC Preston Hills L15A B3

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

Hello Mr. Anderson,

Thank you for bringing this project to our attention and for allowing us to comment. The Corps of Engineers does have a comment regarding the proposed Preston Hills L15A B3. Based on aerial imagery and the Matanuska-Susitna Borough (MSB) Wetlands Mapper, it appears that there may be aquatic resources in the bottom middle portion of the proposed lot where Lots 14 and 15 currently meet.

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.

The applicant is 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 they will be assigned a project manager to assist them. Please feel free to contact our main line if you or the applicant have any questions or concerns at 907-753-2712.

Thank you,
Olivia Ortiz
Regulatory Specialist
Alaska District | POA
U.S. Army Corps of Engineers
P: (907) 753-2586

Wyatt Anderson

From: Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>
Sent: Wednesday, March 26, 2025 7:43 AM
To: Wyatt Anderson
Subject: RE: RFC Preston Hills L15A B3

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

Mr. Anderson,

The Corps of Engineers (Corps) does not have any specific comments regarding the RFC Preston Hills L15A B3 packet.

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.

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The applicant is 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 they will be assigned a project manager to assist them.

Thank you,
Carolyn



**US Army Corps
of Engineers®**

Carolyn Farmer

Project Manager

North Central Section

U.S. Army Corps of Engineers | Alaska District

Phone 561-785-5634

Email carolyn.h.farmer@usace.army.mil



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 03/27/2025

TO: Wyatt Anderson, Platting Tech

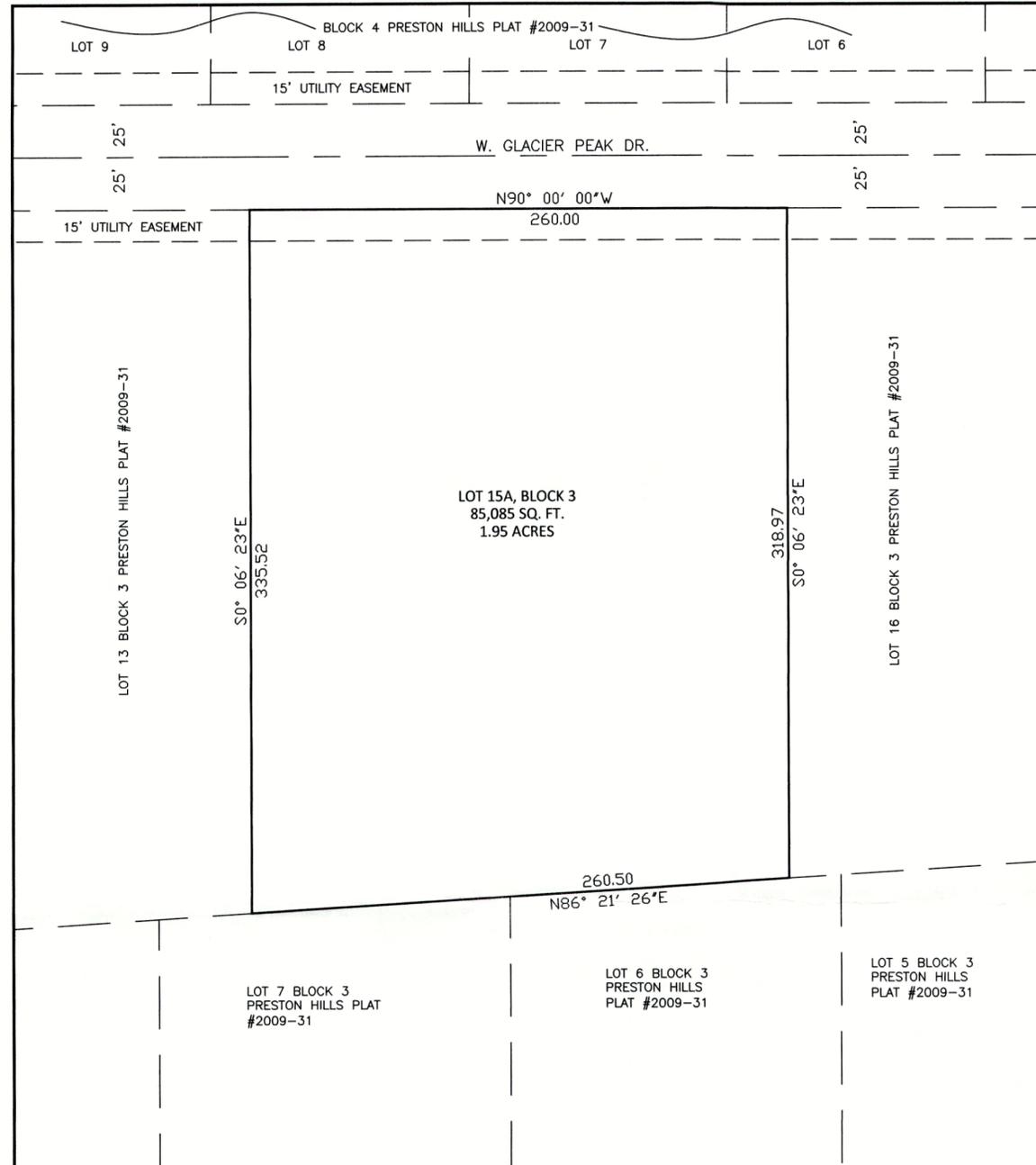
FROM: Kendra Johnson, CFM 
Senior Code Compliance Office

SUBJECT: Proposed platting action for Preston Hills L15A B3

No open Code Compliance cases at this time, and the properties are not within a Special Flood Hazard Area.

The existing structure on site will not be in violation of MSB setbacks by removing the lot line.

No objection to the platting action.



LEGEND

- SUBDIVISION BOUNDARY LINE
- - - - - EASEMENT LINE
- - - - - CENTER OF RIGHT OF WAY
- - - - - LINES OF RECORD



1 INCH = 50 FEET

CERTIFICATE OF OWNERSHIP

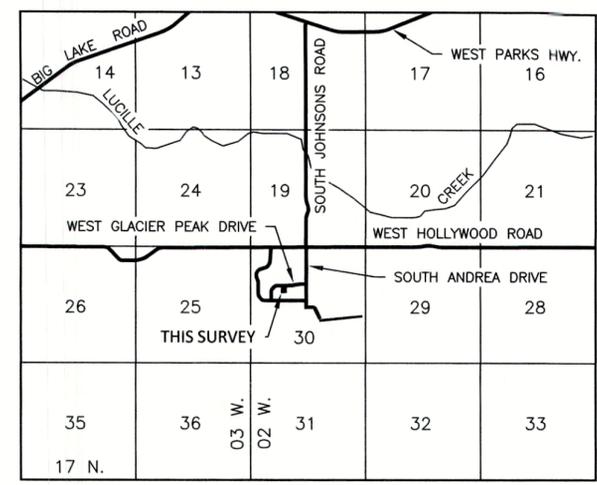
WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

SAGE LAKEMAN
PO BOX 520460
BIG LAKE, AK 99652
DATE

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 2025, for _____
MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR ALASKA

MATTHEW LAKEMAN
PO BOX 520460
BIG LAKE, AK 99652
DATE

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 2025, for _____
MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR ALASKA



ALASKA MAPPER LITE - BASE MAP (public)
SCALE: 1" = 1 MILE

VICINITY MAP

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

NUMBER _____
DATED _____ 2025

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

Planning & Land Use Director Date
ATTEST: _____
Platting Clerk

GENERAL NOTES

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. COVENANTS RECORDED MAY 12, 2009 AT SERIAL #2009-101280-0.
4. NOTES OF RECORD PER PLAT 2009-31.

CERTIFICATE OF PAYMENT OF TAXES

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

MAT-SU BOROUGH TAX COLLECTION OFFICIAL



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

PLAT OF:
**PRESTON HILLS
LOT 15A BLOCK 3**
A SUBDIVISION OF LOTS 14 & 15, BLOCK 3,
PRESTON HILLS, PLAT # 2009-31
LOCATED WITHIN THE
SE1/4, NW1/4 SECTION 30, T17N, R2W, SEWARD MERIDIAN, ALASKA
CONTAINING
1.9 +/- ACRES
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

PREPARED BY:
BUSH CONSTRUCTION SURVEYS, INC.
MAILING: PO BOX 876390 WASILLA, AK 99687
PHYSICAL: 3167 COTTLE LOOP WASILLA, AK 99654
OFFICE# 907-373-6996

Phone: (907) 373-6996	Drawn: SH	Scale: 1" = 50'
Date: 2/20/2025	Date of Survey: N/A	Field Bk.: N/A
License#: AECC729	JOB# 25-04 Preston LLE	SHEET 1 OF 1



B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 23, 2025

ABBREVIATED PLAT: EARLES LOT 1 AND LOT 2
LEGAL DESCRIPTION: SEC 2, T17N, R02E S.M., AK
PETITIONERS: LARRY EARLES
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 8.44 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2025-044

REQUEST:

The request is to create two lots from Tract 1, Earles, Plat No. 2003-80, to be known as EARLES LOT 1 AND LOT 2, containing 8.45 acres +/- . Parcel is located north of E. Maud Road, south of E. Smith Road, and directly west of N. Smith Road, lying within Section 2, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District 1.

EXHIBITS:

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**

Soils Report **Exhibit B – 5 pgs**

COMMENTS:

ADOT&PF **Exhibit C – 3 pgs**

MSB Permit Center **Exhibit D – 1 pg**

Utilities **Exhibit E – 2 pgs**

Public **Exhibit F – 1 pg**

DISCUSSION: The proposed subdivision is creating two lots. Lots range in size from 3.88 to 4.56 acres. Proposed lots to take access from N. Smith Road.

Soils Report: A Soils Report (**Exhibit B**) was provided by Bill Klebesadel, P.E. pursuant to MSB 43.20.281. One test hole was to 18'. No water was encountered. Soils identified as SM were subjected to a sieve test. In summary the engineer states, "I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area. 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area."

COMMENTS:

ADOT&PF (Exhibit C) No objection to the proposed lot division.

Recommend shared access for both lots to Smith Road with a shared access easement. Subsequent subdivision and development of all lots may require continued use of singular access points, develop lot access and circulation accordingly.

Platting actions invalidate existing driveway permits. Apply for new driveway permit to Smith 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 Permit Center (Exhibit D) Has no comment.

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

Public: River Bean commented, "My wife and I live directly across the road from Larry Earles. We not only vote "No Objection" but we also fully support his wish! Thank you for posting this."

There were no objections received from Borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION

The plat of EARLES LOT 1 AND LOT 2 is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A Soils Report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

FINDINGS of FACT:

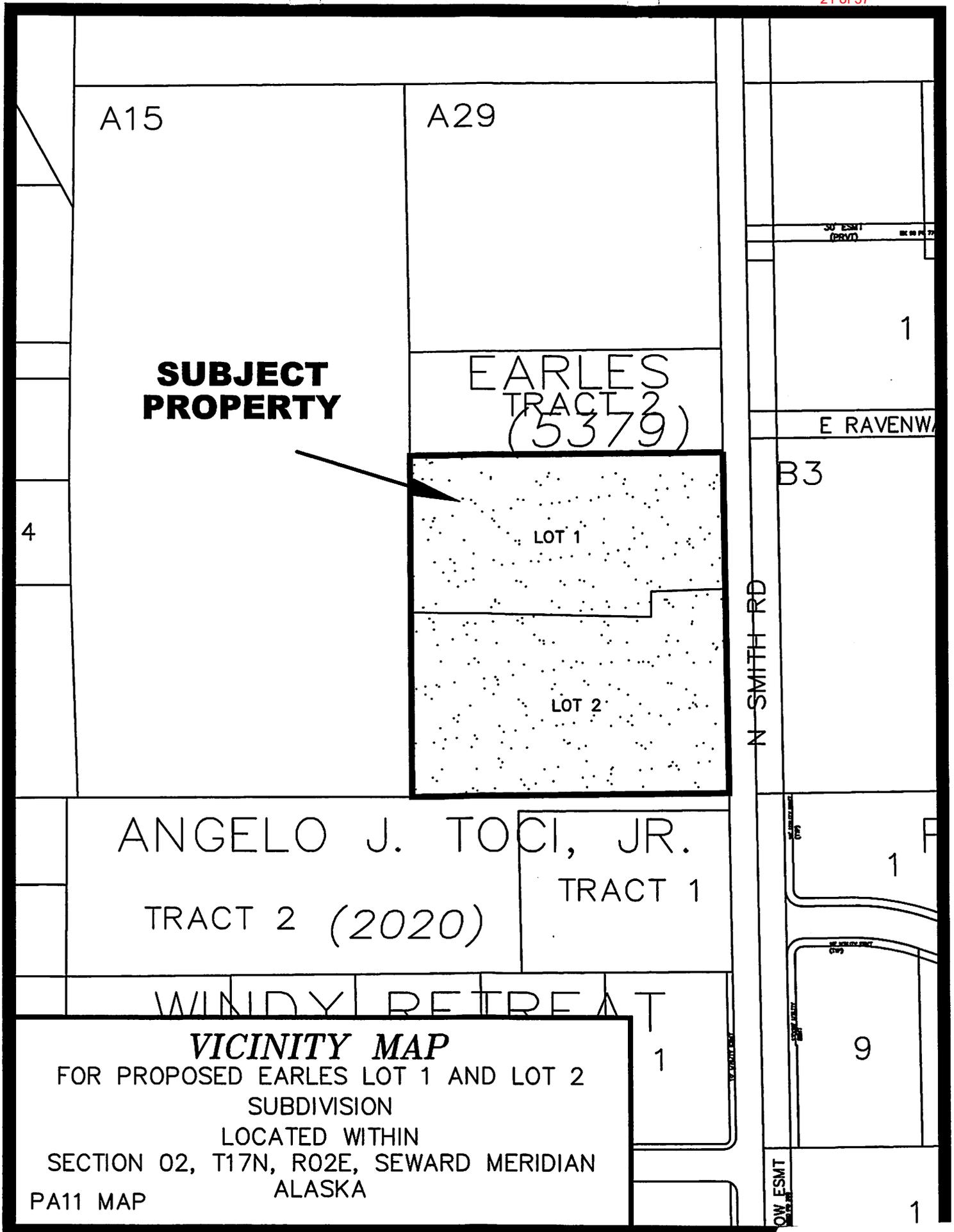
1. The abbreviated plat of EARLES LOT 1 AND LOT 2 is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A Soils Report was provided by the surveyor pursuant to MSB 43.20.281
3. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #5 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, or Assessments; GCI, MTA, or MEA;.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of EARLES LOT 1 AND LOT 2, within the NE ¼ Section 2, Township 17 North, Range 02 East, Seward Meridian, Alaska.

contingent on the following recommendations:

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



**SUBJECT
PROPERTY**

EARLES
TRACT 2
(5379)

LOT 1

LOT 2

ANGELO J. TOCI, JR.
TRACT 2 (2020)

WINDY RETREAT 1

N SMITH RD

E RAVENW

B3

1

1

9

1

VICINITY MAP
 FOR PROPOSED EARLES LOT 1 AND LOT 2
 SUBDIVISION
 LOCATED WITHIN
 SECTION 02, T17N, R02E, SEWARD MERIDIAN
 ALASKA
 PA11 MAP

E Ravenwalk Cir

N Smith Rd

Manitowish S. La Grange, Wisconsin, Microsoft

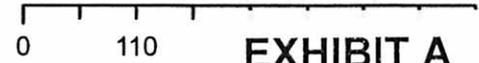


EXHIBIT A

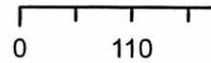
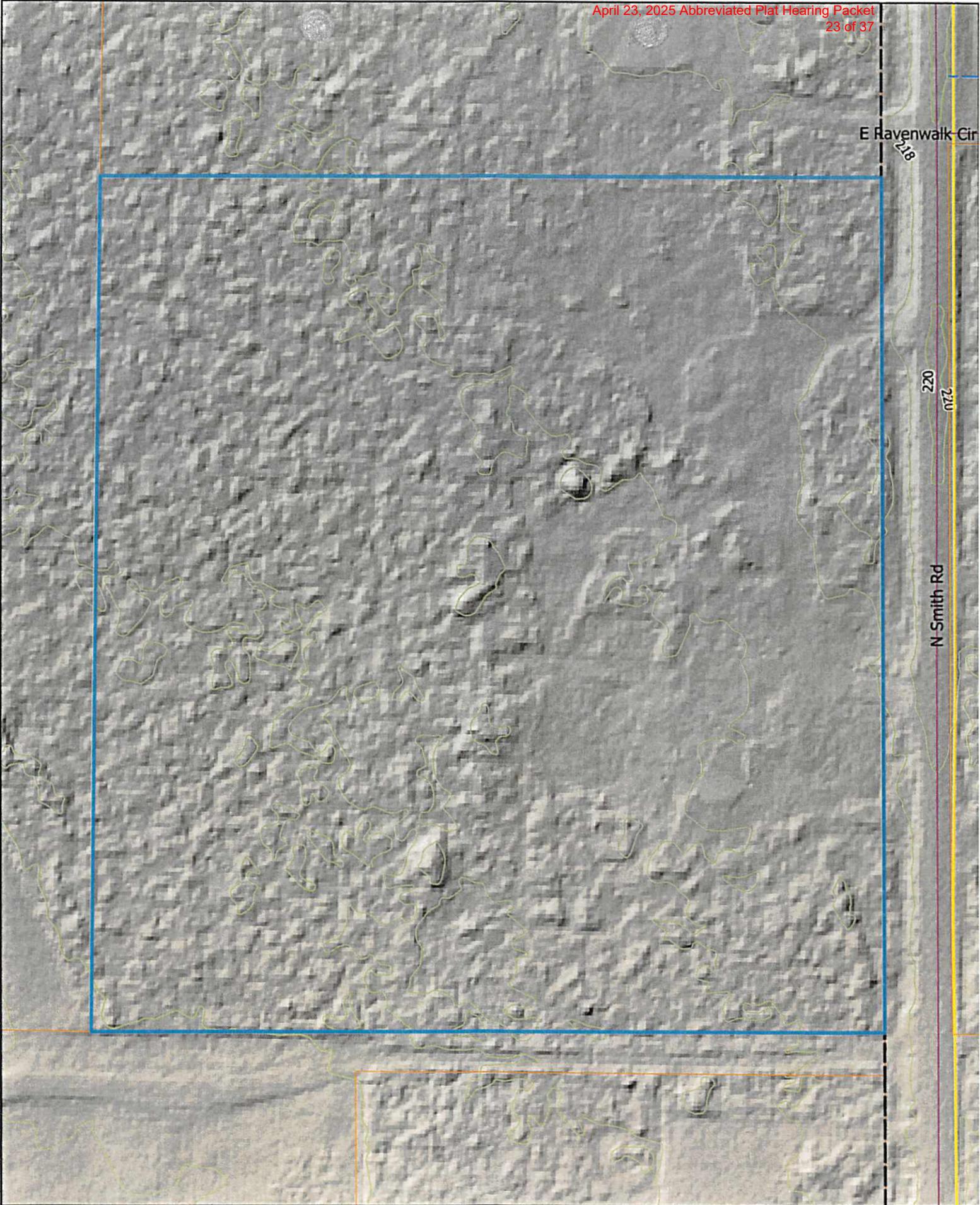
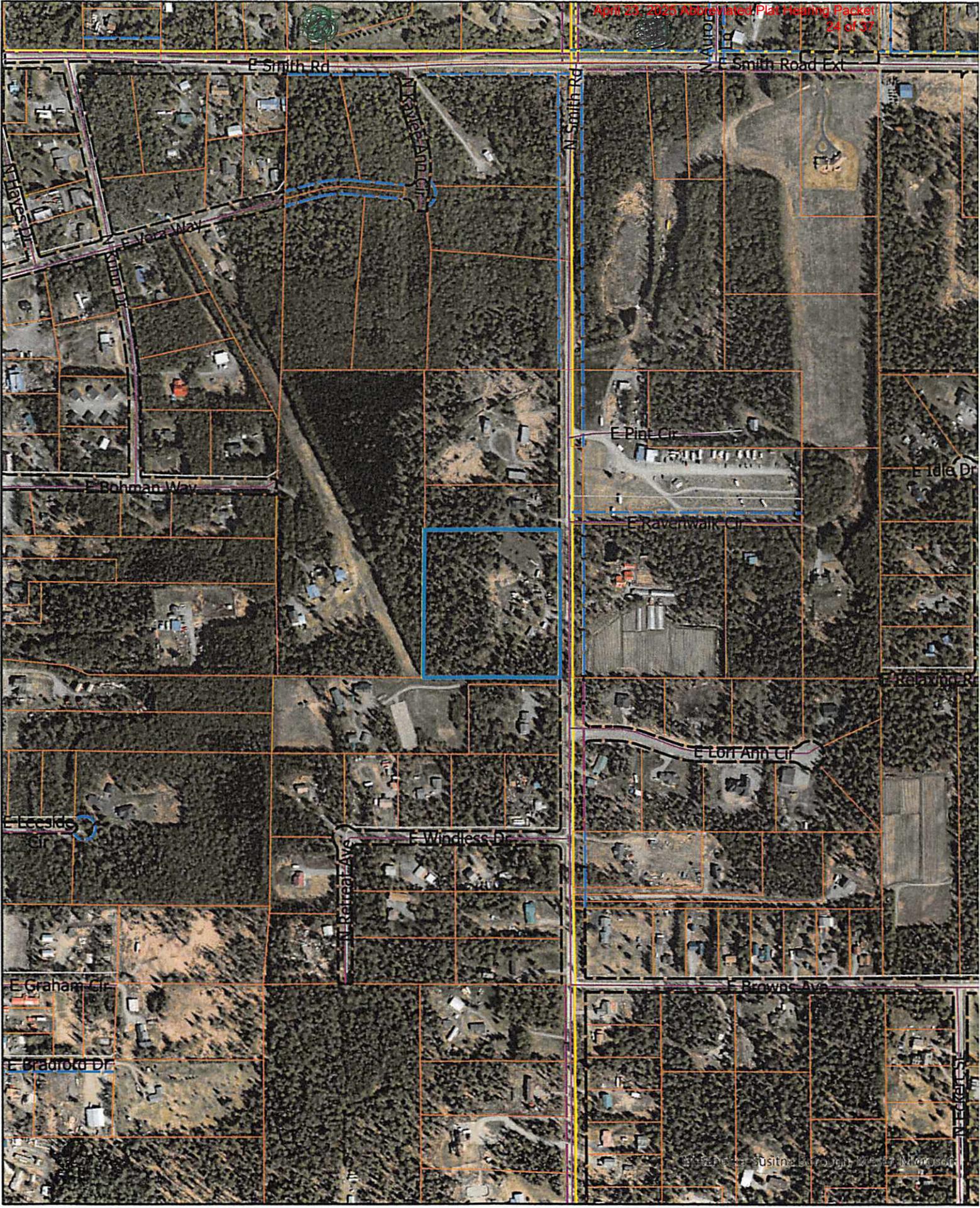


EXHIBIT A



HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645



RECEIVED
FEB 06 2025
PLATTING

USEABLE AREA CERTIFICATION

EARLES LOT 1 AND LOT 2

A SUBDIVISION OF

EARLES SUBDIVISION TRACT 1 LOT 1 AND LOT 2

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

- Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES:
(SW) TEST HOLES:

(GP) TEST HOLES:
(SP) TEST HOLES:

- Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:

(SM) TEST HOLES:

- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

- No groundwater was encountered in any of the Test Holes
 Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:
 Monitoring Test Holes May through October: TEST HOLES:
 Soil Mottling or Staining Analysis: TEST HOLES:
 Depth to seasonal high water is a min. of 8' TEST HOLES:
 Depth to seasonal high water is less than 8'
 Fill will be required A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- Additional Fill required to ensure 8' of coverage above water table Lots:
 The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:
 Re-Grading will be required to eliminate slopes in excess of 25% Lots:
 No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

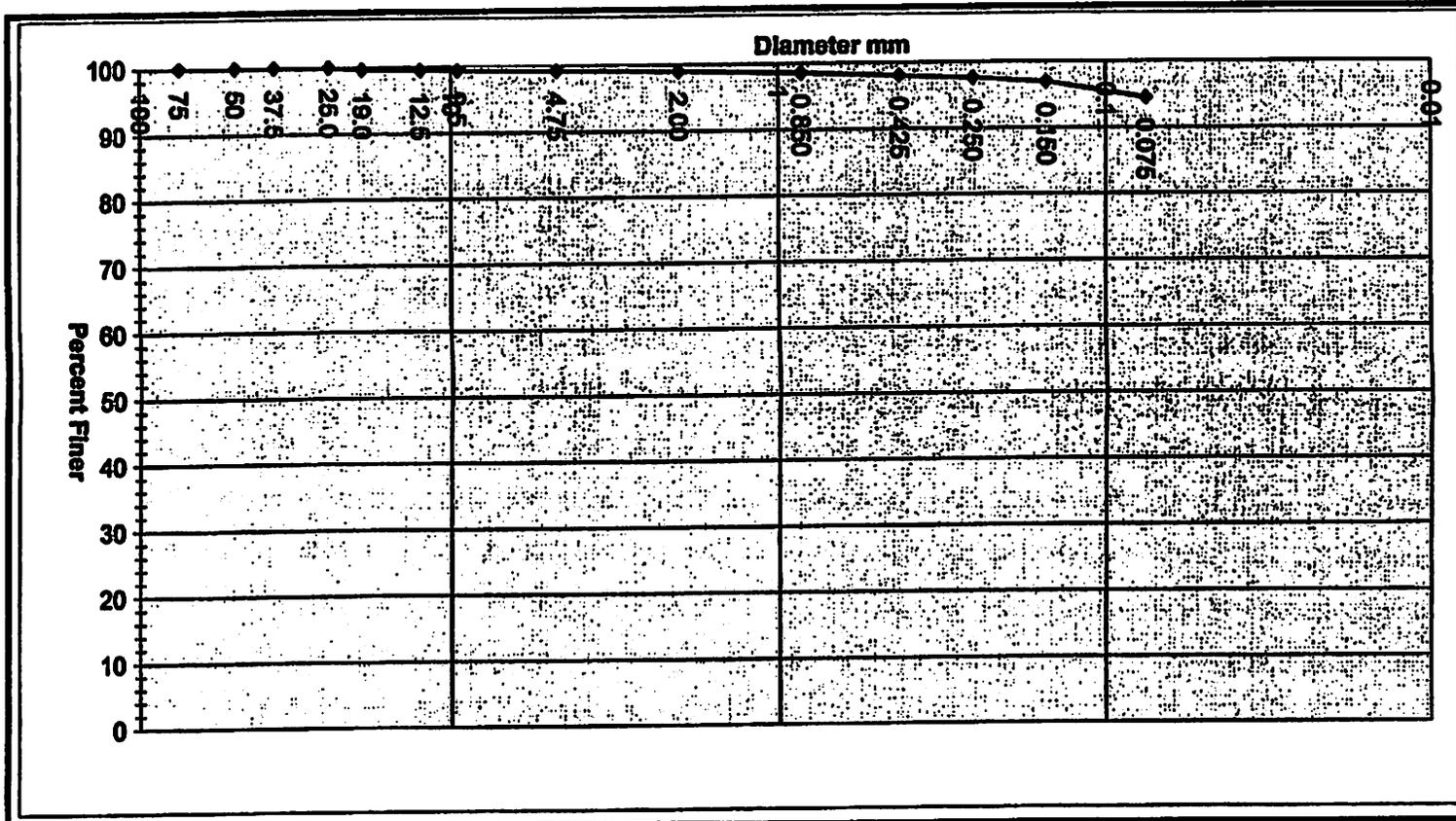
Bill Klebesadel 12-6-24
WILLIAM KLEBESADEL P.E. Date
Professional Engineer





HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	100
3/4"	19.0	100
1/2"	12.5	100
3/8"	9.5	99
#4	4.75	99
#10	2.00	99
#20	0.850	99
#40	0.425	98
#60	0.250	98
#100	0.150	97
#200	0.075	94.5

Client: **Hanson Land Solutions**
Project: **Earles**
Sample Location: **TH #1**

Soil Description: **Silt**
Unified Classification: **SM**

Date: **2/17/2025**
Sample Date: **11/14/2024**
Proj. no: **24102**

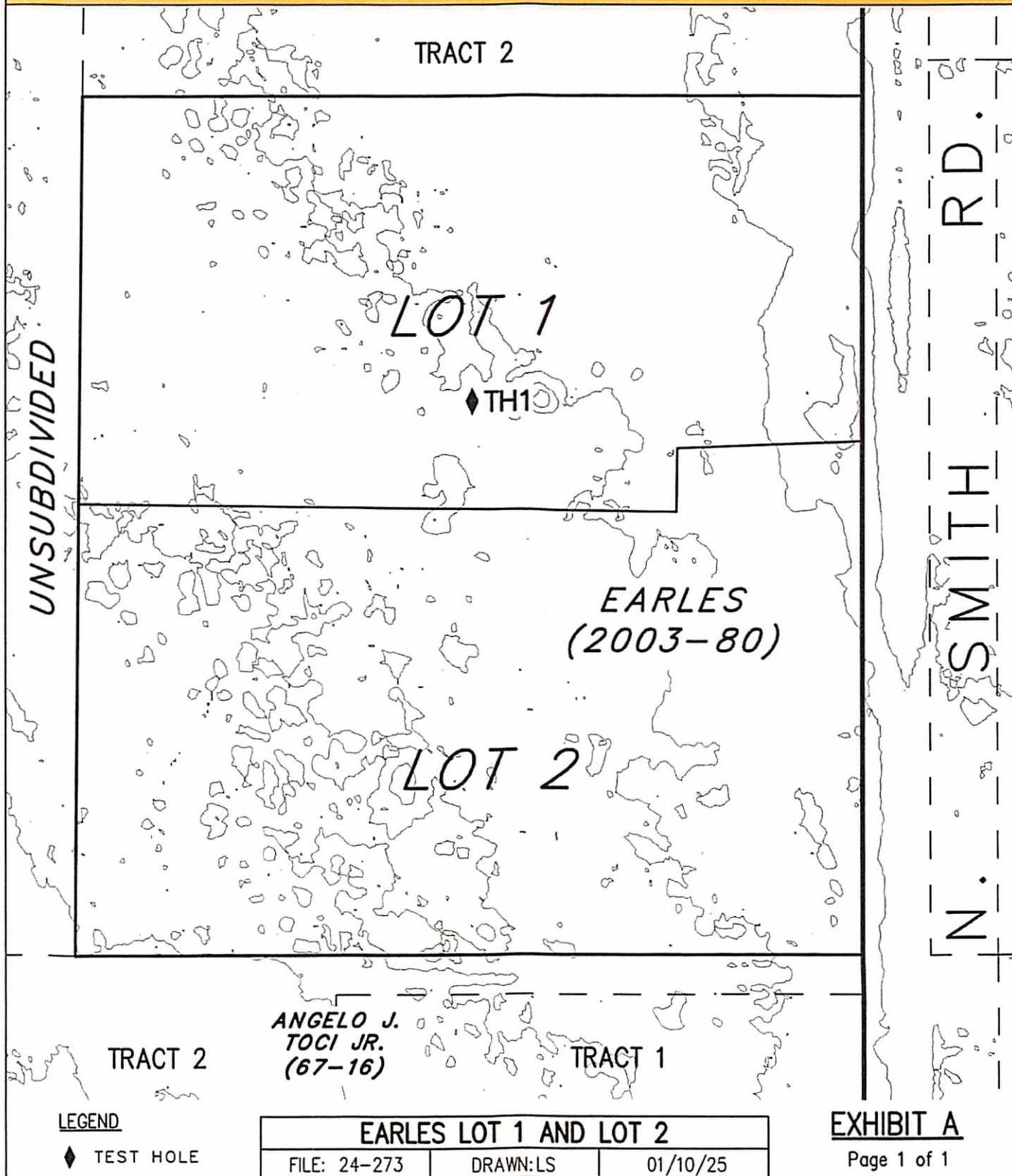
EXHIBIT B

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP





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

April 2, 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:

- **Iditaparcel Addition II; Plat No. 98-82 & Plat No. 2006-96 (Parks Highway MP 43)**
 - No direct access for Lot 3 to the Parks Highway.
 - Platting actions invalidate existing driveway permits. Apply for new access permits 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.
 - Coordinate with DOT&PF ROW to evaluate access concerns with redevelopment. Redevelopment of lots may require access change. Review of new access permits may require removal of one of the two existing access points to the Parks Highway.
 - A traffic impact analysis will be required to determine site plan and access impacts to Alaska interstate.

- **PA 14 Resolute; PA 14 Nelson; Plat #75-30 (Marth Road)**
 - No objection to the proposed lot division.
 - DOT&PF recommends shared access for all three lots and for access to be formalized with a shared or common access easement.
 - No new utility crossings through Marth Road.
 - Platting actions invalidate existing driveway permits. Reapply for driveway permit. 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.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT C

- **WA 07 HLSC6; Riffle Scottie R Bunsen Teresa Dawn (Wasilla-Fishhook Road)**
 - Dedicate Wasilla-Fishhook Road right of way.
 - Apply for an Approach Road Review for subdivision access to Wasilla-Fishhook Road. 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.
 - Remove existing driveway access to Wasilla-Fishhook Road. Access is required to be consolidated with approach road access.

- **WI 09 Belak (Willow-Fishhook Road)**
 - No direct access to Willow-Fishhook Road for smaller lot. Add as plat note. Access required through Deneki Road.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit for larger lot. 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.

- **Earles Lot 1 & Lot 2; PA 11 HLS-Earles; Plat No. 2003-80; Larry Earles (Smith Road)**
 - No objection to the proposed lot division.
 - Recommend shared access for both lots to Smith Road with a shared access easement. Subsequent subdivision and development of all lots may require continued use of singular access points, develop lot access and circulation accordingly.
 - Platting actions invalidate existing driveway permits. Apply for new driveway permit to Smith 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: Permit Center
Sent: Friday, March 28, 2025 2:56 PM
To: Chris Curlin
Subject: RE: RFC Earles Lot 1 & Lot 2 (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: Thursday, March 27, 2025 4:08 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>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; timhaledistrict1@gmail.com; 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 Earles Lot 1 & Lot 2 (CC)

Hello,

The following link contains a Request for Comments for Earles Lot 1 and Lot 2, MSB Case 2025-044. Comments are due by Friday, April 11, 2025.

[☐ Earles Lot 1 & Lot 2](#)

Sincerely,

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



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

March 31, 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.

- **EARLES LOT 1 AND LOT 2**
(MSB Case # 2025-044)

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 & Permitting Agent
ENSTAR Natural Gas Company, LLC

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 NUMBER _____ 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 THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

I HEREBY 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.

LARRY LEE EARLES _____ DATE _____
P. O. BOX 2361
PALMER, AK 99645-2361

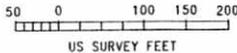
NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20____,
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 2 (SURVEYED POINT 705), A RECOVERED PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 35' 31.91"N 149° 01' 50.58"W.
- 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 A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT RECORDED ON OCTOBER 6, 1961 IN BK. 39, PG. 186.



CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

LAZY DOG
(2019-84)

LOT 1

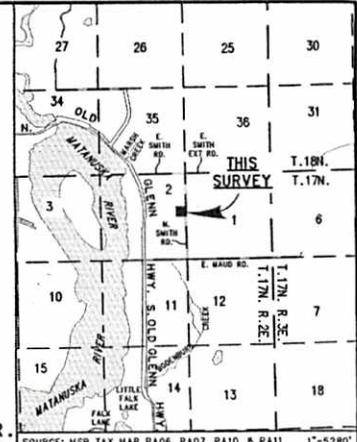
N. RAVENWALK CIR.

UNSUBDIVIDED

FALL CREEK
ESTATES
(2019-4)
LOT 1

LEGEND

- RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- ⊥ SET PLASTIC CAP ON 1/2"x30" REBAR AT ALL LOT CORNERS, P.T.'S, AND PC'S
- (c) COMPUTED DATA
- MEASURED DATA
- N74°58'11"W 255.65' (N04°45'W) (254.70') RECORD PER PLAT (2003-80) EARLES SUBDIVISION
- (N04°45'W) [254.70'] RECORD PER PLAT (67-18) ANGELO J. TOCI JR. SURVEY



SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

RECEIVED
FEB 06 2025
Agenda Copy
PLATTING

EARLES LOT 1 AND LOT 2

A SUBDIVISION OF
TRACT 1
EARLES
(2003-80)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 2, T. 17N. R. 2E. SM, AK
CONTAINING 8.45 ACRES MORE OR LESS

**HANSON
LAND SOLUTIONS**
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

Chris Curlin

From: River Bean <river@arcticorganics.com>
Sent: Thursday, April 3, 2025 3:21 PM
To: Platting
Subject: Comment on Larry Earles petition

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

My wife and I live directly across the road from Larry Earles. We not only vote “No Objection” but we also fully support his wish! Thank you for posting this.

River Bean
river@arcticorganics.com

Arctic Organics
1305 N Smith Rd
Palmer AK 99645

(907) 315-7595

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 NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

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TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

LAZY DOG
(2019-84)

LOT 1

CERTIFICATE OF OWNERSHIP

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LARRY LEE EARLES _____ DATE _____
P.O. BOX 2361
PALMER, AK 99645-2361

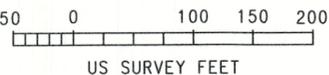
NOTARY ACKNOWLEDGEMENT

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

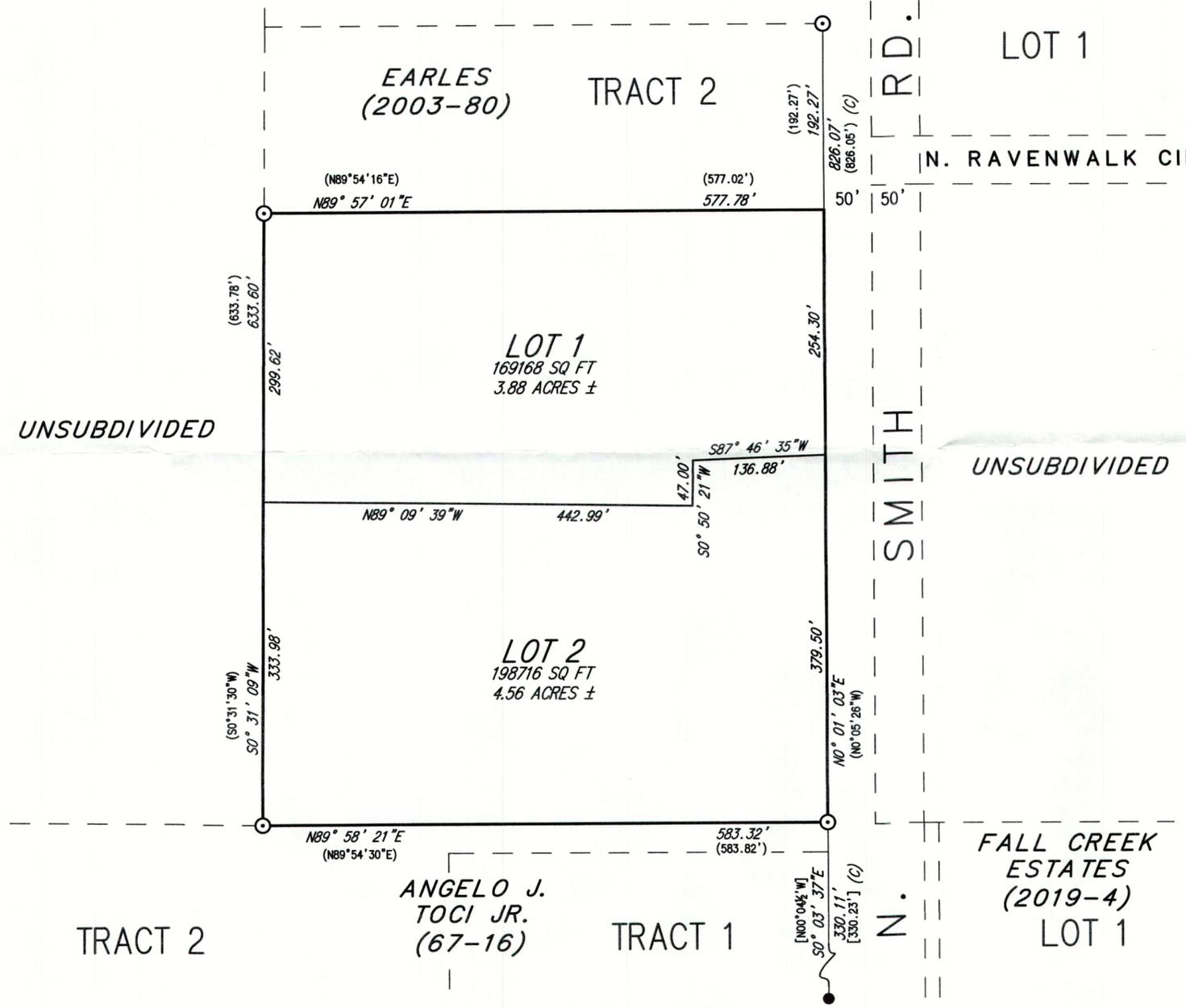
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

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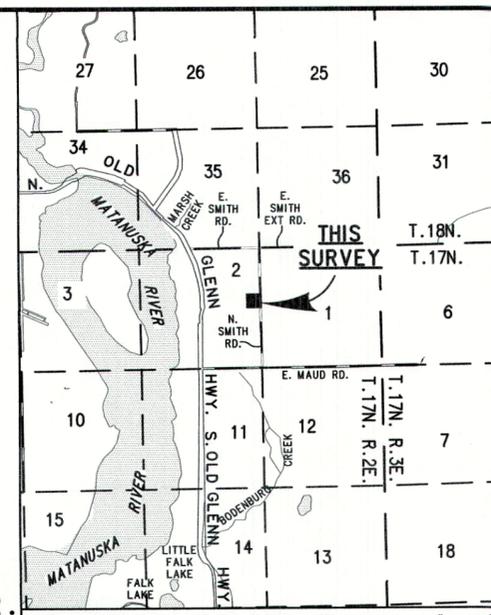


TYPICAL SET
1 3/4" PLASTIC
CAP



LEGEND

- ⊙ RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- ⊥ SET PLASTIC CAP ON 3/8"x30" REBAR AT ALL LOT CORNERS, PT'S, AND PC'S
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- [N74°45'W] [254.70'] RECORD PER PLAT (67-16) ANGELO J. TOCI JR. SURVEY



SOURCE: MSB TAX MAP PA06, PA07, PA10, & PA11 1"=5280'

SURVEYOR'S CERTIFICATE



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REGISTERED LAND SURVEYOR

RECEIVED
FEB 06 2025

Agenda Copy PLATTING

A PLAT OF
EARLES LOT 1 AND LOT 2
A SUBDIVISION OF
TRACT 1
EARLES
(2003-80)

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 2, T.17N. R.2E. SM, AK
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