

# 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

PLATTING ASSISTANT  
Connor Herren

## **ABBREVIATED PLAT AGENDA**

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**June 25, 2025**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattings@matsugov.us](mailto:plattings@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. **SHARIS ACRES 2025:** The request is to create two lots from Lots 1 & 2, Shari's Acres (Plat#2000-27) containing 5.71 acres +/-, (Tax ID #'s 4583000L001 & 4583000L002), to be known as **SHARI'S ACRES 2025**. The property is located directly north of W. Parks Highway and directly west of S. Johnson Road; within the NW ¼ Section 18, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7. *(Petitioner/Owner: Steve Novakovich, Staff: Chris Curlin, Case #PLAT-2025-000075)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **June 25, 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  
JUNE 25, 2025

ABBREVIATED PLAT: SHARI'S ACRES 2025

LEGAL DESCRIPTION: SEC 18, T17N, R02W S.M., AK

PETITIONERS: STEVE NOVAKOVICH

SURVEYOR/ENGINEER: LAVENDER/PANNONE ENGINEERING, LLC

ACRES: 3.71 +/- PARCELS: 2

REVIEWED BY: CHRIS CURLIN CASE #: 2025-75

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**REQUEST:**

The request is to create two lots from Lots 1 & 2, Shari's Acres (Plat#2000-27) containing 5.71 acres +/-, to be known as SHARI'S ACRES 2025. The property is located directly north of W. Parks Highway and directly west of S. Johnson Road; within the NW ¼ Section 18, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7.

**EXHIBITS:**

Vicinity Map and Aerial Photos  
Soils Report

**Exhibit A – 4 pgs**  
**Exhibit B – 7 pgs**

**COMMENTS:**

ADOT&PF  
MSB Pre-Design & Engineering  
Permit Center  
Utilities  
Public

**Exhibit C – 2 pgs**  
**Exhibit D – 1 pg**  
**Exhibit E – 1 pg**  
**Exhibit F – 5 pgs**  
**Exhibit G – 1 pg**

**DISCUSSION:** The proposed subdivision is creating two lots ranging in size from 1.01 to 2.70 acres. All proposed lots will take access from S. Johnson Road, an MSB owned and maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Steve Pannone, P.E. Project Description: This usable area report is intended to identify the suitability of the soils on the subject property for on-site wastewater disposal area to satisfy MSB Title 43. The existing lot will be subdivided into two lots, each containing at least 40,000 ft<sup>2</sup> total area. Currently a portion of the lot is developed with a single-family dwelling served by a private onsite wastewater disposal system. Water is provided to this and surrounding lots by the use of private wells. Usable septic area is shown

on this portion of the subdivision, however a replacement on site wastewater disposal system for this structure would likely be constructed in the area of the existing system. There are currently two (2) private wells drilled on the subject property.

**Soil Conditions:** Two test pits were excavated on the subject property under the supervision of Pannone Engineering Services, LLC (PES). The approximate location of these test pits is shown on the attached site layout. Test pit 1 can be described as a layer of silty sandy gravel extending (4) feet below ground surface (BGS), underlain by poorly graded sand and gravel to a depth of twelve (12) feet BGS. Groundwater was encountered at a depth of (8) feet BGS, and no impermeable layers were encountered during the excavation of test pit 1. Following ground water monitoring, water was observed within the test pit monitor tube at a depth of (7.1) feet BGS on 05/05/2025.

Test pit 2 can be described as a layer of silty sandy gravel extending (3) feet below ground surface (BGS), underlain by poorly graded sand and gravel to a depth of twelve (12) feet BGS. Groundwater was encountered at a depth of (6.5) feet BGS, and no impermeable layers were encountered during the excavation of test pit 2. Following ground water monitoring, water was observed within the test pit monitor tube of test pit 2 at a depth of (6.25) feet BGS on 05/05/2025.

Both test pits revealed soil types well suited for the construction of private on-site wastewater disposal systems. Subsequent sieve analysis results for the test pits conducted are attached.

**Area:** As required by MSB 43.20.281, there is 10,000 ft<sup>2</sup> usable building area and 10,000 ft<sup>2</sup> of contiguous usable septic area on both the proposed lots. There are no slopes exceeding 25% within the proposed boundary of subdivision. The usable septic areas are a minimum of one hundred (100) feet from all known surface water and wetlands in the area. The proposed useable building and septic areas are outside of any public use areas and any easements within the boundary of the subdivision. Currently there are no wells within one hundred (100) feet of the 10,000 ft<sup>2</sup> usable septic areas.

#### **COMMENTS:**

**ADOT&PF (Exhibit C)** Required plat note: "No direct access to Parks Highway for all lots."

Recommend shared access to Johnson Road with shared access easement.

No utility access through the Parks Highway. All future development required to continue taking utility and driveway or approach road access through Johnsons Road.

Platting actions invalidate existing driveway permits. Reapply or apply for new driveway 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.

*Staff notes this is COA # 3.*

**MSB Pre-Design & Engineering (Exhibit D)** Review of the existing test hole logs indicate water present at 7.1' and 6.25' below ground. Per Title 43.20.281 (A)(1)(a) "Useable septic area is that area where seasonal high water table is a minimum of eight feet below the surface." As the test holes dug show ground water shallower than 8' below the ground surface, and no new test holes have been provided showing otherwise, the area cannot be counted as useable septic area. If fill is proposed to create useable septic area which will disturb more than 10,000 sq. ft. a drainage report will be required show that all drainage design criteria of the 2022SCM are met post development.

*Staff notes this is COA's # 4 & 5.*

**MSB Permit Center (Exhibit E)** There is a driveway onto S Johnson Rd that does not have a permit on file, please have your applicant apply for that driveway permit.

*Platting staff notes this is COA# 8.*



**Utilities:** (Exhibit F) ENSTAR Natural Gas Company, LLC has reviewed preliminary plat SHARI'S ACRES 2025 (MSB Case # 2025-075) and advises that there is an existing natural gas service line which appears to cross proposed Lot 2 to serve proposed Lot 1. Attached is an as-built for you reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas service pipeline and centerline of ten foot (10 FT) wide natural gas easement".

2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

GCI Has no comments or objections. MTA & MEA did not respond.

**Public:** (Exhibit G) Stephen Edwards recommends shared driveway to avoid maintenance problems on Johnson Road.

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

### **CONCLUSION**

The plat of SHARI'S ACRES 2025 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.

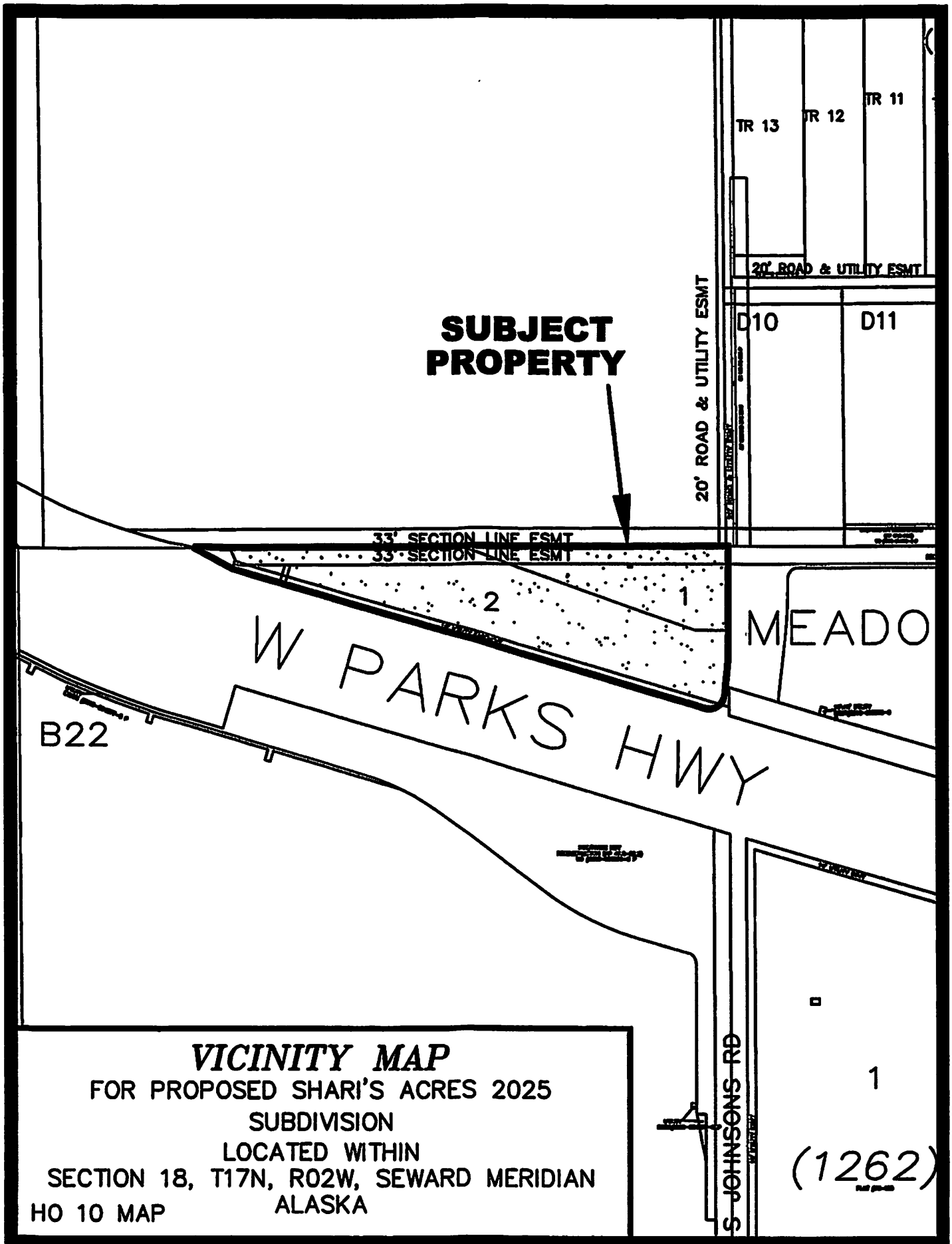
### **FINDINGS of FACT:**

1. The abbreviated plat of SHARI'S ACRES 2025 is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area or will have after regrading.
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, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #1 Meadow Lakes; Road Service Area #136 West Lakes; MSB Emergency Services, Community Development, or Assessments; MTA, or MEA.

**RECOMMENDED CONDITIONS OF APPROVAL:**

**Staff recommends approval of the abbreviated plat of SHARI'S ACRES 2025, within the NW ¼ Section 18, Township 17 North, Range 02 West, 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. Add a plat note: No direct access to Parks Highway for all lots unless authorized by the permitting authority".
4. Show shared or common access easement to S. Johnson Road for both lots on final plat.
5. Provide platting staff an updated soils report showing contiguous usable septic area has seasonal high water table below eight feet.
6. If regrading is required, submit a drainage plan pursuant to SCM 2022 and obtain PD&E approval before regrading, and provide platting staff an updated soils report after regrading.
7. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas service pipeline and centerline of ten foot (10 FT) wide natural gas easement".  
Or,  
Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.
8. Provide platting staff with copy of Driveway Permit Application.
9. Pay postage and advertising fees.
10. Show all easements of record on final plat.
11. Submit recording fees, payable to Department of Natural Resources (DNR).
12. Submit final plat in full compliance with Title 43.





20' ROAD & UTILITY ESMT

20' ROAD & UTILITY ESMT

33' SECTION LINE ESMT

33' SECTION LINE ESMT

W Wint  
Way

W Padre Pio Rd

S Johnsons Rd

W Parks Hwy

Matanuska-Susitna Borough, Maxar, Microsoft

EXHIBIT A



0 205 410 820 Feet



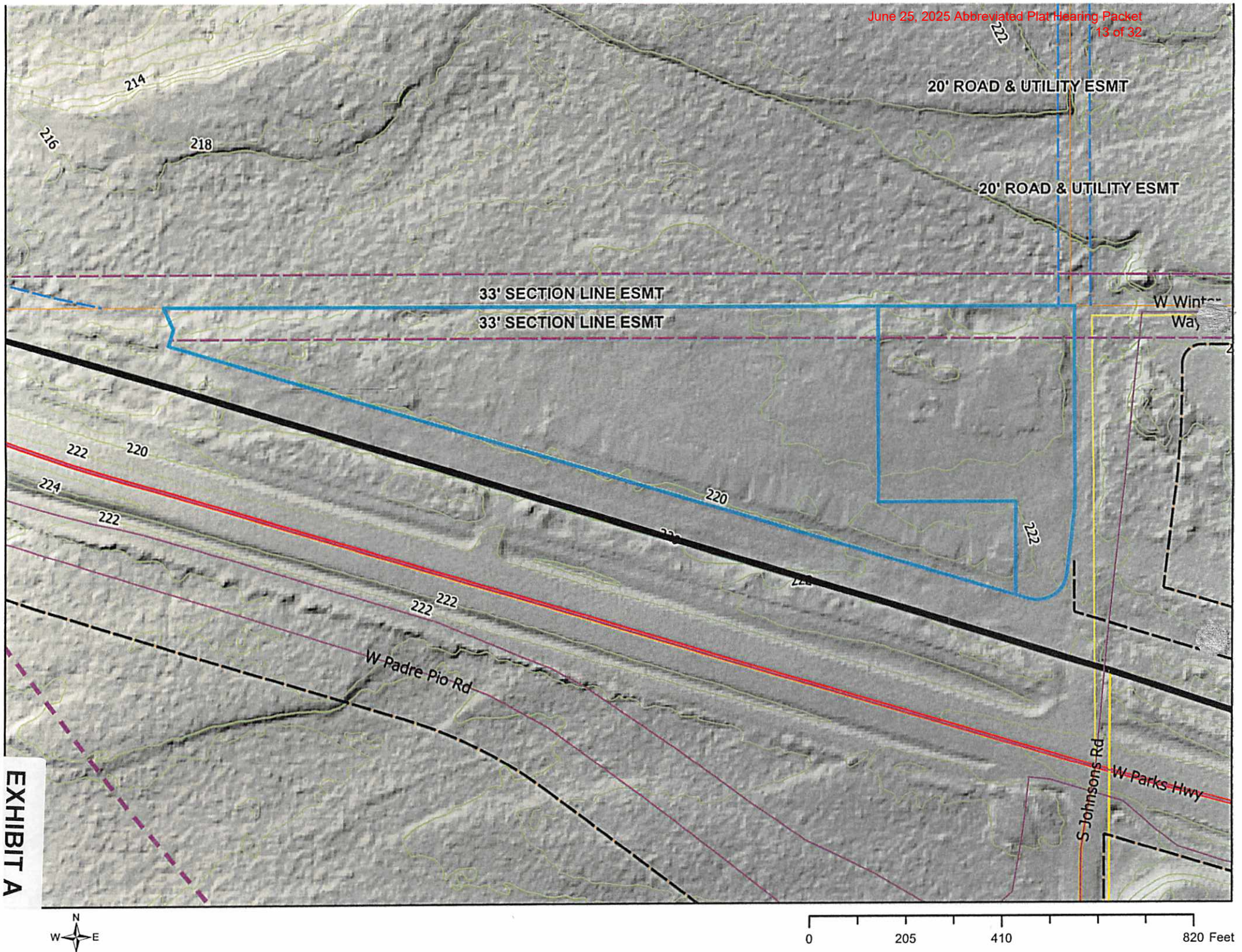


EXHIBIT A



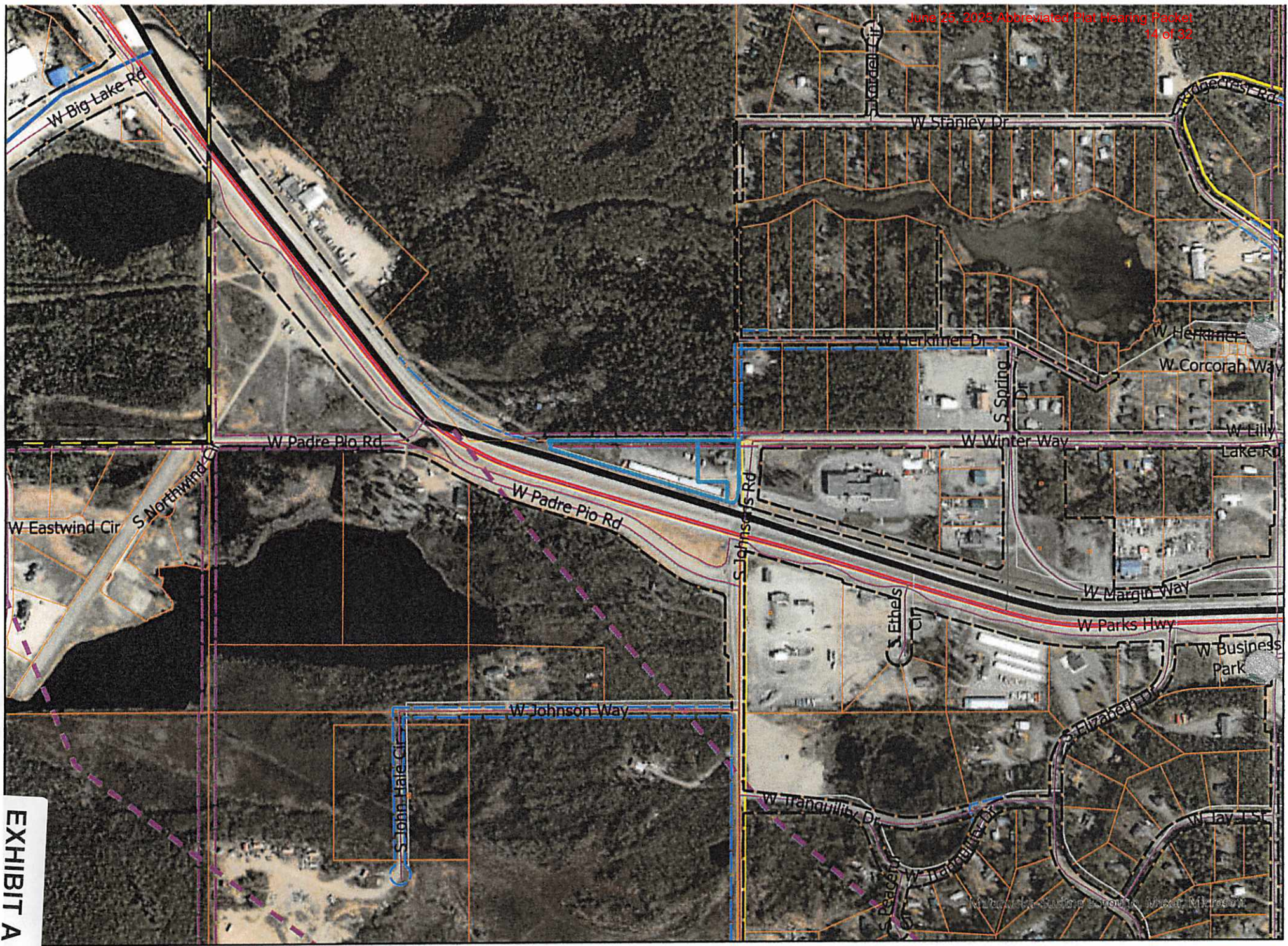


EXHIBIT A



0 1,000 2,000 4,000 Feet



**Engineers Useable Area Report**

Sharis Acres Lot 1 & 2

Matanuska-Susitna Borough

RECEIVED  
MAY 08 2025  
PLATTING

Prepared for:  
Steve Novakovich  
5972 Westview Circle  
Wasilla, AK 99654  
907 748 0230  
Stevenovakovich907@gmail.com

Prepared By:  
Pannone Engineering Services, LLC  
P.O. Box 1807  
Palmer, AK 99645  
Phone: (907) 745 8200  
Fax: (907) 745 8201

Submitted By:



Steven R. Pannone, P.E.  
Principal, Civil Engineer  
6 May, 2025

Attachments:

Site Layout

Soil Logs

Sieve Analysis Results

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Mailing: P.O.Box 1807, Palmer, AK 99645  
Telephone: (907) 745-8200 FAX: (907) 745-8201

**EXHIBIT B**

### **Project Description**

This useable area report is intended to identify the suitability of the soils on the subject property for on-site wastewater disposal area to satisfy MSB Title 43. The existing lot will be subdivided into two lots, each containing at least 40,000 ft<sup>2</sup> total area. Currently a portion of the lot is developed with a single-family dwelling served by a private onsite wastewater disposal system. Water is provided to this and surrounding lots by the use of private wells. Usable septic area is shown on this portion of the subdivision, however a replacement onsite wastewater disposal system for this structure would likely be constructed in the area of the existing system. There are currently two (2) private wells drilled on the subject property.

### **Soil Conditions**

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### **Area**

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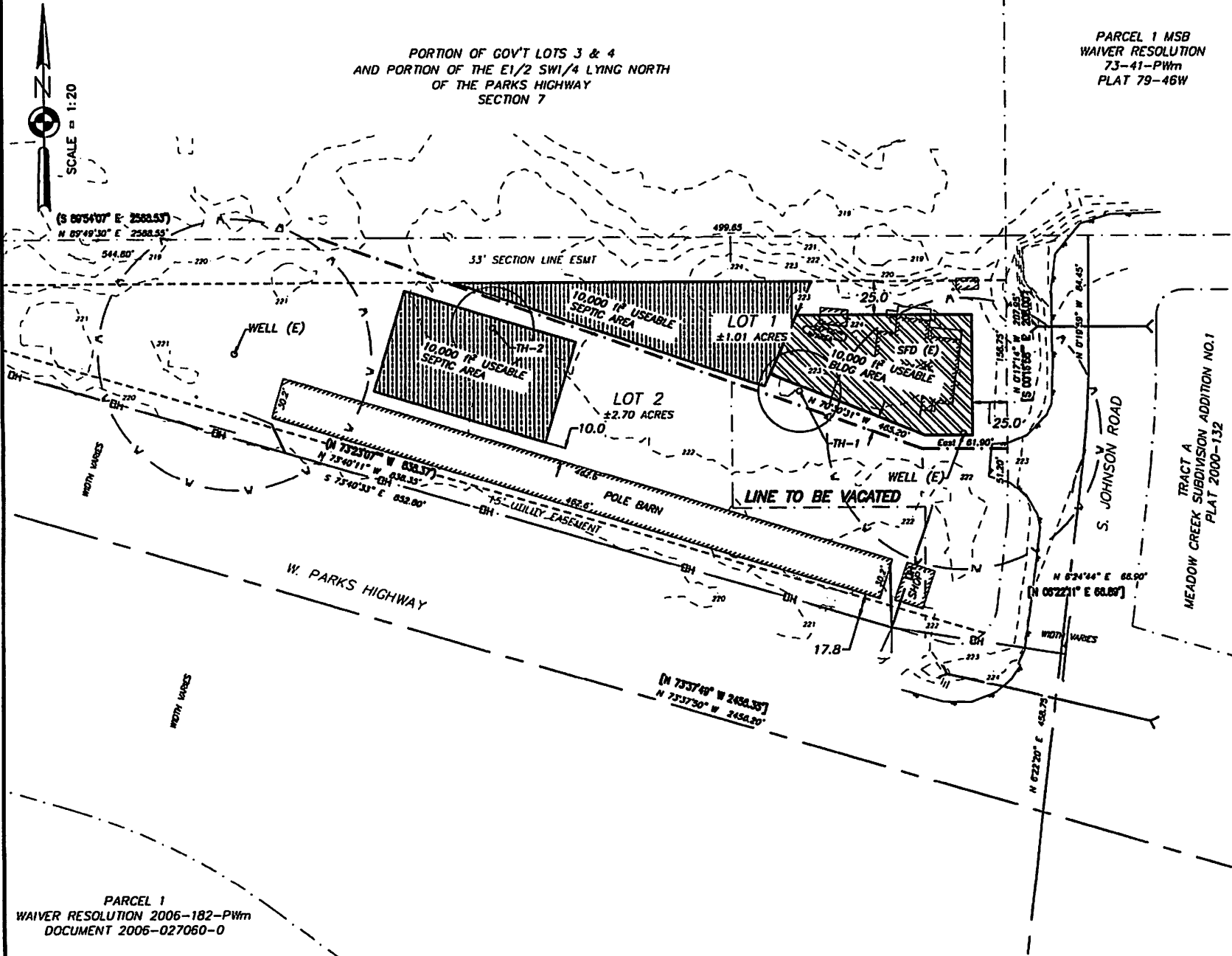
### **Disclaimer**

The sole purpose of this report is to identify the suitability of the proposed subdivision to accept effluent from private onsite wastewater disposal systems and was created for the sole benefit of the owner listed above. This report does not constitute the design of any onsite wastewater disposal system. PES did not have access to surrounding properties, therefore the location of any wells, structures, bodies of water, or any other limiting condition is based on available record information, aerial imagery, and a site investigation of the subject property. Any engineers or contractor relying on this report to design an onsite wastewater disposal system shall do so at his or her own risk.



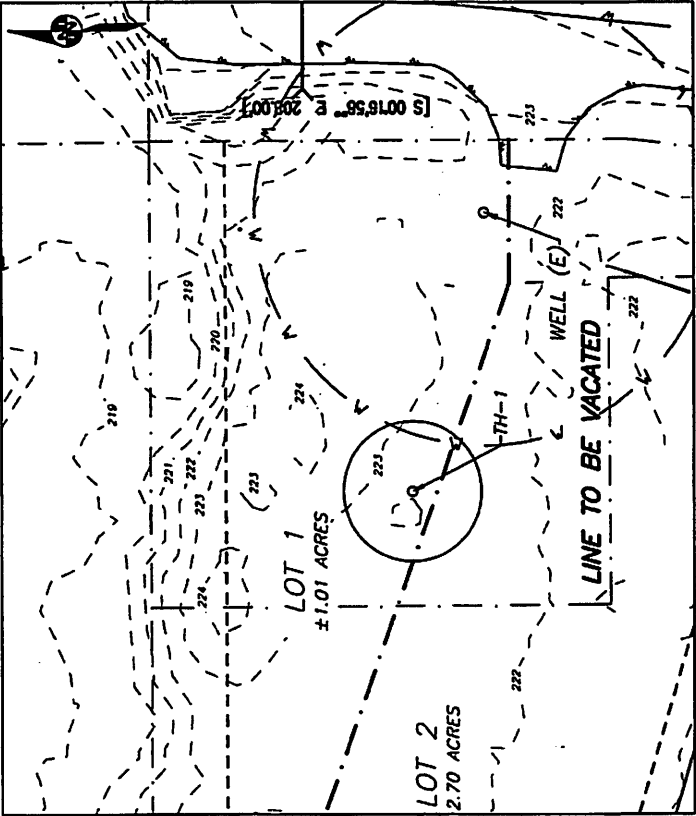
EXHIBIT B

**NOTE:**  
1.) PROPERTY BOUNDARIES AS DEPICTED ON THIS SHEET ARE A GENERAL REPRESENTATION AND SHOULD NOT BE INTERPRETED AS DEFINITIVE OR LEGALLY BINDING. FOR PRECISE BOUNDARY INFORMATION REFER TO THE PRELIMINARY PLAT.



DATE	02/05/2025
SCALE	1"=100'
P.I.D. NO.	82815/88593
PERMIT NO.	
SHEET	1 OF 3
REVISIONS	
<b>PANNONE ENG SVC, LLC (C.I. 1088)</b> P.O. BOX 1807 PALMER, AK 99645 PHONE (907) 745-8200 FAX (907) 745-8201	
<b>SHARI'S ACRES LOTS 1 &amp; 2</b> OWNER: NOVAKOVICH PROPERTIES, LLC. SITES: 1266 & 1228 S. JOHNSONS ROAD WASILLA, AK 9954	
NOTES:	
FOR MAT-SU BOROUGH USE ONLY	
DRAWN	LJC
CHECKED	SRP
OVERALL SITE	

DATE 02/05/2025		SCALE NO SCALE	P.L.D. NO 82815/38593	PERMIT NO.	SHEET 2 OF 3
REVISIONS					
NOTES:		FOR MAT-SU BOROUGH USE ONLY DRAWN CHECKED SRP			
PANNONE ENG SVC, LLC (C.I. 1088) P.O. BOX 1807 PALMER, AK 99645 PHONE (907) 745-8200 FAX (907) 745-8201		SHARI'S ACRES LOTS 1 & 2 OWNER: NOVAKOVICH PROPERTIES, LLC. SITES: 1266 & 1228 S. JOHNSONS ROAD WASILLA, AK 9954			
STATE OF ALASKA CE 8149 05/06/2025					



SEE SITE PLAN

SLOPE

SEE SITE PLAN

SLOPE

SOILS LOG & PERCOLATION TEST

TEST HOLE 1	GM	SP	BOH
1			
2	SILTY SANDY GRAVEL		
3			
4			
5			
6			
7			
8		POORLY GRADED SAND WITH GRAVEL	
9			
10			
11			
12			

DATE PERFORMED: 04/10/2025

WAS GROUND WATER ENCOUNTERED? YES=

IF YES, AT WHAT DEPTH? 8.0'

DEPTH TO WATER AFTER MONITORING? - 7.1'

DATE: 05/05/2025

SOIL TEST RESULTS/ANALYSIS

- SAMPLE COLLECTED BETWEEN 4 FT AND 5 FT.
- SEE ATTACHED SIEVE ANALYSIS RESULTS.
- PERCOLATION RATE <1 (ml/min) (VISUALLY RATED)

(Hydrologic Soils Group: HSG A)

COMMENTS: Test hole excavated by ACE CONSTRUCTION, LLC.

PERFORMED BY: PANNONE ENGINEERING SERVICES, LLC. I CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THE DATE OF THIS TEST.

# SOILS LOG & PERCOLATION TEST

**TEST HOLE 2**

DEPTH (FT)	SOIL DESCRIPTION
1	G.M.
2	SILTY SANDY GRAVEL
3	
4	
5	
6	
7	SP
8	POORLY GRADED SAND WITH GRAVEL
9	
10	
11	
12	B.O.H.

DATE PERFORMED: 04/10/2025

SEE SITE PLAN

SEE SITE PLAN

SLOPE

SLOPE

WAS GROUND WATER ENCOUNTERED? YES \_\_\_\_\_ IF YES, AT WHAT DEPTH? 6.5'

DEPTH TO WATER AFTER MONITORING? 6.25' DATE: 05/05/2025

SOIL TEST RESULTS/ANALYSIS  
• SAMPLE COLLECTED BETWEEN 4 FT AND 5 FT.  
• SEE ATTACHED SIEVE ANALYSIS RESULTS.  
• PERCOLATION RATE <1 (min/inch) [VISUALLY RATED]  
(Hydrologic Soils Group: HSG A)

COMMENTS: Test hole excavated by ACE CONSTRUCTION, LLC.

PERFORMED BY: PANPHONE ENGINEERING SERVICES, LLC. I CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THE DATE OF THIS TEST.

PERFORMED BY: PANWONE ENGINEERING SERVICES, LLC. I CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THE DATE OF THIS TEST.



Alaska Testlab - Anchorage  
1020 W International Airport Rd  
Anchorage, AK 99518  
Phone: 907-205-1987  
Fax: 907-782-4409  
info@alaskatestlab.com

# Material Test Report

Report No: MAT:25-00858-S01  
Issue No: 1

Client: Pannone Engineering  
PO Box 1807  
Palmer, AK, 99645  
Project: Lab Testing  
N/A  
N/A  
Project Code: 241431  
CC: Dan Moran  
Kim Johnson  
Maria Kampsen

The results contained below pertain only to the items tested below. This report should not be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

Reviewed By: Cindy Zickefoose  
Title: Laboratory Supervisor  
Date: 4/16/2025

## Sample Details

Sample ID 25-00858-S01  
Client Sample ID TH-1 @ 4'-5'  
General Location 1266 S. Johnson Rd.

## Particle Size Distribution

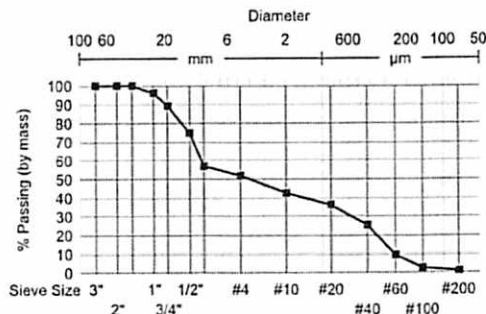
Method: ASTM D6913  
Drying By: Oven  
Date Tested: 4/16/2025  
Tested By: James Callahan

Sieve Size	% Passing	Limits
3in	100	
2in	100	
1½in	100	
1in	96	
¾in	89	
½in	75	
3/8in	57	
No.4	52.0	
No.10	43	
No.20	36	
No.40	25	
No.60	10	
No.100	3	
No.200	1	

## Other Test Results

Description	Method	Result	Limits
Group Code	ASTM D2487	SP	
Group Name	Poorly graded sand with gravel		
Gravel (%)		48	
Sand (%)		51	
Fines (%)		1	
	ASTM D2487		
Tested By	James Callahan		
Date Tested	4/16/2025		
Method	ASTM D6913	A	
Preparation Method	Oven Dry		
Composite Sieving?	Yes		
Separating Sieve(s)	No. 4		
Cu	ASTM D2487	39.18	
Cc		0.13	
Date Tested	4/16/2025		

## Chart



## Comments

N/A





Alaska Testlab - Anchorage  
1020 W International Airport Rd  
Anchorage, AK 99518  
Phone: 907-205-1987  
Fax: 907-782-4409  
info@alaskatestlab.com

# Material Test Report

Report No: MAT:25-00858-S03  
Issue No: 1

Client: Pannone Engineering  
PO Box 1807  
Palmer, AK, 99645  
Project: Lab Testing  
N/A  
N/A

Project Code: 241431  
CC: Dan Moran  
Kim Johnson  
Maria Kampsen

The results contained below pertain only to the items tested below. This report should not be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

*Signature*

Reviewed By: Cindy Zickefoose  
Title: Laboratory Supervisor  
Date: 4/16/2025

## Sample Details

Sample ID 25-00858-S03  
Client Sample ID TH-2 @4'-5'  
General Location 1266 S. Johnson Rd.

## Particle Size Distribution

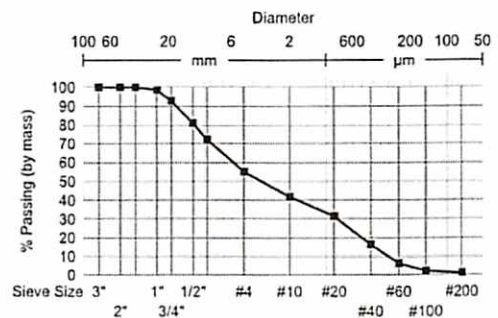
Method: ASTM D6913  
Drying By: Oven  
Date Tested: 4/16/2025  
Tested By: James Callahan

Sieve Size	% Passing	Limits
3in	100	
2in	100	
1½in	100	
1in	99	
¾in	93	
½in	81	
3/8in	72	
No.4	55.1	
No.10	42	
No.20	32	
No.40	16	
No.60	6	
No.100	2	
No.200	1	

## Other Test Results

Description	Method	Result	Limits
Group Code	ASTM D2487	SP	
Group Name	Poorly graded sand with gravel		
Gravel (%)		45	
Sand (%)		54	
Fines (%)		1	
	ASTM D2487		
Tested By	James Callahan		
Date Tested	4/16/2025		
Method	ASTM D6913	A	
Preparation Method	Oven Dry		
Composite Sieving?	Yes		
Separating Sieve(s)	No. 4		
Cu	ASTM D2487	18.97	
Cc		0.36	
Date Tested	4/16/2025		

## Chart



## Comments

N/A



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

June 6, 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:

- **Forest Song Acres; Andrew Raymond; Estate of Henry M. Raymond Jr; Plat #63-7 (Glenn Highway MP 38)**

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

- **Shari's Acres 2025; HO 10 Rumfelt-Novakich; Plat #2000-27 (Parks Highway MP 51.5)**
  - Required plat note: "No direct access to Parks Highway for all lots."
  - Recommend shared access to Johnson Road with shared access easement.
  - No utility access through the Parks Highway. All future development required to continue taking utility and driveway or approach road access through Johnsons Road.
- **Husky Ridge; Plat #2017-114, Plat #2011-79, Plat #2019-24 (Parks Highway MP 78.5)**
  - Required plat note: "No direct access to Parks Highway for Lot 3."
  - Required to show and label Parks Highway right of way through Lot 3 on plat.
  - Request Parks Highway right of way dedication.

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

*"Keep Alaska Moving through service and infrastructure."*

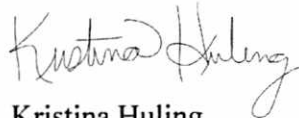
**EXHIBIT C**

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](mailto:kristina.huling@alaska.gov).

Sincerely,



Kristina Huling  
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF  
Gabe Kutcher, Acting 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:** Tammy Simmons  
**Sent:** Tuesday, June 10, 2025 3:21 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons  
**Subject:** RE: RFC Shari's Acres 2025 (CC)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

Review of the existing test hole logs indicate water present at 7.1' and 6.25' below ground. Per Title 43.20.281 (A)(1)(a) "Useable septic area is that area where seasonal high water table is a minimum of eight feet below the surface." As the test holes dug show ground water shallower than 8' below the ground surface, and no new test holes have been provided showing otherwise, the area cannot be counted as useable septic area. If fill is proposed to create useable septic area which will disturb more than 10,000 sq. ft. a drainage report will be required show that all drainage design criteria of the 2022SCM are met post development.

Thank you.

PD&E Review Team

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Friday, May 30, 2025 1:04 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>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Bob Keiner <bob.keiner@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 Shari's Acres 2025 (CC)

Hello,

The following link contains a Request for Comments for Shari's Acres 2025, MSB Case 2025-000075. Comments are due by Wednesday, June 11, 2025.



## Chris Curlin

---

**From:** Permit Center  
**Sent:** Friday, May 30, 2025 1:07 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC Shari's Acres 2025 (CC)

Good afternoon,

There is a driveway onto S Johnson Rd that does not have a permit on file, please have your applicant apply for that driveway permit.

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
Matanuska-Susitna Borough  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Friday, May 30, 2025 1:04 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>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Bob Keiner <bob.keiner@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 Shari's Acres 2025 (CC)

Hello,

The following link contains a Request for Comments for Shari's Acres 2025, MSB Case 2025-000075. Comments are due by Wednesday, June 11, 2025.

 [Shari's Acres 2025](#)



**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

June 4, 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 preliminary plat **SHARI'S ACRES 2025 (MSB Case # 2025-075)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 2 to serve proposed Lot 1. Attached is an as-built for you reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas service pipeline and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

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 & Permitting Agent  
ENSTAR Natural Gas Company, LLC

10180



NW3642

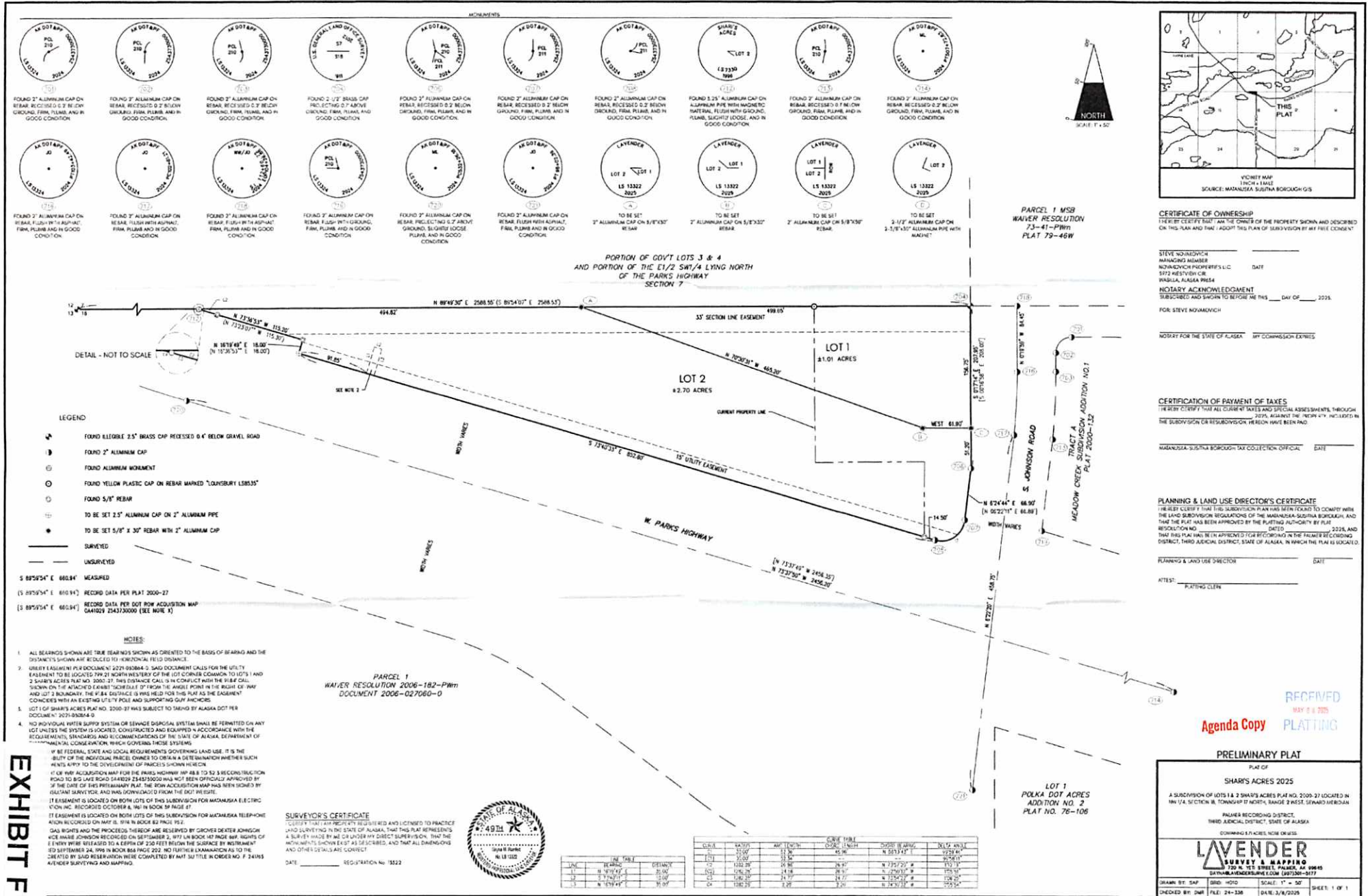
SHARI'S ACRES

Approximate location of 10FT  
wide Natural Gas Easement

NW3542

EXHIBIT F





## Chris Curlin

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**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, June 10, 2025 10:41 AM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Shari's Acres 2025 (CC)  
**Attachments:** Agenda Plat (44).pdf

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

Chris,

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

Thanks,

**GCI** | OSP Design

1001 Northway Dr., 1<sup>st</sup> Floor, Anchorage, AK 99508

e: [OSPDesign@gci.com](mailto:OSPDesign@gci.com) | w: [www.gci.com](http://www.gci.com)

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Friday, May 30, 2025 1:04 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>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Bob Keiner <bob.keiner@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 Shari's Acres 2025 (CC)

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

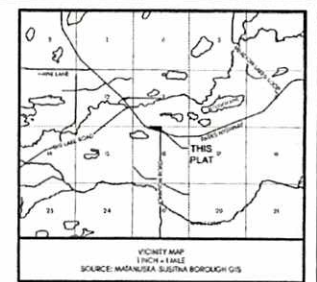
Hello,

The following link contains a Request for Comments for Shari's Acres 2025, MSB Case 2025-000075. Comments are due by Wednesday, June 11, 2025.

 [Shari's Acres 2025](#)

Sincerely,





**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

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

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

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

ATTEST: \_\_\_\_\_  
PLATING CLERK

PRELIMINARY PLAT

SHARP'S ACRES 2025

A SUBDIVISION OF LOTS 1 & 2 SHARP'S ACRES PLAT NO. 2009-27 LOCATED IN  
MY 1/4, SECTION 18, TOWNSHIP 17 NORTH, RANGE 2 WEST, SEWARD COUNTY, NE

PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING 3.7 ACRES, MORE OR LESS.

**LAVENDER**

**LIVENDER**  
SURVEY & MAPPING  
220 N. 1ST STREET, PALMER, AK 99645

DAYNABLAVERMERSURVEY.COM (807)301-5177			
DRAWN BY: SAF	GRID: 4010	SCALE: 1" = 50'	SHEET 1 OF 1

COST TABLE		COST TABLE	
UNIT	UNIT	UNIT	UNIT
1	100.00	1	100.00
2	200.00	2	200.00
3	300.00	3	300.00
4	400.00	4	400.00
5	500.00	5	500.00
6	600.00	6	600.00
7	700.00	7	700.00
8	800.00	8	800.00
9	900.00	9	900.00
10	1000.00	10	1000.00



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

RSA 27 14  
MEADOW LAKES RSA  
STEPHEN EDWARDS  
7362 W PARKS HWY #528  
WASILLA, AK 99623

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER:** Steve Novakovich

**REQUEST:** The request is to create two lots from Lots 1 & 2, Shari's Acres (Plat#2000-27) containing 5.71 acres +/-, (Tax ID #'s 4583000L001 & 4583000L002), to be known as **SHARI'S ACRES 2025**. The property is located directly north of W. Parks Highway and directly west of S. Johnson Road; within the NW ¼ Section 18, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **June 25, 2025**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

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

☒ No Objection   ☐ Objection   ☐ Concern

Name: Stephen Edwards Address: 7362 W Parks Hwy PMB 528 Wasilla AK 99623

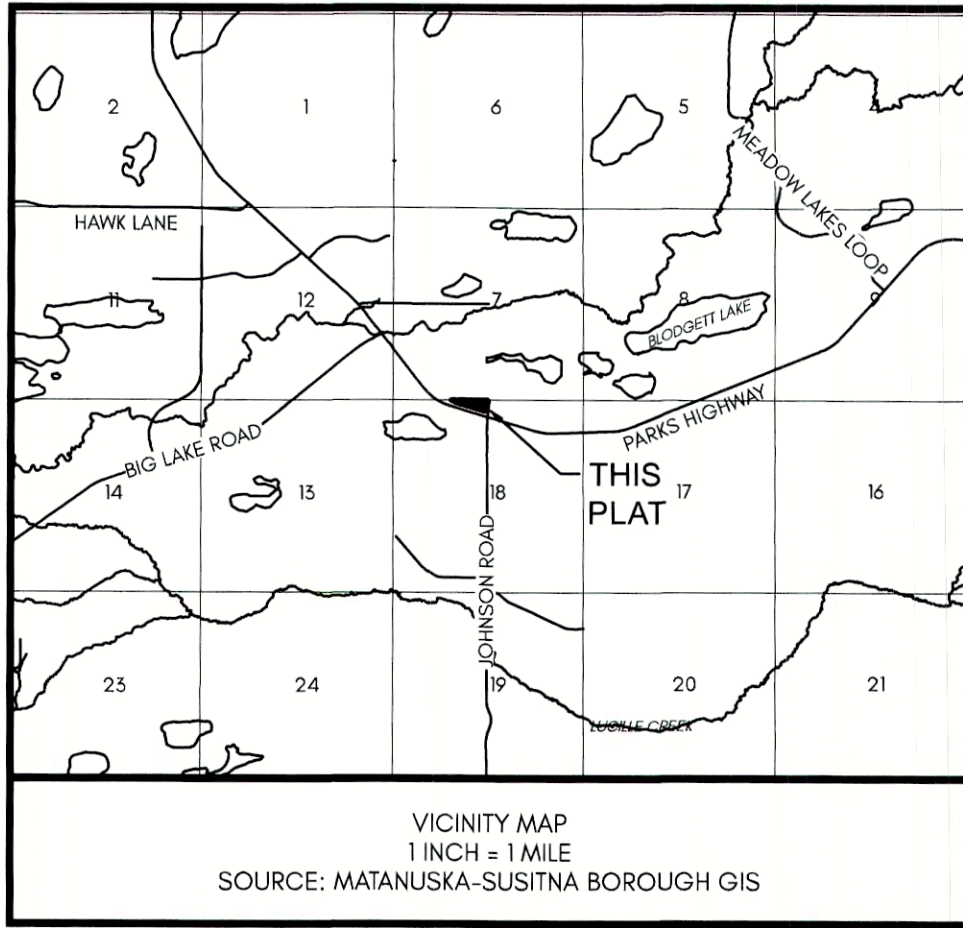
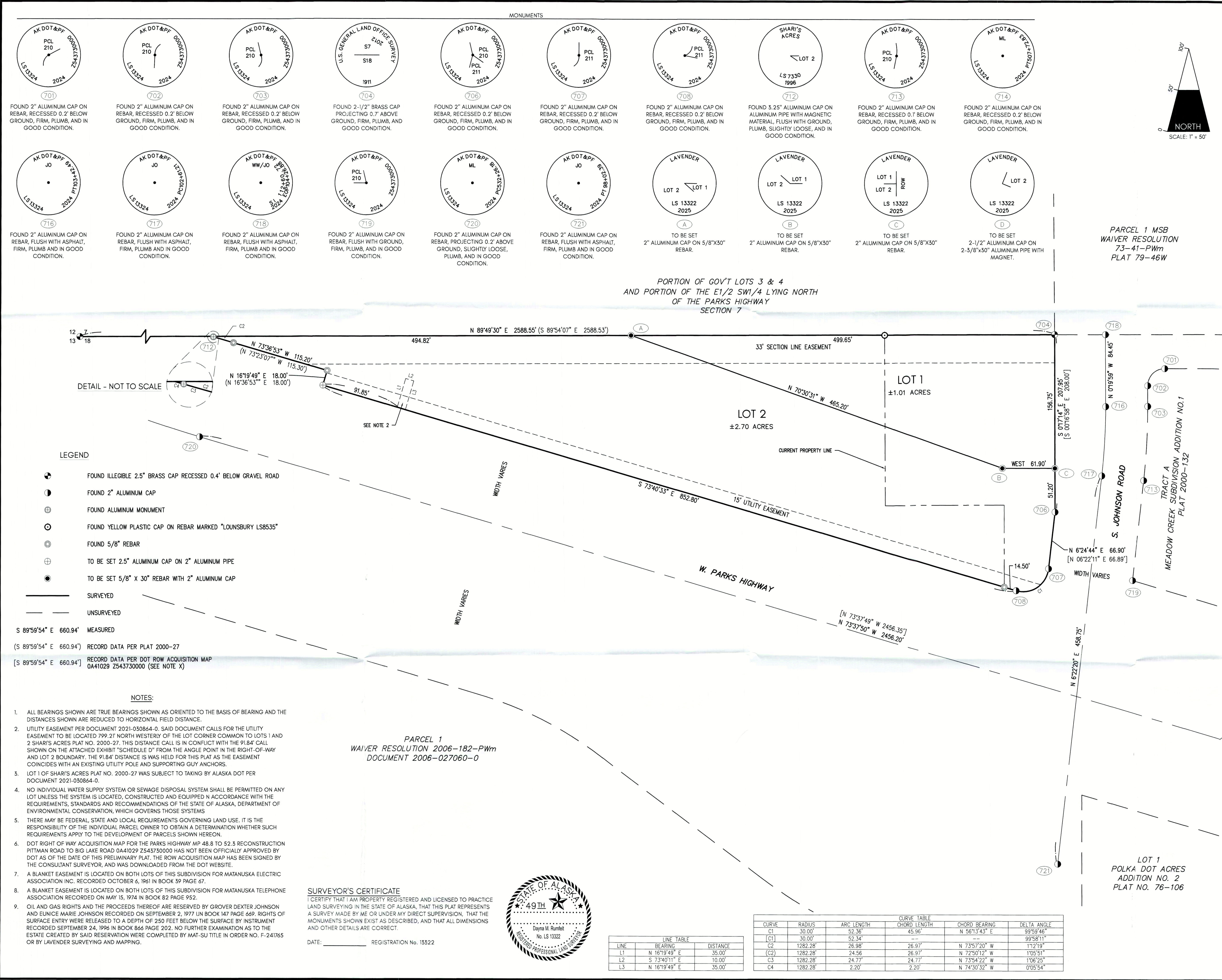
Comments: Recommend shared driveway to avoid maintenance problems on  
Johnson Road

Case # PLAT-2025-000075 CC

Note: Vicinity map Located on Reverse Side

EXHIBIT G





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.

STEVE NOVAKOVICH  
MANAGING MEMBER  
NOVAKOVICH PROPERTIES LLC  
5972 WESTVIEW CIR.  
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

FOR: STEVE NOVAKOVICH

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

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

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 PLAT HAS BEEN APPROVED BY THE PLATING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_ DATED \_\_\_\_, 2025, AND THAT THIS PLAT 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: PLATING CLERK

RECEIVED  
MAY 08 2025  
Agenda Copy  
PLATTING

PRELIMINARY PLAT

PLAT OF

SHARI'S ACRES 2025

A SUBDIVISION OF LOTS 1 & 2 SHARI'S ACRES PLAT NO. 2000-27 LOCATED IN NW 1/4, SECTION 18, TOWNSHIP 17 NORTH, RANGE 2 WEST, SEWARD MERIDIAN

PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING 3.71 ACRES, MORE OR LESS.

LAVENDER  
SURVEY & MAPPING  
720 N. YETI STREET, PALMER, AK 99645  
DAYNA@LAVENDERSURVEY.COM (907)301-5177

DRAWN BY: SAP GRID: HO10 SCALE: 1" = 50' SHEET: 1 OF 1  
CHECKED BY: DMR FILE: 24-338 DATE: 3/8/2025