

# 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  
Cayman Reynolds

PLATTING ASSISTANT  
Connor Herren

## **ABBREVIATED PLAT AGENDA**

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**September 10, 2025**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plating@matsugov.us](mailto:plating@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. **HAWKS NEST:** The request is to create four lots from Parcel #5, MSB Waiver #79-53-PWd, recorded as 79-335w, to be known as **HAWKS NEST**, containing 20.00 acres +/- . The property is located south of w. Hawk Lane, northeast of Long Lake, and southwest of W. Parks Highway (Tax ID # 17N03W11A006); within the NE ¼ Section 11, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. *(Petitioner/Owner: WSSG LLC, Staff: Matthew Goddard, Case #2025-117)*

### **4. ADJOURNMENT**

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **September 10, 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  
SEPTEMBER 10, 2025

ABBREVIATED PLAT: HAWKS NEST  
LEGAL DESCRIPTION: SEC 11, T17N, R03W, SEWARD MERIDIAN AK  
PETITIONERS: WSSG LLC  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING / HOLLER ENGINEERING  
ACRES: 20.00 ± PARCELS: 4  
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-117

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**REQUEST:** The request is to create four lots from Parcel #5, MSB Waiver #79-53-PWd, recorded as 79-335w, to be known as **HAWKS NEST**, containing 20.00 acres +/- . The property is located SOUTH OF w. Hawk Lane, northeast of Long Lake, and southwest of W. Parks Highway (Tax ID # 17N03W11A006); within the NE ¼ Section 11, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report  
Section Line Easement Determination

**EXHIBIT A** – 6 pgs  
**EXHIBIT B** – 11 pgs  
**EXHIBIT C** – 4 pg

**AGENCY COMMENTS**

U.S. Army Corps of Engineers  
MSB Development Services  
Utilities

**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 2 pgs  
**EXHIBIT F** – 4 pgs

**DISCUSSION:** The proposed subdivision is creating four five-acre lots. The property is located within the City of Houston city limits. Proposed Lots 1 & 2 will be flag lots with all lots sharing a common access onto S. Kenlar Road, a City of Houston maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, Registered Professional Engineer, notes that the soils investigation included logging eight new testholes on the parent parcel, review of the provided topography information, review of aerial imagery, and other observations at the site. The total elevation differential indicated by the provided topographical map is approximately 40'. Near surface soils encountered included a thin organic mat over a layer of silty loess topsoil which extend down 1' to 2'. Receiving soils under the topsoils were found to be consistently clean sands and gravels. Groundwater was not encountered.

*“Based on the available soils and water table information, topography MSB Title 43 Code Definitions, and our observations at the site, each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.”*

Topographic mapping and as-built information were supplied as a part of the case submittal and can be seen on the Agenda Plat.

**Section Line Easement Determination:** (Exhibit C) was provided pursuant to code.

**Comments:**

U.S. Army Corps of Engineers (Exhibit D) notes that while subdividing a property does not trigger a review from USACE, it does appear that there are wetlands within the lot boundaries. Any placement of fill for construction would require review of the impacts to waters of the U.S.

MSB Development Services (Exhibit E) has no comments or objections.

**Utilities:** (Exhibit F)

ENSTAR did not respond.

GCI has no comments or objections to the Plat.

MEA did not respond.

MTA requests an easement within the 60' access easement (**Recommendation #4**).

*Platting staff notes that an abbreviated plat cannot grant public utility easements. The petitioner will need to grant the requested easement by document and show it on the final plat. Pursuant to MSB 43.20.300(E)(3) Utility easements and utilities shall be located outside of the length of the flag pole portion of the lot (a) excepting where the flag pole is greater than 75 feet wide to accommodate utilities.*

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; City of Houston; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or ENSTAR.

**CONCLUSION:** The abbreviated plat of Hawks Nest is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists 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 exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

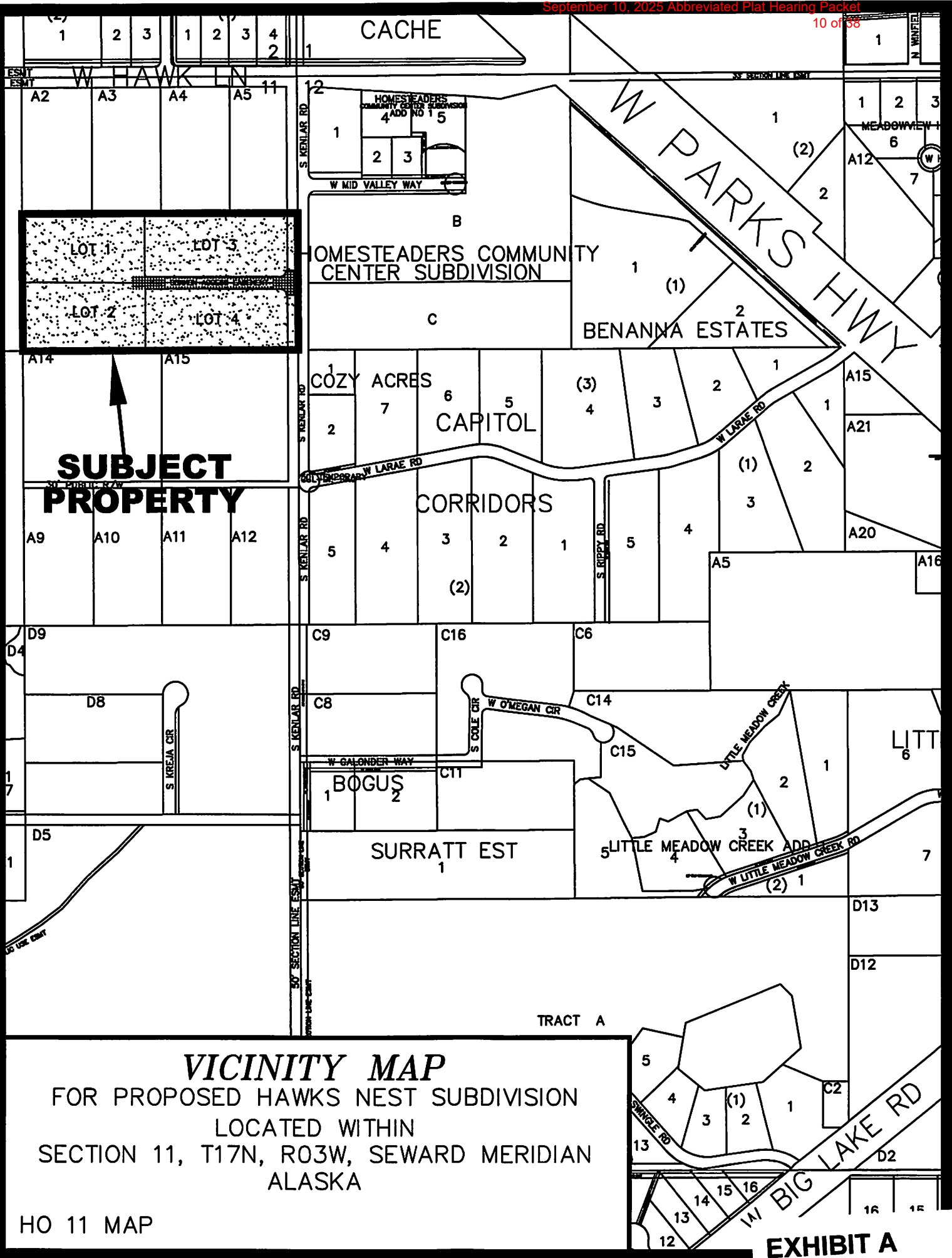
**FINDINGS OF FACT**

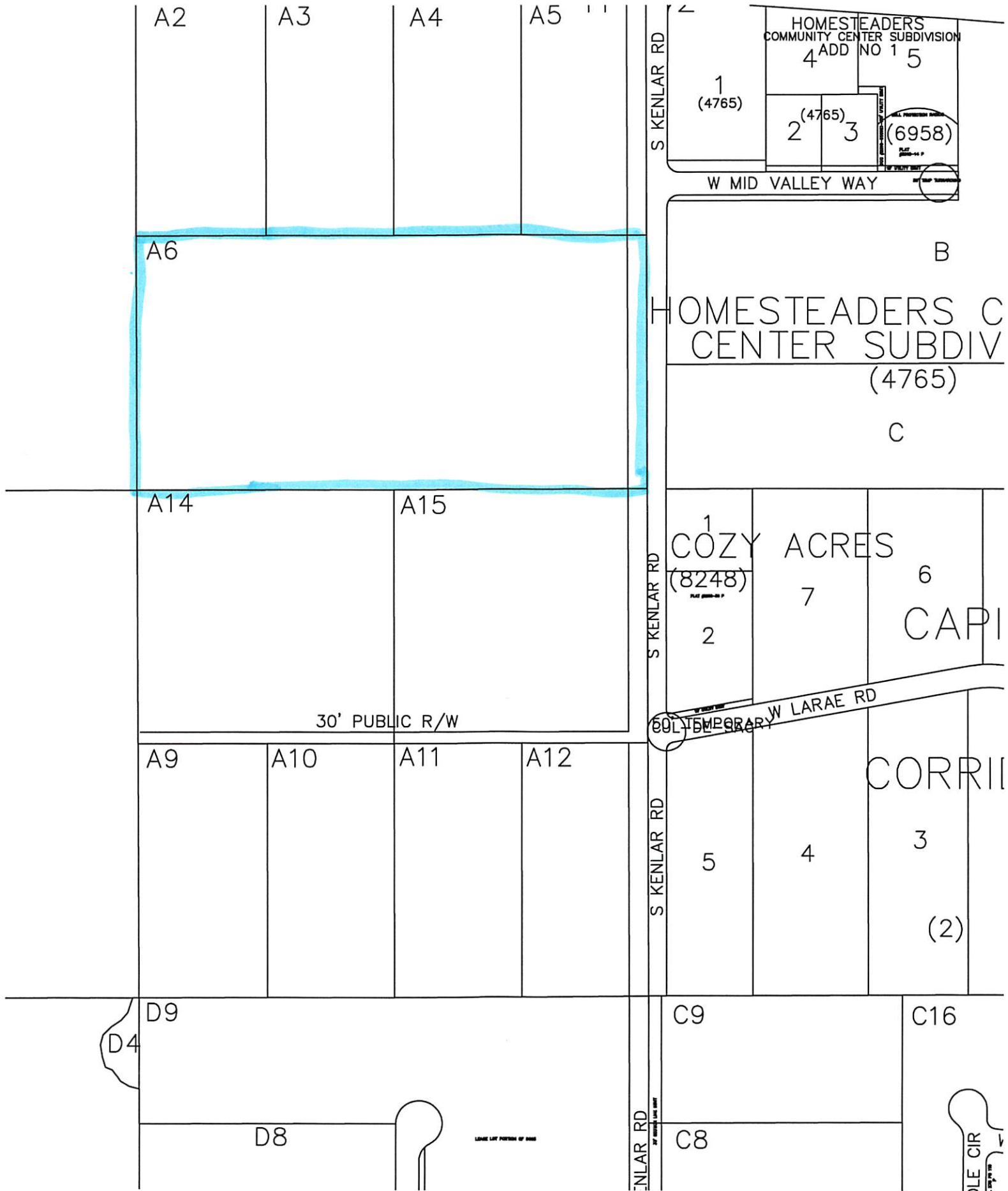
1. The plat of Hawks Nest is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. Hawks Nest is located within the City of Houston City Limits.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.

5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; City of Houston; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or ENSTAR.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Hawks Nest, Section 11, Township 17 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. Grant an easement by document for utilities sufficient in size to provide access to Proposed Lots 1 & 2. Show the recorded easement on the final plat.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



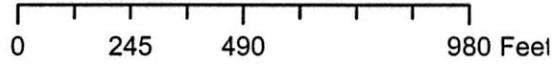




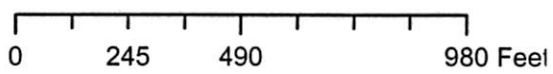
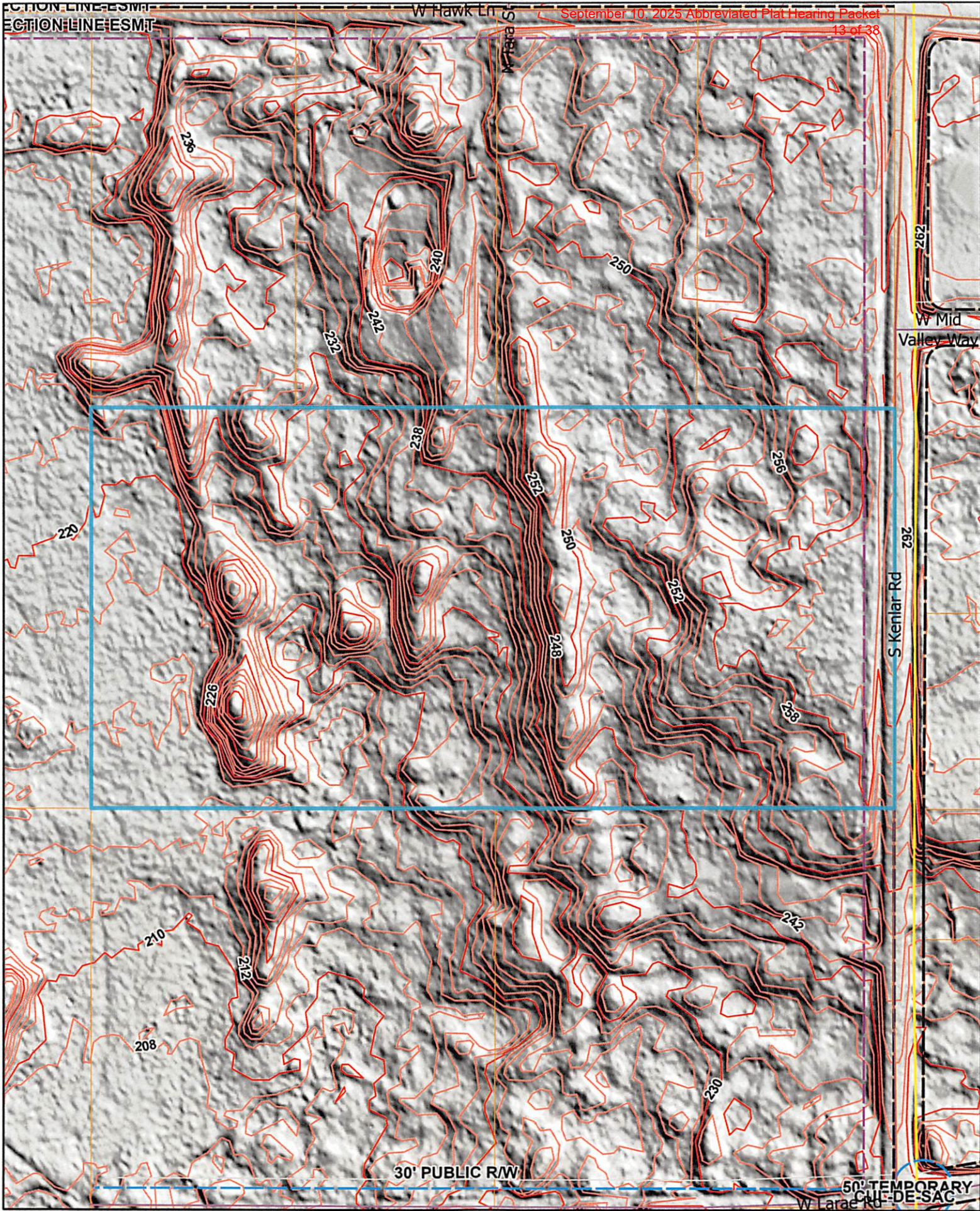
30' PUBLIC RW

Maxar, Micro  
50' TEMPORARY  
CUL-DE-SAC

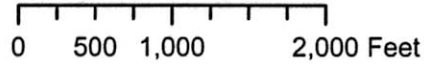
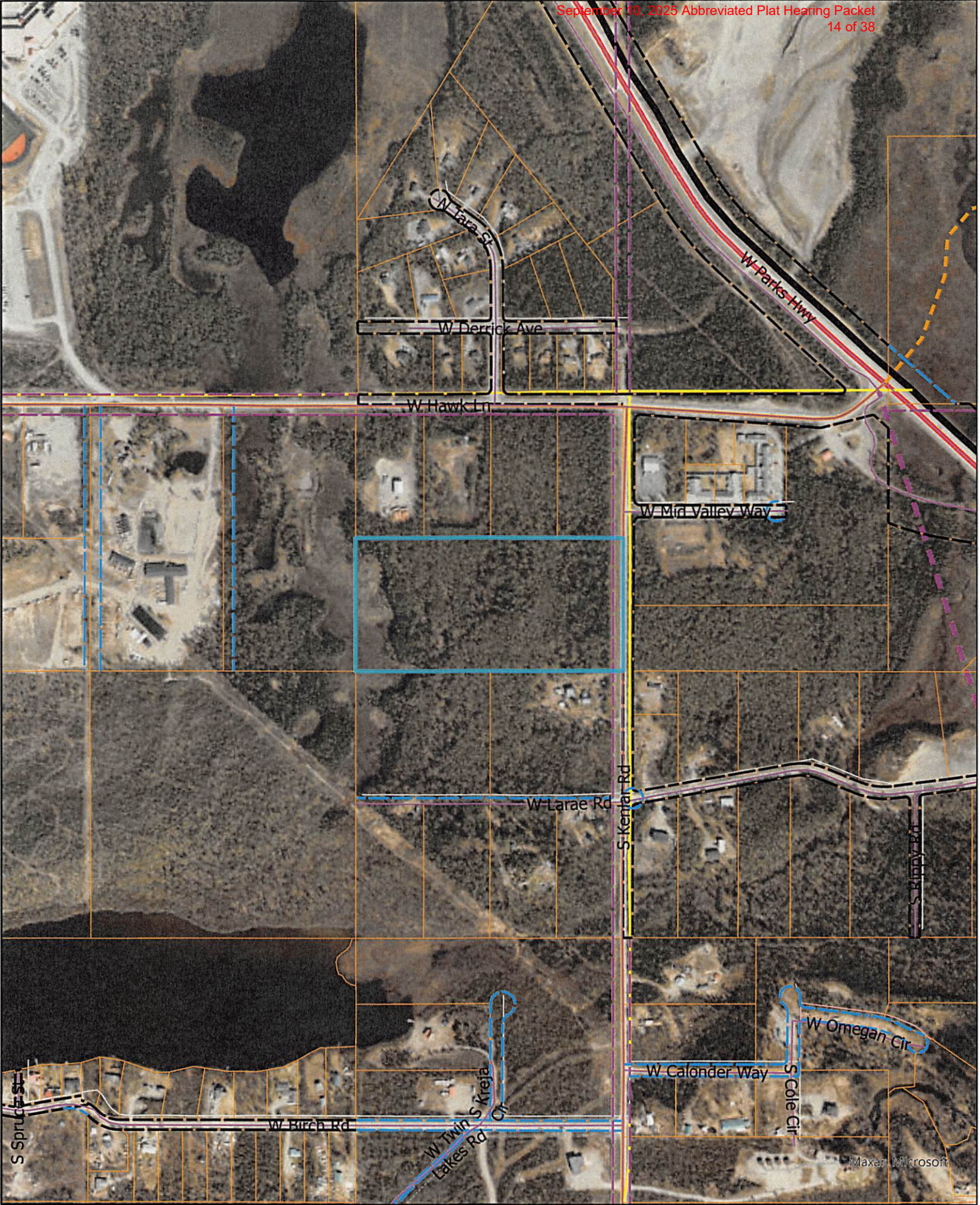
W Larae Rd











Maxar Microsoft





# Mat-Su Borough Wetlands Viewer



- Mat-Su Addresses
- Mat-Su Borough Parcels
- CookInlet Wetlands
- Low Resolution 15m Imagery
- VLD Trough
- Citations

This map is solely for information purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

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mi





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

July 25, 2025

Fred Wagner  
MSB Platting Officer  
350 East Dahlia Avenue  
Palmer, Alaska 99645

RECEIVED

JUL 28 2025

PLATTING

Re: *Hawk's Nest* Subdivision; Useable Areas, Soils, and Drainage  
HE #25017

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots from an existing parcel totaling 20 acres. Our soils evaluation included logging eight new testholes on the parent parcel, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rectangle west of S Kenlar Road. The parent parcel contains gently rolling terrain with minor ridges. The lowest areas lie along the west end adjacent to a large wetland. Several areas containing steep slopes exceeding 25% were noted and are delineated on the attached map. The total elevation differential indicated by the provided topographical map is approximately 40'.

Soils & Vegetation. The parent parcel is forested and remains in a native or near native state. The existing vegetation on the parent parcel primarily consists of young to mature growth birch trees and spruce trees, with tall grasses and minor shrubs scattered in between. Eight testholes were logged on 5/20/25 in order to evaluate existing soil conditions. Near surface soils encountered included a thin organic mat over a layer of silty loess topsoil which extended down 1' to 2'. Receiving soils under the topsoils were found to be consistently clean sands and gravels. Soils encountered were typical for the area, based on our prior experiences in the neighborhood. A copy of the testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered in the testholes which were dug to a depth of 12' or 13'. Groundwater is not expected to be a limiting factor for the proposed lots, with the exception of low areas near the wetlands.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to surface water, lot lines and steep areas. For useable building area, lotlines,

utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

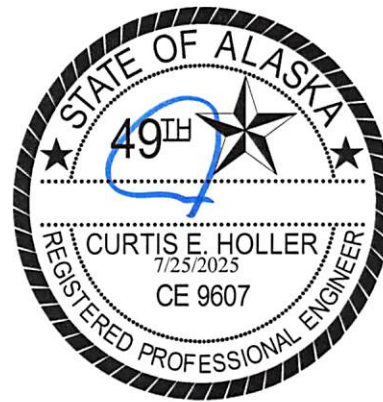
Roads and Drainage. The proposed 4 new lots will each be accessed by driveways onto an existing maintained road, and as such will not require the creation of any new roads. As no new roads are proposed, a full drainage plan is not required; however, existing drainage patterns have been indicated on the attached map. The project will minimally affect drainage patterns in the area.

Please do not hesitate to call with any questions you may have.

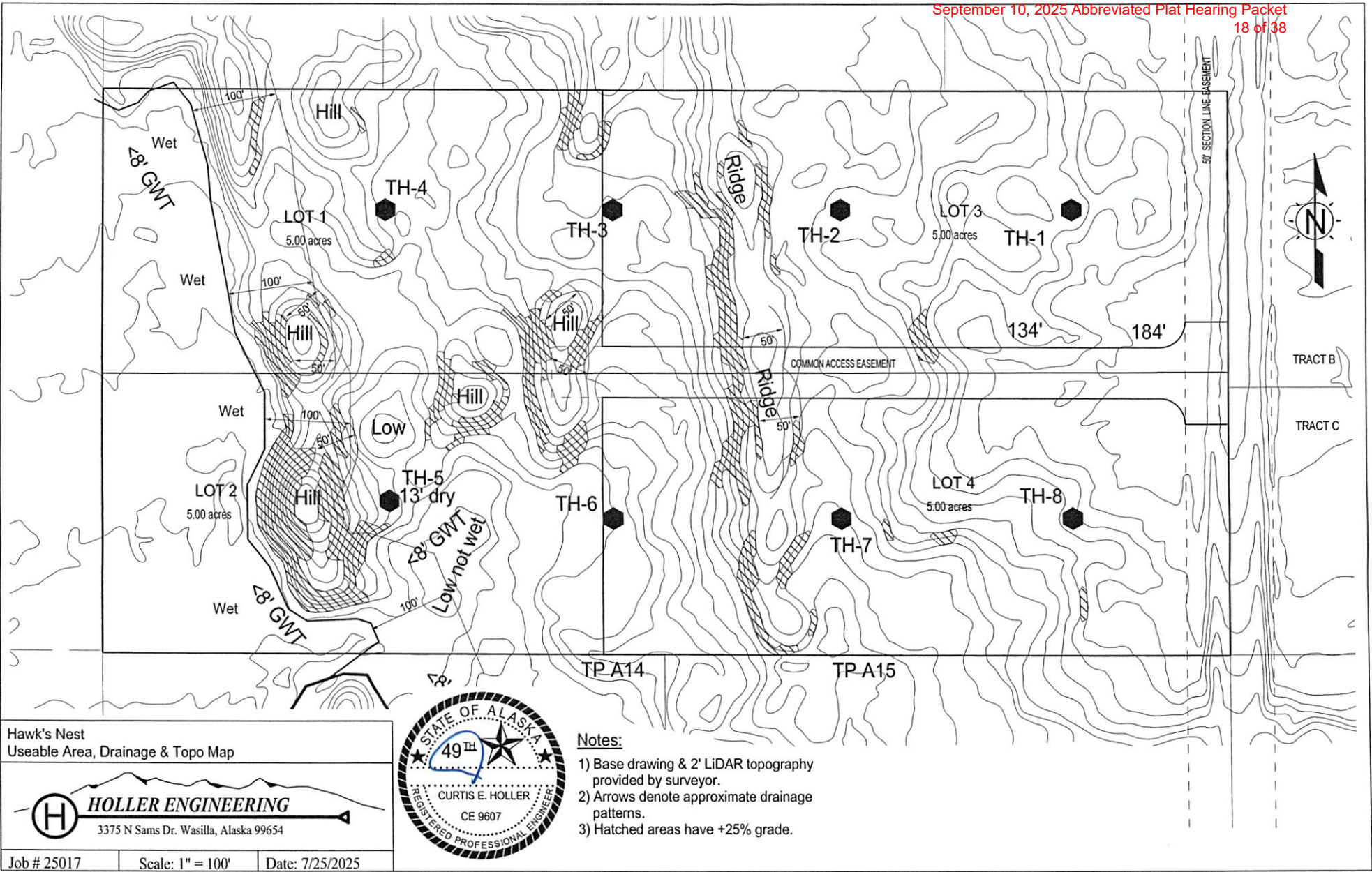
Sincerely,

Curtis Holler, PE

c: S. Goldman, w/attachments







Hawk's Nest  
Useable Area, Drainage & Topo Map

**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 25017    Scale: 1" = 100'    Date: 7/25/2025



3375 N Sams Dr. Wasilla, Alaska 99654 376-0410



Legal Description: Hawk's Nest Subdivision

## Depth, feet

Soil Type

Slope

## Site Plan

↑  
N  
I

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

-           No          

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

## PERCOLATION TEST

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN  FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Deal/C. Holler

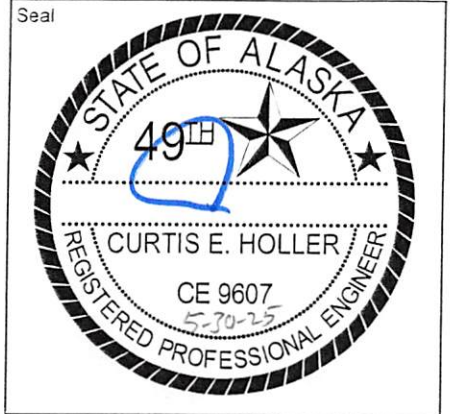
DATE: 5-20-2025





# HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 8

Performed For: S. Goldman

Legal Description: Hawk's Nest Subdivision

Depth, feet

Soil Type

Slope

Site Plan

↑  
N  
I

See attached testhole & topo map.

Slope

WAS GROUNDWATER ENCOUNTERED?

Nó

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

## PERCOLATION TEST

[illegible]

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN          FT AND          FT DEPTH

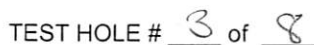
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Deal/C. Holler

DATE: 5-20-2025



3375 N Sams Dr. Wasilla, Alaska 99654 376-0410



Legal Description: Hawk's Nest Subdivision

## Depth, feet

Soil Type

Stop

Site Plan

↑  
N  
I

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

## PERCOLATION TEST

[illegible]

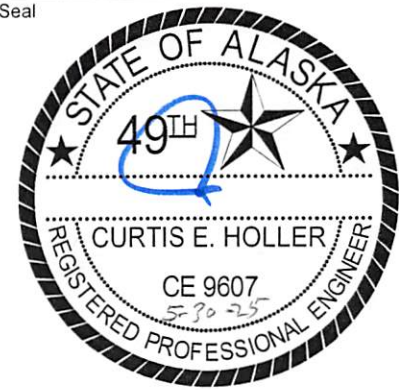
- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN        FT AND        FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Deal/C. Holler

DATE: 5-20-2025





**HOLLER ENGINEERING**

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

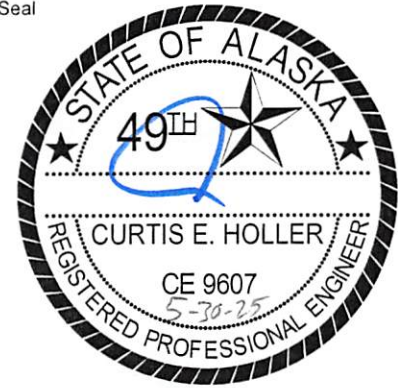
**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 5 of 8

Performed For: S. Goldman

Legal Description: Hawk's Nest Subdivision

Seal



Depth, feet

Soil Type

Depth, feet	Soil Type	Slope
1	ML Rusty Brown	-
2	SP Sandy	-
3	Olive Gray	-
4		-
5	SP-GP	-
6	SP with GP	-
7		-
8	Olive Gray	-
9	mort Rocks	-
10	< 5"	-
11	No Seeps	-
12	No Groundwater	-
13		-
14		-
15		-
16		-
17		-
18		-
19		-
20		-
21		-
22		-

Site Plan



See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

DEPTH AFTER MONITORING?

N/A

Slope

**PERCOLATION TEST**

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN 12 FT AND \_\_\_\_\_ FT DEPTH

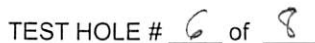
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Deal/C. Holler

DATE: 5-20-2025



3375 N Sams Dr. Wasilla, Alaska 99654 376-0410



Legal Description: Hawk's Nest Subdivision

## Depth, feet

Soil Type

Slope

Site Plan

↑  
N  
I

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

## PERCOLATION TEST

[illegible]

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN        FT AND        FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Deal/C. Holler

DATE: 5-20-2025



**HOLLER ENGINEERING**

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

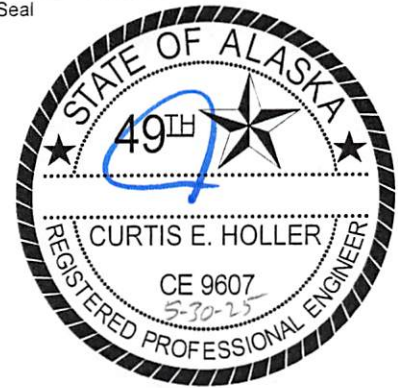
**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 7 of 8

Performed For: S. Goldman

Legal Description: Hawk's Nest Subdivision

Seal



Depth, feet

Soil Type

1	ML Rusty Brown
2	SP Olive Brown
3	
4	SP with GP
5	SP-GP Olive Medium
6	Rocks < 4"
7	w/a few 5"-6"
8	
9	No Seeps
10	
11	No Groundwater
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

↑  
N  
↓

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

**PERCOLATION TEST**

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN 7 FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Deal/C. Holler

DATE: 5-20-2025

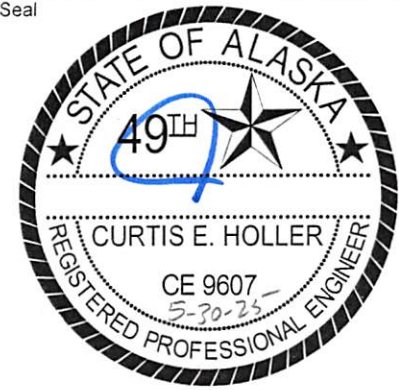


**HOLLER ENGINEERING**

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

**SOILS LOG / PERCOLATION TEST**

Seal



TEST HOLE # 8 of 8

Performed For: S. Goldman

Legal Description: Hawk's Nest Subdivision

Depth, feet

Soil Type

1	OL ML Rusty Brown
2	SP with Gravel Rocks to 3" Olive
3	SP with Gravel Olive
4	Gray
5	Sandy
6	
7	
8	SP-GP
9	Olive Gray
10	Rocks to 5"
11	Sandy
12	No Seeps
13	No Groundwater
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

↑  
N  
↓

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

**PERCOLATION TEST**

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN 1 FT AND 1 FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Deal/C. Holler

DATE: 5-20-2025





RECEIVED  
JUL 29 2025  
PLATTING

GARY LORUSSO

KEYSTONE SURVEYING AND MAPPING

*P.O. Box 2216, Palmer, Alaska  
99645*

*Email: [garyl@mtaonline.net](mailto:garyl@mtaonline.net)*

*Phone: (907) 376-7811*

SECTION LINE EASEMENT RESEARCH

**HAWKS NEST**

TOWNSHIP 17 NORTH, RANGE 03 WEST  
**PORTIONS OF SECTIONS 11**

The section line between Sections 11 & 12 was surveyed and the survey was approved by the U.S. Surveyor General's Office on November 29, 1915.

The subject parcel was patented to the State of Alaska Patent by patent # 1217117. There is a 50' Section Line easement on this parcel.

Gary LoRusso  
Keystone Surveying & Mapping, Inc.  
P.O. Box 2216, Palmer, Alaska 99645  
(907) 376-7811  
Email: [garyl@mtaonline.net](mailto:garyl@mtaonline.net)

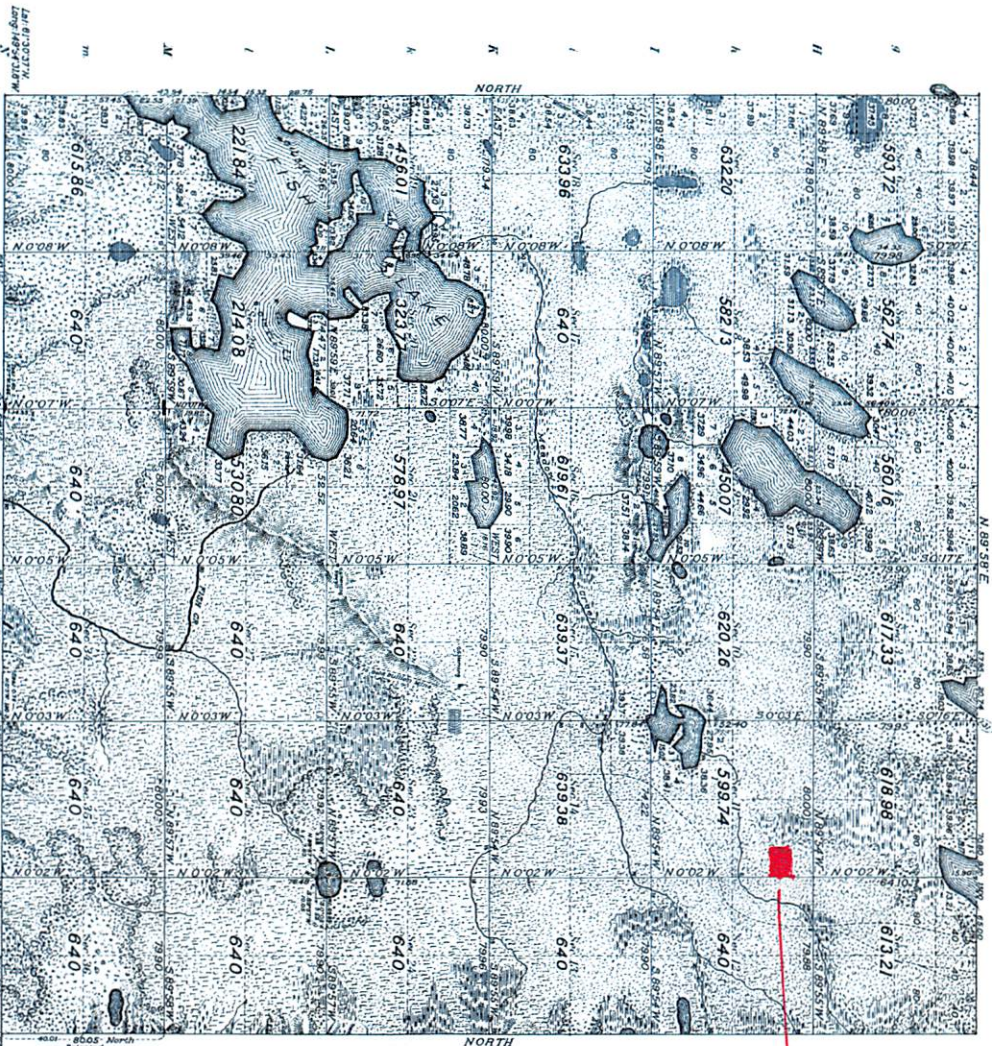


EXHIBIT C

Township No 17 North, Range No 3 West of the Seward Meridian, Alaska.

(4-6715-6)

Accepted Dec 18, 1915



subject

Areas in Acres	
Public Land	2084.19
Indian Reservation	
Indian Allotment	
Mineral Claims	
Water Surface	2,225.53
Total Acres	2308.72

Scale 40 Chains to an inch  
Mean Magnetic Inclination 27°45'E

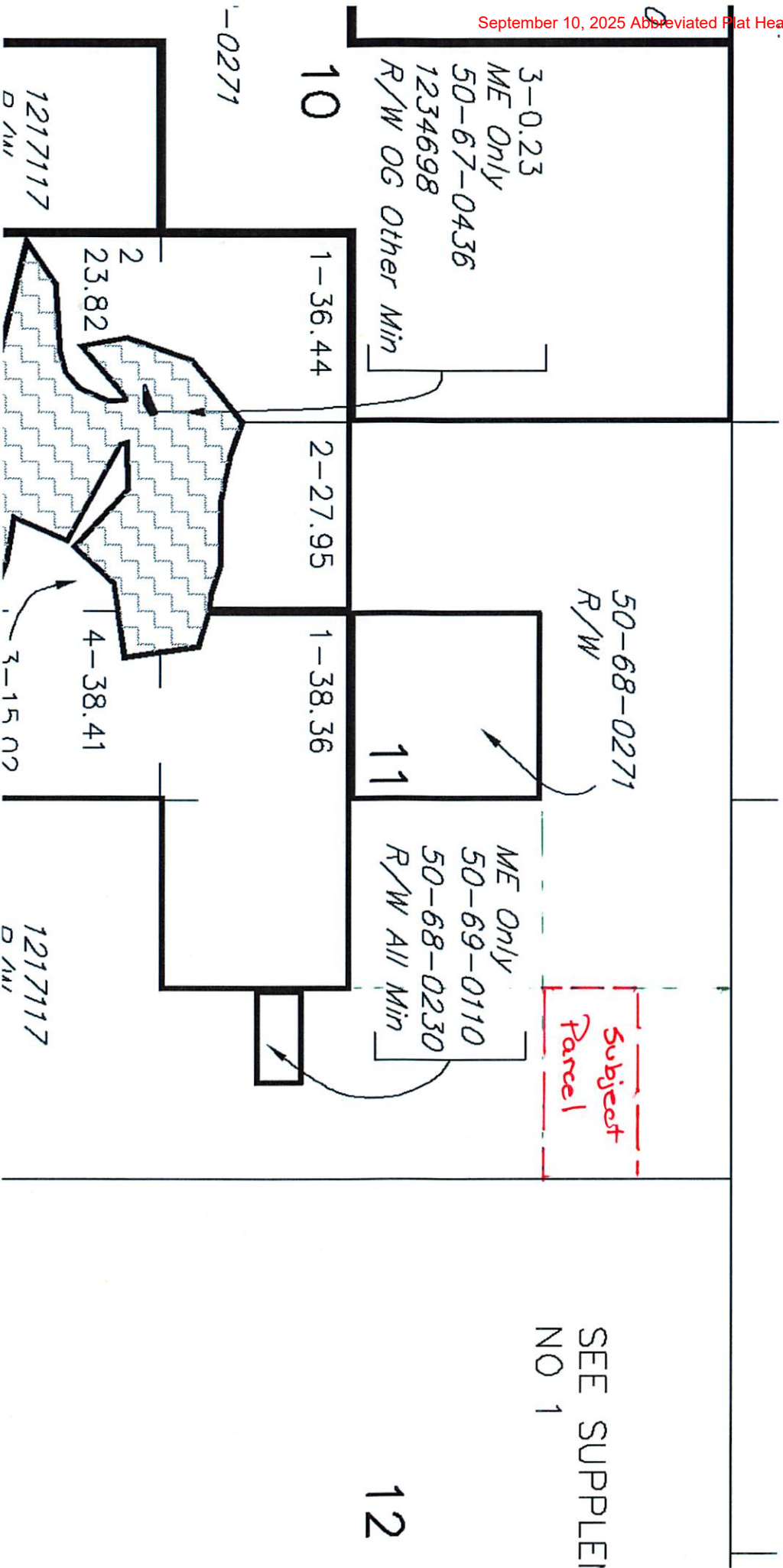
Surveyor	By Whom Surveyed	Original Instructions	Amount of Survey	When Surveyed
Surveying line North	By Whom Surveyed	May 12, 1914	6 00 00	July 11, 1914
West	By Whom Surveyed	May 12, 1914	6 00 00	July 11, 1914
Subdivisions	By Whom Surveyed	May 12, 1914	6 00 00	July 11, 1914
Minerals	By Whom Surveyed	May 12, 1914	6 00 00	July 11, 1914
References	By Whom Surveyed	May 12, 1914	6 00 00	July 11, 1914

The above map of Township No. 17 North, Range No. 3 West of the Seward Meridian Alaska is hereby confirmed to the field notes of the survey thereof on file in this office which have been examined and approved  
U. S. Surveyor General's Office,  
Juneau, Alaska, Nov. 29, 1915

1915

Charles E. Lanning  
Surveyor General







SDMS ALASKA

+

## SPATIAL DATA MANAGEMENT SYSTEM

Alaska Case Retrieval Enterprise System (ACRES)

Case Abstract for: AKA 049337

*Patent to DNR*

<b>CASE DATA</b>	
Case Serial Num:	AKA 049337
Case Type:	262730 General Grant
Case Status:	Pending
Case Status Actn:	Relq Acknowledged
Case Status Date:	20-MAR-1963
SM Acres:	0.0000
Claim Name:	--
FRC Site Code:	SEA
Accession Num:	--
Box Num:	-- (of) --
Disp Date:	--
Location Code:	--
Abnd Yr:	--

<b>CUSTOMER DATA</b>	
Cust ID:	000027242
Customer Name:	AK DEPARTMENT OF NATURAL RESOURCES DIV OF MINING LAND AND WATER REALTY SERVICES SECT
Customer Address:	Withheld
Interest Relationship:	Applicant
Percent Interest:	0.0000

<b>ADMINISTRATIVE/STATUS ACTION DATA</b>						
Date	Code Description:	Remarks	Doc ID	Ofc	Emp	Doc Img *
18-JUN-1959	001 Application Filed	--	--	PSA	JAD	--
02-SEP-1959	004 Amend/Corr Apln Recd	--	--	AJA	EB	--
22-SEP-1959	004 Amend/Corr Apln Recd	--	--	AJA	EB	--
18-NOV-1959	782 Relq Acknowledged	--	--	AJA	LGA	--
01-DEC-1959	239 Publication Directed	NEWSPAPER	--	AJA	EB	--
04-DEC-1959	941 Tentative Appr Modifie	--	--	AJA	MKW	--
16-DEC-1959	007 Apln Relj/Denied Part	--	--	AJA	EB	--
06-JAN-1960	722 Dec Modified	--	--	AJA	MKW	--
06-JAN-1960	239 Publication Directed	NEWSPAPER	--	AJA	MJM	--
27-JAN-1960	004 Amend/Corr Apln Recd	--	--	AJA	EB	--
03-FEB-1960	940 Tentative Appr Given	--	TA0019600006	AJA	AKN	Not Available
09-MAR-1960	721 Dec Vacated/Rescinded	--	--	AJA	AKN	--
11-MAR-1960	007 Apln Relj/Denied Part	--	--	AJA	EB	--
28-MAR-1960	879 Patent Issued	--	PA0001207175	AJA	MKW	Not Available
29-MAR-1960	721 Dec Vacated/Rescinded	--	--	AJA	AKN	--
06-JUN-1960	004 Amend/Corr Apln Recd	--	--	AJA	EB	--
16-NOV-1960	780 Relq Filed	--	--	AJA	EB	--
16-NOV-1960	782 Relq Acknowledged	--	--	AJA	EB	--
25-NOV-1960	722 Dec Modified	--	--	AJA	AKN	--
25-NOV-1960	007 Apln Relj/Denied Part	--	--	964	CF	--
23-DEC-1960	341 Proof Of Pub Received	--	--	AJA	AKN	--
23-JAN-1961	341 Proof Of Pub Received	--	--	AJA	EB	--
31-JAN-1961	004 Amend/Corr Apln Recd	--	--	AJA	EB	--
07-FEB-1961	879 Patent Issued	--	PA0001217071	AJA	MKW	Not Available
09-FEB-1961	879 Patent Issued	--	PA0001217117	AJA	MKW	Not Available
27-FEB-1961	239 Publication Directed	NEWSPAPER	--	AJA	EMR	--
07-MAR-1961	879 Patent Issued	--	PA0001217118	AJA	MKW	Not Available
10-APR-1961	004 Amend/Corr Apln Recd	--	--	AJA	EB	--
13-APR-1961	004 Amend/Corr Apln Recd	--	--	AJA	EB	--
04-MAY-1961	940 Tentative Appr Given	--	TA0019610097	AJA	EB	Not Available
26-MAY-1961	722 Dec Modified	--	--	AJA	MKW	--
26-MAY-1961	007 Apln Relj/Denied Part	--	--	AJA	MKW	--
05-JUN-1961	341 Proof Of Pub Received	--	--	AJA	EB	--
31-JUL-1961	879 Patent Issued	--	PA0001217617	AJA	MKW	Not Available
08-AUG-1961	879 Patent Issued	--	PA0001221606	AJA	MKW	Not Available
14-AUG-1961	879 Patent Issued	--	PA0001221747	AJA	MKW	Not Available
14-AUG-1961	879 Patent Issued	--	PA0001221951	AJA	MKW	Not Available
13-OCT-1961	008 Action Suspended	--	--	AJA	AKN	--
13-OCT-1961	940 Tentative Appr Given	--	TA0019620006	AJA	AKN	Not Available
21-NOV-1961	879 Patent Issued	--	PA0001224125	AJA	MKW	Not Available
15-FEB-1962	341 Proof Of Pub Received	--	--	AJA	AKN	--
30-MAR-1962	879 Patent Issued	--	PA0001226042	AJA	MKW	Not Available
16-APR-1962	158 Survey Requested	--	--	AJA	AKN	--
30-APR-1962	782 Relq Acknowledged	--	--	AJA	LGA	--
30-APR-1962	780 Relq Filed	--	--	963	RLJ	--
16-MAY-1962	879 Patent Issued	--	PA0001226897	AJA	AKN	Not Available
10-JUL-1962	008 Action Suspended	--	--	AJA	AKN	--
10-JUL-1962	940 Tentative Appr Given	--	TA0019620161	AJA	AKN	Not Available
08-AUG-1962	941 Tentative Appr Modifie	--	--	AJA	EB	--

## Matthew Goddard

---

**From:** Kastning, Andrew C CIV USARMY CEPOA (USA) <Andrew.C.Kastning@usace.army.mil>  
**Sent:** Tuesday, August 12, 2025 3:42 PM  
**To:** Matthew Goddard  
**Subject:** FW: RFC Hawks Nest (MG)

Hi Mathew,

Thank you for the invitation to comment. While subdividing a property does not trigger a review from USACE, it does appear that there are wetlands within the lot boundaries. Any placement of fill for construction would require review of the impacts to waters of the U.S.

Sincerely,

*Andrew Kastning*  
Phone 907-753-2554

---

**From:** CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>  
**Sent:** Tuesday, August 12, 2025 3:26 PM  
**To:** Kastning, Andrew C CIV USARMY CEPOA (USA) <Andrew.C.Kastning@usace.army.mil>  
**Subject:** FW: RFC Hawks Nest (MG)

Please review the message below as Reg of the Day and respond as needed.  
-Sara J

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Tuesday, August 12, 2025 1:31 PM  
**To:** CEPOA-SM-RD-Pagemaster <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>  
**Subject:** [Non-DoD Source] RFC Hawks Nest (MG)

Hello,

The following link is a request for comments for the proposed Hawks Nest.  
Please ensure all comments have been submitted by August 22, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer during the abbreviated plat hearing.

 [Hawks Nest](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician

## Matthew Goddard

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**From:** Permit Center  
**Sent:** Tuesday, August 12, 2025 2:21 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Hawks Nest (MG)

City of Houston. 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:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, August 12, 2025 1:30 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; publicworks@houston-ak.gov; myyoung@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; rrein@houston-ak.gov; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Wheeler Nevels <Wheeler.Nevels@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>; Kendra Johnson <Kendra.Johnson@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>; Right of Way Dept. <row@mtasolutions.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Hawks Nest (MG)

Hello,

The following link is a request for comments for the proposed Hawks Nest.  
Please ensure all comments have been submitted by August 22, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer during the abbreviated plat hearing.

 Hawks Nest

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician  
907-861-7881



## **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](mailto:ccb@matsugov.us)

### **MEMORANDUM**

**DATE:** 8/19/2025

**TO:** Matthew Goddard, Platting Technician

**FROM:** Kendra Johnson, CFM  
Senior Code Compliance Office

**SUBJECT:** Proposed Platting Action for Hawks Nest – Case # 2025-117

The property requested to be subdivided is within the City Limits of Houston.  
Code Compliance does not have any objection to subdividing the parcel into four lots.



## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, August 20, 2025 5:07 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Hawks Nest (MG)  
**Attachments:** Agenda Plat (66).pdf

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

Matthew,

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

Thanks,

**GCI** | OSP Design

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

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>

**Sent:** Tuesday, August 12, 2025 1:30 PM

**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; publicworks@houston-ak.gov; myyoung@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; rrein@houston-ak.gov; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Wheeler Nevels <Wheeler.Nevels@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>; Kendra Johnson <Kendra.Johnson@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>; Right of Way Dept. <row@mtasolutions.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Hawks Nest (MG)

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

Hello,

The following link is a request for comments for the proposed Hawks Nest.

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 [Hawks Nest](#)

Feel free to contact me if you have any questions.





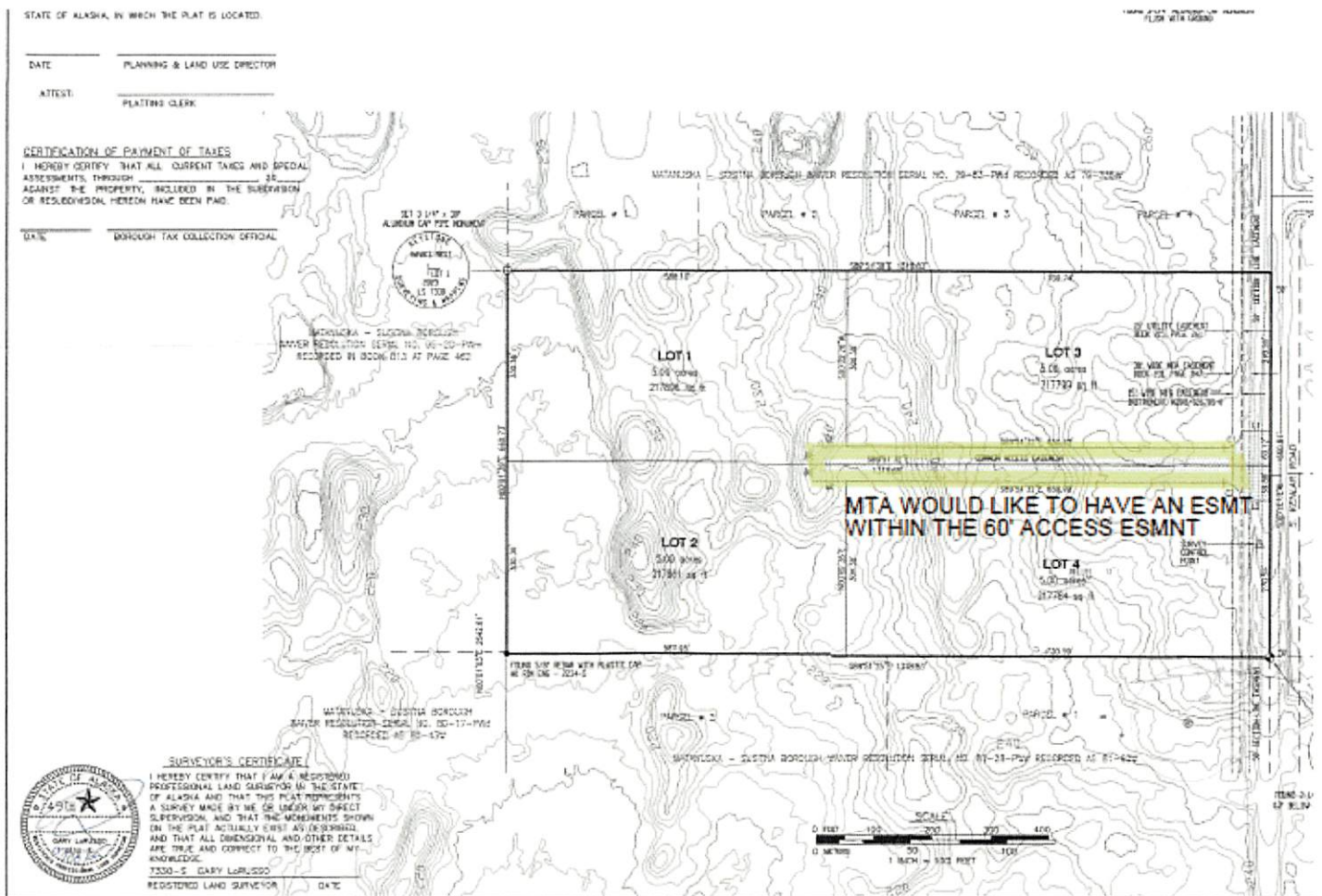
## Matthew Goddard

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Wednesday, August 13, 2025 10:55 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Hawks Nest (MG)

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

Hi Matthew,

MTA has reviewed Hawks Nest and would like to comment/request the following:



Thank you,

**Cayla Ronken, Right of Way Agent**

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)





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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>

**Sent:** Tuesday, August 12, 2025 1:30 PM

**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; publicworks@houston-ak.gov; myyoung@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; rrein@houston-ak.gov; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Wheeler Nevels <Wheeler.Nevels@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>; Kendra Johnson <Kendra.Johnson@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>; Right of Way Dept. <row@mtasolutions.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

**Subject:** RFC Hawks Nest (MG)

Hello,

The following link is a request for comments for the proposed Hawks Nest.

Please ensure all comments have been submitted by August 22, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer during the abbreviated plat hearing.

☐ [Hawks Nest](#)

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)



CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE DATE

NAME/TITLE  
WSSG LLC  
18848 W. BRYANT ROAD  
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

BENEFICIARY

SIGNATURE DATE

NAME/TITLE  
PRECISION FRONTIERS LLC  
8660 E. EMPIRE CIRCLE  
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_  
DATED \_\_\_\_\_, 20\_\_\_\_, 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.

DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

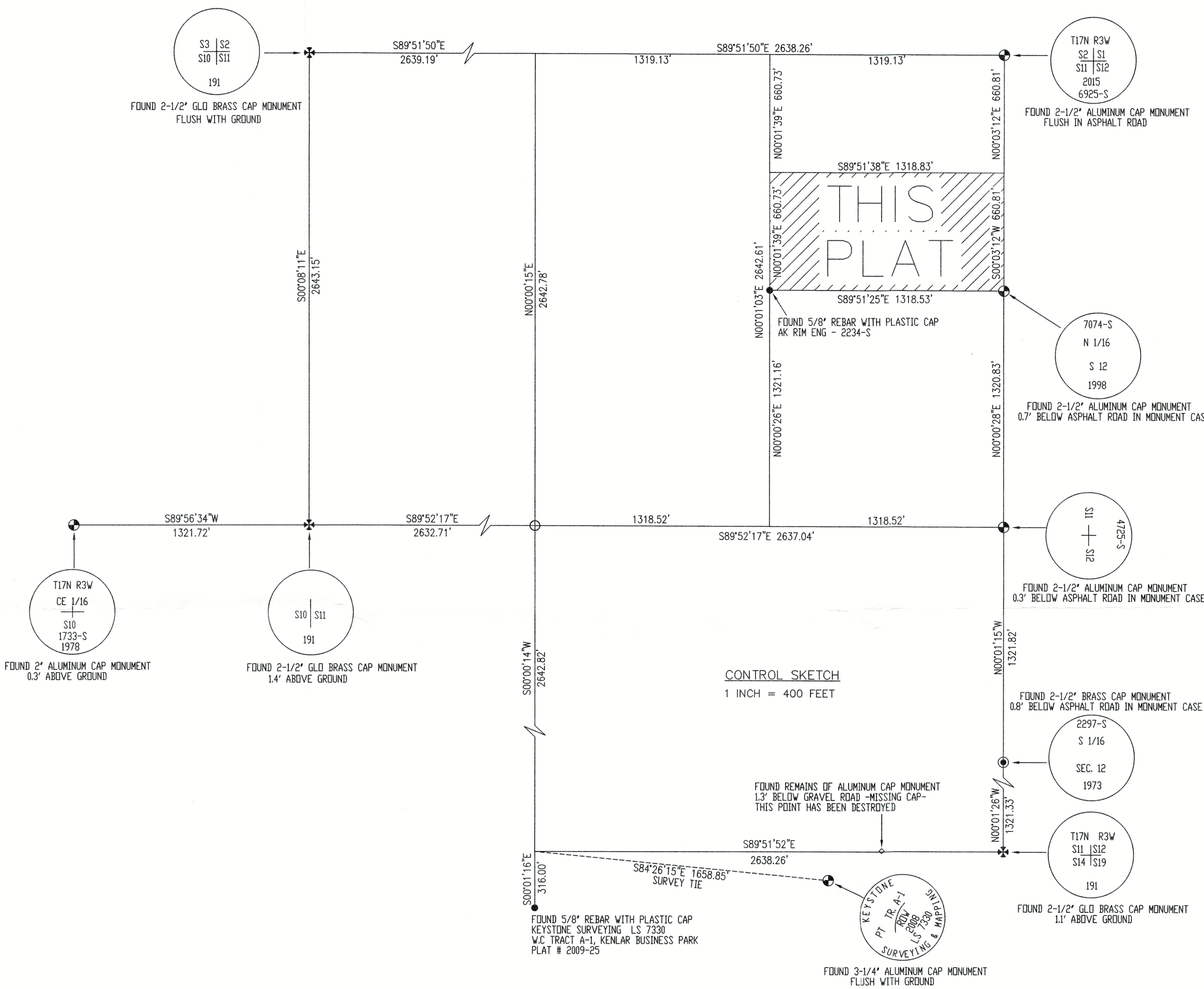
DATE BOROUGH TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT 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.

7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR

DATE



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 PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON. SURVEY TIE FROM SURVEY CONTROL POINT TO SECTION CORNER 1, 2, 11 & 12 - N00°58'24"E 1127.02'
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:  
a)

LEGEND

- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
- FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
- ⊕ SET 3 1/4" x 30" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP
- △ SURVEY CONTROL POINT - SPC (5004 AK 4)  
NORTHING: 844360.550 METERS  
EASTING: 513122.771 METERS
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

LINE TABLE

LINE	LENGTH	BEARING
L1	50.00'	N89°56'48"W
L2	50.00'	S89°56'48"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	47.17'	30.00'	30.05'	90°05'16"	42.46'	N45°05'50"E
C2	47.08'	30.00'	29.95'	89°54'44"	42.39'	N44°54'10"W

RECEIVED  
JUL 23 2025  
Agenda Copy  
PLATTING

A PLAT OF  
HAWKS NEST

A SUBDIVISION OF PARCEL NO. 5  
OF MATANUSKA-SUSITNA BOROUGH  
WAIVER RESOLUTION SERIAL NO. 79-53-PWd  
WITHIN THE NE1/4 SECTION 11, T. 17 N., R. 3 W.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 20 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 7/8/25	DRAWING: 2025-6/HawksNest
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1