

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING ADMINISTRATIVE
SPECIALIST
Kayla Smith
Lacie Olivieri - Alternate



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

October 22, 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@matugov.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. **TALKEETNA TOWNSITE RSB:** The request is to create one lot from Lots 4A & 5A, Talkeetna Townsite, Plat No. 93-40 to be known as LOT 4A-1 BLOCK 12, containing 0.38 acres +/- . The property is located north of East Main Street, east of South A Street, and West of South Terminal Avenue (Tax ID # 4139B12L004A / L05A); within the SE ¼ Section 24, Township 26 North, Range 05 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. (*Petitioner/Owner: William Stearns, Staff: Cayman Reynolds, Case #2025-133*)
- B. **SUTTON ESTATES 2025:** The request is to create three lots from Lot 1, Sutton Estates, Plat No. 72-34 to be known as SUTTON ESTATES 2025, containing 27.84 acres +/- . The property is located south and east of N. Glenn Highway, north of the Matanuska River, and south of N. Moki Drive (Tax ID # 4009B04L003); within the SE ¼ Section 29, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1. (*Petitioner/Owner: Hanson Land Solutions / Alan & Rebecca Hohn, Staff: Matthew Goddard, Case #2025-137*)
- C. **LUCAS 2025:** The request is to create one lot from Lots 7 and 7A, Lucas Subdivision, Plat #70-24, and Lot 8A, Lucas Lot 8A, Block 7, Plat #2022-92 to be known as LUCAS 2025, containing 0.9 acres +/- . The plat is located south of W Fireweed Avenue, directly north of W Fern Avenue, and east of S Glenn Highway, located within the NE ¼ Section 5, Township 17 North, Range 02 East, Seward Meridian, Alaska. (*Petitioner/Owner: James R Sissel, Staff: Cayman Reynolds, Case #2025-136*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 a.m.** on **October 22, 2025**, in **CONFERENCE ROOM 110** 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:** The 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:** The motion to approve is made by the Platting Officer.
 - No further unsolicited input from the 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

ЗА

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 22, 2025**

ABBREVIATED PLAT: **TALKEETNA TOWNSITE L4A L5A B12**

LEGAL DESCRIPTION: **SEC 24, T26N, R05W S.M., AK**

PETITIONER: **WILLIAM STEARNS**

SURVEYOR: **R & K LAND SURVEYING**

ACRES: **0.38 +/-** PARCELS: **1**

REVIEWED BY: CAYMAN REYNOLDS

CASE: 2025-133

REQUEST:

The request is to create one lot from Lots 4A & 5A, Talkeetna Townsite, Plat No. 93-40 to be known as **LOT 4A-1 BLOCK 12**, containing 0.38 acres +/- . The property is located north of East Main Street, east of S A Street, and west of South Terminal Avenue (Tax ID # 4139B12L004A / L05A); within the SE ¼ Section 24, Township 26 North, Range 05 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.

EXHIBITS:

Vicinity Maps

Exhibit A - 4 pages

US ACE

Exhibit B - 1 page

Code Compliance

Exhibit C - 1 page

DISCUSSION: The subject parcels are located within the Talkeetna 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:

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 Talkeetna Townsite, Plat No. 93-40 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.

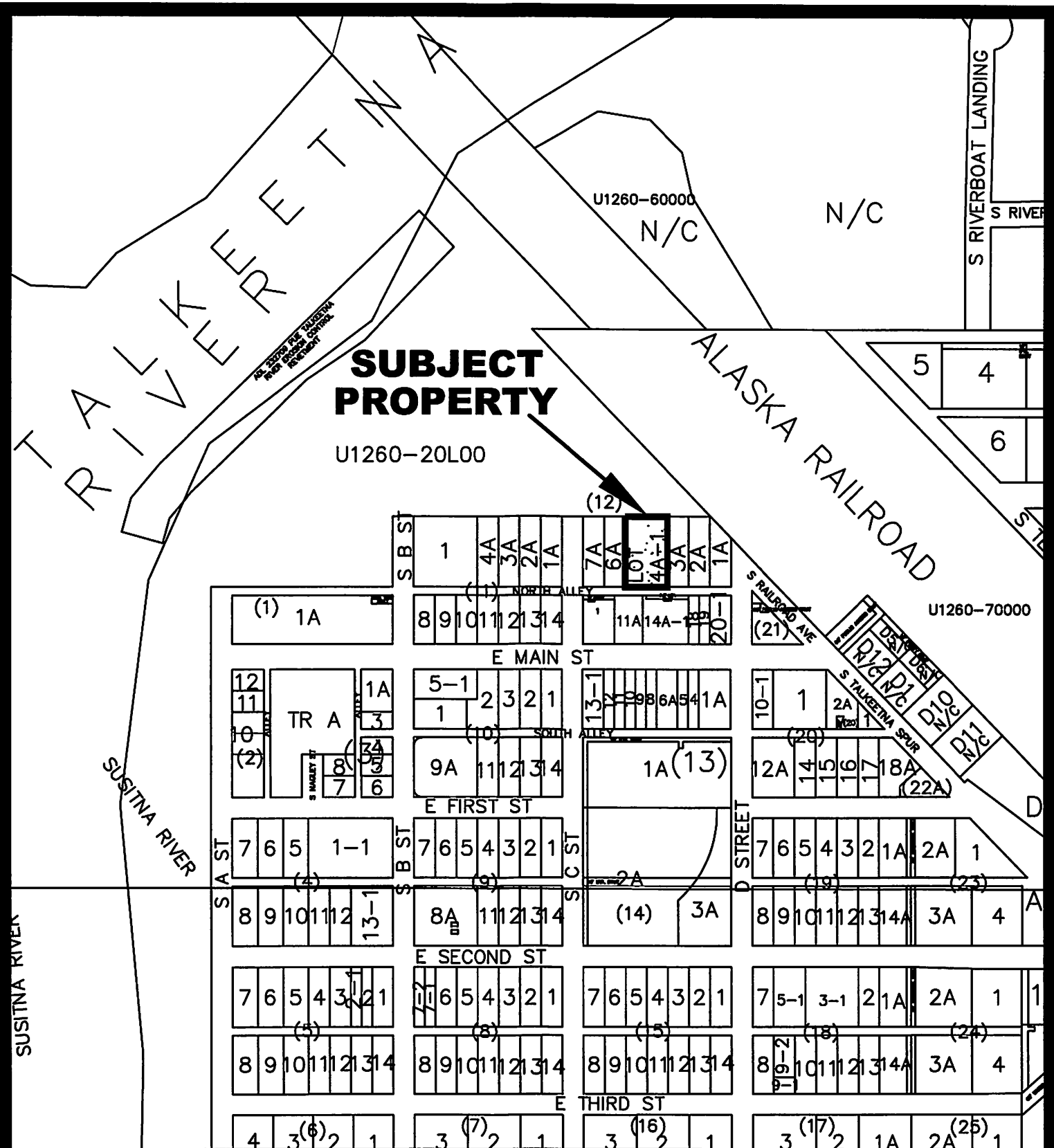
FINDINGS of FACT:

1. The abbreviated plat of Talkeetna Townsite, Plat No. 93-40 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 two lots within Talkeetna Townsite 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 Talkeetna Townsite, Plat No. 93-40, and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Talkeetna Townsite, Plat No. 93-40, Township 26N, Range 05W Section 24 contingent on the following 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 TALLEKETA TOWNSITE RSB

L4A L5A B12 SUBDIVISION

LOCATED WITHIN

SECTION 24, T26N, R05W, SEWARD MERIDIAN

ALASKA

TA06 MAP

STRIP

10

A23

11

15

B2

B3

B4

B5

B6

B7

EXHIBIT A

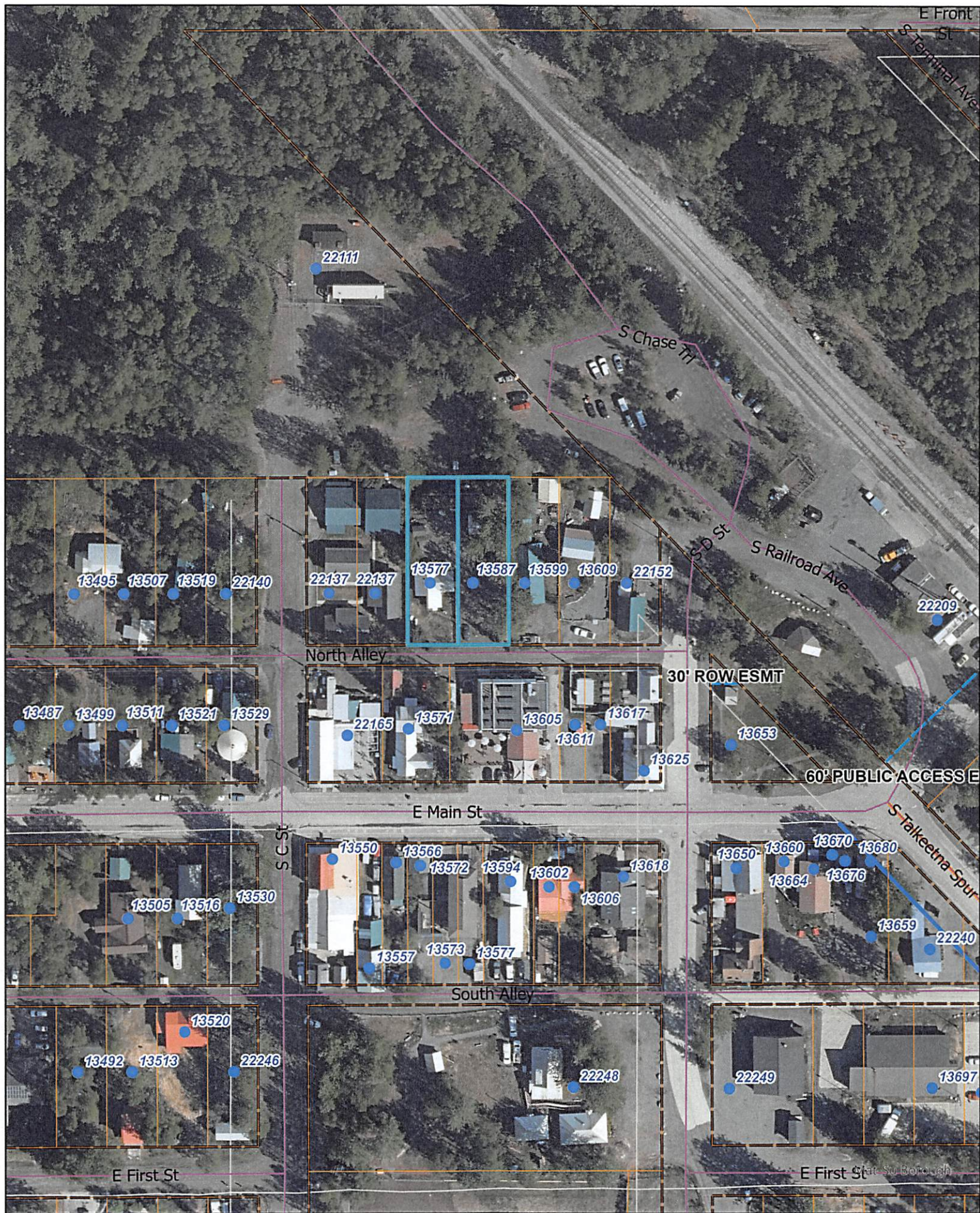


EXHIBIT A -

0 150 300 600 Feet

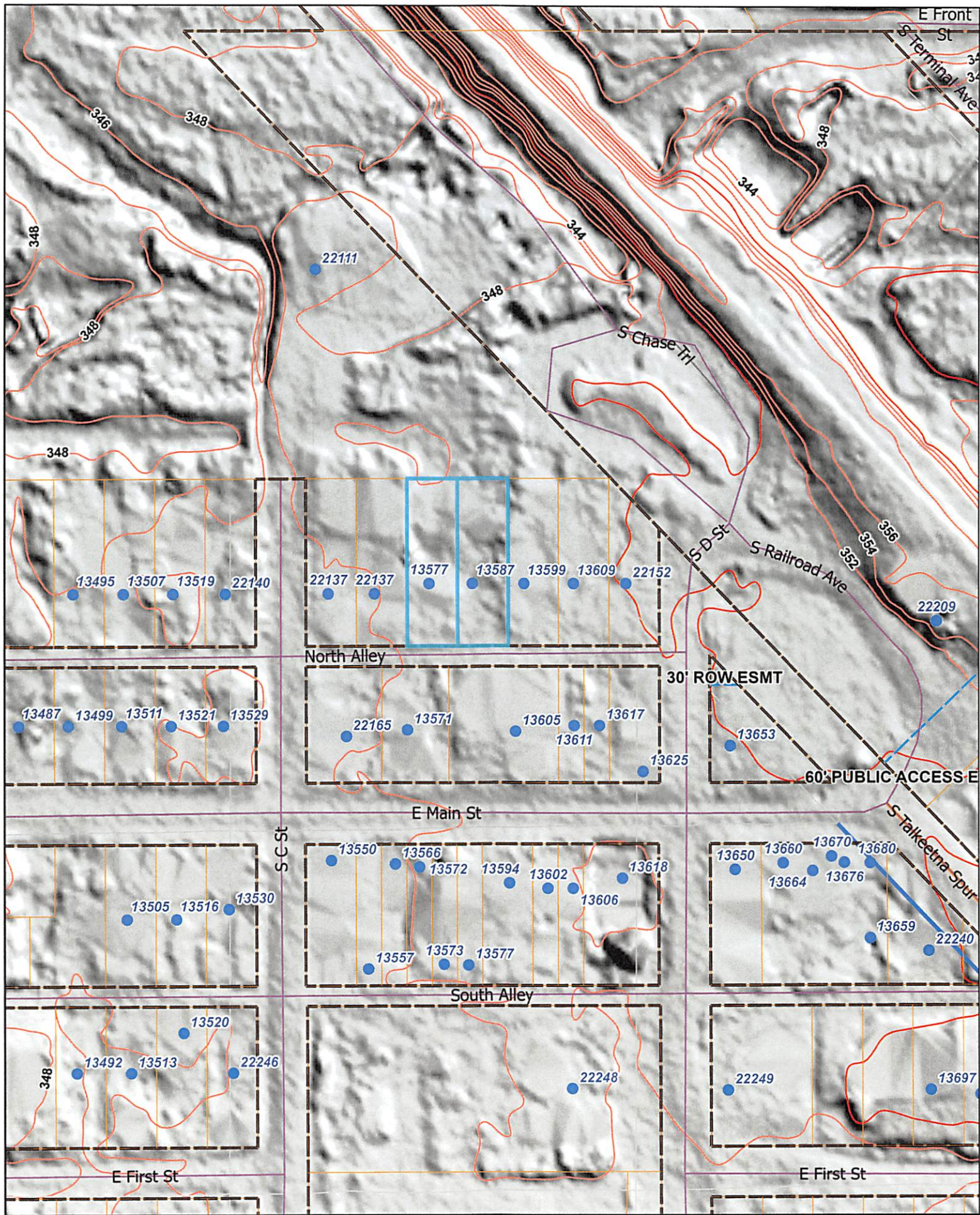


EXHIBIT A -2

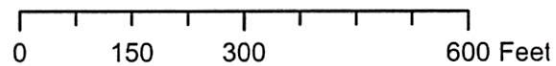


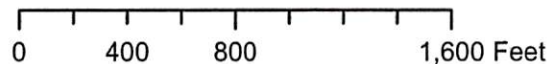


EXHIBIT A -3

0 150 300 600 Feet



EXHIBIT A -4



Cayman Reynolds

From: Germann, Quinn H CIV USARMY USACE (USA) <Quinn.H.Germann@usace.army.mil>
Sent: Tuesday, September 23, 2025 12:23 PM
To: Cayman Reynolds
Subject: RE: RFC Talkeetna Townsite CR

Good afternoon Mr. Reynolds,

The Corps of Engineers (Corps) does not have any specific comments regarding Lot 4A-1 Block 12 Project.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory. Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

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

Sincerely,

Quinn H.A. Germann
Regulatory Specialist

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, September 22, 2025 4:12 PM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] RFC Talkeetna Townsite CR

Hello,

The following link is a request for comments for the proposed Talkeetna Townsite.

Please ensure all comments have been submitted by October 2, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Talkeetna Townsite RSB L4A L5A B12

Fell free to contact me if you have any questions.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7872
Cayman.Reynolds@matsugov.us



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: 9/25/2025

TO: Cayman Reynolds, Platting Tech

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Talkeetna Townsite RSB L4A-1 Block 12 #2025-133

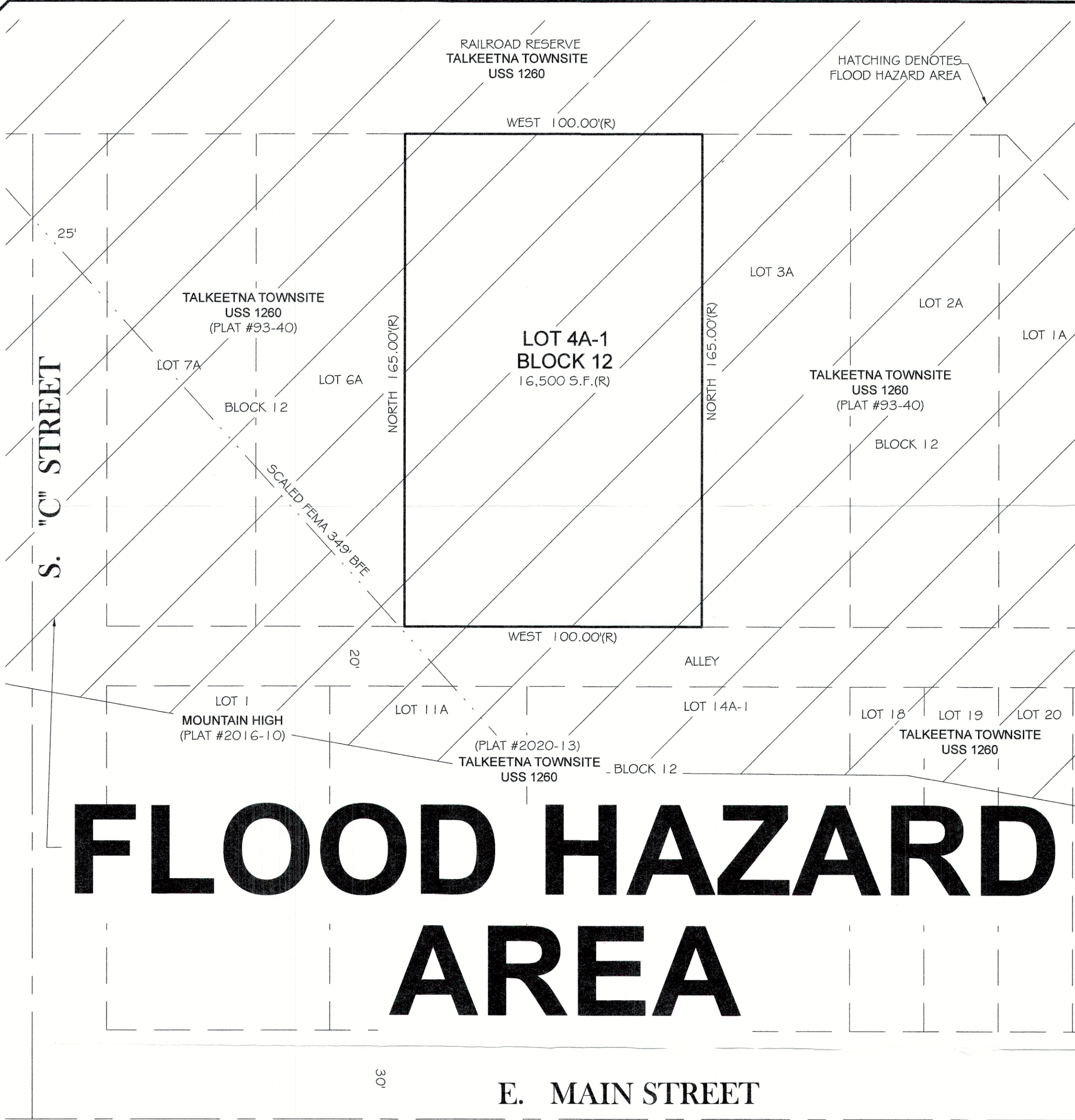
Creating one lot from Lots 4A & 5A Talkeetna Townsite will rectify a setback violation of one structure being over the existing lot line.

The properties are within the West Talkeetna Townsite (WTT) SpUD; where minimum setback requirements are front 10ft, side 10ft and rear 10ft.

There is no issue or conflict with the West Talkeetna Townsite SpUD by creating one lot from the existing two lots.

No as-built or survey document provided that shows the existing structures in relation to the proposed plat to know if there are any other existing or possible setback violations due to the lot line elimination.

No objection to the re-plating action at this time.



NOTES:

1. 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.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEMS ARE ALLOWED IN THIS SUBDIVISION. THESE LOTS ARE SERVED BY THE TALKEETNA WATER AND SEWER SYTEMS.
3. THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA DESIGNATED AN AE ZONE, AN AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE OF FLOOD RISK DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. DEVELOPMENT WITHIN THIS ARAEA MUST CONFORM TO MSB 17.29 FLOOD DAMAGE PREVENTION ORDINANCES. BASE FLOOD ELEVATION IS APPROXIMATELY 349 FEET ABOVE SEA LEVEL ACCORDING TO FIRM MAP 021702C803E DATED MARCH 17, 2011.
4. RECORD PLAT INFORMATION FROM TALKEETNA TOWNSITE (USS 1260) RECORDED AS PLAT #93-40 IN THE TALKEETNA RECORDING DISTRICT.
5. A FIELD SURVEY WAS NOT CONDUCTED TO PREPARE THIS PLAT.

FLOOD HAZARD AREA

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

SEE AFFIDAVIT

WILLIAM H. STEARNS
HC 89 BOX 8560
TALKEETNA, ALASKA 99676

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 _____, 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

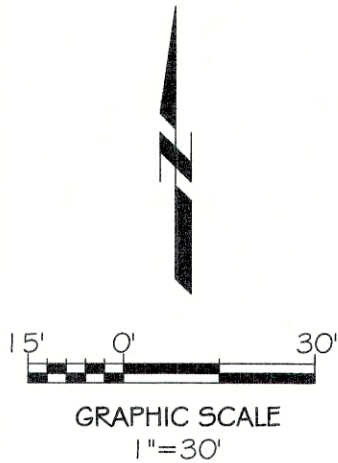
PLANNING AND LAND USE DIRECTOR DATE: _____

ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

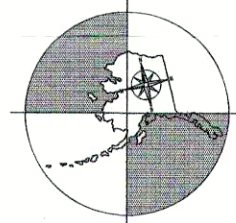
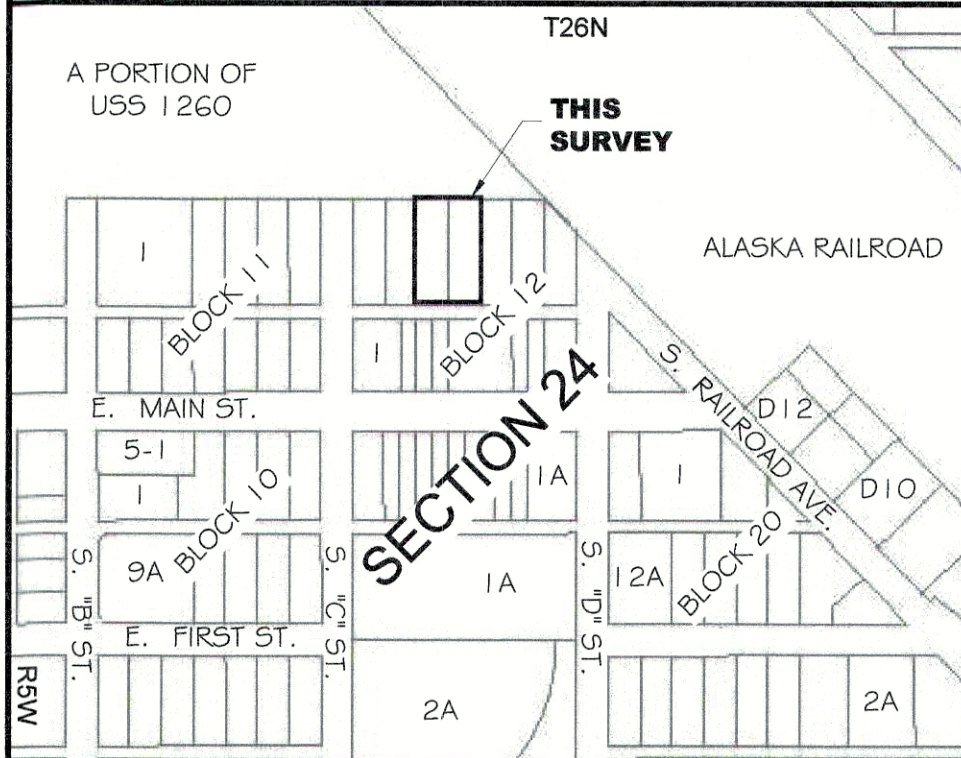
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL



VICINITY MAP

1" = 300'



R&K LAND SURVEYING, LLC
27250 WEST LONG LAKE ROAD
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

RECEIVED
SEP 12 2025
PLATTING

PRELIMINARY PLAT OF
TALKEETNA TOWNSITE
US SURVEY 1260
LOT 4A-1 BLOCK 12

A RE-PLAT OF TALKEETNA TOWNSITE USS 1260 LOT 4A AND 5A BLOCK 12, RECORDED AS PLAT 93-40, LOCATED WITHIN SECTION 24, T26N, R5W, SEWARD MERIDIAN, ALASKA CONTAINING APPROXIMATELY 0.38 ACRES

TALKEETNA RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT,
STATE OF ALASKA



SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PLS#11004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION FROM PLAT #93-40.

Agenda Copy

R&K LAND SURVEYING, LLC

JOB NUMBER: 2025-052	CASE NUMBER: N/A	MSB TAX MAP: TA 06
FIELD BK: N/A	DATE: 08-25-2025	REVISION: N/A
DRAWN BY: RLW CHECKED BY: KEW	SCALE: 1" = 30'	SHEET: 1 OF 1

3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 22, 2025

ABBREVIATED PLAT: SUTTON ESTATES 2025

LEGAL DESCRIPTION: SEC 29, T19N, R03E, SEWARD MERIDIAN AK

PETITIONERS: ALAN & REBECCA HOHN

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS / PIONEER ENGINEERING

ACRES: 27.84± PARCELS: 3

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-137

REQUEST: The request is to create three lots from Lot 1, Sutton Estates, Plat No. 72-34 to be known as **SUTTON ESTATES 2025**, containing 27.84 acres +/- . The property is located south and east of N. Glenn Highway, north of the Matanuska River, and south of N. Moki Drive (Tax ID # 4009B04L003); within the SE ¼ Section 29, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Site Plan

EXHIBIT A – 6 pgs
EXHIBIT B – 5 pgs
EXHIBIT C – 3 pgs

AGENCY COMMENTS

ADOT&PF
AKRR
ADF&G
MSB DPW Pre-Design & Engineering Division
MSB Development Services
Utilities

EXHIBIT D – 2 pgs
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 2 pgs
EXHIBIT I – 5 pgs

DISCUSSION: The proposed subdivision is creating three lots from Lot 3, Block 4, Sutton Estates, Plat #72-34. Access for the proposed lots is from the N. Glenn Highway, an Alaska Department of Transportation & Public Facilities maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes that two test holes were dug to a depth of 12'. Test hole locations are shown on the provided map. No groundwater was encountered in either test hole. All lots contain overall sufficient overall area. All lots have at least 10,000 square feet of useable building area. All lots have at least 10,000 square feet of contiguous usable septic area.

Topographic mapping and as-built information were provided and are at **exhibit C**. based on the supplied as-built information, no setback violations exist, nor will any be created by the recordation of the proposed Sutton Estates 2025 Subdivision.

Comments:

ADOT&PF (**Exhibit D**) has the following comments:

- Required to add a plat note: “Shared access for Lots 1, 2, & 3 to Glenn Highway.” (**Recommendation #4**).
- Required to show shared access easement or dedicated road for consolidated access to the Glenn Highway (**Recommendation #5**).
- Access review exists as a separate process to platting. Coordinate with DOT&PF Right of Way for technical review of access to the Glenn Highway to determine permissible access location. Additionally, due to its status as an interstate, access to the Glenn Highway requires concurrence from the Federal Highway Administration (FHWA). This will occur during the permitting process.
- Platting actions invalidate existing access permits. Apply for a new access permit to access the Glenn Highway. Driveway permits and Approach Road Review can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions (**Recommendation #6**).

AKRR (**Exhibit E**) has the following comments:

- AKRR has no objection to the proposed subdivision.
- The lands depicted as Alaska Railroad Corporation on the agenda are Lot 1 of USS Survey 9077. Lot was conveyed by the United States to the Alaska Railroad Corporation with Patent 50-2010-0290 recorded in the Palmer Recording District as document #2010-011872-0. Please consider adding the label Lot 1 USS 9077 and the patent number.
- If the 2.5” Aluminum Post monument in Detail 1 is the monument for the Corner 2 Lot 1 of USS 9077 then consider my request for the surveyor to create a note regarding what monuments were held and why on the determination of the ARRC boundary. Consider recovering C1, L1 USS 9077 to defensibly locate the ARRC boundary.
- Consider removing the 200’ denotation to the left of Alaska Railroad on the plat. While the ROW is nominally 200 feet, in this area it is defined by the Lot 1 of USS 9077 not exactly 200’.
Platting staff notes that AKRR’s concerns will be addressed as part of the final review process.

ADF&G (**Exhibit F**) has no objections to this subdivision request as it will not affect fish, wildlife, habitat, or public access to public lands and waters.

MSB DPW Pre-Design and Engineering Division (**Exhibit G**) recommends the subdivision share a single access point to the Glenn Highway. Continue to coordinate with ADOT&PF for access onto the Glenn Highway.

MSB Development Services (**Exhibit H**):

- Code Compliance has no objections to the proposed subdivision.
- Permit Center notes that this is a State Department of Transportation Right of Way, as such has no comments.

Utilities: (Exhibit F)

ENSTAR has no comments or recommendations.

GCI has no comments or objections.

MTA has no comments due to this being an abbreviated Plat. MTA has an existing aerial cable where proposed Lot 2 will be. MTA will contact the property owner for an easement to cover these existing facilities.

MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of M/L/W; USACE; Community Council #2 Sutton; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.

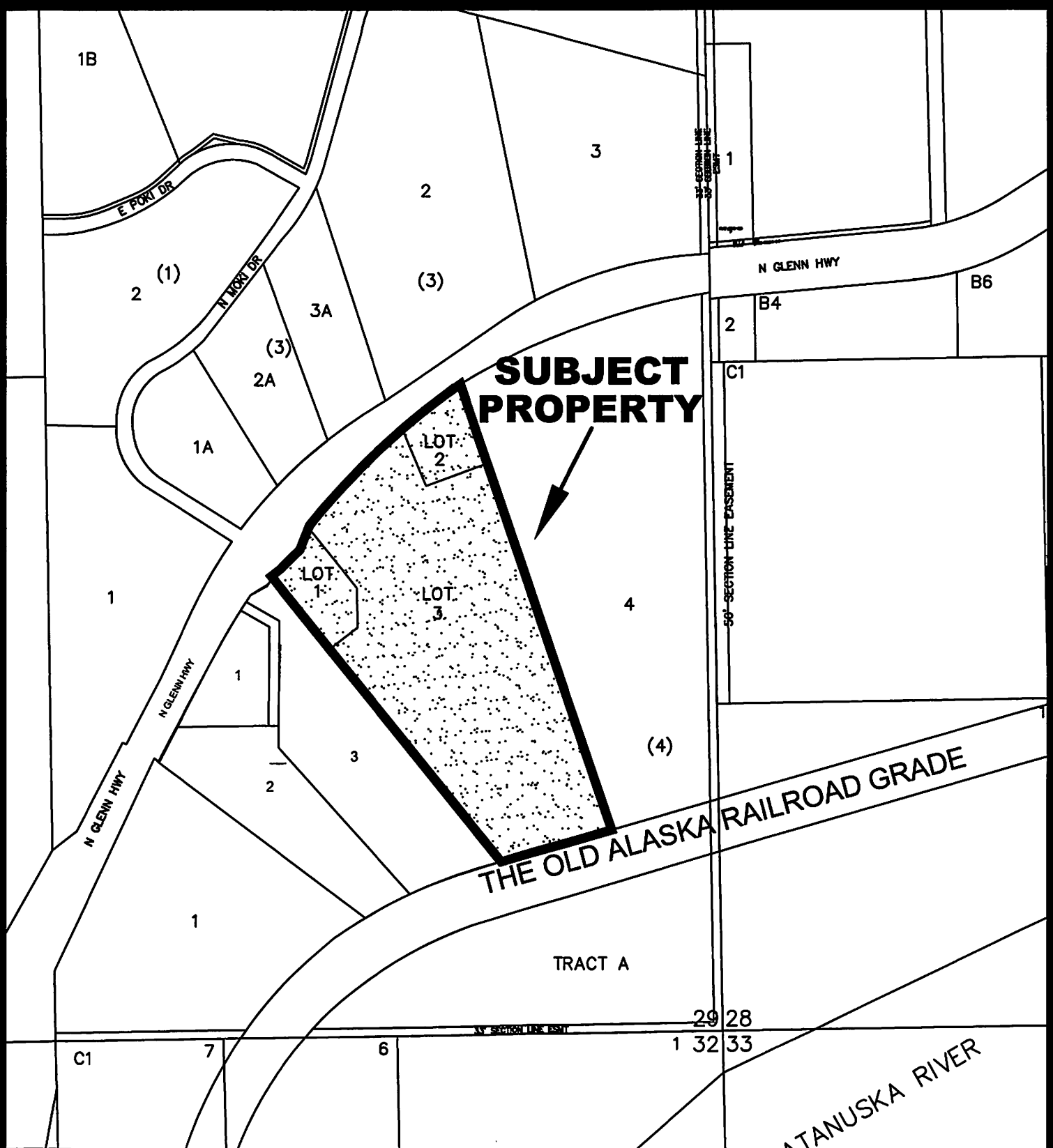
CONCLUSION: The abbreviated plat of Sutton Estates 2025 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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 Sutton Estates 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)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Shared access is required per ADOT&PF.
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 DNR Division of M/L/W; USACE; Community Council #2 Sutton; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. At the time the staff report was written 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 Sutton Estates 2025, Section 29, Township 19 North, Range 03 East, 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. Add a plat note stating: All lots must share single access to the N. Glenn Highway unless otherwise authorized by the permitting authority.
5. Add a common access easement sufficient in size to allow all lots to share a common driveway access to the N. Glenn Highway.
6. Apply for a driveway permit and/or approach road review for the existing access to the N. Glenn Highway. Provide platting staff a copy of the accepted permit / permit application for any access to the N. Glenn Highway.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



VICINITY MAP

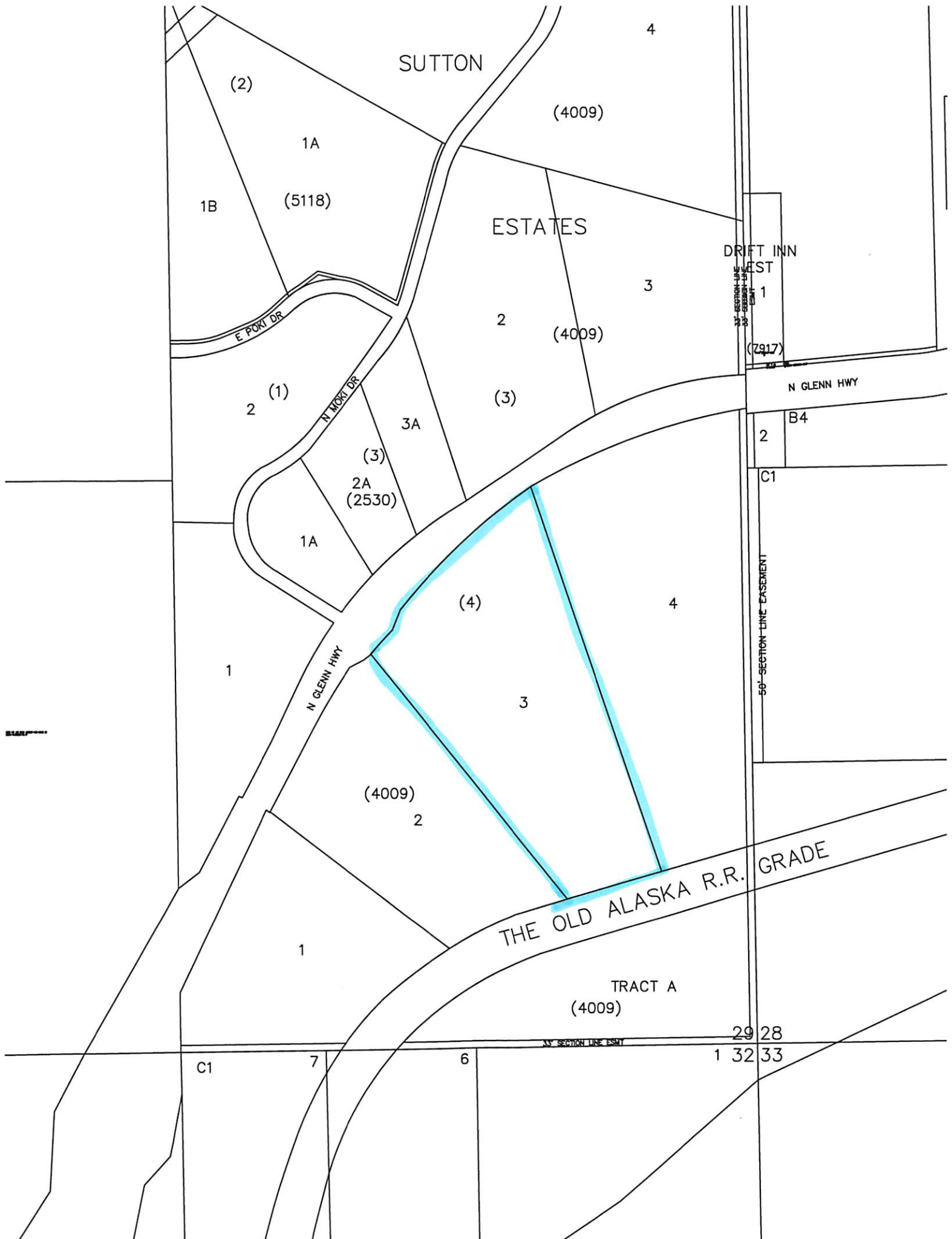
FOR PROPOSED SUTTON ESTATES 2025
SUBDIVISION

LOCATED WITHIN

SECTION 29, T19N, R03E, SEWARD MERIDIAN
ALASKA

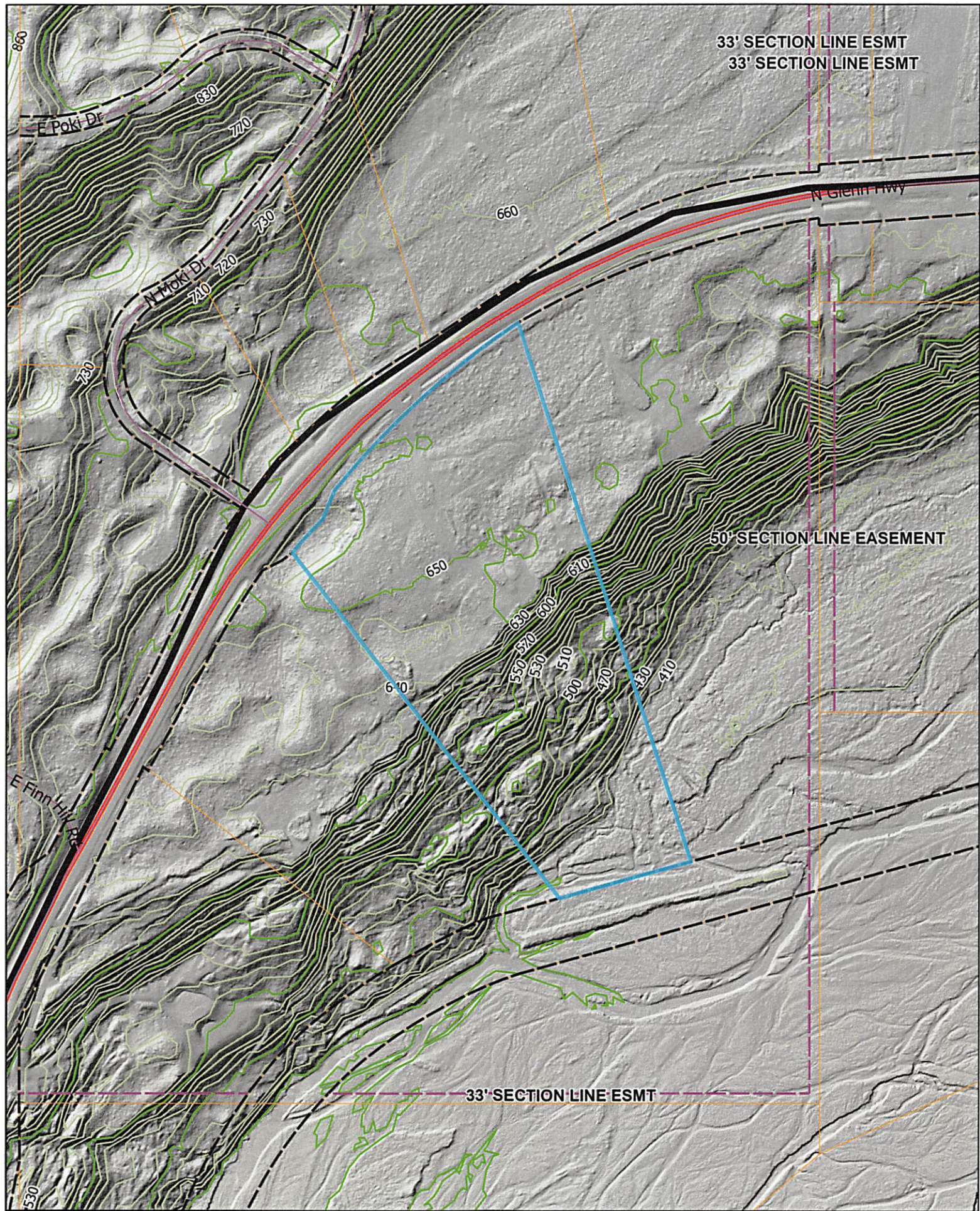
SU 13 MAP

EXHIBIT A

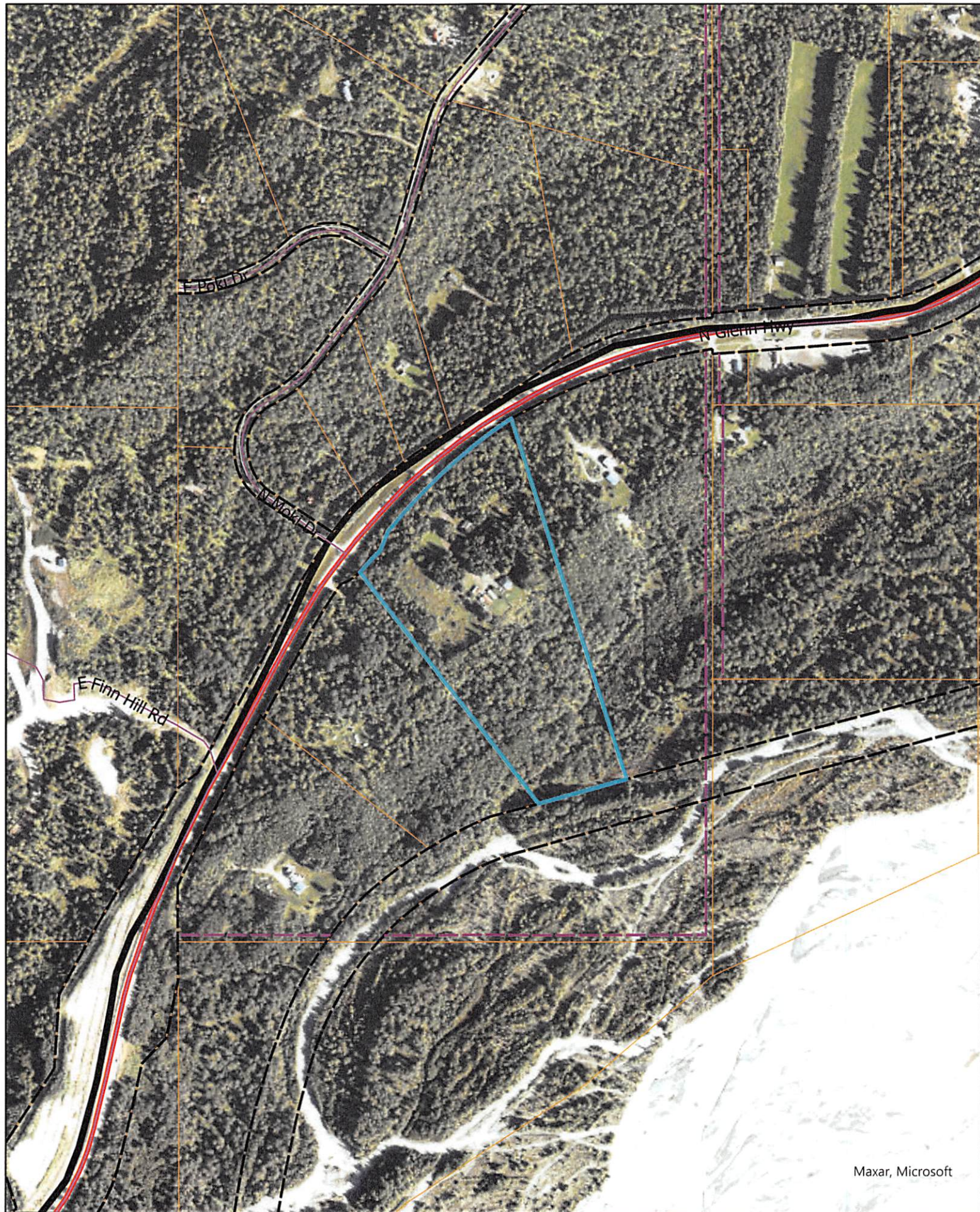




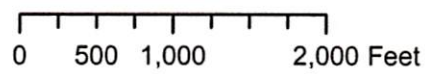
0 245 490 980 Feet



0 475 950 1,900 Feet



Maxar, Microsoft





Mat-Su Borough Wetlands Viewer



- Mat-Su Addresses
- CookInlet Wetlands
- Riverine
- Mat-Su Borough Parcels

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
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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SEP 10 2025
PLATTING

USEABLE AREA CERTIFICATION

SUTTON ESTATES 2025

A SUBDIVISION OF

SUTTON ESTATES LOT 3 (72-34)

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 & LAND DEVELOPMENT CONSULTING
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: 1, 2

(GP) TEST HOLES:

(SP) TEST HOLES: 1

- ☐ 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

8-28-25

WILLIAM KLEBESADEL P.E.

Date

Professional Engineer



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	SUTTON ESTATES 2025	TEST HOLE NO.	Date:	8-28-25
Insp. By:	PIONEER	1	Job #	25-221

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																			
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																			
2ft																						
3ft																						
4ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST																			
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop														
6ft			1																			
7ft			2																			
8ft			3																			
9ft			4																			
10ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	5																			
11ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	6																			
12ft			7																			
13ft			8																			
14ft			9																			
15ft			10																			
16ft			11																			
17ft			12																			
18ft			Perc. Hole Diam. (in.):																			
19ft			Test Run Between:																			
20ft			ft and ft Deep																			
																						
			COMMENTS:																			
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">WATER LEVEL MONITORING</th> </tr> <tr> <th style="width: 30%;">Date</th> <th style="width: 70%;">WATER LEVEL</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>						WATER LEVEL MONITORING		Date	WATER LEVEL										
WATER LEVEL MONITORING																						
Date	WATER LEVEL																					
Depth																						
12'	Total Depth of Test Hole																					
None	Depths where Seeps encountered																					
None	Depths where Ground Water encountered																					
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered																					
No	Monitor Tube Installed?																					

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	SUTTON ESTATES 2025	TEST HOLE NO.	Date:	8-28-25
Insp. By:	PIONEER	2	Job #	25-221

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
			8					
			9					
			10					
	11							
	12							
13ft			Perc. Hole Diam. (in.):					
14ft			Test Run Between:					
15ft			ft	and	ft	Deep		
16ft								
17ft								
18ft								
19ft								
20ft								
			COMMENTS:					
Depth			WATER LEVEL MONITORING					
12'	Total Depth of Test Hole		Date	WATER LEVEL				
None	Depths where Seeps encountered							
None	Depths where Ground Water encountered							
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered							
No	Monitor Tube Installed?							

RECEIVED

SEP 11 2025

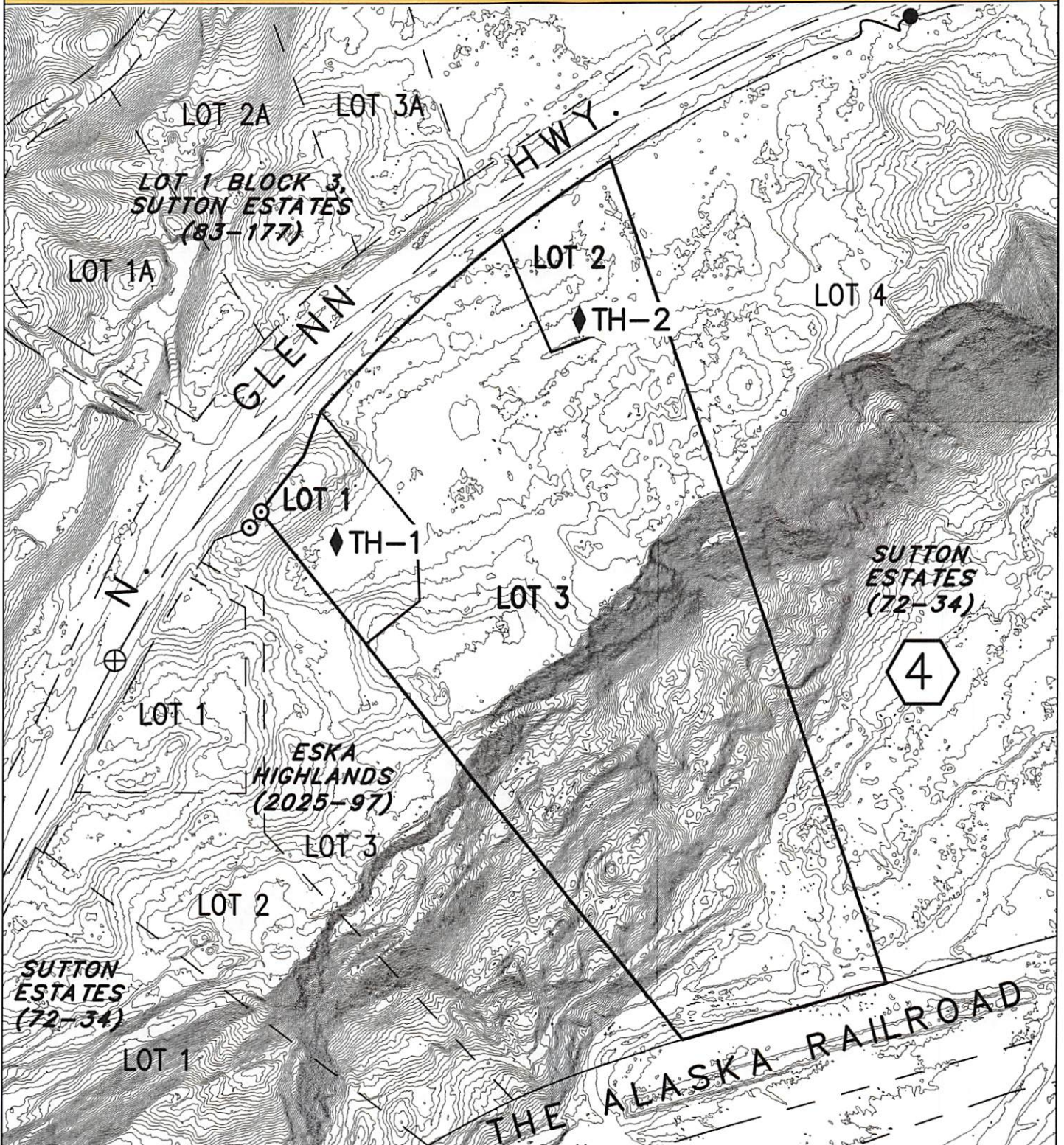
PLATTING

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SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

SUTTON ESTATES 2025

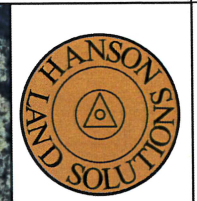
FILE: 25-221

DRAWN: LS

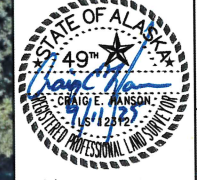
09/11/25

EXHIBIT A

Page 1 of 1



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PALMER, ALASKA 99645
(907) 746-7738



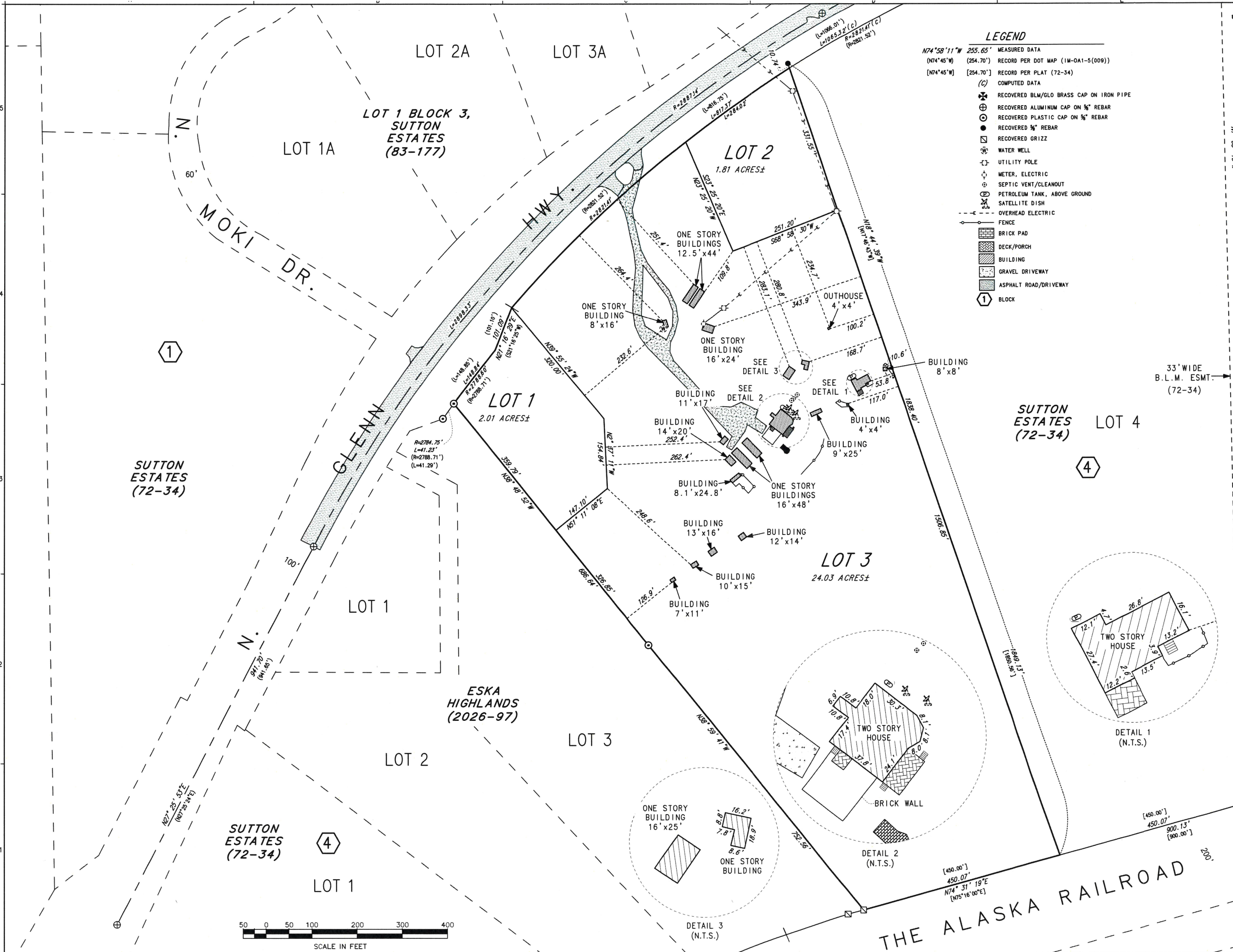
NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE ALASKA SURVEYING BOARD / PROJECT OF 2024.
2. THE HORIZONTAL DATUM IS NAD83 (GRS80 EPOCH 2003.0)

SUTTON, ALASKA
SUTTON EST. L3 B4
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG #: 25-221C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
09-11-25

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3

EXHIBIT C



- LEGEND**
- MEASURED DATA
 - RECORD PER DOT MAP (1M-0A1-5(009))
 - RECORD PER PLAT (72-34)
 - COMPUTED DATA
 - RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
 - RECOVERED ALUMINUM CAP ON 3/4" REBAR
 - RECOVERED PLASTIC CAP ON 3/4" REBAR
 - RECOVERED 3/4" REBAR
 - RECOVERED GRIZZ
 - WATER WELL
 - UTILITY POLE
 - METER, ELECTRIC
 - SEPTIC VENT/CLEANOUT
 - PETROLEUM TANK, ABOVE GROUND
 - SATELLITE DISH
 - OVERHEAD ELECTRIC
 - FENCE
 - BRICK PAD
 - DECK/PORCH
 - BUILDING
 - GRAVEL DRIVEWAY
 - ASPHALT ROAD/DRIVEWAY
 - BLOCK

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LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738

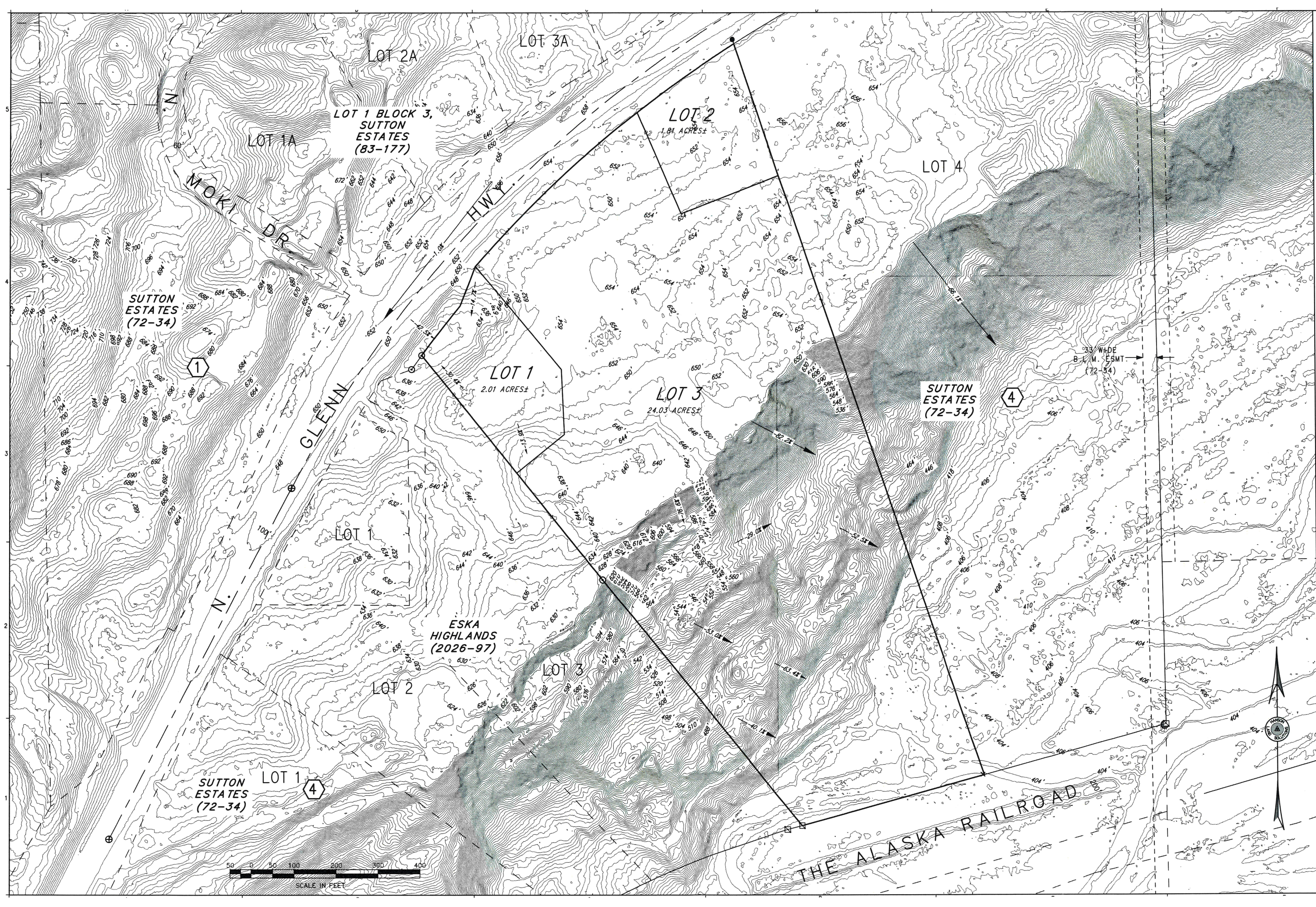


NOTES:
1. THIS FIELD SURVEY WAS CONDUCTED ON JUNE 30, 2025. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

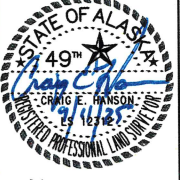
SUTTON, ALASKA
SUTTON EST. L3 B4
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 25-221C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
09-11-25

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3



HANSON
LAND SOLUTIONS
305 F. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSTITNA BOROUGH
LIDAR/IMAGER PROJECT OF 2019.
2. THE HORIZONTAL DATUM IS NAD83 (GPO306 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

SUTTON, ALASKA
SUTTON EST. L3 B4
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG #: 25-221C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
09-11-25

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

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

Department of Transportation and
Public Facilities

Project Delivery: Planning
Anchorage Field Office

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

October 10, 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:

- **WA 10 Cross Country Church; Plat #72-43 (Fireweed Road)**
 - Shared access easement required.
 - Required to add plat note: "Shared access to Fireweed Road for Lots 1-4."
 - Apply for shared driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **WA 10 Hendrickson; Parcel 3, MSB Waiver 2004-24 (Wasilla-Fishhook Road)**
 - Shared access easement required.
 - Verify that 30 foot private common driveway access easement on adjacent property allows for their use (gravel road).
 - Required to add plat note: "No direct access to Wasilla-Fishhook for Lots 1-4."
- **SU 13 Acutek; Plat #2007-8; Yannikos (58 Mile Road)**
 - Add plat note: "No access to 58 Mile Road for Lot 1."
 - All Lot 1 circulation through Jessica Ann Street.
 - Single access to 58 Mile Road for proposed Lot 2. Current and subsequent development must plan for internal circulation.
 - Apply for access permits for Lot 2 connection to 58 Mile Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website:

Keep Alaska Moving

EXHIBIT D

<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.

- **Sutton Estates 2025; SU 13 Hohn; Plat #72-34; Alan and Rebecca Hohn (Glenn Highway MP 59)**
 - Required to add plat note: "Shared access for Lots 1, 2 & 3 to Glenn Highway."
 - Required to show shared access easement or dedicated road for consolidated access to the Glenn Highway.
 - Access review exists as a separate process to platting. Coordinate with DOT&PF Right of Way for technical review of access to Glenn Highway to determine permissible access location. Additionally, due to its status as an interstate, access to the Glenn Highway requires concurrence from the Federal Highway Administration (FHWA). This will occur during the permitting process.
 - Platting actions invalidate existing access permits. Apply for new access permit to access the Glenn Highway. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

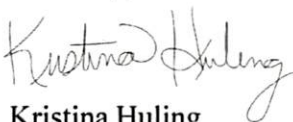
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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
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

Matthew Goddard

From: Jon Roder <RoderJ@akrr.com>
Sent: Monday, October 6, 2025 2:28 PM
To: Matthew Goddard
Subject: RE: RFC Sutton Estates 2025 (MG)

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

Hello Mr.Goddard,

The Alaska Railroad Corporation ("ARRC") has no objection to the Sutton Estates 2025 agenda plat as submitted. After review we have the following general comments:

- The lands depicted as Alaska Railroad Corporation on the agenda are Lot 1 of USS Survey 9077. Lot was conveyed by the United States to the Alaska Railroad Corporation with Patent 50-2010-0290 recorded in the Palmer Recording District as Document Number 2010-011872-0. Please consider adding the label Lot 1 USS 9077 and the patent number.
- If the 2.5" Aluminum Post monument in Detail 1 is the monument for the Corner 2 Lot 1 of USS 9077 then consider my request for the surveyor to create a note regarding what monuments were held and why on the determination of the ARRC boundary. Consider recovering C1, L1 USS 9077 to defensibly locate the ARRC boundary.
- Consider removing the 200' denotation to the left of Alaska Railroad on the plat. While the ROW is nominally 200 feet, in this area it is defined by the Lot 1 of USS 9077 not exactly 200'.

Thank you for the opportunity to review this agenda plat. Please pass my name and contact info to the surveyor to clarify any of the above comments.

Jon Roder

Manager, Land Services & Geospatial Programs
907-265-2411 Office | 907-903-2303 Cell

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, September 25, 2025 2:59 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <RoderJ@akrr.com>; duebrk@akrr.com; suttoncommunitycouncil@gmail.com; Brian Carver <Brian.Carver@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; veeak49@mtaonline.net; bewinnestaffer@chickaloon-nsn.gov; Tim Hale (timhaledistrict1@gmail.com) <timhaledistrict1@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <daniel.dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Sutton Estates 2025 (MG)

Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Monday, October 6, 2025 8:20 AM
To: Matthew Goddard
Subject: RE: RFC Sutton Estates 2025 (MG)

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

Hi Matthew,

Alaska Department of Fish and Game (ADF&G) has reviewed this request to create three lots from Lot 1, Sutton Estates (Plat 72-34). ADF&G has **no objections** to this subdivision request as it will not affect fish, wildlife, habitat, or public access to public lands and waters. Thank you for this opportunity to review and comment on this subdivision request.

Colton Percy
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, September 25, 2025 2:59 PM
To: DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; suttoncommunitycouncil@gmail.com; Brian Carver <Brian.Carver@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; veeak49@mtaonline.net; bewinnestaffer@chickaloon-nsn.gov; Tim Hale (timhaledistrict1@gmail.com) <timhaledistrict1@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Daniel Dahms <daniel.dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Sutton Estates 2025 (MG)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following link is a request for comments for the proposed Sutton Estates 2025. Please ensure all comments have been submitted by October 6, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, September 30, 2025 3:34 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Sutton Estates 2025 (MG)

Hello,

PD&E recommends the subdivision share a single access point to the Glenn Highway. Continue to coordinate with ADOT&PF for access onto the Glenn Highway.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, September 25, 2025 2:59 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; suttoncommunitycouncil@gmail.com; Brian Carver <Brian.Carver@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; veeak49@mtaonline.net; bewinnestaffer@chickaloon-nsn.gov; Tim Hale (timhaledistrict1@gmail.com) <timhaledistrict1@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <daniel.dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Sutton Estates 2025 (MG)

Hello,

The following link is a request for comments for the proposed Sutton Estates 2025.

Please ensure all comments have been submitted by October 6, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Sutton Estates 2025](#)

Feel free to contact me if you have any questions.

Thank you,



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: 10/6/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Pre-Application action for Sutton Estates 2025 – case 2025-137

Code Compliance does not have any open or outstanding violations on Sutton Estates Lot 1 at this time.

The parcel is located within the special use district of Sutton.

Code Compliance does not object to the subdividing of Lot 1 into three lots at this time.

Matthew Goddard

From: Permit Center
Sent: Thursday, September 25, 2025 3:12 PM
To: Matthew Goddard
Subject: RE: RFC Sutton Estates 2025 (MG)

State DOT ROW — 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: Thursday, September 25, 2025 2:59 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; suttoncommunitycouncil@gmail.com; Brian Carver <Brian.Carver@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; veeak49@mtaonline.net; bewinnestaffer@chickaloon-nsn.gov; Tim Hale (timhaledistrict1@gmail.com) <timhaledistrict1@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <daniel.dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Sutton Estates 2025 (MG)

Hello,

The following link is a request for comments for the proposed Sutton Estates 2025. Please ensure all comments have been submitted by October 6, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Sutton Estates 2025](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard



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

September 30, 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 abbreviated plat and has no comments or recommendations.

- **SUTTON ESTATES 2025**
(MSB Case # 2025-137)

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

Sincerely,

James Christopher

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

EXHIBIT I

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-SUSTITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAN 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

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

WE HEREBY 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.

ALAN T. HOHN JR.
P.O. BOX 233
SUTTON, AK 99674-0233

REBECCA S. HOHN
P.O. BOX 233
SUTTON, AK 99674-0233

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____ DAY OF _____, 20____.

FOR _____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

LEGEND

- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER PLAT (72-34)
- (N74°45'W) (254.70') RECORD PER PLAT (2025-97)
- (N74°45'W) (254.70') RECORD PER R.O.W. MAP (2012-28)
- (N74°45'W) (254.70') RECORD PER DEED (BK. 924, P. 449)
- ⊕ RECOVERED ALUMINUM CAP ON 1/2" REBAR
- ⊕ RECOVERED PLASTIC CAP ON 1/2" REBAR
- ⊕ RECOVERED BLM/GLO BRASS CAP ON 1/2" REBAR
- ⊕ RECOVERED 28" ALUMINUM POST MONUMENT
- ⊕ RECOVERED 1/2" REBAR
- ⊕ SET PLASTIC CAP ON 1/2" 30" REBAR AT ALL LOT CORNERS, PC'S & PT'S
- ⊕ RECOVERED GRIZZ
- ⊕ BLOCK NUMBER

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
(MATANUSKA-SUSTITNA BOROUGH)

DATE _____

SURVEYOR'S CERTIFICATE

STATE OF ALASKA
49th
JULIAN E. HANSON
REGISTERED PROFESSIONAL SURVEYOR
LS 12312

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

REGISTERED LAND SURVEYOR

LOT 4

SUTTON ESTATES (72-34)

LOT 3

ESKA HIGHLANDS (2025-97)

LOT 2

LOT 1

LOT 1A

LOT 1B

LOT 1C

LOT 1D

LOT 1E

LOT 1F

LOT 1G

LOT 1H

LOT 1I

LOT 1J

LOT 1K

LOT 1L

LOT 1M

LOT 1N

LOT 1O

LOT 1P

LOT 1Q

LOT 1R

LOT 1S

LOT 1T

LOT 1U

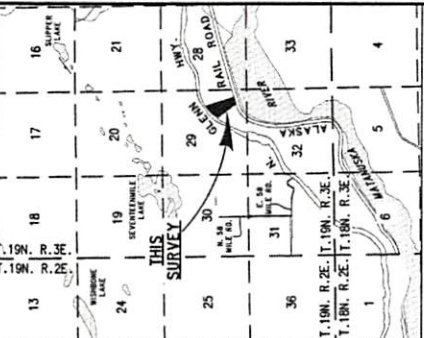
LOT 1V

LOT 1W

LOT 1X

LOT 1Y

LOT 1Z



1"=4280'

SOURCE: MSR TAX MAP 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITHIN RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 1, A RECOVERED PLASTIC CAP ON REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61°42'19.92"N 148°56'49.49"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 M.E.A. BLANKET EASEMENTS RECORDED ON AUGUST 18, 1961 IN BOOK 37, PAGE 329 AND ON DECEMBER 30, 1993 IN BOOK 747, PAGE 537.
- THIS SUBDIVISION IS ENCUMBERED BY A R.C.A. EASEMENT RECORDED ON JANUARY 19, 1971 IN MISC. BOOK 16, PAGE 199.

A PLAT OF

SUTTON ESTATES 2025

A SUBDIVISION OF LOT 3, BLOCK 4 SUTTON ESTATES (PLAT 72-34)

PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA

LOCATED WITHIN

EX SEC. 29, T.19N. R.3E. SM. AK

CONTAINING 27.84 ACRES MORE OR LESS

HANSON

LAND SOLUTIONS

ALASKA BUSINESS LICENSE #1525

305 EAST FIREWHEEL AVENUE

PALMER, ALASKA, 99645

(907)746-7738

FILE: FB25-221 OK: CEH SCALE: 1"=200' 09/11/25 1 OF 1

Agenda Copy

RECEIVED

SEP 11 2025

PLATTING

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	TANGENT
C1	2888.33	2887.14	87°31'26"	S37°06'51"W	1584.53
C11	[2888.33]	[2887.14]	[87°31'26"]	[S37°06'51"W]	[1584.53]
C2	41.23	2784.75	0°50'54"	S36°31'29"W	20.62
C21	[41.23]	[2784.75]	[0°50'54"]	[S36°31'29"W]	[20.62]
C3	148.84	2788.60	3°03'29"	N68°37'50"E	74.44
C31	[148.84]	[2788.60]	[3°03'29"]	[N68°37'50"E]	[74.44]
C4	533.35	2821.41	10°49'52"	N67°31'42"E	267.47
C41	[533.35]	[2821.41]	[10°49'52"]	[N67°31'42"E]	[267.47]
C5	284.02	2821.41	5°46'04"	N65°49'40"E	142.13
C51	[284.02]	[2821.41]	[5°46'04"]	[N65°49'40"E]	[142.13]
C6	1065.32	2821.41	21°38'02"	S69°31'43"W	519.08
C61	[1065.32]	[2821.41]	[21°38'02"]	[S69°31'43"W]	[519.08]
C7	409.29	1762.31	13°18'24"	S68°35'47"W	205.57
C71	[409.29]	[1762.31]	[13°18'24"]	[S68°35'47"W]	[205.57]
C8	25.71	1805.86	0°48'56"	S65°59'55"W	12.85
C81	[25.71]	[1805.86]	[0°48'56"]	[S65°59'55"W]	[12.85]

LINE TABLE

LINE #	LENGTH	BEARING
L1	101.09	S22°12'07"E
L2	101.09	S22°16'25"W
L3	35.51	N68°04'37"E
L4	144.45	S72°38'47"W
L5	144.45	S74°20'03"W

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, October 6, 2025 4:18 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Sutton Estates 2025 (MG)
Attachments: Sutton Estates.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., 1st Floor, Anchorage, AK 99508

e: OSPDesign@gci.com | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, September 25, 2025 2:59 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; suttoncommunitycouncil@gmail.com; Brian Carver <Brian.Carver@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; veeak49@mtaonline.net; bewinnestaffer@chickaloon-nsn.gov; Tim Hale (timhaledistrict1@gmail.com) <timhaledistrict1@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <daniel.dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Sutton Estates 2025 (MG)

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

Hello,

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Please ensure all comments have been submitted by October 6, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Sutton Estates 2025](#)

Matthew Goddard

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Friday, October 3, 2025 3:44 PM
To: Matthew Goddard
Subject: RE: RFC Sutton Estates 2025 (MG)

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

Hello,

No comments to MSB due to this being an abbreviated plat.

MTA has an existing aerial cable where proposed Lot 2 will be. We will contact property owner for an easement to cover these existing facilities.

Thank you for the opportunity to comment.

Kiley Guggenmos, Right of Way Assistant

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2687 | www.mtasolutions.com



Life. Technology. Together.

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

Sent: Thursday, September 25, 2025 2:59 PM

To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; suttoncommunitycouncil@gmail.com; Brian Carver <Brian.Carver@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; veeak49@mtaonline.net; bewinnestaffer@chickaloon-nsn.gov; Tim Hale (timhaledistrict1@gmail.com) <timhaledistrict1@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <daniel.dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

Subject: RFC Sutton Estates 2025 (MG)

Hello,

The following link is a request for comments for the proposed Sutton Estates 2025.

3C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 22, 2025**

ABBREVIATED PLAT: **LUCAS 2025**
LEGAL DESCRIPTION: **SEC 05, T17N, R02E S.M., AK**
PETITIONER: **JAMES R SISSEL**
SURVEYOR: **HANSON LAND SOLUTIONS**
ACRES: 0.90 +/- **PARCELS: 1**
REVIEWED BY: CAYMAN REYNOLDS

CASE: 2025-136

REQUEST:

The request is to create one lot from Lots 7, 7A, and 8A Lucas RSB Subdivision, Plats 2022-92, 70-24 and to be known as LUCAS REPLAT 2025, containing 0.90 acres +/- . The plat is located south of W Fireweed Avenue, directly north of W Fern Avenue, and east of S Glenn Highway, located within the NE ¼ Section 5, Township 17 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps
City of Palmer

**Exhibit A – 4 pages
Exhibit B - 1 page**

DISCUSSION: The subject parcels are located within the Lucas Subdivision. 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:

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 Lucas Subdivision, Block 2 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:

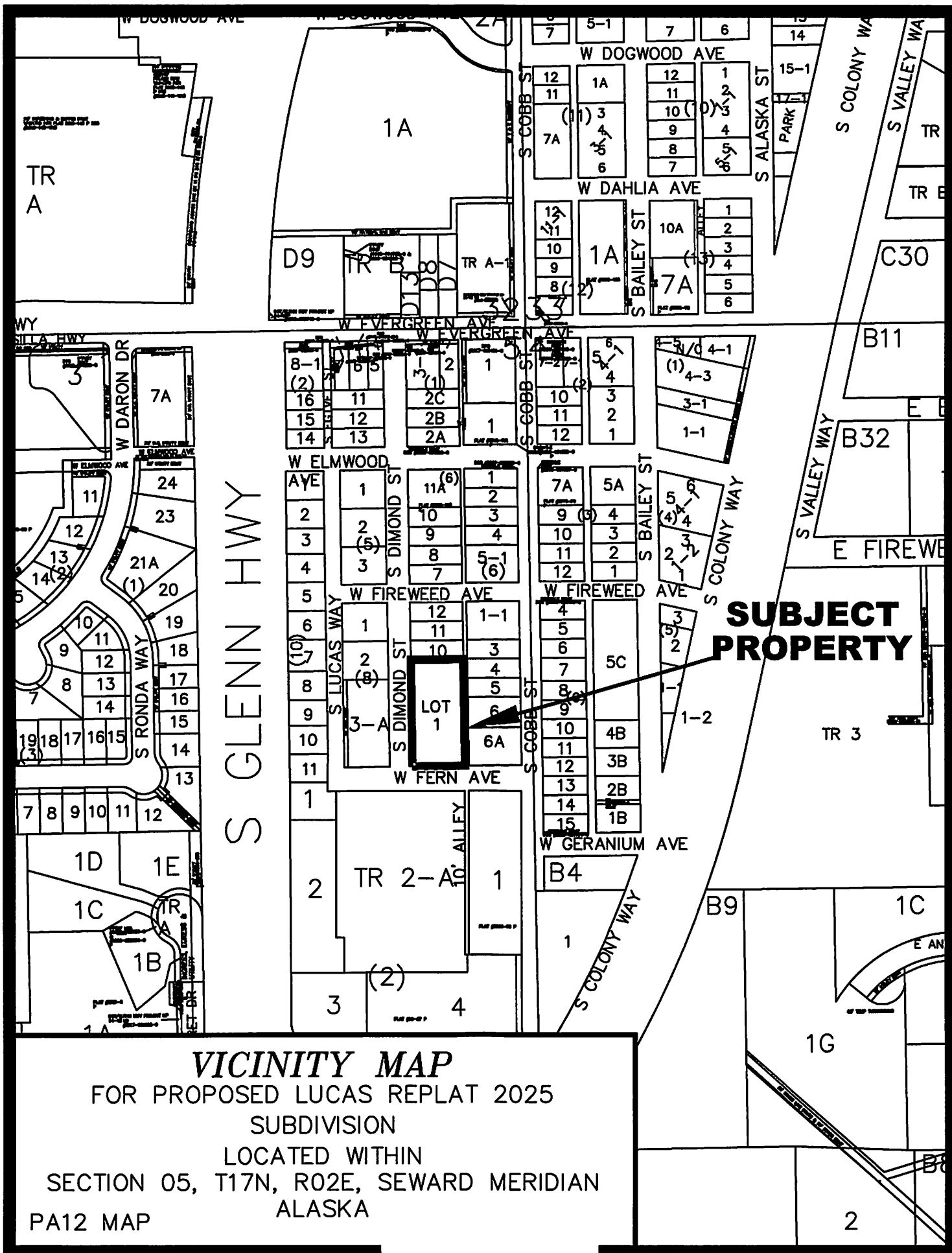
1. The abbreviated plat of Lucas 2025 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines three lots within Lucas Subdivision, lessening the lot density in the area.

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 Lucas Subdivision (Plat #70-24), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Lucas 2025 contingent on the following 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 LUCAS REPLAT 2025

SUBDIVISION

LOCATED WITHIN

SECTION 05, T17N, R02E, SEWARD MERIDIAN

ALASKA

PA12 MAP

EXHIBIT A



EXHIBIT A

0 145 290 580 Feet

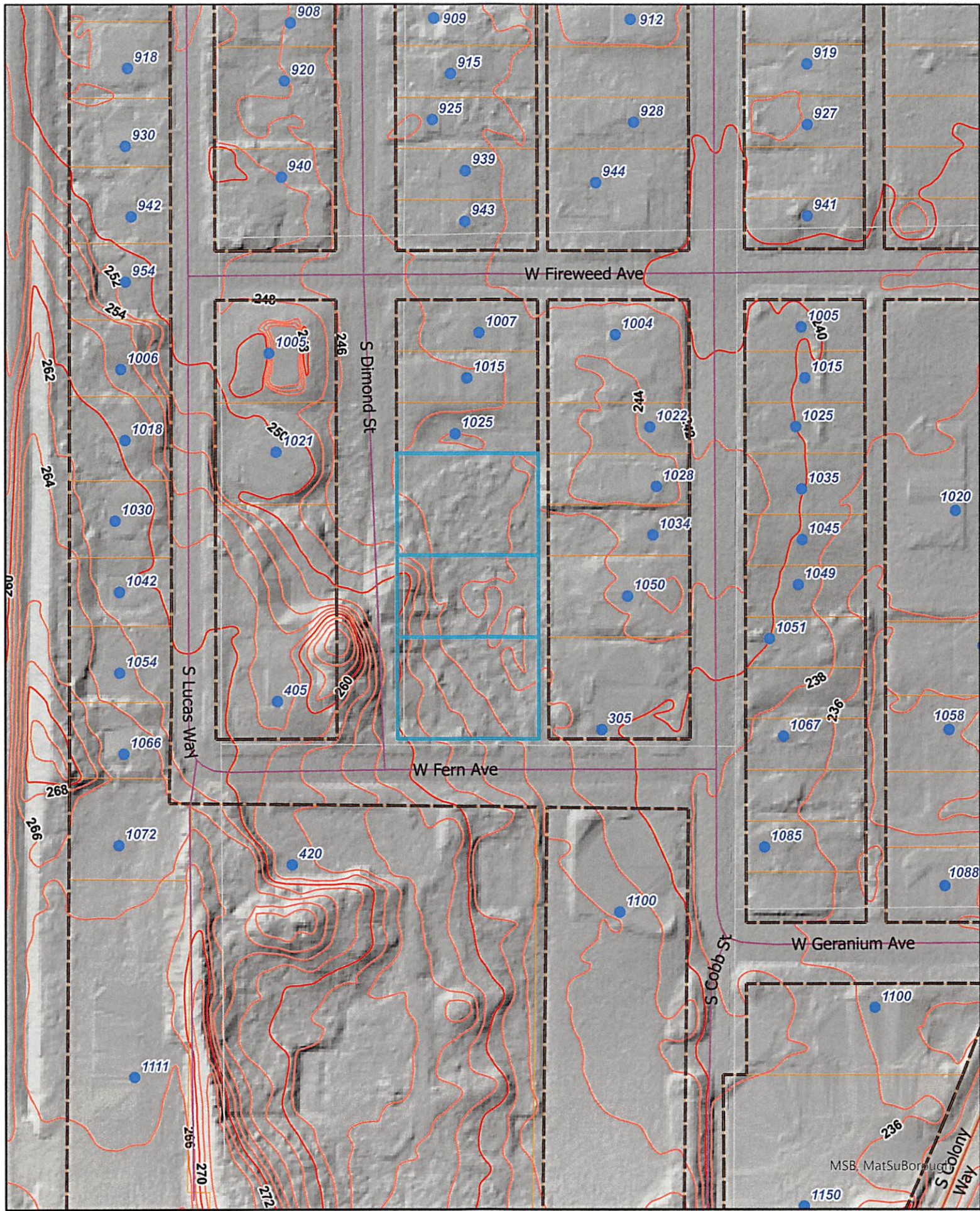
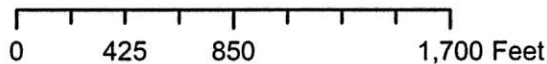


EXHIBIT A

0 145 290 580 Feet



Cayman Reynolds

From: Permit Center
Sent: Monday, September 29, 2025 2:55 PM
To: Cayman Reynolds
Subject: RE: RFC LUCAS 2025 CR

City of Palmer ROWs. 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: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, September 29, 2025 9:49 AM
To: Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; kmyers@palmerak.org; bahanson@palmerak.org
Subject: RFC LUCAS 2025 CR

Hello,

The following link is a request for comments for the proposed Lucas 2025.

Please ensure all comments have been submitted by October 13, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Lucas 2025](#)

Fell free to contact me if you have any questions.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7872
Cayman.Reynolds@matsugov.us

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)

CERTIFICATE OF OWNERSHIP

WE HEREBY 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.

JAMES R. SISSEL _____ DATE _____
1015 S. DIAMOND ST.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

FOR _____ DAY OF _____, 20____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

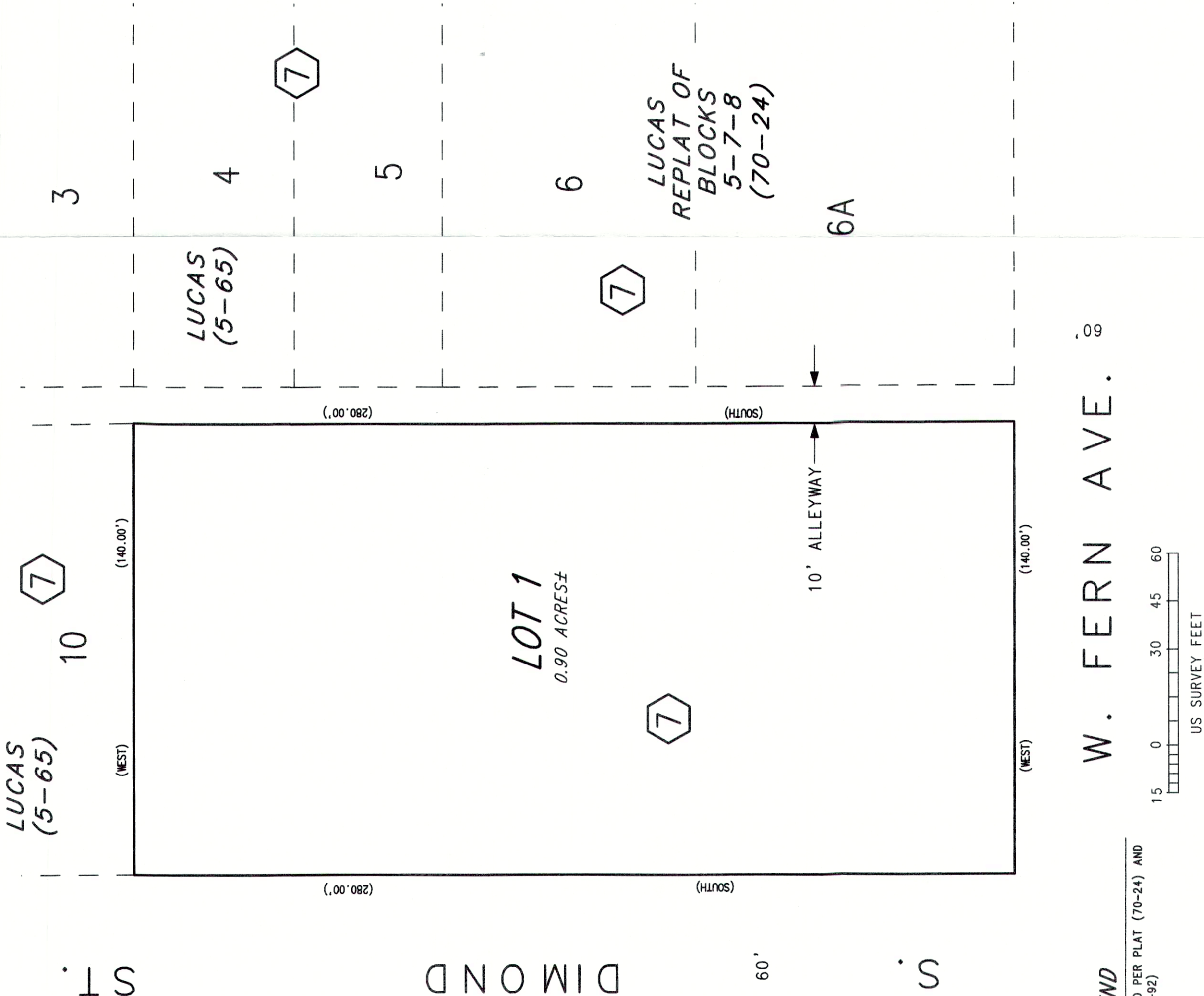
NOTES

1. 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 ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
2. 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.

CERTIFICATE OF PAYMENT OF TAXES

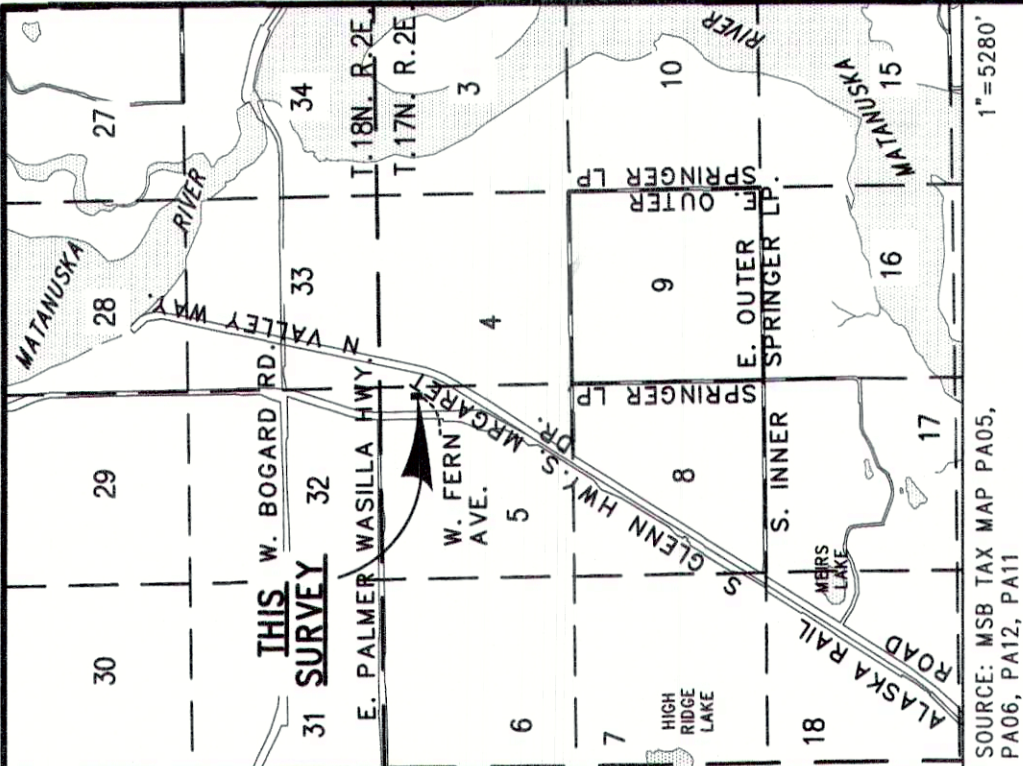
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

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



LEGEND

(N74°45'W) (254.70') RECORD PER PLAT (70-24) AND (2022-92)
1 BLOCK



SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM THE PLAT OF LUCAS REPLAT OF BLOCKS 5-7-8 SUBDIVISION (70-24).

REGISTERED LAND SURVEYOR
Agenda Copy
RECEIVED
SEP 19 2025
PLATTING

A PLAT OF
LUCAS REPLAT 2025

A REPLAT OF
LUCAS LOT 8A, BLOCK 7 (2022-92), AND
LUCAS REPLAT OF BLOCKS 5-7-8
(70-24) LOTS 7 AND 7A
PALMER RECORDING DISTRICT
STATE OF ALASKA
THIRD JUDICIAL DISTRICT
LOCATED WITHIN
NE¼ SEC. 5, T.17N. R.2E. SM, AK
CONTAINING 0.90 ACRES MORE OR LESS

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