

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Theresa Taranto



PLATTING TECHNICIANS  
Amy Otto-Buchanan  
Matthew Goddard  
Chris Curlin

PLATTING ASSISTANT  
Kayla Kinneen

**ABBREVIATED PLAT AGENDA**  
ASSEMBLY CHAMBERS  
350 EAST DAHLIA AVENUE, PALMER

**REGULAR MEETING**

**8:30 A.M.**

**January 17, 2024**

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

**1. INTRODUCTION**

A. Introduction of Staff

**2. UNFINISHED BUSINESS:**

*(None)*

**3. PUBLIC HEARINGS:**

A. **MOOSE CREEK FARM:** The request is to create two lots from Tax Parcel A8, created per Navigability Determination by the State of Alaska, recorded at 2010-005748-0 & 2010-005749-0, to be known as **Moose Creek Farm**, containing 40.243 acres +/- . The property is located east of Moose Creek, north of the Matanuska River and south of N. Glenn Highway (Tax ID # 18N02E02A008); within the N ½ Section 02, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1. *(Petitioner/Owner: Kenneth Peltier, Staff: Matthew Goddard, Case # 2023-153)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **January 17, 2024**, in **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

ЗА

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 17, 2024

ABBREVIATED PLAT: MOOSE CREEK FARM  
LEGAL DESCRIPTION: SEC 02, T18N, R02E, SEWARD MERIDIAN AK  
PETITIONERS: KENNETH PELTIER  
SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING  
ACRES: 40.243 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2023-153

---

**REQUEST:** The request is to create two lots from Tax Parcel A8, created per Navigability Determination by the State of Alaska, recorded at 2010-005748-0 & 2010-005749-0, to be known as **MOOSE CREEK FARM**, containing 40.243 acres +/- . The property is located east of Moose Creek, north of the Matanuska River and south of N. Glenn Highway (Tax ID # 18N02E02A008); within the N ½ Section 02, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1.

**EXHIBITS**

Vicinity Map and Aerial Photos **EXHIBIT A – 5 pgs**  
Topographic Narrative **EXHIBIT B – 1 pg**

**AGENCY COMMENTS**

ADOT&PF **EXHIBIT C – 2 pgs**  
USACE **EXHIBIT D – 2 pgs**  
MSB Department of Public Works **EXHIBIT E – 1 pg**  
MSB Development Services **EXHIBIT F – 2 pgs**  
Public Comments **EXHIBIT G – 2 pgs**  
Utilities **EXHIBIT H – 1 pg**

**DISCUSSION:** The proposed subdivision is creating two lots. Proposed Lot 1 will be 29.76 Acres +/-, Lot 2 will be 10.48 acres +/- . Both lots will have frontage onto the N. Glenn Highway. Proposed Lot 2 will be required to take access through E. E Street.

**Soils Report:** A geotechnical report was not required pursuant to MSB 43.20.281(A)(1)(i)(i), as both proposed lots are greater than 400,000 square feet and a topographic narrative was submitted (**Exhibit B**).

**Comments:**

Alaska Department of Transportation and Public Facilities (**Exhibit C**) has no objections to the proposed subdivision with the following comments:



- Add a plat note stating “No direct access shall be granted to the Glenn Highway from Lot 2” (**Recommendation #4**).
- Petitioner will need to complete the driveway permitting process with DOT&PF Right of Way for Lot 1 (**Recommendation #5**).
- Subsequent development of either lot may require an approach road.

USACE (**Exhibit D**) notes that any work that would cause discharge of fill material in waters of the U.S. including wetlands or work in navigable waters, would need a permit from the Corps of Engineers.

MSB Department of Public Works (**Exhibit E**) has no comments.

MSB Permit Center (**Exhibit F**) has no comments.

**Public Comments (Exhibit G):** Christina Vancleve has concerns about increased traffic on the N. Glenn Highway and safety concerns with regards to traffic in the Moose Creek area.

**Utilities: (Exhibit H)** Enstar has no comments or recommendations. GCI did not respond. MEA did not respond. MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining Land and Water; ADF&G; Sutton Community Council; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA or MTA.

**CONCLUSION:** The abbreviated plat of Moose Creek Farm 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. There was one concern received 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 geotechnical report was not required pursuant to MSB 43.20.281(A)(1)(i)(i), as both proposed lots are greater than 400,000 square feet and a topographic narrative was submitted.

### **FINDINGS OF FACT**

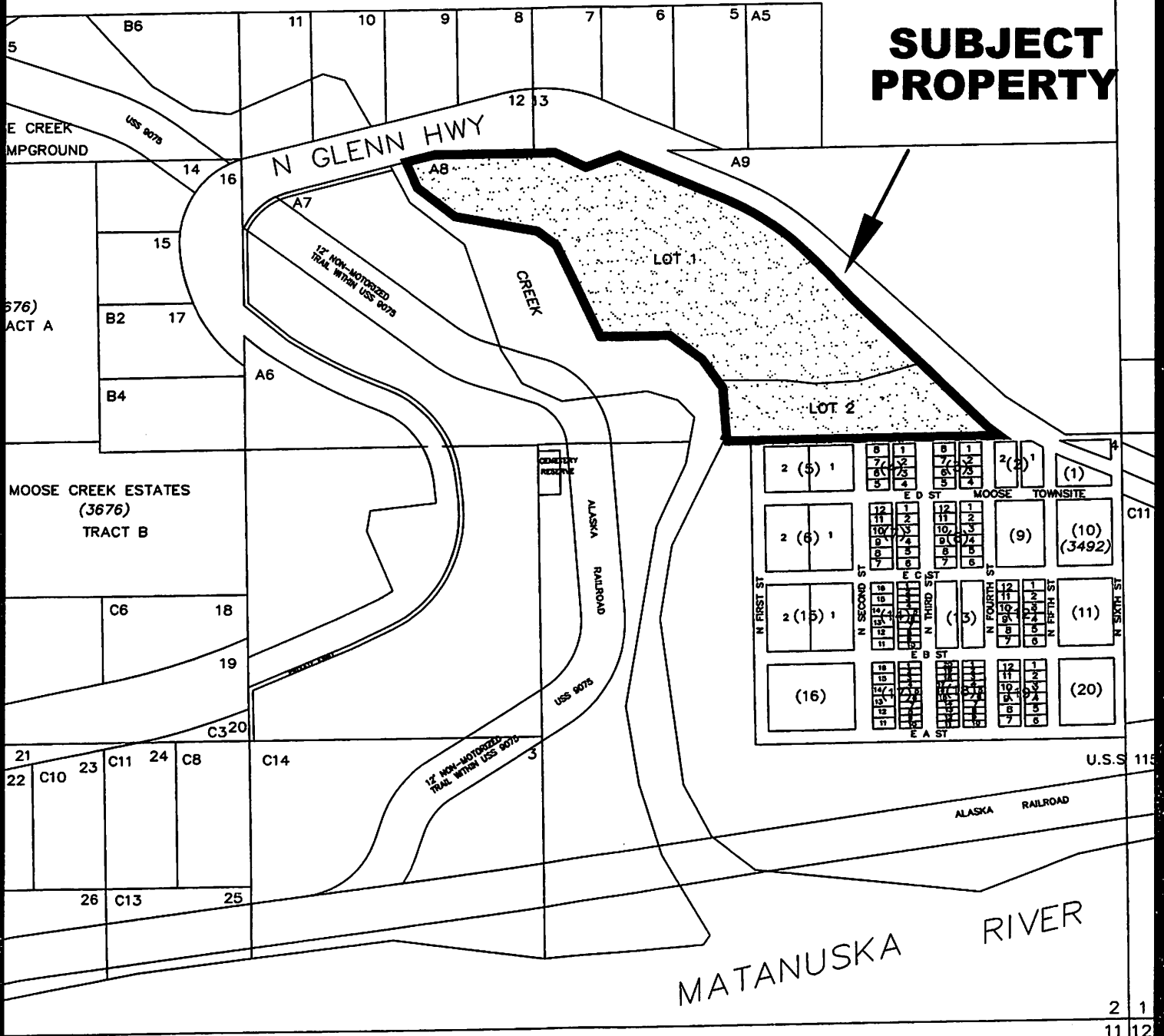
1. The plat of Moose Creek Farm is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A geotechnical report was not required pursuant to MSB 43.20.281(A)(1)(i)(i), as both proposed lots are greater than 400,000 square feet and a topographic narrative was submitted. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
3. Each lot has the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining Land and Water; ADF&G; Sutton Community Council; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA or MTA.
5. There were no objections from any federal or state agencies, or Borough departments.

6. 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 Moose Creek Farm, Section 02, Township 18 North, Range 02 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 "No direct access shall be granted to the Glenn Highway from Lot 2."
5. Apply for a driveway permit with ADOT&PF Right of Way for the existing access onto the N. Glenn Highway for proposed Lot 1. Provide a copy of the permit application to Platting Staff.
6. Provide Platting Staff copies of driveway permits/permit applications for all existing accesses.
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.

**SUBJECT  
PROPERTY**



**VICINITY MAP**

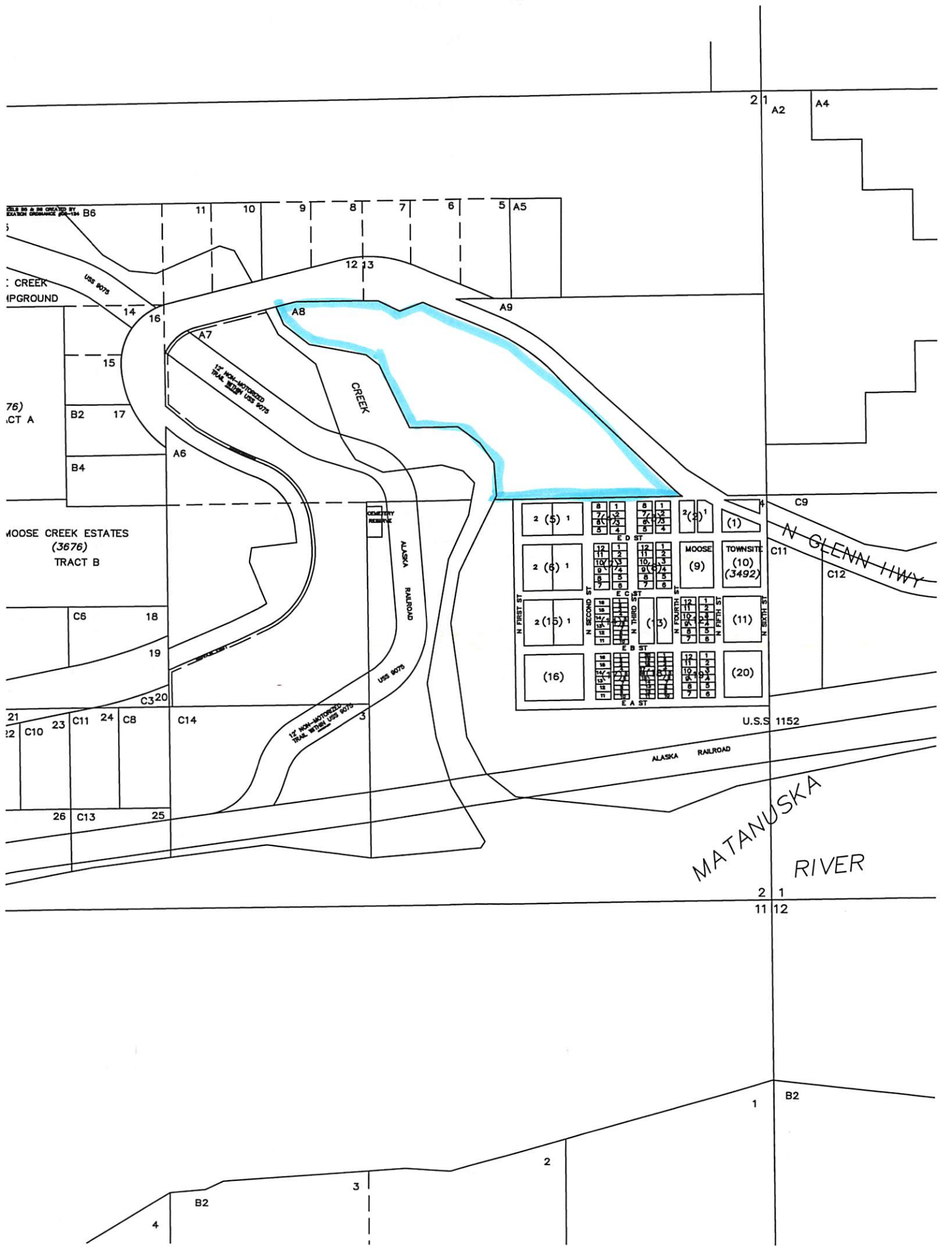
FOR PROPOSED MOOSE CREEK FARM  
SUBDIVISION

LOCATED WITHIN

SECTION 02, T18N, R02E, SEWARD MERIDIAN  
ALASKA

PA 03 MAP

**EXHIBIT A**





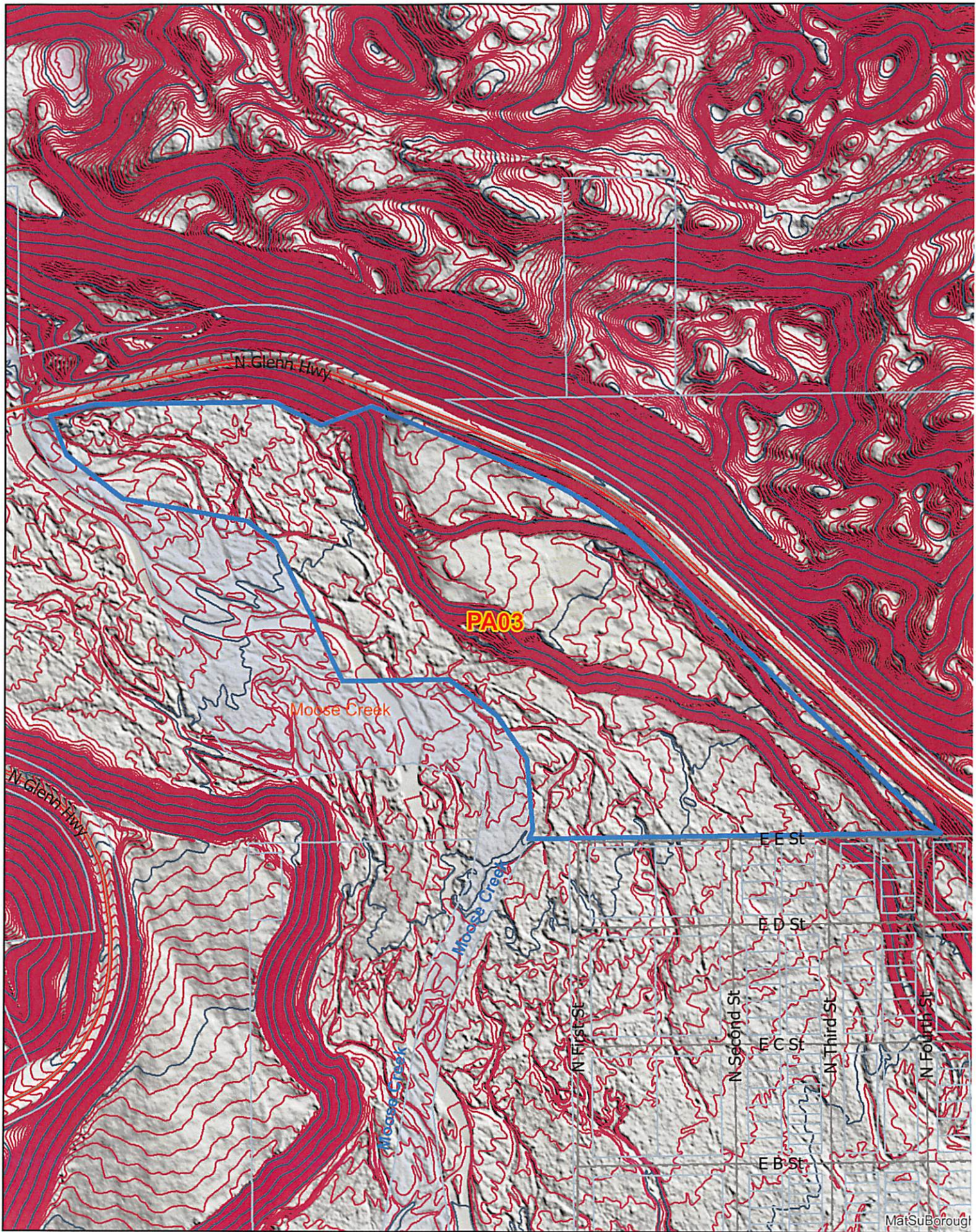


360 180 0 360 Feet



MatSu Borough



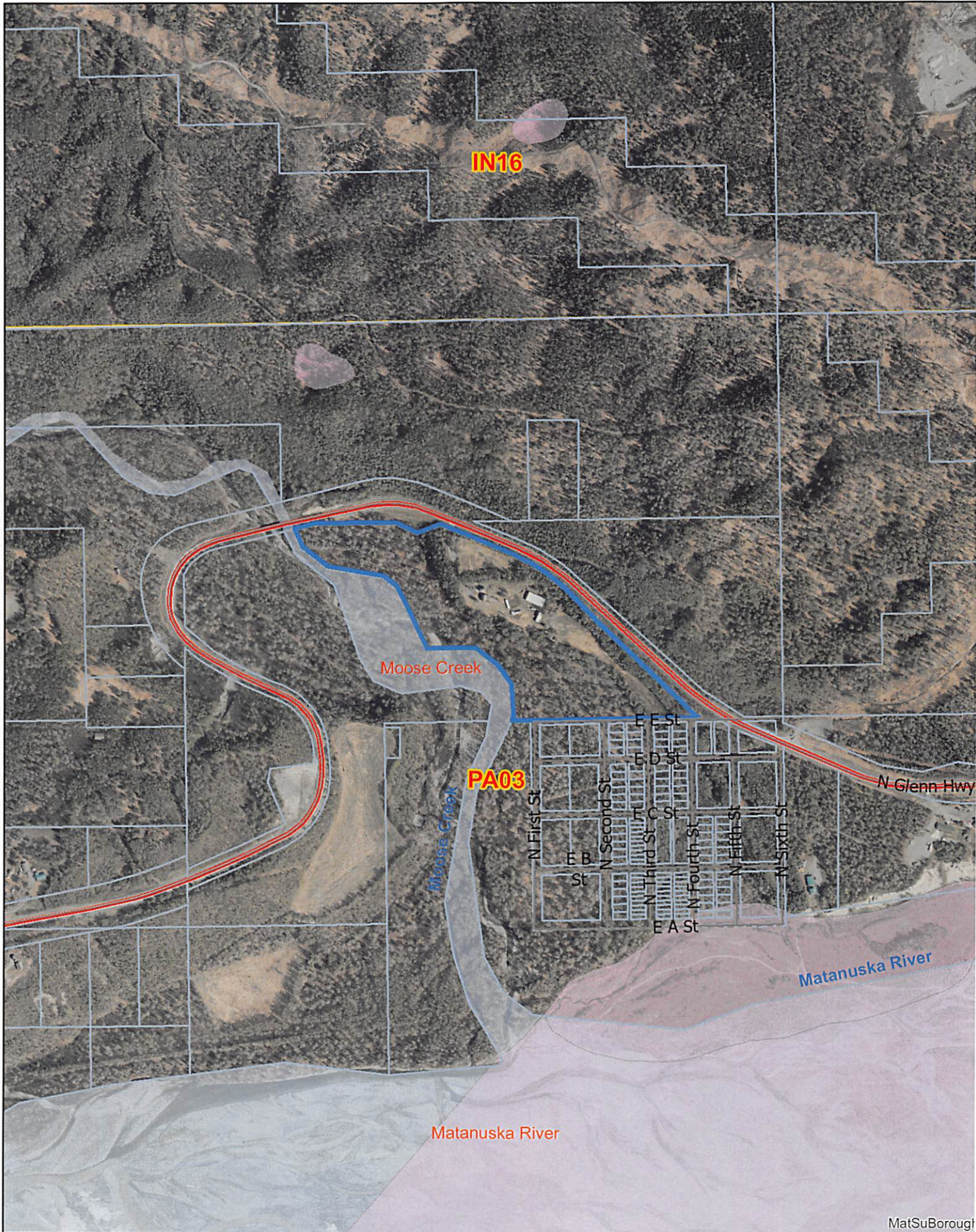


360 180 0 360 Feet



MatSu Borough





800 400 0 800 Feet

MatSuBorough







RECEIVED  
DEC 15 2023  
PLATTING

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

December 15, 2023

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

Dear Platting,

I, Dayna Rumfelt PLS, certify the proposed subdivision Moose Creek Farm located bound by of the Glenn Highway on the north, Moose Creek to the south and E. E Street and USS 1152 on the east, all within S 1/2 NE 1/4 AND SE 1/4 NW 1/4 Section 2, Township 18 North, Range 2 East, Seward Meridian, Alaska, Palmer Recording District will not create any setback violations, nor do any exist at this time.

There is a farm located on the northeast portion of this lot above a 90 foot bench. Including a large barn that is now being used as a shop and storage, horse stalls and a few storage facilities. Past the farm the land above the bench is open farm fields and below the bench is raw land. There is a defined trail that leads to the bottom of the bench on proposed lot 1 and the utility easement has been cleared of trees, otherwise the area below the bench has not been developed. Once you reach the bottom of the hill there are no defined trails, but you can tell they use ATVs to get around.

Proposed Lot 2 is mostly an empty farm field surrounded by forest between the Glenn Hwy and the bench. Below the bench is an undeveloped forest. There are no improvements on Lot 2 outside of the utility easement that has Utility poles and an overhead line. Lot 2 will access the Glenn Highway from an existing apron and break the in the guard trail that exists for 17(b) easement 108 H. The driveway will connect directly to the DOT right-of-way avoiding the easement.

Thank you,

A handwritten signature in purple ink, appearing to read "Dayna Rumfelt", is written over the "Thank you," text.

Dayna Rumfelt PLS  
LS-13322

EXHIBIT B





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

Department of Transportation and  
Public Facilities

Division of Project Delivery  
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

January 2, 2024

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:

- **KG 06 North Star Law Group (Plat #79,231, Plat #99-125) (revised), Knik River Road**
  - No objection to the proposed lot division.
  - Platting actions invalidate existing driveway permits. Apply for driveway permit for existing driveway access onto Knik River Road. 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.
  - Both lots will be permitted a singular access onto Knik River Road. Shared access easement required on plat. Subsequent development of both lots require continued use of shared access or access through Dock Circle.
  - Please add as plat note: "One shared access to Knik River Road for both lots. Subsequent development of both lots requires continued use of shared access easement."
- **Moose Creek Farm, 2010-005748-0 & 2010-005749-0, PA 03 Rumfelt Lavendar Survey for Ken Peltier, Glenn Highway**
  - No objection to the proposed lot division.
  - Please add as plat note: "No direct access to the Glenn Highway from Lot 2."
  - Complete driveway permitting process with DOT&PF Right of Way for Lot 1.
  - Subsequent development of either lot may require an approach road.
  - While DOT&PF has no current projects in the area, please be advised of possible future improvements to the Glenn Highway between MP 53-55, including Moose Creek Bridge.

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

**EXHIBIT C**

- **Settlers Bay South Subdivision Revised 20240215, Waiver Resolution #2000-80PWm, Knik Goose-Bay Road**
  - No objection to the proposed plat.
  - No objection to variance.
  - No objection to the proposed Section Line Easement vacation.
  - DOT&PF recommends petitioner dedicate 10-foot pedestrian easement on the western side of the eastern boundary of the section line easement.
  - Please add as plat note: “Tract A and subsequent development of Tract A required to take access through Donna Marie Lane. No direct access to Knik-Goose Bay Road.”

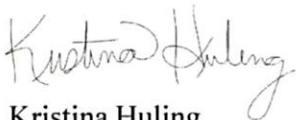
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

Sincerely,



Kristina Huling  
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Chief, Highway Design, DOT&PF  
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Morris Beckwith, Right of Way, DOT&PF  
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB  
Orion LeCroy, Acting Traffic & Safety Engineer, DOT&PF

## Matthew Goddard

---

**From:** Sargent, John C CIV USARMY CEPOA (USA) <John.C.Sargent@usace.army.mil>  
**Sent:** Tuesday, January 2, 2024 11:29 AM  
**To:** Matthew Goddard  
**Cc:** Sargent, John C CIV USARMY CEPOA (USA)  
**Subject:** RE: Moose Creek Farm Subdivision, providing comments  
**Attachments:** JDRequestForm05062020.pdf

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

Hi Matthew,

I am providing comments to the proposed Moose Ck subdivision:

- Any work that would cause discharge of fill material in waters of the U.S. including wetlands or work in navigable waters, would need a permit from the Corps of Engineers.
- The project appears to border and may include Moose Creek. Therefore, there may be wetlands on the property or adjacent. If you would like to know if there are wetlands on the property, fill out and submit a request for a jurisdictional determination (JD). To request a JD go to our website at <https://poa.usace.army.mil/Missions/Regulatory.aspx>. Then click on Jurisdiction and see the links, then click on Request a Jurisdictional Determination. The form should pop up. Fill out and sign/date form and email to [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil), or hard copy to the JDER address on the form. You can also call the JBER phone number if you can't download the form. I have attached the form with this email. A project manager will be assigned to your JD request, most likely in our Anchorage office and will work with you regarding any additional information we may need.

Thank you for the opportunity to comment on the Moose Creek Farm Subdivision Project.

Regards,

John Sargent  
Project Manager  
Fairbanks Regulatory Field Office  
907-347-1801

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, January 2, 2024, 10:00 AM  
**To:** Sargent, John C CIV USARMY CEPOA (USA) <John.C.Sargent@usace.army.mil>  
**Subject:** [Non-DoD Source] RE: Moose Creek Farm Subdivision, providing comments

Good morning,

I have attached a freshly generated link that will hopefully work this time. If it does not work, please let me know and I will send the RFC as an attached file.

 [Moose Creek Farm](#)

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



## Matthew Goddard

---

**From:** Mercer, Jennifer A CIV USARMY CEPOA (USA) <Jennifer.A.Mercer@usace.army.mil>  
**Sent:** Thursday, December 28, 2023 12:54 PM  
**To:** Matthew Goddard  
**Cc:** Vullo, Emily N CTR (US)  
**Subject:** RE: RFC Moose Creek Farm (MG)

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

Good afternoon,

The Corps of Engineers (Corps) does not have any comments regarding the Moose Creek Farm subdivision.

Department of the Army (DA) 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](http://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](http://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](mailto: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.

Very Respectfully,  
Jennifer Mercer (she/her)  
Project Manager, South Section  
U.S. Army Corps of Engineers  
Alaska District, Regulatory Division  
P.O. Box 6898  
JBER, Alaska 99506-0898  
907-753-2779

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>

**Sent:** Thursday, December 21, 2023 3:14 PM

**To:** Huling, Kristina N (DOT) <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>; Post, David E (DOT) <[david.post@alaska.gov](mailto:david.post@alaska.gov)>; Myers, Sarah E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Pagemaster, Reg POA

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Tuesday, January 2, 2024 2:05 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Moose Creek Farm (MG)

Matthew,

PD&E has no comments.

Daniel Dahms, PE  
Department of Public Works  
Pre-Design and Engineering Division

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, December 21, 2023 3:14 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; suttoncommunitycouncil@gmail.com; jaylevan1@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Brian Carver <Brian.Carver@matsugov.us>; timhaledistrict1@gmail.com; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Moose Creek Farm (MG)

Hello,

The following link is a request for comments for the proposed Moose Creek Farm subdivision. Please ensure all comments have been submitted by January 4, 2024 so they can be incorporated into the staff report that will be presented to the Platting Officer.

[☐ Moose Creek Farm](#)

Feel free to contact me if you have any questions.

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

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Wednesday, December 27, 2023 11:49 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Moose Creek Farm (MG)

No Comments

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, December 21, 2023 3:14 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; suttoncommunitycouncil@gmail.com; jaylevan1@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Brian Carver <Brian.Carver@matsugov.us>; timhaledistrict1@gmail.com; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Moose Creek Farm (MG)

Hello,

The following link is a request for comments for the proposed Moose Creek Farm subdivision. Please ensure all comments have been submitted by January 4, 2024 so they can be incorporated into the staff report that will be presented to the Platting Officer.

[Moose Creek Farm](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard  
Platting Technician



## Matthew Goddard

---

**From:** Michelle Olsen  
**Sent:** Wednesday, December 27, 2023 11:45 AM  
**To:** Matthew Goddard  
**Subject:** FW: RFC Moose Creek Farm (MG)

**Importance:** High

No Comment

Respectfully,

Michelle Olsen, CFM  
ROW Coordinator  
Matanuska-Susitna Borough  
907-861-7822

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Thursday, December 21, 2023 3:14 PM  
**To:** Huling, Kristina N (DOT) <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>; Post, David E (DOT) <[david.post@alaska.gov](mailto:david.post@alaska.gov)>; Myers, Sarah E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [suttoncommunitycouncil@gmail.com](mailto:suttoncommunitycouncil@gmail.com); [jaylevan1@mtaonline.net](mailto:jaylevan1@mtaonline.net); Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; Brian Carver <[Brian.Carver@matsugov.us](mailto:Brian.Carver@matsugov.us)>; [timhaledistrict1@gmail.com](mailto:timhaledistrict1@gmail.com); Margie Cobb <[Margie.Cobb@matsugov.us](mailto:Margie.Cobb@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); [matthew.a.carey@usps.gov](mailto:matthew.a.carey@usps.gov); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Andrew Fraiser <[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com)>; ROW <[row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com)>; Right of Way Dept. <[row@mtasolutions.com](mailto:row@mtasolutions.com)>; OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; [mearow@mea.coop](mailto:mearow@mea.coop)  
**Subject:** RFC Moose Creek Farm (MG)

Hello,

The following link is a request for comments for the proposed Moose Creek Farm subdivision. Please ensure all comments have been submitted by January 4, 2024 so they can be incorporated into the staff report that will be presented to the Platting Officer.

[Moose Creek Farm](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard  
Platting Technician

RECEIVED  
JAN 05 2024  
PLATTING

10  
RSA - ALPINE NO 31  
PO BOX 366  
SUTTON AK 99674

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: KENNETH PELTIER**

**REQUEST:** The request is to create two lots from Tax Parcel A8, created per Navigability Determination by the State of Alaska, recorded at 2010-005748-0 & 2010-005749-0, to be known as **MOOSE CREEK FARM**, containing 40.243 acres +/- . The property is located east of Moose Creek, north of the Matanuska River and south of N. Glenn Highway (Tax ID # 18N02E02A008); within the N ½ Section 02, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **January 17, 2024**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection [ ] Objection [X] Concern

Name: Christine VanClove Address: 18678 N. Fish Lake Rd. Chitkatna 99674

Comments: It's difficult to imagine the density of housing that might be created by the many small lots shown on the reverse side of this notice. Moose Creek area is a dangerous road for traffic turning on and off the Glenn, and ~~east~~ ~~the~~ ~~off~~ ~~the~~ ~~road~~ especially in winter.

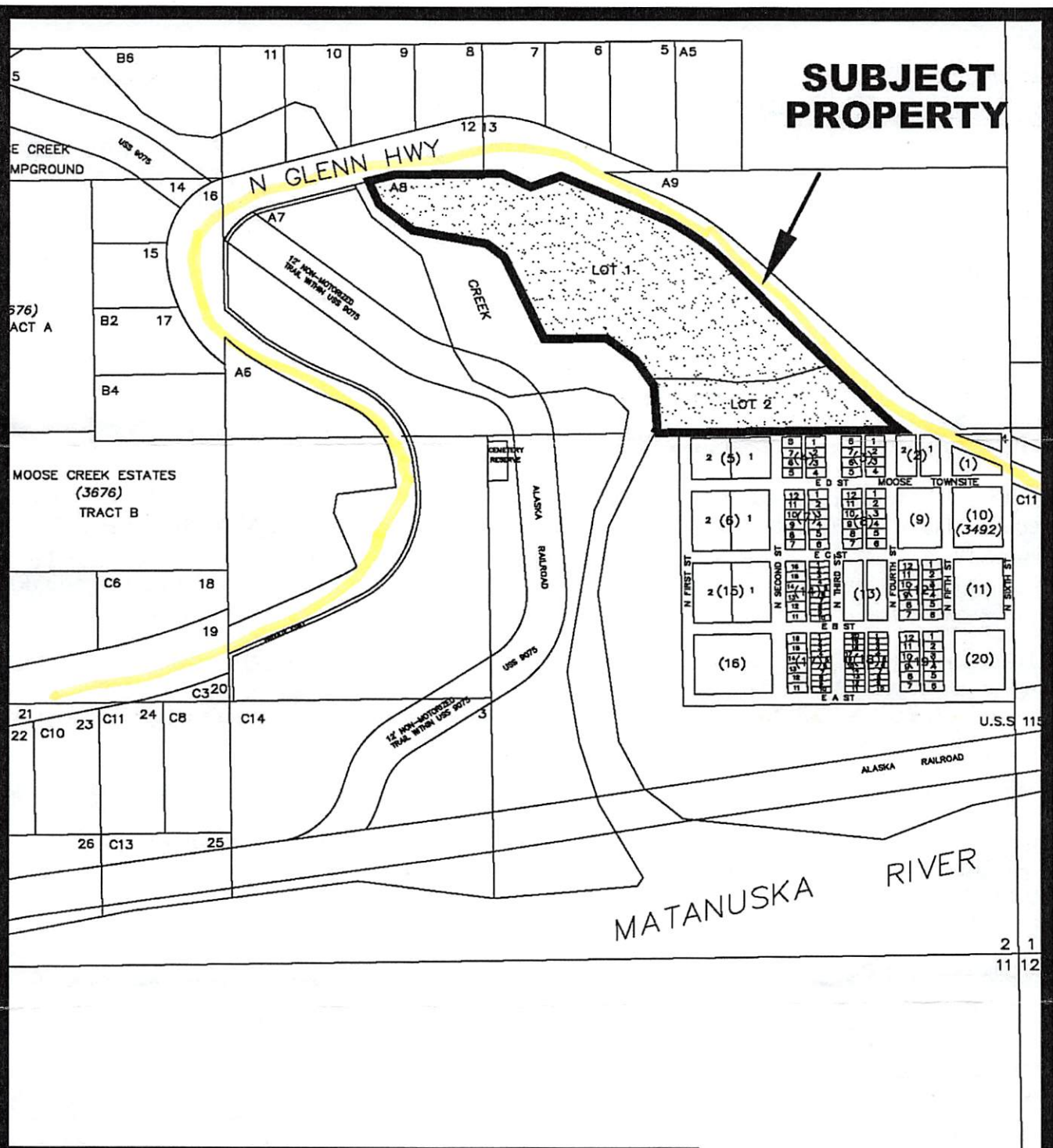
I hope that the petitioner makes every effort to explain the scope of the project, and access to this subdivision.

Case # 2023-153 MG

Note: Vicinity map located on Reverse Side



**SUBJECT  
PROPERTY**



**VICINITY MAP**

FOR PROPOSED MOOSE CREEK FARM  
SUBDIVISION  
LOCATED WITHIN  
SECTION 02, T18N, R02E, SEWARD MERIDIAN  
ALASKA  
PA 03 MAP



**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

January 2, 2024

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.

**Moose Creek Farm**  
**(MSB Case # 23-191)**

If you have any questions, please feel free to contact me at (907) 252-1294 or by email at [skylar.furlong@enstarnaturalgas.com](mailto:skylar.furlong@enstarnaturalgas.com).

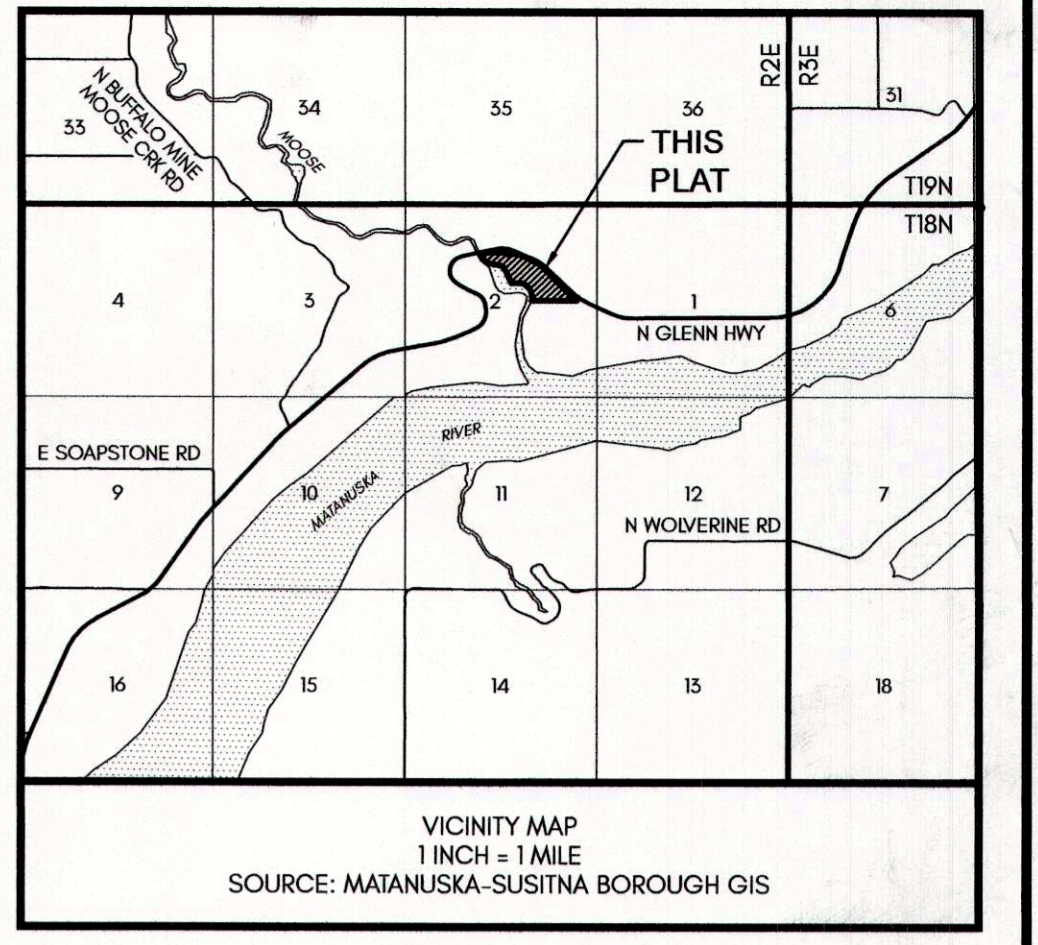
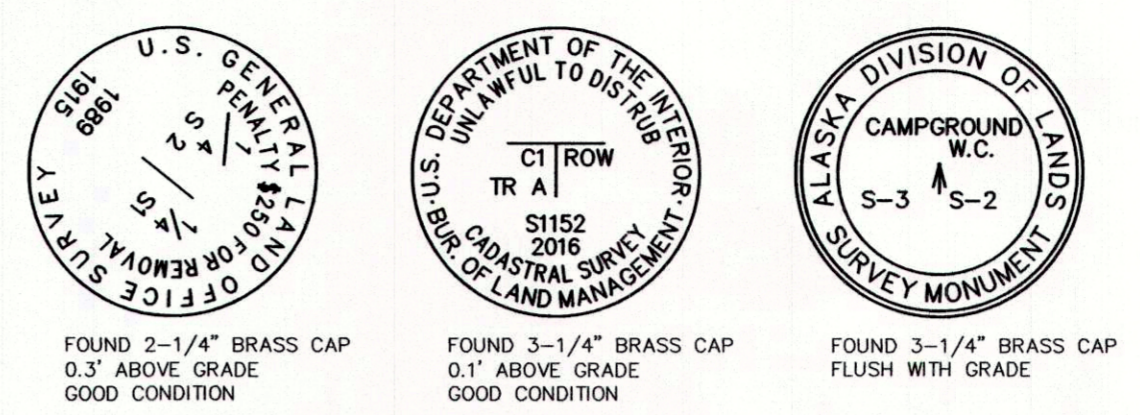
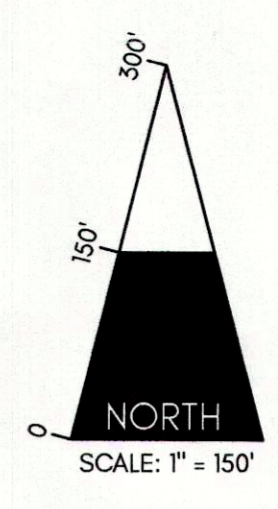
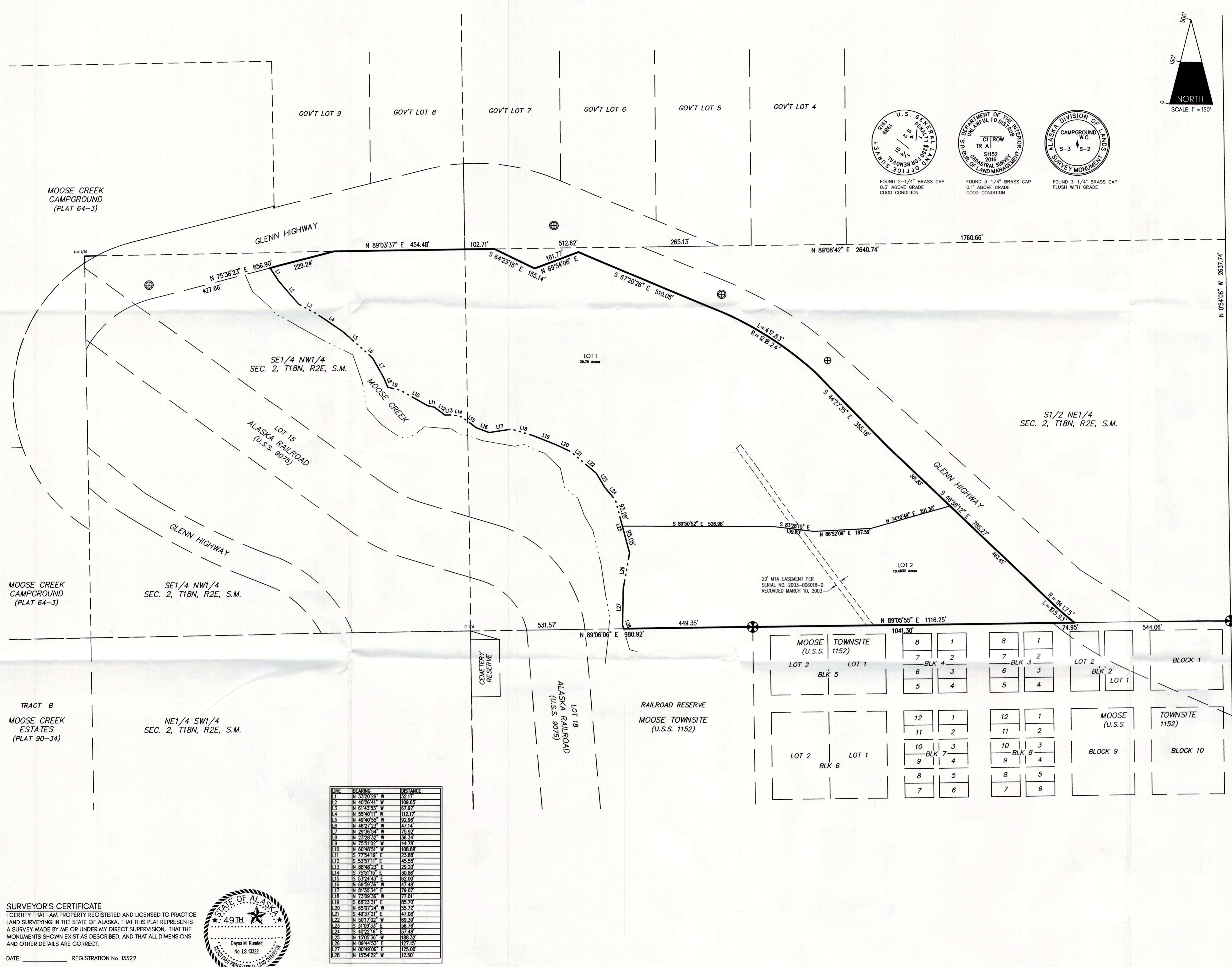
Sincerely,

A handwritten signature in blue ink that reads "Skylar Furlong". The signature is written in a cursive, flowing style.

Skylar Furlong  
Right of Way and Permitting Agent  
ENSTAR Natural Gas Company, LLC  
C: (907) 252-1294

**EXHIBIT H**





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

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT 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 \_\_\_\_\_, 2023, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

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

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

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

KENNETH J. PELTIER \_\_\_\_\_ DATE \_\_\_\_\_  
 P.O. BOX 2455  
 PALMER, ALASKA 99645

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

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

- NOTES:
- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
  - EASEMENTS NOT DEPICTED ON THIS PLAT:
    - A. MATANUSKA ELECTRIC ASSOCIATION RIGHT-OF-WAY BLANKET EASEMENT, RECORDED SEPTEMBER 8, 2011 AT SERIAL NO. 2011-017260-0.
    - B. 50' EASEMENT DEDICATED TO RCA ALASKA COMMUNICATIONS, INC., RECORDED IN MISC BOOK 16, PAGE 199-210, RECORDED JANUARY 19, 1971. CENTERLINE OF SAID EASEMENT WAS NOT DISCLOSED NOR FOUND DURING THE FIELD SURVEY. THE INTEREST OF THIS EASEMENT IS NOT HELD BY MATANUSKA TELEPHONE ASSOCIATION, INC. BY ASSIGNMENT RECORDED IN BOOK 241, PAGE 85, ON AUGUST 13, 1981.

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



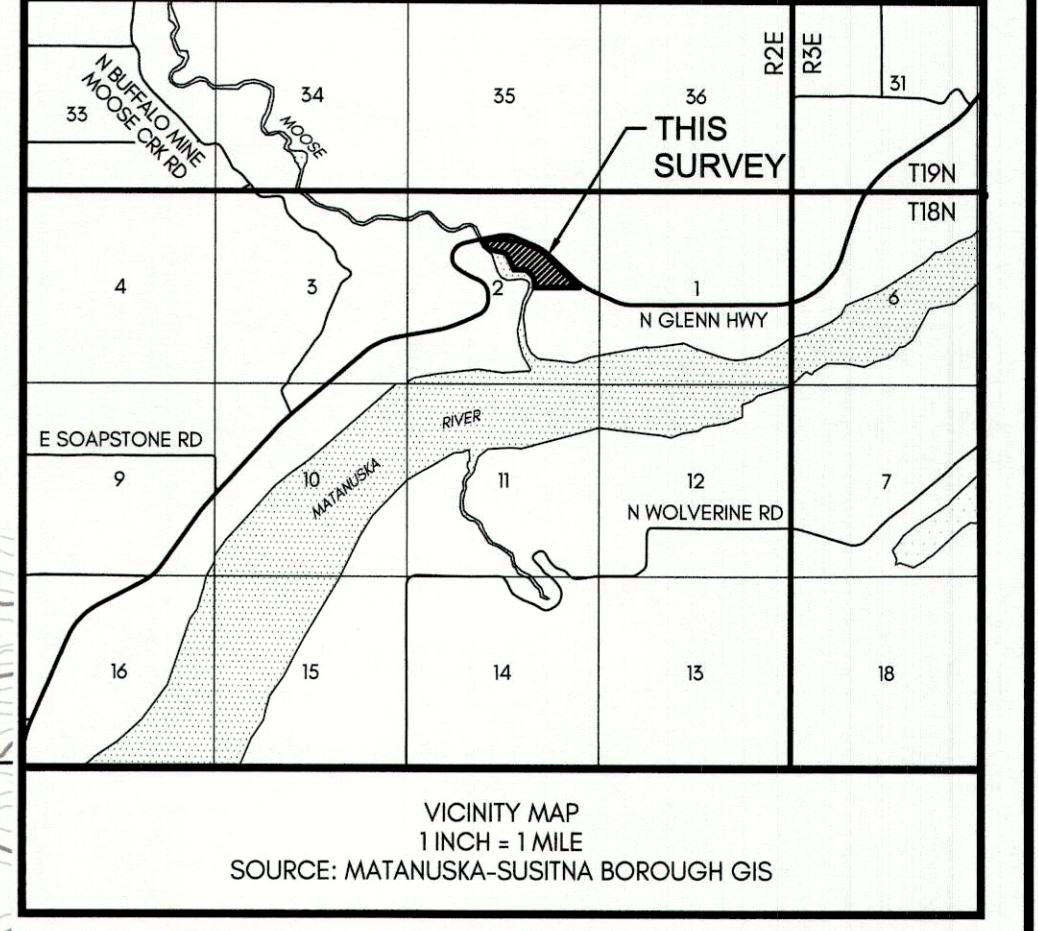
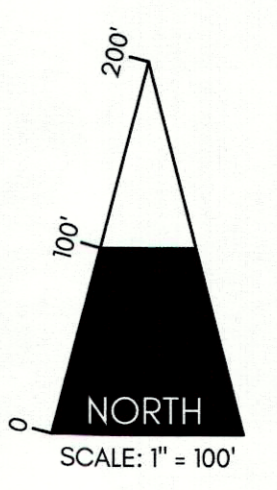
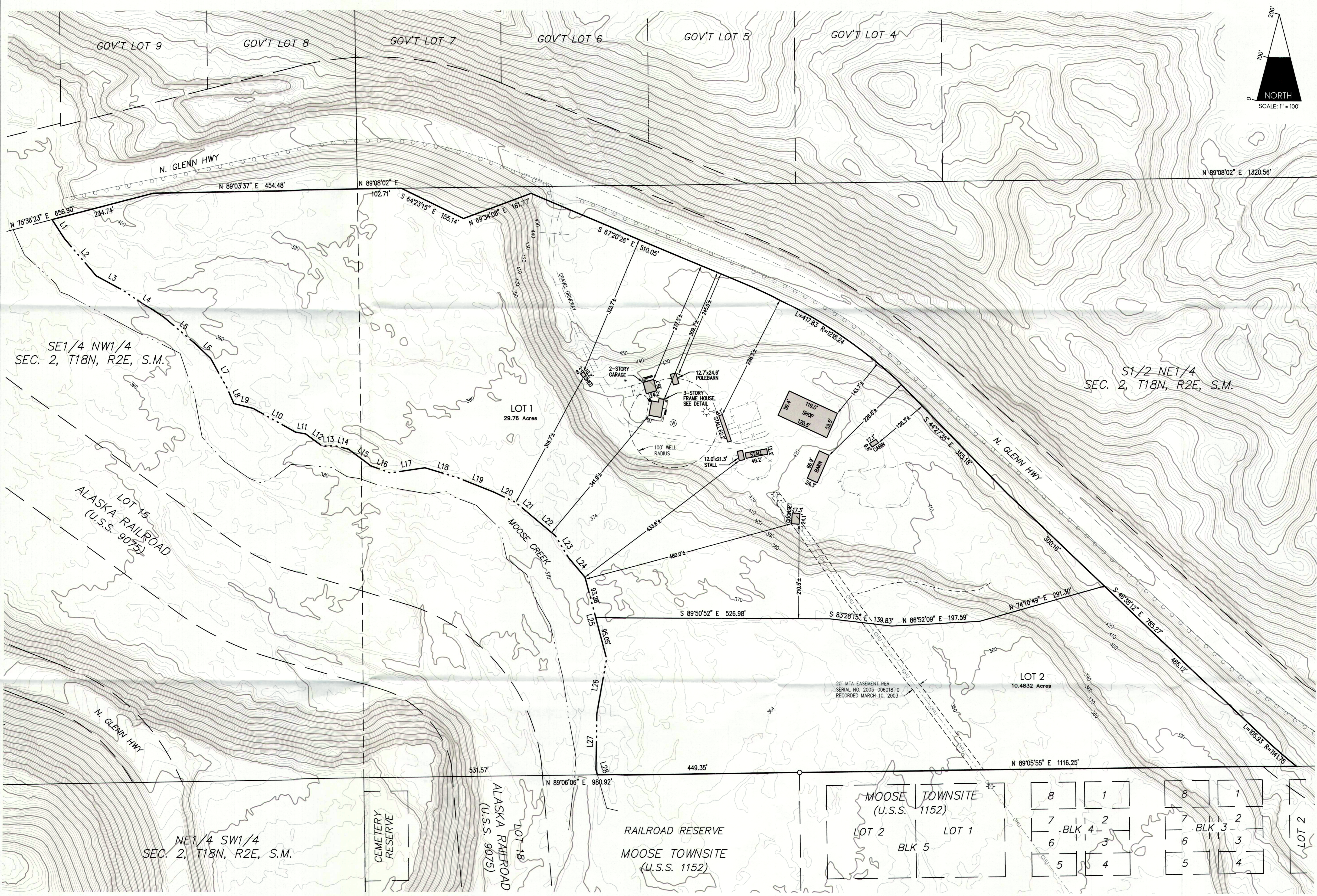
LINE	BEARING	DISTANCE
L1	N 33°20'26\"	52.17
L2	N 40°26'41\"	109.65
L3	N 61°43'53\"	67.97
L4	N 55°40'11\"	112.17
L5	N 49°40'55\"	92.86
L6	N 46°27'23\"	47.14
L7	N 29°36'54\"	75.92
L8	N 23°28'32\"	36.34
L9	N 75°51'02\"	44.78
L10	N 60°48'51\"	108.88
L11	S 77°54'19\"	23.86
L12	S 33°57'11\"	45.55
L13	N 88°48'23\"	28.20
L14	S 75°51'15\"	30.86
L15	S 33°24'43\"	62.00
L16	N 69°56'36\"	47.48
L17	N 81°30'34\"	79.07
L18	N 73°06'36\"	77.01
L19	S 68°23'51\"	85.70
L20	N 65°07'24\"	55.72
L21	S 49°37'21\"	47.06
L22	N 50°17'02\"	63.39
L23	S 31°09'03\"	86.78
L24	S 40°22'16\"	57.48
L25	N 15°05'36\"	188.32
L26	N 09°44'53\"	127.15
L27	N 00°49'06\"	125.00
L28	N 15°54'22\"	112.50

RECEIVED  
 DEC 19 2023  
 Agenda Copy  
 PLATTING

# PRELIMINARY

PLAT OF  
**MOOSE CREEK FARM**  
 A SUBDIVISION OF S 1/2 NE 1/4 AND SE 1/4 NW 1/4 LYING EAST OF THE EAST BANK OF MOOSE CREEK AND SOUTH WESTERY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE GLENN HWY, SECTION 2, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN  
 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
 CONTAINING ### ACRES, MORE OR LESS  
**LAVENDER**  
 SURVEY & MAPPING  
 720 N. YETI STREET, PALMER, AK 99645  
 DAYNA@LAVENDERSURVEY.COM (907)301-5177  
 DRAWN BY: SPK GRID: PA03 SCALE: 1" = 150'  
 CHECKED BY: DMR FILE: 23-191 DATE: 12/16/2023 SHEET: 1 OF 1





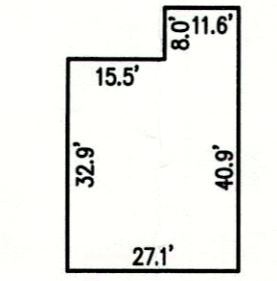
**LEGEND**

- FOUND GOVERNMENT MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND REBAR
- SEPTIC RISER
- WELL
- UTILITY POLE
- LIGHT POLE
- OVERHEAD UTILITY
- PROPERTY LINE
- ADJACENT PROPERTY
- EASEMENT
- SECTION LINE
- BUILDING
- CONTOUR 10' MAJOR
- CONTOUR 2' MINOR
- GUARDRAIL
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- TRAIL
- TREE LINE
- ORDINARY HIGH WATER
- FENCE
- TANK
- CONCRETE

**MEANDER TABLE**

LINE	BEARING	DISTANCE
L1	N 33°20'26" W	52.17'
L2	N 40°26'41" W	109.65'
L3	N 61°43'53" W	67.97'
L4	N 55°40'11" W	112.17'
L5	N 49°40'55" W	92.96'
L6	N 46°27'23" W	47.14'
L7	N 29°36'54" W	75.92'
L8	N 23°28'32" W	36.34'
L9	N 75°51'02" W	44.78'
L10	N 60°48'51" W	108.88'
L11	S 77°54'19" E	23.88'
L12	S 53°57'11" E	45.55'
L13	N 88°48'23" E	29.20'
L14	S 75°51'15" E	30.86'
L15	S 53°24'43" E	62.00'
L16	N 69°59'36" W	47.48'
L17	N 81°30'34" E	79.07'
L18	N 73°09'36" W	77.01'
L19	S 68°23'31" E	85.70'
L20	N 65°07'24" W	55.72'
L21	S 49°37'21" E	47.08'
L22	N 50°17'02" W	69.39'
L23	S 31°09'33" E	56.76'
L24	S 40°22'16" E	57.48'
L25	N 15°05'36" W	188.32'
L26	N 09°44'53" E	127.15'
L27	N 00°49'06" E	125.00'
L28	N 15°54'22" W	12.50'

RECEIVED  
DEC 5 2023  
PLATTING



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

DATE: 12/15/23 REGISTRATION No. 13322



AS BUILT OF  
S 1/2 NE 1/4 AND SE 1/4 NW 1/4  
LYING EAST OF THE EAST BANK OF MOOSE CREEK AND  
SOUTH WESTERLY OF THE SOUTHERLY RIGHT-OF-WAY  
LINE OF THE GLENN HWY, SECTION 2,  
TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN

PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
CONTAINING 40.243 ACRES, MORE OR LESS.

