

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Tyler Young

PLATTING CLERK
Connor Herren

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds



PLATTING BOARD
Chris Chiavetta, District 1
Vice Chair Michael Liebing, District 2
Michael Gillson, District 3
Reggie Carney, District 4
Chair Michelle Traxler, District 5
Vacant, District 6
Roman Fonov, District 7
Karla McBride, Alternate A
Vacant, Alternate B

PLATTING BOARD AGENDA **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

PLATTING BOARD MEETING **1:00 P.M.** **November 5, 2026**

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

(Please note that the Borough has experienced intermittent technical difficulties with the telephonic system and it is being provided as a courtesy, and only if working at the time of hearing. The hearing may proceed even if the telephonic system is not working. If you would like to be sure your comments are considered by the Board, submit them to the email address above by noon the business day prior to the meeting or present your comments in person)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

1. CALL TO ORDER

A. Roll Call and Determination of Quorum (by Secretary)

Matanuska-Susitna Borough

- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

- A. October 15, 2026

3. AUDIENCE PARTICIPATION & PRESENTATIONS

- A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **DECEPTION BLUFF**: The request is to create two lots from Tax Parcel D4, (Tax ID# 19N03W06D004) to be known as **DECEPTION BLUFF**, containing 40.01 acres +/- . The petitioner is requesting a variance road construction. The property is south of W. Willow Fishhook Road; within the SE ¼ Section 06, Township 19 North, Range 03 West, Seward Meridian, Alaska. In the Willow Community Council and Assembly District #7.
(Petitioner/Owner: Kathleen Walker, Warren Henry & Adam Deal, Staff: Chris Curlin, Case # 2026-107)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory *(If needed)*
 - Definition: Law. To hear and settle an issue or a question regarding code.
- B. Upcoming Platting Board Agenda Items *(Staff: Tyler Young & Clerk: Connor Herren)*
 - We do not have any cases scheduled for the November 19, 2026 meeting.

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
October 15, 2026**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on October 15, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Mr. Reggie Carney, District Seat #4
Ms. Michelle Traxler, District Seat #5
Mr. Roman Fonov, District Seat #7
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Vacant, District seat #6
Vacant, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Tyler Young, Platting Officer
Mr. Connor Herren, Acting Platting Board Clerk
Mr. Matthew Goddard, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Liebing led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Chair Traxler inquired if there were any changes to the agenda.

MOTION: Platting Member Liebing made motion to approve the Agenda. Platting Member McBride seconded.

VOTE: The Agenda were approved unanimously.

2. APPROVAL OF MINUTES

- October 1, 2026

MOTION: Platting Member Liebing made motion to approve the Minutes presented. Platting Member McBride seconded.

VOTE: The Minutes were approved unanimously.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
October 15, 2026**

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)
(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **AILERON ACRES**: The request is to create 6 lots from Tract E, Aero on Wolf Lake Phase II Addition 1, Plat #91-11, to be known as Aileron Acres, containing 8.71 acres +/- . The property is located south of E. Beechcraft Road, west of N. Engstrom Road, and directly north of E. Hart Lake Loop (Tax ID #3778000T00E); within the NE ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (*Petitioner/Owner: Barbara Doty, Staff: Matthew Goddard, Case # 2026-101*)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Connor Herren provided the mailing report:

- Stating that 112 public hearing notices were mailed out on September 22, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 7 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony,

There being no one to be heard, Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative Dayna Rumfelt spoke.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
October 15, 2026**

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Aileron Acres. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer Tyler Young and Platting Clerk Connor Herren informed the Board of upcoming meetings.

- There is 1 case for November 5, 2026, Platting Board.
- Deception Bluff

9. BOARD COMMENTS.

- Platting Member Liebing – Welcome Connor
- Platting Member Traxler – Congratulations Connor

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:12 PM**.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
October 15, 2026**

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

CONNOR HERREN
Acting Platting Board Clerk

PUBLIC HEARINGS

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 5, 2026

PRELIMINARY PLAT: DECEPTION BLUFF

LEGAL DESCRIPTION: SEC 6, T19N, R03W S.M., AK

PETITIONERS: KATHLEEN WALKER, WARREN HENRY &
ADAM DEAL

SURVEYOR/ENGINEER: RESOLUTE LAND SURVEYING

ACRES: 40.01 +/- PARCELS: 2

REVIEWED BY: CHRIS CURLIN CASE #: 2026-107

REQUEST:

The request is to create two lots from Tax Parcel D4, (Tax ID# 19N03W06D004) to be known as **DECEPTION BLUFF**, containing 40.01 acres +/- . The petitioner is requesting a variance road construction. The property is south of W. Willow Fishhook Road; within the SE ¼ Section 06, Township 19 North, Range 03 West, Seward Meridian, Alaska. In the Willow Community Council and Assembly District #7.

EXHIBITS:

Vicinity Map and Aerial Photos
Variance & Application
Topographic Narrative

Exhibit A – 4 pgs
Exhibit B – 3 pgs
Exhibit C – 1 pg

COMMENTS:

USACE
MSB Pre-design and Engineering
MSB Permit Center
Utilities

Exhibit D – 1 pg
Exhibit E – 1 pg
Exhibit F – 1 pg
Exhibit G – 3 pgs

DISCUSSION: The request is to create two lots from Parcel 2, 40 Acre Exemption, resolution # 2017-15. The petitioners request a variance from MSB43.20.140 Physical Access. The variance request can be found at (**Exhibit B**).

VARIANCE APPLICATION: The petitioner has submitted a variance application pursuant to with supporting criteria A-C answered (**Exhibit B**). The request is from 43.20. 140 Physical Access. Variance application criteria A-C with Petitioner answers:

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.

The granting of this variance will not be detrimental to public health, safety, or welfare. Nearby parcels appear to be used for recreational purposes and are currently accessed via atv and foot trails. The planned use of the two proposed 20 acre lots in this subdivision is recreational. Granting this variance will not change any of the existing conditions.

- B. The Variance request is based upon conditions of the property that are atypical to other properties.

This property is atypical to other properties because of its 6,800 ft distance from currently constructed MSB approved physical access. Construction of access is financially unfeasible for this remote property.

- C. Because of the unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

The strict application of MSB 43.20.140 will result in undue substantial hardship to the owners of the property because of the extremely high cost of constructing access.

TOPOGRAPHIC NARRATIVE: A Topographic Narrative was submitted by the surveyor (**Exhibit C**), pursuant to MSB 43.20.281(A)(1)(i)(i).

COMMENTS:

USACE: (**Exhibit D**) I'm responding to your inquiry about U.S. Army Corps of Engineers (USACE) permitting for the proposed lot subdivision at Deception Bluff in the Mat-Su Borough.

Section 404 of the Clean Water Act requires that a USACE-issued 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. In general, jurisdictional wetlands sustain a direct or indirect continuous surface connection with rivers, marine areas or other definitively jurisdictional waters.

Department of the Army authorization from USACE is required for placement of dredged and/or fill material into waters of the U.S., including wetlands and/or performing work in waters protected by the Rivers and Harbors Act. Information about USACE permitting as well as access to a permit application and detailed instructions for preparing and submitting a complete application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

DPW Pre-design and Engineering: (**Exhibit E**) PD&E has no objection to the variance and no further comments.

MSB Permit Center: **(Exhibit F)** No comments from Development Services.

Utilities: (Exhibit G) ENSTAR has no comments. GCI has no comments or objections. MTA and MEA did not respond.

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

CONCLUSION

The plat of **DECEPTION BLUFF**, is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. A variance application was submitted for legal access. Physical access exist, as-built survey, and topographic information were submitted. A topographic narrative was submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

FINDINGS of FACT:

1. The preliminary plat of **DECEPTION BLUFF** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.016 *Preliminary Plats*.
2. All lots will have the required frontage pursuant to MSB 43.20.320.
3. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #8 Willow; MSB Emergency Services, RSA #20 Greater Willow, or Assessments; MTA or MEA.
5. The petitioner has submitted a variance application pursuant to MSB43.15.075 with supporting criteria A-C answered **(Exhibit B)**. The request is from 43.20. 120 Legal Access.

Variance application criteria A-C with Petitioner answers:

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.

The granting of this variance will not be detrimental to public health, safety, or welfare. Nearby parcels appear to be used for recreational purposes and are currently accessed via atv and foot trails. The planned use of the two prosed 20 acre lots in this subdivision is recreational. Granting this variance will not change any of the existing conditions.

- B. The Variance request is based upon conditions of the property that are atypical to other properties.

This property is atypical to other properties because of its 6,800 ft distance from currently constructed MSB approved physical access. Construction of access is financially unfeasible for this remote property.

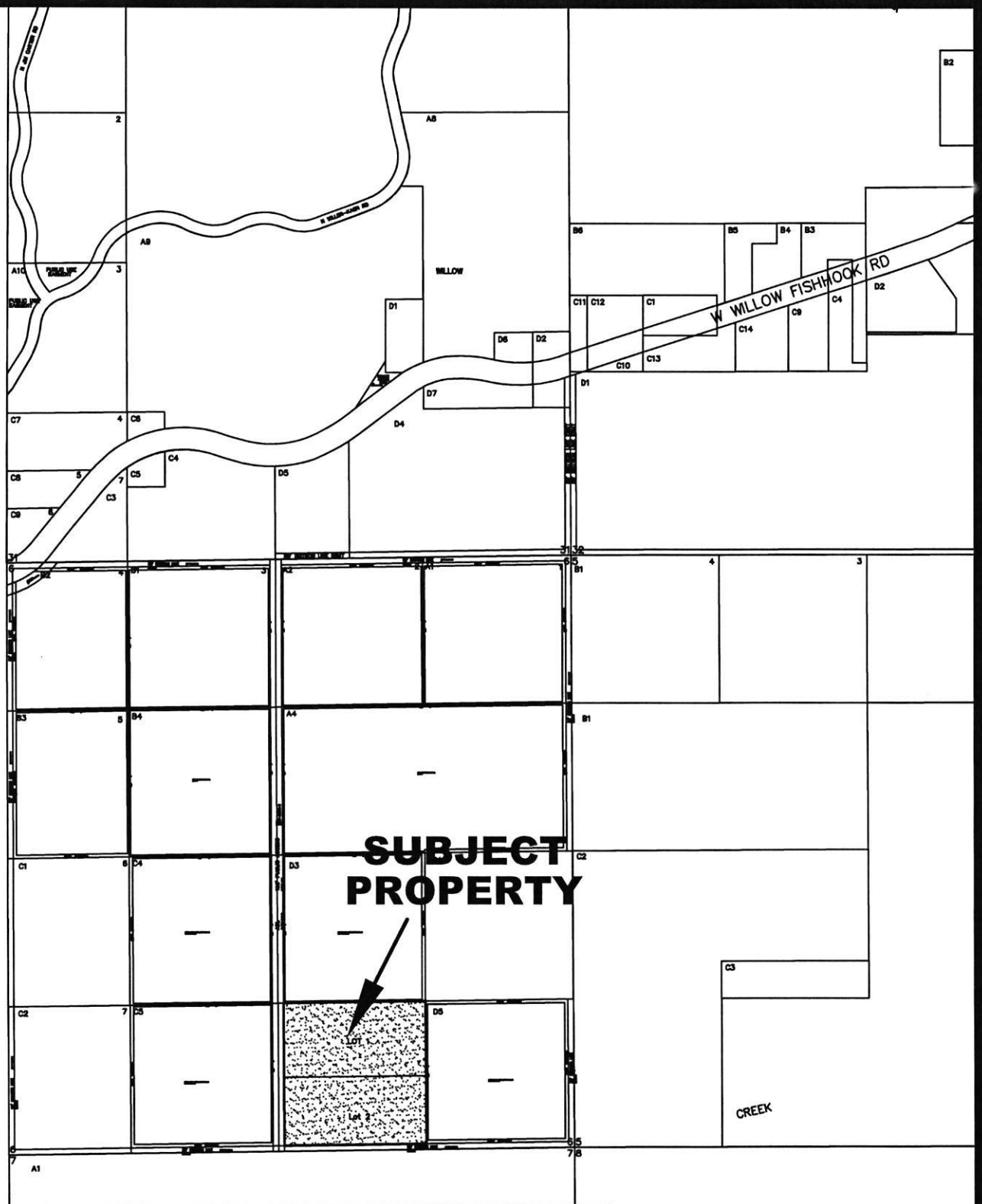
C. Because of the unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

The strict application of MSB 43.20 will result in undue substantial hardship to the owners of the property because of the extremely high cost of constructing access.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the variance request from 43.20. 140 Physical Access and the Preliminary Plat of DECEPTION BLUFF, contingent on the following recommendations:

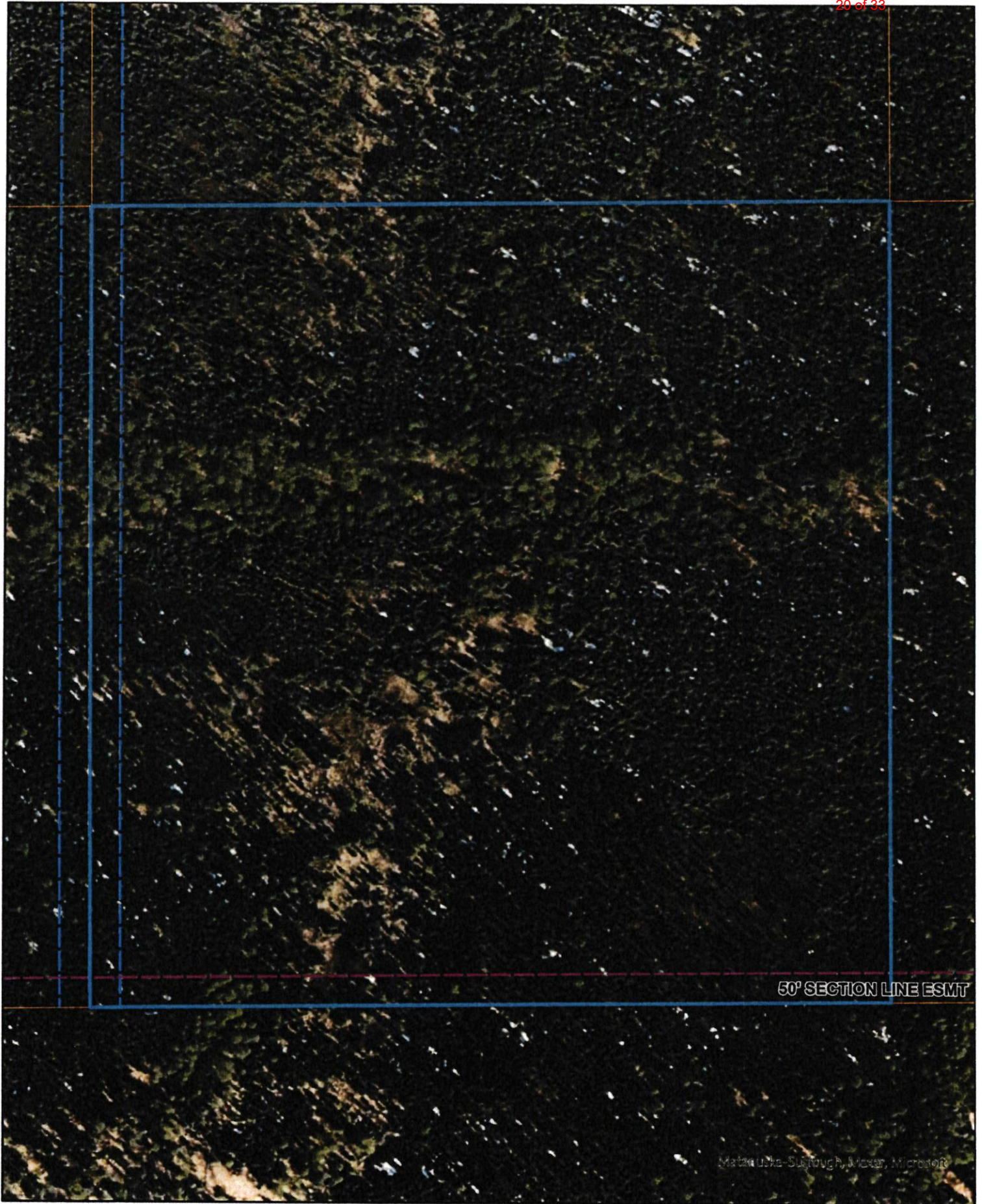
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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



VICINITY MAP

FOR PROPOSED DECEPTION BLUFF SUBDIVISION
LOCATED WITHIN
SECTION 06, T19N, R03W, SEWARD MERIDIAN
ALASKA

WC12 MAP



50' SECTION LINE ESMT

Metamucka-Sustung A. Moxer, Microsoft

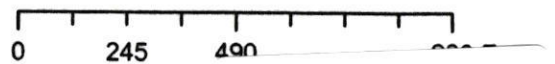
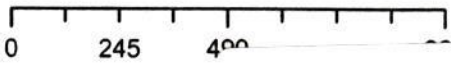
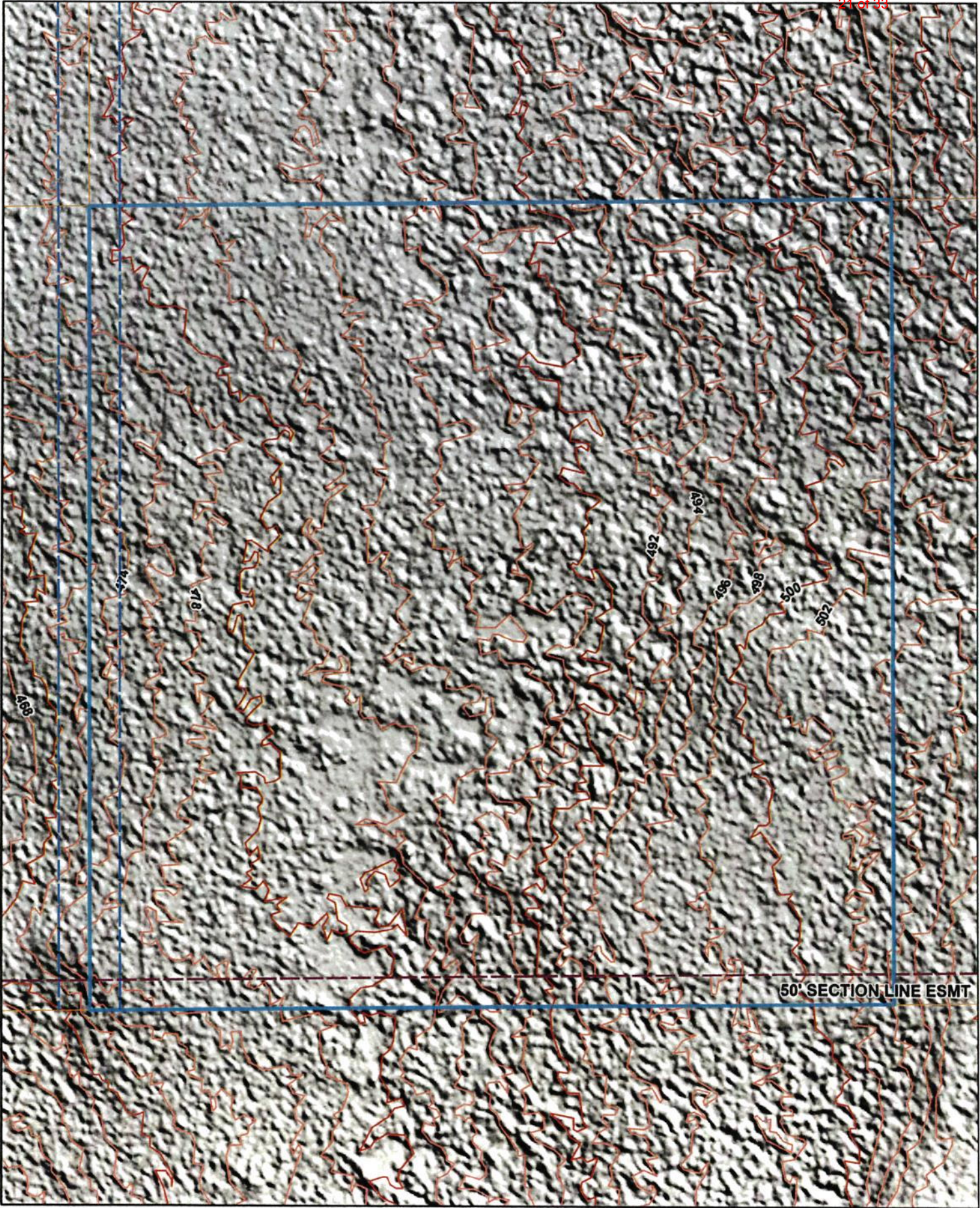


EXHIBIT A-2





0 500 1,000 2,000 Feet

EXHIBIT A-4

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: SW1/4 SE1/4, Section 6, T19N, R3W, Seward Meridian

RECEIVED

SEP 03 2026

An application for a variance from a requirement of Title 43 shall contain:

PLATTING

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, Owen Dicks the owner (of owner's representative) of the above described property apply for a variance from Section 43.20.100 of the Borough Code in order to allow: the subdivision of this 40 acre parcel into two 20 acre lots for recreational purposes

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT
OR
OWNER

Name: Kathleen Walker, Warren Henry, Adam Deal Email: kath.walker.1993@gmail.com
Mailing Address: 21408 Tina St, Chugiak, AK 99567 Zip: 99567
Signature: _____ Phone: 907-250-7998

SURVEYOR

Name (FIRM): Resolute Land Surveying Email: Owen@resolute-survey.com
Mailing Address: 7362 W Parkes Hwy #349, Wasilla Zip: 99623
Contact Person: Owen Dicks Phone: 907-521-4989



RESOLUTE LAND SURVEYING

7362 W Parks Hwy, #349; Wasilla, AK 99623

www.resolutesurvey.com

August 31, 2026

RECEIVED

SEP 03 2026

PLATTING

Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

To whom it may concern,

In conjunction with requesting approval of the preliminary plat of Deception Bluff subdivision, my clients are requesting a variance from MSB Code 43.20.100. The parent parcel of the proposed subdivision is a 40-acre parcel of land located over 1 mile from the nearest currently constructed physical access, W Willow-Fishhook Rd. The goal of the proposed subdivision for which this variance is requested is to create two 20-acre parcels for recreational purposes. Legal access exists from Willow-Fishhook Rd via section line and public access easements.

MSB Code 43.20.100(F)(1)(b) provides an option for the subdivision of land without constructed physical access for parcels outside of a road service area. My client's parcel is located at the extreme southern edge of RSA 20. Strict adherence to MSB Code 43.20.100 would require approximately 6,800 ft of road construction which is not financially feasible. The cost of this road construction would vastly exceed the value of the property.

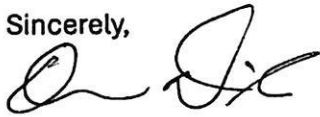
MSB Code 43.15.075 Variance; standards for approval

1. The granting of this variance will not be detrimental to public health, safety, or welfare. Nearby parcels appear to be used for recreational purposes and are currently accessed via atv and foot trails. The planned use of the two proposed 20 acre lots in this subdivision is recreational. Granting this variance will not change any of the existing conditions.

2. This property is atypical to other properties because of its 6,800 ft distance from currently constructed MSB approved physical access. Construction of access is financially unfeasible for this remote property.
3. The strict application of MSB 43.20 will result in undue substantial hardship to the owners of the property because of the extremely high cost of constructing access.

A variance to MSB Code 43.20.100 to allow this subdivision without requiring constructed physical access is the only way to make this proposed subdivision financially feasible for my clients. We respectfully request the approval of this variance.

Sincerely,

A handwritten signature in black ink, appearing to read "Owen Dicks", written over a horizontal line.

Owen Dicks, PLS



RESOLUTE LAND SURVEYING

7362 W Parks Hwy, #349; Wasilla, AK 99623

www.resolutesurvey.com

Project name: Deception Bluff, Preliminary Plat

Parcel / Legal description: SW1/4 SE1/4, Section 6, T19N R3W, Seward Meridian

Dates of Field Survey: March 11, 2025

Applicant / Owner: Kathleen Walker, Warren Henry, Adam Deal — 21408 Tina St; Chugiak, AK 99567

Contact / Surveyor: Owen Dicks, PLS (AK #184515) — (907) 521-4989

RECEIVED

SEP 03 2026

PLATTING

Date: August 31st, 2026

This topographic narrative is submitted in accordance with MSB Title 43 subdivision requirements and specifically pursuant to MSB 43.20.281 allowing detailed topographic information to be provided where a soils report would otherwise be required for parcels greater than 400,000 square feet.

The terrain of the proposed subdivision slopes gently from an approximate elevation of 502' at the east boundary west to an approximate elevation of 474' at the west boundary. The land is typical boreal spruce and birch forest.

I hereby certify that the topographic survey and narrative were prepared under my direct supervision, that field work was performed on the dates listed, and that to the best of my professional knowledge the information shown accurately represents the site conditions observed.

Owen Dicks, PLS (AK #184515)

Chris Curlin

From: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Sent: Friday, September 11, 2026 8:42 AM
To: Chris Curlin
Subject: Deception Bluff

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

Hi Chris,

I'm responding to your inquiry about U.S. Army Corps of Engineers (USACE) permitting for the proposed lot subdivision at Deception Bluff in the Mat-Su Borough.

Section 404 of the Clean Water Act requires that a USACE-issued 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. In general, jurisdictional wetlands sustain a direct or indirect continuous surface connection with rivers, marine areas or other definitively jurisdictional waters.

Department of the Army authorization from USACE is required for placement of dredged and/or fill material into waters of the U.S., including wetlands and/or performing work in waters protected by the Rivers and Harbors Act. Information about USACE permitting as well as access to a permit application and detailed instructions for preparing and submitting a complete application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

V/r, Greg



**US Army Corps
of Engineers®**

Greg Mazer

Project Manager, North Central Section | Regulatory
Division | U.S. Army Corps of Engineers | Alaska District
Cell: 907.347.9059 | Regulatory Main Line: 907.753.2717

Website: www.poa.usace.army.mil/missions/regulatory

RRS REGULATORY
beta REQUEST
SYSTEM

Streamline the permitting process with the
Regulatory Request System (RRS) — your new
online platform for permit applications.

rrs.usace.army.mil

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, September 15, 2026 3:44 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Deception Bluff (CC)

Hello Chris,

PD&E has no objection to the variance and no further comments.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Wednesday, September 9, 2026 4:20 PM
To: Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Code Compliance <Code.Compliance@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; msbaddressing <MSBAddressing@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Thomas <Sarah.Thomas@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; admin@waco-ak.org; williambrewergm@yahoo.com; randalesparks@gmail.com; toddsmoldon1@gmail.com; Ron Bernier <Ron.Bernier@matsu.gov>
Subject: RFC Deception Bluff (CC)

Hello,

The link below is to the RFC packet for the Deception Bluff Subdivision. Please ensure that all comments are submitted by September 30, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [Deception Bluff](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Permit Center
Sent: Thursday, September 10, 2026 10:33 AM
To: Chris Curlin
Subject: RE: RFC Deception Bluff (CC)

No comments from Development Services.

Brandon Tucker
Permit Technician
[Development Services Division](#)
Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer AK 99645
P (907) 861-7871
F (907) 861-8158

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Wednesday, September 9, 2026 4:20 PM
To: Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Code Compliance <Code.Compliance@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; msbaddressing <MSBAddressing@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Thomas <Sarah.Thomas@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; admin@waco-ak.org; williambrewergm@yahoo.com; randalesparks@gmail.com; toddsmoldon1@gmail.com; Ron Bernier <Ron.Bernier@matsu.gov>
Subject: RFC Deception Bluff (CC)

Hello,

The link below is to the RFC packet for the Deception Bluff Subdivision. Please ensure that all comments are submitted by September 30, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [Deception Bluff](#)

Sincerely,

Chris Curlin
Platting Technician



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

30 September 2026

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat(s) and has no comments or recommendations.

- **DECEPTION BLUFF**
(MSB Case # 2026-107)
- **KAY ESTATES 2026**
(MSB Case # 2026-110)
- **DAVE GROW'S CREEKSIDE ESTATES RESUBDIVIDED**
(MSB Case # 2026-111)

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

A handwritten signature in dark ink, appearing to read "Brandon Echols", written in a cursive style.

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, September 16, 2026 9:20 AM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Deception Bluff (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

1001 Northway Dr., 1st Floor, Anchorage, AK 99508

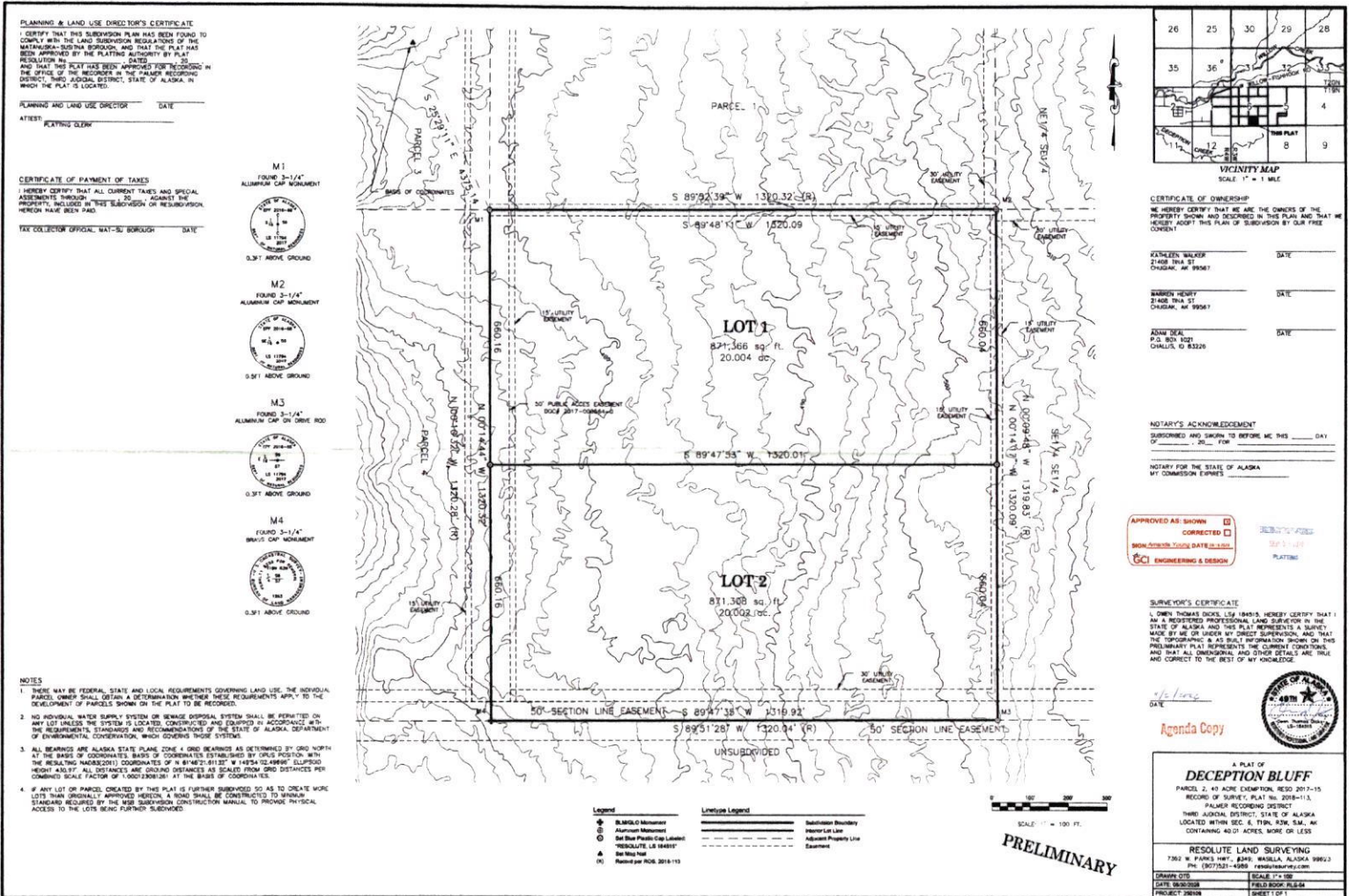
e: OSPDesign@gci.com | w: www.gci.com

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Wednesday, September 9, 2026 4:20 PM
To: Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Code Compliance <Code.Compliance@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; msbaddressing <MSBAddressing@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Thomas <Sarah.Thomas@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; admin@waco-ak.org; williambrewergm@yahoo.com; randalesparks@gmail.com; toddsmoldon1@gmail.com; Ron Bernier <Ron.Bernier@matsu.gov>
Subject: RFC Deception Bluff (CC)

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

Hello,

The link below is to the RFC packet for the Deception Bluff Subdivision. Please ensure that all comments are submitted by September 30, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. _____, DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE 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 PAYMENT OF TAXES

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

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH _____ DATE _____

M1
 FOUND 3-1/4"
 ALUMINUM CAP MONUMENT
 STATE OF ALASKA
 EPF 2016-68
 S 16 S6
 LS 11794 2017
 DEPT. OF NATURAL RESOURCES
 0.3FT ABOVE GROUND

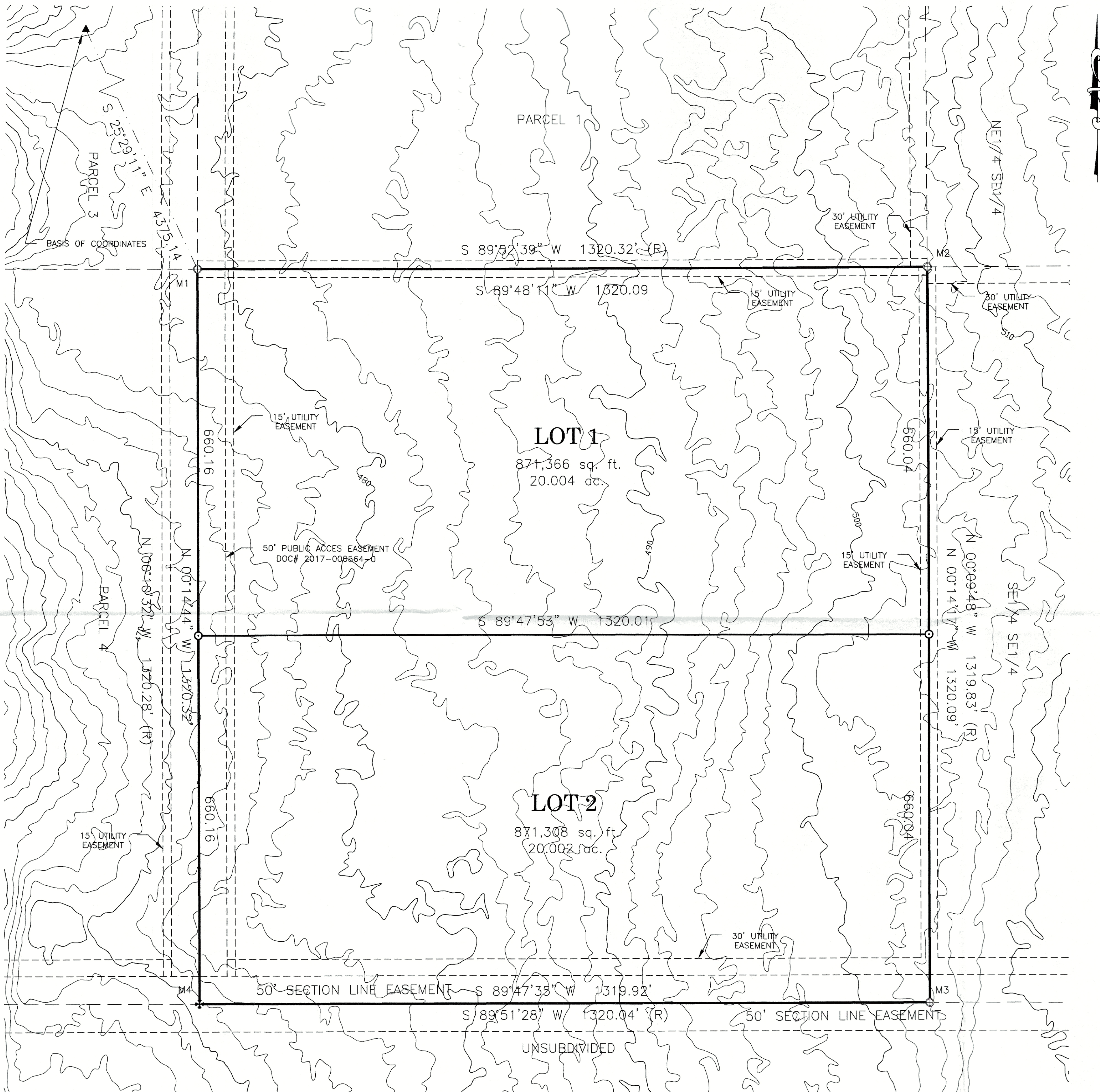
M2
 FOUND 3-1/4"
 ALUMINUM CAP MONUMENT
 STATE OF ALASKA
 EPF 2016-68
 SE 16 S6
 LS 11794 2017
 DEPT. OF NATURAL RESOURCES
 0.5FT ABOVE GROUND

M3
 FOUND 3-1/4"
 ALUMINUM CAP ON DRIVE ROD
 STATE OF ALASKA
 EPF 2016-68
 E 16 S6
 LS 11794 2017
 DEPT. OF NATURAL RESOURCES
 0.3FT ABOVE GROUND

M4
 FOUND 3-1/4"
 BRASS CAP MONUMENT
 ALASKA CADASTRAL SURVEY
 1963
 DEPT. OF LAND MANAGEMENT
 0.3FT ABOVE GROUND

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 SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. ALL BEARINGS ARE ALASKA STATE PLANE ZONE 4 GRID BEARINGS AS DETERMINED BY GRID NORTH AT THE BASIS OF COORDINATES. BASIS OF COORDINATES ESTABLISHED BY OPUS POSITION WITH THE RESULTING NAD83(2011) COORDINATES OF N 61°46'21.61132" W 149°54'02.49696" ELLIPSOID HEIGHT 430.97'. ALL DISTANCES ARE GROUND DISTANCES AS SCALED FROM GRID DISTANCES PER COMBINED SCALE FACTOR OF 1.000123081261 AT THE BASIS OF COORDINATES.
4. IF ANY LOT OR PARCEL CREATED BY THIS PLAT IS FURTHER SUBDIVIDED SO AS TO CREATE MORE LOTS THAN ORIGINALLY APPROVED HEREON, A ROAD SHALL BE CONSTRUCTED TO MINIMUM STANDARD REQUIRED BY THE MSB SUBDIVISION CONSTRUCTION MANUAL TO PROVIDE PHYSICAL ACCESS TO THE LOTS BEING FURTHER SUBDIVIDED.

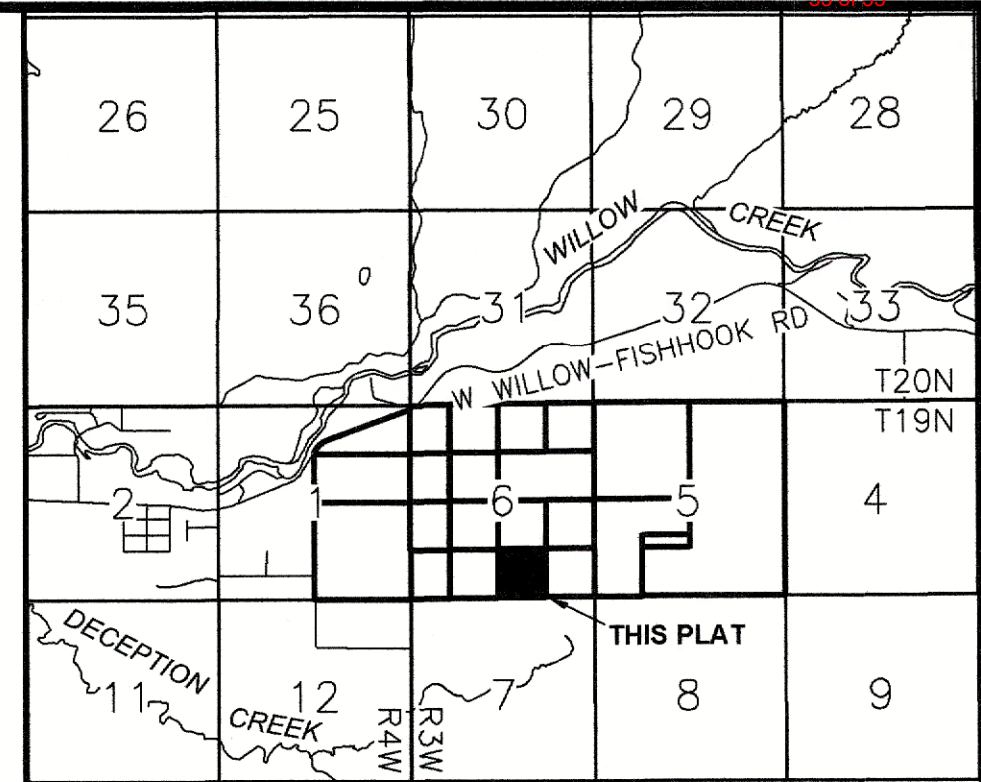


Legend
 BLM/GLO Monument
 Aluminum Monument
 Set Blue Plastic Cap Labeled: "RESOLUTE, LS 184515"
 Set Mag Nail
 Record per ROS, 2018-113

Linetype Legend
 Subdivision Boundary
 Interior Lot Line
 Adjacent Property Line
 Easement

0' 100' 200' 300'
 SCALE: 1" = 100 FT.

PRELIMINARY



VICINITY MAP
 SCALE: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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

KATHLEEN WALKER _____ DATE _____
 21408 TINA ST
 CHUGIAK, AK 99567

WARREN HENRY _____ DATE _____
 21408 TINA ST
 CHUGIAK, AK 99567

ADAM DEAL _____ DATE _____
 P.O. BOX 1021
 CHALLIS, ID 83226

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

RECEIVED
 SEP 03 2026
 PLATTING

SURVEYOR'S CERTIFICATE

I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE TOPOGRAPHIC & AS BUILT INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

9/2/2026
 DATE

Agenda Copy



A PLAT OF
DECEPTION BLUFF
 PARCEL 2, 40 ACRE EXEMPTION, RESO 2017-15
 RECORD OF SURVEY, PLAT No. 2018-113,
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 LOCATED WITHIN SEC. 6, T19N, R3W, S.M., AK
 CONTAINING 40.01 ACRES, MORE OR LESS

RESOLUTE LAND SURVEYING
 7362 W. PARKS HWY., #349; WASILLA, ALASKA 99623
 PH: (907)521-4989 resolutesurvey.com

DRAWN: OTD
 DATE: 08/30/2026
 PROJECT: 250109
 SCALE: 1" = 100'
 FIELD BOOK: RLS-04
 SHEET 1 OF 1