



cleared for a field many years ago and has substantial second growth trees. The remainder retains native mature birch, spruce and aspen trees with smaller brush and grass. Receiving soils were consistently sands and gravels with varying trace amounts of silt. The holes encountered 2.5'-3.8' of loess silt topsoils with a thin organic layer near the surface. No percolation tests were required. Soils logs are attached. Groundwater was not encountered; testholes were dug to 12.3'-15'. Each of the proposed lots will contain 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area. General drainage patterns are indicated on the attached testhole location map. When the road is extended to the west, drainage will be modified slightly and portions of the cul-de-sac ditched through. Overall area drainage will not be significantly affected by this four lot project.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. The borough has accepted E. Wolf Creek Road up to the temporary cul-de-sac on the south side of Lot 6C. According to the surveyor, the road in front of Lot 6D is constructed, but does not have topping. The portion west of the temporary cul-de-sac has not been inspected and approved by the Capital Project Engineer. Per MSB 43.20.140, roads need conform to the Subdivision Construction Manual which includes road signoff. The engineer will need to provide evidence that portion of the road providing access to Lot 6D is constructed to residential standards and is signed off by the borough engineer ***Recommendation #4.*** Pursuant to MSB 43.20.320 Frontage, each lot and tract has over 60' frontage onto E. Wolf Creek Road.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit C**) has no issues. Code Compliance notes (**Exhibit D**) this parcel is in FIRM #7245, Zone X, no open cases, not in a Special Land Use District (SpUD), and has no further comments. Planner (**Exhibit E**) had no comments. Land and Resource Management Division (**Exhibit F**) notes no MSB owned lands are affected by the subdivision and have no objection to the subdivision. Cultural Resources (**Exhibit G**) has no objections to the platting action; however, they recommend caution during construction in the event cultural remains may be recovered.

**Utilities:** (**Exhibit H**) MTA has no objections; Enstar has no comments, recommendations, or objections; GCI approved as shown. MEA did not respond.

**General Public:** (**Exhibit I**) Steven Sawyer, owner of tax parcel B5, stated "This change makes sense for the development to have continuity of lot size. It is in the best interest of the neighborhood."

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from ADOT&PF; ADF&G; US Army Corps of Engineers; US Postmaster; Assembly Member Doty; Fishhook Community Council; Fire Service Area #132 Greater Palmer; Road Service Area #25 Bogard; MSB Dept of Emergency Svs; MSB Capital Project Department; Assessments; Permit Center; Pre-Design Division; or MEA.

**CONCLUSION:** The abbreviated plat of Vail Estates Phase 2 RSB Block 4 Lot 6 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats and MSB 43.15.025 Abbreviated Plats. There were no objections to the plat from any federal or state agency, or Borough department. No objections were received from the general public in response to the Notice of Public Hearing. Legal access is provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. Physical Access needs to be provided per MSB 43.20.140, Physical Access. The engineer has provided a geotechnical report pursuant to MSB 43.20.281(A).

**RECOMMENDATIONS:**

**Staff recommends approval with the following conditions and findings:**

1. Taxes and special assessments must be current prior to the recording the plat, 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 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
3. Construct E. Wolf Creek Road to provide physical access to Lot 6D, obtain Capital Project Engineer road signoff prior to recordation.
4. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
5. Submit final plat in full compliance with Title 43.

**FINDINGS:**

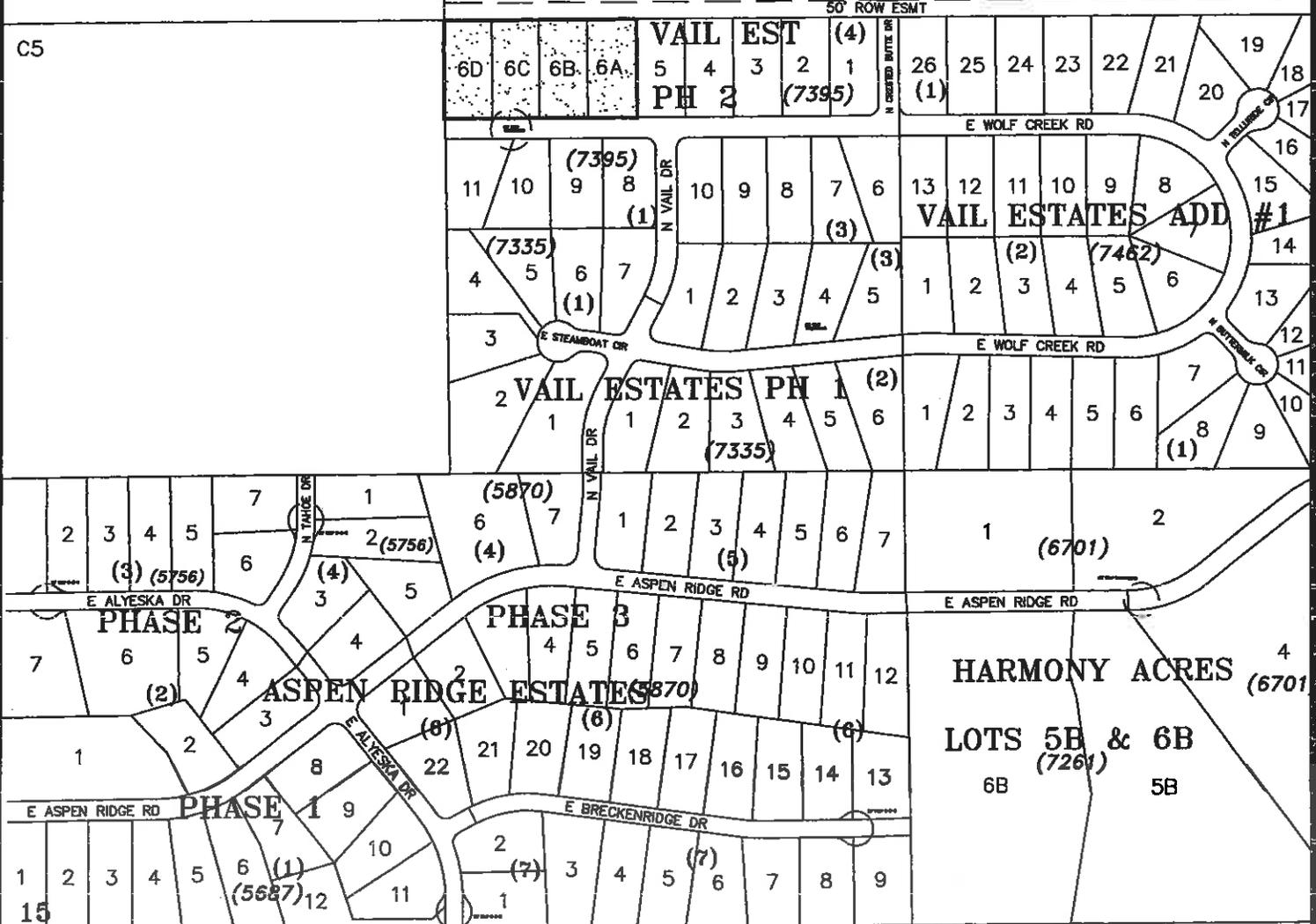
1. The plat of Vail Estates Phase 2 RSB Block 4 Lot 6 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats and MSB 43.15.025 Abbreviated Plats.
2. There were no objections to the plat from any federal or state agencies, Borough department, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from ADOT&PF; ADF&G; US Army Corps of Engineers; US Postmaster; Assembly Member Doty; Fishhook Community Council; Fire Service Area #132 Greater Palmer; Road Service Area #25 Bogard; MSB Dept of Emergency Svcs; MSB Capital Project Department; Assessments; Permit Center; Pre-Design Division; or MEA.
5. Lot sizes and useable area are consistent with MSB 43.20.281, Area.
6. Petitioners' engineer of record submitted an engineering statement pursuant to MSB 43.20.281(A) Area, verifying each lot has 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area on each lot being created with this plat.
7. Frontage for the subdivision lots exists pursuant to MSB 43.20.320 Frontage.
8. Legal access is provided to the proposed lots, consistent with MSB 43.20.100 Access Required, and MSB 43.20.120 Legal Access. Physical access must be proven to be in compliance with the Subdivision Construction Manual per MSB 43.20.140, Physical Access.

B5

B3

A5

# SUBJECT PROPERTY



22 B1

A4

## VICINITY MAP

FOR VAIL EST PH 2 RSB B/4 L/6  
LOCATED WITHIN

SECTION 15, T18N, R01E, SEWARD MERIDIAN,  
ALASKA

WASILLA 01 MAP

### EXHIBIT A



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED  
DEC 08 2015  
PLATTING

December 8, 2015

Paul Hulbert  
MSB Platting Officer  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: Lot6A, 6B, 6C, 6D Block 4 Vail Estates Phase 2; Useable Areas & Drainage  
HE Project # 14011

Dear Mr. Hulbert:

At the request of PBJJ Investments, LLC we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots from an existing 3.7 acre lot. Our soils investigation included review of six of our earlier testholes, review of the provided topography information and observing conditions at the site. See the attached testhole location, drainage and topography map for details.

Topography. The property is relatively level, with slopes averaging less than 2%. One rather minor valley feature runs through the parcel, then encounters an existing ditch along the road which forms the southern border. Overall, grades are generally directed to the southeast. Several very minor areas have slopes indicated as over 25% and are delineated on the attached map. The provided LiDAR topography shows a total elevation differential for the parcel of approximately 10'.

Soils & Vegetation. Approximately 2/3 of the parent parcel nearest the northwest corner was apparently previously cleared for use as a field many years ago, and has substantial second growth trees. Undeveloped portions of the parcel retain native mature birch, spruce and aspen trees with various smaller brush and grass. Receiving soils logged in the 6 proximate testholes were consistently sands and gravels with varying trace amounts of silt. The holes encountered 2.5' to 3.8' of loess silt topsoils with a thin organic layer near the surface. No percolation tests were required. Copies of 6 soils logs are attached to this submittal.

Groundwater. Groundwater was not encountered in any of the 6 test holes, dug to depths of 12.3' to 15'. Groundwater is not expected to be a limiting factor for development.

EXHIBIT B-1

Useable Areas. The proposed lots have some limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Septic area is primarily limited by lotlines, areas with over 25% slope and setbacks to water wells. For building area, lotline setbacks, utility easements and ROW setbacks will be limiting factors. However, in each case the lots contain enough area to meet the useable area requirements. Based on the available soils testing, topography & water table information, MSB Code definitions, and our observations at the site, ***each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area. Each proposed lot will also contain an additional 10,000 square feet of useable building area.***

Drainage. As no road construction is needed, no drainage plan is required. Nonetheless, we have indicated general drainage patterns on the attached drawing, as well as existing drainage structures. Drainage along the existing road was developed during the road project; when the road is extended to the west drainage will be modified slightly and portions of the cul-de-sac ditched through. The future drainage plan was developed for the ongoing Vail Addition #2 project. In any case, overall area drainage will not be significantly affected by this 4-lot project.

Please feel free to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: PBJJ Investments, LLC w/attachments

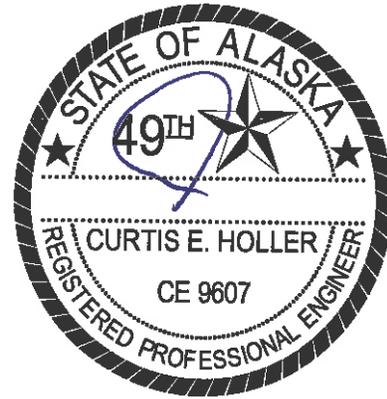
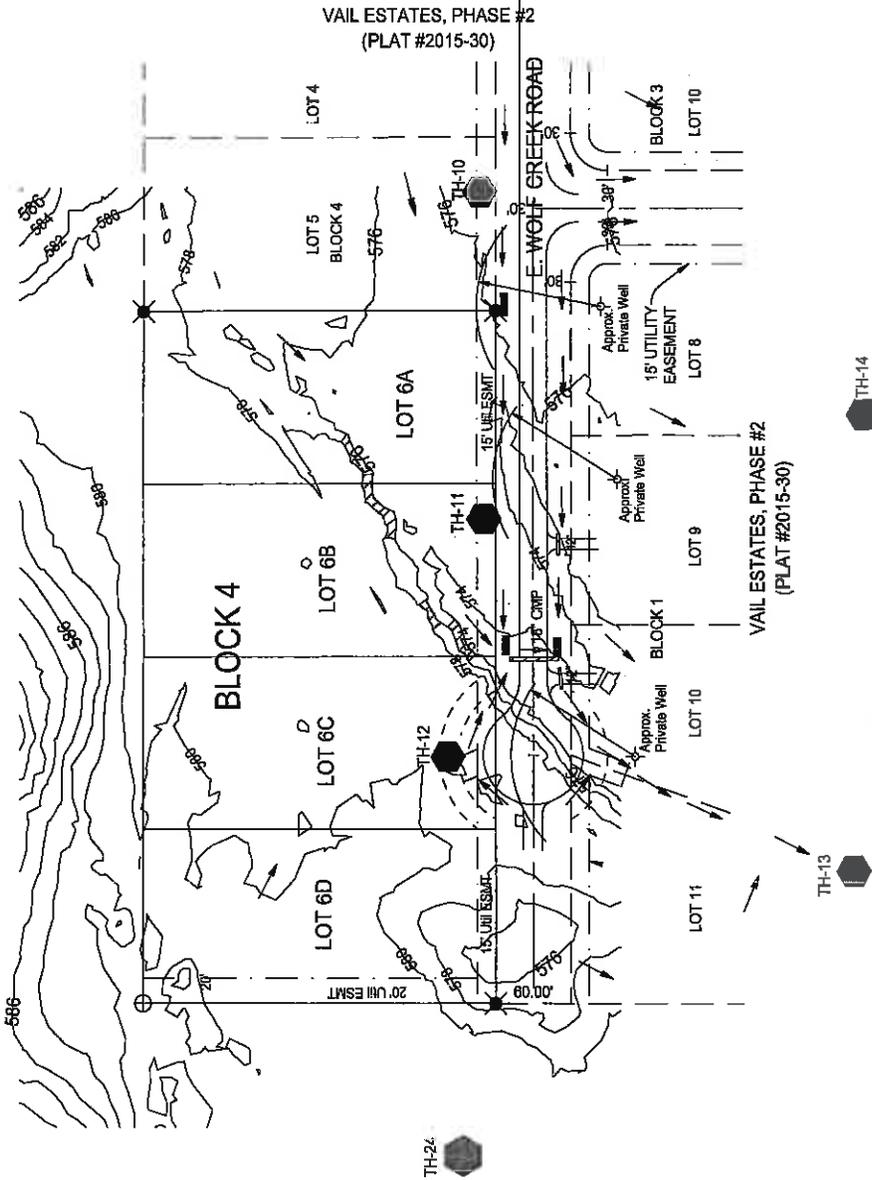


EXHIBIT B-2



Lot 6 Block 4 Vail Estates Resub  
Topography, Drainage and Testhole Map



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

12-7-15 Scale: 1"= 100' Job # 14011

## EXHIBIT B-3

**Notes:**

1. Arrows denote apparent drainage patterns.
2. TH locations approx., base drawing & topo provided by others.
3. Hatched areas are +25% grade.
4. = drainage infiltration point, existing.







# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 12 of 14

Performed For: Hansini, LLC

Legal Description: TP C6 S15 T18N R1E SM

Depth, feet	Soil Type	Slope	Site Plan			
1	OL		See attached testhole & topo map ↑ N ↓			
2	ML					
3	<b>SP-GP</b> OLIVE, CLEAN TO SLIGHT TRACE SILT, MEDIUM TO MEDIUM COARSE SANDS, ROCK TO 6" FEW TO 12" FROM 5' to 9'					
4						
5						
6						
7						
8						
9						
10						
11						
12						
13	NO GWT	WAS GROUNDWATER ENCOUNTERED? <u>No</u> IF YES, AT WHAT DEPTH? <u>N/A</u> DEPTH AFTER MONITORING? <u>N/A</u>				
<b>PERCOLATION TEST</b>						
	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only					
	PERCOLATION RATE _____ (min/inch)		PERC HOLE DIAMETER _____			
	TEST RUN BETWEEN <u>  </u> FT AND <u>  </u> FT DEPTH					
	COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u>					
	PERFORMED BY: C. Holler			DATE: 3-6-14		

EXHIBIT B-6







## Amy Otto-Buchanan

---

**From:** Will Barickman  
**Sent:** Thursday, December 10, 2015 8:52 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Jim Jenson; Terry Dolan  
**Subject:** RE: Vail Est Ph 2 RSB B4 L6 #15-193 AOB

No issue with O&M

Will Barickman  
Road Maintenance Superintendent 1  
PH: (907) 745-9816  
Cell :(907) 355-9816  
Fax (907) 746-5769  
E- mail: [will.barickman@matsugov.us](mailto:will.barickman@matsugov.us)

---

**From:** Jim Jenson  
**Sent:** Wednesday, December 09, 2015 2:24 PM  
**To:** Will Barickman  
**Cc:** Terry Dolan  
**Subject:** FW: Vail Est Ph 2 RSB B4 L6 #15-193 AOB

RSA 25

---

**From:** Amy Otto-Buchanan **On Behalf Of** Platting  
**Sent:** Wednesday, December 09, 2015 2:10 PM  
**To:** Zafian, Holly K (DFG) ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [CEPOA-RD-S@usace.army.mil](mailto:CEPOA-RD-S@usace.army.mil); [shane.m.mcoy@usace.army.mil](mailto:shane.m.mcoy@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); John Aschenbrenner; [barbdotymd@gmail.com](mailto:barbdotymd@gmail.com); Barbara Doty; joe irvine ([joeri@mtaonline.net](mailto:joeri@mtaonline.net)); [akers@mtaonline.net](mailto:akers@mtaonline.net); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); Richard Boothby; John McNutt ([jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org)); Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Robin L. Leighty ([Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)); GCI; 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
**Subject:** Vail Est Ph 2 RSB B4 L6 #15-193 AOB

Attached is the Request for Comments (RFC) for the resubdivision of Lot 6, Block 4, Vail Estates Phase 2; MSB Case #2015-193, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Geotechnical Report and preliminary plat. Comments are due by December 30, 2015. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan  
Platting Technician  
email: [amy.otto@matsugov.us](mailto:amy.otto@matsugov.us)  
Phone: 861.7872 (direct line)

**EXHIBIT C**



Matanuska - Susitna Borough  
Development Services

# MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

DEC 09 2015 350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488  
PHONE 861-7874 • FAX 861-8407

Received

Comments Due: December 9, 2015

Date: December 30, 2015

## Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Borough Services
AK Dept. of Transportation – Palmer	Open Cases Y or <b>N</b>
AK Dept. of Transportation – Aviation	SpUD Y or <b>N</b>
AK DNR, Division of Mining/Land/Wa	FIRM # <u>7245</u> Zone <u>X</u>
AK DNR, Public Access Defense	Comments: _____
AK DNR, Division of Agriculture	_____
AK DF&G, Habitat Mgmt. & Permitting	_____
AK DF&G, Division of Sport Fish	Date: <u>12/10/15</u> By: <u>[Signature]</u>
AK Railroad, Engineering Department	_____
Corp of Engineers	Assembly District #6
U.S. Postmaster	
City of: Wasilla	
Community Council: Fiehnook	
Fire Service Area: #192 Greater Pal...	
Road Service Area: #25 Bogard	
MSB – Borough Attorney	

Title:	VAIL ESTATES PHASE 2 RSB BLOCK 4 LOT 6
Location:	SEC 15, T18N, R01E, S.M, AK
Petitioner:	PBJJ INVESTMENTS, LLC
Address:	PO BOX 3004 PALMER AK 99645
Surveyor:	COTTINI LAND SURVEYING
Address:	PO BOX 2748 PALMER AK 99645
Engineer:	HOLLER ENGINEERING
Address:	3375 N. SAMS DRIVE WASILLA AK 99654

The request is to create four lots from Lot 6, Block 4, Vail Estates Phase 2, Plat No. 2015-30, Section 15, Township 18 North, Range 01 East, SM AK, to be known as LOTS 6A-6D, containing 3.678+ acres.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **December 30, 2015** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **January 6, 2016**.

Sincerely,

*Amy A. Otto-Buchanan*

Amy Otto-Buchanan  
Platting Technician  
direct line: 861-7872

[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

*Providing Outstanding Borough Services to the Matanuska-Susitna Community.*

Case #: 2015-193 Tax ID: 57395B04L006 Tax Map #: WA 01 Pre-App Date: 04/29/15

EXHIBIT D

## Amy Otto-Buchanan

---

**From:** Susan Lee  
**Sent:** Thursday, December 10, 2015 7:33 AM  
**To:** Platting  
**Subject:** RE: Vail Est Ph 2 RSB B4 L6 #15-193 AOB

No comment.

Susan

Susan Lee  
Planner II  
Matanuska-Susitna Borough  
907-861-7862 (Direct Line)  
907-861-7876 (FAX)

---

**From:** Amy Otto-Buchanan **On Behalf Of** Platting  
**Sent:** Wednesday, December 09, 2015 2:10 PM  
**To:** Zafian, Holly K (DFG) ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [CEPOA-RD-S@usace.army.mil](mailto:CEPOA-RD-S@usace.army.mil); [shane.m.mcoy@usace.army.mil](mailto:shane.m.mcoy@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); John Aschenbrenner; [barbdotymd@gmail.com](mailto:barbdotymd@gmail.com); Barbara Doty; joe irvine ([joeri@mtaonline.net](mailto:joeri@mtaonline.net)); [akers@mtaonline.net](mailto:akers@mtaonline.net); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); Richard Boothby; John McNutt ([jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org)); Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Robin L. Leighty ([Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)); GCI; 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
**Subject:** Vail Est Ph 2 RSB B4 L6 #15-193 AOB

Attached is the Request for Comments (RFC) for the resubdivision of Lot 6, Block 4, Vail Estates Phase 2; MSB Case #2015-193, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Geotechnical Report and preliminary plat. Comments are due by December 30, 2015. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan  
Platting Technician  
email: [amy.otto@matsugov.us](mailto:amy.otto@matsugov.us)  
Phone: 861.7872 (direct line)

**EXHIBIT E**



# MATANUSKA-SUSITNA BOROUGH

## Community Development

### Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

#### MEMORANDUM

DATE: December 9, 2015  
TO: Paul Hulbert, Platting Officer  
FROM: Land & Resource Management *PH*  
SUBJECT: Preliminary Plat Comments / Case #2015-193

---

RECEIVED

DEC 09 2015

PLATTING

Platting Tech: Amy Otto-Buchanan  
Public Hearing: January 6, 2016  
Applicant / Petitioner: PBJJ Investments, LLC  
TRS: 18N01E15  
Tax ID: 57395B04L006  
Subd: Vail Estates PH 2  
Tax Map: WA 01

#### Comments:

- No borough-owned land affected by subdivision.
- No objection.

EXHIBIT F



## MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9859 • Fax (907) 745-9876

### MEMORANDUM

**DATE:** 10 December 2015  
**TO:** Amy Otto-Buchanan, Platting Technician  
**FROM:** Sandra Cook, Architectural Historian  
**SUBJECT:** Abbreviated Plat  
**TITLE:** Vail Estates Phase 2RSB Block 4 Lot 6  
**LEGAL:** Section 15, T18N, R01E, SM  
**TAX MAP:** WA 01

### NO OBJECTION

Cultural Resources Division staff has reviewed the above application and finds there is are no known *recorded* sites on said property. This conclusion was derived through research of the documented sites on file in the Cultural Resources Division of the Matanuska-Susitna Borough and sites documented in Alaska Heritage Resource files at the State Office of History and Archaeology.

While we have no objection to the proposed Platting action on the said property, and our records are not complete, we recommend caution during construction or related activities in the event cultural remains may come to light or be recovered. If cultural resources are found as a result of the above mentioned activity we would appreciate the chance to document them to augment our knowledge of local history. Cultural remains may include features such as cache pits, house pits, garbage pits, depressions and/or other non removable indications of human activity, as well as, artifacts, buildings, machinery, etc.

Recording of cultural resources or other remains does not change ownership status of materials found, they belong to the property owner, nor does it prohibit your activity request. If cultural remains are located please contact this office at (907) 861-8655 as soon as possible. This would enable us to photograph and record any cultural materials that may be observed. Thank you for your cooperation. We appreciate you helping us learn more about our past.

Sincerely,

Sandra Cook  
Architectural Historian

NOTE§A.S.11.46.482 (a) of the Alaska Statutes states that

A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...

(3) If a person knowingly

(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb, grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

EXHIBIT G

## Amy Otto-Buchanan

---

**From:** Becky Glenn <[rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)>  
**Sent:** Friday, December 11, 2015 8:40 AM  
**To:** Platting  
**Subject:** RE: Vail Est Ph 2 RSB B4 L6 #15-193 AOB

Amy,

MTA has reviewed the preliminary plat for Vaile Est. Ph 2 RSB B4 L6; MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn  
MTA

**From:** Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] **On Behalf Of** Platting  
**Sent:** Wednesday, December 09, 2015 2:10 PM  
**To:** Zafian, Holly K (DFG) ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)) <[holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)>; [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [CEPOA-RD-S@usace.army.mil](mailto:CEPOA-RD-S@usace.army.mil); [shane.m.mcoy@usace.army.mil](mailto:shane.m.mcoy@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; [barbdotymd@gmail.com](mailto:barbdotymd@gmail.com); Barbara Doty <[Barbara.Doty@matsugov.us](mailto:Barbara.Doty@matsugov.us)>; joe irvine ([joeri@mtaonline.net](mailto:joeri@mtaonline.net)) <[joeri@mtaonline.net](mailto:joeri@mtaonline.net)>; [akers@mtaonline.net](mailto:akers@mtaonline.net); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); Richard Boothby <[Richard.Boothby@matsugov.us](mailto:Richard.Boothby@matsugov.us)>; John McNutt ([jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org)) <[jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org)>; Elizabeth Weiant <[Elizabeth.Weiant@matsugov.us](mailto:Elizabeth.Weiant@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Sandra Cook <[Sandra.Cook@matsugov.us](mailto:Sandra.Cook@matsugov.us)>; Capital Projects <[Capital.Projects@matsugov.us](mailto:Capital.Projects@matsugov.us)>; Cindy Corey <[Cindy.Corey@matsugov.us](mailto:Cindy.Corey@matsugov.us)>; Bob Walden <[robert.walden@matsugov.us](mailto:robert.walden@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Sheila Armstrong <[Sheila.Armstrong@matsugov.us](mailto:Sheila.Armstrong@matsugov.us)>; Tracy McDaniel <[Tracy.McDaniel@matsugov.us](mailto:Tracy.McDaniel@matsugov.us)>; Jennifer Ballinger <[Jennifer.Ballinger@matsugov.us](mailto:Jennifer.Ballinger@matsugov.us)>; Terry Dolan <[Terry.Dolan@matsugov.us](mailto:Terry.Dolan@matsugov.us)>; Jim Jenson <[James.Jenson@matsugov.us](mailto:James.Jenson@matsugov.us)>; Nicole Wilkins <[Nicole.Wilkins@matsugov.us](mailto:Nicole.Wilkins@matsugov.us)>; Theresa Taranto <[Theresa.Taranto@matsugov.us](mailto:Theresa.Taranto@matsugov.us)>; Susan Lee <[Susan.Lee@matsugov.us](mailto:Susan.Lee@matsugov.us)>; Eileen Probasco <[Eileen.Probasco@matsugov.us](mailto:Eileen.Probasco@matsugov.us)>; Jessica Smith <[Jessica.Smith@matsugov.us](mailto:Jessica.Smith@matsugov.us)>; Frankie Barker <[Frankie.Barker@matsugov.us](mailto:Frankie.Barker@matsugov.us)>; Permit Center <[PermitCenter@matsugov.us](mailto:PermitCenter@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; MEA <[mearow@matanuska.com](mailto:mearow@matanuska.com)>; Becky Glenn <[rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)>; Jessica Thompson <[jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)>; [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Robin L. Leighty ([Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)) <[Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)>; GCI <[ospolesign@gci.com](mailto:ospolesign@gci.com)>; 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com)) <[dblehm@gci.com](mailto:dblehm@gci.com)>  
**Subject:** Vail Est Ph 2 RSB B4 L6 #15-193 AOB

**Be wary of unsolicited attachments, even from people you know** - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

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Attached is the Request for Comments (RFC) for the resubdivision of Lot 6, Block 4, Vail Estates Phase 2; MSB Case #2015-193, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Geotechnical Report and preliminary plat. Comments are due by December 30, 2015. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan  
Platting Technician  
email: [amy.otto@matsugov.us](mailto:amy.otto@matsugov.us)



**ENSTAR Natural Gas Company**  
A DIVISION OF SEMCO ENERGY  
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

December 10, 2015

Amy Otto-Buchanan, Platting Technician  
Matanuska-Susitna Borough, Platting Division  
350 East Dahlia Avenue  
Palmer, AK 99645-6488

Subject: Abbreviated Plat Request for Comments – Vail Estates Phase 2 RSB Block 4 Lot 6  
(Case No. 2015-193)

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject Abbreviated Plat and has no comments, recommendations, or objections.

If you have any questions, please feel free to contact me at 907-334-7753 or by email at [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Diederich".

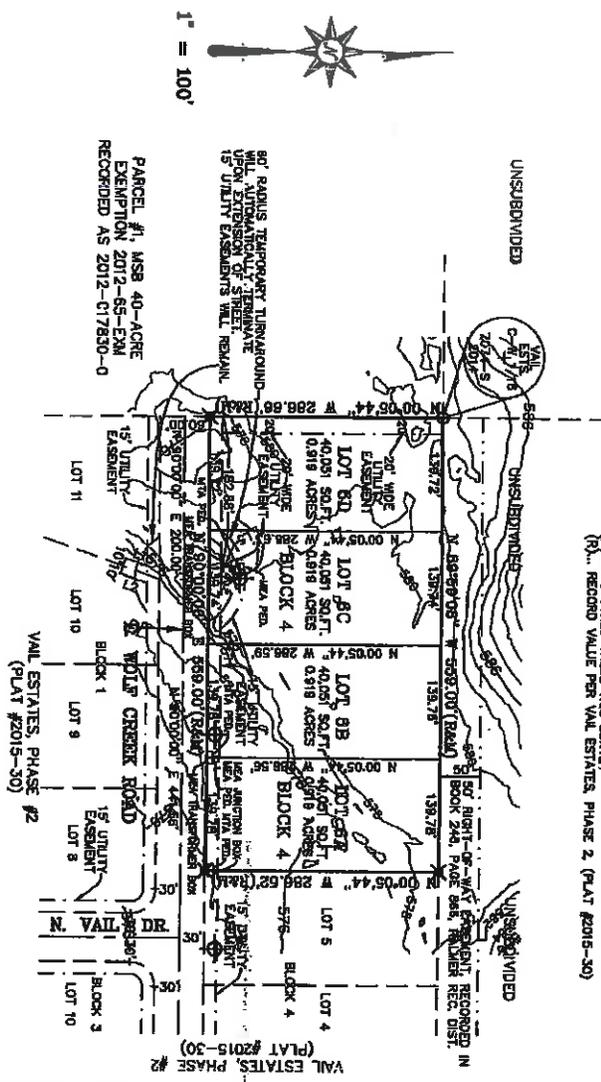
Jennifer Diederich  
Right-of-Way Supervisor  
ENSTAR Natural Gas Company

**EXHIBIT H-2**

**CERTIFICATE OF PAYMENT OF TAXES**  
 HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2015 AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION, HAVE BEEN PAID.  
 Municipality: Sitka Borough Tax Collection Office

**RESTRICTIVE COVENANTS**  
 RESTRICTIVE COVENANTS WERE RECORDED ON APRIL 9, 2015 AT THE PALMER RECORDING DISTRICT AS SERIAL NUMBER 2015-009836-0

- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS CONCERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL, PARTIAL OWNER OR PERSONIFICATION, WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
  2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND REGULATIONS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS. UTILITY FACILITIES MAY ONLY BE PLACED WITHIN A TEMPORARY CU-DE-SAC DRAINAGE EASEMENT OR SLOPE EASEMENT WITH A BROADWAY UTILITY PERMIT.
- LEGEND**
- ① FOUND 2-1/2" ALUMINUM CAP MONUMENT ON 2-1/2" x 3" GALVANIZED IRON PIPE 28" IN THE GROUND, MARKED AS SHOWN "G19 1S-7074"
  - ② SET 3/4" x 3/4" ALUMINUM CAP MONUMENT AND 1/2" RED PLASTIC CAP STAMPED "G19 1S-7074"
  - (M) MEASURED VALUE THIS SURVEY
  - (R) RECORD VALUE PER VAL ESTATES, PHASE 2 (PLAT #2015-30)



**TOPOGRAPHY NOTE**  
 THE TOPOGRAPHY SHOWN HEREON IS FROM THE MATANUSKA-SITKA BOROUGH 2011/2012 UDMR TOPOGRAPHY, AS REFERENCED TO ITEMS VISIBLE ON THE ACCOMPANYING ORTHO RECIPIED PHOTOS.

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATION**  
 I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SITKA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AND AUTHORITY BY PLAT RESOLUTION NO. 2015-01 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.

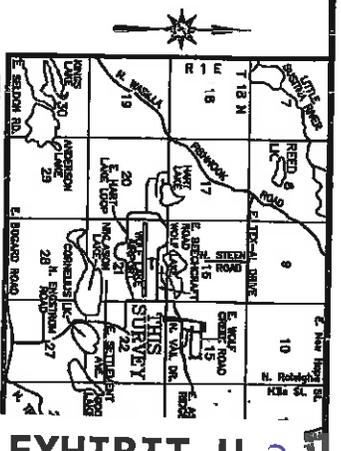
Planning and Land Use Director \_\_\_\_\_ Date \_\_\_\_\_  
 Attest: \_\_\_\_\_  
 Planning Clerk \_\_\_\_\_

**LINE CHART**

NUMBER	DIRECTION	DISTANCE
1	N 184°44' E	27.26'
2	N 184°44' E	24.25'
3	N 22°52' W	16.25'
4	N 50°07' E	21.71'
5	N 22°52' W	11.83'

**SURVEYOR'S CERTIFICATE**  
 I, ROY V. COTTINI, 7074-RS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN ON THE PLAT HAVE BEEN SET OR DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 Date: 12/11/2015  
 Registration No.: 7074-S  
 ROY V. COTTINI  
 Registered Surveyor

APPROVED AS SHOWN  
 CORRECTED  
 SIGN: *J. Lohr* DATE: 12/11/15  
 ENGINEERING & DESIGN  
 GCI CABLE, INC.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SITKA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JENNIFER M. HANSETH, JR., MEMBER  
 P.O. BOX 3004  
 PALMER, AK 99645  
 Date: \_\_\_\_\_

BONNY K. COTTINI, MEMBER  
 P.O. BOX 3004  
 PALMER, AK 99645  
 Date: \_\_\_\_\_

ROY V. COTTINI, MEMBER  
 P.O. BOX 3004  
 PALMER, AK 99645  
 Date: \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SHOWN TO BEFORE ME  
 FOR \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 Notary for the State of Alaska  
 My Commission Expires \_\_\_\_\_

**PRELIMINARY PLAT**  
 12/4/2015

**VAL ESTATES PHASE #2**  
 A PLAT OF  
 A SEPARATE OF  
 PLAT #2015-30  
 LOCATED WITHIN THE  
 NE 1/4 SW 1/4 OF  
 SECTION 16, T. 18 N., R. 1 PLATTING  
 SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 CONTAINING 5.878 ACRES MORE OR LESS

Proposed By:  
**COTTINI LAND SURVEYING**  
 P.O. Box 5748 • Palmer, Alaska 99645 • (907) 748-1188

Date:	Dec. 1, 2015	Job No.:	14-82	Field Book:	18-01
Scale:	1" = 100'	Drawn/Checked:	PVC / P.V.C.	Sheet:	



**MATANUSKA-SUSITNA BOROUGH**  
**PLATTING DIVISION**  
 350 EAST DAHLIA AVENUE  
 PALMER, ALASKA 99645  
 PHONE 861-7874 FAX 861-8407



U.S. POSTAGE PITNEY BOWES  
 ZIP 99645 \$ 000.41  
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118N01E15B005 21  
 SAWYER STEVEN C  
 2124 N TABASCO CAT DR  
 PALMER, AK 99645-8893

**FIRST CLASS**  
*Non-objection*  
**RECEIVED**  
 DEC 31 2015  
**PLATTING**

996458893 H006

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER:** **PBJ INVESTMENTS LLC** (owners/petitioners)

**REQUEST:** The request is to create four lots from Lot 6, Block 4, **VAIL ESTATES PHASE 2**, Plat No. 2015-30, to be known as **LOTS 6A-6D**.

**LOCATION:** Located within N 1/2 NE 1/4 SW 1/4 Sec 15, T18N, R01E, S.M. AK, lying north of E. Wolf Creek Road and west of N. Vail Drive.

**Community Council:** Fishhook

**Assembly District:** #6: Barbara Doty

**Area:** 3.678 Acres +/-

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Re-Subdivision** on **January 6, 2016**. The meeting begins at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances because your property is within the subdivision or within 600' of the petition area. This will be heard before the **PLATTING OFFICER** and you are invited to attend.

If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mailing this notice to the Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or Fax (907) 861-8407 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received prior to **December 30, 2015** will be included in the Platting packet for the Platting Officer's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Platting Officer, but will be provided as "Hand-Outs". To request additional information please contact the Platting Technician, Amy Otto-Buchanan at (907) 861-7872 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Officer, a person must be designated an *interested party*. See MSB 15.39.010 for definition of "interested Party". The procedures governing appeals to the Platting Board are contained in MSB 43.35.003, which is available on the Matanuska-Susitna Borough internet home page, ([www.matsugov.us](http://www.matsugov.us)), in the Borough Clerk's office, or at various libraries within the borough.

Name: Steven Sawyer Address: Physical 2100 E 55 Valdran Cir Wasilla AK 99654  
Mailing 2124 N Tabasco Cat Dr Palmer AK 99645

Comments: This change makes sense for the development to have  
continuity of lot size. It is in the best interest of the  
neighborhood.