

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 13, 2016**

ABBREVIATED PLAT: **ALEXANDER COLONY FARM**
LEGAL DESCRIPTION: **SEC 09, T17N, R01E, SEWARD MERIDIAN, AK**
PETITIONERS: **KURT AUTOR/DANIEL A. DUNBAR (OWNER)**
SURVEYOR/ENGINEER: **ALASKA RIM ENGINEERING, INC.**
ACRES: 8.99 ± **PARCELS:** 1
REVIEWED BY: **AMY OTTO-BUCHANAN** **CASE:** 2015-198

REQUEST: The request is to plat Tax Parcel C18, which was created by deed, Reception No. 2011-005798-0, as a non-conforming lot, Section 09, Township 17 North, Range 01 East, SM AK, to be known as ALEXANDER COLONY FARM, containing 8.99+ acres.

EXHIBITS

Vicinity Map, Aerial Photos & Bare Earth Imagery **Exhibit A – 5 pgs**
Geotechnical Engineering Report **Exhibit B – 6 pgs**

AGENCY COMMENTS

Capital Projects Department **Exhibit C – 1 pg**
Department of Public Works Operations & Maintenance **Exhibit D - 1 pg**
Code Compliance **Exhibit E – 1 pg**
Planning **Exhibit F – 1 pg**
Land & Resource Management Division **Exhibit G - 1 pg**
Cultural Resources **Exhibit H – 1 pg**
Department of Emergency Services & #130 FSA **Exhibit I - 1 pg**
Utilities **Exhibit J – 2 pgs**
Agencies **Exhibit K - 1 pg**

DISCUSSION: The subject parcel is located north of E. Parks Highway and directly west of S. Hyer Road. Access is S. Hyer Road, owned and maintained by ADOT&PF; petitioner has an ADOT&PF approved driveway permit on file with Platting staff. Tax Parcel C18 was created by a deed and is considered a “non-conforming” lot, which means the lot was not created through the Platting process. This process will “legalize” the lot. The southeast corner is in a Flood Hazard Area. The surveyor has shown the appropriate designation on the plat. Surveyor of record has also provided Section Line Easement documentation and it is on file with Platting staff.

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Mary L. Shreves, PE, Alaska Rim Engineering, Inc. notes a testhole was dug on October 21, 2015; soils encountered consist of surface organics overlaying sand with gravel and silt to 2.5’, underlain

by sand and gravel to the bottom of the testhole at 12'. No groundwater or impermeable layers were encountered. Testhole location map and testhole logs are attached. The lot has a minimum of 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area, and meets the minimum lot size requirements for onsite wastewater disposal as required by MSB 543.20.281(A)(1).

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. Access requirements are met. Petitioner has an approved ADOT&PF driveway permit on file with Platting staff.

Comments: Capital Projects Department (**Exhibit C**) has no comments after review. Department of Public Works Operations & Maintenance (**Exhibit D**) has no issues. Code Compliance notes (**Exhibit E**) this parcel is in FIRM #8110, Zone X, no open cases, not in a Special Land Use District (SpUD), in the Core Area, and has no further comments. Planning Division (**Exhibit F**) has no comments. Land and Resource Management Division (**Exhibit G**) notes no MSB owned lands are affected by the subdivision and have no objection to the subdivision. Cultural Resources (**Exhibit H**) has no objections to the platting action; however, they note there is one recorded historic site on the property. This site is one of the original Alaska Rural Rehabilitation Corporation farms. They recommend caution during construction in the event cultural remains may be recovered. Central Mat-Su Fire Service Area #130 and Department of Emergency Services (**Exhibit I**) has no objections. The existing access will remain the same from S. Hyer Road.

Utilities: (**Exhibit J**) MTA has no objections; Enstar has no comments, recommendations, or objections. MEA and GCI did not respond.

Agencies: (**Exhibit K**) ADOT&PF has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from ADF&G; US Army Corps of Engineers; Gateway Community Council; Road Service Area #9 Midway; MSB Assessments, Permit Center and Pre-Design Division; GCI or MEA.

CONCLUSION: The abbreviated plat of Alexander Colony Farm 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 and physical access is provided to the proposed lot, 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. The engineer has provided a geotechnical report pursuant to MSB 43.20.281(A).

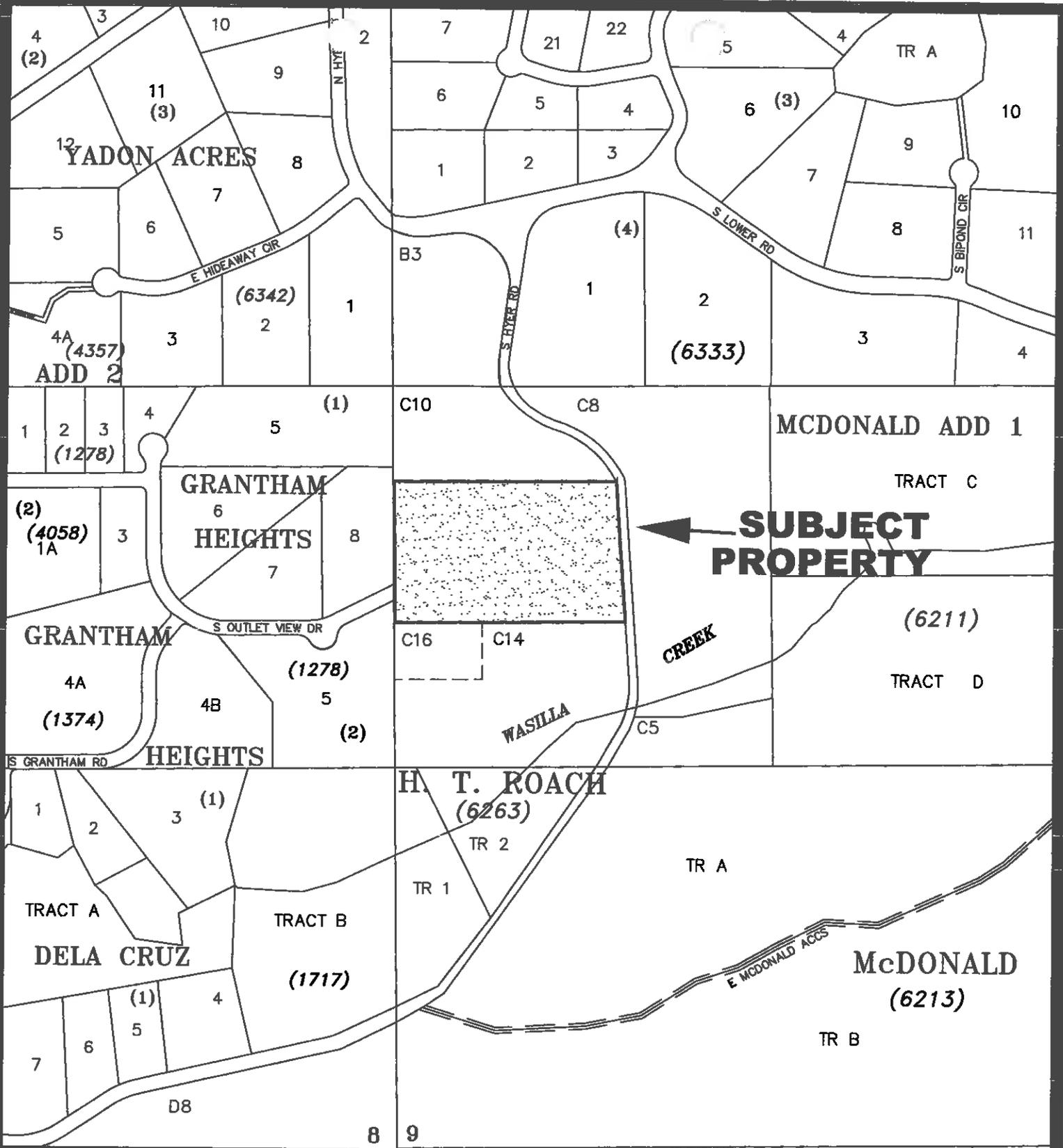
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be current prior to the recording of each phase 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. Pay mailing and advertising fees of \$68.24.
3. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
4. Show or list all easements of record.
5. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
6. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT:

1. The plat of Alexander Colony Farm 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 ADF&G; US Army Corps of Engineers; Gateway Community Council; Road Service Area #9 Midway; MSB Assessments, Permit Center and Pre-Design Division; GCI or MEA.
5. Lot size 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 the lot has 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
7. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
8. Legal and physical access is provided 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.
9. Surveyor has shown the Flood Hazard Area on the preliminary plat.



SUBJECT PROPERTY

VICINITY MAP

FOR ALEXANDER COLONY FARM
 LOCATED WITHIN
 SECTION 09, T17N, R01E, SEWARD MERIDIAN,
 ALASKA

WASILLA 10 MAP

EXHIBIT A

**CHUGACH VIEW
 EST RSB**

10A
 (1)
 (3501)
 8 9
 S PIONEER DR
 4
 (2)
 5A

33' SECTION LINE EMBT

B9



S LOWER RD

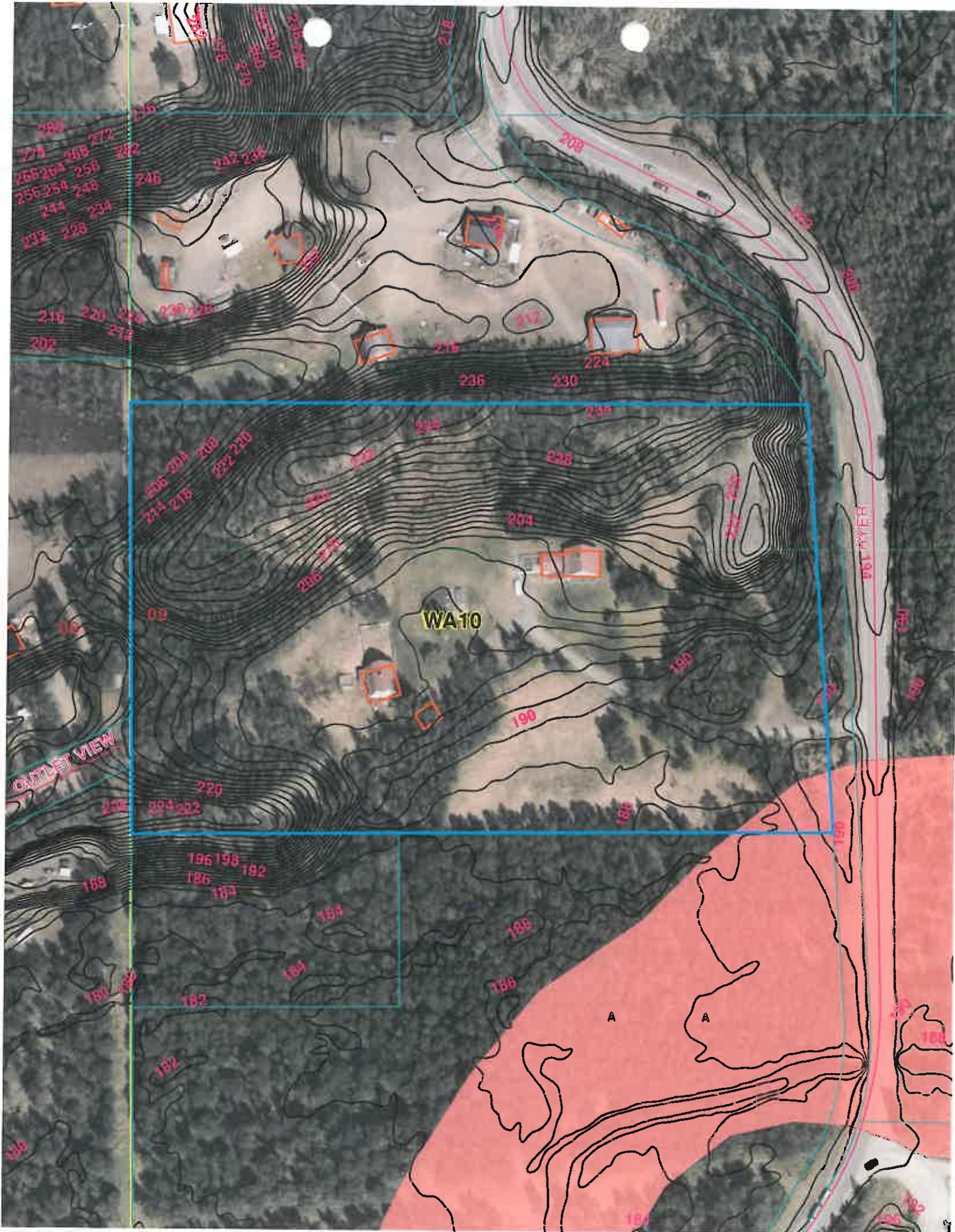
S 17ND TE

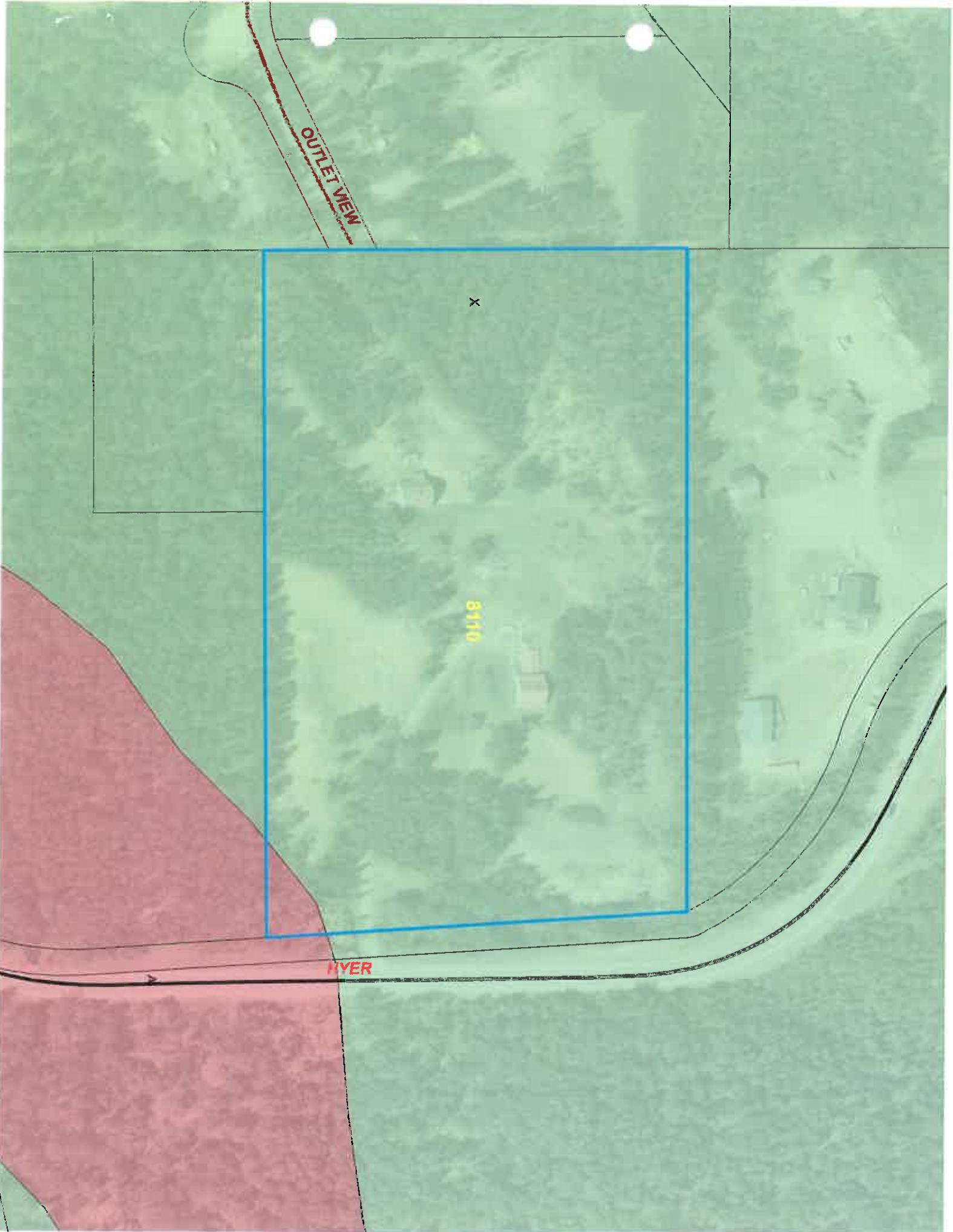
WA10

CAVENS NT

SOUTLET VIEW DR

S HYER RD





OUTLET VIEW

x

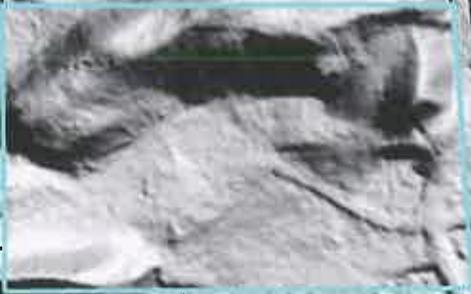
8110

HYER

HIDEAWAY

LOWER

GRANTHAM
OUTLET VIEW



HYER

MCDONALD



ALASKA RIM ENGINEERING, INC.
ENGINEERS – PLANNERS – SURVEYORS
9131 E. Frontage Road
Palmer, Alaska 99645
Telephone (907) 745-0222
Fax (907) 746-0222
Online at: www.alaskarim.com

November 5, 2015

Mr. Paul Hulbert
Matanuska-Susitna Borough
Platting Department
350 East Dahlia
Palmer, Alaska 99645

RECEIVED
DEC 15 2015
PLATTING

RE: **Useable Area Report,
for Proposed Subdivision of Deed Parcel
Recording Serial No. 2011-005798-0,
Located Within NW1/4SW1/4, Section 9, T17N, R1E, S.M., AK
AK Rim File Reference No. 1500016**

Dear Mr. Hulbert:

The owner of the above referenced parcel proposes to create a new parcel from the Deed Parcel, to be known as Alexander Colony Farms. Proposed Alexander Colony Farms will be 8.991 acres in size, and is bordered along the east side by South Hyer Road (see attached, Preliminary Plat).

TOPOGRAPHY

The terrain on the parent deed parcel slopes gradually down from the north to south, with some areas of steeper slopes. The area in the midsection where the single-family dwelling and outbuildings are located is fairly level. The ground elevations range from 186 ft along the south parcel edge to 236 ft on the north portion. The general terrain in the area slopes similarly, along Hyer Road, downward from north toward the south. The elevations in the midsection of the parcel in the area of the buildings range from 196 ft to 202 ft.

Development on proposed Alexander Colony Farms consists of a single-family dwelling and numerous smaller buildings such as garage, sheds and barns. The portion of the lot surrounding the single-family dwelling and buildings is mostly cleared of vegetation. Otherwise there is no development on the deed parcel, and it is mostly vegetated with trees and brush.

Proposed Alexander Colony Farms is bordered to the south by TP C14 and TP C16, both undeveloped parcels. It is also bordered to the north by TP C10 and to the west by Lot 8, Block 1, Grantham Heights, both developed with single-family dwellings. Across Hyer Road to the east is TP C8, a large undeveloped parcel (see attached, MSB Location Map).

There is a small unnamed stream which traverses the southeast corner of the deed parcel, which is also the lowest elevation of the parcel (see Preliminary Plat). Wasilla Creek is located approximately 250 feet further south from this parcel. Federal Emergency Management Agency (FEMA) Rate Map Panel 8110 of 9855, Matanuska-Susitna Borough, Alaska, shows this small portion of the proposed subdivision is within a Zone A Flood Hazard Area from Wasilla Creek (see attached, FEMA Rate Map). Base Flood Elevations (BFE) were derived from the publication "Flood Plain Management Study", prepared by US Department of Agriculture, Soil Conservation Services, dated May 1982, and is presented as 182.1 ft MSL at cross section WA-V of Wasilla Creek. This value was converted to NAVD 88 Vertical Datum, and thus the BFE was calculated to be 188.3 feet.

SUBDIVISION DESIGN CRITERIA

The proposed Alexander Colony Farms will be 8.991 acres, and will be 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).

The subdivision is designed based on the criteria found in the MSB Title 43 and the current Subdivision Construction Manual.

USEABLE AREA

For the subdivision of the parent deed parcel, a subsurface soils investigation was conducted to determine if the onsite soils could support a wastewater disposal system. The test hole location is shown on the Preliminary Plat. It can be seen that the location of the test hole is applicable in the determination of useable area for proposed Alexander Colony Farms.

Mr. Paul Hulbert, MSB
Useable Area Report
November 5, 2015

The test hole was dug on October 21, 2015, and was visually rated by me. The soils encountered consist of surface organics overlaying sand with gravel and silt to 2.5 ft, underlain by sand and gravel to the bottom of the test hole at 12 ft (see attached, Soil Log). No groundwater or impermeable layers were encountered in the test hole.

The soils are acceptable for constructing onsite wastewater disposal systems.

If there are any questions or additional information is required, please feel free to contact us at 745-0222 or marys@alaskarim.com.

Sincerely,
ALASKA RIM ENGINEERING, INC.



Mary L. Shreves, PE,
Project Engineer

CC: AK Rim File No. 1500016

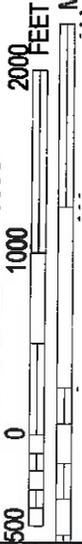
Attachments:

- MSB Parcel Details
- MSB Location Map
- Preliminary Plat
- FEMA FIRM Map
- Soil Log





MAP SCALE 1" = 1000'



PANEL 8110E

FIRM FLOOD INSURANCE RATE MAP MATANUSKA-SUSITNA- BOROUGH, ALASKA AND INCORPORATED AREAS

PANEL 8110 OF 9855

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY NUMBER PANEL SUFFIX
MATANUSKA-SUSITNA 02021 8110 E
BOROUGH OF

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown below should be used on insurance applications for the subject community.



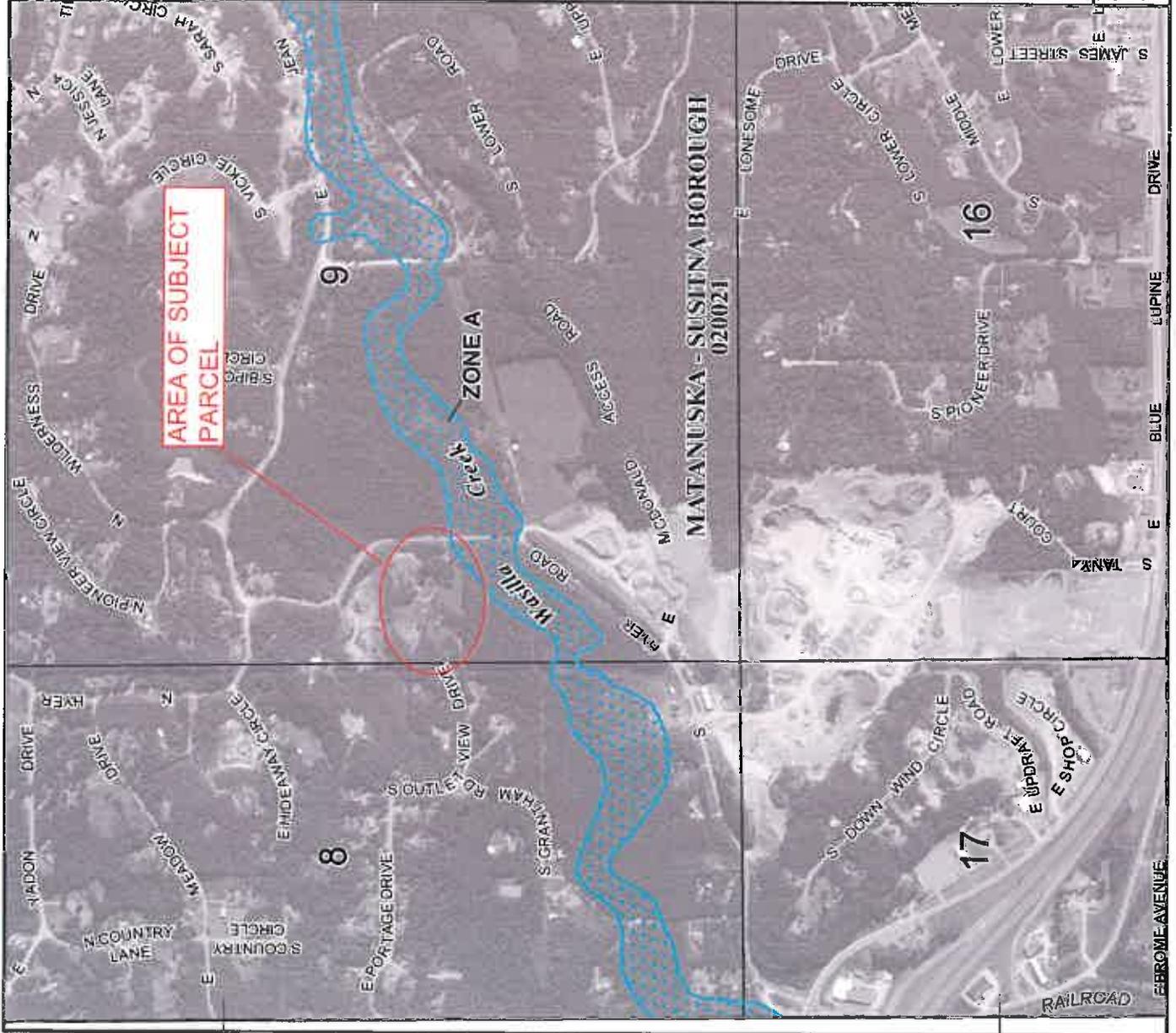
MAP NUMBER
02170C8110E

EFFECTIVE DATE
MARCH 17, 2011

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



SOIL LOG

Project: Proposed Alexander Colony Farm Subdivision

Date: 10/21/15

Logged By: Mary Shreves

TEST HOLE NO. 1

AK Rim File No. 15-00016

Depth (feet)	Description
1	Organics Silt, brown, moderately dense, dry
2	Sand w/ gravel and silt, some cobbles, brown, moderately loose, dry
3	
4	
5	Sand w/ gravel, some cobbles, occasional boulders, brown, moderately loose, dry
6	
7	
8	
9	
10	
11	
12	Bottom of Test Hole
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	



TEST HOLE LOCATION:

See Test Hole Location Map

COMMENTS:

No water or bedrock layer were encountered.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

Amy Otto-Buchanan

From: Bob Walden
Sent: Friday, December 18, 2015 11:01 AM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Alexander Colony Farm #15-198 AOB

No comment after review.

Sincerely,
Bob Walden, PE
Matanuska-Susitna Borough, Capital Projects
Pre-Design & Engineering Division, Civil Engineer
350 E. Dahlia Ave. (Mailing Address)
533 E. Fireweed Ave. (Bldg. Address)
Palmer, Alaska 99645
Office #907-861-7726 / Fax #861-7735 / Cell #354-3469
"Well done is better than well said" Benjamin Franklin

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Thursday, December 17, 2015 4:32 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; George McKee; stan.gillespie@gmail.com; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); royrank@aer-inc.net; Richard Boothby; 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); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Alexander Colony Farm #15-198 AOB

Attached is the Request for Comments (RFC) for Alexander Colony Farm, MSB Case #2015-198, Tech AOB. Also attached is the Vicinity Map, the Owner's Statement, the geotechnical report (soils) and the preliminary plat. Comments are due by **January 6, 2016**. Please let me know if you have any questions. Thanks. A.

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

Amy Otto-Buchanan

From: Will Barickman
Sent: Friday, December 18, 2015 10:05 AM
To: Amy Otto-Buchanan
Cc: Jim Jenson; Terry Dolan
Subject: RE: Alexander Colony Farm #15-198 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

From: Jim Jenson
Sent: Friday, December 18, 2015 9:18 AM
To: Will Barickman
Cc: Terry Dolan
Subject: Fwd: Alexander Colony Farm #15-198 AOB

RSA 9

Sent from my iPhone

Begin forwarded message:

From: Platting <Platting@matsugov.us>
Date: December 17, 2015 at 4:32:20 PM AKST
To: "Kemplen, Allen (DOT) (allen.kemplen@alaska.gov)" <allen.kemplen@alaska.gov>, "kevin.vakalis@alaska.gov" <kevin.vakalis@alaska.gov>, "Hurn, John T (DOT) (tucker.hurn@alaska.gov)" <tucker.hurn@alaska.gov>, "melanie.nichols@alaska.gov" <melanie.nichols@alaska.gov>, "Zafian, Holly K (DFG) (holly.zafian@alaska.gov)" <holly.zafian@alaska.gov>, "mark.fink@alaska.gov" <mark.fink@alaska.gov>, "CEPOA-RD-S@usace.army.mil" <CEPOA-RD-S@usace.army.mil>, "shane.m.mcoy@usace.army.mil" <shane.m.mcoy@usace.army.mil>, "brian.young@usps.gov" <brian.young@usps.gov>, John Aschenbrenner <John.Aschenbrenner@matsugov.us>, George McKee <George.McKee@matsugov.us>, "stan.gillespie@gmail.com" <stan.gillespie@gmail.com>, "ken.slauson@gmail.com" (ken.slauson@gmail.com)" <ken.slauson@gmail.com>, "royrank@aer-inc.net" <royrank@aer-inc.net>, Richard Boothby <Richard.Boothby@matsugov.us>, Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>, Eric Phillips <Eric.Phillips@matsugov.us>, Sandra Cook <Sandra.Cook@matsugov.us>, Capital Projects <Capital.Projects@matsugov.us>, Cindy Corey <Cindy.Corey@matsugov.us>, Bob Walden <robert.walden@matsugov.us>, Brad Sworts <Brad.Sworts@matsugov.us>, Sheila Armstrong <Sheila.Armstrong@matsugov.us>, Tracy McDaniel <Tracy.McDaniel@matsugov.us>, Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>, Terry Dolan <Terry.Dolan@matsugov.us>, Jim Jenson <James.Jenson@matsugov.us>, Nicole Wilkins <Nicole.Wilkins@matsugov.us>, Theresa Taranto <Theresa.Taranto@matsugov.us>, Susan Lee <Susan.Lee@matsugov.us>, Eileen Probasco <Eileen.Probasco@matsugov.us>, Jessica Smith <Jessica.Smith@matsugov.us>, Frankie Barker <Frankie.Barker@matsugov.us>, Permit Center <PermitCenter@matsugov.us>, Andy Dean <Andy.Dean@matsugov.us>, MEA <mearow@matanuska.com>, MTA <rglenn@mta-telco.com>, "Jessica Thompson ([1](mailto:ithompson@mta-</p></div><div data-bbox=)



MATANUSKA-SUSITNA BOROUGH Matanuska, Susitna Borough
Development Services
 • PLATTING DIVISION •
 350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
 PHONE 861-7874 • FAX 861-8407

Comments Due: January 6, 2016

Date: December 17, 2015

Abbreviated Plat Request for Comments

Received

RECEIVED

DEC 18 2015

PLATTING

TR

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	Open Cases Y or N
AK Dept. of Transportation – Aviation	SpUD Y or N
AK DNR, Division of Mining/Land/Water	<u>Core Area</u>
AK DNR, Public Access Defense	FIRM # <u>8110</u> Zone <u>X</u>
AK DNR, Division of Agriculture	Comments: _____
AK DF&G, Habitat Mgmt. & Permitting	_____
AK DF&G, Division of Sport Fish	_____
AK Railroad, Engineering Department	Date: <u>12/18/15</u> By: <u>[Signature]</u>
Corp of Engineers	Assembly District #3
U.S. Postmaster	
City of:	
Community Council: Gateway	
Fire Service Area: #130 Central Mat-Su	
Road Service Area: #8 Midway	
MSB – Borough Attorney	

Title:	ALEXANDER COLONY FARM
Location:	SEC 09, T17N, R01E, S.M, AK
Petitioner:	KURT AUTOR
Address:	PO BOX 232021 ANCHORAGE AK 99523
Owner:	DANIEL A. DUNBAR
Address:	1801 STANFORD DRIVE ANCHORAGE AK 99508
Surveyor/Engineer:	ALASKA RIM ENGINEERING, INC.
Address:	9131 E. FRONTAGE ROAD, SUITE #1 PALMER AK 99645

The request is to plat Tax Parcel C18, which was created by deed as a non-conforming lot, Section 09, Township 17 North, Range 01 East, SM AK, to be known as ALEXANDER COLONY FARM, containing 3.99+ 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 **January 5, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **January 13, 2016**.

Sincerely,

[Signature of Amy Otto-Buchanan]

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

amy.otto-buchanan@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2015-198 Tax ID: 11701E09C018 Tax Map #: WA 10 Pre-App Date: 01/07/2015

EXHIBIT E

Amy Otto-Buchanan

From: Susan Lee
Sent: Monday, December 21, 2015 8:41 AM
To: Platting
Subject: RE: Alexander Colony Farm #15-198 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: Thursday, December 17, 2015 4:32 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; George McKee; stan.gillespie@gmail.com; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); royrank@aer-inc.net; Richard Boothby; 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); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Alexander Colony Farm #15-198 AOB

Attached is the Request for Comments (RFC) for Alexander Colony Farm, MSB Case #2015-198, Tech AOB. Also attached is the Vicinity Map, the Owner's Statement, the geotechnical report (soils) and the preliminary plat. Comments are due by **January 6, 2016**. Please let me know if you have any questions. Thanks. A.

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



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 18, 2015
TO: Paul Hulbert, Platting Officer
FROM: Land & Resource Management *NSC*
SUBJECT: Preliminary Plat Comments / Case #2015-198

RECEIVED

DEC 18 2015

PLATTING

19

Platting Tech: Amy Otto-Buchanan
Public Hearing: January 13, 2016
Applicant / Petitioner: Autor
TRS: 17N01E09
Tax ID: 17N01E09C018
Subd: Alexander Colony Farm
Tax Map: WA 10

Comments:

- No MSB land affected.
- LRM supports the platting action.

EXHIBIT G



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: 18 December 2015
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Abbreviated Plat
TITLE: Alexander Colony Farm
LEGAL: Section 9, T17N, R01E, SM
TAX MAP: WA 10

NO OBJECTION – Historic Site

Cultural Resources Division staff has reviewed the above application and finds there is a *recorded* site 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, as the Alexander Colony Farm. This site is one of the original Alaska Rural Rehabilitation Corporation farms.

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

EXHIBIT H

Amy Otto-Buchanan

From: Richard Boothby
Sent: Friday, December 18, 2015 9:20 AM
To: Platting
Cc: James Steele; Ken Barkley; Lisa Behrens; Bill Gamble
Subject: RE: Alexander Colony Farm #15-198 AOB

The Central Mat-Su FSA and DES has no objections. The access will remain the same from Hyer road and is existing.

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Thursday, December 17, 2015 4:32 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; George McKee; stan.gillespie@gmail.com; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); royrank@aer-inc.net; Richard Boothby; 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); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Alexander Colony Farm #15-198 AOB

Attached is the Request for Comments (RFC) for Alexander Colony Farm, MSB Case #2015-198, Tech AOB. Also attached is the Vicinity Map, the Owner's Statement, the geotechnical report (soils) and the preliminary plat. Comments are due by **January 6, 2016**. Please let me know if you have any questions. Thanks. A.

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

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Friday, December 18, 2015 9:46 AM
To: Platting
Subject: RE: Alexander Colony Farm #15-198 AOB

Amy,

MTA has reviewed the plat for Alexander Colony Farm and 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: Thursday, December 17, 2015 4:32 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; melanie.nichols@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; stan.gillespie@gmail.com; 'ken.slauson@gmail.com' (ken.slauson@gmail.com) <ken.slauson@gmail.com>; royrank@aer-inc.net; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: Alexander Colony Farm #15-198 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.

Attached is the Request for Comments (RFC) for Alexander Colony Farm, MSB Case #2015-198, Tech AOB. Also attached is the Vicinity Map, the Owner's Statement, the geotechnical report (soils) and the preliminary plat. Comments are due by January 6, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan



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 18, 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 – Alexander Colony Farm (Case No. 2015-198)

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 907-334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "Cassie Wohlgemuth". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Cassie Wohlgemuth
Right-of-Way and Permitting Agent
ENSTAR Natural Gas Company



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation
And Public Facilities

CENTRAL REGION
Planning & Administrative Services

4111 Aviation Avenue
Anchorage, Alaska 99502
Main: 907.269.0520
Fax: 907.269.0521

December 22, 2015

Paul Hulbert, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Hulbert:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has no comments:

- **Tax Map WA11 Sec10, T17N, R01W**
- **Alexander Colony Farm**

ADOT&PF has also re-reviewed the following plat and has the following amended comment:

- **Tax Map WA 14 Sec 27, T17N, R01W**
 - Lot 3 may maintain its current access to Fairview Loop, but if the lot is subdivided in the future, direct access will be removed and all access to Fairview Loop will be required to tie into the public use easement placed on Lots 4-6. Lots 1 & 2 are still not granted direct access to Fairview Loop. Lot 1 may use the public use easement along the northwest corner of the property or tie into the public use easement that will be placed on Lots 4-6. Lot 2 must access it through the public use easement that will be placed for Lots 4-6.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or melanie.nichols@alaska.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Melanie Nichols".

Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Kevin Vakalis, Right of Way Agent, Right of Way
Allen Kemplen, Mat-Su Area Planner

"Keep Alaska Moving through service and infrastructure."

EXHIBIT K