

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 20, 2016**

**ABBREVIATED PLAT:** NORTH SHORE RSB TRACT D  
**LEGAL DESCRIPTION:** SEC 02, T17N, R01W, SEWARD MERIDIAN, AK  
**PETITIONERS:** NANCY CALDWELL  
**SURVEYOR/ENGINEER:** ACUTEK GEOMATICS/STEINER DESIGN &  
CONSTRUCTION SERVICES, LLC  
**ACRES:** 2.34 ± **PARCELS:** 2  
**REVIEWED BY:** AMY OTTO-BUCHANAN **CASE:** 2015-150

---

**REQUEST:** The request is to create two lots from Tract D, North Shore Subdivision, Plat No. 60-32, Section 02, Township 17 North, Range 01 West, SM AK, to be known as TRACT D-1 AND TRACT D-2, containing 2.34+ acres. Access is via E. Bogard Road and N. Northshore Drive. This case is continued from the September 23, 2015 public hearing.

**EXHIBITS**

Notification of Action, dated September 25, 2015	<b>Exhibit 1 – 1 pg</b>
Meeting Minutes, September 23, 2015	<b>Exhibit 2 – 1 pg</b>
Vicinity Map, Aerial Photos & Bare Earth Imagery	<b>Exhibit A – 3 pgs</b>
Geotechnical Engineering Report	<b>Exhibit B – 4 pgs</b>
<b><u>AGENCY COMMENTS</u></b>	
Department of Public Works Operations & Maintenance	<b>Exhibit C - 1 pg</b>
Code Compliance	<b>Exhibit D – 1 pg</b>
Planning	<b>Exhibit E – 1 pg</b>
Land & Resource Management Division	<b>Exhibit F - 1 pg</b>
Department of Emergency Services & #130 Central Mat-Su FSA	<b>Exhibit G – 1 pg</b>
Utilities	<b>Exhibit H – 2 pgs</b>
Agencies	<b>Exhibit I – 7 pgs</b>
General Public	<b>Exhibit J – 1 pg</b>
Site Visit Report with Photos, December 2, 2015	<b>Exhibit K – 4 pgs</b>

**DISCUSSION:** The subject parcel is located south of E. Bogard Road and north of Wasilla Lake. Access for proposed Tract D-1 is from E. Bogard Road; petitioner applied for a driveway permit for the existing driveway from ADOT&PF. ADOT&PF will not allow single driveway access for the two lots to E. Bogard Road. Petitioner will create a 100' X 70' common access easement on the northeast corner of proposed Tract D-2 for access. Petitioner to create the common access easement by document, record and show recorded information on final plat (see *Recommendations* #5, #6 and #7). Tract D-1 is approximately 1.05 acres; Tract D-2 is approximately 1.44 acres.

**Soils:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Dan Steiner, PE, Steiner Design and Construction Services, LLC, notes soils information was obtained from the existing septic system on the parent parcel. A testhole was excavated to 15' with no groundwater encountered. A log of this testhole is attached. Soils encountered were sand-gravels and sand. Figure 1 shows the location of the testhole. Based on the information gathered, the existing soils are capable of supporting onsite septic systems. Subdividing will not change the slope or drainage of the existing road or existing drainage patterns. Based on the soils data and existing topography, there is a minimum of 10,000 sf of contiguous useable septic area and 10,000 sf of building area within each of the proposed lots.

**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. E. Bogard Road is owned and maintained by ADOT&PF.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit C**) has no issues. Code Compliance notes (**Exhibit D**) the parcel is in FIRM #8085, Zone X, in the Core Area, no open cases, not in a Special Land Use District (SpUD), and has no further comments. Planning Division (**Exhibit E**) notes structure should be in compliance with setback requirements. Land and Resource Management Division (**Exhibit F**) notes no MSB owned lands are affected by the subdivision and has no objection to the subdivision. Department of Emergency Services and #130 Central Mat-Su Fire Service Area (**Exhibit G**) has no objections. Site visit report with photos is at **Exhibit K**.

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

**Agencies:** (**Exhibit I**) ADOT&PF reconfirms denial of driveway access for proposed Tract D-2 to E. Bogard Road, even if it is costly and difficult to access N. Northshore Drive, due to an elevation drop along the backside of the property, it is not impossible. ADOF&PF is requiring Tract D-1 to remove the driveway, as it has access to the side street, N. Northshore Drive. The driveway permit to E. Bogard Road will be revoked, as there is alternative access available. Petitioner, surveyor of record and ADOT&PF agreed to a 100' X 70' common driveway easement for the benefit of Tract D-2 and Tract C-2, on the northeastern corner of proposed Tract D-2 (see **Recommendations #5, #6 and #7**). ADOT&PF further notes they would prefer the driveway to line up with the mall driveway; however, they accept the placement. They want to ensure the driveway is 200' from either mall entrance, which will fit with standards for sight distance. They request clarification on how Lot D-2 will access. They request that all agreements for shared access for Lots C-1 and C-2 be in place before the plat is approved.

**General Public:** (**Exhibit J**) Mary Vincent, owner of Lot 33, Williwaw Subdivision, to the northwest, has no objections to the split. It maximizes the use of the property by separating residential from potential commercial. Suggest a common driveway access directly across from Ferguson and a screening buffer between residential and commercial lots. The lot line could be moved about 5'-10' easterly if the drawing is accurate, to protect the residence.

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Road Service Area #25 Bogard; MSB Capital Projects Department, Cultural Resources, Assessments, Permit Center and Pre-Design Division; MEA or GCI.

**CONCLUSION:** The abbreviated plat of North Shore RSB Tract D is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections to the plat from any federal or state agency, or Borough department. However, ADOT&PF will not permit single access driveways from E. Bogard Road. There were no objections received from the general public in response to the Notice of Public Hearing; there was one non-objection received. 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. 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 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. Pay mailing and advertising fees of \$151.18.
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. Add plat note to state: "No access to E. Bogard Road from Tract D-1 or Tract D-2, except from the common driveway easement."
6. Remove existing driveway onto E. Bogard Road and provide proof to Platting staff of removal.
7. Record the private common driveway easement and show recording information on final plat.
8. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
9. Submit final plat in full compliance with Title 43.

**FINDINGS for PRELIMINARY PLAT:**

1. The plat of North Shore RSB Tract D is consistent with AS 29.40.070 Platting Regulations 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 received from the general public in response to the Notice of Public Hearing; there was one non-objection received.
4. At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Road Service Area #25 Bogard; MSB Capital Projects Department, Cultural Resources, Assessments, Permit Center and Pre-Design Division; MEA or GCI.
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.
7. 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.
8. ADOT&PF will not grant single lot access driveways onto E. Bogard Road for Tract D-1 or Tract D-2. All access will be through the common driveway easement (private) to be created in the northeastern corner of Tract D-2.



# **MATANUSKA-SUSITNA BOROUGH**

**Planning and Land Use Department**

**Platting Division**

350 East Dahlia Avenue • Palmer AK 99645

Phone (907) 861-7874 • Fax (907) 861-8407

September 25, 2015

## **NOTIFICATION OF ACTION**

Nancy Caldwell  
960 N. Northshore Dr.  
Wasilla, AK 99654

**RE: NORTH SHORE RSB T/D**

**CASE: 2015-150**

Action taken by the Acting Platting Officer on September 23, 2015 is as follows:

**THE PRELIMINARY PLAT FOR NORTH SHORE RSB T/D IS CONTINUED FOR 6 MONTHS.**

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL OF A PLATTING OFFICER DECISION SHALL BE FINAL UNLESS APPEALED TO THE PLATTING BOARD UNDER MSB (43.35.003).

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest Regards,

Peggy Horton  
Acting Platting Officer

cc:

Acutek Geomatics  
5099 E. Blue Lupine Dr.  
Ste. 104  
Wasilla, AK 99654

**Exhibit 1**

**MATANUSKA-SUSITNA BOROUGH  
PUBLIC HEARING  
ABBREVIATED PLAT  
SEPTEMBER 23, 2015**

The Platting Officer's meeting for the abbreviated plat was called to order at 8:30 A.M. in Conference Room 110 of the Matanuska-Susitna Borough by the Acting Platting Officer.

Present representing the Planning Department, Platting Division, Peggy Horton, Acting Platting Officer and Sloan Von Gunten, Platting Division Administrative Specialist.

**NORTH SHORE RSB T/D**

Sloan Von Gunten stated that 35 public hearing notices were mailed out on September 2, 2015 and to this date there have been no returns, no objections, 1 non-objection, and no concerns.

Peggy Horton (Acting Platting Officer)

- The Petitioner has requested a 6 month continuance to redesign the lots and negotiate E. Bogard Road access issues.
- Opened the public hearing and asked any members of the public wishing to speak to come forward. Kept the public hearing open.

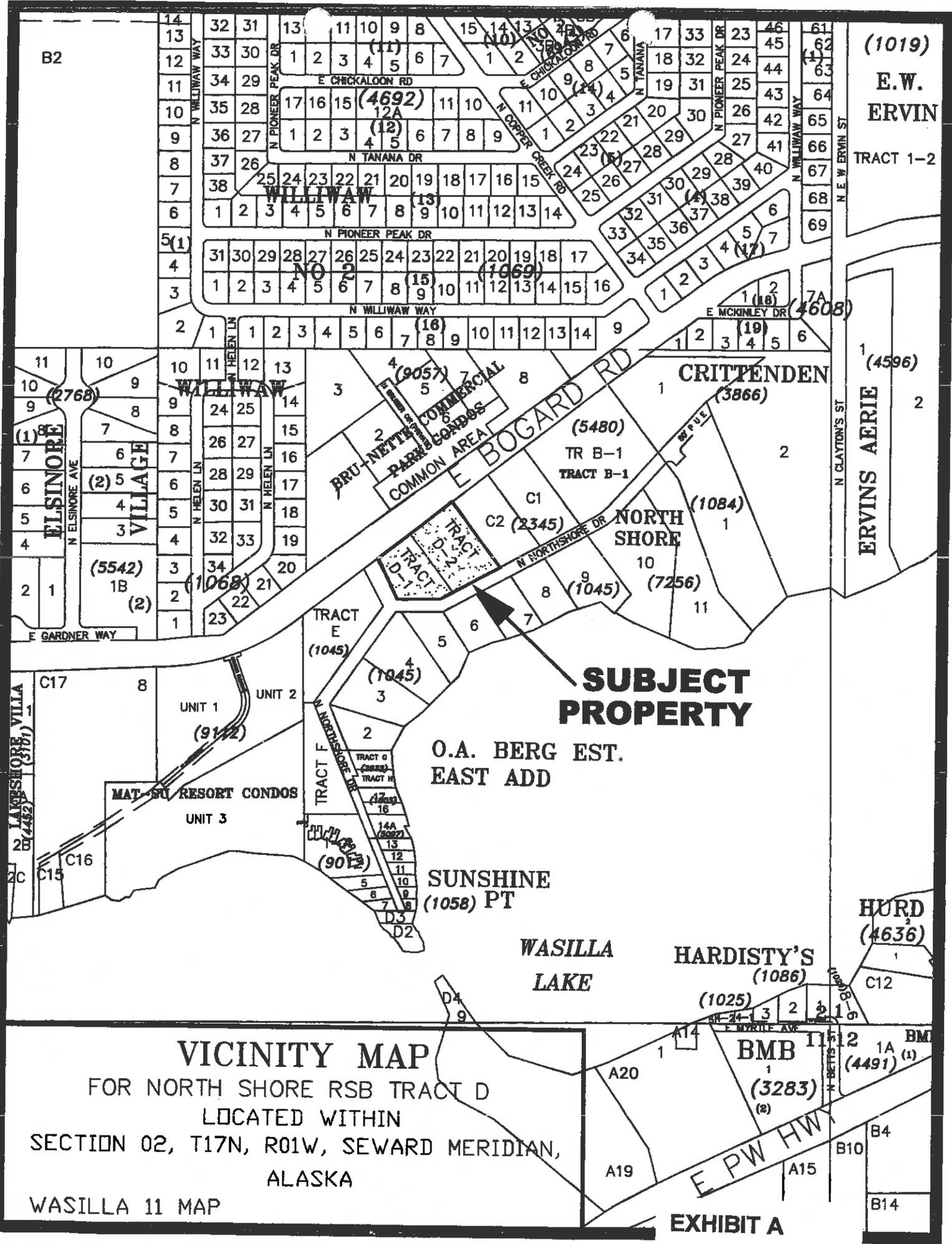
Ms. Peggy Horton, Acting Platting Officer, approved the 6 month continuance for **NORTH SHORE RSB T/D**.

CD (Total time: 1:49 minutes/seconds)  
Meeting adjourned at 8:32 A.M.

Attest:

\_\_\_\_\_  
Peggy Horton, Acting Platting Officer

\_\_\_\_\_  
Sloan Von Gunten, Division Administrative Specialist



(1019)  
E.W.  
ERVIN

TRACT 1-2

(4596)  
ERVINS AERIE

HURD  
(4636)

**SUBJECT  
PROPERTY**

O.A. BERG EST.  
EAST ADD

SUNSHINE  
(1058) PT

HARDISTY'S  
(1086)

**VICINITY MAP**

FOR NORTH SHORE RSB TRACT D  
LOCATED WITHIN  
SECTION 02, T17N, R01W, SEWARD MERIDIAN,  
ALASKA

WASILLA 11 MAP

**EXHIBIT A**





BRUDBER

EGGARD

NORTHSHORE

5900 W. Dewberry Dr  
Wasilla, AK 99623

# SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609  
Fax: (907) 357-5608

August 20, 2015

Paul Hulbert  
Platting Officer  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645-6488

RECEIVED  
AUG 21 2015  
PLATTING

Re: Engineering Report  
Tract D1 & D2 North Shore Subdivision

Mr. Hulbert,

This letter is to serve as the engineering report for the above referenced subdivision and platting action. The platting action is to subdivide Tract D of the Norther Shore Subdivision into two smaller lots, D1 & D2. The two new lots will have approximate sizes of 1.06 acres (Tract D1) and 1.44 acres (Lot D1). Tract D1 has an existing residential structure with a well and septic system.

There is an existing road adjacent to the proposed parcel and no new roads will be needed for this platting action.

### Soils Investigation

Soil information is needed to determine if existing soil conditions are suitable for onsite wastewater disposal systems. This includes soils capable of supporting a soil absorption system that meets all Alaska Department of Environmental Conservation (ADEC) offset requirements from groundwater and bedrock.

Soil information was obtained from the existing septic system on Tract D1. A test hole was excavated to 15' with no groundwater encountered. A log of this test is included with this letter. The soils encountered were sandy-gravels and sand. These types of soils do not require a percolation test to verify compatibility with septic systems. Figure 1 shows the location of the test hole.

Based on the information gathered, the existing soils are capable of supporting onsite septic systems.

EXHIBIT B

### Drainage Plan

This parcel is adjacent to an existing approved and maintained road. Subdividing this property will not change the slope or drainage of this road. Subdividing this property will not change the existing drainage pattern.

### Summary

Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous septic area and 10,000 square feet of building area within each of the proposed lots as required by the Matanuska-Susitna Borough.

The drainage pattern of the existing road and topography will not be altered by this platting action.

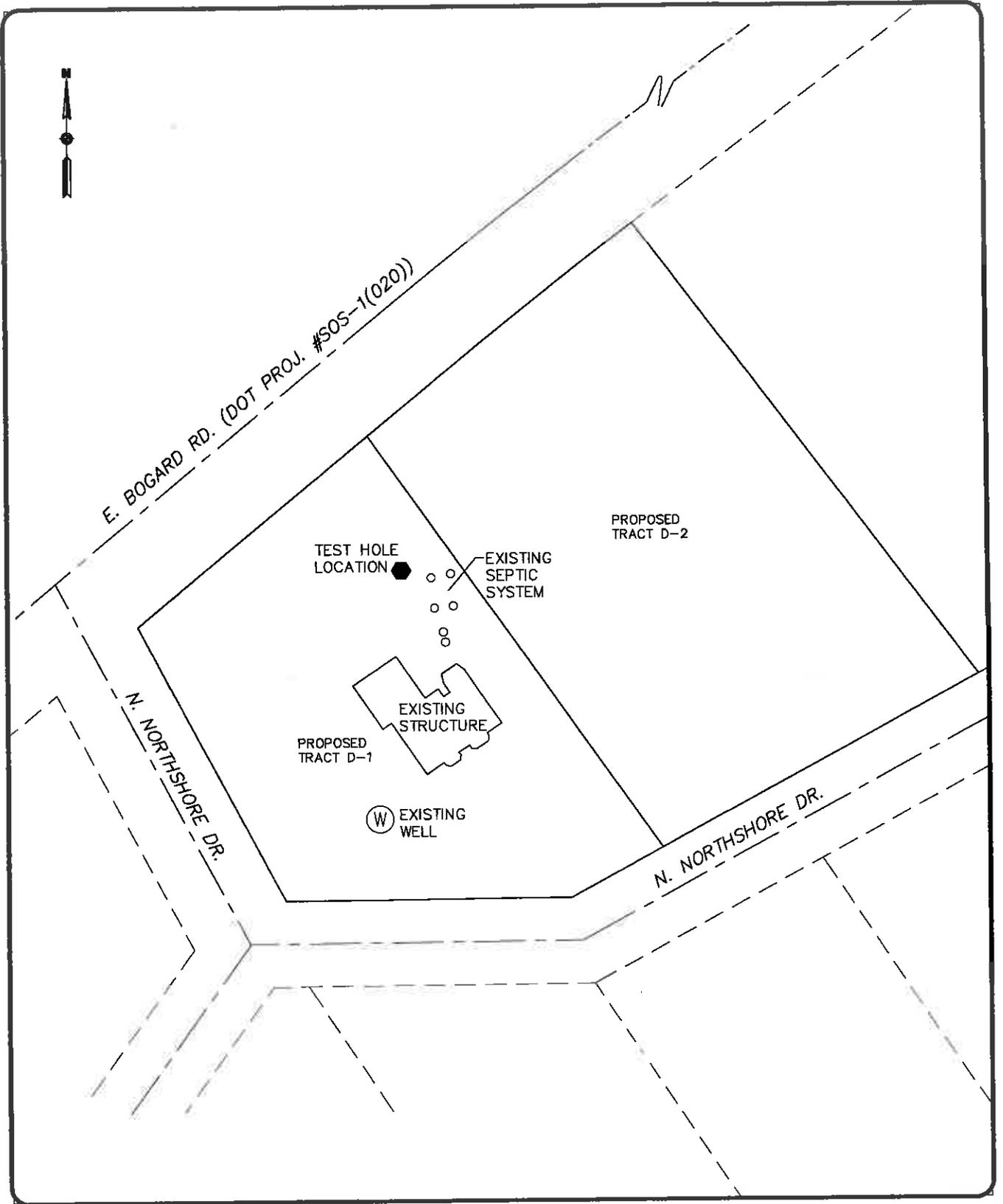
Sincerely,



Dan Steiner, P.E.  
Manager

des  
encl.





**SDCS, LLC**  
 STEINER DESIGN & CONSTRUCTION SERVICES, LLC  
 5900 W. DEWBERRY DR. PH: (907) 357-5609  
 WASILLA, AK 99623 FAX: (907) 357-5608

TRACK D1 & D2, NORTH SHORE SUBDIVISION  
 SOIL INVESTIGATION  
 TEST HOLE LOCATION MAP

FIGURE  
 1

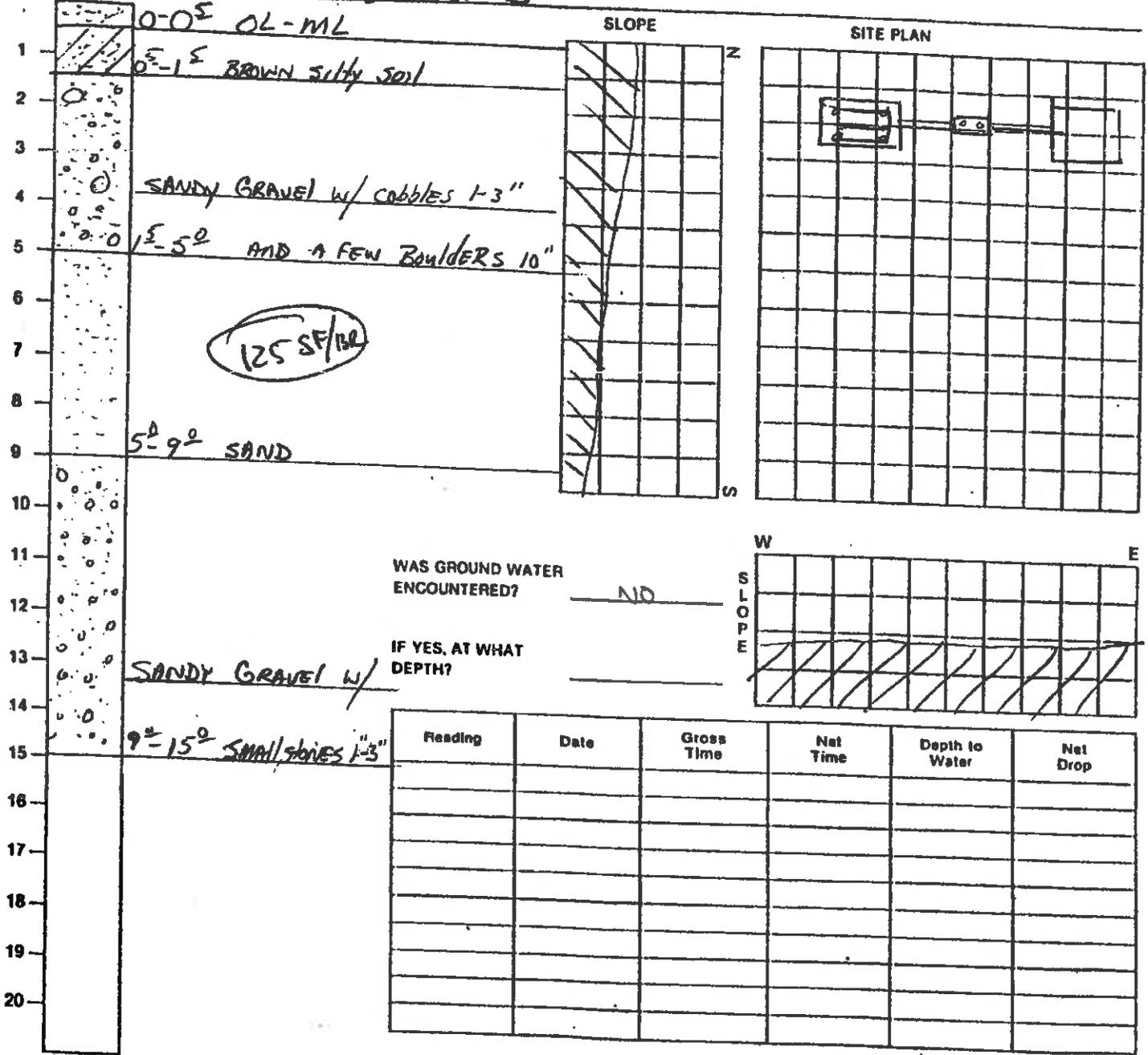
**DENALI NORTH**  
 P.O. Box 870086  
 Wasilla, Alaska 99687

**SOIL LOG**  
**PERCOLATION TEST**

SOIL LOG  
 PERCOLATION TEST  
3 BEDROOMS

PERFORMED FOR: KNIK EXCAVATING JOB NUMBER: 98-132  
 DATE PERFORMED: 5/27/98

LEGAL DESCRIPTION: NORTH SHORE SUBTRACT D



PERCOLATION RATE \_\_\_\_\_ (minutes/inch)  
 TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT

COMMENTS \_\_\_\_\_

PERFORMED BY: Steve Wilson CERTIFIED BY: [Signature] DATE: May 30, 98

## Amy Otto-Buchanan

---

**From:** Will Barickman  
**Sent:** Tuesday, August 25, 2015 3:27 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Jim Jenson; Terry Dolan  
**Subject:** RE: North Shore RSB Tract D #15-150 Tech 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:** Tuesday, August 25, 2015 8:49 AM  
**To:** Will Barickman  
**Cc:** Terry Dolan  
**Subject:** FW: North Shore RSB Tract D #15-150 Tech AOB

RSA 25

**From:** Amy Otto-Buchanan **On Behalf Of** Platting  
**Sent:** Monday, August 24, 2015 2:23 PM  
**To:** Kemplen, Allen (DOT) ([allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); Hurn, John T (DOT) ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); 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); John Aschenbrenner; [brian.young@usps.gov](mailto:brian.young@usps.gov); [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net); 'ken.slauson@gmail.com' ([ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); Richard Boothby; Elizabeth Weiant; Eric Phillips; Heather Ralston; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Cheryl Scott; Theresa Taranto; Susan Lee; Eileen Probasco; Lauren Driscoll; 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:** North Shore RSB Tract D #15-150 Tech AOB

Attached is the Request for Comments (RFC) for North Shore RSB Tract D, MSB Case #2015-150 Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Soils Report and Preliminary Plat. Comments are due by September 14, 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)

RECEIVED  
AUG 25 2015  
PLATTING

EXHIBIT C



# MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION • **AUG 24 2015**

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

Received

**Comments Due: September 14, 2015**

**Date: August 24, 2015**

## Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage AK Dept. of Transportation – Palmer AK Dept. of Transportation – Aviation AK DNR, Division of Mining/Land/Water AK DNR, Public Access Defense AK DNR, Division of Agriculture AK DF&G, Habitat Mgmt. & Permitting AK DF&G, Division of Sport Fish AK Railroad, Engineering Department Corp of Engineers U.S. Postmaster City of: Community Council: Fire Service Area: #130 Central Mat-Su Road Service Area: #25 Bogard MSB – Borough Attorney	MSB Emergency Services Open Cases Y or <b>N</b> SpUD Y or <b>N</b> <u>Core Area</u> FIRM # <u>8085</u> Zone <u>X</u> Comments: _____ _____ Date: <u>9/15/15</u> By: <u>[Signature]</u> GCI Assembly District #4
---	--

Title:	NORTH SHORE RSB TRACT D
Location:	SEC 02, T17N, R01W, S.M, AK
Petitioners:	NANCY CALDWELL
Address:	960 N. NORTHSHORE DRIVE WASILLA AK 99654
Surveyor:	ACUTEK GEOMATICS
Address:	5099 E. BLUE LUPINE DRIVE, SUITE #104 WASILLA AK 99654
Engineer:	STEINER DESIGN & CONSTRUCTION SERVICES, LLC
Address:	5900 W. DEWBERRY DRIVE WASILLA AK 99623

**The request is to create two lots from Tract D, North Shore Subdivision, Plat No. 60-32, Section 02, Township 17 North, Range 01 West, SM AK, to be known as TRACT D-1 AND TRACT D-2, containing 2.34+ acres. Access is via E. Bogard Road and N. Northshore Drive.**

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 **September 14, 2015** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **September 23, 2015**.

Sincerely,

*Amy 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.*

**Amy Otto-Buchanan**

---

**From:** Susan Lee  
**Sent:** Tuesday, August 25, 2015 8:01 AM  
**To:** Platting  
**Subject:** RE: North Shore RSB Tract D #15-150 Tech AOB

No comment.

Susan

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

RECEIVED

AUG 25 2015

PLATTING

**From:** Amy Otto-Buchanan **On Behalf Of** Platting  
**Sent:** Monday, August 24, 2015 2:23 PM  
**To:** Kemplen, Allen (DOT) ([allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); Hurn, John T (DOT) ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); 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); John Aschenbrenner; [brian.young@usps.gov](mailto:brian.young@usps.gov); [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net); 'ken.slauson@gmail.com' ([ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); Richard Boothby; Elizabeth Weiant; Eric Phillips; Heather Ralston; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Cheryl Scott; Theresa Taranto; Susan Lee; Eileen Probasco; Lauren Driscoll; 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:** North Shore RSB Tract D #15-150 Tech AOB

Attached is the Request for Comments (RFC) for North Shore RSB Tract D, MSB Case #2015-150 Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Soils Report and Preliminary Plat. Comments are due by September 14, 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)



**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: August 25, 2015  
TO: Paul Hulbert, Platting Officer  
FROM: Land & Resource Management *NSC*  
SUBJECT: Preliminary Plat Comments / Case #2015-150

---

RECEIVED

AUG 25 2015

PLATTING

*PH*

Platting Tech: Amy Otto-Buchanan  
Public Hearing: September 23, 2015  
Applicant / Petitioner: Caldwell  
TRS: 17N01W02  
Tax ID: 51045000T00D  
Subd: North Shore RSB T/D  
Tax Map: WA 11

Comments:

- No MSB land affected.
- No objection to subdivision.

**EXHIBIT F**

## Amy Otto-Buchanan

---

**From:** Richard Boothby  
**Sent:** Tuesday, August 25, 2015 11:23 AM  
**To:** Platting  
**Cc:** James Steele; Ken Barkley; Lisa Behrens; Bill Gamble  
**Subject:** RE: North Shore RSB Tract D #15-150 Tech AOB

RECEIVED

AUG 25 2015

PLATTING

The Central Mat-Su FSA and DES has no issues with this subdivide. Tract D-1 access is off of Bogard road and meets the minimum standard set forth by the International Fire Code. Tract D-2 has access either from Bogard road or from North Shore drive. If North Shore drive is used make sure that the grade for the driveway does not exceed 8% grades.

**From:** Amy Otto-Buchanan On Behalf Of Platting

**Sent:** Monday, August 24, 2015 2:23 PM

**To:** Kemplen, Allen (DOT) ([allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); Hurn, John T (DOT) ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); 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); John Aschenbrenner; [brian.young@usps.gov](mailto:brian.young@usps.gov); [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net); 'ken.slauson@gmail.com' ([ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); Richard Boothby; Elizabeth Weiant; Eric Phillips; Heather Ralston; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Cheryl Scott; Theresa Taranto; Susan Lee; Eileen Probasco; Lauren Driscoll; 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:** North Shore RSB Tract D #15-150 Tech AOB

Attached is the Request for Comments (RFC) for North Shore RSB Tract D, MSB Case #2015-150 Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Soils Report and Preliminary Plat. Comments are due by September 14, 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 G

## Amy Otto-Buchanan

---

**From:** Becky Glenn <rglenn@mta-telco.com>  
**Sent:** Wednesday, August 26, 2015 3:30 PM  
**To:** Platting  
**Cc:** Jessica Thompson; William Hansen  
**Subject:** RE: North Shore RSB Tract D #15-150 Tech AOB

Amy,

MTA has reviewed the preliminary plat for North Shore RSB TR B and has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn  
MTA

RECEIVED  
AUG 26 2015  
PLATTING

**From:** Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] **On Behalf Of** Platting  
**Sent:** Monday, August 24, 2015 2:23 PM  
**To:** Kemplen, Allen (DOT) ([allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)) <[allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)>; [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); Hurn, John T (DOT) ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)) <[tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)>; [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); 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; [shane.m.mcoy@usace.army.mil](mailto:shane.m.mcoy@usace.army.mil); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; [brian.young@usps.gov](mailto:brian.young@usps.gov); [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net); 'ken.slauson@gmail.com' ([ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)) <[ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)>; [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); Richard Boothby <[Richard.Boothby@matsugov.us](mailto:Richard.Boothby@matsugov.us)>; Elizabeth Weiant <[Elizabeth.Weiant@matsugov.us](mailto:Elizabeth.Weiant@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Heather Ralston <[Heather.Ralston@matsugov.us](mailto:Heather.Ralston@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)>; Cheryl Scott <[Cheryl.Scott@matsugov.us](mailto:Cheryl.Scott@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)>; Lauren Driscoll <[Lauren.Driscoll@matsugov.us](mailto:Lauren.Driscoll@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:** North Shore RSB Tract D #15-150 Tech 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 North Shore RSB Tract D, MSB Case #2015-150 Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Soils Report and Preliminary Plat. Comments are due by September 14, 2015. Please let me know if you have any questions. Thanks. A.



**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

September 15, 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 – North Shore Subdivision: Case# 15-150

Dear Ms. Otto-Buchanan:

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

If you have any questions, please feel free to contact me at 907-334-7953 or by email at [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink that reads "Robin Leighty". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Robin Leighty  
Right-of-Way and Permitting Agent  
ENSTAR Natural Gas Company

## Amy Otto-Buchanan

---

**From:** Paul Hulbert  
**Sent:** Wednesday, December 30, 2015 4:20 PM  
**To:** Amy Otto-Buchanan  
**Subject:** FW: Preplat idea for Northshore Tract D

**From:** Nichols, Melanie A (DOT) [<mailto:melanie.nichols@alaska.gov>]  
**Sent:** Wednesday, December 30, 2015 1:56 PM  
**To:** Sam Goldman; Paul Hulbert; Vakalis, Kevin A (DOT); Hurn, John T (DOT)  
**Cc:** Mary Vincent  
**Subject:** RE: Preplat idea for Northshore Tract D

I took it to our plat review committee and we have a few notes and/or questions:

1. While we still prefer the driveway to line up with the mall driveway, we accept the placement. Just make sure that the driveway is 200' from either mall entrance, which will make the driveway fit within DOT's standards for sight-distance.
2. Is Lot D-2 going to be accessing Bogard via the shared access? In previous plats, you've moved the driveway so that it connects to Northshore. I know the plat says that the asphalt driveway will be removed, but it doesn't show where the driveway is planning on connecting. I assume it's going to connect into the shared driveway, but was hoping for clarification.
3. We are concerned about access to Bogard from Lot C-1. The previous rough draft plat you submitted showed C-1 & C-2 sharing access with your lots and we really support that and the current plat says there will be an easement agreement for Lot C-2; any time access can be consolidated, we want to encourage it. However, the plat doesn't reference Lot C-1. Will both those lots be using the shared driveway, too? As these lots are outside the scope of the plat, all agreements need to be in place before the plat is approved.

**Melanie Nichols**  
Mat-Su Area Planner  
Alaska DOT&PF  
(907) 269-0509

**From:** Sam Goldman [<mailto:goldmanalaska@gmail.com>]  
**Sent:** Wednesday, December 23, 2015 2:24 PM  
**To:** [paul.hulbert@matsugov.us](mailto:paul.hulbert@matsugov.us); Nichols, Melanie A (DOT); Vakalis, Kevin A (DOT); Hurn, John T (DOT)  
**Cc:** Mary Vincent  
**Subject:** Fwd: Preplat idea for Northshore Tract D

Wanted to check in and see if we are heading in the right direction. See the attached plat with new access point drawn in and common driveway easement # to be recorded. Will this suffice for DOT permission? Paul will this suffice for the borough? Who will handle this file after new year on the borough's side?

Thanks,  
**Samuel J. Goldman**  
Broker

**Alaska Built Real Estate**  
**357 E. Parks Hwy.**  
**Suite 200**  
**Wasilla, AK 99654**

**Cell: 907-715-7180**

[GoldmanAlaska@gmail.com](mailto:GoldmanAlaska@gmail.com)

[www.GoldmanAlaskaRealEstate.com](http://www.GoldmanAlaskaRealEstate.com)

## Amy Otto-Buchanan

---

**From:** Nichols, Melanie A (DOT) <[melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov)>  
**Sent:** Wednesday, September 16, 2015 1:31 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: Clarification on Comments for North Shore RSB Tract D

First, we are requiring Tract D-1 to move their driveway. When a property is replatted, we reconsider all driveways on the property. As Tract D-1 has access to a side street, we will require them to access that road (Northshore) rather than continuing to access Boggart. If they choose to move forward with the plat, their driveway permit to Bogard will be revoked as there is alternative access available.

Second, we do not consider a change of use the same as a replat, but in both occurrences, their existing driveway permits come under inspection and need reapplication (as far as I understand, a replat doesn't always require a reapplication, but a change of use does). In this case, Tract D-2 is both a replat and a change of use as the owner told me they are changing the tract into a commercial development.

**Melanie Nichols**  
Mat-Su Area Planner  
Alaska DOT&PF  
(907) 269-0509

**From:** Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>]  
**Sent:** Wednesday, September 16, 2015 10:42 AM  
**To:** Nichols, Melanie A (DOT)  
**Subject:** Clarification on Comments for North Shore RSB Tract D

Melanie:

In your comments, you stated that when a change of use occurs on a lot, any existing driveways will need to be reapplied for and ADOT&PF would not be granting future connection to E. Bogard Road as proposed Tract D-1 has easy access to N. Northshore Drive along the western side of the tract. Do you consider the replatting of the Tract a change of use? Are you requiring the driveway on Tract D-1 to be moved to access N. Northshore Drive? If you could clarify as soon as possible I can finalize my staff report. Thanks. A.

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



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

September 08, 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 the following comments:

- **Tax Map AR08, Sec 22, T20N, R08E**
  - We request that 100' of right of way (50' on each side of centerline) be dedicated for Victory Road.
- **Tax Map SU 14, Sec 24, T19N, R03E**
  - All three lots must share access to the Glenn Highway; only one access point will be allowed.
  - And please note that a future project for the Glenn Hwy will likely change access in the area based on the new highway configuration.
- **North Shore RSB Tract D**
  - After being given new information by the petitioner, stating that access to Northshore Drive would be impossible for Tract D-2, the Plat Review Committee discussed this plat again, but have not changed our position. No access will be granted to Bogart Road. Though it would be costly and difficult due to an elevation drop along the backside of the property, it wouldn't be impossible for Tract D-2 to access it.
  - And please note that when a change of use occurs on a lot any existing driveways will need to be reapplied for and we will not be granting future connection to Bogart Road as it has easy access to Northshore Drive along the western side of the tract.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Melanie Nichols".

Melanie Nichols  
Mat-Su Area Planner



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

August 26, 2015

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

RECEIVED

AUG 26 2015

PLATTING

Re: Plat Review

Dear Mr. Hulbert:

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

- Tax Map WI15, Sec 28, T19N, R04W
- Tax Map WA10 Sec 08, T17N, R01E
- Unangan Estates

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has the following comments:

- **North Shore RSB Tract D**
  - No direct access will be granted to Bogard Road from either lot; existing driveway must be removed. All access must be to Northshore Drive.

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

Sincerely,

A handwritten signature in black ink, 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

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

## Amy Otto-Buchanan

---

**From:** Sam Goldman <robertyundthomes@gmail.com>  
**Sent:** Wednesday, August 26, 2015 1:08 PM  
**To:** Acutek Geomatics  
**Cc:** Amy Bohmbach; Paul Hulbert; Platting  
**Subject:** Re: Northshore Tr D

I just spoke with Melanie Nichols at DOT. Their committee did not know that Tract D-2 was intended for commercial use and that there is no way to physically access that tract from any other road due to geographic barriers. She has been brought up to speed and this issue will be discussed again with the committee next week. A new letter should be sent out around next Wednesday.

**Samuel J. Goldman**  
Broker  
Alaska Built Real Estate  
357 E. Parks Hwy.  
Suite 200  
Wasilla, AK 99654

Cell: 907-715-7180  
[GoldmanAlaska@gmail.com](mailto:GoldmanAlaska@gmail.com)  
[www.AlaskaBuiltRealEstate.com](http://www.AlaskaBuiltRealEstate.com)

On Aug 26, 2015, at 12:15 PM, Acutek Geomatics <[admin@acuteksurvey.com](mailto:admin@acuteksurvey.com)> wrote:

Sam,

Please find the attached. They are requiring the removal of the existing driveway and denying access to Bogard for both lots. This looks like a problem, you should call Melanie at the DOT directly. (her letter is attached)

Tendra L. Nicodemus  
Acutek Geomatics  
[www.acuteksurvey.com](http://www.acuteksurvey.com)  
907-376-8800  
5099 E. Blue Lupine Dr., Ste. 104  
Wasilla, Alaska 99654

### CONFIDENTIALITY NOTICE:

This email message and any accompanying data or files is confidential and may contain privileged information intended only for the named recipient(s). If you are not the intended recipient(s), you are hereby notified that the dissemination, distribution, and or copying of this message is strictly prohibited. If you receive this message in error, or are not the named recipient(s), please notify the sender at the email address above, delete this email from your computer, and destroy any copies in any form

immediately. Receipt by anyone other than the named recipient(s) is not a waiver of any attorney-client, work product, or other applicable privilege.

----- Forwarded Message -----

**Subject:**Northshore Tr D

**Date:**Wed, 26 Aug 2015 19:45:59 +0000

**From:**Paul Hulbert <[Paul.Hulbert@matsugov.us](mailto:Paul.Hulbert@matsugov.us)>

**To:**[admin@acuteksurvey.com](mailto:admin@acuteksurvey.com) <[admin@acuteksurvey.com](mailto:admin@acuteksurvey.com)>

**CC:**Amy Bohmbach <[Amy.Bohmbach@matsugov.us](mailto:Amy.Bohmbach@matsugov.us)>

DOT PF says no to direct access to Bogard Rd from either lot, and remove existing d/w

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

**Sent:** Wednesday, August 26, 2015 4:26 AM

**To:** Paul Hulbert

**Subject:**



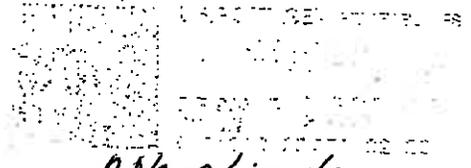
This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

<S011000628\_1508260325000.pdf>



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



1st objection  
FIRST CLASS

51068000L033 33  
VINCENT DENNIS C & MARY F  
PO BOX 870786  
WASILLA, AK 99687-0786

RECEIVED

SEP 10 2015

PLATTING

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER:** NANCY L CALDWELL (owners/petitioners)

**REQUEST:** The request is to create two lots from Tract D, North Shore Subdivision, Plat No. 60-32, to be known as **TRACT D-1 AND TRACT D-2**. Access is via E. Bogard Road and N. Northshore Drive.

**LOCATION:** Located within N 1/2 SE 1/4 Sec 02, T17N, R01W, S.M. AK, lying north of Wasilla Lake.

**Community Council:** Outside of Area **Assembly District:** #4: Steve Colligan **Area:** 2.34 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 **September 23, 2015**. 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: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received prior to **September 16, 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: Mary Vincent Address: POB 870786, Wasilla, AK 99687

Comments: No objections to the split. Maximizes the use of the property by separating residential from potential commercial.

A common driveway access directly across from Ferguson's.

Suggest a screening buffer between residential + com.

The lot line could be moved about 10 ft <sup>5 to</sup> easterly if this drawing is

Case #15-150 AOB

Note: Vicinity Map Located on Reverse Side accurate, to protect the residence. m+V

EXHIBIT J

# SITE VISIT REPORT

Case Name: North Shore RSB Tract D	Date: 12/02/2015 Time: 11:31 a.m.
Owner: Nancy Caldwell	Case Number: 2015-150
Surveyor/Engineer: Acutek/Steiner	Tax ID #: 51045000T00D
Subdivision: North Shore	Regarding: Two lot subdivision

## SITE CONDITIONS

Weather: Clear, cold	Temperature: 23°F
Wind: Slight	
General Site Condition: House constructed on the lot	

**Personnel on site:** Amy Otto-Buchanan, Cheryl Scott, Peggy Horton – Platting Technicians

**Equipment in use:** Camera

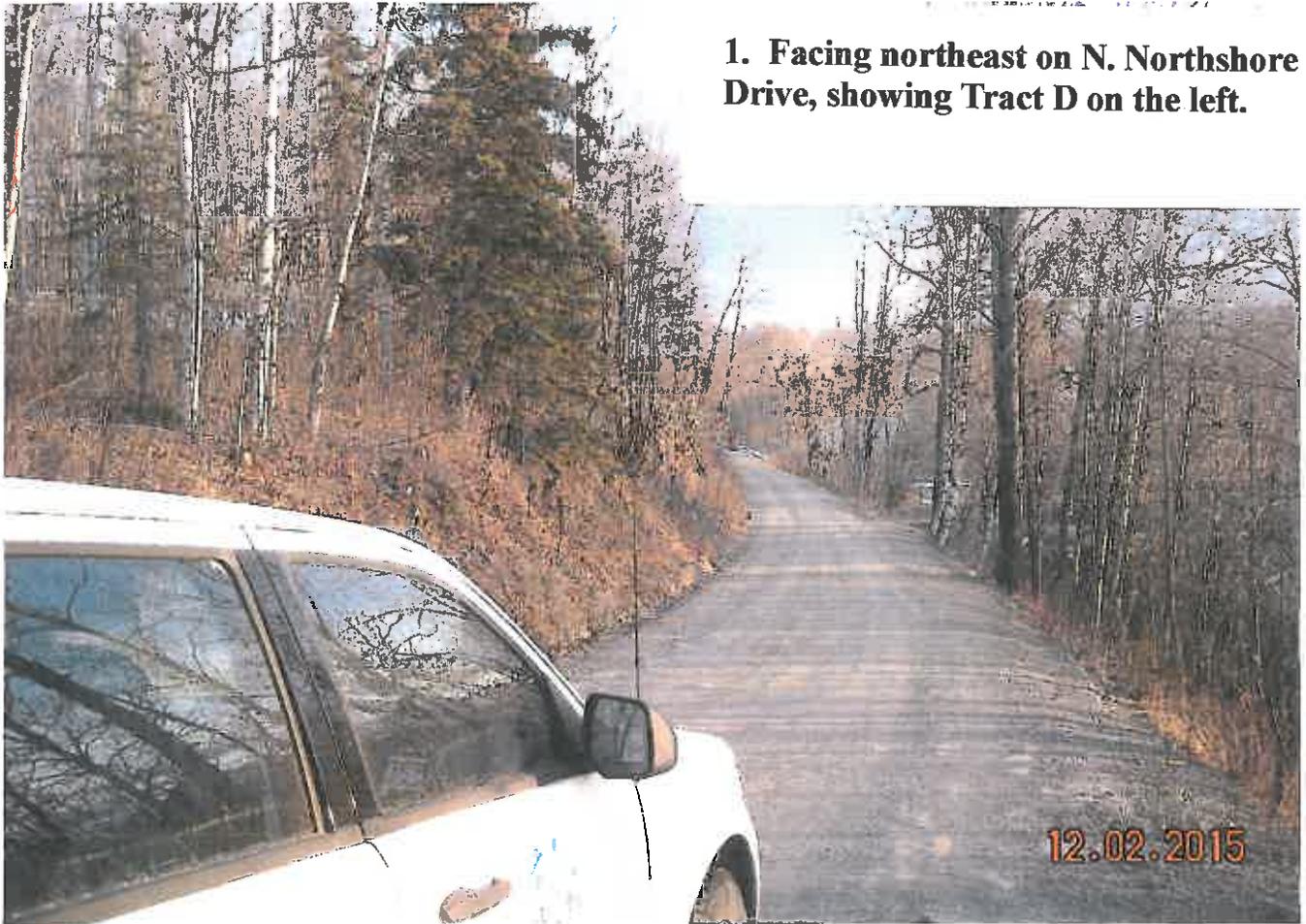
**Current phase of work:** Continued by the Platting Officer on September 23, 2015 for six Months to redesign the plat and negotiate with ADPT&PF for E. Bogard Road access.

**Reason for Visit/Remarks:** ADOT&PF does not want shared access to E. Bogard Road. They want access from N. Northshore Drive. Wanted photos of the topographical issues of driveways from N. Northshore Drive.

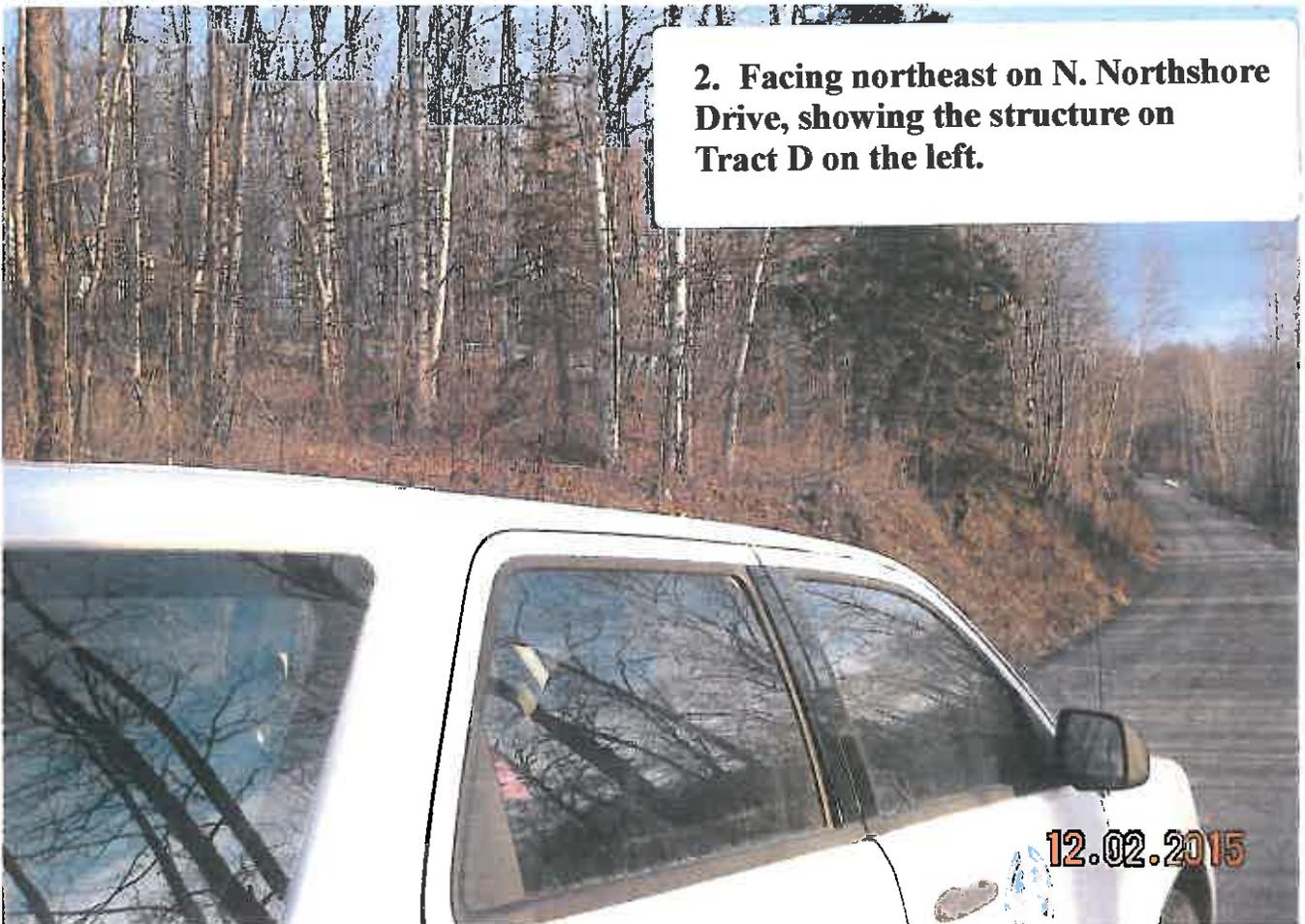
(See attached photos)

**Signed By:** Amy Otto-Buchanan, Platting Technician AOB      **Date:** December 2, 2015

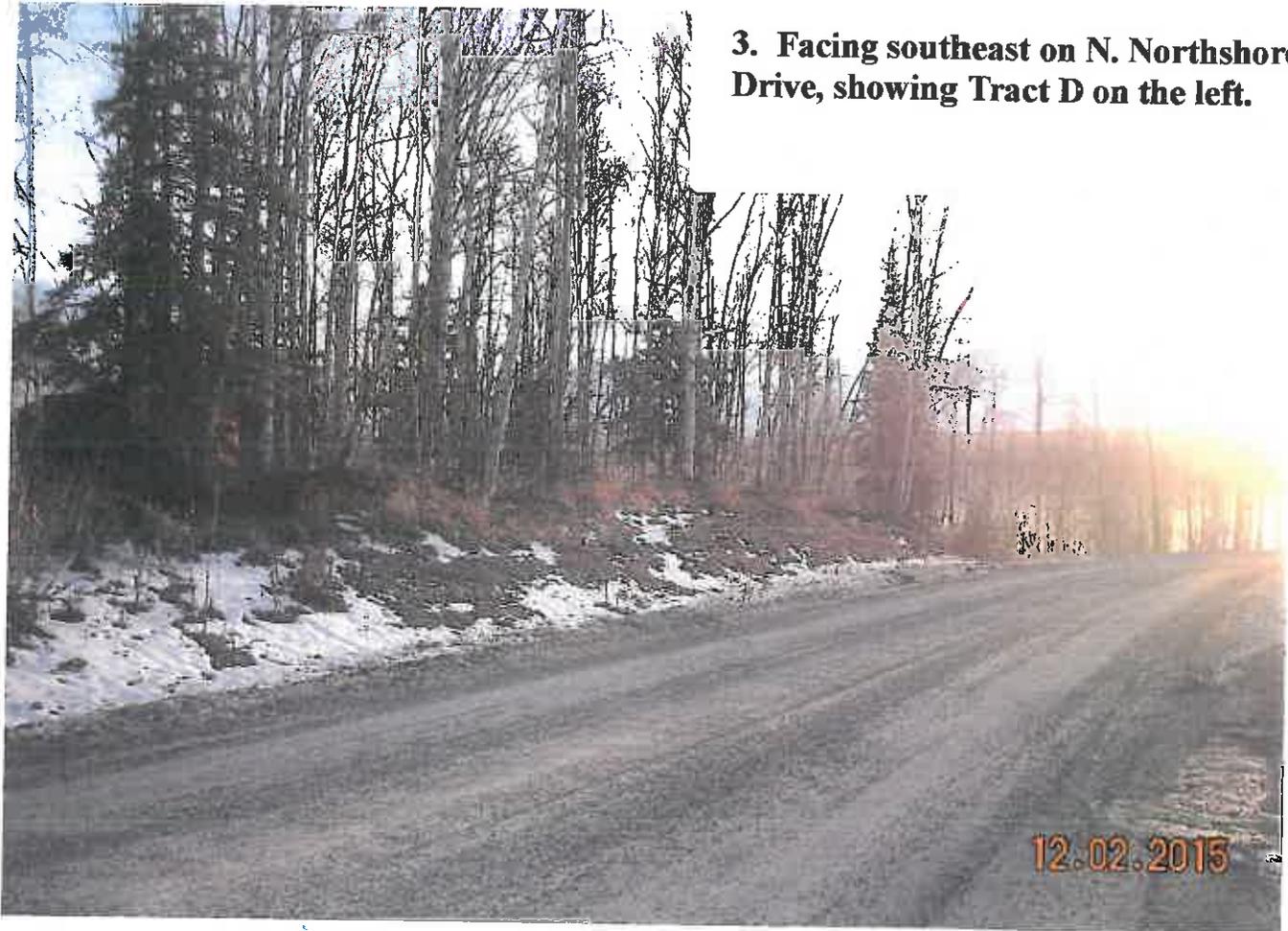
**1. Facing northeast on N. Northshore Drive, showing Tract D on the left.**



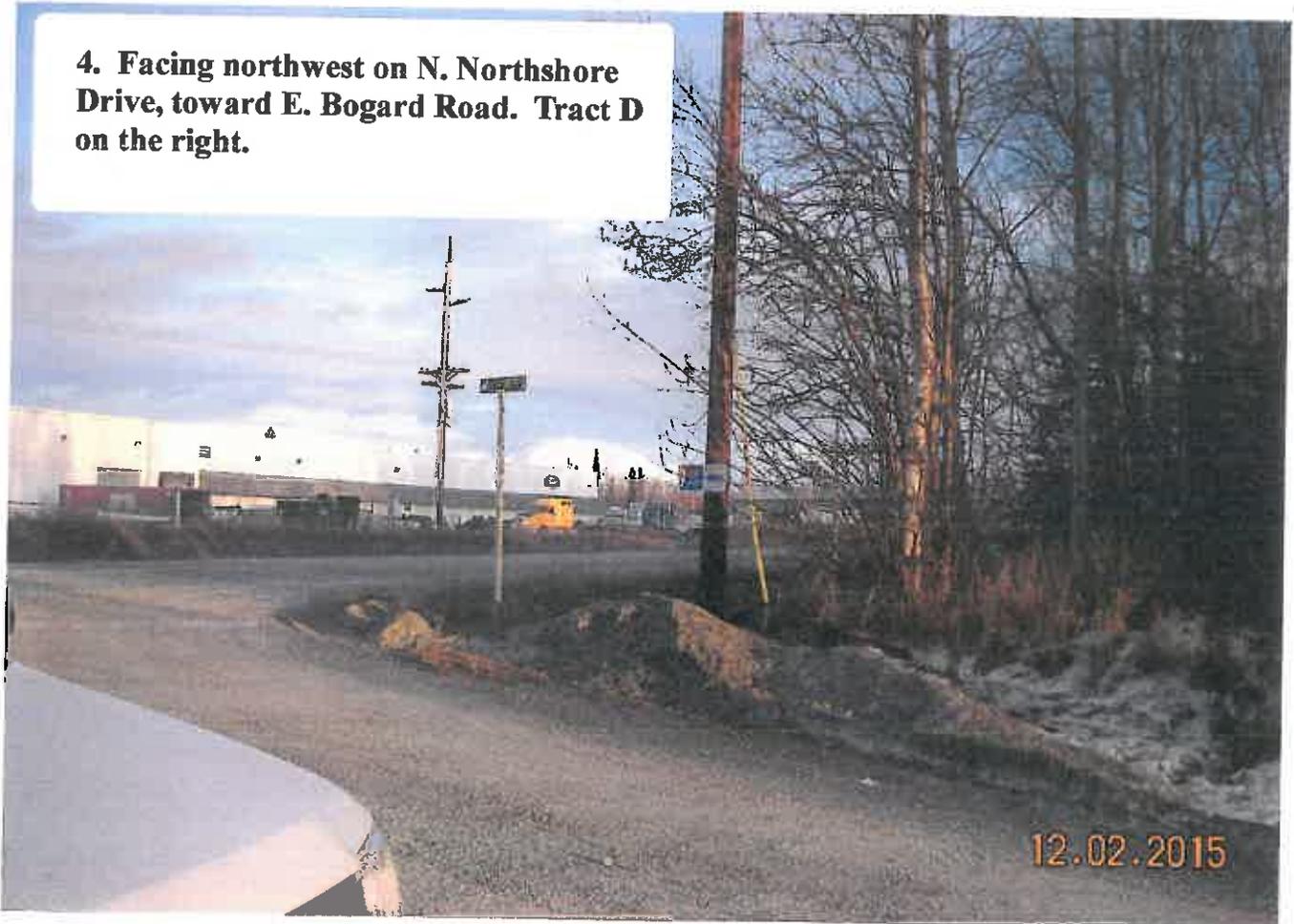
**2. Facing northeast on N. Northshore Drive, showing the structure on Tract D on the left.**



**3. Facing southeast on N. Northshore Drive, showing Tract D on the left.**



**4. Facing northwest on N. Northshore Drive, toward E. Bogard Road. Tract D on the right.**





**5. Facing east on N. Northshore Drive, showing the structure on Tract D.**