

# AGENDA

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD  
AGENDA**

**REGULAR MEETING**

**1:00 P.M.**

**FEBRUARY 4, 2016**

The *borough staff recommendations* related to petitions being considered by the platting board will be available at least five days prior to the scheduled consideration. It is the responsibility of the petitioner to review the recommendations prior to consideration.

The Platting Division shall process the official actions of the board. Conversation, discussion and testimony will be recorded and saved on record.

Access and ability to have needed information from the recordings (ex. appeals) will be made available to the petitioner by the Platting Division upon request.

All decisions as to approval or disapproval of a subdivision, vacation, elimination, public use easement, variance, right-of-way, or airport acquisition plat by the platting board shall be final unless a *petition for reconsideration* is submitted to the Platting Division within fifteen days of the date of the written *notification of platting board action*, or an appeal filed with the board of adjustments and appeals in accordance with MSB 15.39.

## PUBLIC HEARING PROCEDURES

1. Chair states item to be addressed.
2. **Public Hearing Notices:** Secretary states number of public hearing notices sent out, date sent, and responses thereto.
3. **Staff Report:** The Platting Technician gives an overview of the project for the platting board and the public.
4. **Chair opens the public hearing:** The Chair may ask petitioner to give a short overview prior to public input.
5. **Public Testimony:** Members of the public are invited to sign in and testify before the board. Board members may have questions for the person testifying. Testimony is limited to three (3) minutes. The time limit may be extended at the discretion of the Chairman.
6. **Public hearing is closed by the chair.** No further public input is appropriate.
7. **Petitioner Comments:** Petitioner, or his/her representative, comes before the board to discuss staff recommendations and compliance with Title 43 and other applicable regulations. Testimony is limited to five (5) minutes. The time limit may be extended at the discretion of the Chairman.
8. **Motion, Discussion & Vote:** Motion is made and seconded by board members. No further unsolicited input from petitioner is appropriate.

Platting board discusses motion and votes; four affirmative votes are necessary for approval of the proposed action. Decisions are final, unless reconsidered by the platting board or appealed to board of adjustments and appeals.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD AGENDA**

**PLATTING BOARD**

Jay Van Diest, Chairman  
Tait Zimmerman, Vice Chairman  
Stan Gillespie  
Jordan Rausa  
Marty Van Diest, Alt #1  
Gregory Pugh, Alt #2  
District #2, Vacant *Lamar Anderson*  
District #6, Vacant  
District #7, Vacant



**PLATTING DEPARTMENT**  
Eileen Probasco, Acting Platting Officer  
Peggy Horton, Platting Technician  
Amy Otto-Buchanan, Platting Technician  
Cheryl Scott, Platting Technician  
Sloan Von Gunten, Platting Div. Specialist

*Assembly Chambers of the  
Dorothy Swanda Jones Building  
350 E. Dahlia Avenue, Palmer*

**FEBRUARY 4, 2016  
ASSEMBLY CHAMBERS  
REGULAR MEETING  
1:00 P.M.**

- 1. CALL TO ORDER**
  - A. Roll Call and Determination of Quorum (by Administrative Specialist)
  - B. Pledge of Allegiance
  - C. Approval of the Agenda
- 2. APPROVAL OF MINUTES**
  - A. January 21, 2016
- 3. UNFINISHED BUSINESS**
- 4. PUBLIC HEARINGS**
  - A. JOHN M. KINNEY (owners/petitioners):** The request is to create five lots from Lot 1, Block 3, Wasilla Creek Estates, Plat No. 86-17, to be known as **KINNEY RIDGE**, containing 6.68 acres +/- . Access is via N. Showers Street and E. Jensen Road. Located within E ½ SE ¼ Sec 12, T18N, R01E, S.M. AK, lying north of N. Showers Street - E. Jensen Road intersection. Community Council: Fishhook, Assembly District: #6: Barbara Doty. Continued from the January 21, 2016 Platting Board Hearing.
  - B. TEAM 49 CONSTRUCTION, LLC & JOHN MCCORMICK (owners/petitioners):** The request is to move the flag pole portion of Tract A, **TIMBER RIDGE**, to the southern portion of Lot 1 to alleviate a setback encroachment, containing 11.65 acres +/- . The petitioner is also requesting to vacate a portion of E. Timber Way to alleviate a separate setback encroachment. The petitioner is also applying for a variance from MSB 43.20.281(A)(1) for less than 10,000 square feet of usable septic area within proposed Lot 1A. Located within SW ¼ NW ¼ Sec 10 & SE ¼ NE ¼ Sec 09, T17N, R01E, S.M. AK, lying east of Wasilla Creek at the west end of E. Timber Way. Community Council: Gateway, Assembly District: #2: Matthew Beck.
- 5. MISCELLANEOUS**
  - A. Work Session on proposed amendments and changes to Title 43.

**6. RECONSIDERATIONS/APPEALS**

**7. PERSONS TO BE HEARD**

**8. PLATTING OFFICER COMMENTS**

**9. BOARD COMMENTS**

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party* pursuant to MSB 15.39.010. The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough Internet home page located at ([www.matsugov.us](http://www.matsugov.us)), or at various libraries within the borough.

**MINUTES**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 21, 2016, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 1:00 P.M. by the Chairman, Mr. Jay Van Diest.

**1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

- Mr. Jay Van Diest, District #1 (Chairman)
- Mr. Stan Gillespie, District #3 (Excused Absence)
- Mr. Jordan Rausa, District #4
- Mr. Tait Zimmerman, District #5(Vice Chairman)
- Vacant, District #2
- Vacant, District #6
- Vacant, District #7
- Mr. Marty Van Diest, Alternate 1
- Mr. Gregory Pugh, Alternate 2

Staff in attendance:

- Ms. Sloan Von Gunten, Platting Division Administrative Specialist
- Ms. Peggy Horton, Platting Technician
- Ms. Cheryl Scott, Platting Technician
- Ms. Amy Otto-Buchanan, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

- The pledge of allegiance was led by Mr. Jordan Rausa.

**C. APPROVAL OF THE AGENDA**

The Chairman, Jay Van Diest inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

**2. APPROVAL OF MINUTES**

The Chairman, Jay Van Diest inquired if there were any changes to the minutes.

GENERAL CONSENT: The minutes for January 7, 2016, were approved without objection.

**3. UNFINISHED BUSINESS**

**4. PUBLIC HEARINGS**

**A. KINNEY RIDGE**

Sloan Von Gunten (Administrative Specialist)

- Stated that 39 public hearing notices were mailed out on December 30, 2015, to this date there have been no returns, 1 objection, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- The Petitioner is requesting a continuance to February 4, 2016 to resolve specific issues.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, kept the public hearing open.

**MOTION:**

- Mr. Marty Van Diest moved to continue Kinney Ridge to February 4, 2016, seconded by Mr. Zimmerman.

**VOTE:**

- The motion passed with all in favor.

**TIME: 1:06 P.M.**

**CD: 0:04:22**

**5. MISCELLANEOUS**

A. Work Session on proposed amendments and changes to Title 43.

**Mr. Jay Van Diest suspended the Rules for the work session**

Peggy Horton (Platting Technician)

- Gave an overview on the Title 43 work session packet.

**DISCUSSION:**

- Continued the work session on the substantial listing items from the last platting board meeting.

**SUBSTANTIAL ITEM #12:**

- The Platting Board agreed in adding, removing, and changing the wording in substantial #12 staff write up.

**TIME: 2:37 P.M.**

**CD: 1:36:43**

**BREAK**

**TIME: 2:42 P.M.**

**CD: 1:36:44**

**SUBSTANTIAL ITEM #13:**

- The Platting Board agreed in adding, removing, and changing the wording in substantial #13 staff write up.

**SUBSTANTIAL ITEM #14:**

- The Platting Board agreed in adding wordage in substantial #14 staff write up.

**SUBSTANTIAL ITEM #15:**

- The Platting Board will continue Substantial Item #15 at the next platting board meeting.

**TIME: 3:51 P.M.**

**CD: 2:34:56**

**Jay Van Diest canceled the suspension of the rules and returned the meeting back to order.**

**6. RECONSIDERATIONS/APPEALS**

**7. PERSONS TO BE HEARD**

**8. PLATTING OFFICER COMMENTS**

- Ms. Horton gave an update on the Title 43 changes that are going to the Assembly.
- There is one application in for the platting board seat district 2 vacancy.

**9. BOARD COMMENTS**

- The Secretary will keep the board up to date on the applications to be moved forward by the mayor and to be approved by the Assembly.

**Adjourned 3:55 P.M.**

**CD: 02:38:43**

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Jay Van Diest, Chairman

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Sloan Von Gunten, Platting Division  
Administrative Specialist

4A

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
FEBRUARY 4, 2016**

**PRELIMINARY PLAT: KINNEY RIDGE**

**LEGAL DESCRIPTION: SEC 12, T18N, R01E, SEWARD MERIDIAN, AK**

**PETITIONERS: JOHN M. KINNEY**

**SURVEYOR/ENGINEER: HANSON SURVEYING & MAPPING/MARK HANSEN PE**

**ACRES: 6.68 ± PARCELS: 5**

**REVIEWED BY: AMY OTTO-BUCHANAN CASE: 2015-194**

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This case was continued from the January 21, 2016 Platting Board, due to the need for an updated Request for Comments and Notice of Public Hearing, because the configuration of lots had changed.

**REQUEST:** The request is to create five lots from Lot 1, Block 3, Wasilla Creek Estates, Plat No. 86-17, Section 12, Township 18 North, Range 01 East, SM AK, to be known as KINNEY RIDGE, containing 6.68+ acres. Access is via S. Showers Street. Lot 1 is a flag lot as allowed by MSB 43.20.300(D).

**EXHIBITS**

Notification of Action, January 21, 2016 Platting Board  
Vicinity Map, Aerial Photos and Bare Earth Imagery  
Topography Map and As-Built  
Geotechnical Engineering Report

**Exhibit 1 – 1 pg  
Exhibit A – 4 pgs  
Exhibit B – 2 pgs  
Exhibit C – 21 pgs**

**AGENCY COMMENTS**

Capital Projects Department  
Code Compliance  
Permit Center  
Planning  
Land & Resource Management Division  
Cultural Resources  
Department of Emergency Services  
FSA #132 Greater Palmer  
Utilities  
General Public

**Exhibit D - 1 pg  
Exhibit E – 1 pg  
Exhibit F - 2 pgs  
Exhibit G – 1 pg  
Exhibit H - 1 pg  
Exhibit I - 1 pg  
Exhibit J – 1 pg  
Exhibit K – 1 pg  
Exhibit L – 6 pgs  
Exhibit M – 1 pg**

**DISCUSSION:** The subject parcel is located east of N. Palmer Fishhook Road, east of Wasilla Creek and directly east of N. Showers Street. Access is N. Showers Street. N. Showers Street is a 60' wide right-of-way; street is owned and maintained by the Borough. E. Jensen Road is a 100' wide right-of-way; this section of E. Jensen Road, northeast of the

intersection with N. Showers Street, is not maintained by MSB and the road is not constructed to standard. The smallest lot is 1.11 acres, the largest 2.02 acres. The structure on proposed Lot 1 is 25.8' from the 33' wide Section Line Easement, as the petitioner recently removed a portion of the structure to meet the setback requirements. The structure is also 14.9' from the northern lot line. The 30' wide flag pole for Lot 1 is allowed by MSB 43.20.300(D) Flag lots and will provide legal access to N. Showers Street, a Borough owned and maintained street, for Lot 1.

**Soils:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit C**. Mark Hansen, PE, notes the soils at locations of four out of five test pits are essentially identical and are suitable for on-site wastewater disposal. A testhole location map and soils logs are attached. Each of the five lots has a minimum of 10,000 sf of contiguous useable septic area for septic systems and each of the five lots has a minimum of 10,000 sf of useable building area, exclusive of the first 10,000 sf useable septic area.

**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 from N. Showers Road. Pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(D) Flag lots, each lot will have 60' frontage and 30' of frontage respectively.

**Comments:** Capital Projects Department (CPD) (**Exhibit D**) has no comments. Code Compliance notes (**Exhibit E**) this parcel is in FIRM #7270, Zone X, no open cases, not in a Special Land Use District (SpUD), and has no further comments. Permit Center (**Exhibit F**) notes proposed Lot 1 has an existing driveway permit for access in the E. Jensen Road right-of-way. Planning Division (**Exhibit G**) notes structures shall be in compliance with setback requirements. Land and Resource Management Division (**Exhibit H**) notes the Powerline Trail (Palmer-Sutton) follows the section line easement on the east boundary of the parcel. No MSB owned lands are affected by the subdivision and LR&M has no objection to the subdivision. Cultural Resources has no objections to the subdivision; however, they advise caution during construction (**Exhibit I**). Department of Emergency Services (**Exhibit J**) notes minimum access for fire and EMS has been met, no objections. Fire Service Area (FSA) #132 Greater Palmer (**Exhibit K**) recommends the extension of the cul-de-sac in front of the properties to be separated out. *Staff notes this refers to E. Jensen Road and extending the cul-de-sac into the Section Line Easement. However, petitioner will not be constructing E. Jensen Road.*

**Utilities:** (**Exhibit L**) MTA requests a 10' wide utility easement adjoining east of N. Showers Street (see **Recommendation #4**). Staff notes this utility easement will need to be on the east side of the existing 10' wide slope easement that east adjoins N. Showers Street. MEA requests a 30' wide utility easement in proposed Lot 5 under the existing overhead power line and extending 30' beyond the pole, as shown on the MEA sketch (see **Recommendation #4**). GCI approved as shown; Enstar has no comments, recommendations, or objections.

**General Public:** (**Exhibit N**) One objection has been received from Wesley Anderson who owns Lots 5C, 5A and 5B, Block 4 of Wasilla Creek Estates Subdivision. He objects to the

change of name of the subdivision and to the subdivision itself, as he is not in favor of any further subdividing of the lots in the area. His comments, in full, are attached. His comments do not address any violation of code.

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; Fishhook Community Council; Road Service Area #16 South Colony; MSB Department of Public Works Operations and Maintenance, Assessments or Pre-Design Division.

**CONCLUSION:** The preliminary plat of Kinney Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections to the plat from any federal or state agency, Borough department, or utilities. One objection was 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 and MSB 43.20.120 Legal Access. Physical access is provided to proposed lots, pursuant to MSB 43.20.140 Physical Access. Frontage exists for the proposed lots, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(D) Flag lots. The engineer has provided a geotechnical report pursuant to MSB 43.20.281(A).

**RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT**

**Suggested motion: "I move to approve the preliminary plat of Kinney Ridge, Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:"**

1. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Pay mailing and advertising fees of \$132.12.
3. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial and/or legal interest
4. Grant a 10' wide utility easement adjoining east of N. Showers Street, outside of the existing 10' wide slope easement, as requested by MTA. Grant the 30' wide utility easement in Lot 5 as requested by MEA.
5. Show or list all easements of record.
6. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
7. Submit final plat in full compliance with Title 43.

**FINDINGS for PRELIMINARY PLAT**

- 1) The plat of Kinney Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
- 2) There were no objections to the plat from any federal or state agencies, Borough departments, or utilities.
- 3) There was one objection from the general public in response to the Notice of Public Hearing, which did not address any violation of code.

- 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; Fishhook Community Council; Road Service Area #16 South Colony; MSB Department of Public Works Operations and Maintenance, Assessments or Pre-Design Division.
- 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.
- 7) Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(D) Flag lots.
- 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) MEA and MTA requested additional utility easements.
- 10) Corner lots are to take access from the lesser standard road per Subdivision Construction Manual (SCM) A15.1. N. Showers Street is classified as residential; E. Jensen Road at this time is classified as a collector. Lot 5 will take access from N. Showers Street.
- 11) The Powerline Trail (Palmer-Sutton) follows the section line easement on the east of the subject parcel.



# 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

January 26, 2016

## NOTIFICATION OF ACTION

John Kinney  
10741 E. Jensen Road  
Palmer, AK 99645

**RE: KINNEY RIDGE**

**CASE: 2015-194**

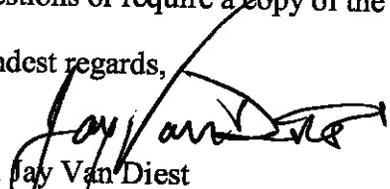
Action taken by the Platting Board on January 21, 2016 is as follows:

THE PRELIMINARY PLAT FOR KINNEY RIDGE WAS CONTINUED TO FEBRUARY 4, 2016.

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

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.

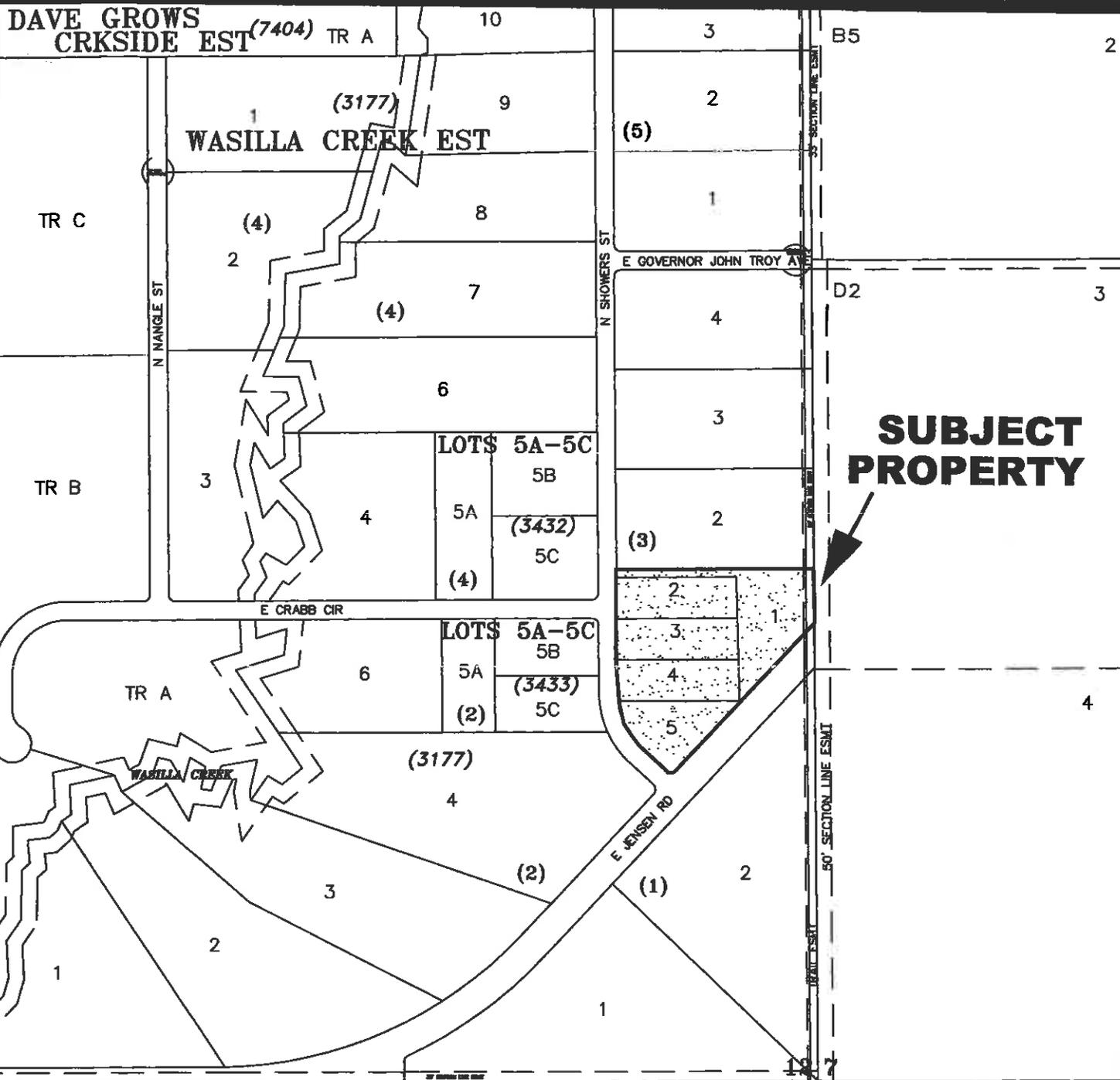
Kindest regards,

  
Mr. Jay Van Diest  
Platting Board Chairman

cc:

Hanson Surveying & Mapping  
305 E. Fireweed Avenue  
Palmer, AK 99645

**Exhibit 1**



**SUBJECT  
PROPERTY**

50' SECTION LINE ESMI

N BAINS JORDAN DR

(1812) 12      **TABERNASH** 14      **LYNNDEEN** 18 A6 1  
 (3131) TRACT A

**VICINITY MAP**

FOR PROPOSED KINNEY RIDGE  
 LOCATED WITHIN

SECTION 12, T18N, R01E, SEWARD MERIDIAN,  
 ALASKA

WASILLA 01 MAP

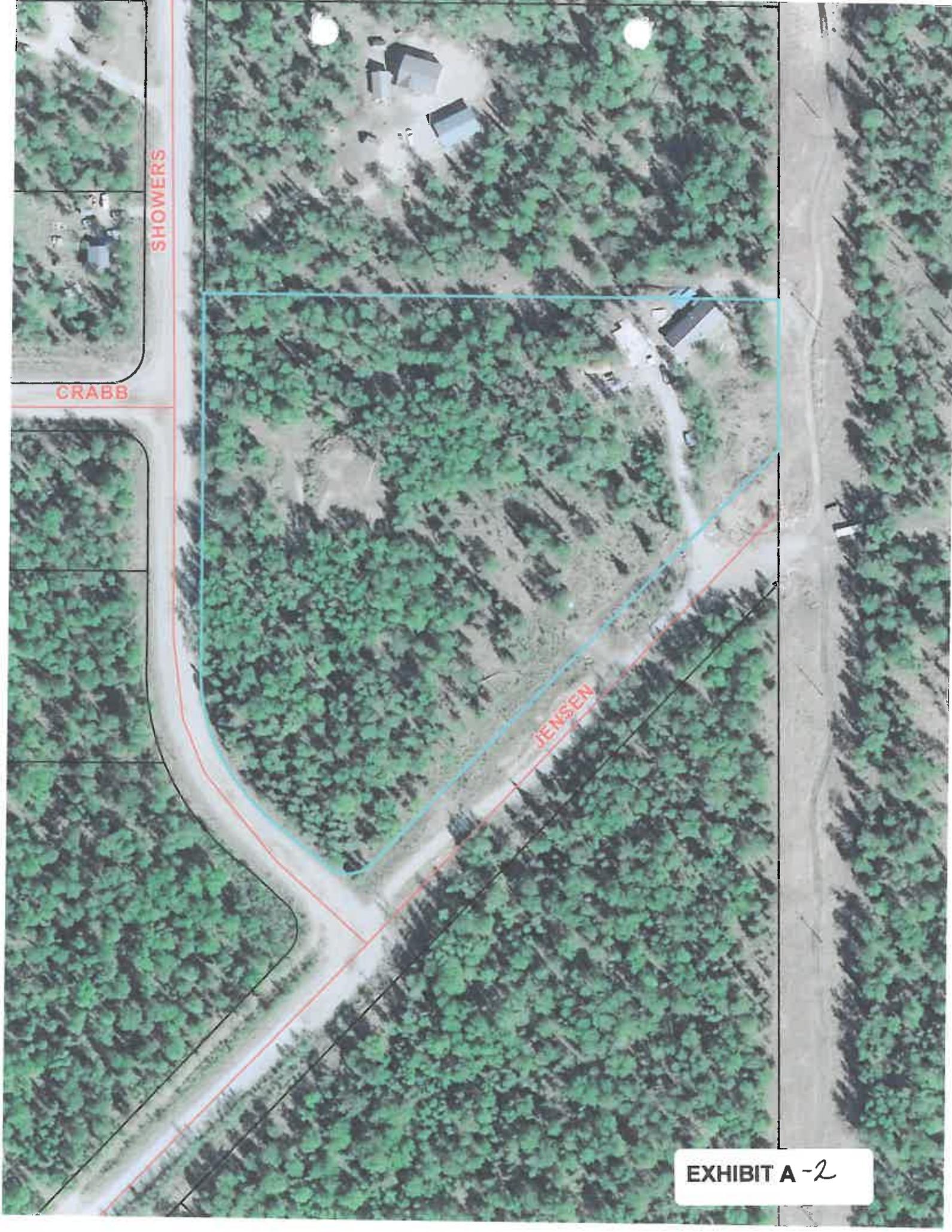
**EXHIBIT A - /**

SHOWERS

CRABB

JENSEN

EXHIBIT A-2



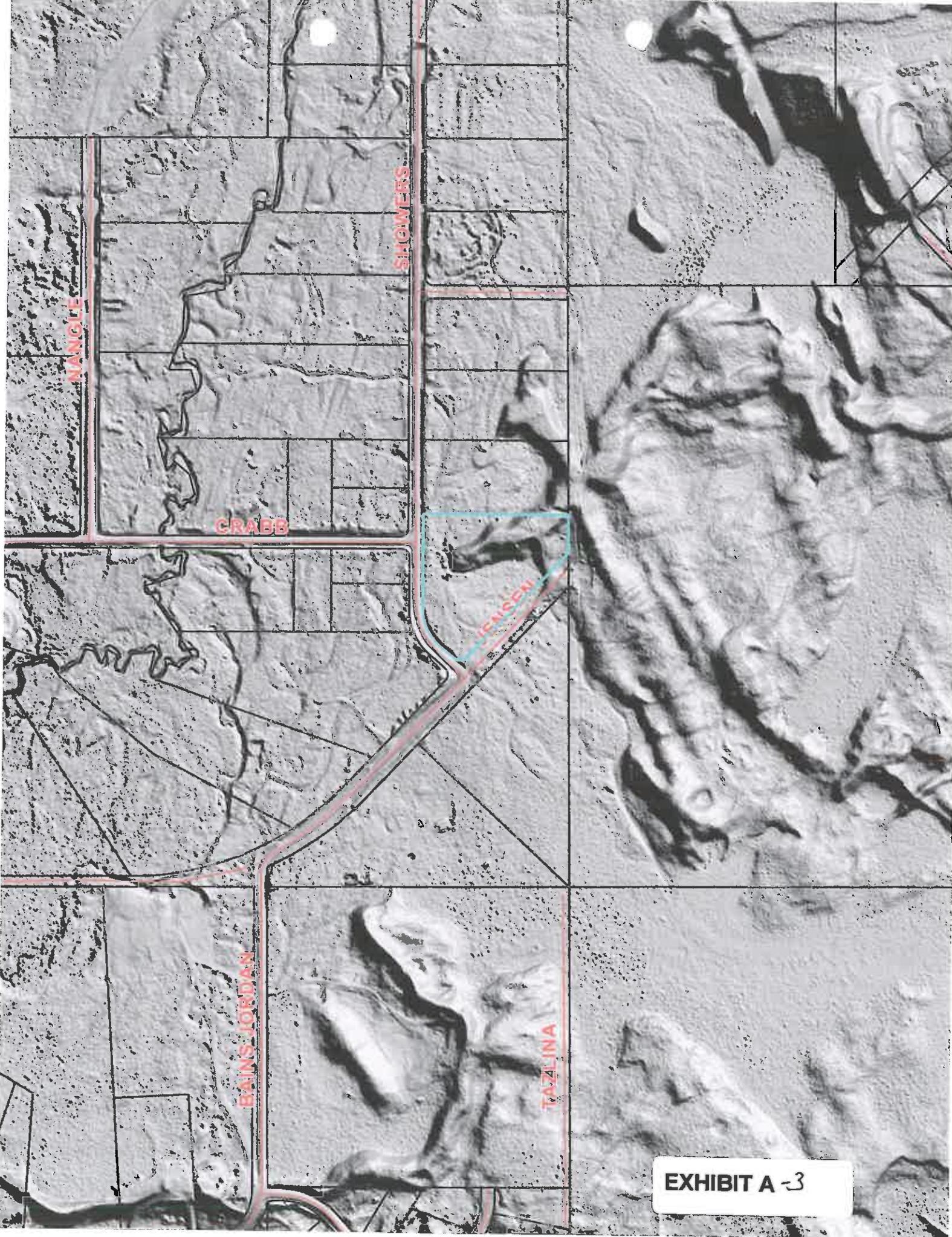
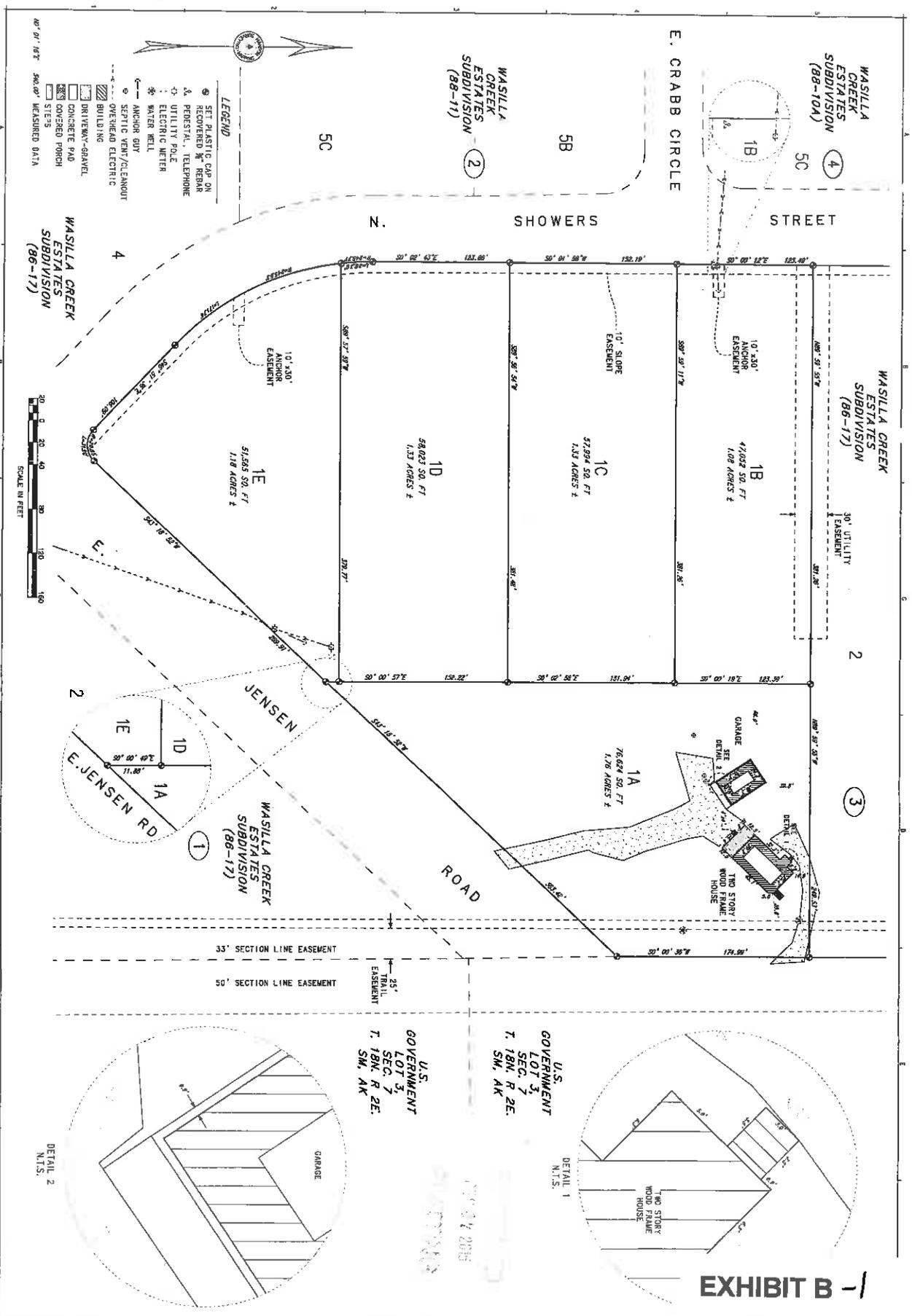


EXHIBIT A -3



EXHIBIT A-4



**EXHIBIT B - 1**

U.S. GOVERNMENT  
LOT 3,  
SEC. 7  
T. 18N., R. 2E.  
SM., AK

U.S. GOVERNMENT  
LOT 3,  
SEC. 7  
T. 18N., R. 2E.  
SM., AK

DETAIL 1  
N.T.S.

DETAIL 2  
N.T.S.

REV	REVISION	DATE BY	

FILE NO. 15-165  
DESIGN BY: SM  
CHECKED: CEN  
DWG.#: 15-165CS  
DATE: 12-02-15

PALMER, ALASKA  
KINNEY RIDGE  
SUBDIVISION  
AS-BUILT

REFERENCE:  
NUMBER:  
PRELIM-2

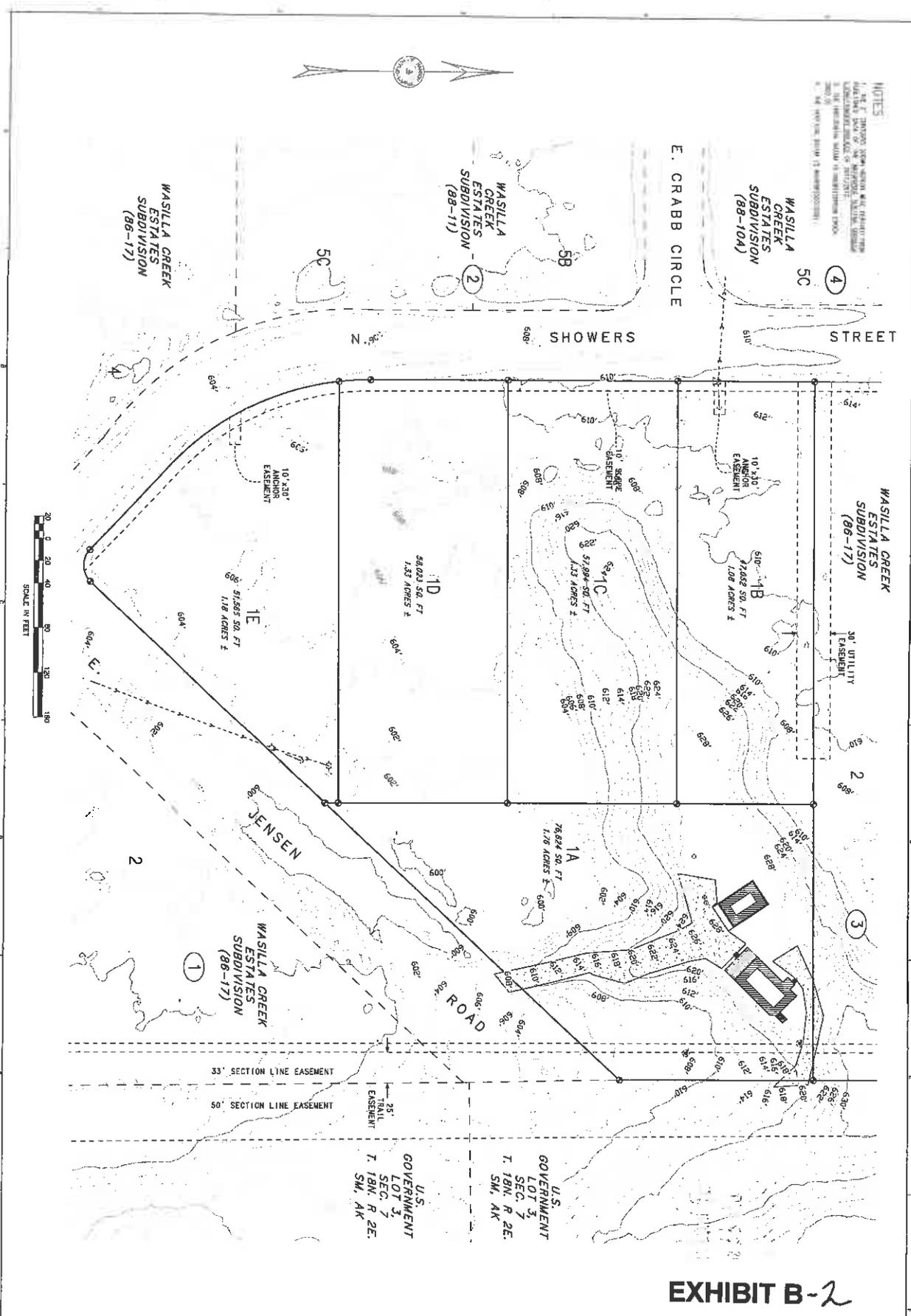
FIELD BOOKS:  
DESIGN:  
STAMPING:  
AS-BUILT

SCALE:  
HORIZONTAL: 1"=40'  
VERTICAL: 1"=20'  
VERTICAL CURVES:  
VERTICAL CURVE:  
LOCATION: 2.51-2.59

KINNEY RIDGE SUBDIVISION  
30 E. HERRING AVE.  
PALMER, ALASKA 99645

SHEET 2 OF 3

NOTES  
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT A FINAL PLAN.  
 2. THE BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE APPLICANT.  
 3. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.  
 4. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS.



**EXHIBIT B-2**

FILE NO. 15-165 DRAWN BY: S.M. CHECKED BY: C.H. DWG. NO. 15-165CS DATE: 12-02-15	PALMER, ALASKA KINNEY RIDGE SUBDIVISION CONTOURS	U.S. GOVERNMENT LOT 3, SEC. 7 T. 18N., R. 2E. 3M., AK	U.S. GOVERNMENT LOT 3, SEC. 7 T. 18N., R. 2E. 3M., AK	U.S. GOVERNMENT LOT 3, SEC. 7 T. 18N., R. 2E. 3M., AK
		U.S. GOVERNMENT LOT 3, SEC. 7 T. 18N., R. 2E. 3M., AK	U.S. GOVERNMENT LOT 3, SEC. 7 T. 18N., R. 2E. 3M., AK	U.S. GOVERNMENT LOT 3, SEC. 7 T. 18N., R. 2E. 3M., AK

SCALE: HORIZONTAL: 1" = 400'  
 VERTICAL: 1" = 80'  
 LOCAL TYPING: 12/2/15

FIELD BOOKS:  
 DESIGN: [ ]  
 STAMPING: [ ]  
 AS-BUILT: [ ]

REFERENCE NUMBER:  
 PRELIM - J  
 SHEET 3 OF 3



# MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net

Dec 2, 2015  
0595

Craig Hanson, PLS  
Hanson Surveying & Mapping  
305 E Fireweed Ave.  
Palmer, AK 99645

RECEIVED

DEC 08 2015

Subject: Kinney Ridge Subdivision  
Addendum to Geotechnical Report Dated August 2005

PLATTING

Dear Mr. Hanson,

The geotechnical report for subdivision of this property was prepared under the supervision of Mark Hansen, P.E. in August, 2005, but we understand the plat was not recorded at that time. At that time our report was Titled, "Lot 1, Block 3 Wasilla Creek Estates Geotechnical Investigation for Subdivision". This addendum updates the report to current Matanuska-Susitna Borough subdivision regulations.

The plat you recently prepared (Plat 86-17, dated 12/2/15) has the same lot configurations as was proposed in 2005

Conclusions:

1. Each of the five lots has a minimum of 10,000 square feet contiguous useable area for septic systems
2. Each of the five lots has a minimum of 10,000 square feet useable for building, exclusive of the first 10,000 square feet useable septic area.

It is trusted this information meets your present requirements.

Sincerely,  
  
Mark Hansen, P.E.



12-02-2015

EXHIBIT C-1



**MARK HANSEN P.E.**

CONSULTING ENGINEERS TESTING LABORATORY

P.O. Box 4323 Palmer, AK 99645-4323 Phone: (907) 745-4721 Fax: (907) 748-4721  
e-mail: mhpe@mtaonline.net

# Lot 1, Block 3 Wasilla Creek Estates

Geotechnical Investigation for Subdivision

RECEIVED

DEC 09 2015

PLATTING

August, 2005

Prepared for: John Kinney  
10741 Jensen Road  
Palmer, AK 99645

Prepared by: Joy A. Vaughn  
Geotechnical Engineer

Reviewed by: Mark Hansen, P.E.  
PO Box 4323  
Palmer, AK 99645-4323  
Phone: (907) 745-4721

EXHIBIT C-2



# MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

P.O. Box 4323 Palmer, AK 99645-4323 Phone: (907) 745-4721 Fax: (907) 746-4721  
e-mail: mhpe@mtaonline.net

## Lot 1, Block 3 Wasilla Creek Estates

### Geotechnical Investigation for Subdivision

### August 2005

Prepared for: John Kinney  
10741 Jensen Road  
Palmer, AK 99645

Prepared by: Joy A. Vaughn  
Geotechnical Engineer

Reviewed by: Mark Hansen, P.E.  
PO Box 4323  
Palmer, AK 99645-4323  
Phone: (907) 745-4721



**Lot 1, Block3  
Wasilla Creek Estates  
Geotechnical Investigation  
Contents**

Report Narrative 2 pages

**Location Information**

Vicinity Map 1 page  
Locations of Test Pits 1 page

**Test Pits**

Test Pit Logs Plates 1- 5  
Log Graphics Key 1 page

**Soil Testing**

Sieve Test Reports of Samples 3 pages  
Laboratory Testing Summary 1 page

**Supplemental Information**

ASTM Soil Classification Chart  
Plasticity Chart  
Frost Design Soil Classification



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

P.O. Box 4323 Palmer, AK 99645-4323 Phone: (907) 745-4721 Fax: (907) 746-4721  
e-mail: mhpe@mtaonline.net

8-5 M-F

# Lot 1, Block 3 Wasilla Creek Estates

## Geotechnical Investigation for Subdivision

### Location

The property is located within Sec. 12, T18N, R1E, Seward Meridian, Alaska, northeast of the intersection of Jensen Road and Showers Street. It is currently identified as Lot 1, Block 3 of Wasilla Creek Estates.

### Scope

The scope of this investigation was to determine the suitability of the site soils for on-site wastewater disposal for purposes of subdividing the property. It is proposed to subdivide Lot 1 into five lots. See the Test Hole Location Map for the proposed lot layout at the time of this investigation.

### Conclusions

The soils at the locations of four out of five test pits were essentially identical and are suitable for on-site wastewater disposal. The soil conditions at one pit location were questionable but may be usable. A pit only 75 feet away from the questionable pit was typical of the remainder of the property. Because of the obvious predominance of the better soil profile, each lot includes a minimum of 20,000 square feet of useable area.

### Exploration

The subsurface investigation was conducted August 5, 2005. Five test pits were excavated by John Kinney using a CASE 580L tractor with backhoe. Refer to the attached Test Pit Location Map for approximate pit locations. Bulk and grab soil samples were taken from the test pits. Exploration was supervised and the test pits logged by Joy Vaughn.

EXHIBIT C-5

In the laboratory, the samples were visually classified as to frost and unified classification and the moisture content determined. Sieve analyses were performed on selected samples. Results are shown on the testing summary and on the sieve test reports attached.

A description of the samples is recorded on the field log. The moisture content, the type and location of samples, and the general soil type are shown graphically on the left side. A detailed soil description is shown on the right side that includes properties such as larger gravel content, and cobble and boulder presence that was observed but not reflected in the samples.

## **Findings**

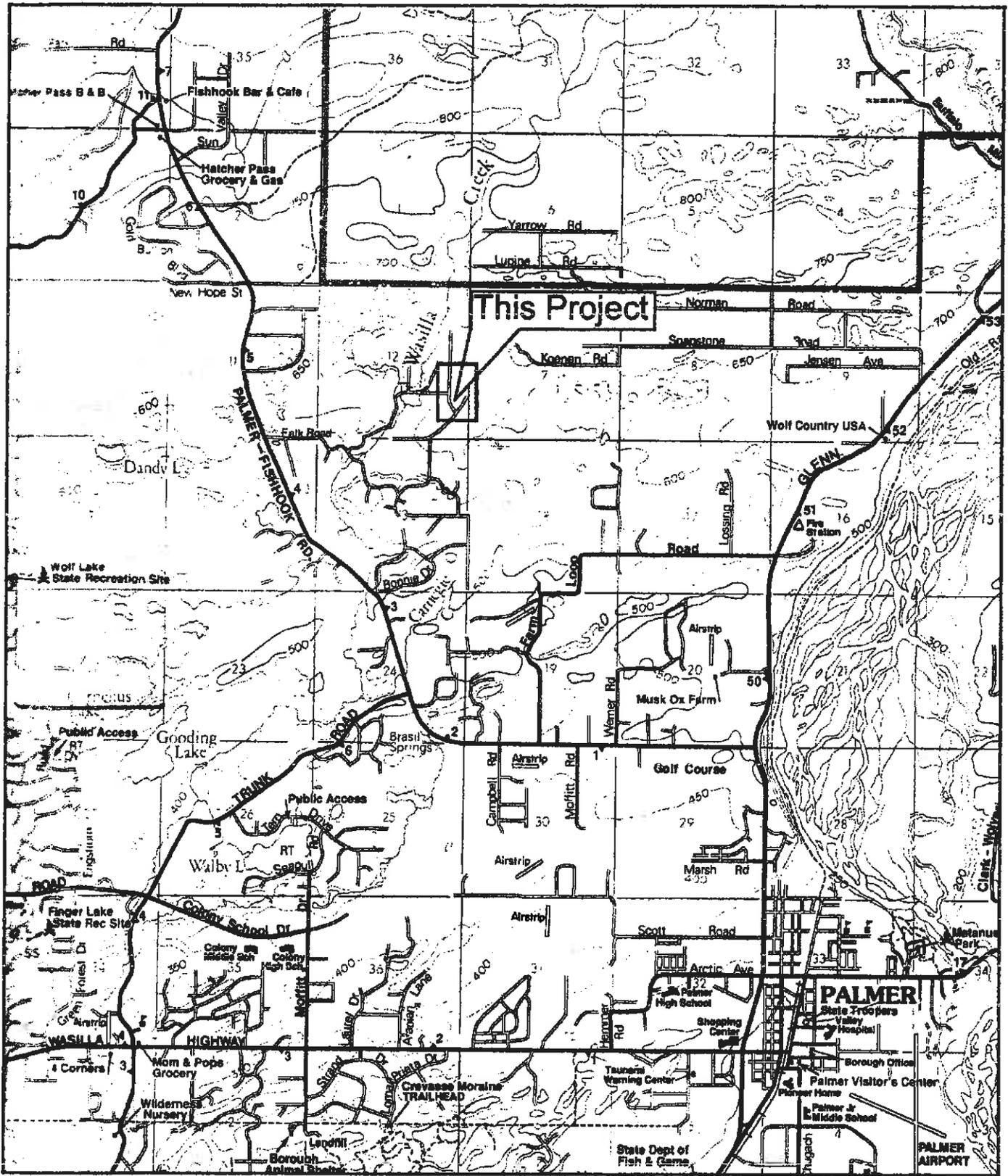
The soil profiles in Test Pits #2 - #5 were essentially identical. These pits are spread across the entire property (see the Test Pit Location Map) and represent by far the dominant soil conditions.

The soil at septic system depth (and in fact the entire depth explored below approximately 2.5 feet of topsoil) in Test Pits # 2 - #5 was poorly graded or well graded gravel with sand (GP/GW). This soil is very permeable. See the attached sieve reports for the gradation of the samples. No soils of low permeability were identified in any of these pits below the level of the topsoil. No water was seen in these pits to a depth of 12 feet.

Test Pit #1 was not typical of the lot soils. See the log of Test Pit #1 for details. A pit only 75 feet from this one, Test Pit #4, revealed soil conditions typical of the remainder of the test pits.

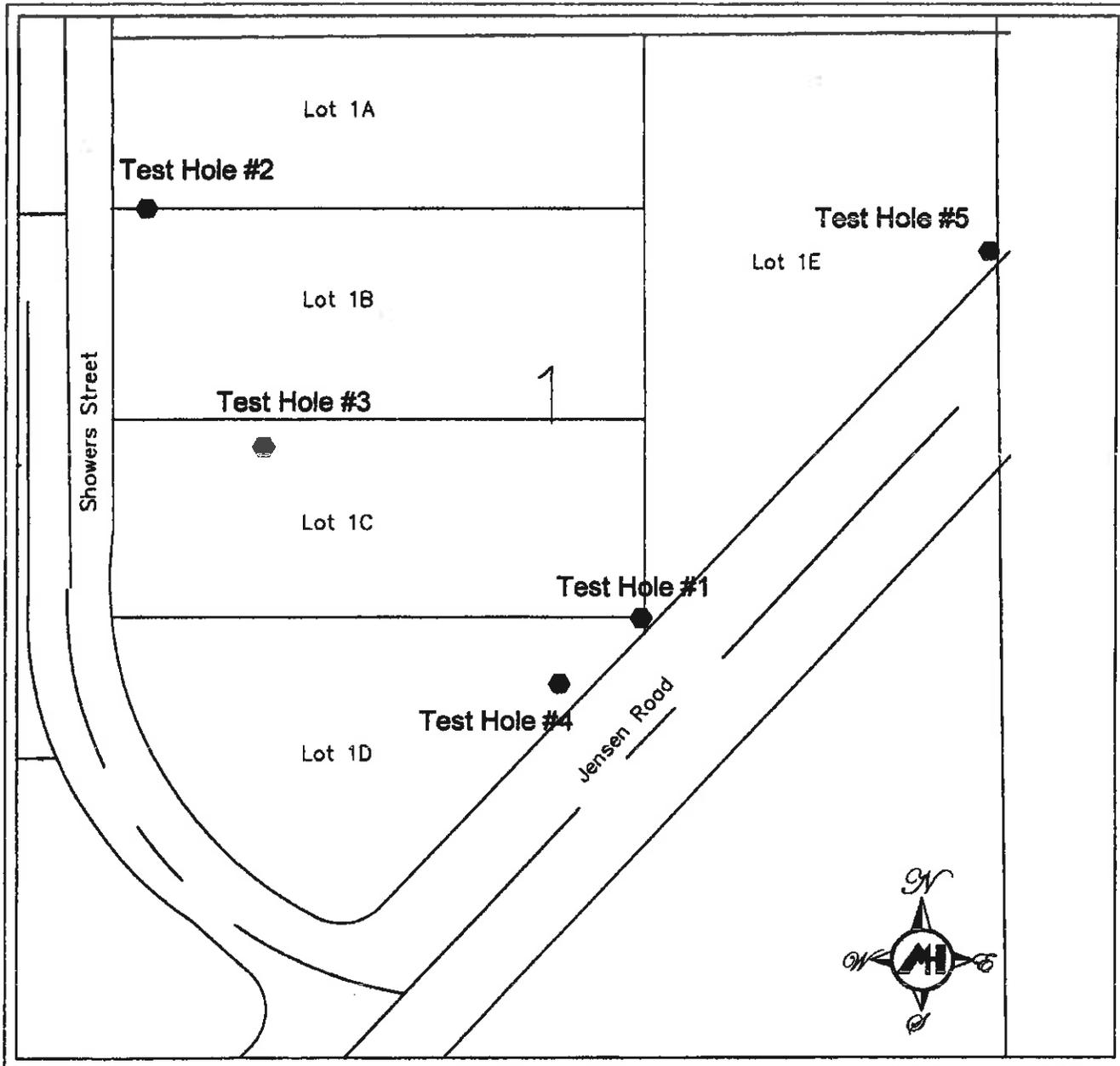
Water was observed entering Test Pit #1 during excavation and a perforated pipe was left in the pit so that the water level could be observed after being allowed to stabilize several days. The groundwater level was measured on August 16, 2005, at 12 feet 2 inches in depth.

A wastewater disposal system in the poorly graded gravel with sand typical of this property may consist of a bed or shallow trench system. Depending on the conditions at the actual septic system site, filter sand may be required. More than one type of system may be feasible, depending on the actual site conditions.



# Vicinity Map

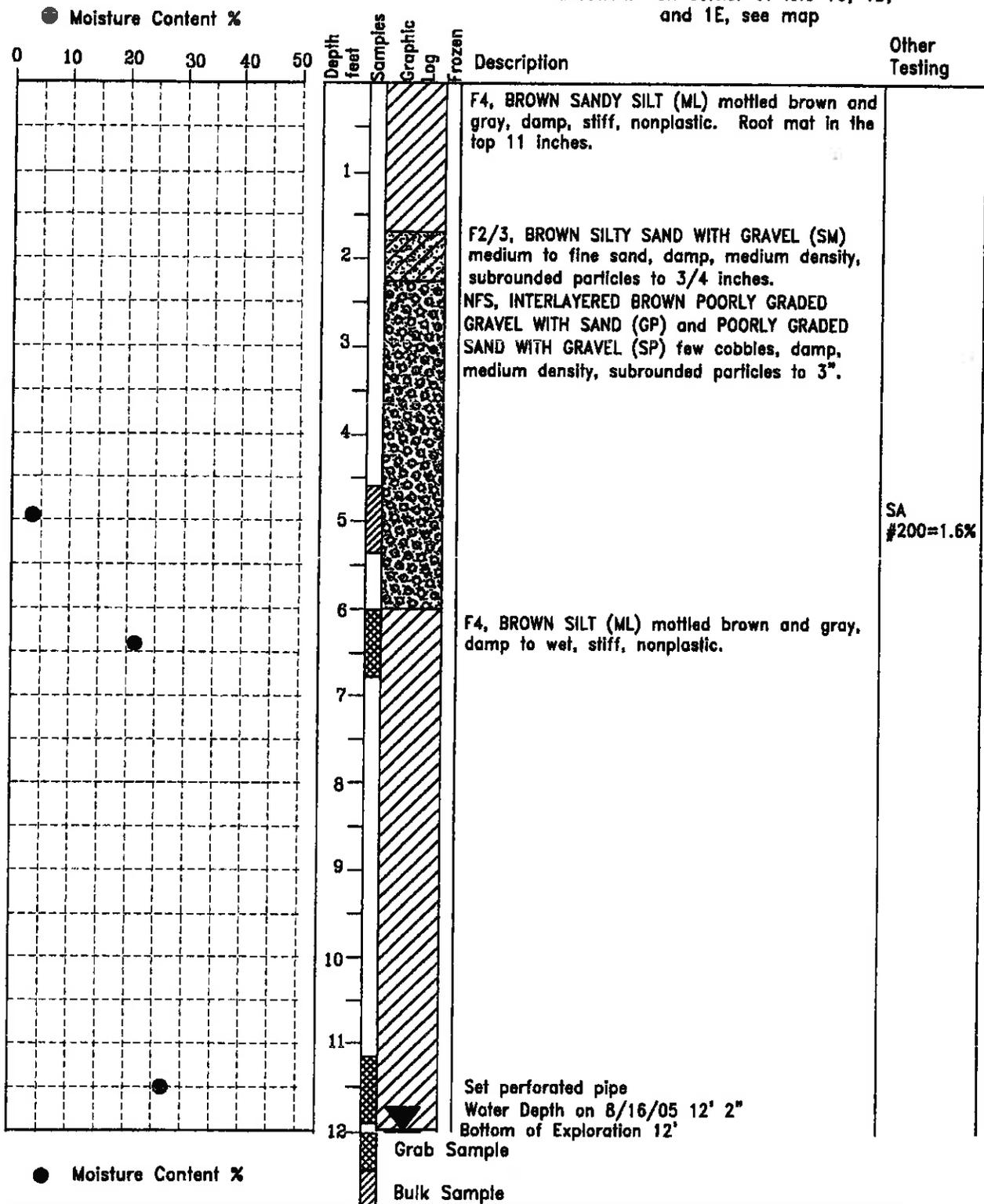
EXHIBIT C-7



Test Hole Location Map

# Log of Test Pit 1

Excavated: August 5, 2005  
 Equipment: CASE 580L with backhoe  
 Location: on corner of lots 1C, 1D,  
 and 1E, see map



**Mark Hansen P.E.**  
 Consulting Engineers Testing Laboratories  
 P.O. Box 4323, Palmer, AK 99645  
 (907) 745-4721 Fax (907) 746-4721  
 Job No.: 0595 Date: August 2005

## Log of Test Pit 1

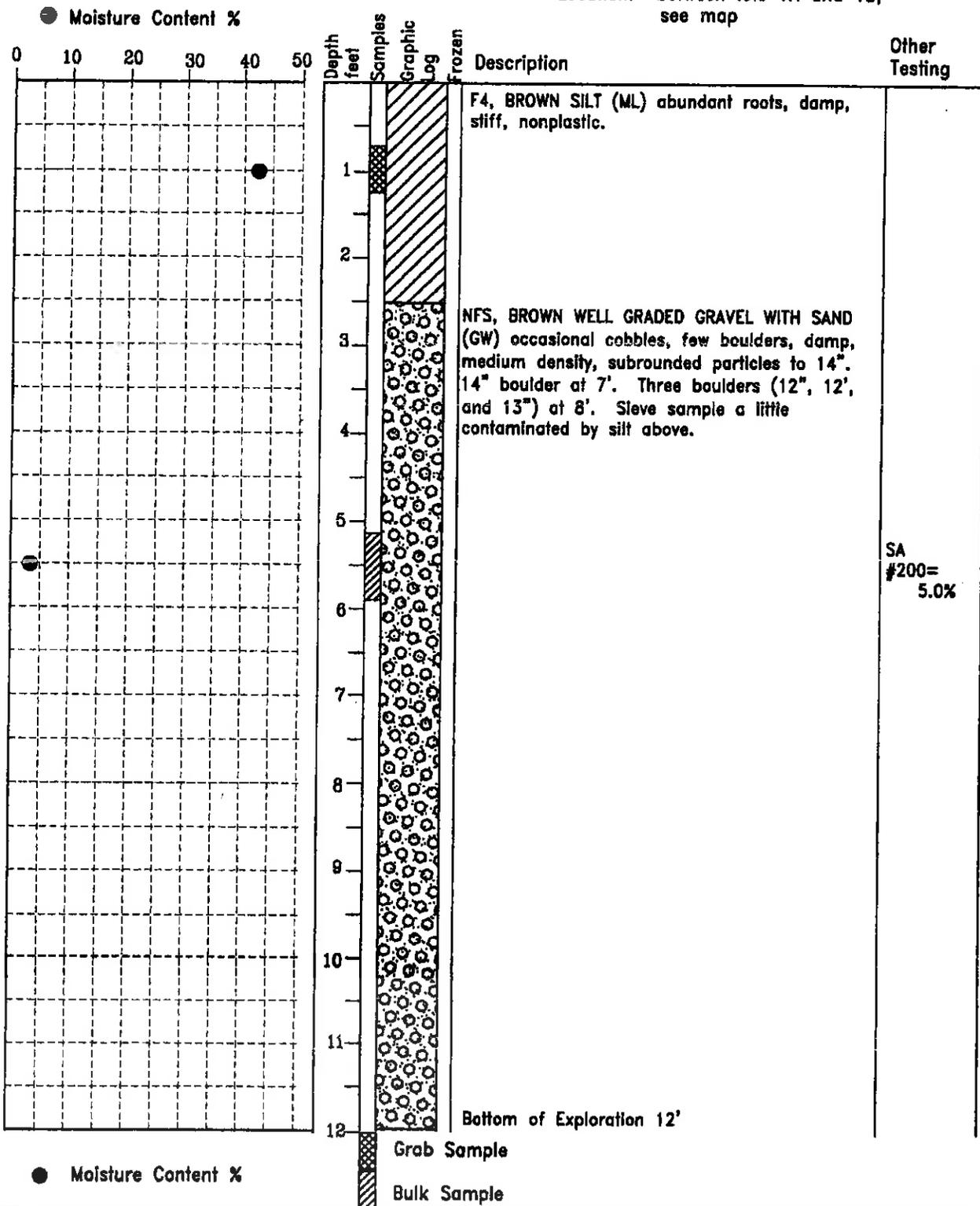
John Kinney  
 Lt 1, Blk 3, Wasilla Creek Estates Plate  
 10741 Jensen Road  
 Palmer, AK 99645  
 1

# Log of Test Pit 2

Excavated: August 5, 2005

Equipment: CASE 580L with backhoe

Location: between lots 1A and 1B,  
see map



**Mark Hansen P.E.**

Consulting Engineers Testing Laboratories  
P.O. Box 4323, Palmer, AK 99645  
(907) 745-4721 Fax (907) 748-4721

Job No.: 0595 Date: August 2005

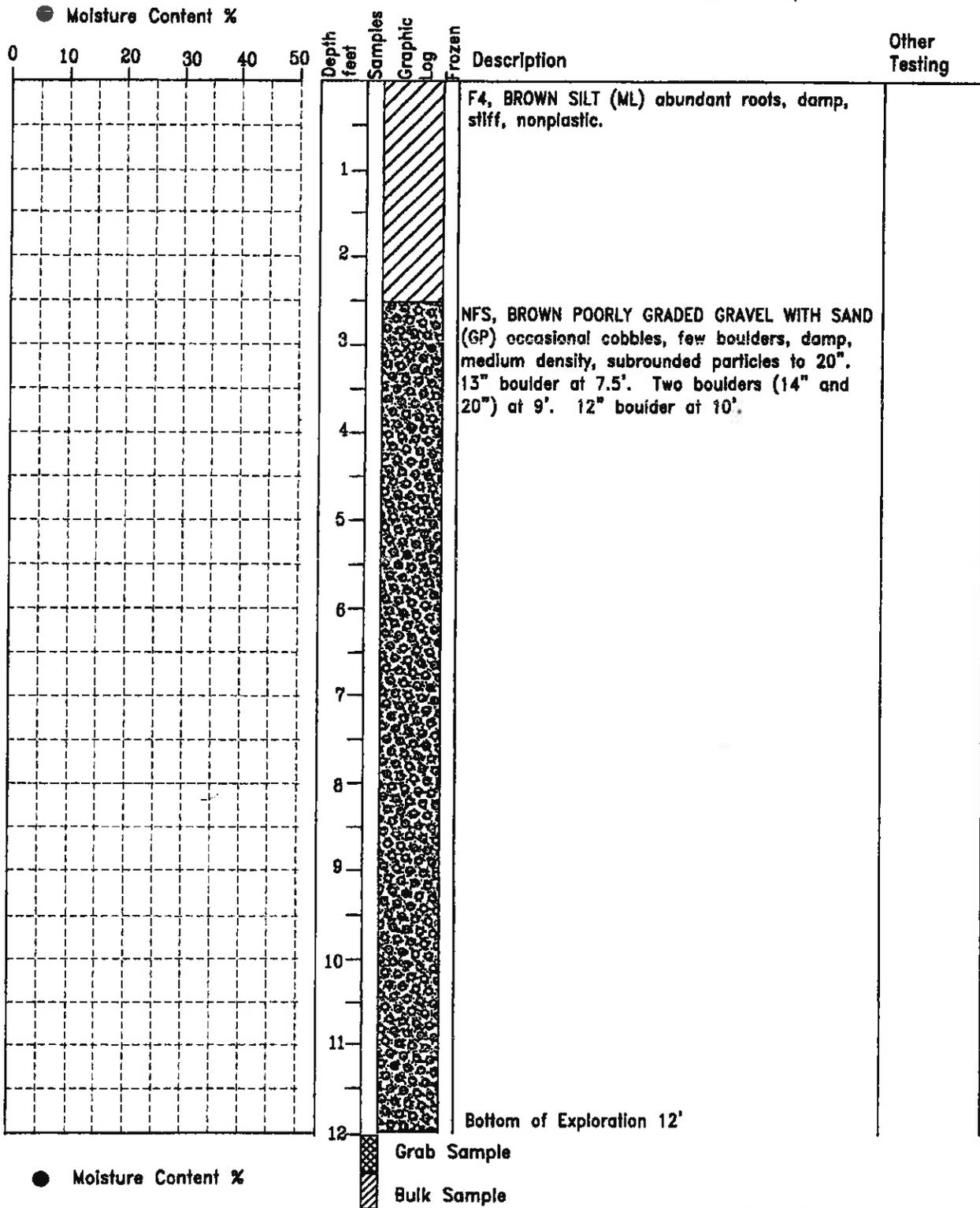
## Log of Test Pit 2

John Kinney  
Lt 1, Blk 3, Wasilla Creek Estates Plate  
10741 Jensen Road  
Palmer, AK 99645

2

# Log of Test Pit 3

Excavated: August 5, 2005  
 Equipment: CASE 580L with backhoe  
 Location: lot 1C, see map



**Mark Hansen P.E.**  
 Consulting Engineers Testing Laboratories  
 P.O. Box 4323, Palmer, AK 99645  
 (907) 745-4721 Fax (907) 746-4721  
 Job No.: 0595 Date: August 2005

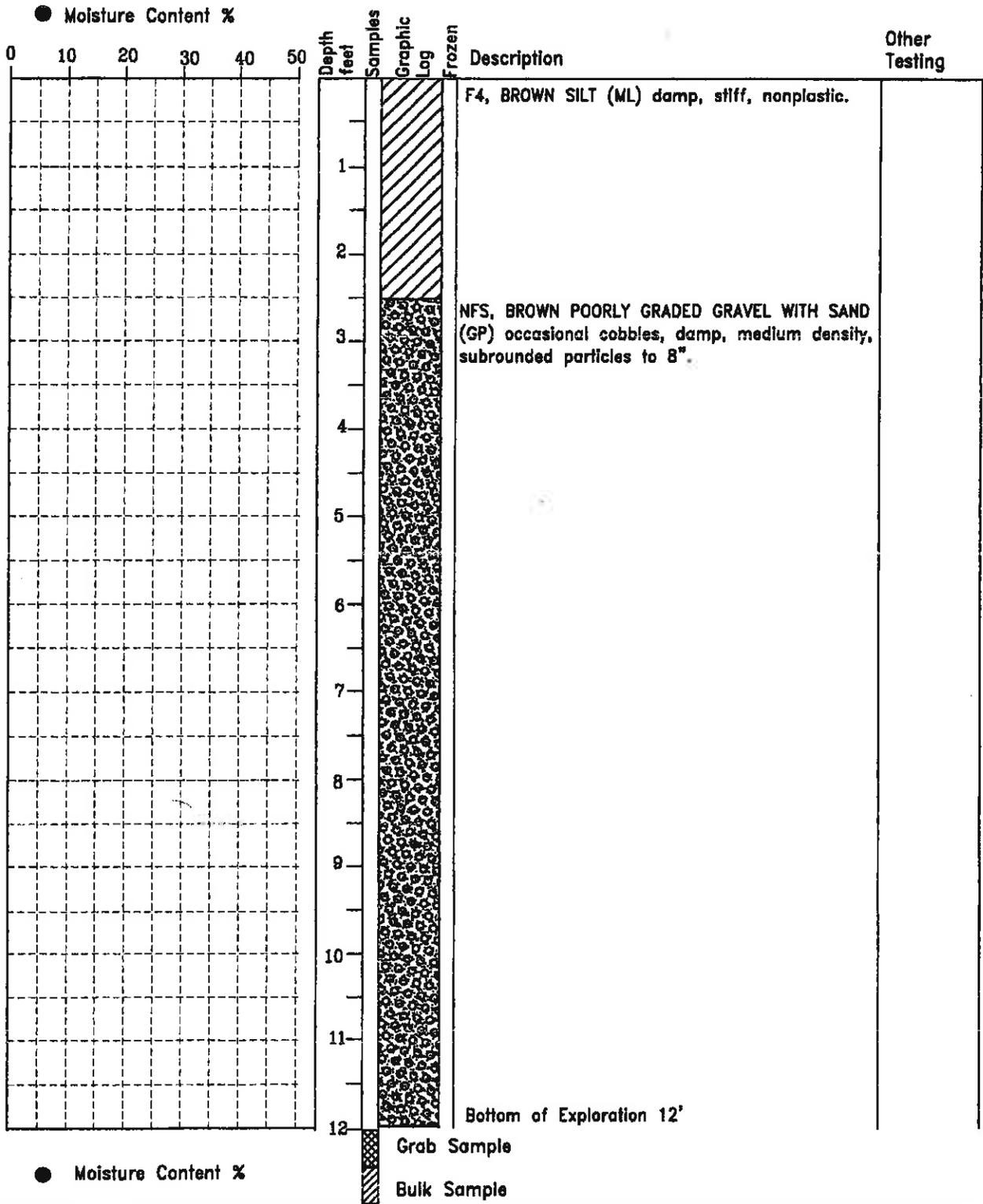
## Log of Test Pit 3

John Kinney  
 Lt 1, Blk 3, Wasilla Creek Estates Plate  
 10741 Jensen Road  
 Palmer, AK 99645

3

# Log of Test Pit 4

Excavated: August 5, 2005  
 Equipment: CASE 580L with backhoe  
 Location: lot 1D, see map



**Mark Hansen P.E.**

Consulting Engineers Testing Laboratories  
 P.O. Box 4323, Palmer, AK 99645  
 (907) 745-4721 Fax (907) 746-4721

Job No.: 0595 Date: August 2005

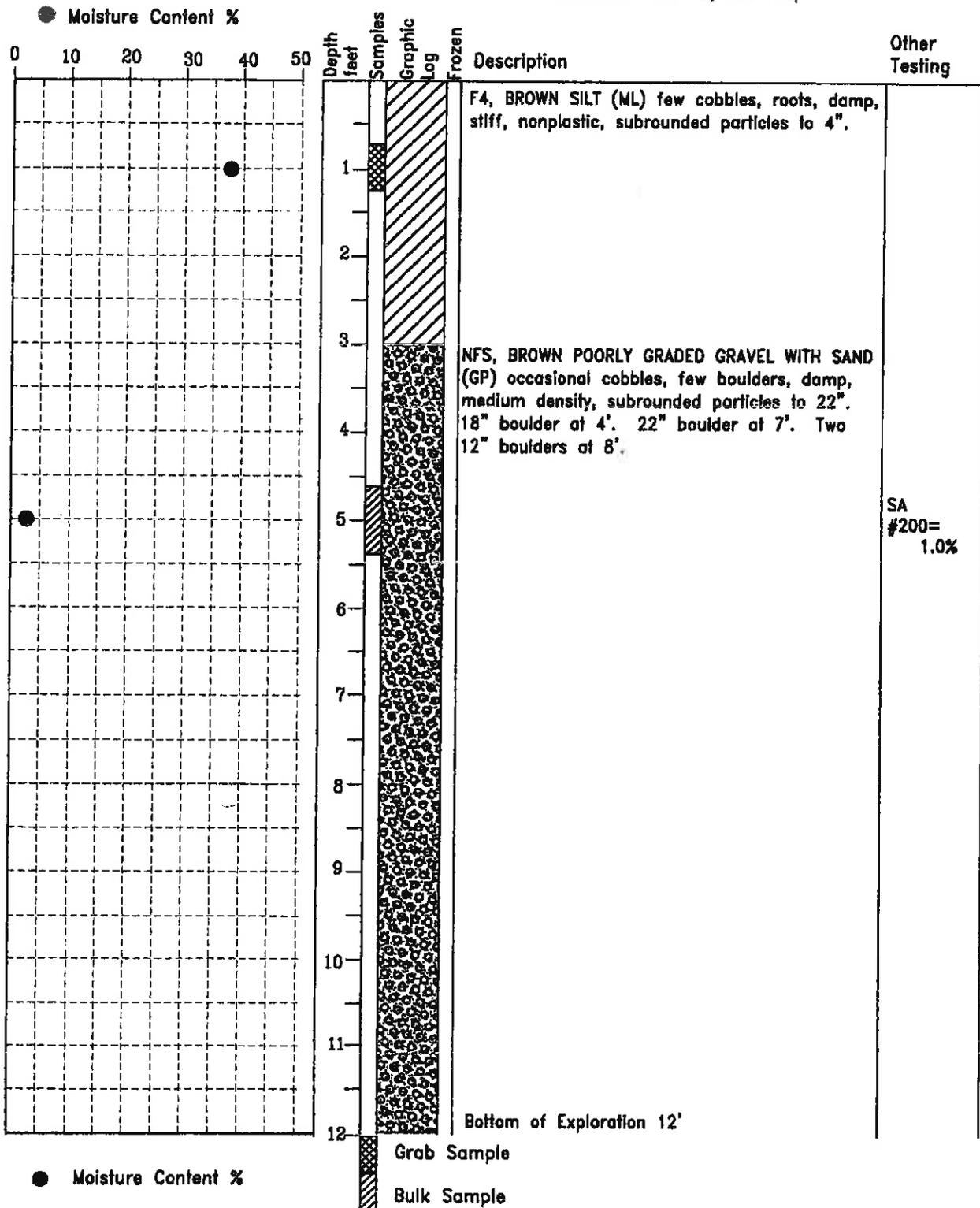
Log of Test Pit 4

John Kinney  
 Lt 1, Blk 3, Wasilla Creek Estates Plate  
 10741 Jensen Road  
 Palmer, AK 99645

4

# Log of Test Pit 5

Excavated: August 5, 2005  
 Equipment: CASE 580L with backhoe  
 Location: lot 1E, see map



**Mark Hansen P.E.**

Consulting Engineers Testing Laboratories  
 P.O. Box 4323, Palmer, AK 99645  
 (907) 745-4721 Fax (907) 746-4721

Job No.: 0595 Date: August 2005

## Log of Test Pit 5

John Kinney  
 Lt 1, Blk 3, Wasilla Creek Estates Plate  
 10741 Jensen Road 5  
 Palmer, AK 99645

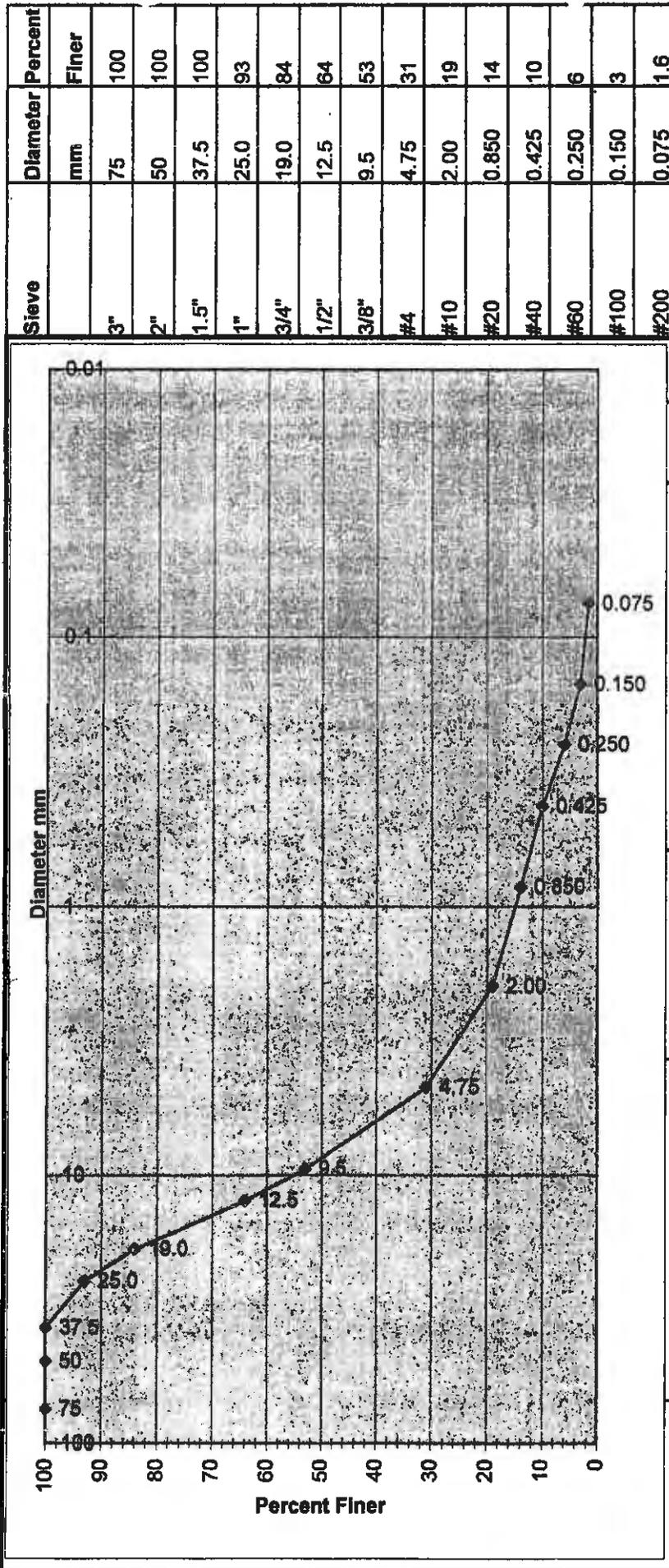
# GRAPHICS LOG KEY

GW		WELL GRADED GRAVEL, SANDY GRAVEL
GP		POORLY GRADED GRAVEL, SANDY GRAVEL
GM		SILTY GRAVELS, SILT SAND GRAVEL MIXTURES
GC		CLAYEY GRAVELS, CLAY SAND GRAVEL MIXTURES
SW		WELL GRADED SAND, GRAVELLY SAND
SP		POORLY GRADED SAND , GRAVELLY SAND
SM		SILTY SAND, SILT GRAVEL SAND MIXTURES
SC		CLAYEY SAND, CLAY GRAVEL SAND MIXTURES
ML		INORGANIC SILT, VERY FINE SAND, ROCK FLOUR
CL		GRAVELLY AND SANDY CLAY, SILTY CLAY
OL		ORGANIC SILT AND CLAY OF LOW PLASTICITY
MH		ORGANIC SILT
CH		INORGANIC CLAY, FLAT CLAY
OH		ORGANIC SILT, CLAY OF HIGH PLASTICITY
Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS
		ASPHALT CONCRETE PAVEMENT
		ROCK



**MARK HANSEN P.E.**  
CONSULTING ENGINEERS TESTING LABORATORY

P.O. Box 4323 Palmer, AK 99645-4323 Phone: (907) 745-4721 Fax: (907) 746-4721  
e-mail: mhpe@mtaonline.net



Client: **John Kinney** Soil Description: **Poorly Graded Gravel with Sand**

Project: **Lt 1, Blk 3, Wasilla Creek Estates** Unified Classification: **GP**

Sample Location: **Test Pit 1**

Depth: **5 feet**

Date: **8/11/2005**

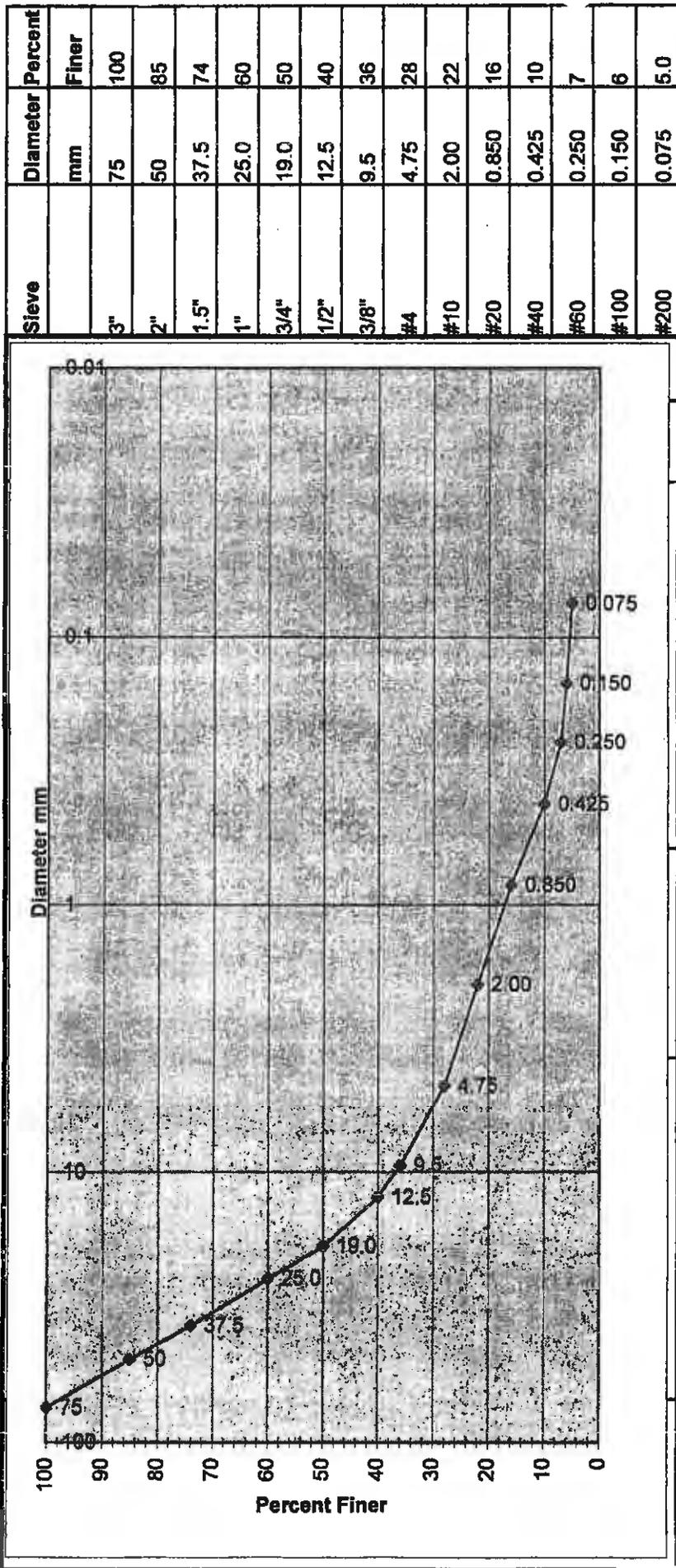
$C_u = 26$  Sample Date: **8/5/2005**

$C_c = 3.4$  Proj. no: **0595**



**MARK HANSEN P.E.**  
CONSULTING ENGINEERS TESTING LABORATORY

P.O. Box 4323 Palmer, AK 99645-4323 Phone: (907) 745-4721 Fax: (907) 746-4721  
e-mail: mhpe@mtonline.net



Client: **John Kinney** Soil Description: **Well Graded Gravel with Sand**  
 Project: **Lt 1, Blk 3, Wasilla Creek Estates** Unified Classification: **GW**

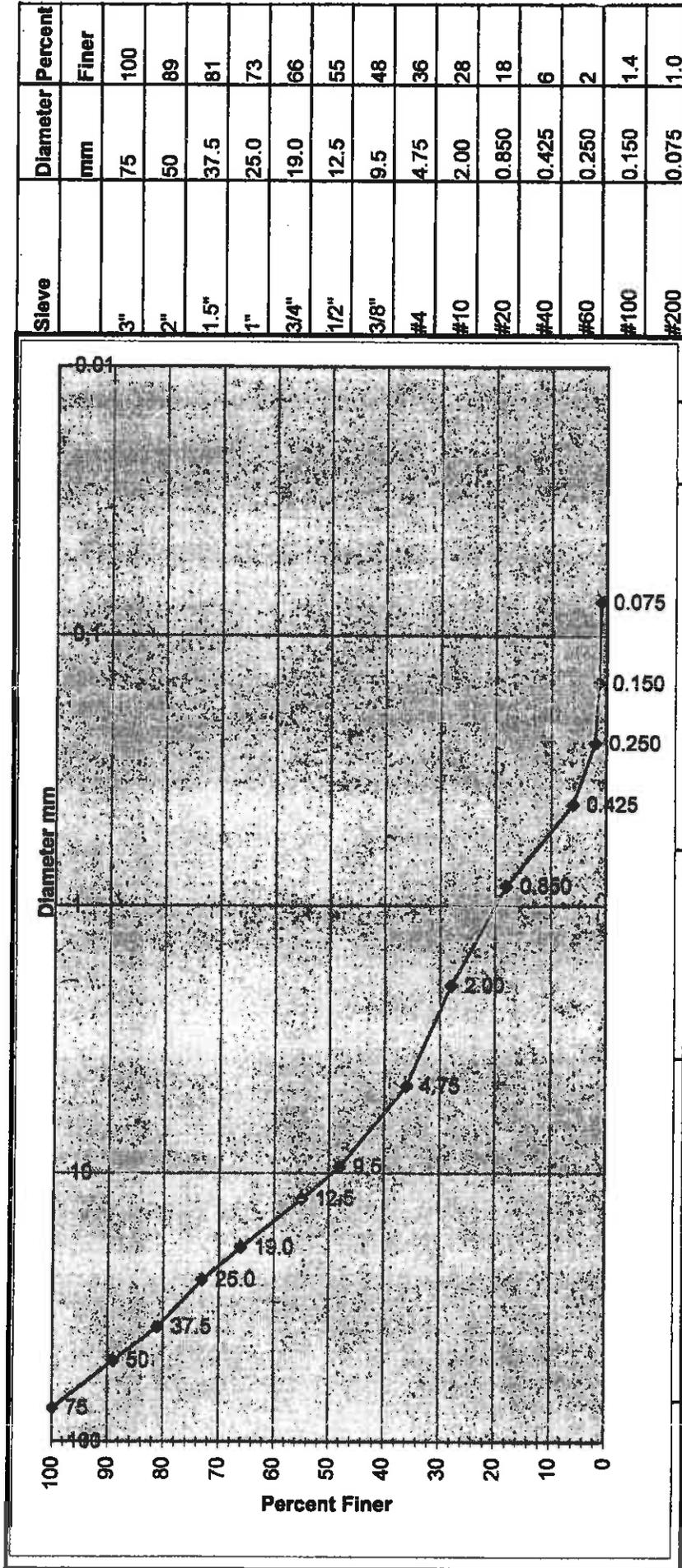
Sample Location: **Test Pit 2**  
 Depth: **5.5 feet**

Date: **8/11/2005**  
 Sample Date: **8/5/2005**  
 Proj. no: **0595**



**MARK HANSEN P.E.**

CONSULTING ENGINEERS TESTING LABORATORY  
 P.O. Box 4323 Palmer, AK 99645-4323 Phone: (907) 745-4721 Fax: (907) 746-4721  
 e-mail: mhpe@mtconline.net



Client: **John Kinney** Soil Description: **Poorly Graded Gravel with Sand**

Project: **Lt 1, Blk 3, Wasilla Creek Estates** Unified Classification: **GP**

Sample Location: **Test Pit 5**

Depth: **5 feet**

Date: **8/11/2005**

$C_u = 29$  Sample Date: **8/5/2005**

$C_c = 0.8$  Proj. no: **0595**



# MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

P.O. Box 4323 Palmer, AK 99845-4323 Phone: (907) 745-4721 Fax: (907) 745-4721  
e-mail: mhpe@mtaonline.net

## LABORATORY TESTING SUMMARY

### Lot 1, Block 3, Wasilla Creek Estates

Owner: John Kinney

Exploration Date: August 5, 2005

Test Hole	Depth Feet	Moisture	Visual Classifications		Percent Minus #200
			Frost Class	Unified Class	
1	5	4.5%	NFS	GP	1.6
1	6	21.5%	F4	ML	
1	11-12	26.5%	F4	ML	
2	1	42.0%	F4	OL	
2	5.5	3.6%	NFS	GW	5.0
3			NO SAMPLES		
4			NO SAMPLES		
5	1	37.7%	F4	ML	
5	5	2.8%	NFS	GP	1.0

# ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests <sup>a</sup>		Soil Classification	
Coarse-Grained Soils	Gravels	Clean Gravels	Group
More than 50% retained on No. 200 sieve	More than 50% of coarse fraction retained on No. 4 sieve.	Less than 5% fines <sup>c</sup> Gravel with Fines More than 12% fines <sup>c</sup>	Symbol
	Clean Sands	Cu ≥ 4 and 1 ≤ Cc ≤ 3 <sup>f</sup>	GW
	50% or more of coarse fraction passed No. 4 sieve	Cu < 4 and /or 1 > Cc 3 <sup>f</sup>	GP
	Silts and Clays	Fines classify as ML or MH	GM
	Liquid limits less than 50	Fines classify as CL or CH	GC
	200 Sieve	Cu ≥ 6 and 1 ≤ Cc ≤ 3 <sup>f</sup>	SW
		Cu < 6 and /or 1 > Cc 3 <sup>f</sup>	SP
		Fines classify as ML or MH	SM
		Fines classify as CL or CH	SC
		PI > 7 and plots on or above "A" line <sup>j</sup>	CL
		PI < 4 or plots below "A" line <sup>j</sup>	ML
		Liquid limit - oven dried < 0.75	OL
		Liquid limit - not dried	OH
		PI plots on or above "A" line	CH
		PI plots below "A" line	MH
		Liquid limit - oven dried < 0.75	OH
		Liquid limit - not dried	PT
		Primarily organic matter, dark in color, and organic odor	PT
			Peat

<sup>a</sup> Based on the material passing the 3-in. (75-mm) sieve.

<sup>b</sup> If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name

<sup>c</sup> Gravels with 5 to 12% fines require dual symbols  
 GW-GM well-graded gravel with silt  
 GW-GC well-graded gravel with clay  
 GP-GM poorly graded gravel with silt  
 GP-GC poorly graded gravel with clay  
<sup>d</sup> Sands with 5 to 12% fines require dual symbols  
 SW-SM well-graded sand with silt  
 SW-SC well-graded sand with clay  
 SP-SM poorly graded sand with silt  
 SP-SC poorly graded sand with clay

<sup>e</sup> Cu =  $D_{60}/D_{10}$     Cc =  $(D_{30})^2 / (D_{10} \times D_{60})$

<sup>f</sup> If soil contains ≥ 15% sand, add "with sand" to group name

<sup>g</sup> If fines classify as CL-ML, use dual symbol GC-GM or SC-SM

<sup>h</sup> If fines are organic, add "with organic lines" to group name.

<sup>i</sup> If soil contains r 15% gravel, add "with gravel" to group name.

<sup>j</sup> If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil.

<sup>k</sup> If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

<sup>l</sup> If soil contains L 30% plus No. 200, predominantly sand, add "sandy" to group name.

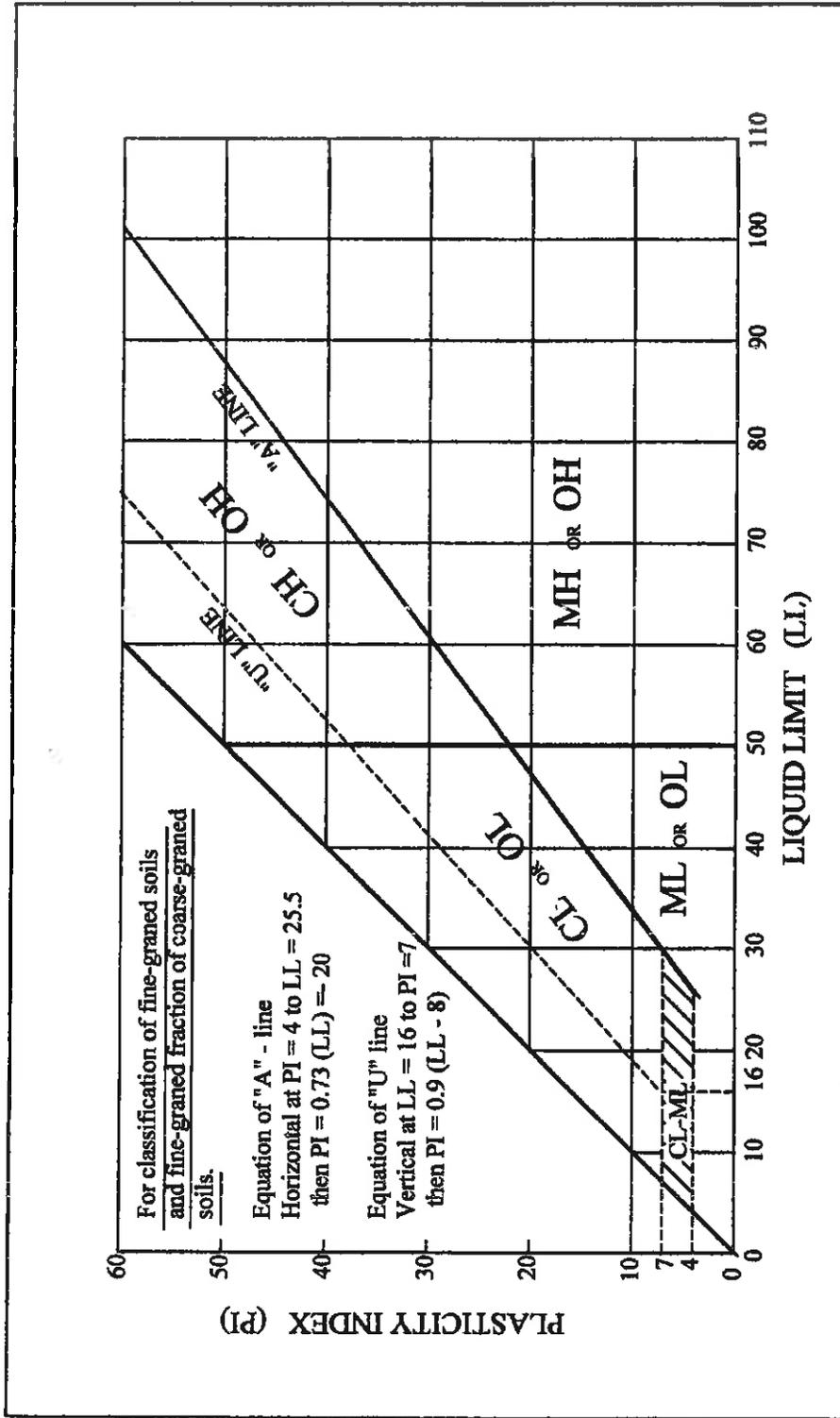
<sup>m</sup> If soil contains ≥ 30% plus No. 200, predominantly gravel, add "gravelly" to group name.

<sup>n</sup> PI ≥ 4 and plots on or above "A" line.

<sup>o</sup> PI < 4 or plots below "A" line.

<sup>p</sup> PI plots on or above "A" line.

<sup>q</sup> PI plots below "A" line.



Plasticity Chart

U.S. Corps of Engineers  
Frost Design Soil Classification

Frost group	Soil Type	Percentage finer than 0.02mm, by weight	Typical soil types under Unified Soil Classification System
NFS	Sands and Gravelly soils	< 3	SP, SW, GP, GW
F1	Gravelly soils	3 to 10	GW, GP, GW-GM, GP-GM
F2	(a) Gravelly soils	10 to 20	GM, GW-GM, GP-GM
	(b) Sands	3 to 15	SW, SP, SM, SW-SM, SP-SM
F3	(a) Gravelly soils	>20	GM, GC
	(b) Sands, except very fine silty sands	>15	SM, SC
	(c) Clays, PI >12	----	CL, CH
F4	(a) All silts	---	ML, MH
	(b) Very fine silty sands	>15	SM
	(c) Clays, P1 <12	---	CL, CL-ML
	(d) Varved clays and fine-grained, banded sediments	----	CL and ML CL, ML, and SM; CL, CH, and ML; CL, CH, ML, and SM

## Amy Otto-Buchanan

---

**From:** Bob Walden  
**Sent:** Monday, January 11, 2016 3:17 PM  
**To:** Platting  
**Cc:** Amy Otto-Buchanan  
**Subject:** RE: UPDATED Kinney Rdg 15-194 AOB

No Comments.

Bob Walden

---

**From:** Amy Otto-Buchanan On Behalf Of Platting  
**Sent:** Monday, January 11, 2016 2:54 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); [jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com); [jay@valleymarket.com](mailto:jay@valleymarket.com); [stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com); [jordan@alaskaplans.com](mailto:jordan@alaskaplans.com); [tait@zimmermanteamak.com](mailto:tait@zimmermanteamak.com); [marty@valleymarket.com](mailto:marty@valleymarket.com); [winforhim@aol.com](mailto:winforhim@aol.com); joe irvine ([joeri@mtaonline.net](mailto:joeri@mtaonline.net)); [akers@mtaonline.net](mailto:akers@mtaonline.net); [edstrabelak@gmail.com](mailto:edstrabelak@gmail.com); 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)); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
**Subject:** UPDATED Kinney Rdg 15-194 AOB

Attached is the updated Request for Comments for Kinney Ridge Subdivision and the updated Vicinity Map, along with the updated preliminary plat. All other information sent with the previous Request for Comments remains the same. Please respond if you have additional comments, due to the change in the configuration of lots and access to N. Showers Road. If you have no additional comments, it is not necessary to reply. Please let me know if you have any questions. Comments are due by **January 26, 2016**. 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**

Matanuska - Susitna Borough  
Government Services

• PLATTING DIVISION •

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

DEC 10 2015

Received

Comments Due: January 6, 2016

Date: December 10, 2015

**Preliminary Plat Request for Comments**

RECEIVED

DEC 18 2015

PLATTING

- 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: Fishhook
- Fire Service Area:
- Road Service Area: #16 South Colony
- MSB – Borough Attorney

MSB – Emergency Services  
MSB – Community Development

Open Cases Y or N

SpUD Y or N

FIRM # 7270 Zone X

Comments: \_\_\_\_\_

Date: 12/18/15 By: [Signature]

Platting Board Members

Title: KINNEY RIDGE  
 Location: SEC 12, T18N, R01E, S.M, AK  
 Petitioners: JOHN M. KINNEY  
 Address: 10741 E. JENSEN ROAD PALMER AK 99645  
 Surveyor: HANSON SURVEYING & MAPPING  
 Address: 305 E. FIREWEED AVENUE PALMER AK 99645  
 Engineer: MARK HANSEN, PE  
 Address: 2605 N. OLD GLENN HIGHWAY PALMER AK 99645

**The request is to create five lots from Lot 1, Block 3, Wasilla Creek Estates, Plat No. 86-17, Section 12, Township 18 North, Range 01 East, 3M AK, to be known as KINNEY RIDGE, containing 6.68+ acres. Access is via S. Showers Street and E. Jensen Road.**

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 6, 2016 so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **January 21, 2016**.

Sincerely,

[Signature]

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

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

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

Case #: 2015-194

Tax ID: 53177B03L001

Tax Map #: WA 01

Pre-App Date: 07/24/2015

**EXHIBIT E**



# Matanuska-Susitna Borough

Planning Department

Permit Center

350 East Dahlia Avenue

Palmer, Alaska 99645-6488

PHONE (907) 745-9822 FAX (907) 746-7407

PRE-APP  
JAN 04 2016  
PLANNING

Date: 1-4-2016

RE: Preliminary Plat Review – Kinney Ridge

PRE-APP: January 6<sup>th</sup>, 2016

Reviewed By: Andy Dean ROW Coordinator

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

**Advisory:**

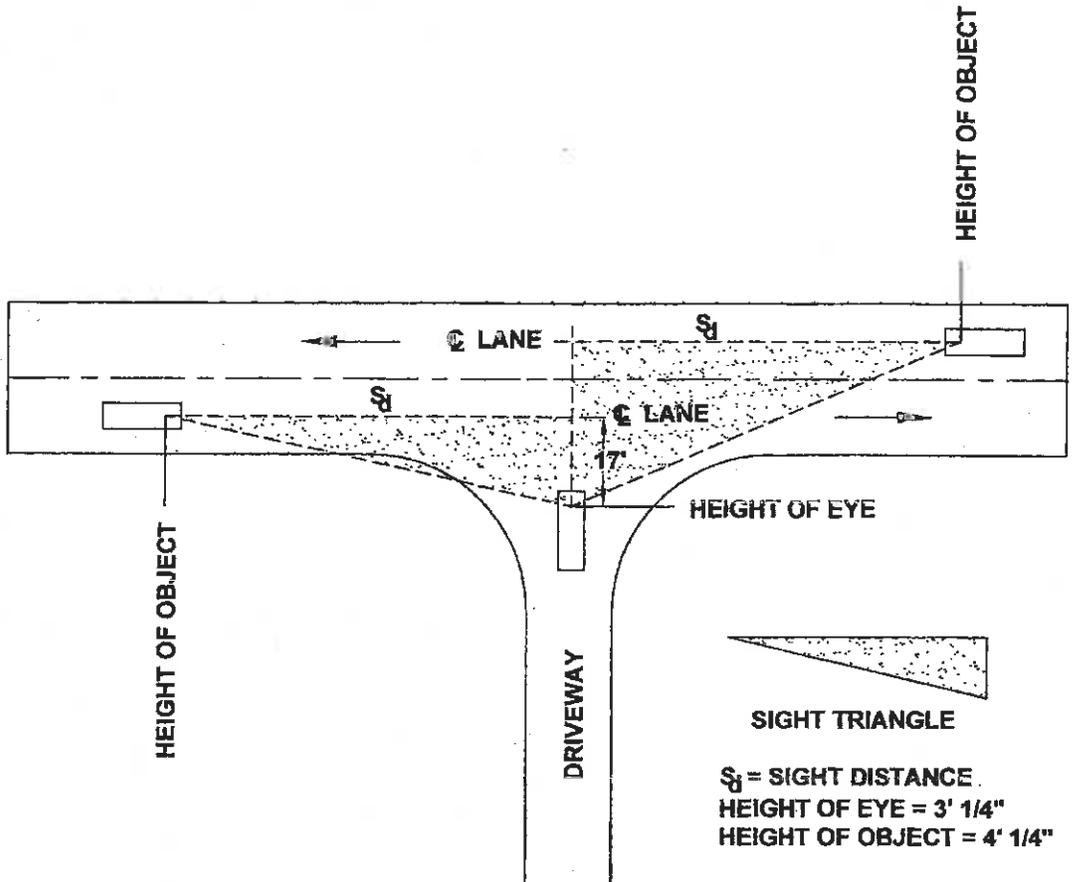
Both Jensen Road and the continuation of Tazlina Drive are classified as minor collectors on the Official Streets and Highways Plan.

**Comments:**

1. Existing driveway permit is issued to Jensen Road for this Lot. This driveway falls within proposed Lot 1A and is existing. Please provide the following plat note: "Driveway access to Tazlina Drive is prohibited from any lot.
2. All driveways must take access from the ROW of lowest classification that may bound a lot when bounded by one or more ROW's. Please provide the plat note: "Lot 1E shall be restricted to access to Showers Street." This driveway line of sight is restricted to the north around the corner and may need clearing on Lot 1D to make legal. Please provide for the clearing before disposal of the property so that proper line of sight can be obtained and a safe driveway can be installed on Lot 1E. A minimum line of sight distance can be determined from the attached line of sight drawing from the driveway guidelines that is based on the speed limit on Showers Street. Or, apply and install driveway access before subdivision recording.

Matanuska Susitna Borough  
Planning Department  
Permit Center  
Row Coordinator

EXHIBIT F - /



DESIGN SPEED or POSTED SPEED LIMIT (mph)	SIGHT DISTANCE MINIMUM (ft.)
20	115
25	155
30	200
40	305
45	360
50	425
55	495
60	570
65	645

MATANUSKA-SUSITNA



BOROUGH

SCALE:  
NONE  
APPROVED:  
REVISED:  
4/05

**MINIMUM DRIVEWAY  
INTERSECTION SIGHT DISTANCE**

**FIG.  
3**

## Amy Otto-Buchanan

---

**From:** Susan Lee  
**Sent:** Thursday, December 10, 2015 12:34 PM  
**To:** Platting  
**Subject:** RE: Kinney Ridge #15-194 AOB

Structures should be in compliance with setback requirements.

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 10, 2015 10:33 AM  
**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); [jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com); [jay@valleymarket.com](mailto:jay@valleymarket.com); [stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com); [jordan@alaskaplans.com](mailto:jordan@alaskaplans.com); [tait@zimmermanteamak.com](mailto:tait@zimmermanteamak.com); [marty@valleymarket.com](mailto:marty@valleymarket.com); [winforhim@aol.com](mailto:winforhim@aol.com); [ksoren@mtaonline.net](mailto:ksoren@mtaonline.net); joe irvine ([joeri@mtaonline.net](mailto:joeri@mtaonline.net)); [akers@mtaonline.net](mailto:akers@mtaonline.net); [edstrabelak@gmail.com](mailto:edstrabelak@gmail.com); 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)); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
**Subject:** Kinney Ridge #15-194 AOB

Attached is the Request for Comments (RRC) for Kinney Ridge, MSB Case #2015-194, Tech AOB. Also attached is the Vicinity Map, topographical information/as-built, geotechnical report, Owner's Statement 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](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: December 14, 2015  
TO: Paul Hulbert, Platting Officer  
FROM: Land & Resource Management *NSC*  
SUBJECT: Preliminary Plat Comments / Case #2015-194

---

RECEIVED  
DEC 14 2015  
PLATTING

Platting Tech: Amy Otto-Buchanan  
Public Hearing: January 21, 2016  
Applicant / Petitioner: Kinney  
TRS: 18N01E12  
Tax ID: 53177B03L001  
Subd: Kinney Ridge  
Tax Map: WA 01

Comments:

- No borough-owned land affected by subdivision.
- Note: The Powerline Trail (Palmer-Sutton) follows section line easement on East boundary of parcel.

**EXHIBIT H**



## 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:** Preliminary Plat  
**TITLE:** Kinney Ridge  
**LEGAL:** Section 12 T18N, R01E, SM  
**TAX MAP:** WA 01

### NO OBJECTION

Cultural Resources Division staff has reviewed the above application and finds there is 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 I**

## Amy Otto-Buchanan

---

**From:** Richard Boothby  
**Sent:** Friday, December 11, 2015 3:32 PM  
**To:** Platting  
**Cc:** James Steele; Ken Barkley; Lisa Behrens; Bill Gamble  
**Subject:** RE: Kinney Ridge #15-194 AOB

The minimum access for fire and EMS has been met. DES has no objections.

---

**From:** Amy Otto-Buchanan **On Behalf Of** Platting  
**Sent:** Thursday, December 10, 2015 10:33 AM  
**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); [jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com); [jay@valleymarket.com](mailto:jay@valleymarket.com); [stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com); [jordan@alaskaplans.com](mailto:jordan@alaskaplans.com); [tait@zimmermanteamak.com](mailto:tait@zimmermanteamak.com); [marty@valleymarket.com](mailto:marty@valleymarket.com); [winforhim@aol.com](mailto:winforhim@aol.com); [ksoren@mtaonline.net](mailto:ksoren@mtaonline.net); joe irvine ([joeri@mtaonline.net](mailto:joeri@mtaonline.net)); [akers@mtaonline.net](mailto:akers@mtaonline.net); [edstrabelak@gmail.com](mailto:edstrabelak@gmail.com); 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)); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
**Subject:** Kinney Ridge #15-194 AOB

Attached is the Request for Comments (RRC) for Kinney Ridge, MSB Case #2015-194, Tech AOB. Also attached is the Vicinity Map, topographical information/as-built, geotechnical report, Owner's Statement 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](mailto:amy.otto@matsugov.us)  
Phone: 861.7872 (direct line)

## Amy Otto-Buchanan

---

**From:** John McNutt <jmcnutt@palmerak.org>  
**Sent:** Thursday, December 10, 2015 1:31 PM  
**To:** Amy Otto-Buchanan  
**Subject:** Vail Est Ph 2 RSB B4 L6 #15-193 AOB

Palmer Fire & Rescue recommendation is the need to extend the cul-de-sac in front of the properties to be separated out.

John McNutt  
Fire Chief  
Palmer Fire & Rescue  
645 E. Cope Industrial Way  
Palmer, AK 99645  
(907) 745-3854  
Cell (907) 315-4981

## Amy Otto-Buchanan

---

**From:** Becky Glenn <rglenn@mta-telco.com>  
**Sent:** Monday, January 18, 2016 9:00 AM  
**To:** Platting  
**Subject:** RE: UPDATED Kinney Rdg 15-194 AOB

Amy,

MTA has reviewed the update plat for Kinney Ridge 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:** Monday, January 11, 2016 2:54 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); [jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com); [jay@valleymarket.com](mailto:jay@valleymarket.com); [stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com); [jordan@alaskaplans.com](mailto:jordan@alaskaplans.com); [tait@zimmermanteamak.com](mailto:tait@zimmermanteamak.com); [marty@valleymarket.com](mailto:marty@valleymarket.com); [winforhim@aol.com](mailto:winforhim@aol.com); joe irvine ([joeri@mtaonline.net](mailto:joeri@mtaonline.net)) <[joeri@mtaonline.net](mailto:joeri@mtaonline.net)>; [akers@mtaonline.net](mailto:akers@mtaonline.net); [edstrabelak@gmail.com](mailto:edstrabelak@gmail.com); 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)>; 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)) <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com)) <[dblehm@gci.com](mailto:dblehm@gci.com)>  
**Subject:** UPDATED Kinney Rdg 15-194 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 updated Request for Comments for Kinney Ridge Subdivision and the updated Vicinity Map, along with the updated preliminary plat. All other information sent with the previous Request for Comments remains the same. Please respond if you have additional comments, due to the change in the configuration of lots and access to N. Showers Road. If you have no additional comments, it is not necessary to reply. Please let me know if you have any questions. Comments are due by **January 26, 2016**. Thanks. A.

## Amy Otto-Buchanan

---

**From:** Becky Glenn <rglenn@mta-telco.com>  
**Sent:** Friday, December 11, 2015 8:37 AM  
**To:** Platting  
**Cc:** Jessica Thompson  
**Subject:** RE: Kinney Ridge #15-194 AOB  
**Attachments:** kinney\_ridge.pdf

Amy,

MTA requests a 10 foot wide utility easement adjoining Showers Street.

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 10, 2015 10:33 AM  
**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); [jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com); [jay@valleymarket.com](mailto:jay@valleymarket.com); [stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com); [jordan@alaskaplans.com](mailto:jordan@alaskaplans.com); [tait@zimmermanteamak.com](mailto:tait@zimmermanteamak.com); [marty@valleymarket.com](mailto:marty@valleymarket.com); [winforhim@aol.com](mailto:winforhim@aol.com); [ksoren@mtaonline.net](mailto:ksoren@mtaonline.net); joe irvine ([joeri@mtaonline.net](mailto:joeri@mtaonline.net)) <[joeri@mtaonline.net](mailto:joeri@mtaonline.net)>; [akers@mtaonline.net](mailto:akers@mtaonline.net); [edstrabelak@gmail.com](mailto:edstrabelak@gmail.com); Richard Boothby <[Richard.Boothby@matsugov.us](mailto:Richard.Boothby@matsugov.us)>; John McNutt ([jmccnutt@palmerak.org](mailto:jmccnutt@palmerak.org)) <[jmccnutt@palmerak.org](mailto:jmccnutt@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)>; 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)) <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com)) <[dblehm@gci.com](mailto:dblehm@gci.com)>  
**Subject:** Kinney Ridge #15-194 AOB

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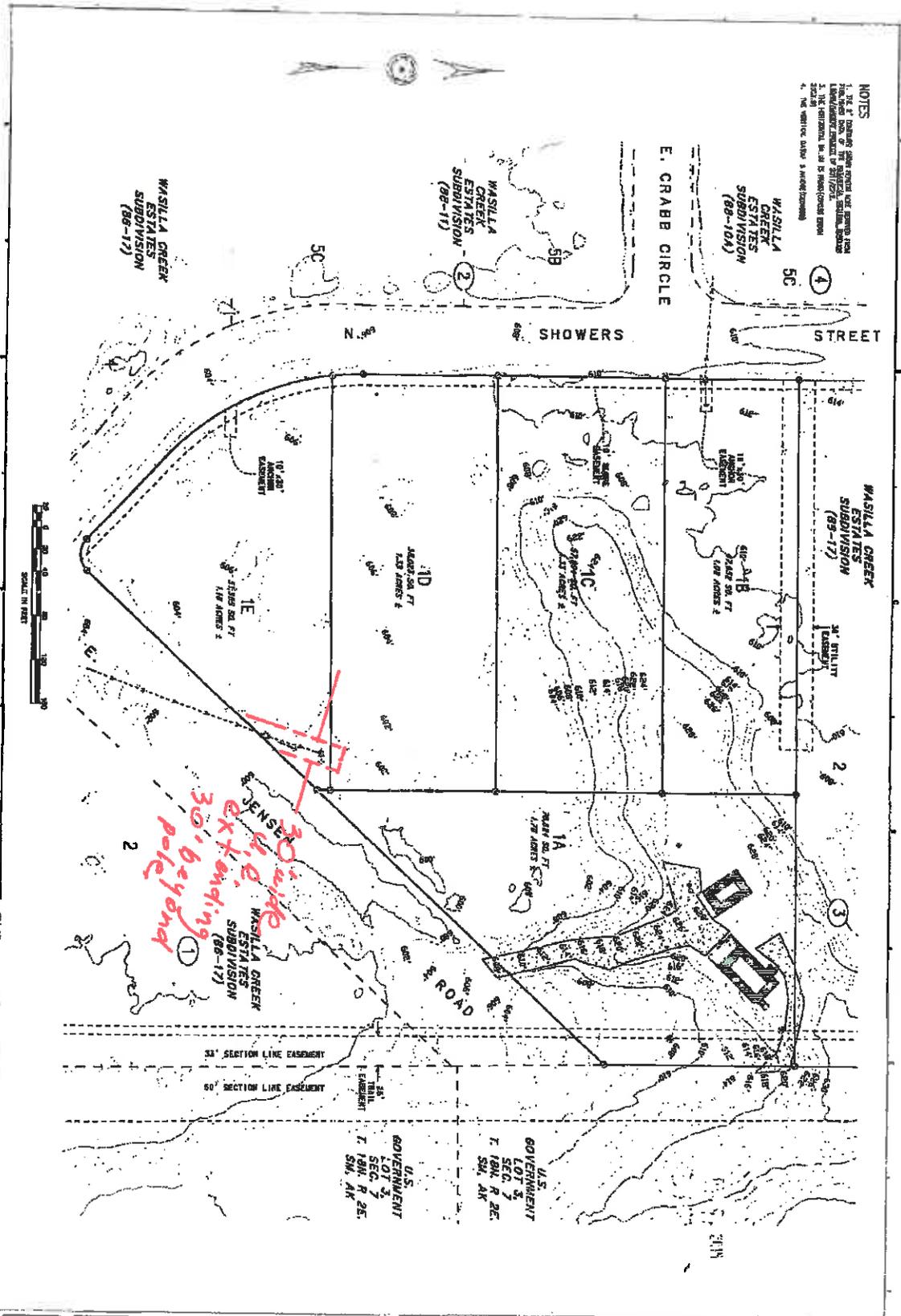
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Amy Otto-Buchanan



- NOTES
1. The 2' contour interval used herein is based on the data of the WASHILLA CREEK ESTIMATES SUBDIVISION.
  2. The horizontal scale is proportional to the vertical scale.
  3. The vertical scale is indicated by the notes.
  4. The vertical scale is indicated by the notes.



*1-13-16 ME A Comment  
Keith Quintanella*

<p>DATE: 1-13-16 DRAWN BY: SKM CHECKED BY: SKM DATE: 1-13-16 SCALE: 1" = 200'</p>	<p>REFERENCE NUMBER: PROJECT: ME-5 SHEET: 3 OF 3</p>	<p>PALMER, ALASKA KINNEY RIDGE SUBDIVISION CONTOURS</p>	<table border="1"> <tr> <th>REV.</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REV.	REVISION							<p>U.S. GOVERNMENT LOT 3 SEC. 7 T. 18N. R. 2E. S. 1W. AK</p>	<p>U.S. GOVERNMENT LOT 3 SEC. 7 T. 18N. R. 2E. S. 1W. AK</p>	<p>SCALE: 1" = 200'</p>	<p>DATE: 1-13-16</p>	<p>PROJECT: ME-5</p>	<p>SHEET: 3 OF 3</p>
REV.	REVISION																

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO CONFORM WITH THE LAND SUBDIVISION REQUIREMENTS OF THE ALASKA-STATUTE-BOULEVARD, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NUMBER 20 AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

PLANNING AND LAND USE DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX COLLECTION OFFICIAL (PALMER-STATUTE BOULEVARD): \_\_\_\_\_ DATE: \_\_\_\_\_



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION PLAN HAS BEEN FOUND TO CONFORM WITH THE LAND SUBDIVISION REQUIREMENTS OF THE ALASKA-STATUTE-BOULEVARD, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NUMBER 20 AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

WASILLA CREEK ESTATES SUBDIVISION (88-10A)

E. CRABB CIR. 5B 5C

**LEGEND**

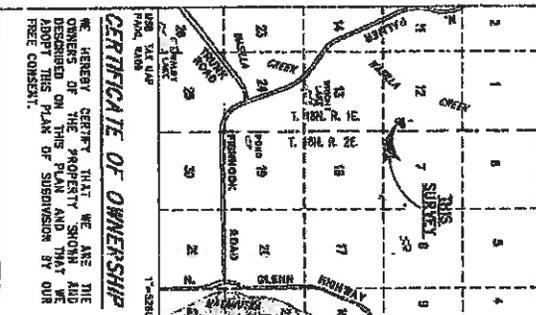
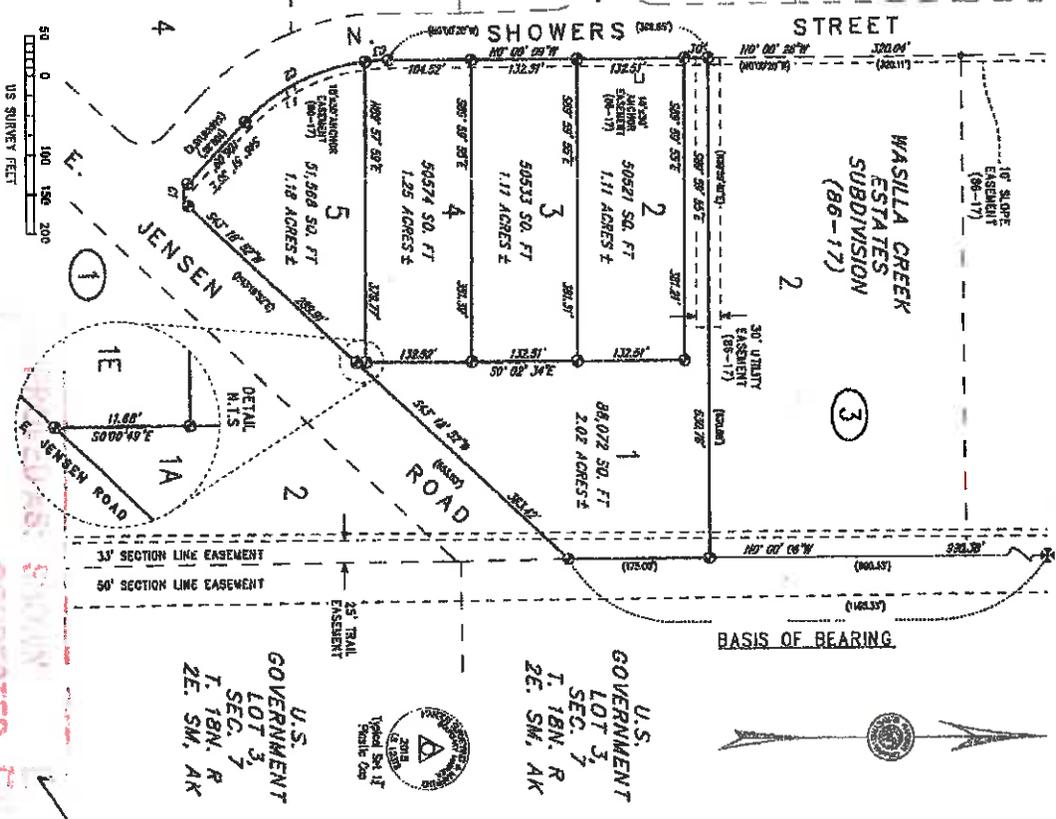
- 1. DESIGNATED 2" E.S. ROADS
- 2. 4" E.S. ROADS
- 3. 6" E.S. ROADS
- 4. 8" E.S. ROADS
- 5. 10" E.S. ROADS
- 6. 12" E.S. ROADS
- 7. 14" E.S. ROADS
- 8. 16" E.S. ROADS
- 9. 18" E.S. ROADS
- 10. 20" E.S. ROADS
- 11. 22" E.S. ROADS
- 12. 24" E.S. ROADS
- 13. 26" E.S. ROADS
- 14. 28" E.S. ROADS
- 15. 30" E.S. ROADS
- 16. 32" E.S. ROADS
- 17. 34" E.S. ROADS
- 18. 36" E.S. ROADS
- 19. 38" E.S. ROADS
- 20. 40" E.S. ROADS
- 21. 42" E.S. ROADS
- 22. 44" E.S. ROADS
- 23. 46" E.S. ROADS
- 24. 48" E.S. ROADS
- 25. 50" E.S. ROADS
- 26. 52" E.S. ROADS
- 27. 54" E.S. ROADS
- 28. 56" E.S. ROADS
- 29. 58" E.S. ROADS
- 30. 60" E.S. ROADS
- 31. 62" E.S. ROADS
- 32. 64" E.S. ROADS
- 33. 66" E.S. ROADS
- 34. 68" E.S. ROADS
- 35. 70" E.S. ROADS
- 36. 72" E.S. ROADS
- 37. 74" E.S. ROADS
- 38. 76" E.S. ROADS
- 39. 78" E.S. ROADS
- 40. 80" E.S. ROADS
- 41. 82" E.S. ROADS
- 42. 84" E.S. ROADS
- 43. 86" E.S. ROADS
- 44. 88" E.S. ROADS
- 45. 90" E.S. ROADS
- 46. 92" E.S. ROADS
- 47. 94" E.S. ROADS
- 48. 96" E.S. ROADS
- 49. 98" E.S. ROADS
- 50. 100" E.S. ROADS

WASILLA CREEK ESTATES SUBDIVISION (88-11)

WASILLA CREEK ESTATES SUBDIVISION (86-17)

**CURVE TABLE**

CURVE #	LENGTH	PIVOT	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	31.50	20.05	90°00'42"	28.36	N89°55'03"E	30.06
C2	171.76	245.63	40°03'56"	168.29	S58°30'59"E	88.56
C3	28.30	245.71	5°35'57"	28.28	S5°20'59"E	14.17



**CERTIFICATE OF OWNERSHIP**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND WE HAVE THIS PLAN OF SUBDIVISION SET ON FILE.

OWNER: KINNEY RYAN  
NOTARY: KINNEY RYAN  
PALMER, AK 99645

DATE: \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE STATE OF ALASKA AND THAT I AM NOTARIZING THE SIGNATURE OF \_\_\_\_\_ ON THIS PLAN OF SUBDIVISION SET ON FILE.

DATE OF \_\_\_\_\_ 2011

**RECEIVED Agenda Copy**

PLANNING

U.S. GOVERNMENT LOT 3, SEC. 7 T. 18N. R. 2E. SM. AK

U.S. GOVERNMENT LOT 3, SEC. 7 T. 18N. R. 2E. SM. AK

WASILLA CREEK ESTATES SUBDIVISION (PLAT 86-17)

LOT 1 BLOCK 3

WASILLA CREEK ESTATES SUBDIVISION (PLAT 86-17)

PALMER RECORDING DISTRICT

UNLAWED WITH SE.X SEC. 12, T. 18N. R. 2E. SM. AK CONTAINING 6.00 ACRES MORE OR LESS

**HANSON SURVEYING & MAPPING**

305 EAST FRENCH AVE. U.E. PALMER, ALASKA, 99643

FILE 88-485 REC. 02/14/2011 10:01

303 *Shook* DATE 11/2/16  
ENGINEERING & DESIGN  
303 F STREET  
PALMER, AK



**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

January 12, 2016

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

Subject: Preliminary Plat Review – **Kinney Ridge (Case No. 2015-194)**

Dear Ms. Amy 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 907-334-7944 or by email at [cassie.wohlgemuth@enstarnaturalgas.com](mailto:cassie.wohlgemuth@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink that reads "Cassie Wohlgemuth".

Cassie Wohlgemuth  
Right of Way and Compliance Technician  
ENSTAR Natural Gas Company

**EXHIBIT L-6**

## Amy Otto-Buchanan

---

**From:** Wesley Anderson <wjla@msn.com>  
**Sent:** Saturday, January 09, 2016 2:08 PM  
**To:** Platting  
**Cc:** wesley.j.anderson.mil@mail.mil; Elizabeth Anderson  
**Subject:** Vote Against Case#15-194

My name is Wesley Anderson, my wife (Elizabeth Anderson) and I would like to vote/speak out against case number 15-194 which is scheduled for around 0830 on 21 Jan 2016 to rename Wasilla Creek Estate to Kinney Ridge.

I am on Active duty stationed in APG, MD so I will not be able to attend in person.

I am a long time Alaskan resident and was one of the individuals who assisted Donald "Don" Showers build the roads on Wasilla Creek Estate and do not wish the name we choose and had approved by the MAT-SU Valley changed. While I am sure (or certainly hope he is, since he wants to name it after his family) Mr. Kinney is a long time resident of the Estate. He has not owned land there longer than my family or Don Showers (since we are the ones who built the Estate)

We own 3 lots and vote no (x3) for each lot we own:

53433B02L005C  
53433B02L005A  
53433B02L005B

In addition, I am not in favor of any further sub dividing of the lots in said area. Again, the lot size was originally chosen for a reason and I do not want a bunch of neighbors like I am in Anchorage when I retire from the military. It also place un due burden on the resources and will impact the natural beauty of the area.

Please call me with any questions or if I need to file any official paperwork

Thank you for your time and consideration in this matter

V/r  
Wes

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ (PLATTING CLERK)



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

**LEGEND**

- ⊕ RECOVERED 2 1/2" GLO BRASS CAP ON IRON PIPE
- ⊙ SET PLASTIC CAP ON RECOVERED 3/8" REBAR
- RECOVERED 3/8" REBAR
- (C) COMPUTED DATA
- MEASURED DATA
- RECORD PER PLAT (86-17)

N89° 59' 29"E 381.26'  
(N89°59'40"E) (630.58')

**NOTES**

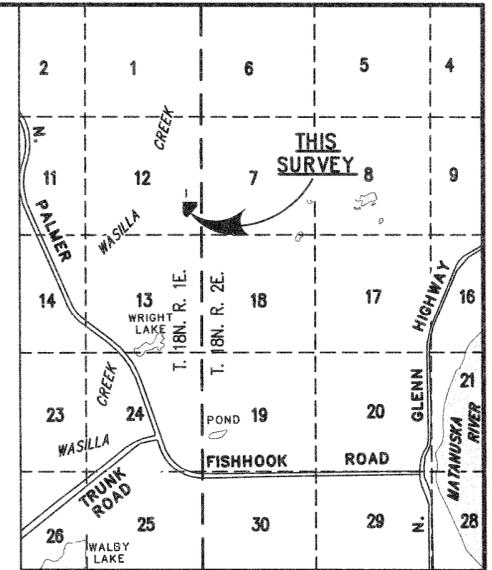
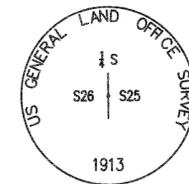
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- KINNEY RIDGE SUBDIVISION IS SUBJECT TO PROTECTIVE COVENANTS RECORDED IN BOOK 457 PAGE 860, PALMER RECORDING DISTRICT.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	31.50	20.05	90°00'42"	28.36	N88° 55' 03"E	20.06
C2	171.76	245.63	40°03'56"	168.29	S26° 30' 59"E	89.56
C3	28.30	245.71	6°35'57"	28.28	S3° 20' 56"E	14.17

**CERTIFICATE OF PAYMENT OF TAXES**

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

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



MSB TAX MAP PA00, WA00 1"=5280'

**CERTIFICATE OF OWNERSHIP**

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

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
JOHN M. KINNEY  
10741 E. JENSEN RD.  
PALMER, AK 99645

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_,  
FOR \_\_\_\_\_

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



Typical Set 1 1/2" Plastic Cap

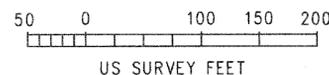
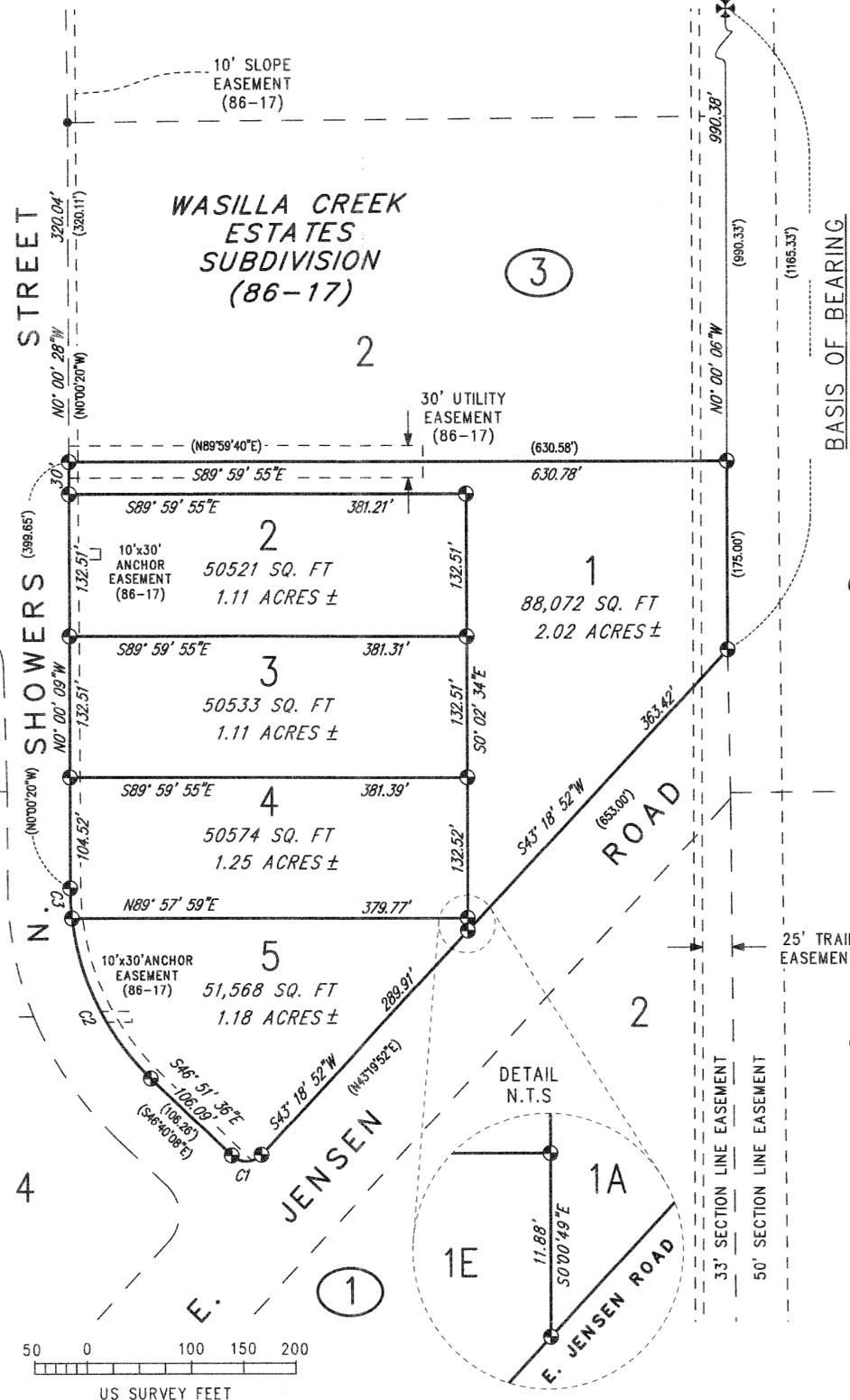
U.S. GOVERNMENT LOT 3, SEC. 7 T. 18N. R. 2E. SM, AK

WASILLA CREEK ESTATES SUBDIVISION (88-10A)

E. CRABB CIR.

WASILLA CREEK ESTATES SUBDIVISION (88-11)

WASILLA CREEK ESTATES SUBDIVISION (86-17)



4B

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
FEBRUARY 4, 2016**

PRELIMINARY PLAT:      **TIMBER RIDGE RSB L/1 & T/A**  
LEGAL DESCRIPTION:      **SEC 9 & 10, T17N, R1E, SEWARD MERIDIAN, AK**  
PETITIONER:              **TEAM 49 CONSTRUCTION, LLC & JOHN MCCORMICK**  
SURVEYOR/ENGINEER:    **HANSON SURVEYING / HOLLER ENGINEERING**  
ACRES:        **11.65**              **PARCELS:    2**  
REVIEWED BY:            **CHERYL SCOTT**              **CASE: 2015-196**

---

**REQUEST:**

The request is to move the flag pole portion of Tract A, Timber Ridge, to the southern portion of Lot 1 to alleviate a setback encroachment. The petitioner is also requesting to vacate a portion of E. Timber Way to alleviate a separate setback encroachment. The petitioner is also applying for a variance from MSB 43.20.281(A)(1) for less than 10,000 square feet of usable septic area within proposed Lot 1A.

**EXHIBITS:**

Vicinity Maps	<b>EXHIBIT A</b>	<b>3 pgs</b>
Surveyors Maps	<b>EXHIBIT B</b>	<b>3 pgs</b>
Vacation	<b>EXHIBIT C</b>	<b>3 pgs</b>
Engineers Report	<b>EXHIBIT D</b>	<b>9 pgs</b>
Variance	<b>EXHIBIT E</b>	<b>4 pgs</b>

**COMMENTS:**

Code Compliance	<b>EXHIBIT F</b>	<b>2 pgs</b>
Cultural Resources	<b>EXHIBIT G</b>	<b>1 pg</b>
Land & Resource Management	<b>EXHIBIT H</b>	<b>1 pg</b>
GCI	<b>EXHIBIT I</b>	<b>1 pg</b>
Enstar	<b>EXHIBIT J</b>	<b>1 pg</b>
AK DF&G	<b>EXHIBIT K</b>	<b>1 pg</b>
MSB DPW	<b>EXHIBIT L</b>	<b>1 pg</b>
Public	<b>EXHIBIT M</b>	<b>1 pg</b>

**DISCUSSION:**

**Location:** Located within SW1/4 NW1/4, Section 10 and the SE1/4 NE1/4, Section 9, T17N, R01E, S.M. AK, lying east of Wasilla Creek and west of Timber Way.

**Vacation:** The petitioner submitted a petition to vacate a portion of E. Timber Way per MSB 43.15.035 (D) (**Exhibit C**). The request is to vacate a portion of E. Timber Way to resolve a structural setback encroachment on Lot 1. The portion of right-of-way to be vacated contains 116 sq. ft. and will be replaced with a Snow Storage and Maintenance Easement. The structure will be 25.1' from right-of-way and in compliance with setback code with approval of petition to vacate.

Per MSB 43.15.035(B)(1) The platting board shall ordinarily approve vacations of public rights-of-way if:

- (a) the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation.

Per MSB 43.15.035(B)(4) The platting board shall not routinely approve any vacation of public interest in land where objections to the vacation are made by a government agency. The platting board may approve the vacation if the following conditions are met:

- (b) if necessary a substitute easement is provided by document on the plat.

Staff notes Public Works objected to the vacation during the pre-application stage. The vacated area will be replaced with a snow storage and maintenance easement.

**Soils:** Holler Engineering provided a useable area and drainage report. (**Exhibit D**) The existing Lot 1 and flag pole portion of Tract A occupy high ground on their east side. The western portion of Lot 1 and the flag pole of Tract A slope steeply to the west and northwest as a bluff feature. The majority of Tract A occupies low ground adjacent to Wasilla Creek which forms Tract A's west boundary. The majority of the large tract remains undisturbed. Soils were consistently clean sands and gravel. Ground water was not encountered in the testhole. This topographic narrative complies with 43.20.281(A)(1)(i)(i).

A new septic system was installed on Lot 1A in 2014. A letter of verification was provided regarding the wastewater disposal system from Alaska Rim Engineering stating it was designed in conformance with current wastewater disposal system regulations and ADEC policies. (**Exhibit D-3**)

Proposed Lot 1A has several limitations on areas defined by MSB code as useable septic area or useable building area. Useable septic area will be severely limited by lot lines, steep areas and related setbacks, and setback to private water well. Mr. Holler states, "Based on the available information we estimate that approximately 3,000 sq. ft. of useable septic area exists, and a variance will be needed. Also, an additional 10,000 sq. ft. of useable building area exists on proposed Lot 1A and Tract A1 is over 400,000 sq. ft. and does not require soils verification. (**Exhibit D-1 & 2**) After discussion with the Platting officer, Mr. Holler provided a statement saying, "there appears to be ample room for a replacement drain field serving the proposed Lot 1A." (**Exhibit D-9**)

**Access:** Mr. Holler stated that the access pole portion of proposed Tract A1 will be very steep and will likely require an access easement on Lot 1A; however, we note that a similar condition existed with the original lot lines. (**Exhibit D-2**)

**Drainage:** The engineer stated the proposed platting action does not require any road construction. The proposed minor right-of-way edge alignment change should not adversely affect the maintainability of the road. The proposed lot line re-configuration will not negatively impact drainage for adjacent properties, and overall area drainage will not be affected. **(Exhibit D-2)**

**Variance:** The petitioner applied for a variance to MSB 43.20.281 (A)(1) to allow for a subdivision of land that relocates the flag pole portion of Tract A from one side of Lot 1 to the other side of Lot 1. **(EXHIBIT E)**

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

The presence of an approved, professionally designed and constructed, successfully operating septic system on Lot 1 shows that granting this variance will not cause detriment or injury to the public. Granting of the variance will not bring about any change to the septic system on that lot or enable any changes to that system.

B. *The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought because:*

Generally, the useable area requirements are in place to ensure that new lots are not created without sufficient area for septic system. Such properties do not generally have functioning and properly designed and constructed systems on them. Nor are such properties generally being increased in size as a result of the Platting action, as is the case here.

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

The steep terrain of Lot 1 dictates that construction is done in a small and very specific portion of the property. The owner has made use of the existing parcel in a reasonable manner. At this point, he only seeks to move the flag pole from one side of his lot to the other. Without this variance, he will not be able to move this flag pole portion and he will have to move the house and the water well to make his property code compliant.

### **COMMENTS:**

MSB Code Compliance commented that a portion of proposed Tract A1 is located within an “A” flood hazard zone. Per MSB 17.29 any development in an “A” zone requires a Flood Hazard Development Permit. Staff notes that there are no structures on this tract. Proposed Lot 1A is not in a flood hazard zone. **(Exhibit F)**

MSB Cultural Resources has no objection. **(Exhibit G)**

MSB Land & Resource Management has no objection and states no MSB land is affected. **(Exhibit H)**

GCI has signed off on the plat with no objections. **(Exhibit I)**

Enstar has no comments, recommendations, or objections. **(Exhibit J)**

ADF & G has no objection to the preliminary plat as proposed. **(Exhibit K)**

MSB Department of Public Works objected to the vacation of right-of-way stating it may need improvements or other infrastructure in the future. **(Exhibit L)**

David Harmon, owner of Tract B, Edenwood Subdivision has concerns that the outcome of this platting action may affect his ability to extend a road from E. Timber Way into Tract B for future development. Also, he is concerned about the well on Lot 1 being too close to the property line and any setbacks that may apply that could impact future development on his property. Staff notes the existing well on proposed Lot 1A does have a well radius of 100' within which a septic cannot be installed but development of Tract B is not a concern addressed in Title 43. **(Exhibit M)**

## **CONCLUSION**

The preliminary plat for Timber Ridge RSB L/1 & T/A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat. This plat is moving the flag pole portion of Tract A, Timber Ridge, to the southern portion of Lot 1 to alleviate a setback encroachment and vacating a portion of E. Timber Way to alleviate separate setback encroachment. This case also includes a variance from MSB 43.20.281(A)(1) for less than 10,000 square feet of useable septic area within proposed Lot 1A.

Proposed Tract A1 is located in a Special Flood Hazard Zone. Staff notes there are no structures on this tract.

There are no outside agency objections. There was one MSB department objection and one public concern.

## **RECOMMENDATIONS for PRELIMINARY PLAT, VACATION and VARIANCE**

***Recommended motion:*** "I move to approve the preliminary plat of Timber Ridge L/1A & T/A1 with the vacation of a portion of Timber Way and the variance from MSB 43.20.281(A)(1) to allow for Lot 1A with less than 10,000 sq. ft. of useable septic area, located within Sections 9 & 10, Township 17 North, Range 1 East, Seward Meridian, Alaska contingent on the following staff recommendations:"

1. Submit the mailing and advertising fee.

2. Provide a Flood Hazard Note as required by 43.15.052(B).
3. List all easements of record on final plat per MSB 43.15.051(P).
4. Provide updated Certificate to Plat executed within 90 days, prior to recording the plat per MSB 43.15.053(E).
5. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
6. Submit recording fee, payable to the State of Alaska, DNR.
7. Taxes and special assessments must be current prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
8. Obtain Assembly approval of the right-of-way vacation per MSB 43.15.035, *Vacations*.
9. Submit final plat in full compliance with Title 43.

#### **FINDINGS for PRELIMINARY PLAT**

1. The plat of Timber Ridge RSB L/1 & T/A is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat.
2. The vacations are pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035. *Vacations*.
3. The vacation is consistent with MSB 43.15.035(B)(1)(a), the right-of-way is being replaced with a snow storage and maintenance easement.
4. MSB DPW objected to the vacation of right-of-way stating it may need improvements or other infrastructure in the future. The vacation complies with 43.15.035(B)(4)(b) as the vacation area will be replaced with a snow storage and maintenance easement.
5. The engineer also stated, a minor right-of-way edge alignment change should not adversely affect the maintainability of the road or have any negative impact with drainage.
6. A variance to MSB 43.20.281(A)(1) was requested and presented to the Platting Board to allow proposed Lot 1A with less than 10,000 sq. ft. of useable septic area.
  - a. *The granting of the variance shall not be detrimental to the public health, safety, welfare or to adjacent property because:*  
The presence of an approved, professionally designed and constructed, successfully operating septic system on Lot 1 shows that granting this variance will not cause

detriment or injury to the public. Granting of the variance will not bring about any change to the septic system on that lot or enable any changes to that system.

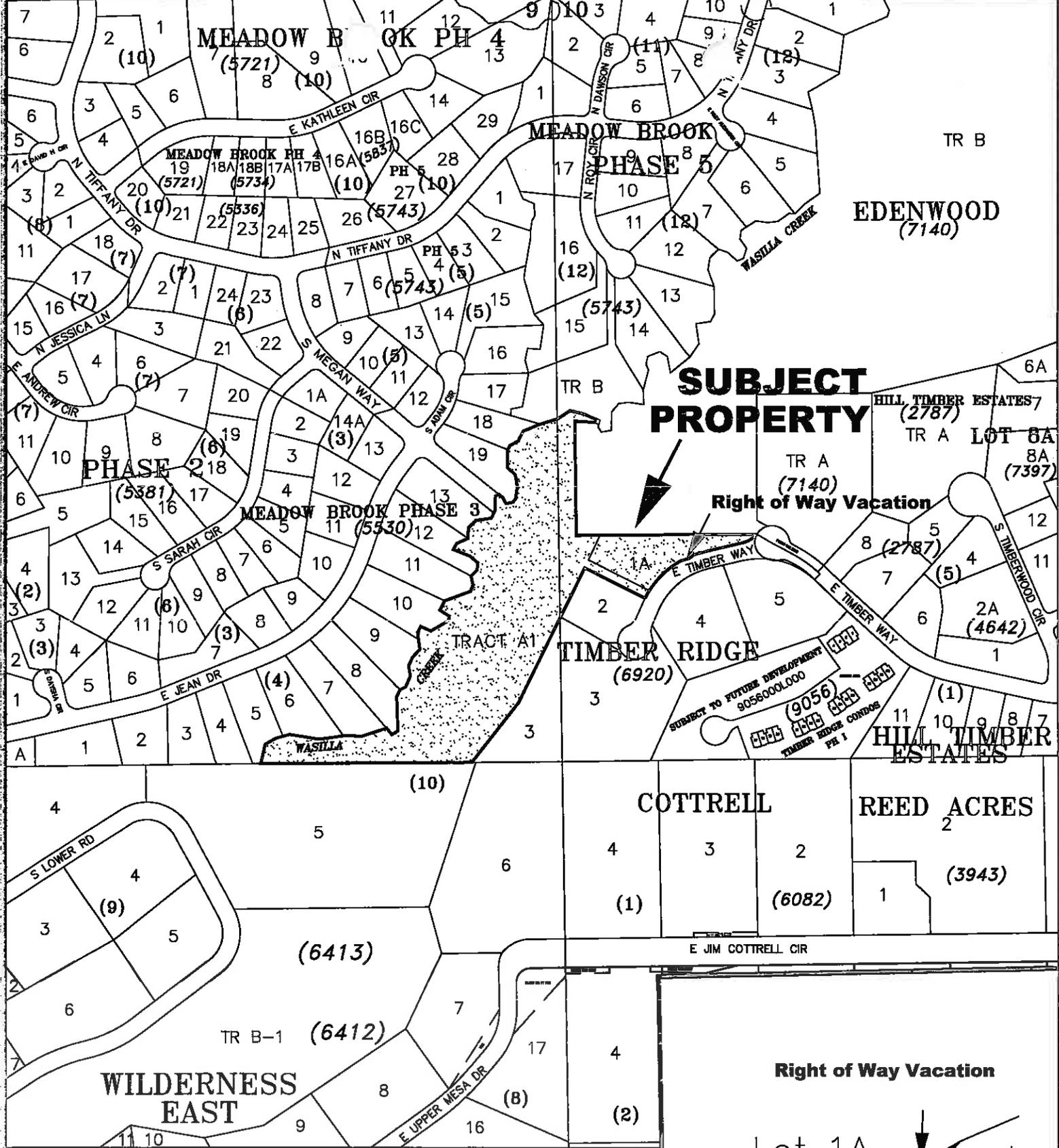
- b. *The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought because:*

Generally, the useable area requirements are in place to ensure that new lots are not created without sufficient area for septic system. Such properties do not generally have functioning and properly designed and constructed systems on them. Nor are such properties generally being increased in size as a result of the Platting action, as is the case here.

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

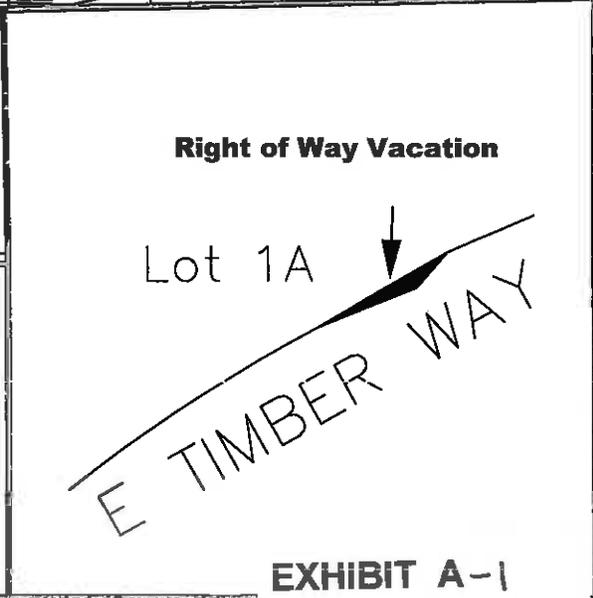
The steep terrain of Lot 1 dictates that construction is done in a small and very specific portion of the property. The owner has made use of the existing parcel in a reasonable manner. At this point, he only seeks to move the flag pole from one side of his lot to the other. Without this variance, he will not be able to move this flag pole portion and he will have to move the house and the water well to make his property code compliant.

7. Engineer certified there is 10,000 sq. ft. useable building area on Lot 1 and provided topographic narrative instead of a useable area report for Tract A1.
8. The engineer stated, the flagpole portion on proposed Tract A1 is very steep and will likely require an access easement on Lot 1A. A similar condition existed with the original lot lines.
9. Flood Hazard Area is shown on the plat, plat note and base flood elevation needs to be shown in compliance with MSB 43.15.052(B) and MSB 17.29.160.
10. One public comment stated concern with this platting action affecting development on property which is not addressed in Title 43.

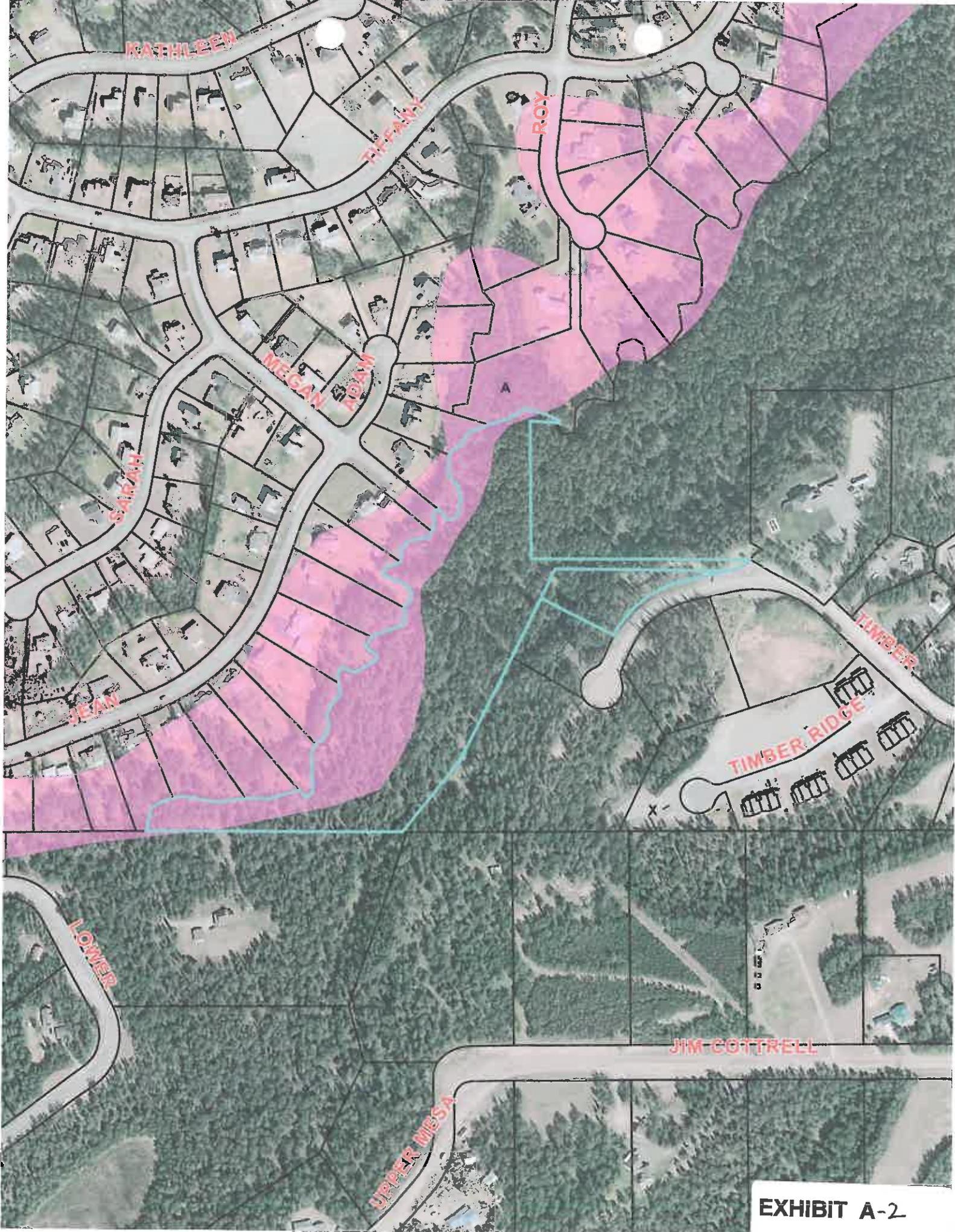


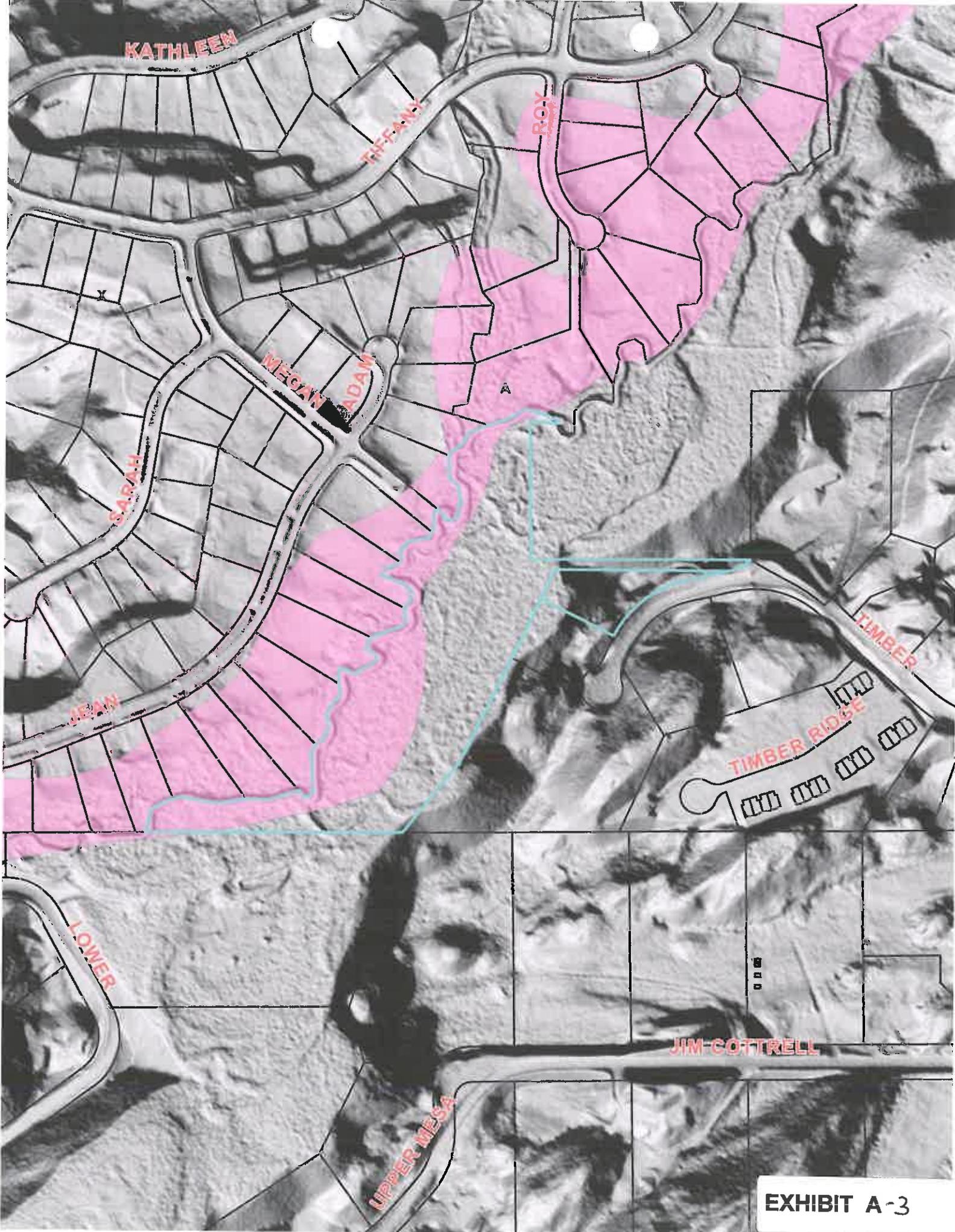
**VICINITY MAP**  
 FOR PROPOSED TIMBER RIDGE RSB L/1&T/A  
 LOCATED WITHIN  
 SECTIONS 09 & 10, T17N, R1E  
 SEWARD MERIDIAN, ALASKA

WASSILA 09 & 10 MAP

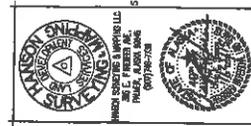


**EXHIBIT A-1**





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 NOV 23 2015  
 PLATTING



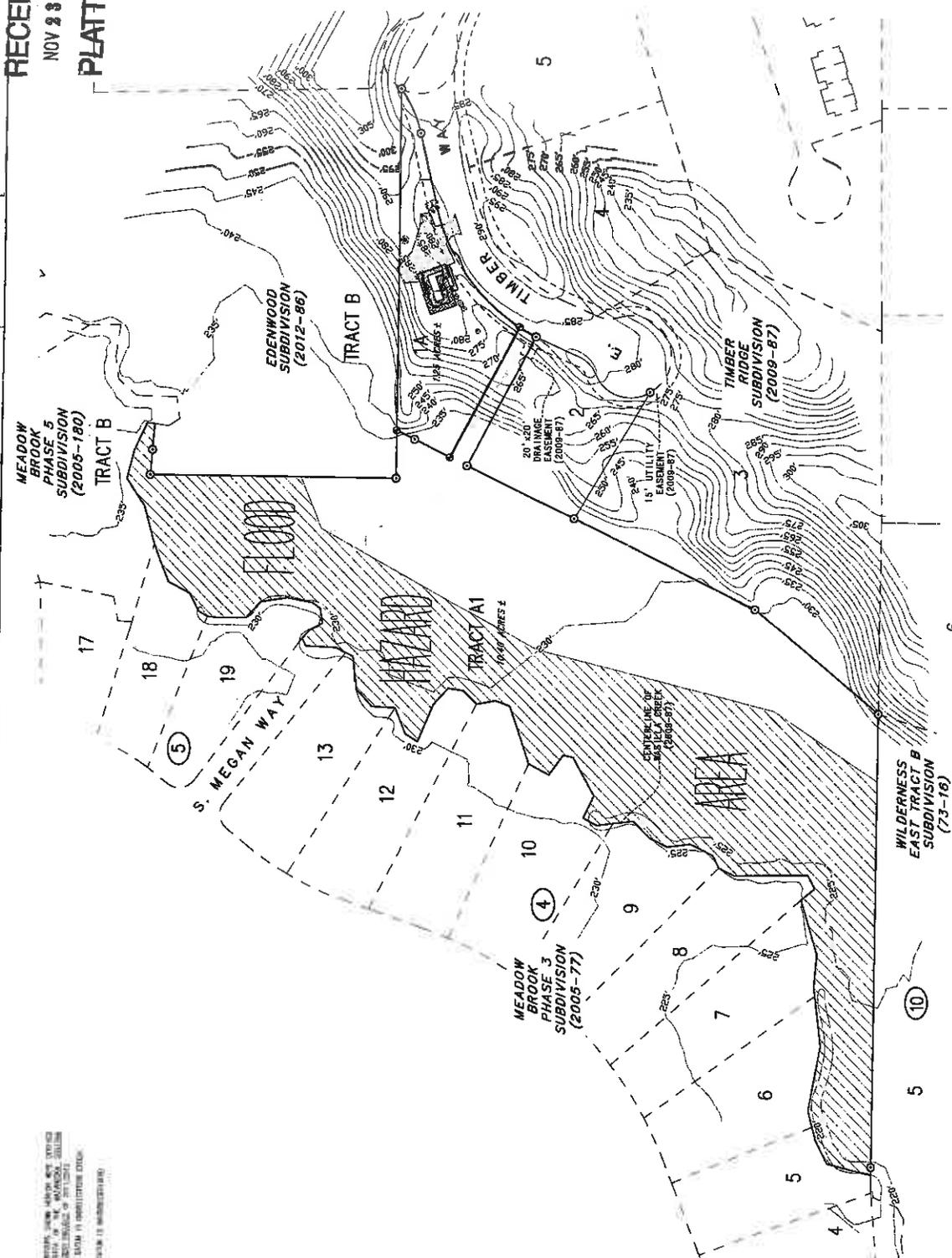
FIELD BOOKS:  
 DESIGNER: STARRING, AS-BUILT.  
 SCALE: HORIZONTAL: 1"=80' VERTICAL: 1"=80'  
 LOCATION: PALMER, ALASKA  
 PROJECT: TRACT A1 SUBDIVISION

REV.	REVISION	DATE

PALMER, ALASKA  
 TRACT A1 SUBDIVISION  
 CONTOURS

FILE NO. 15-163  
 DRAWN BY: CBY  
 CHECKED BY: CBY  
 DWG. #: 15-163CS  
 DATE: 11-19-15

REFERENCE NUMBER:  
 V-3  
 SHEET 3 OF 3



NOTES:  
 1. THE AREA OF CONTOURS SHOWN HEREIN WAS OBTAINED FROM A FIELD SURVEY OF THE AREA.  
 2. THE CONTOUR INTERVAL IS 20 FEET.  
 3. THE CONTOUR INTERVAL IS 10 FEET WHERE SHOWN OTHERWISE.  
 4. THE CONTOUR INTERVAL IS 5 FEET WHERE SHOWN OTHERWISE.



FIELD BOOKS:  
 DESIGN: AS-BUILT  
 STAMPING: AS-BUILT

SCALE:  
 HORIZONTAL: 1"=30'  
 VERTICAL: 1"=10'  
 NORTH: NORTH  
 LOCATION: PALMER, ALASKA  
 PROJECT: 15-183

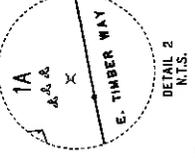
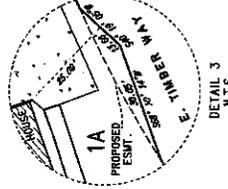
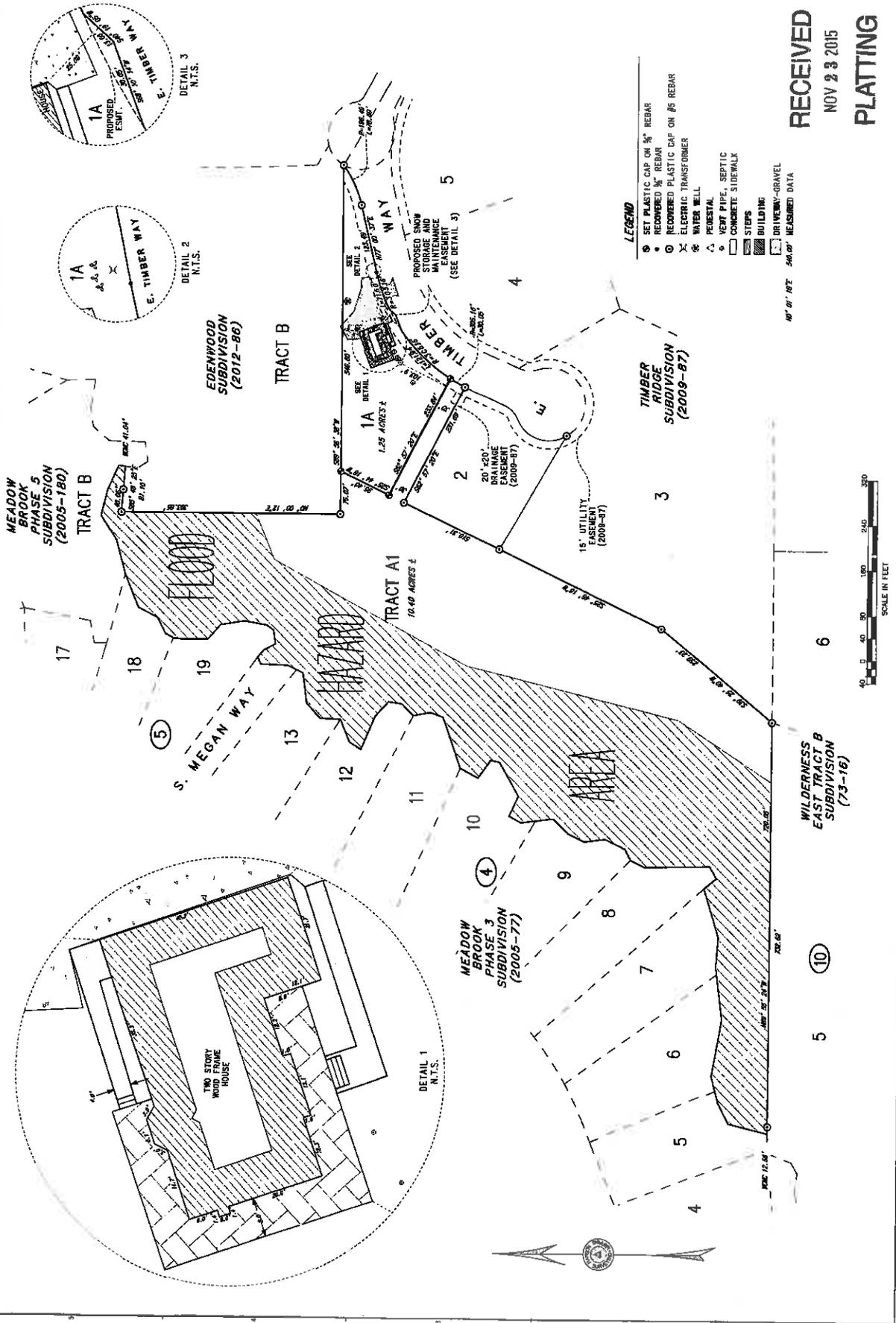
REV.	REVISION	DATE BY

PALMER, ALASKA  
 TRACT A1 SUBDIVISION  
 AS-BUILT

FILE: 15-183  
 DESIGN: DSN  
 DRAWN BY: DSN  
 CHECKED BY: DSN  
 DWG#: 15-183-003  
 DATE: 11-20-15

REFERENCE NUMBER:  
 V-2  
 SHEET 2 OF 3

RECEIVED  
 NOV 23 2015  
 PLATTING





FIELD BOOKS:  
DESIGN:  
STAMPING:  
AS-BUILT:

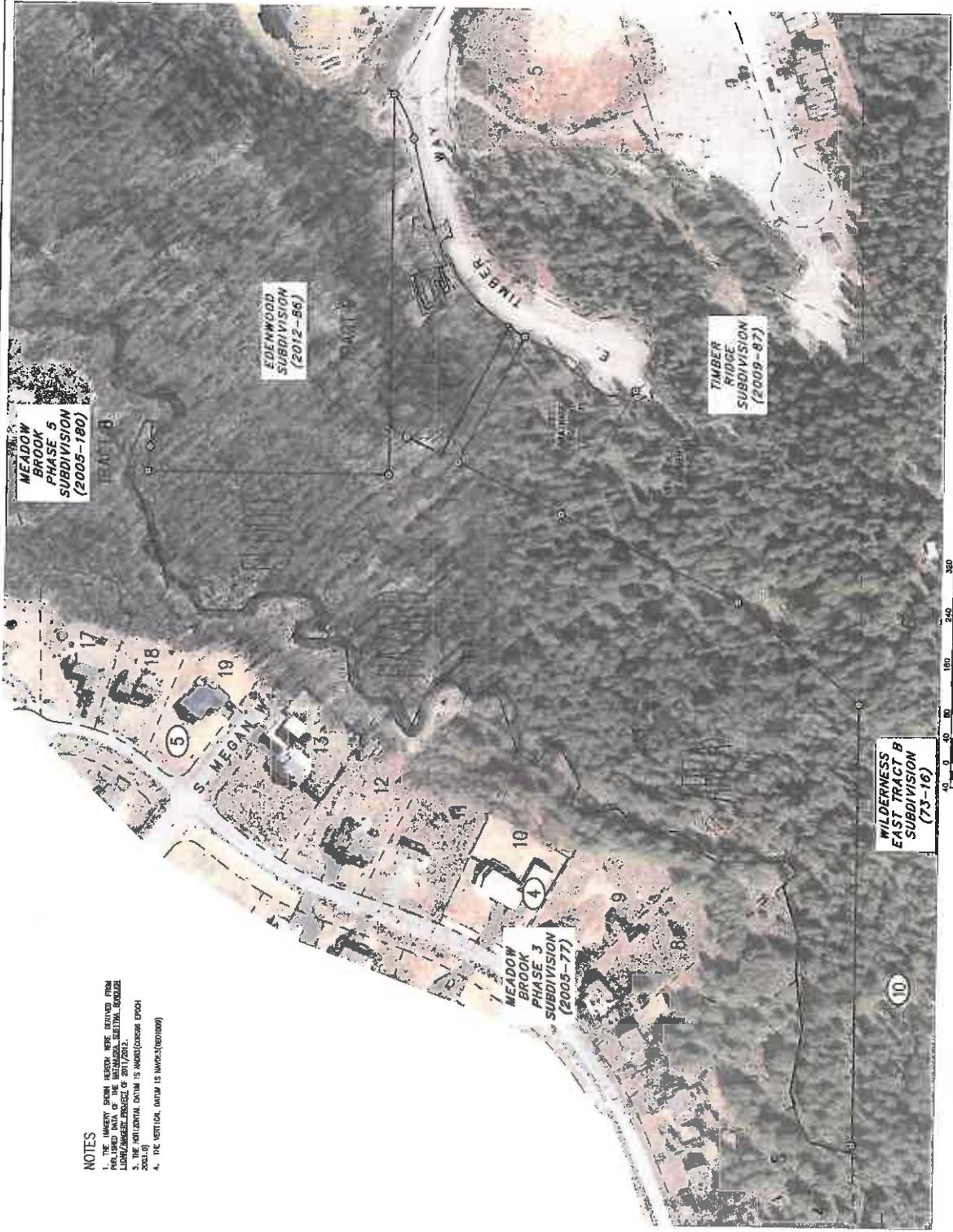
SCALE:  
HORIZONTAL: 1"=80'  
VERTICAL: 1"=40'  
NEUTRAL: 1"=40'  
LOCATION: PALMER, ALASKA  
DATE: 12/28/15 (2015)

REV.	REVISION	DATE	BY

PALMER, ALASKA  
TIMBER RIDGE LOT 1A AND  
TRACT A1 SUBDIVISION  
PROJECT OVERVIEW

FILE: 15-183  
DESIGN: SON  
DRAWN BY: SON  
CHECKED: GEN  
DWG#: 15-183CS  
DATE: 11-17-15

REFERENCE NUMBER:  
V-1  
SHEET 1 OF 3



NOTES  
1. ALL SURVEY DATA SHOWN HEREON WERE RECEIVED FROM THE ALASKA DEPARTMENT OF NATURAL RESOURCES, DIVISION OF LAND MANAGEMENT, PROJECT OF 2011/2012.  
2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS TO GCSNAD83).  
3. THE VERTICAL DATUM IS NAVD83 (CONFORMS TO GCSNAD83).  
4. THE VERTICAL DATUM IS NAVD83 (CONFORMS TO GCSNAD83).

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NOV 23 2015  
PLATTING



Matanuska-Susitna Borough  
Telephone (907) 861-7874

### PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, John McCormick, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

A parcel of land being a portion of E. Timber Way, containing 116 sq. feet (0.003 acres)

Said right-of-way being more fully described as:

COMMENCING AT THE WESTERLY CORNER OF LOT 1 A TIMBER RIDGE SUBDIVISION LOT 1A AND TRACT A1, A PLASTIC CAP ON 5/8" REBAR THENCE S.62-57-20E 233.84' TO A PLASTIC CAP ON 5/8" REBAR, THENCE NORTHEASTERLY 121.94' ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 305.16' TO THE TRUE POINT OF BEGINNING, THENCE S.68-10-14W. 30.05', THENCE S.40-19-05W 13.86', THENCE SOUTHWESTERLY 42.61' ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 305.16' TO THE TRUE POINT OF BEGINNING, CONTAINING 116 SQUARE FEET (0.003 ACRES).

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. \$250.00 Right-of-Way Vacation Fee with Regular Plat; or
4. \$500.00 for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): *(ATTACH PAGES, IF NEEDED)*

The replacement of the described portion of ROW with a Snow Storage and Maintenance Easement is sought to alleviate a setback encroachment.

APPLICANT Name: John McCormick Email: \_\_\_\_\_

OR Mailing Address: 4101 E 112th Ave. Anchorage, AK Zip: 99516

OWNER Contact Person: John McCormick Phone: \_\_\_\_\_

SURVEYOR Name (FIRM): Hanson Surveying & Mapping, LLC Email: ceh@hansonssurveying.com

Mailing Address: 305 E. Fireweed Ave. Palmer, AK Zip: 99645

Contact Person: Craig Hanson Phone: (907)746-7738

SIGNATURES OF PETITIONER(S):

J. McLean  
McCrone  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.**



**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

12/15/2015  
DATE

Cheryl Scott  
PLATTING DIVISION REPRESENTATIVE

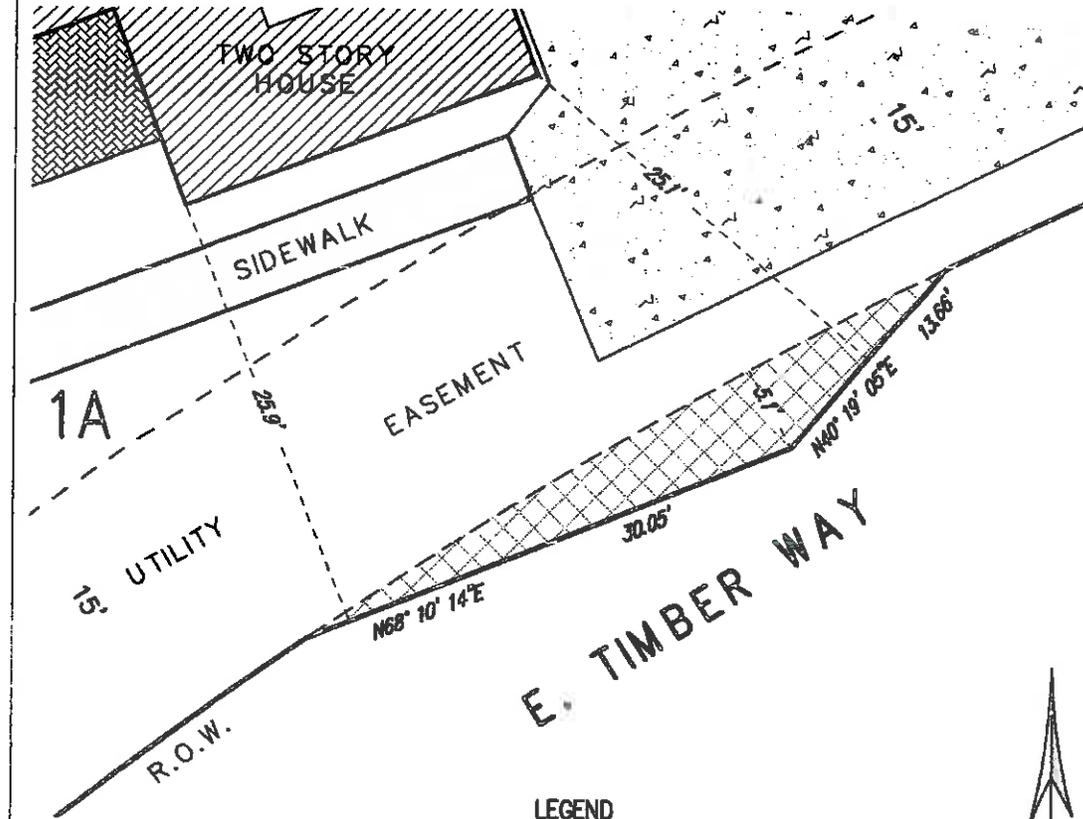
SCHEDULED FOR PLATTING BOARD MEETING OF: 2-4-2016

RECEIVED

11.10.15

PLATTING

### LOT 1A, TIMBER RIDGE SUBDIVISION



#### LEGEND

-  BUILDING
-  DRIVEWAY-GRAVEL
-  CONCRETE SIDEWALK
-  WOOD DECK
-  PROPOSED ROW VACATION / SNOW STORAGE AND MAINTENANCE EASEMENT



### RIGHT OF WAY VACATION EXHIBIT MAP



HANSON SURVEYING & MAPPING  
 305 EAST FIREWEED AVENUE  
 PALMER, ALASKA, 99645

ROW VACATION AREA  
 116.8 sq.ft ±

File: 15-163 Scale: 1"=10' Drawn: SDH 12/10/15

**EXHIBIT A** Page 1 of 1





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

December 7, 2015

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

RECEIVED  
DEC 08 2015  
PLATTING

Re: *Lot 1A Timber Ridge*; Useable Areas and Drainage. HE# 15099

Dear Mr. Hulbert:

At the request of Craig Hanson RLS, we have reviewed the referenced proposed subdivision. The project will simply re-configure common lotlines between the existing lot 1 and an adjacent Tract A; the purpose of the new configuration is to correct several setback violations or issues on Lot 1A. The smaller lot will be around 1.2 acres and has several substantial limitations on useable septic areas; it is our understanding that a useable area variance will be pursued. Tract A is well over 400,000 ft<sup>2</sup> and will not require useable area verification. Our evaluation included review of existing testhole logs and review of the provided topography information, including the submitted topography map prepared by the surveyor.

Topography Narrative. The existing lot 1 and flag pole portion of Tract A occupy high ground on their east side. The western portion of lot 1 and the flag pole of Tract A slope steeply to the west or northwest as a bluff feature. The majority of Tract A occupies low ground adjacent to Wasilla Creek, sloping slightly toward the southwest or west toward the Creek, which forms the tract's west boundary. One large area of the bluff exceeds 25% and would have an associated 50' setback for useable septic area. The total elevation differential on the map is approximately 74'.

Soils & Vegetation. The majority of the large tract remains undisturbed, with moderate density mature birch and spruce trees and native grasses in lower areas. The upper areas of Lot 1 have been cleared, with a developed home site, well and septic. Receiving soils logged in adjacent testholes and encountered during road construction were consistently clean sands and gravels.

Groundwater. Groundwater was not encountered in any of the adjacent testholes or during road construction. Based on the available information and provided topography, groundwater will not be a limiting factor on the upper areas of proposed lot 1A.

Useable Areas. The proposed lot has several limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic area will be severely

limited by lotlines, steep areas and related setbacks, and setback to a private water well. Based on the available information we estimate that approximately 3,000 ft<sup>2</sup> of useable septic area exists, and a variance will be needed. For building areas, lotlines, utility easements and ROW setbacks will be limiting factors, however lot 1 has adequate unencumbered area to meet the useable area requirements.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed Lot 1 will contain an estimated 3,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*** The proposed reconfigured tract is over 400,000 square feet and does not require soils verification.

Existing Wastewater Disposal System. Based on information available in ADEC records, a new septic system was installed on Lot 1A in 2014 and sealed documents were provided.

Road and Drainage. The proposed plat action does not require any road construction. A proposed very minor ROW edge alignment change should not adversely affect the maintainability of the road. The proposed lotline re-configuration will not negatively impact drainage for adjacent properties, and overall area drainage will not be affected.

Access. The access pole portion for the large tract will be very steep and will likely require an access easement on Lot 1A; however we note that a similar condition existed with the original lotlines.

Thank you for your assistance, and please feel free to call with any questions you may have.

Sincerely,



Curtis Holler, PE

c: Hanson Surveying & Mapping, w/attachments





ALASKA RIM ENGINEERING, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
9131 E Frontage Rd  
Palmer, Alaska 99645  
Telephone (907) 746-0222  
Fax (907) 746-0222  
Online at: [www.alaskarim.com](http://www.alaskarim.com)

ON-SITE  
WASTEWATER DISPOSAL SYSTEM  
LETTER OF VERIFICATION

3/4/2015

John James  
13961 E Moyen Ruelle Court  
Palmer, AK 99645

Re: Timber Ridge Lot 1, 7191 E Timber Way  
Single-Family On-Site Wastewater Disposal System Documentation

You have requested verification that the wastewater disposal system has been sized for a four (4) bedroom, single-family dwelling on this property, and was designed in conformance with current wastewater disposal system regulations and ADEC policies.

We have conducted a subsurface soil investigation and an appropriate septic system was designed for this dwelling based on the soil conditions found on the date of investigation. The septic system was designed using normal and customary standard of care, taking into account all soil related factors discernable from the soils investigation that would affect the design of the septic system.

There is no implied warranty for extreme climate conditions that would affect the design or future operation of the septic system that are beyond the soils investigation ability to indicate. The construction of the septic system was completed by others in general conformance with ADEC standards.

This wastewater system was designed using the standard flow 150 gallons of waste water per day for each bedroom. Unless it is specifically noted in the record documents, it is not sized to handle wastewater discharges from hot tubs and large Jacuzzi tubs. It is the responsibility of the homeowner to properly operate and maintain the wastewater system and to prevent the discharge of grease, paint, and other deleterious substances into the wastewater system. Leaking faucets or other continuous water discharges will overload the wastewater system. The septic tank should be pumped at least every two years. Septic tank pumping records should be maintained to document the pumping of the septic tank. Alaska Rim Engineering, Inc. is not responsible for any problem with this wastewater system due to improper operations and maintenance or plumbing problems inside the house.

The enclosed documents were prepared based on periodic visual observations and information obtained from the installer during our construction observations. These documents indicate the septic tank and soil absorption system was adequately sized and installed in general conformance with current 18 AAC 72 Wastewater Disposal regulations and ADEC policies.

*Alaska Rim Engineering, Inc. is not liable for any installer defects that were not observable during our standard inspections. This includes any site grading after our final inspection on the lot or adjacent lots that would affect the performance of the wastewater system.*

The location of the wastewater disposal system relative to property lines, easements, or any restrictive covenants was based on information provided by others. A professional land surveyor was not retained the location of the septic system.

This report does not constitute a guarantee of any kind, explicit or implied, as to the future performance of this water supply or wastewater disposal system. It does accurately portray the conditions found on the date they were tested and/or documented.

NOTES:

- 1.
- 2.
- 3.
- 4.

If you have any questions regarding this application and the data represented herein please contact Alaska Rim Engineering, Inc.

Sincerely,



Encl: Documentation of On-Site Wastewater Disposal System,  
Soils Log(s)  
Perk Test Form (if Applicable),  
Diagram of System (2)

cc: ADEC  
AK Rim File No. 14-00958

DOCUMENTATION OF WASTEWATER DISPOSAL SYSTEM



<b>I. GENERAL INFORMATION</b>		AK Rim File No. 14-00958
Legal Description of the Location: <b>Timber Ridge Lot 1, 7191 E Timber Way</b>		
Applicant Name: <b>John James</b>	Applicant is: (Check one) <input type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Bank	
Mailing Address: <b>13961 E Moyon Ruelle Court</b>	Type of Residence: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family	Total Number of Bedrooms: <b>4</b>
City, State and Zip Code: <b>Palmer, AK 99645</b>	Telephone: <b>907-982-7978</b>	
<input checked="" type="checkbox"/> NEW SYSTEM		

Name of Installer: <b>James Construction</b>		Date Installed: <b>11/18/2014</b>
<input type="checkbox"/> Owner/Builder	<input type="checkbox"/> Certified Installer No.	<input checked="" type="checkbox"/> Other
Septic Tank Size: (Gallons) <b>1250</b>	Number of Compartments: <b>2</b>	Septic Tank Type / Manufacturer: <b>steel - Anchorage Tank</b>
Type Soil Absorption System: <b>deep trench (1)</b>	Dimensions / Size Soil Absorption System: <b>10' ED x 30' / 600 sq. ft. (1)</b>	Soil Type and Rating: <b>SP (poorly graded sand)</b>
Percolation Test Results: (Attach Copy of Report) <b>n/a - visual ( )</b>	Percolation Test by: (Name) <b>visually rated by: Lynn Jones, EIT, Alaska Rim Engineering, Inc.</b>	Type/Quantity Backfill Material Used for Soil Absorption System: <b>3/4" - 3" sewer rock / 24 cu. yds.</b>
Minimum Ground Cover over Absorption Area: <b>4 Feet</b>	Minimum Ground Cover over Septic Tank: <b>4 Feet</b>	Cleanout Pipes / Caps installed on Septic Tank: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: <b>&gt;100 Feet</b>	Water Supply Source on Lot: <b>&gt;100 Feet</b>	Nearest Water Supply Source on Adjacent Lot: <b>&gt;100 Feet</b>
	Nearest Body of Water: <b>&gt;100 Feet</b>	Water Table / Bedrock: <b>&gt;4' / &gt;6'</b>
		Lot Line: <b>&gt;5 Feet</b>
Comments / Recommendations: A cleanout is located <input type="checkbox"/> inside <input checked="" type="checkbox"/> outside the foundation. This data represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.		

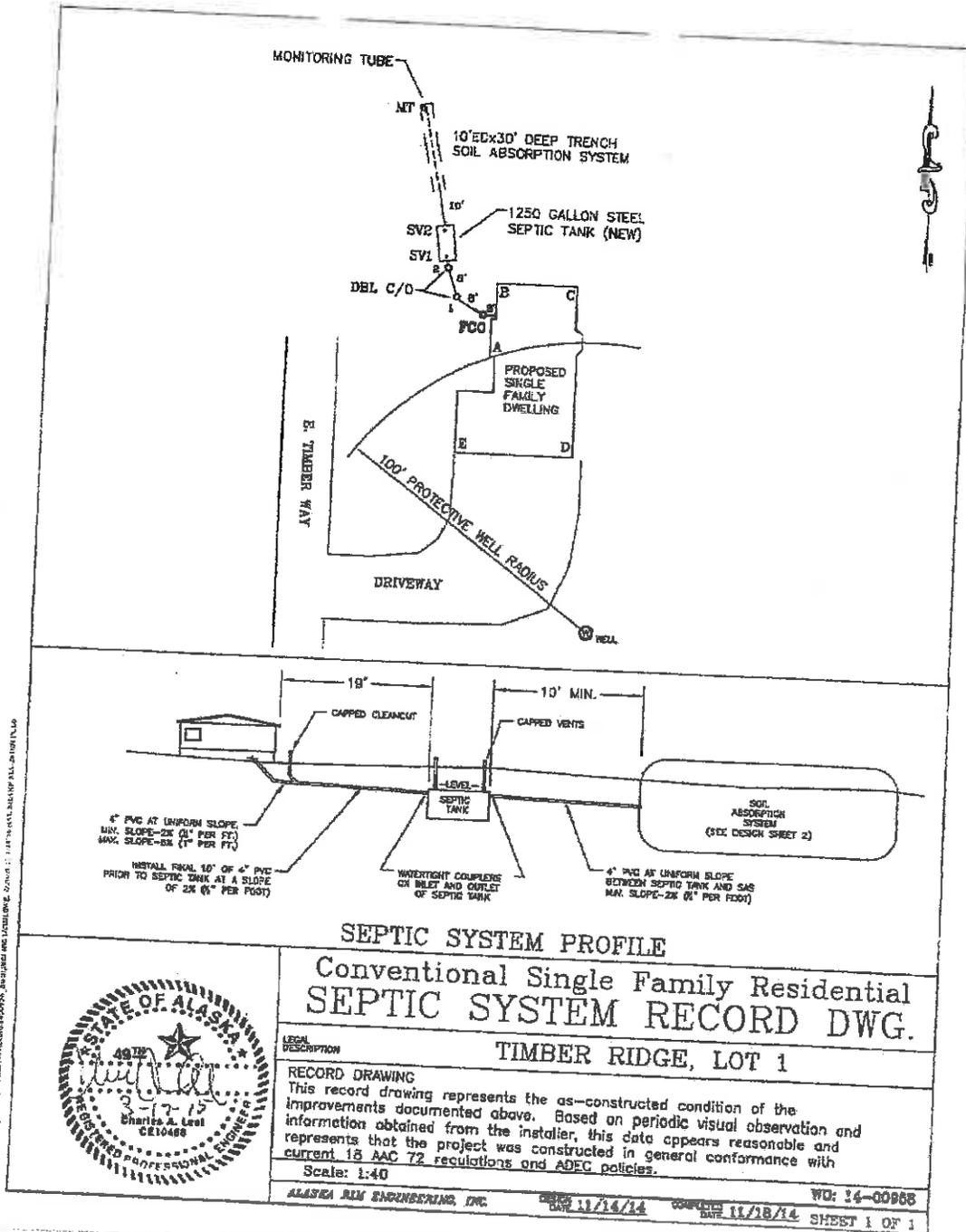
<input type="checkbox"/> EXISTING SYSTEM		
Name of Installer:		Date Installed:
<input type="checkbox"/> Owner/Builder	<input type="checkbox"/> Certified Installer No.	<input type="checkbox"/> Other
Septic Tank Size: (Gallons)	Number of Compartments:	Septic Tank Type - Manufacturer:
Type Soil Absorption System:	Dimensions / Size Soil Absorption System:	Type/Quantity Backfill Material Used for Soil Absorption System:
Adequacy Test Results: (Attach copy of Report) <input type="checkbox"/> Pass <input type="checkbox"/> Fail ( )	Adequacy Test Performed By: (Name)	Date Septic Tank Pumped: (Attach Copy of Receipt)
Minimum Ground Cover over Absorption Area:	Minimum Ground Cover over Septic Tank:	Cleanout Pipes / Caps installed on Septic Tank: <input type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To:	Water Supply Source on Lot:	Nearest Water Supply Source on Adjacent Lot:
		Nearest Body of Water:
		Water Table / Bedrock:
		Lot Line:
Comments / Recommendations: A cleanout is located <input type="checkbox"/> inside <input type="checkbox"/> outside of the foundation. Date: 11/18/14 (1) From site visit on 11/18/14 (2) ADEC records (3)		

The information in sections I, and II is correct to the best of my knowledge.

Signature: <i>Charles A. Leet</i>	Typed / Printed Name: <b>Charles A. Leet, P.E.</b>
Rim No.: <b>CE-10480</b>	Date: <b>03/04/2015</b>

Based on form 18-0397 (8/95) ADEC - accepted by Alaska Rim Engineering, Inc., Revised October, 2010. Page 1 of 1





# SOIL LOG

**Project:** Timber Ridge Lot 1, 7191 E Timber Way

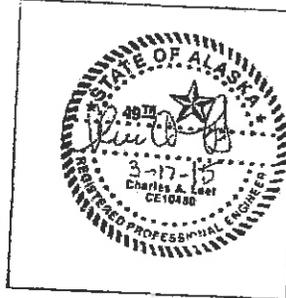
**Date:** 11/14/14

**Logged By:** Lynn Jones EIT

## TEST HOLE NO. 1

AK Rim File No. 14-00958

Depth (feet)	Description
1	Top Soil Organics, brown
2	
3	Sand, Gravel (SP) Sand with gravel Loose, brown
4	
5	Sand (SP)
6	
7	Sand, Gravel (SP) Sand, gravel, with little cobbles loose, brown
8	
9	
10	Sand, Gravel, Cobbles (SP) Loose, Brown
11	
12	
13	
14	
15	
16	
17	
18	Bottom of Test Hole
19	
20	
21	
22	
23	
24	



**TEST HOLE LOCATION:**  
Within 25' of proposed SAS.

**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.

Alaska Rim Engineering, Inc.  
PO Box 2749, Palmer, AK 99645

## Paul Hulbert

---

**From:** Holler Engineering <holler@mtaonline.net>  
**Sent:** Tuesday, December 08, 2015 10:44 AM  
**To:** Paul Hulbert  
**Subject:** Timber Ridge Lot 1A and TractA1

Hello Paul-

As we discussed earlier, and based on our review of useable septic area, there appears to be ample room for a replacement drainfield serving the proposed Lot1A.

Please let me know if you have any other questions.

Thanks,

Curt Holler PE  
Holler Engineering  
3375 N Sams Drive  
Wasilla, AK 99654-4306  
(907) 376-0410 Fax 376-0610

RECEIVED

DEC 07 2015

PLATTING

VARIANCE APPLICATION

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

Legal description of property: Proposed subdivision of Lot 1 and Tract A,  
Timber Ridge Subdivision 2009-87

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

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

I, Raig Hanson the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 231(A)(1) of the Borough Code in order to allow:  
for a subdivision of land that relocates the "Flag Pole" portion of Tract A  
from one side of Lot 1 to the other side of Lot 1

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

APPLICANT  
OR  
OWNER

Name: Raig Hanson Email: \_\_\_\_\_  
Mailing Address: 305 E. Firwood Ave. Palmer, AK Zip: 99645  
Signature: [Signature] Phone: (907) 746-7738

SURVEYOR

Name (FIRM): Hanson Surveying + Mapping LLC Email: ceh@hansonurveying.com  
Mailing Address: 305 E. Firwood Ave. Palmer, AK Zip: 99645  
Contact Person: Raig Hanson Phone: 746-7738

(1) *See attached Preliminary Plat*

(2) Variance Description:

The requested variance is from:

***MSB 43.20.281(A)(1) Except as allowed under subsections (A)(2), (3), and (4) of this section, all lots within this district shall contain at least 40,000 square feet of area with at least 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area....***

Lot 1 of Timber Ridge Subdivision was platted in 2009. The lot has been developed, with a house and water well along with a septic system designed by Alaska Rim Engineers. The owner has developed the parcel in a way that best utilizes the available land. The topography map provided shows that the owner is very limited in available options for development layout.

The petitioner owns Tract A along with the described Lot 1 of Timber Ridge Subdivision. He currently seeks to move the flag pole portion of Tract A from one side to the other side of Lot 1. This will increase the size of said Lot 1 and put the water well that serves Lot 1 actually on Lot 1 and resolve a setback encroachment violation. Doing so requires an Abbreviated Plat Action and therefore a new certification of the useable septic area. Unfortunately, the terrain and the current house and water well placement create a circumstance that makes it impossible to re-certify the lot as having sufficient useable septic area under MSB Title 43.

Reconfiguring the lots to take land from Tract A and simply apply it to Lot 1 is not a reasonable option. The added land would never be used for septic construction as a septic system is already in place, and because the additional land would be located in an area far down a very steep hill, unsuitable for use in conjunction with the house.

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

- The presence of an approved, professionally designed and constructed, successfully operating septic system on Lot 1 shows that granting this variance will not cause detriment or injury to the public. Granting of the variance will not bring about any change to the septic system on that lot or enable any changes to that system.

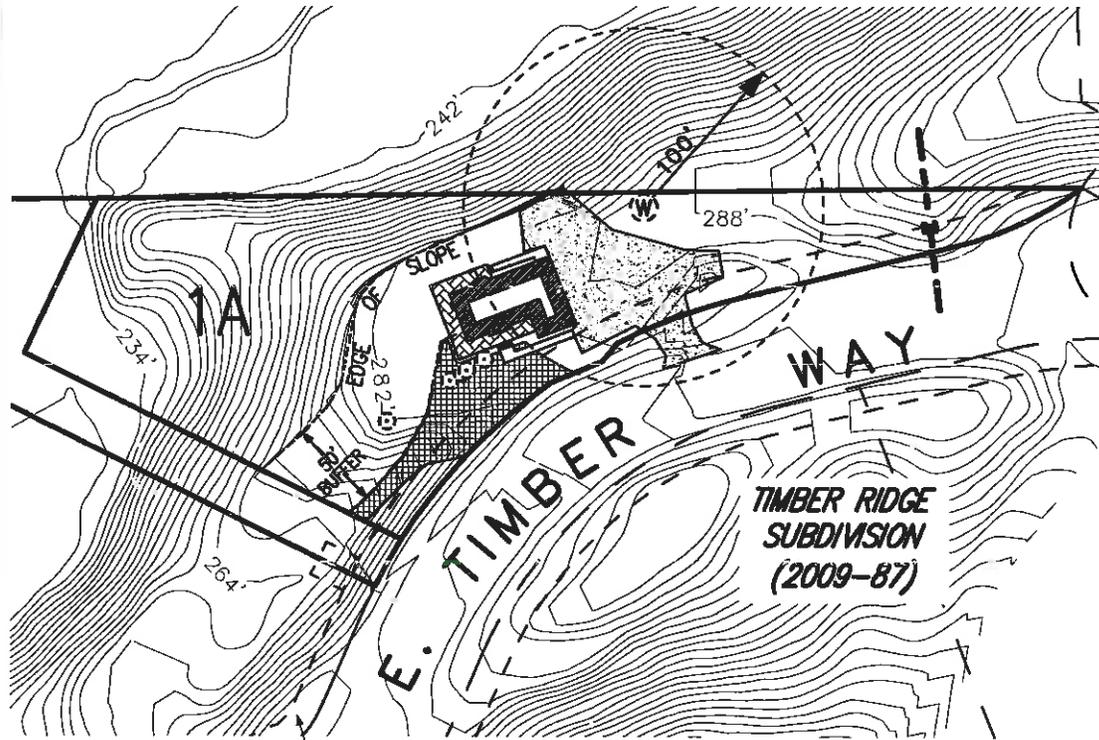
B. The conditions upon which the variance application is based do not generally apply to properties for which the variance is sought.

- Generally, the usable area requirements are in place to ensure that new lots are not created without sufficient area for a septic system. Such properties do not generally have functioning and properly designed and constructed systems on them. Nor are such properties generally being increased in size as a result of the Platting action, as is the case here.

C. Because of unusual physical surroundings, shape, or topographic conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development conditions, the strict application of MSB 43.20.281(A)(1) shall result in undue substantial hardship to the owner of the property.

- **The steep terrain of Lot 1 dictates that construction is done in a small and very specific portion of the property. The owner has made use of the existing parcel in a reasonable manner. At this point, he only seeks to move the flag pole from one side of his lot to the other. Without this variance, he will not be able to move this flag pole portion and he will have to move the house and the water well to make his property code compliant.**

### LOT 1A, TIMBER RIDGE SUBDIVISION APPROXIMATE USEABLE SEPTIC AREA



15' UTILITY  
EASEMENT

(2' CONTOURS DEPICTED HEREON CONSIST OF FIELD SURVEY DATA GATHERED BY HANSON SURVEYING & MAPPING FOR ALL AREAS BETWEEN THE SHOWN TOP OF SLOPE AND THE EDGE OF THE ROAD, SUPPLEMENTING MSB LIDAR CONTOURS FOR THE REMAINDER)



#### LEGEND

- WATER WELL
- VENT PIPE, SEPTIC (EXISTING)
- BUILDING
- WOOD DECK
- CONCRETE SIDEWALK
- DRIVEWAY-GRAVEL
- USEABLE SEPTIC AREA



### VARIANCE REQUEST EXHIBIT MAP

HANSON SURVEYING & MAPPING  
305 EAST FIREWEED AVENUE  
PALMER, ALASKA, 99645

File: 15-163 | Scale: 1"=100' | Drawn: SDN | 12/10/15

APPROXIMATE USEABLE  
SEPTIC AREA  
3,548 SQ.FT. ±

**EXHIBIT A** Page 1 of 1



# MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Matanuska - Susitna Borough  
Development Services

DEC 18 2015

Received

Comments Due: January 22, 2016

December 18, 2015

## Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	
AK Dept. of Transportation	Open Cases Y or <input checked="" type="radio"/> N
AK DNR, Division of Mining	SpUD Y or <input checked="" type="radio"/> N
AK DNR, Public Access De	Core Area 1
AK DNR, Division of Agricul	FIRM # 8110 Zone X-A
AK DF&G, Habitat Mgmt. &	Comments: Portion of TOOA
AK DF&G, Division of Spo	in Flood zone. Any development in this
AK Railroad, Engineering D.	area would require a FADP per MSB 17.29
Corp of Engineers	(See attached map)
U.S. Postmaster	Date: 1/18/16
City of:	BY: [Signature]
Community Council: Gates	Assembly District: #2
Fire Service Area: #130 Ce	
Road Service Area: #9 Midway	
MSB – Borough Attorney	

Title:	Timber Ridge RSB L/1 & T/A
Location:	Sec 09 & 10, T17N, R01E, S.M, AK
Petitioner:	Team 49 Construction, LLC & John McCormick
Address:	4101 E. 112 <sup>th</sup> Ave. Anchorage, AK 99516-1550
Surveyor:	Hanson Surveying & Mapping
Address:	30505 E. Fireweed Ave. Palmer, AK 99645

The request is to move the flag pole portion of Tract A, Timber Ridge, to the southern portion of Lot 1 to alleviate a setback encroachment. The petitioner is also requesting to vacate a portion of E. Timber Way to alleviate a separate setback encroachment. The petitioner is also applying for a variance from MSB 43.20.281(A)(1) for less than 10,000 square feet of usable septic area within proposed Lot 1A.

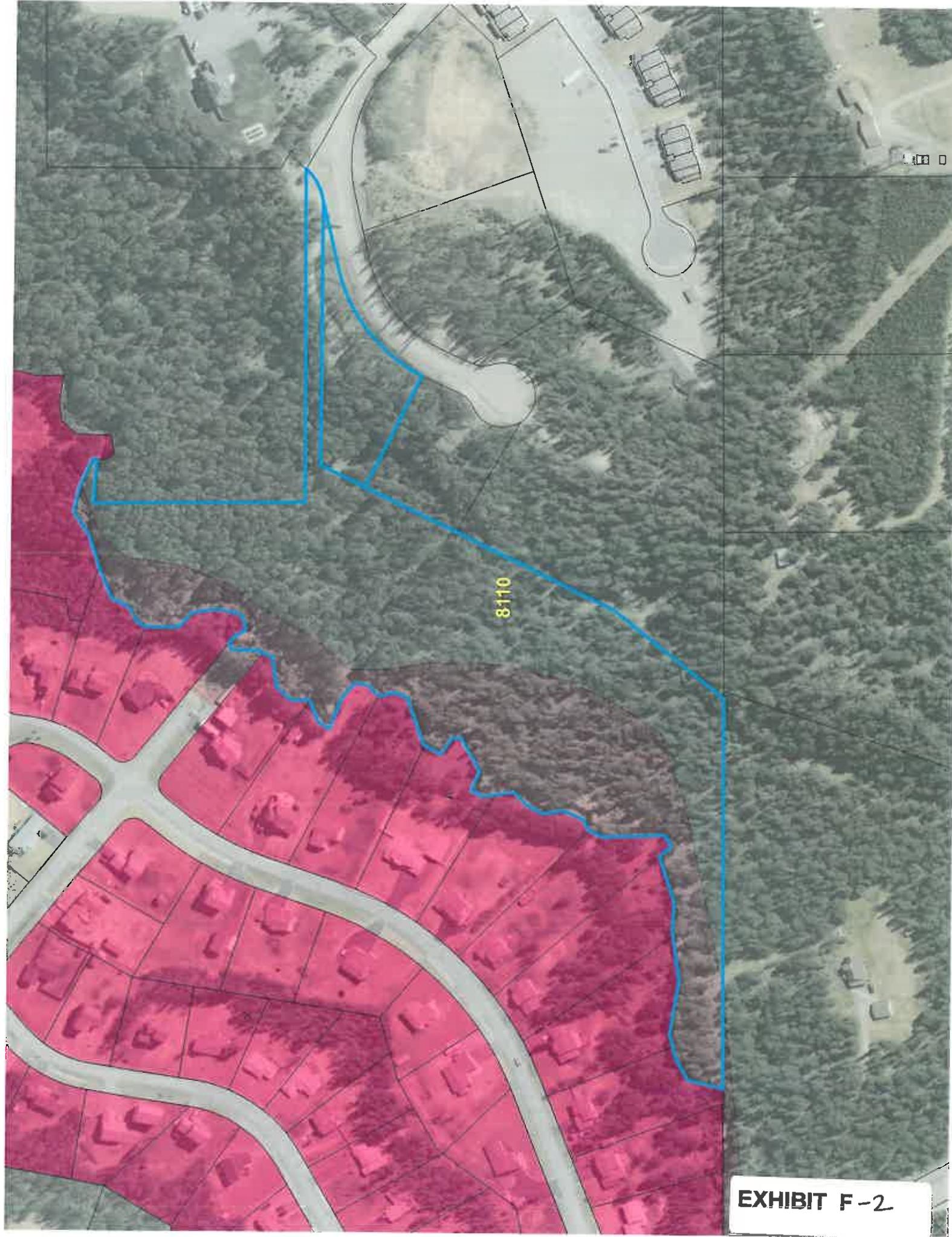
Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the preliminary plat to help us more effectively enforce our subdivision regulations.

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **January 22, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **February 4, 2016**.

Kindest Regards,

Cheryl Scott  
Platting Technician  
cheryl.scott@matsugov.us

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



8110



## 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:** 29 December 2015  
**TO:** Cheryl Scott, Platting Technician  
**FROM:** Sandra Cook, Architectural Historian  
**SUBJECT:** Preliminary Plat  
**TITLE:** Timber Ridge RSB L/1 & T/A  
**LEGAL:** Section 09 & 10, T17N, R1E, SM  
**TAX MAP:** WA 09 & 10

### SPECIAL NOTE: NO OBJECTION – USE CAUTION

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

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



**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 22, 2015  
TO: Paul Hulbert, Platting Officer  
FROM: Land & Resource Management *NJC*  
SUBJECT: Preliminary Plat Comments / Case #2015-196 & 197

---

RECEIVED  
DEC 22 2015  
PLATTING

Platting Tech: Cheryl Scott  
Public Hearing: February 4, 2016  
Applicant / Petitioner: Team 49 Construction, LLC & John McCormick  
TRS: 17N01E09 & 10  
Tax ID: 69200001.001 & T00A  
Subd: Timber Ridge RSB L/1, T/A  
Tax Map: WA 9 & 10

Comments:

- No MSB land affected.
- No objection to petitioner request.

EXHIBIT H

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND USE REGULATIONS, ZONING ORDINANCES AND OTHER APPLICABLE LAWS AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. 12345. THIS PLAN HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THE STATE OF ALASKA IN THE PUBLIC RECORDS DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAN IS LOCATED.

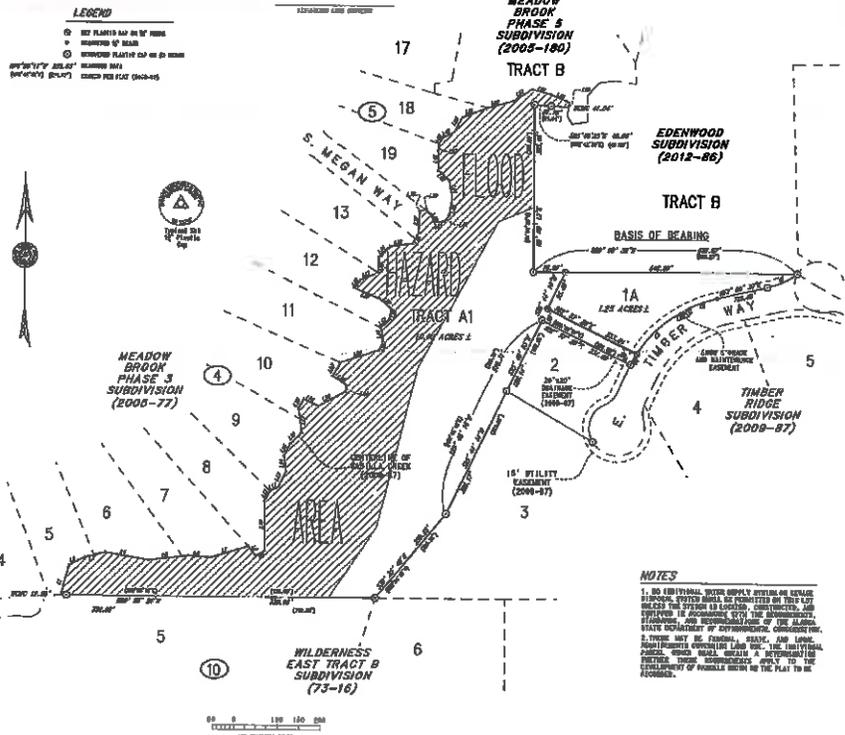
PLANNING AND LAND USE DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ATTORNEY: \_\_\_\_\_ (PLAT/FILE NUMBER)

LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	79.08	N05° 07' 30"E	L36	63.83	N05° 17' 30"W
L2	82.26	N05° 07' 30"E	L37	33.53	N05° 07' 30"E
L3	43.43	N05° 12' 30"E	L38	44.06	N05° 07' 30"E
L4	103.36	S70° 07' 30"E	L39	33.04	N05° 07' 30"E
L5	94.17	N05° 07' 30"E	L40	36.24	N05° 07' 30"E
L6	82.26	S05° 07' 30"E	L41	24.39	N05° 07' 30"E
L7	84.28	N05° 07' 30"E	L42	33.53	N05° 07' 30"E
L8	26.83	S05° 07' 30"E	L43	41.18	N05° 07' 30"E
L9	24.41	N05° 07' 30"E	L44	42.70	N05° 07' 30"E
L10	78.87	N05° 07' 30"E	L45	33.53	N05° 07' 30"E
L11	82.26	N05° 07' 30"E	L46	46.80	N05° 07' 30"E
L12	25.84	N05° 07' 30"E	L47	16.70	N05° 07' 30"E
L13	30.80	N05° 07' 30"E	L48	17.90	N05° 07' 30"E
L14	37.00	N05° 07' 30"E	L49	30.28	N05° 07' 30"E
L15	31.88	N05° 07' 30"E	L50	33.81	N05° 07' 30"E
L16	32.67	N05° 07' 30"E	L51	33.00	N05° 07' 30"E
L17	33.95	N05° 07' 30"E	L52	32.58	N05° 07' 30"E
L18	34.22	N05° 07' 30"E	L53	32.58	N05° 07' 30"E
L19	34.49	N05° 07' 30"E	L54	32.58	N05° 07' 30"E
L20	34.76	N05° 07' 30"E	L55	32.58	N05° 07' 30"E
L21	35.03	N05° 07' 30"E	L56	32.58	N05° 07' 30"E
L22	35.30	N05° 07' 30"E	L57	32.58	N05° 07' 30"E
L23	35.57	N05° 07' 30"E	L58	32.58	N05° 07' 30"E
L24	35.84	N05° 07' 30"E	L59	32.58	N05° 07' 30"E
L25	36.11	N05° 07' 30"E	L60	32.58	N05° 07' 30"E
L26	36.38	N05° 07' 30"E	L61	32.58	N05° 07' 30"E
L27	36.65	N05° 07' 30"E	L62	32.58	N05° 07' 30"E
L28	36.92	N05° 07' 30"E	L63	32.58	N05° 07' 30"E
L29	37.19	N05° 07' 30"E	L64	32.58	N05° 07' 30"E
L30	37.46	N05° 07' 30"E	L65	32.58	N05° 07' 30"E
L31	37.73	N05° 07' 30"E	L66	32.58	N05° 07' 30"E
L32	38.00	N05° 07' 30"E	L67	32.58	N05° 07' 30"E
L33	38.27	N05° 07' 30"E	L68	32.58	N05° 07' 30"E
L34	38.54	N05° 07' 30"E	L69	32.58	N05° 07' 30"E
L35	38.81	N05° 07' 30"E	L70	32.58	N05° 07' 30"E

CURVE #	LENGTH	ARC	DELTA	CHORD LENGTH	CHORD BEARING	ENDPOINT
C1	78.89	188.80	23°58'02"	78.18	N05° 07' 30"E	39.80
C2	71.00	305.18	13°28'24"	71.43	S70° 07' 30"E	30.80
C3	131.84	305.18	22°03'02"	131.52	S44° 07' 30"W	64.30
C4	30.05	305.18	5°58'30"	30.04	S05° 07' 30"E	15.04

*P. Loral* 4/30/15

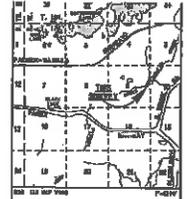
**LEGEND**  
 (S) NOT PLANNED AND NOT BEING  
 (D) DIMENSIONED BY MEASUREMENT  
 (M) DIMENSIONED BY MEASUREMENT  
 (L) DIMENSIONED BY MEASUREMENT  
 (A) DIMENSIONED BY MEASUREMENT



**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, UNPAID  
 THE SUBDIVISION OF NON-TYPICAL, MOORE BONE WEA PLAT.

TAX COLLECTION OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_



**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I AMY THIS PLAN OF SUBDIVISION IS MY TRUE CONSENT.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 1724 S. ANCHORAGE, ALASKA  
 4161 E. 115TH AVENUE  
 ANCHORAGE, AK 99516

**NOTARY ACKNOWLEDGEMENT**

BEFORE ME, the State of Alaska, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, \_\_\_\_\_, Notary Public for the State of Alaska, by Commission Expires \_\_\_\_\_.

RECEIVED  
 MAY 11 2015  
 PLATTING

**TIMBER RIDGE SUBDIVISION, LOT 1A AND TRACT A1**

LOT 1 AND TRACT A1  
 TIMBER RIDGE SUBDIVISION  
 PLAT 2008-87  
 PALMER RECORDING DISTRICT  
 LINDSEY WOOD  
 1000 SEC. 10 AND 11TH SEC. 9,  
 T. 177N., R. 11E., S. 2E., 3E.  
 CONTAINS 1.68 ACRES MORE OR LESS  
**HANSON**  
**SURVEYING & MAPPING**  
 302 EAST FIRBREE AVENUE  
 PALMER, ALASKA, 99572



**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

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

Subject: Preliminary Plat Request for Comments – Timber Ridge RSB L/1 & T/A (Case No. 2015-196 & 197)

Dear Ms. Scott:

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 907-334-7944 or by email at [cassie.wohlgemuth@enstarnaturalgas.com](mailto: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 flourish extending to the right.

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

## Cheryl Scott

---

**From:** Zafian, Holly K (DFG) <holly.zafian@alaska.gov>  
**Sent:** Friday, January 15, 2016 4:19 PM  
**To:** Cheryl Scott  
**Cc:** Bethe, Michael L (DFG); Fink, Mark J (DFG); Ivey, Samuel S (DFG)  
**Subject:** FW: Timber Ridge RSB L/1 & T/A 15-196 & 197 (CS)  
**Attachments:** RFC Timber Ridge RSB L1 TA.pdf; Timber Ridge RSB L1 TA.TIF

Good afternoon,

The Alaska Department of Fish and Game (ADF&G) reviewed the preliminary plat which requests to vacate a portion of E. Timber Way and to adjust the lot lines between Lot 1 and Tract A, Timber Ridge located in Section 9 and 10, T. 17 N., R. 1 E., S.M., Alaska. The subject property is bordered the west by Wasilla Creek.

Wasilla Creek is catalogued by ADF&G as important habitat for anadromous fish species (AWC 247-50-10260-2019). Activities occurring below the ordinary high water mark of Wasilla Creek that could affect the spawning, rearing or migration of anadromous fishes, or potentially provide blockages to the efficient passage of resident fish species, are regulated by state law and require a Fish Habitat Permit from ADF&G, Division of Habitat.

There do not appear to be any actions that would block or remove public access to public lands or waters. ADF&G has no objection to the preliminary plat as proposed. Thank you for the opportunity to review and comment on this platting action. If you have any questions or if you would like to discuss our comments, please feel free to call or email me.

Holly Zafian  
Habitat Biologist  
Access Defense Program  
Alaska Department of Fish and Game  
333 Raspberry Road  
Anchorage, Alaska 99518  
Phone 907-267-2292  
Fax 907-267-2859  
Email [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)

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**From:** Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>] **On Behalf Of** Platting  
**Sent:** Friday, December 18, 2015 11:24 AM  
**To:** Matthew Beck; [stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com); [ken@slauson.us](mailto:ken@slauson.us); [royrank@aer-inc.net](mailto:royrank@aer-inc.net); Andy Dean; Bob Walden; Sworts, Brad (DOT sponsored); [brian.young@usps.gov](mailto:brian.young@usps.gov); Capital Projects; [CEPOA-RD-S@usace.army.mil](mailto:CEPOA-RD-S@usace.army.mil); Cindy Corey; [dblehm@gci.com](mailto:dblehm@gci.com); Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; Zafian, Holly K (DFG); Jennifer Ballinger; [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Jessica Smith; Jim Jenson; John Aschenbrenner; [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); Fink, Mark J (DFG); [mearow@matanuska.com](mailto:mearow@matanuska.com); Wilkins, Nicole (DNR sponsored); [ospdesign@gci.com](mailto:ospdesign@gci.com); Permit Center; Richard Boothby; [r Glenn@mta-telco.com](mailto:r Glenn@mta-telco.com); [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); Sandra Cook; [Shane.M.McCoy@usace.army.mil](mailto:Shane.M.McCoy@usace.army.mil); O'Donnell-Armstrong, Sheila (DNR sponsored); [susan.lee@matsugov.us](mailto:susan.lee@matsugov.us); Terry Dolan; Theresa Taranto; McDaniel, Tracy (DNR sponsored)  
**Cc:** [timothy.krug@ak.usda.gov](mailto:timothy.krug@ak.usda.gov)  
**Subject:** Timber Ridge RSB L/1 & T/A 15-196 & 197 (CS)

All –

## Cheryl Scott

---

**From:** Mike Campfield  
**Sent:** Thursday, November 05, 2015 1:16 PM  
**To:** Cheryl Scott  
**Cc:** Eileen Probasco  
**Subject:** RE: REVISED Pre-Ap Hanson 11/18/2015 @ 11:00am

Hi Cheryl,

In my opinion, vacating part of the 60 ROW is not the way to go, even if it's converted to a maintenance easement. The ROW in question may be needed for improvements or other infrastructure in the future, so I would recommend against this approach to a setback violation on any MSB owned and maintained road. A waiver or reduction of the setback requirement might be a better option, as a special exception for this one case.

On a side note, it appears this was recently constructed, which begs the question, why did this happen when these setback requirements have been in code for decades? I'd say we need to find a way to make property owners and developers aware of our setback requirements, if this is still happening.

Michael J. Campfield, P.E.  
Civil & Environmental Engineer  
Matanuska-Susitna Borough  
Capital Projects Department  
phone: (907) 861-7719

---

**From:** Cheryl Scott  
**Sent:** Thursday, November 05, 2015 12:52 PM  
**To:** Andy Dean; Anne Dollard; Bob Walden; Brad Sworts; Capital Projects; Cindy Corey; Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; Jennifer Ballinger; Jessica Smith; Jill Irsik; Jim Jenson; John Aschenbrenner; Krista Brasseur; Marcia vonEhr; Michael Weller; Mike Campfield; Paul Hulbert; Permit Center; Richard Boothby; Sandra Cook; Sheila Armstrong; Susan Lee; Terry Dolan; Theresa Taranto; Tracy McDaniel  
**Cc:** Platting  
**Subject:** FW: REVISED Pre-Ap Hanson 11/18/2015 @ 11:00am

### Comments are due by November 16, 2015.

Attached is a **REVISED** pre-application conference request. In addition to the prior request, the owner is requesting to vacate a keyhole portion of the ROW (E. Timber Way) and replace it with a snow storage and maintenance easement due to not meeting set back requirements from ROW.

Please contact me if you have any questions.

Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.

## Cheryl Scott

---

**From:** David Harman <davidharmanak@gmail.com>  
**Sent:** Wednesday, January 27, 2016 9:54 AM  
**To:** Platting  
**Cc:** David Harman  
**Subject:** Team 49 Construction, LLC & John McCormick public hearing questions

Good morning Cheryl,

Thank you for returning my call this morning. As per our phone conversation, I am emailing you my questions in regards to the upcoming public hearing for Team Construction, LLC & John McCormick.

My concern is the affect any outcome may have on my ability to extend a road into my Edenwood tract B in the future. I'm concerned about well and septic easements. If they are too close to my lot line for instance. I'm not familiar with all the rules for such things and just wanted to voice my concern.

I am aware of the problems they are having on the lot next to mine and hope they are able to remedy their issues. I just don't want my abilities to develop my property to be impacted.

I am currently out of state. I can arrange for my son to represent me at the hearing if needed. Please let me know if my presence is necessary.

Thank you,  
David A. Harman  
907-232-1655  
[davidharmanak@gmail.com](mailto:davidharmanak@gmail.com)

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ (PLATTING CLERK)



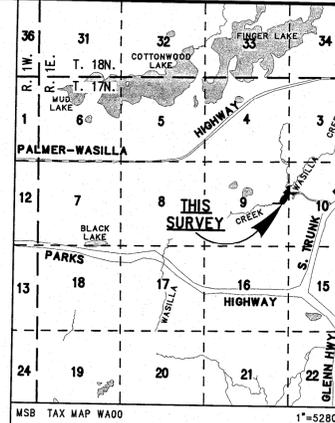
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

**CERTIFICATE OF PAYMENT OF TAXES**

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

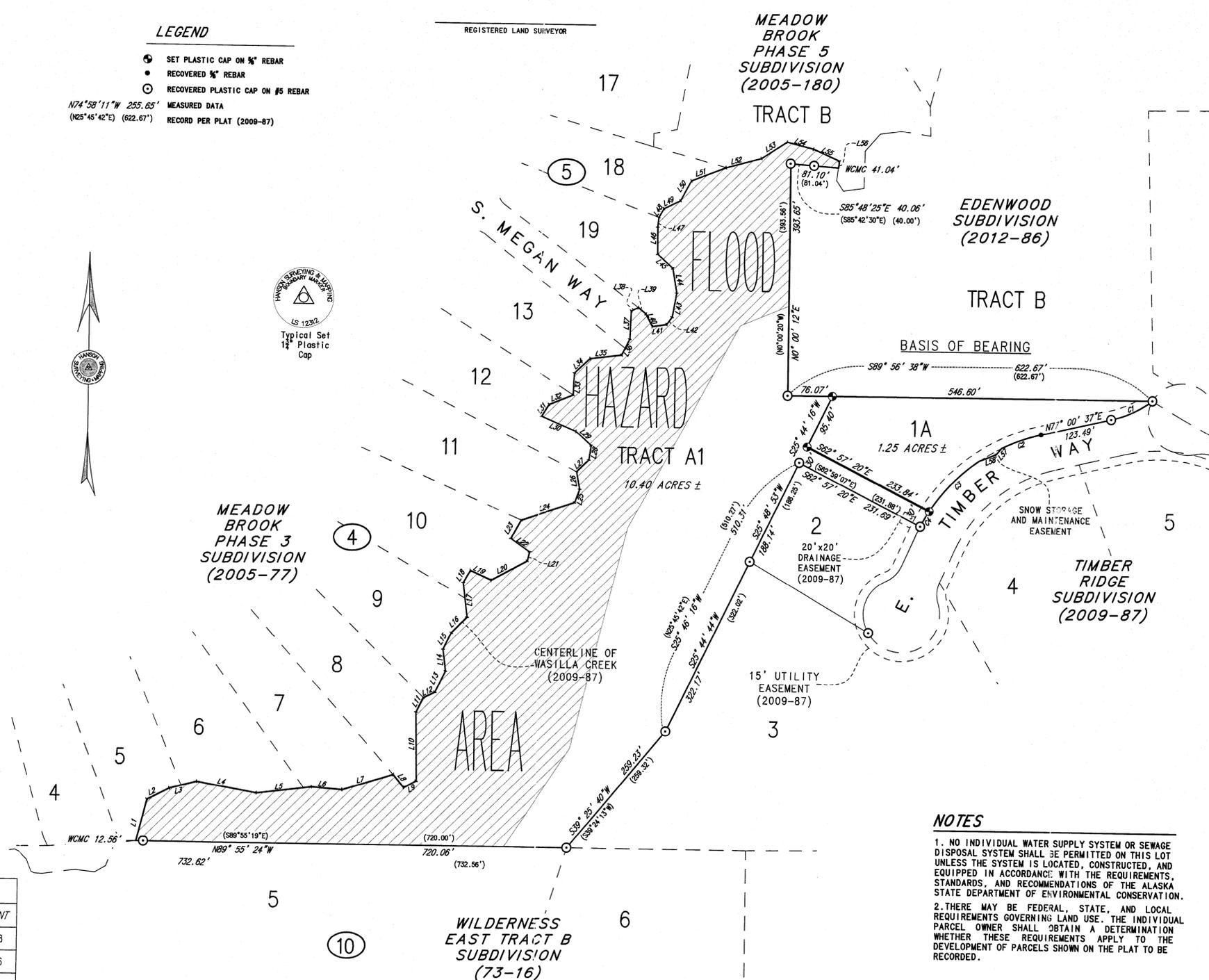
TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
 (MATANUSKA-SUSITNA BOROUGH)



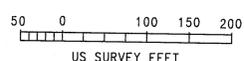
LINE #	LENGTH	BEARING
L1	73.09	N13° 47' 36"E
L2	42.28	N62° 43' 38"E
L3	47.83	N75° 12' 56"E
L4	103.36	S79° 57' 51"E
L5	94.17	N82° 48' 42"E
L6	52.01	S85° 31' 14"E
L7	91.22	N72° 55' 12"E
L8	28.58	S39° 45' 36"E
L9	24.41	N60° 51' 19"E
L10	116.87	N1° 04' 24"W
L11	27.41	N26° 13' 58"E
L12	21.94	N63° 40' 12"E
L13	39.85	N25° 40' 58"E
L14	37.40	N7° 19' 14"W
L15	31.62	N26° 00' 32"E
L16	37.47	N44° 18' 36"E
L17	58.51	N7° 10' 23"W
L18	23.95	N28° 54' 48"E
L19	38.86	S65° 18' 21"E
L20	69.77	N60° 52' 24"E
L21	15.88	N12° 23' 55"E
L22	38.81	N55° 23' 41"W
L23	36.00	N28° 27' 27"E
L24	96.01	N70° 57' 51"E
L25	24.07	N19° 58' 37"E
L26	30.51	N11° 05' 36"W
L27	29.19	N45° 31' 39"E
L28	24.24	N8° 29' 36"E
L29	35.47	N48° 00' 21"W

LINE #	LENGTH	BEARING
L30	63.82	N67° 17' 21"W
L31	23.53	N32° 00' 28"E
L32	44.01	N67° 51' 40"E
L33	37.04	N2° 22' 07"E
L34	36.34	N46° 47' 47"E
L35	53.78	N82° 49' 31"E
L36	30.27	N26° 13' 47"E
L37	48.13	N2° 14' 55"E
L38	13.40	N63° 29' 17"E
L39	16.52	S50° 10' 23"E
L40	24.03	S28° 20' 00"E
L41	24.35	N80° 48' 34"E
L42	15.73	N36° 50' 21"E
L43	41.16	N9° 51' 11"E
L44	42.78	N9° 34' 45"W
L45	35.23	N47° 57' 38"W
L46	45.82	N0° 27' 08"W
L47	16.70	N5° 46' 26"E
L48	17.09	N29° 39' 28"E
L49	31.26	N63° 54' 14"E
L50	38.81	N27° 53' 53"E
L51	63.69	N68° 37' 26"E
L52	62.58	N74° 49' 17"E
L53	51.76	N56° 50' 07"E
L54	46.37	S76° 06' 49"E
L55	48.23	S65° 52' 10"E
L56	11.58	S7° 36' 49"W
L57	13.66	S40° 19' 05"W
L58	30.05	S68° 10' 14"W

- LEGEND**
- SET PLASTIC CAP ON #5 REBAR
  - RECOVERED #5 REBAR
  - RECOVERED PLASTIC CAP ON #5 REBAR
  - MEASURED DATA
  - RECORD PER PLAT (2009-87)



CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	78.69	196.49	22°56'42"	78.16	N65° 32' 42"E	39.88
C2	71.60	305.16	13°26'34"	71.43	S70° 16' 43"W	35.96
C3	121.94	305.16	22°53'42"	121.13	S44° 06' 13"W	61.80
C4	30.05	305.16	5°38'30"	30.04	S29° 50' 07"W	15.04



**NOTES**

- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

**CERTIFICATE OF OWNERSHIP**

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

OWNER: TEAM 49 CONSTRUCTION, LLC DATE: \_\_\_\_\_  
 4101 E. 112TH AVE.  
 ANCHORAGE, AK 99516

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_,  
 FOR \_\_\_\_\_  
 NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**TIMBER RIDGE SUBDIVISION, LOT 1A AND TRACT A1**

A REPLAT OF LOT 1 AND TRACT A TIMBER RIDGE SUBDIVISION (PLAT 2009-87)  
 PALMER RECORDING DISTRICT  
 LOCATED WITHIN NW¼ SEC. 10 AND NE¼ SEC. 9, T.17N. R.1E. SM, AK  
 CONTAINING 11.65 ACRES MORE OR LESS

**HANSON SURVEYING & MAPPING**  
 305 EAST FIREWEED AVENUE  
 PALMER, ALASKA, 99645