

AGENDA

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA**

REGULAR MEETING

1:00 P.M.

MARCH 3, 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
LaMarr Anderson
Jordan Rausa
Patrick Johnson
Marty Van Diest, Alt #1
Gregory Pugh, Alt #2
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*

**MARCH 3, 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. February 4, 2016

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

- A. **STATE OF ALASKA DEPT. OF NATURAL RESOURCES** (owners/petitioners): The request is to obtain preliminary approval for the state to offer up to 30 Remote Recreational Cabin Sites (RRCS) for staking, the area to be known as **MONUMENT CREEK RRCS**, containing 5,180 acres +/- . Each staking area will be between 10-20 acres and access will be by fly-in or boat only. Additional legal access to, within, and through the project area is via travel across unreserved state owned land, along section line easements, or other easements reserved in conveyance to third parties. *This was continued from the January 7, 2016 Platting Board Hearing and is moved from the February 18, 2016 Platting Board Hearing to March 3, 2016 Platting Board Hearing.* Located within Sec 01-06, 11 & 12, T19N, R08E and Sec 06 & 07, T19N, R09E and Sec 33 & 35, T20N, R08E, S.M. AK, lying south of the Matanuska River. Community Council: Glacier View, Assembly District: #1: Jim Sykes

- B. **TERRY OLSON** (owners/petitioners): The request is to divide Lot 1, Block 1, Rancho Santa Fe Estates (Plat #2004-213) into 5 lots to be known as **OLSON ESTATES**, containing 46.91 acres +/- . A variance from MSB 43.20.120, Legal Access, is requested to allow access to the proposed lots from a platted private road, E. Santa Fe Circle. This case was continued from January 7, 2016 public hearing. Located within E ½ Sec 26, T19N, R01E, S.M. AK, lying north of E. Santa Fe Circle and east of N. Palmer-Fishhook Road. Community Council: Fishhook, Assembly District: #6: Barbara Doty

- C. **JUSTIN HATLEY** (owners/petitioners): The request is for a variance from MSB 43.20.140, Physical Access, to allow a substandard intersection including a tangent and curve length less than required in the MSB Subdivision Construction Manual. The placement of the intersection is per MSB recommendation to better satisfy safe sight distances. If approved, the petitioner would be bringing in a preliminary plat to divide Tract 1, Dewy's Garden Addition #4 using this access for three lots. Located within E ½ SW ¼ Sec 07, T17N, R03E, S.M. AK, lying east of E. Maud Road. Community Council: Butte, Assembly District: #1: Jim Sykes
- D. **P & J HOMES INC, ET AL** (owners/petitioners): The request is to divide Units 1-6 and Parcel B10 into 15 lots to be known as **BIRCHWOOD ESTATES**, containing 19.93 acres +/- . The parcel is currently configured as Birchwood Estates Condos, Units 1-6. Located within W ½ NE ¼ NW ¼ Sec 16, T18N, R01E, S.M. AK, lying south of E. Tex-Al Drive. Community Council: Fishhook, Assembly District: #6: Barbara Doty
- E. **BLUE GLACIER LLC JESSE OLSEN** (owners/petitioners): The request is to create six lots, by redrawing lot lines, from Lots 1-6 Blue Glacier Subdivision, Plat No. 2015-12, to be known as **BLUE GLACIER NO. 2**, containing 15.402 acres +/- . Access is via N. Discover Hill Street and W. Shalynn Circle, both City of Wasilla owned and maintained streets. Located within SE ¼ NE ¼ Sec 05, T17N, R01W, S.M. AK, lying north of W. Shalynn Circle and West of N. Lucus Road. In the City of Wasilla, Assembly District: #4: Steve Colligan
- F. **NORTHGATE ALASKA** (owners/petitioners): The request is to create four lots from Tract A-1, Finger Lake Southview Addition #3, Plat No. 88-5, to be known as **NORTHGATE**, containing 10.875 acres +/- . Petitioner is requesting the vacation of the 15' wide Screening Easement to dedicate 20' of right-of-way for N. Keith Street. Located within NW ¼ NW ¼ Sec 33, T18N, R01E, S.M. AK, lying east of N. Keith Street and south of E. Bogard Road. Community Council: North Lakes, Assembly District: #6: Barbara Doty
- G. **MARK & LESLIE DINKEL** (owners/petitioners): The request is to create six lots from parcels #1 and #2, MSB Waiver 94-27PWm, recorded at Book 786, Page 109, excepting therefrom all the portion deeded to the State of Alaska by deed recorded Book 70, Page 490, to be known as **DANDY BLUFFS**, containing 99.53 acres +/- . Access is via E. Fairview Loop Road and a 90' wide Public Use Easement to be granted. Petitioner is proposing to dedicate the 33' wide Section Line Easement to the State. Located within N ½ Sec 27, T17N, R01W, S.M. AK, lying south of E. Fairview Loop and S. Inlet Vista Circle. Community Council: Knik-Fairview, Assembly District: #3: George McKee
- H. **JEFFREY CALLISON** (owners/petitioners): The request is to create three lots from Tax Parcel A4, to be known as **GRANITE CREEK MEADOWS**, containing 76.92 acres +/- . Access is via N. Glenn Highway and a 60' x 330' Public Use Easement to be granted. Petitioner is proposing to dedicate the easement of the N. Glenn Highway as right-of-way to the State. Located within N ½ Sec 24, T19N, R03E, S.M. AK, lying northeast of the N. Glenn Highway and the Matanuska River. Community Council: Sutton/Alpine, Assembly District: #1: Jim Sykes

5. MISCELLANEOUS

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), or at various libraries within the borough.

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 4, 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. LaMarr Anderson, District #2
- Mr. Stan Gillespie, District #3
- Mr. Jordan Rausa, District #4
- Mr. Tait Zimmerman, District #5(Vice Chairman)
- 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. Eileen Probasco, Acting Platting Officer
- 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. Tait Zimmerman.

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 21, 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 January 14, 2016, to this date there have been no returns, 1 objection, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview of the case.

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, closed the public hearing.

Craig Hanson (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Mr. Zimmerman moved to approve the preliminary plat for Kinney Ridge, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor. There are 11 findings.

TIME: 1:14 P.M.

CD: 0:14:07

B. TIMBER RIDGE RSB L/1 & T/A

Sloan Von Gunten (Administrative Specialist)

- Stated that 186 public hearing notices were mailed out on January 14, 2016, to this date there have been 3 returns, no objections, no non-objections, and 1 concern.

Cheryl Scott (Platting Technician)

- Gave an overview of the case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward.

Michelle Bartholomew (was going to buy the house and property on Lot 1)

- Has a concern about the building construction and encroachments on the property.
- Concerned about the land that was cleared by the property owner.
- Handed exhibit pictures to the platting secretary.

Erin Gette-Shields (Owner of Lot 2 in Timber Ridge Subdivision)

- Concerned about how this platting action will affect her property.

Helen Mayfield (Owner of Lot 4 in Timber Ridge Subdivision)

- Concerned about how this action will affect her property value.

Jay Van Diest (Chairman)

- Closed the public hearing.

Craig Hanson (Petitioner's Representative)

- The new access to Tract A1 will not affect the property to Lot 2.
- This subdivision and vacation will fix the setback issues.
- Answered questions regarding the access to Tract A1.
- Agrees with all the recommendations.

MOTION:

- Mr. Zimmerman moved to approve the preliminary plat for 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, seconded by Mr. Marty Van Diest.

DISCUSSION:

- Discussion on the variance, the vacation and setback issues under Title 43.

AMENDED MOTION FOR VACATION:

- Mr. Zimmerman moved to approve the vacation of a portion of Timber Way, seconded by Mr. Marty Van Diest. There is 1 recommendation and 4 findings.

DISCUSSION:

- Discussion on the vacation.

RECOMMENDATIONS:

- Will be using recommendation #8.

FINDINGS:

- Will be using findings #2, #3 #4, and #5

VOTE ON AMENDED MOTION FOR VACATION:

- The amended motion for the vacation passed with 4 in favor and 3 against. (In favor: Mr. Marty Van Diest, Mr. Zimmerman, Mr. Gillespie, and Mr. Jay Van Diest. Against: Mr. Rausa, Mr. Anderson, and Mr. Pugh). There are 4 findings.

AMENDED MOTION FOR PRELIMINARY PLAT AND VARIANCE:

- Mr. Zimmerman moved to approve the preliminary plat for Timber Ridge L/1A & T/A1 with 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, seconded by Mr. Marty Van Diest.

DISCUSSION:

- Discussion on the variance and the preliminary plat.

RECOMMENDATIONS:

- Will be using recommendation #1, #2, #3, #4, #5, #6, #7, and #9.

FINDINGS:

- Will be using findings #1, #6, #7, #8, #9, and #10

VOTE ON AMENDED MOTION FOR PRELIMINARY PLAT AND VARIANCE:

- The amended motion for the preliminary plat and variance passed with 5 in favor and 2 against. (In favor: Mr. Marty Van Diest, Mr. Anderson, Mr. Zimmerman, Mr. Gillespie, and Mr. Jay Van Diest. Against: Mr. Rausa and Mr. Pugh). There are 6 findings.

TIME: 2:38 P.M.

CD: 1:37:22:

BREAK

TIME: 2:49 P.M.

CD: 1:48:18

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 #13:

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

SUBSTANTIAL ITEM #15:

- The Platting Board agreed in adding, removing, and changing the wording in substantial #15 staff write up.
- The Platting Board will continue on substantial item #15 on March 17, 2016 Platting Board Hearing.

TIME: 4:40 P.M.

CD: 3:28:04

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

6. RECONSIDERATIONS/APPEALS

7. PERSONS TO BE HEARD

Gary LoRusso

- Talked about how the borough used to have a land use permit.

8. PLATTING OFFICER COMMENTS

- Ms. Eileen Probasco gave an update on applicants that are applying for the platting officer's job.
- Planning and Platting Staff will be moved to another part of the building during construction for the next 2 to 3 months.
- Budget talks are taking place for this next year's budget.
- Title 43 Inconstancies will be introduced at the next Assembly Meeting.
- There is no meeting on February 18, 2016 as there are no cases to be heard.

9. BOARD COMMENTS

- Mr. Rausa appreciated Mr. LoRusso's comments during the work sessions.
- Mr. Pugh welcomed Mr. Anderson and thanked the staff for their hard work.
- Mr. Marty Van Diest would like to see more solutions for complicated cases that come before the board.
- Mr. Anderson thanked the board for welcoming him.

Adjourned 4:46 P.M.

CD: 03:46:12

Jay Van Diest, Chairman

Sloan Von Gunten, Platting Division
Administrative Specialist

4A



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

Memorandum

March 3, 2016

To: Platting Board
From: Peggy Horton, Platting Technician

Re: Monument Creek RRCS

This case was brought before the board on January 7, 2016. The Platting Board continued the case to February 18, 2016. Platting Staff and the State DNR office agreed to move the case to the March 3, 2016 by mutual agreement as there were no other cases on the agenda for that day and the Alaska Surveyor's Conference was going on that week. New public hearing notices were sent out within 1 miles of the staking area, as requested by the Platting Board. The Notification of Action and minutes of the public hearing are available at **Exhibits 1 & 2**. The entire staff report presented at the January 7, 2016 public hearing is also available along with all the handouts received.

When asked what Platting Staff could do to help the Platting Board decide this case, Mr. Marty Van Diest requested information on how it would be possible to restrict access across the Matanuska River. DNR's staff offered to create an affidavit that the stakers would be asked to sign. However, neither DNR nor the Mat-Su Borough has the ability to enforce such an affidavit. Therefore, DNR and Platting Staff do not support using an affidavit to attempt to enforce a single type of access.

Platting Staff further informs the Platting Board that management of access to lands or waters requires legislative authority and the Platting Board is acting in a quasi-judicial fashion for this case.

Mr. Jay Van Diest requested more information on the authority the Bench Lake Homeowner's Association (HOA) has to manage the tracts within Bench Lake Subdivision.

The Permit Center provided staff with a map showing those areas that are susceptible to erosion along this area of the Matanuska River (**Exhibit 3**). This was the result of bedrock evaluation study done in 2006-2007 and is now a layer available in the Borough's GIS database.

DNR Staff has offered more information (**Exhibit 4**) concerning setbacks from the logging road, erosion, the Scenic Byway, impacts to current users, ownership and management of the tracts

within Bench Lake Subdivision, access across the Matanuska River, alternative access to the project area and parking, all to address the Platting Board members and Glacier View area residents concerns.

Additional comments were received from MSB Land & Resource Management at **Exhibit 5**. They provided DNR's public notice concerning the project, the DNR fact sheet on RRCS projects, MSB Recreational Trails Plan which contains the Muddy Creek/Tatondan Trail, DNR Case File Abstracts of the trails in the area, and a map of the parking and trails in the area. They support the state's land sales programs, but they do not feel the critical issue of staging and parking has been adequately addressed. Staff notes the state recently provided a map and photos of a potential parking area across from the Glenn Hwy from the trail frequently used to access the Matanuska River. Additionally they have previously identified parking areas nearby (**Exhibit I of the original staff report**).

Additional objections and concerns were received from the public and the Glacier View Community Council at **Exhibit 6**.

CONCLUSION:

The Monument Creek Remote Recreational Cabin Site Staking Area, located within Sections 1-6, 11, & 12, Township 19 North, Range 8 East and Sections 6 & 7, Township 19 North, Range 9 East and Sections 33 & 35, Township 20 North, Range 8 East, Seward Meridian, Alaska is consistent with AS 29.40.070, Platting Regulations and MSB 43.20.055(C).

The preliminary submittal by the State of Alaska for Monument Creek RRCS Staking Area meets the requirement of MSB 43.20.055(C) as follows:

- (1) DNR has submitted the boundary of the staking area on the project area map.
- (2) DNR has proposed external winter and/or summer access, vehicle parking and staging areas to the staking area. The advertised access will be by fly-in and stakers will be discouraged from crossing the Matanuska River to access the project area.
- (3) DNR's application includes the maximum number of proposed parcels as thirty parcels.
- (4) DNR has identified the means of access through the staking area from the access point or points. The access will be through state lands from Bench Lake and the gravel bars of the Matanuska River.

The Platting Board is acting as a quasi-judicial body, which means it has been charged to ensure its decisions are based on whether or not the case before it meets the current Borough code.

RECOMMENDATIONS

Recommended Motion: “I move to grant preliminary approval for Monument Creek Remote Recreational Cabin Site Staking Area, located within Sections 1-6, 11 & 12, Township 19 North, Range 8 East and Sections 6 & 7, Township 19 North, Range 9 East and Section 33 & 35, Township 20 North, Range 8 East, Seward Meridian, Alaska contingent upon staff’s recommendations and findings.”

1. Pay postage and advertising fees.
2. Provide updated Certificate to Plat executed within 90 days prior to recording.
3. Provide beneficiary affidavits from holders of legal and equitable interest, if any.
4. Individual lease holder’s 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.
5. Provide as-built surveys of any new structures built on proposed lots. Any new structures are to comply with MSB 17.55, *Setbacks*.
6. Add plat note to final plat per MSB 43.20.055(C)(2)(c), “The borough is not responsible for maintenance or upgrades of any access improvements to parcels created under this provision.”
7. Increase the setback from the Matanuska River to 500 feet and add a note to the final plat “Because of the naturally unpredictable nature of rivers, it should be recognized that the area along the bank of the Matanuska River is subject to periodic erosion.”
8. Submit plat containing the staked parcels in full compliance with Title 43.

FINDINGS

1. The plat of Monument Creek Remote Recreational Cabin Site Staking Area, located within Sections 1-6, 11 & 12, Township 19 North, Range 8 East and Sections 6 & 7, Township 19 North, Range 9 East and Sections 33 & 35, Township 20 North, Range 8 East, Seward Meridian, Alaska is consistent with AS 29.40.070 Platting Regulations; and MSB 43.20.055(C).
2. There were no objections to the plat from outside agencies, or utility companies.
3. Several comments were received from the public with objections to this staking area and concerns about minimal and inadequate access from the river, erosion, trespass issues, access from Bench Lake, and the taking of natural resources out of public availability.

4. The state has increased the setback from the Matanuska River to 500' and will add a note to the plat concerning Matanuska River erosion to address MSB staff and local residents concerns about river erosion in the area.
5. If the HOA desires to establish specific areas for access through the tracts within Bench Lake Subdivision, they could apply for easements through DNR's Southcentral Region Easement Unit.
6. The maximum amount of land within the 5,180 acre project area that could be transferred to private ownership by this proposal is 600 acres. There will be over 4,500 acres remaining that will be available for the existing uses by the public.
7. Access will be by fly-in, additional legal access to, within and through the project area is via travel across unreserved State owned land, along section line easements, or other easements reserved in conveyance to third parties.
8. The state does not intend to encourage access to the staking area except by fly-in.
9. DNR Staff and Platting Staff do not support having stakers sign an affidavit to enforce a single type of access for the Monument Creek project area as enforcement is not available from the state or the borough.
10. The State of Alaska Department of Natural Resources will offer up to thirty Remote Recreational Cabin Sites (RRCS) within the Monument Creek RRCS. The state has identified the maximum number of proposed parcels as required by MSB 43.20.055(C)(1)(c).
11. The minimum proposed parcel size is 10 acres and the maximum parcel size is 20 acres as stated on the staking boundary map.
12. Parcels over 400,000 sq ft (9.183 acres) are exempt from the useable area requirements of MSB 43.20.281.
13. The surveyor is not aware of any structures within the proposed staking area. New structures built within proposed tracts are to comply with MSB 17.55, *Setbacks*.
14. The state has identified the boundary of the proposed staking area as required under MSB 43.20.055(C)(1)(a) on the project area map.
15. The state has identified the proposed main trail or means of access through the staking area from the access point or points as required by MSB 43.20.055(C)(1)(b) & (d) within the Access Statement.
16. The state has identified nearby vehicle staging areas in response to MSB 43.20.055(C)(1)(b) concerns from MSB Land & Resource Management, the MSB Environmental Planner and the public.

17. Summer and winter access will be challenging. The Borough is always concerned with access to remote property and encourages the issue to continue to be addressed.
18. This platting action is consistent with MSB 17.19, *Glacier View Comprehensive Plan*, as the code does not prohibit the creation of the RRCS and within the comprehensive plan, under Land Ownership, recommend: *There has been some expression of interest for more State lands to be offered for sale-particularly remote lands.*
19. The Bench Lake Subdivision plat calls out "Tract A" as "Homeowners" and Tract B as "State Land". The state has provided evidence that the Bench Lake Homeowner's Association has some management authority, but that both tracts are currently under State ownership and available for use as access to the staking area from Bench Lake.



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 12, 2016

NOTIFICATION OF ACTION

Lauren Rouen
SOA Dept. of Natural Resources
550 W. 7th Ave. Ste. 640
Anchorage, AK 99501

RE: MONUMENT CREEK REMOTE RECREATIONAL CABIN SITE CASE: 2015-191

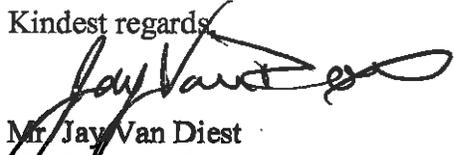
Action taken by the Platting Board on January 7, 2016 is as follows:

THE PRELIMINARY APPROVAL FOR MONUMENT CREEK REMOTE RECREATIONAL CABIN SITE STAKING AREA IS CONTINUED TO FEBRUARY 18, 2016 PLATTING BOARD HEARING.

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:

Nancy Cameron, MSB Land Management
Jim Sykes, Assembly District #1

Christina Overturf
11748 E. Erica Circle
Palmer, AK 99645

EXHIBIT 1-1

Bill Billmeier
PO Box 1185
Chickaloon, AK 99674

Randi & Fred Hirschmann
66161 S. Wickersham Drive
Sutton, AK 99674

Charles Spalding
PO Box 1129
Chickaloon, AK 99674

Mark & Melanie Glatt
PMB 579 Ste. 3
1150 S. Colony Way
Palmer, AK 99645

Nick Jenkins
Apt. #4
526 N. Hoyt Street
Anchorage, AK 99508

Daniel Lee
31250 W. Lee Drive
Sutton, AK 99674

Warren & Nancy Dobson
1940 S. Broadway
Grand Junction, CO 81507-8502

Susanne Rieder
Eugene Beutler
PO Box 624
Seward, AK 99664

Joseph Davis
Glacier View Community Council
31076 W. Lee Circle
Sutton, AK 99674

Martin Rinke
MRinke@slb.com

Lauren Thomas
67900 S. Monument Drive
Sutton, AK 99674

NOVA
38100 W. Glenn Highway
Glacier View, AK 99674

EXHIBIT 1-2

VOTE:

- The motion passed with all in favor. There are 9 findings.

TIME: 1:28 P.M.

CD: 0:24:34

C. OLSON ESTATES

Sloan Von Gunten (Administrative Specialist)

- Stated that 12 public hearing notices were mailed out on December 17, 2015, to this date there have been no returns, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- The Petitioner is requesting to continue the case for 6 months or sooner if information is obtained.

MOTION:

- Mr. Marty Van Diest moved to continue Olson Estates for 6 months, seconded by Mr. Pugh.

VOTE:

- The motion passed with all in favor.

TIME: 1:30 P.M.

CD: 0:27:21

BREAK

TIME: 1:40 P.M.

CD: 0:38:04

MONUMENT CREEK REMOTE RECREATIONAL CABIN SITE STAKING AREA

Sloan Von Gunten (Administrative Specialist)

- Stated that 40 public hearing notices were mailed out on December 17, 2015, to this date there have been 1 return, 10 objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview on the case.
- There are 10 handouts from the public regarding this case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward.

Bill Billmeier (President of the current homeowners association for Bench Lake)

- Concerned that there is confusion about the ownership of the tracts within Bench Lake Subdivision and which tracts are owned by the state.

EXHIBIT 2~1

Charles Spalding (Owner of Parcel C2, T20N, R08E, SEC 25)

- Concerned on the traffic safety on the highway.
- Concerned on river safety for those who are going to the property by boat.

Mark Glatt (Owner of Parcel D2, T20N, R08E, SEC 34)

- Concerned about river safety. He gets to his property by raft.
- Concerned about traffic and road safety with increased ownership.
- Parking is limited by the highway and RS 2477 Trail.
- Concerned about squatters and trespassers.

Nick Jenkins (Owner of Lot 6, Block 2 of Bench Lake Subdivision)

- Most access to the subdivision is by the river.
- Does not agree with the fly in access to Bench Lake and making the lake a parking place for planes.
- Goes to his property in winter by snow machine from down river.

Daniel Lee (Owner of Tract G-2 in Lee Add #1 Subdivision)

- He constructs roadways and trails out in rural Alaska.
- Concerned about the loss of timber resource in the area.

Melanie Glatt (Owner of Parcel D2, T20N, R08E, SEC 34)

- Concerned about trespassers, traffic and safety issues on the river.
- Would like to see the state do the staking on some of their other property in the area instead of the property across the Matanuska River.
- Handed to the board maps on property DNR owns near the Glenn Highway that she looked up herself.

Christina Overturf (Representing the State Representative Jim Colver)

- Mr. Colver cannot make the meeting today, but he wanted to give an updated e-mail from Jim Spalding to the board concerning Monument Creek.
- Sloan Von Gunten, the Administrative Specialist, read into the record the e-mail from Jim Spalding.

Nancy Cameron (MSB Land Management Agent Representative)

- Stated the boroughs concerns about the staking property located on the south side of the Matanuska River.
- Answered questions regarding borough regulations on property.

Jay Van Diest (Chairman)

- Closed the public hearing.

Lauren Rouen & Cliff Baker (Petitioner's Representative for SOA/DNR)

- Has the ability to create administrative parcels.
- Is open to providing more information regarding the Matanuska River.

EXHIBIT 2-2

- Has gathered more information from the community on access to the property.
- Mr. Baker has flown out to Bench Lake, walked and surveyed the tract of Bench lake Subdivision.
- Gave a brief explanation on the process of how stakers will go to the area and mark their boundary for themselves when the state puts the property up for staking.
- Agrees with all the recommendations.

MOTION:

- Mr. Zimmerman moved to approve the preliminary approval for Monument Creek Remote Recreational Cabin Site Staking Area, seconded by Mr. Pugh. Modify finding #4.

DISCUSSION:

- Discussion on access and staking property.

FINDINGS:

- Modify #4: Several comments were received from the public with objections to this staking area and concerns about minimal and inadequate access from the river, erosion, trespass issues, access from Bench Lake, and the taking of natural resources out of public availability.

DISCUSSION:

- Discussion on Title 43 code concerning access.
- Mr. Marty Van Diest would like to add a recommendation to the motion.

MOTION TO AMEND:

- Mr. Marty Van Diest moved to amend the motion to add a recommendation stating: The state shall require each staker to sign an affidavit that the stakers' access is by plane.
- There is no second. The amended motion failed.

DISCUSSION:

- More discussion on property access and restrictions.

MOTION TO AMEND:

- Mr. Marty Van Diest move to amend the motion to continue Monument Creek Remote Recreational Cabin Site Staking Area to February 18, 2016 Platting Board Hearing, and have the platting staff send out the public notices with a 1 mile radius, seconded by Mr. Zimmerman.

VOTE ON AMENDMENT:

- The amended motion passed with all in favor.

TIME: 4:06 P.M.

CD: 3:02:44

Mr. Rausa had to leave the Platting Board Hearing.

EXHIBIT 2-3



Matanuska Susitna Borough
Permit Center
 Date: 1/8/2016

- Material**
- artificial fill
 - artificial line
 - bedrock
 - consolidated sediment
 - glacier
 - unconsolidated sediment

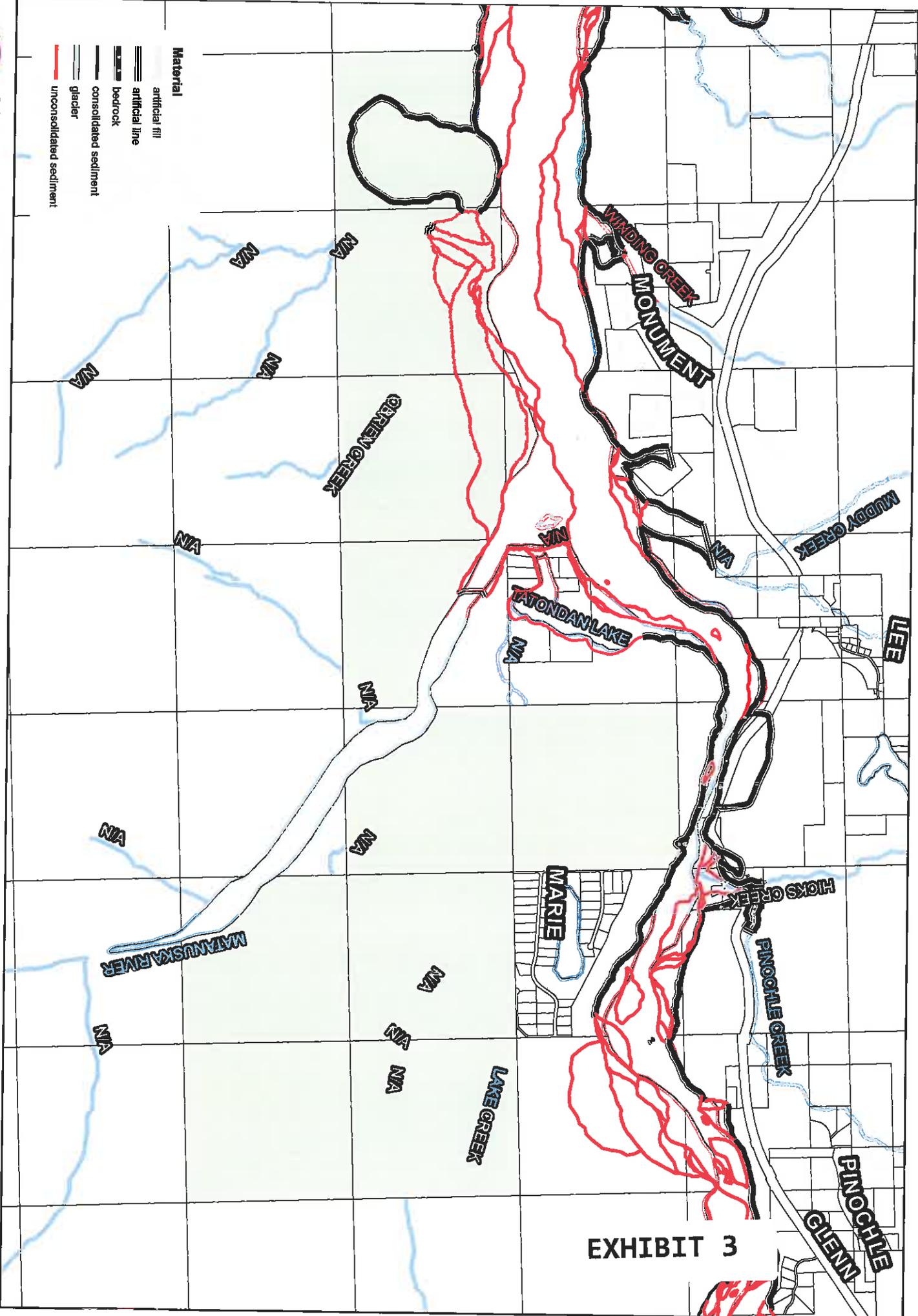


EXHIBIT 3

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, accuracy, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For informational purposes regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 807-561-7501.

0 1,125 2,250 4,500 6,750 9,000 Feet

N



THE STATE
of ALASKA
GOVERNOR BILL WALKER

Department of Natural Resources

DIVISION OF MINING, LAND & WATER
Land Sales & Contract Administration Section

550 West 7th Avenue, Suite 640
Anchorage, Alaska 99501-3576

Main: 907.269.8594

TDD: 907.269.8411

Fax: 907.269.8916

<http://landsales.alaska.gov>

<http://facebook.com/alaskaland/>

February 22, 2016

DNR appreciates the Platting Board's consideration of the proposed Monument Creek Remote Recreational Cabin Sites (RRCS) staking area in accordance with MSB Title 43.20.055(C). MSB Platting Board members and Glacier View area residents indicated a number of concerns at the January 7, 2016 platting board regarding the proposed staking area, to which DNR staff offers the following information.

Setback from the logging road

In previous materials submitted to MSB, DNR indicated that the project area was set back 100 feet from a logging road. DNR staff would like to clarify that the reference to a logging road was to the specific road identified in pink on the attached map. There are several logging trails within this area, but they are not as developed as the primary access indicated on the map. As mentioned at the previous meeting, stakers are instructed not to stake over existing trails, but they would be able to stake up to other trails within this area. Generally, easements 60 feet in width are reserved for existing trails within RRCS staking areas.

Matanuska River Erosion

DNR hears that MSB staff and local residents believe that a 300 foot setback from the river is not sufficient. Therefore, we propose increasing the setback from the Matanuska River to 500 feet. Platting board staff has suggested that the following note be added to the plat: "Because of the naturally unpredictable nature of rivers, it should be recognized that the area along the bank of the Matanuska River is subject to periodic erosion." DNR is happy to include this note on the plat.

Scenic Byway

The Glenn Highway is a scenic byway for its entire length within the Mat-Su Borough. Any restrictions because of this designation should be applied to any and all private, borough or state development for the length of this highway within the borough.

Impacts to current users

Current users of the project area will have limited impacts due to the proposed project area. As has been mentioned several times, the Remote Recreational Cabin Sites program is low-density. The maximum amount of land within the 5,180 acre project area that could be transferred to private ownership by this proposal is 600 acres. There will be over 4,500 acres remaining that will be available for these existing uses.

Ownership of Tracts on Bench Lake

DNR would like to reaffirm that the Bench Lake Homeowners' Association (HOA) appears to have been granted some level of authority to maintain tracts within the Bench Lake Subdivision. Whatever the extent of this authority, the tracts remain in state ownership, and the HOA does not have the ability to prevent access through these tracts. If the HOA desires to establish specific areas for access through these tracts they could apply for an easement through DNR's Southcentral Region Easement Unit.

EXHIBIT 4-1

Access across the Matanuska River

DNR proposes to include the following language in the offering brochure regarding access to the Monument Creek project area:

Access to the project area is by fly-in to Bench Lake or to the gravel bars of the Matanuska River. The Matanuska River is a swift, glacial river, and stakers are discouraged from crossing it to access the project area.

In terms of enforcement of fly-in only access, DNR staff believes that the only way to attempt to do so would be an affidavit similar to what was used for the 2014 Half Cabin Lake RRCS staking area. In that instance, the Lake and Peninsula Borough was concerned about the potential for numerous trails to be created across borough-owned lands near the project area. As a result, stakers were asked to sign an affidavit stating that:

1. their access did not cross borough-owned lands, and
2. DNR would reject any lease application that indicated stakers were accessing their parcel through such lands.

DNR could ask Monument Creek stakers to sign a similar waiver indicating that they were only using fly-in access to the area. However, neither DNR nor the Mat-Su Borough has the ability to enforce such an affidavit. Therefore, DNR does not support using an affidavit to attempt to enforce a single type of access for the Monument Creek project area.

Furthermore, there are numerous existing users of this river. Current parcel owners at Tatondan Lake and Bench Lake have stated that crossing the Matanuska River is their primary access to their parcels. To prevent future individuals from using the Matanuska River as access to this remote area because it is potentially dangerous is in direct opposition to current uses by property owners and other users in the area.

Alternative access to the project area

While DNR does not intend to encourage access by the following means, Platting Board staff asked for further information as to how an individual might access the project area if they chose not to fly in. DNR staff note that the Muddy Creek Trail (RST 1439) is separate from ADL 59265; though ADL 59265 appears to be the more commonly used access. ADL 59265 is an easement 100 feet in width that was issued in 1973 for public access. The Muddy Creek Trail is shown in its approximate location on the attached map. This trail has never been surveyed, but if it were to be surveyed, the location would be based on its historic use. Both of these trails provide access from the Glenn Highway to the Matanuska River.

A potential parking area is shown in green on the attached map and in the following images. While this pad is partially within the DOT right-of-way (and partially on state lands classified for settlement), it is separated from the Glenn Highway by a berm.



Google Bird's Eye View of State-owned land available for parking just before MP 94.



Google Street View of State-owned land before MP 94, which is adjacent to an existing public easement (ADL 223729).

Respectfully submitted,

Lauren Rouen
Natural Resource Specialist III



Potential access to Monument Creek RRCS staking area

Monument Creek RRCS Staking Area
ADL 229343

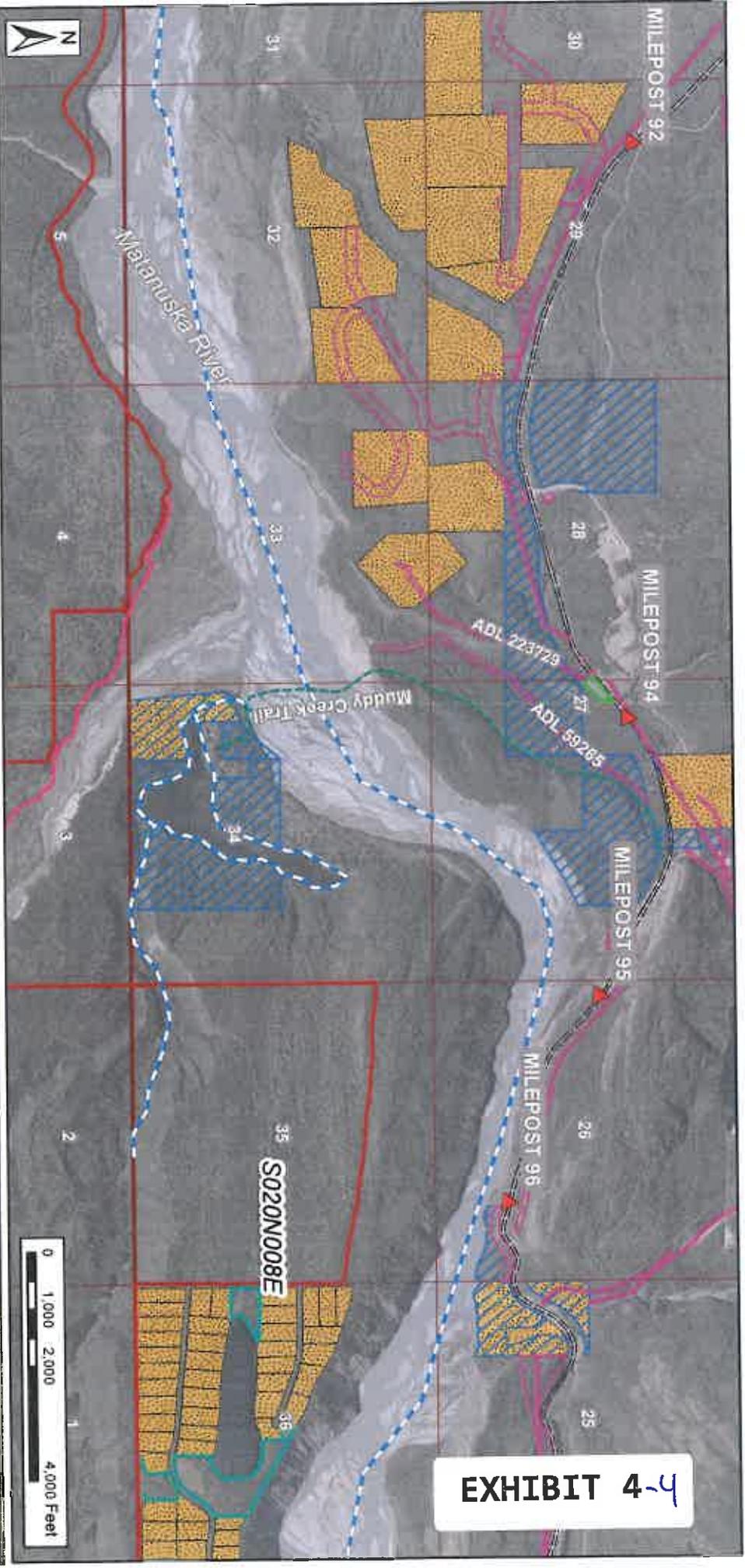


EXHIBIT 4-4

This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.

LF# 21/3/2016

- | | | | |
|--|-------------------------|--|-----------------------|
| | DOT milepost | | State-owned tracts |
| | Logging Road | | Existing lots |
| | Muddy Creek Trail (RST) | | Easement |
| | Anadromous waters | | Municipal entitlement |
| | Potential parking area | | Section |
| | Staking area | | Township |

USGS QUAD 1:63,360
 Anchorage C-3 and D-3
 Seward Meridian
 Township 19 North, Range 8 East;
 Township 18 South, Range 9 East;
 Township 20 North, Range 8 East.

For more information contact:
 Lauren Rouen
 Department of Natural Resources
 Division of Mining, Land, and Water
 Land Sales & Contract Administration Section
 Phone 907.269.8851
 Fax 907.269.8918
 Email landsales@alaska.gov

Minimum parcel size: 10 acres
 Maximum parcel size: 20 acres
 Staking authorizations: 30





MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8669

December 8, 2014

Lauren Rouen
Natural Resource Specialist III
dnr.rrcs@alaska.gov

RE: Proposed Monument Creek RRCS staking area (ADL 229343)

Dear Lauren,

The Mat-Su Borough, Land & Resource Management Division wishes to provide comment on DNR proposed staking area of Monument Creek. While the borough supports the state's land sale programs, the critical issue of staging and parking has not been adequately addressed.

As the RRCS typically utilizes access beyond traditional rights-of-way, which requires trailering of a snow machine or boat, there is implicit need to provide a safe, off-road area for parking of these vehicles and trailers. The borough has brought this concern to DNR many times in the past and will continue to do so. Designated parking areas are often maximized and overflow onto public roads and private driveways. The borough receives numerous complaints regarding these problems.

We would ask that DNR look carefully at staging necessities as a prerequisite to any RRCS program. The borough is a willing partner in discussing how our agencies might work together when planning and promoting remote recreational opportunities.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Cameron".

Nancy Cameron
Land Management Agent
907.861.7848
nancy.cameron@matsugov.us

EXHIBIT 5-1



RECEIVED

OCT 03 2014

PLATTING

October 2, 2014

Re: Public Notice of Comment Period
Proposed Monument Creek Remote Recreational Cabin Sites staking area

Dear Interested Party:

The State of Alaska, Department of Natural Resources (DNR), Division of Mining, Land, and Water (DMLW) proposes to offer State-owned land for sale under AS 38.05.600 Remote Recreational Cabin Sites and AS 38.05.045 Generally [Sale of Land]. The Monument Creek project area (ADL 229343) is located approximately 16 miles east of Chickaloon in the Glacier view area and within the Matanuska-Susitna Borough. The Division proposes to offer 30 authorizations to stake parcels from 10 acres to 20 acres in size. Authorizations awarded by lottery allow entrants to stake a parcel, lease the staked parcel during the survey, platting, and appraisal process, and convert the lease to a sale at a purchase price established by the appraised value, plus associated fees.

The Division may also identify and survey additional parcels in a project area. The total number of acres and total number of parcels will not exceed the maximum number specified for sale by this proposal. Any additional parcels and any staked but later relinquished, terminated, or expired before converting to sale will be offered at public auction or by another method under AS 38.05.045 Generally [Sale of Land].

You are being sent this notice because public records indicate that you own land or have other interests in or near the proposed project area.

You are invited to review and comment on the proposed land offering. A public notice pursuant to AS 38.05.945(c) and a Remote Recreational Cabin Sites fact sheet describing the program in more detail are enclosed. For copies of the Preliminary Decision please visit our website at <http://landsales.alaska.gov/>. You may also request that a hard copy be sent to you by mail by contacting me at the phone number or email address below; the copy will be provided free of charge. Please see the enclosed Public Notice for specific dates and conditions for submitting comment on the proposed land offering.

Sincerely,

Lauren Rouen

Lauren Rouen
Natural Resource Specialist III
(907) 269-8851
dnr.racs@alaska.gov

Encl: Public Notice
Remote Recreational Cabin Sites factsheet

INFO

- Glenda
- Nancy H.
- Ray
- Eric
- George
- Ryan
- Emerson

Date Received:

10/6/2014 11:19 AM

RETURN TO NANCY BY:

11/13/14

EXHIBIT 5-2

*who is willing to comment?
staking issue or particular
is ongoing problem - EP*

STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND, & WATER
LAND SALES & CONTRACT ADMINISTRATION SECTION

PUBLIC NOTICE

Requesting input for
A Proposed Land Offering in the Matanuska-Susitna Borough
Monument Creek Remote Recreational Cabin Sites Project Area - ADL 229343
AS 38.05.045, and AS 38.05.600

and
Related Proposed Mineral Order (Closing)
AS 38.05.185 and AS 38.05.300

COMMENT PERIOD ENDS 4PM NOVEMBER 14, 2014

As described in the Preliminary Decision document, the Division proposes to offer up to 30 authorizations to stake parcels generally ranging from 10 to 20 acres and create Administrative Parcels within the defined project areas. The offerings and development may be conducted in multiple offerings over time but will not exceed 600 acres under this proposal. As a Related Action, the Division would close the area to new mineral entry. The project area is located approximately 35 miles east of Palmer and 16 miles east of Chickaloon, the project area is within the Matanuska-Susitna Borough. The project area encompasses approximately 8.4 square miles (~5,305 acres) in two areas bisected by Gravel Creek and Tatondan Lake, within portions of Township 19 North, Ranges 8 and 9 East and Township 20 North, Range 8 East, Seward Meridian.

To obtain the complete Preliminary Decision and attachments, find instructions on how to submit timely, written comment, or to request auxiliary aids, services, or special accommodations, go to <http://notice.alaska.gov> or http://landsales.alaska.gov/miw/landsale/public_notice/. For assistance in obtaining the documents by an alternative method, contact DNR's Public Information Centers on State work days, Monday through Friday, between 10AM and 5PM in Anchorage at 907.269.8400 (TDD for the hearing impaired: 907.269.8411) or Fairbanks at 907.451.2705 (TDD for the hearing impaired: 907.451.2770), or the Southeast Land Section in Juneau at 907.465.3400 (TDD for the hearing impaired: 907.465.3888), or go to <http://dnr.alaska.gov/commis/pic/> for additional contact information. Individuals who require special assistance must request assistance from the Public Information Center in Anchorage no later than 4PM November 7, 2014.

Pursuant to AS 38.05.945 Notice, the public is invited to submit comment on these proposed action(s) for which notice is being conducted concurrently. If commenting on more than one proposed action, separate comments should be submitted for each. **The deadline for public comment is 4PM November 14, 2014.** Only persons from whom the Division's Land Sales and Contract Administration Section receives timely, written comment during the identified comment period will be eligible to file an appeal of the Final Finding and Decision. Written comment may be received by fax to 907.269.8916, email to dnr.rrcs@alaska.gov, or postal mail to LSCAS, ATTENTION: MONUMENT CREEK RRCS PROPOSAL, 550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501. For direct inquiries, contact Lauren Rouen at 907.269.8851.

If no significant change is required, the Preliminary Decision, including any minor changes and a summary of comments and responses, will be issued as a subsequent Final Finding and Decision without further notice. A copy of the Final Finding and Decision will be sent to any persons from whom we receive timely, written comment on the Preliminary Decision.

DNR reserves the right to waive technical defects in this notice. Please post until 4PM November 14, 2014.

EXHIBIT 5-3

DNR Fact Sheet



Alaska Department of
**NATURAL
RESOURCES**

Title: Remote Recreational Cabin Sites Division of Mining Land and Water

September 2014

In 1997, the legislature passed AS 38.05.600, a law allowing Alaskans to stake remote recreational cabin sites on state land. The Remote Recreational Cabin Sites land-offering program is somewhat like the state's open-to-entry, remote parcel and early homestead programs in the 1970's and early 1980's. The program allows an individual to stake a parcel of state land for a cabin site in a designated remote settlement area and obtain a lease for the land for a limited length of time, then purchase the land at fair market value. The purchaser also pays for the survey and appraisal of the land. (A few pre-surveyed cabin sites may also be offered for direct purchase.)

The following is an overview of the Remote Recreational Cabin Sites program. In this discussion, the terms "parcel" and "cabin site" are interchangeable.

How does the Remote Recreational Cabin Sites program work?

Under the Remote Recreational Cabin Sites program, designated, remote settlement areas of state land are offered for do-it-yourself cabin site selection and staking. A limited number of staking authorizations are allowed in a designated staking area. During the filing period, you may apply for as many staking areas as you like. However, to let as many Alaskans participate as possible, there is a limit of one cabin site per person in each offering. If more applications are received than the number of staking authorizations available for an area, the winners will be determined by a lottery. There is a \$25 fee per application

If your name is drawn for an area in the lottery, you will receive a staking authorization and instructions on how to stake a cabin site after proving Alaskan residency. This gives you the opportunity to stake a site and file a lease application during a specified staking period.

If you followed the staking rules and were the first to apply for the site you staked, you will then have the option to enter into a lease for that site.

How do I qualify?

You must be at least 18 years of age and present proof that you have been an Alaska resident for at least one year immediately before the date of lottery application. Even if

you previously obtained state land as an open-to-entry site, remote parcel, homesite, homestead, subdivision lottery parcel, or auction parcel, you are eligible to participate in the Remote Recreational Cabin Sites program.

However, a person is ineligible to participate in the program if the person:

- Held a contract or lease that was administratively terminated for cause within the past three years;
- Is currently in default for nonpayment of an agreement with the State; or
- Is currently in default for nonpayment of municipal taxes or assessments after the municipality notifies the division of nonpayment.

A land sale brochure will be available that explains the program in detail, describes the areas offered, and announces the time period for applying for a staking authorization.

What areas will be offered for staking? How do I get there?

The Department of Natural Resources (DNR) will offer areas that have been designated for remote settlement in the state's land use plans. Generally, a remote settlement area is a place that is suitable for low-density settlement. Typically it will not be easily accessible. In some cases, additional staking will be allowed in past remote parcel and homestead offering

EXHIBIT 5-4

the parcel. Lease payments will not be credited toward the purchase price.

If the lessee does not purchase the site by the end of the second term, the lease will expire and the lessee will lose any interest in the property. The lessee must remove any improvements and personal property from the parcel. The law does not allow leases to be transferred.

How much does the land cost? Can I "prove up" by living on the site?

The land must be purchased at fair market value as of the date of entry and cannot be obtained by "proving up". A "base appraisal" of the land will be prepared for each staking area at the time the area is offered, providing approximate fair market values for hypothetical sites within the staking area. The final appraisal of the individual cabin sites using the base appraisal will occur after the sites are surveyed. This appraisal will reflect the qualities of the individual cabin site, such as length of water frontage, topography, parcel size, access, view, etc., and will also reflect any changes in market conditions that may have occurred between the date of the base appraisal and the date of entry. A qualified veteran may apply for a 25% discount of the purchase price (minus survey and platting costs), if he or she has not used the discount previously. There are no other discounts on the purchase price of the parcel. The purchase price will be at least \$1,000.

Do I get the mineral rights for the property?

The State retains ownership of all oil, gas, coal, ore, minerals, fissionable material, geothermal resources, and fossils that may be in or upon the land that it sells (AS 38.05.125). The State and its successors reserve the right to enter onto the land for the purposes of exploring for, developing, and producing these reserved mineral resources. Under common law, this access reservation is superior to any and all surface uses. The State may also lease these interests to mineral developers or allow mining locations to be staked. However, Alaska law also provides that the surface owner will be compensated for damages resulting from mineral exploration and development (AS

38.05.130). Most land disposal areas are closed to new mineral entry for such minerals as gold, copper, silver, etc.

Can state employees participate in the Remote Recreational Cabin Sites program?

State employees, employees of state-funded agencies (such as the University of Alaska), or employees of a contract employer of the state or a state-funded agency, who gained knowledge of a land offering area at state expense or were in a position to obtain inside information about the offering process may not file an application during the last 15 days of the application filing period.

Is there a mailing list for upcoming land disposal offerings?

The department maintains a list for notification of land offerings by e-mail. Information regarding the notification service and land offerings is available at <http://dnr.alaska.gov/mlw/landsale/>. DNR also notifies the public of land offerings through public notice, news advertisement, media releases, and brochures.

Where can I get more information?

Department of Natural Resources
Public Information Center
550 West 7th Ave., Suite 1260
Anchorage, AK 99501-3557
(907) 269-8400
TDD: (907) 269-8411
Fax: (907) 269-8901

Department of Natural Resources
Public Information Center
3700 Airport Way
Fairbanks, AK 99709-4699
(907) 451-2705
TDD: (907) 451-2770
Fax: (907) 451-2706

Department of Natural Resources
Land Information Office
400 Willoughby Avenue, 4th Floor
PO Box 111020
Juneau, AK 99801
(907) 465-3400
TDD: (907) 465-3888
Fax: (907) 586-2954

**DESK COPY
PLEASE
DO NOT
REMOVE**

RECEIVED

JAN 08 2016

PLATTING



**Matanuska-Susitna Borough
RECREATIONAL TRAILS PLAN**

Adopted March 2000 ORD 00-030

Updated August 2008 to include

amendments approved May 2004, ORD 04-152

June 2006 and May 2007

06-098

07-061

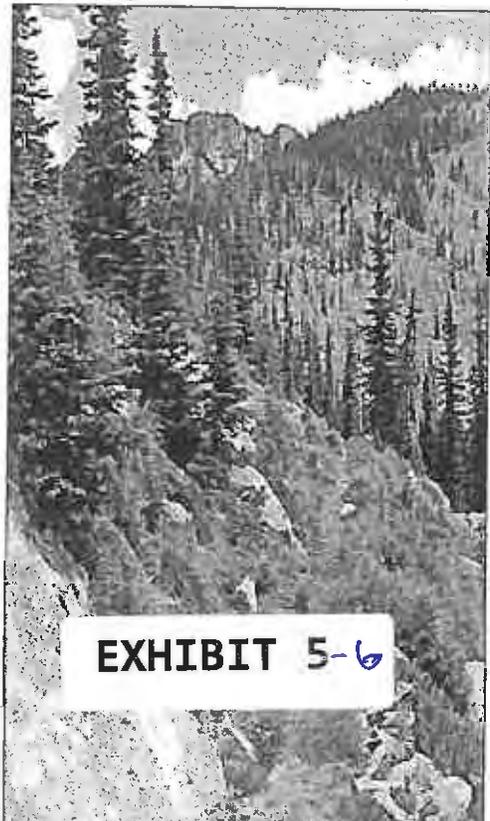


EXHIBIT 5-6

- 186 Fish Lake (Yentna area)
A multi-use winter trail that connects Skwentna to the area near Fish Creek and Lake Creek.
Shown on Maps 8 and 9. Noted in the 1984 MSB Trail Plan.
Recommendation: Conduct research to determine location and current use. Survey route and acquire public recreation trail easement if the need for one is established.
187. Shell Lake
A multi-use winter trail that connects Skwentna to the area near Shell Lake.
Shown on Map 8. Noted in the 1984 MSB Trail Plan.
Recommendation: Conduct research to determine location and current use. Survey route and acquire public recreation trail easement if the need for one is established.
188. Sorenson's Boulevard
A multi-use winter trail that runs between Skwentna and Donkey Creek Lake along sloughs up the Yentna River.
Shown on Maps 8 and 12. Noted in the 1984 MSB Trail Plan.
Recommendation: Conduct research to determine location and current use. Survey route and acquire public recreation trail easement if the need for one is established.
189. Whiskey Lake
A multi-use winter trail that connects Skwentna to the area near Whiskey Lake and Hewitt Lake.
Shown on Map 8. Noted in the 1984 MSB Trail Plan.
Recommendation: Conduct research to determine location and current use. Survey route and acquire public recreation trail easement if the need for one is established.
190. West Line
A multi-use winter trail. An un-maintained trail that runs east of the Skwentna River from Skwentna to the area near Finger Lake and Hayes River.
Shown on Map 8. Noted in the 1984 MSB Trail Plan.
Recommendation: Conduct research to determine location and current use. Survey route and acquire public recreation trail easement if the need for one is established.
191. Susitna Station
A multi-use winter trail that follows a seismic line clearing from Skwentna to the confluence of the Yentna and Susitna Rivers at Susitna Station.
Shown on Maps 6 and 8. Noted in the 1984 MSB Trail Plan.
Recommendation: Conduct research to determine location and current use. Survey route and acquire public recreation trail easement if the need for one is established.
192. Muddy Creek-Tatondan
Multi-use winter trail that crosses the frozen Matanuska River (near Muddy Creek) to Tatondan Lake. It has a RS2477 trail designation.

X

Shown on Map 3. Noted in the 1984 MSB Trail Plan.

Recommendation: Conduct research to determine location and current use. Survey route and acquire public recreation trail easement if the need for one is established.

193. Index Lake

Hiking trail north of the Glenn Highway to Index Lake, near Victory. It has a RS2477 trail designation.

Shown on Map 3. Noted in the 1984 MSB Trail Plan.

Recommendation: Conduct research to determine location and current use. Survey route and acquire public recreation trail easement if the need for one is established.

194. Tahnetta Pass

Multi-use trail that accommodates year round use with trailhead parking on the Glenn Highway. The trail provides access to the Squaw Creek Trail, just east of Gunsight Mountain. It has a RS2477 trail designation.

Shown on Map 3. Noted in the 1984 MSB Trail Plan.

Recommendation: Survey route and acquire public recreation trail easement if the need for one is established.

195. Shirley Lake

A multi-use winter trail just south of Willow Creek, it is part of a large system of winter trails accessed from Willow West Gateway Trailhead, or Willow Community Center.

Shown on Map 7. Included in the 2006 amendment to the 2000 MSB Trail Plan.

Recommendation: Survey route and acquire public recreation trail easement if the need for one is established.

196. Lake Louise-McLaren (proposed)

A proposed multi-use winter trail that would connect the existing winter trail system near Lake Louise to the Denali Highway at McLaren River.

Shown on Maps 4 and 13. Included in the 2007 amendment to the 2000 MSB Trail Plan.

Recommendation: Conduct research to establish if trail easement is needed and route is feasible.

197. Tolsona

A multi-use winter trail that is part of a large system of trails starting at Lake Louise. Groomed by volunteers from Lake Louise. It also connects to a system of winter trails to the east toward Glennallen. The trail has been surveyed and a request for a recreation trail easement submitted to Alaska DNR.

Shown on Map 4. Included in the 2007 amendment to the 2000 MSB Trail Plan.

Recommendation: Acquire public recreation trail easement.

We are now accepting payments online for case agreements and mining claims bills! To make a payment by credit card or from your bank account, click here.

Results - Case File Abstract

Summary

File: ADL 59265

Customer: 000163282 DNR DMLW SCRO EASEMENTS
 550 W 7TH AVE
 ANCHORAGE AK 99501

Case Type: 581 PUBLIC EASEMENT **DNR Unit:** 200 LAND MANAGEMENT

File Location: SCDOLD SCDO LAND SECTION

Case Status: 35 ISSUED **Status Date:** 01/30/1973

Total Acres: 0.000 **Date Initiated:** 12/05/1972

Office of Primary Responsibility: LSC LND-SOUTHCENTRAL REG

Last Transaction Date: 01/02/2003 **Case Subtype:** 8005 RIGHT OF WAY

Last Transaction: CDESTAND STATUS CODE STANDARDIZED

Land Records

Meridian: S **Township:** 020N **Range:** 008E **Section:** 27 **Section Acres:** 0
Meridian: S **Township:** 020N **Range:** 008E **Section:** 28 **Section Acres:** 0
Meridian: S **Township:** 020N **Range:** 008E **Section:** 33 **Section Acres:** 0

Case Actions

12-05-1972 APPLICATION RECEIVED		
ROW APLN. FOR 15.43 ACRES FOR A GRAVEL ROADWAY.		
01-30-1973 ISSUED		
STATUS 23	23	EASEMENT CREATED
FOR A PUBLIC ACCESS ROAD.		
02-14-1977 PARTIALLY CONVEYED/TRANSFERRED		
STATE PATENT NUMBER	3073	
TRANS. DATE IS EFF. DATE OF PARTIAL CONVEYANCE OF SE 1/4 SW 1/4 SEC. 27 TO MAT-SU BOROUGH PER PATENT NO. 3073. NOTIFICATION DATE 08-25-1982		
02-14-1977 LAND WITHIN SECTION (S) CHANGED		
OLD TOTAL AC	15.430000	
PARTIAL CONVEYANCE OF SE 1/4 SW 1/4 SEC. 27 TO MATANUSKA-SUSITNA BOROUGH. 15.43 ACRES LAST "KNOWN" ACRES. ACRES REMAINING UNKNOWN.		
10-09-1979 PARTIALLY CONVEYED/TRANSFERRED		
STATE PATENT NUMBER	4452	
TRANS. DATE IS EFF. DATE OF PARTIAL CONVEYANCE OF W1/2W1/2NW1/4NE1/4 SEC. 27 TO MAT-SU BOROUGH PER PAT #4452. NOTIFICATION DATE 08-23-1982.		
03-21-1980 PARTIALLY CONVEYED/TRANSFERRED		
STATE PATENT NUMBER	5279	
TRANSACTION DATE IS EFF. DATE OF PARTIAL CONVEYANCE OF NW 1/4 SW 1/4 SEC. 27 TO MAT-SU BOROUGH PER PAT. #5279. NOTIFICATION DATE 04-28-1982		
08-02-1986 CASEFILE CUSTOMER DOCUMENTED		
CUSTOMER NUMBER	000163282	DIV LAND & WATER MGM
UNIT CODE	200	LAND MANAGEMENT
RELATIONSHIP CODE	10	OWNER
THIS TRANSACTION WAS GENERATED BY THE CONVERSION TO THE NEW CUSTOMER SYSTEM TO DOCUMENT THE UNIT AND RELATIONSHIP CODES		
01-02-2003 STATUS CODE STANDARDIZED		
STATUS CODE	35	ISS/APPRV/ACTV AUTH
***** STATUS CODE STANDARDIZATION *****		
STATUS CODE CHANGED BY BATCH UPDATE		

Legal Description

A RIGHT-OF-WAY 100 FEET IN WIDTH AND 6722 FEET IN LENGTH LOCATED WITHIN SECTIONS 27, 28 & 33, TOWNSHIP 20 NORTH, RANGE 8 EAST, SEWARD MERIDIAN, CONTAINING APPROX. 15.43 ACRES
 ISSUED PERMIT DESCRIPTION 01-30-1973
 SECTION 27, 28, AND 33 OF TOWNSHIP 20 NORTH, RANGE 8 EAST, SEWARD MERIDIAN, RUNNING 6.722 FEET IN LENGTH AND/OR CONTAINING 15.43 ACRES, MORE OR LESS AND SHALL EXTEND A WIDTH OF 100 FEET.
 LANDS PARTIALLY CONVEYED TO MAT-SU BOROUGH 02-14-1977
 SE 1/4 SW 1/4 SECTION 27, T20N, R8E, S.M.
 LANDS PARTIALLY CONVEYED TO MAT-SU BOROUGH 10-09-1979
 W 1/2 W 1/2 NW 1/4 NE 1/4 SECTION 27, T20N, R8E, S.M.
 LANDS PARTIALLY CONVEYED TO MAT-SU BOROUGH 03-21-1980
 NW 1/4 SW 1/4 SECTION 27, T20N, R8E, S.M.

EXHIBIT 5-9

Alaska Mapper

Spherical Mercator WGS 84 - EPSG:3857



- Annotation - Polygon
- PLSS Sections
- Easements
- Easement
- Easement
- Federal Actions
- Federal Actions
- Federal Actions
- Land Disposal Available
- Land Disposal Available
- Land Disposal Available
- Land Disposal Available
- Land Disposal Conveyed
- Land Disposal Conveyed
- Land Disposal Conveyed
- Land Disposal Conveyed
- Land Disposal Other
- Land Disposal Other
- Land Disposal Other
- Mental Health Trust Land
- Municipal Entitlement
- RS2477
- Tentative Approval or Patent
- Tentative Approval or Patent
- School Trust Lands-St Tentative App or Patent
- Boroughs
- Survey Boundary
- Survey Boundary
- Survey Boundary
- Survey Boundary
- Township



GRAPHIC ILLUSTRATION ONLY.
SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
Date Created: Friday, January 8, 2016
Created By: jpublie

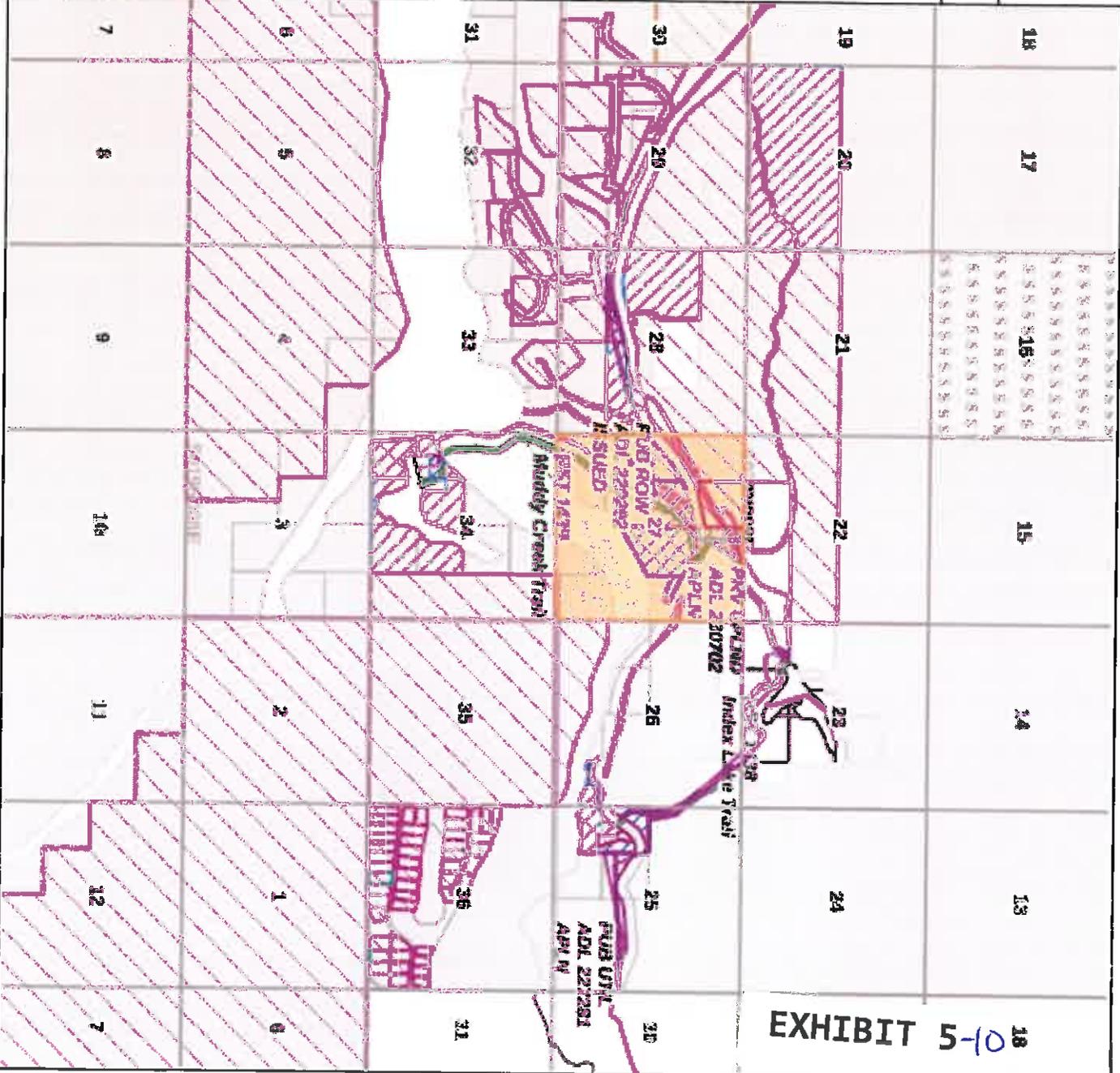


EXHIBIT 5-10 18

We are now accepting payments online for case agreements and mining claims bills! To make a payment by credit card or from your bank account, click here.

Results - Case File Abstract

Summary

File: RST 1439

Customer: 000029951 MUDDY CREEK TRAIL
 *
 NRO **
Case Type: 123 REVISED STATUTE 2477 **DNR Unit:** 200 LAND MANAGEMENT
File Location: NRO NRO LAND
Case Status: 94 COMPLETE **Status Date:** 05/18/1994
Total Acres: 23.520 **Date Initiated:** 04/07/1993
Office of Primary Responsibility: LSC LAND-SOUTHCNTRL REG
Last Transaction Date: 01/23/2006 **Case Subtype:** 1232 ADMIN REVIEW
Last Transaction: LOCRECVD FILE LOCATION UPDATE RECEIVED

Land Records

Meridian: S **Township:** 020N **Range:** 008E **Section:** 27 **Section Acres:** 12
 12 NOMINATED
Meridian: S **Township:** 020N **Range:** 008E **Section:** 33 **Section Acres:** 4
 4 NOMINATED
Meridian: S **Township:** 020N **Range:** 008E **Section:** 34 **Section Acres:** 8
 8 NOMINATED

Case Actions

04-07-1993 MULTIPLE CUSTOMERS FROM CASE INITIATION		
RELATION A	11	APPLICANT
CUSTOMER NUMBER A	000163281	
04-07-1993 RS 2477 NOMINATED		
DOT QUAD: 069-027		
04-29-1994 RESEARCH INITIATED		
05-18-1994 CASEFILE SUMMARY COMPLETED		
05-18-1994 COMPLETED		
STATUS 94:	94	COMPLETE

Legal Description

Casefile Summary

Muddy Creek Trail
 RST 1439

I. Trail Location

THE ROUTE RUNS SOUTHWARD FROM THE GLENN HIGHWAY AT WATCHTOWER (NEAR MILE 95) DOWN MUDDY CREEK AND ACROSS THE MATANUSKA RIVER TO TATONDAN LAKE. THE TRAIL IS LOCATED IN THE US GEOLOGICAL SURVEY (USGS) ANCHORAGE D-3 1:63,360 QUADRANGLE AND IS APPROXIMATELY 1.5 MILES LONG.

II. Historical Documentation

This route is shown in the 1973 Department of Transportation and Public Facilities Trail Inventory on map 69 (Anchorage 1:250,000 quadrangle) as trail 27. This route overlies a Public Easement (ADL 52374) granted to the SOA Department of Fish and Game. Historical documentation of use or construction includes:

Maps

1. 1948, minor revisions in 1975, the route is drawn on the topographic map listed in the Trail Location section above;
2. 1962, the route is drawn on the USGS 1:250,000 Anchorage topographic map.

III. Surface estate owners, as shown on Bureau of Land Management and Alaska Division of Land records, are listed as follows:

1. State of Alaska;
2. Homestead Entry, Patent 1125945.

Surface estate interests, as shown on Bureau of Land Management and Alaska Division of Land records, are listed as follows:
 Matanuska-Susitna Borough.

IV. Acceptance of Grant

The earliest reservation along the subject route was 10/1/53, Homestead Entry, patent 1125945. The grant of the RS 2477 right-of-way for the Muddy Creek trail was accepted by construction and use, subject to valid, existing rights, when the land was not reserved for public purposes.

EXHIBIT 5-11



pull out 72 the limit to Paul with Peter

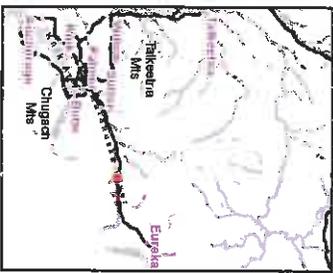
**Matanuska - Susitna Borough
Land and Resource
Management Division**



Muddy Creek Trail

- MSB TRAILS
- R3 2477 TRAILS
- ADL EASEMENTS
- MSB LAND MGMT
- GENOWN
- BOROUGH
- CITY
- COOPERATIVE
- FEDERAL
- MENTAL HEALTH
- NA
- NATIVE CORP
- PRIVATE
- PUBLIC UNIVERSITY
- STATE
- NO DATA - LIKELY STATE
- TAXID MISMATCH

EXHIBIT 5-2



DATE: August, 2016
SOURCE: MSB GIS, MSB TRAIL, AISCOT
Map Date: 8/1/2016
Location: MSB
Map Scale: 1:1000

January 23rd, 2016

To:

State of Alaska, DNR, Division of Mining, Land & Water, Land Sales & Contract Administration Section

We would like to comment on a proposed land offering in the Matanuska-Susitna Borough; the "Monument Creek Remote Recreational Cabin Sites Project Area – ADL 229343".

We oppose this proposal to offer up to 30 authorizations to stake parcels within the Monument Creek, Gravel Creek, and Bench Lake areas. After having attended a hearing at the Matanuska-Susitna borough where we gave public comment in opposition to this proposal, our views have not changed, and can be applied equally to this modified proposal. We were relieved to see the original proposal shelved, and are very disappointed to see it resurfacing again to limit public use of these lands and threaten public safety. There are many safety issues in crossing the Matanuska River to access these areas. There are many access issues which have not been appropriately addressed, and that will impact existing landowners in the form of trespass and property degradation. Existing easements for access are not adequate to meet the needs of the new land offerings without creating conflict with existing landowners.

The current proposal includes lands along the Gravel Creek floodplain that, if transferred to private ownership, would inhibit public access up Gravel Creek, and allow for development in areas at risk to disastrous erosion. This proposal would also limit public access to areas along the south bank of the Matanuska River such as but not limited to Monument Creek and other lands in that vicinity.

Lands within the Sections on the East end of this offering conflict with public land use by current residents and users of Bench Lake. Access via float plane on Bench Lake will conflict with current users and landowners. Public land adjacent to Bench Lake is very limited in extent, is most likely classified wetland, and as such would not accommodate additional access for new offerings. Currently, there are limited areas where the public can access Bench Lake.

We support the Glacier View Community Council Resolution #10.23.2014 in full. In part, it states:

The Glacier View Community Council recommends immediate termination of the land disposal process and reclassification of the subject lands as "forestry, wildlife and recreation" lands to be retained by the State for all public benefit. We recognize that when these lands were first classified as suitable for settlement the only maps available were of limited scale and did not show some of the limiting factors of which we are now aware. In addition, residents of the area now have decades of experience with such issues as ground water availability and quality, surface water and erosion hazards, costs of developing access, etc. Therefore, we recommend immediate land use reclassification be before any land disposal offerings are made.

Public lands, and access to them, are what make Glacier View so special to everyone who lives, plays and subsists in the area. Please do not restrict the public's use of these lands by approving this staking area.

Connie Hubbard & Bill Queitzsch

EXHIBIT 6-1

Angela Stephi

From: info@novalaska.com
Sent: Tuesday, January 05, 2016 5:34 PM
To: Angela Stephi
Subject: RE: Monument Creek Public Meeting held 12/21 - Glacier View

Angela,

We searched everywhere for the notebook. It was incomplete, but I contacted a few of my guides and we came to the general agreement that there are 3 to 5 incidents that we respond to per year in that river segment. It encompasses private recreational boaters to hunters usually. I'm willing to testify to this if necessary. NOVA has been involved for 30 years in helping with the Mat Su rescue groups training, and we are frequently asked to check on situations in our area before their deployment. However, there are many scary incidents that do not involve local authorities and end up coming to our attention. If everyone is accounted for and safe afterwards, we let it go as a good lesson. We've seen some crazy events particularly with motorized craft, power boats, air boats, track vehicles, ATV's and trucks. This area in question would only encourage more risky behavior in a very unforgiving location of the Matanuska River.

Let me know if you need anything. I sure wish I could have found that notebook however old the data was. Jim can call me anytime at 355-3065.

Sincerely,

Chuck Spaulding

From
Jim Sykes
rcv01/7/16

EXHIBIT 6-2

Peggy Horton

From: Joseph Davis <josephdavisak@mac.com>
Sent: Friday, February 12, 2016 10:51 AM
To: Lauren F Rouen; Young, Kathryn R (DNR)
Cc: Martin Rinke; Dan Lee; Fred & Randi Hirschmann; Tim Escher; Helga Larson; Chuck & Brolene Gerwig; Peggy Horton
Subject: from Joseph Davis

Feb. 12th, 2016

Hi Lauren,

Good news. We have all agreed, Tuesday, February 23rd at 1:30 P.M. would work for our schedules to meet with DNR at your office in the Atwood Building. We are a united group on the concern of the Monument Creek land disposal trouble. And, to sell the Tri-Creek land instead. I look forward to seeing you then with our group.

Also, again I formally ask for a 90 day extension to the public input period. I understand the very reasonable letter you sent, and it is almost all correct. But, as the Borough land preferences have a priority in any DNR decisions, and as they have delayed their meeting twice now, we need time for them to meet (March 3rd) and more importantly, time to digest their comments on this specific Monument Creek land disposal issue. Then we can in turn, potentially augment or modify or add to existing input to the state DNR on this same issue. Then it would be double-reinforced with the borough decision - which we believe will be against the selling of the Monument Creek land and putting it into multi-use land status in perpetuity.

I understand that the state is not formally bound by borough law, but has a strong bias in finds of fact in law obligation. So it is in all our best interests to delay a full 90 days.

Your office may not have the level of approval, nor may the office of Ms Young, to approve the full 90 days. I am certainly quite happy to assist you in strengthening your position in granting us the full 90 days by asking the Commissioner, as well as the Borough Mayor, to accede to this request.

You have been most gracious and ever prompt in your replies to our community requests so I look forward to hearing from you soon.

Many thanks, and see you on the 23rd.

Joseph
250-5561 c/t

Joseph Davis
Glacier View Community Council President
josephdavisak@mac.com

Peggy Horton

From: Joseph Davis <josephdavisak@mac.com>
Sent: Thursday, January 14, 2016 4:53 PM
To: Amy Bohmbach
Cc: Peggy Horton
Subject: Re: Second January Council Meeting (Monument Creek)

Yes. Please advertise!

Many thanks Amy! We have only one subject, the possible second resolution on Monument Creek land sales. I say possible as it is a vote, and it would say pretty much the same thing: don't sell the land. ▪ ▪ The DNR deadline is Feb. 5th so we can't wait for a later February meeting. And people are hot to get this nailed down. Thanks for your noticing.

Joseph

Joseph Davis
Glacier View Community Council President
josephdavisak@mac.com



On Jan 14, 2016, at 4:16 PM, Amy Bohmbach <Amy.Bohmbach@matsugov.us> wrote:

Is the meeting that is taking place on the 28th is that a community council meeting? If so I need to know so I can get it advertised.

Thank You,

Amy Bohmbach

Clerks Department
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645
(907) 861-8445

From: Glacier View Community Council [<mailto:josephdavisak=mac.com@mail219.atl171.mcdlv.net>] **On Behalf Of** Glacier View Community Council
Sent: Thursday, January 14, 2016 4:13 PM

To: Amy Bohmbach
Subject: Second January Council Meeting

<image001.jpg>

GVCC Newsletter

January 14, 2016

Hi, Today we have the official notice of a special Glacier View Community Council Meeting this January 28th, 6:00 PM at the Glacier View School. This official meeting will be to address the Monument Creek second resolution. If there is a written second resolution it may come to the floor for a vote. The first one was written and approved in 2014 asking DNR to keep Monument Creek open and not sell the land. All are welcome to attend this meeting. The reason there is a second meeting this month is that the closing period for public input to DNR on the Monument Creek land is February 5th. The Borough has continuing discussions about Monument Creek but that has no effect on our ability to submit either the current resolution and new cover letter, or, if approved, a new resolution and cover letter. So, February 28th, 6:00 PM at the Glacier View we will discuss this and possibly it will come to vote. A quorum of 10 is needed to pass any resolution. 14 days is the needed time for any council meeting with a vote.

Also, as there were volunteers to write a potential resolution concerning the Monument Creek land disposal, I am calling a committee meeting to write a resolution that can then be submitted to the council on January 28th. This committee meeting is scheduled for January 21st, 6:00 PM at the Glacier View School. If you volunteered to be on the committee or are interested in being on the committee and writing a potential resolution, you are welcome to come.

Thank you for your work on this issue. Last month we met with Rep. Jim Colver and DNR. At that meeting we discussed many reasons this land does not work and that we would be happy to assist DNR in finding much better land to open up. Our existing and still valid resolution states that we want the land to remain open for lots of reasons, and that we would assist in finding new land with DNR. We want a win/win ending here. If there is no second resolution saying we want the land to remain open for lots of reasons, and that we

would assist in finding new land with DNR, then I draft a new cover letter. I will compile the new comments from both that meeting and the very recent community council meeting led by vice president Wendy Taylor in that letter, thus updating the stand that our current resolution clearly states. So, either way, we will be sending DNR the message: keep it open, we will help you find other land. I welcome emails with your concerns and items to insert into the new cover letter that will go with the current resolution or a potential new resolution. We will get this! I have spoken with DNR today directly and they are taking a long time to look at this issue and are most interested in our decision already. Thank you, Joseph Davis

Neighborhood Ads

<image002.jpg>

<image003.jpg>

<image003.jpg>

<image003.jpg>

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Hi. You have asked to be on the GVCC mailing list. Let me know if you want to get off the list. Cheers!

Joseph

Our mailing address is:

Glacier View Community Council

35090 W Pinochle Ln

Palmer, Ak 99645

[Add us to your address book](#)

Previous History:

In 1997 the legislature passed into state law, 11.AAC 67.810 and directed the State of Alaska, Division of Natural Resources, to establish a program allowing individuals to stake a parcel of state land for a cabin site in a designated remote area the applicant, or staker, could eventually purchase. DNR created AS 38.05.600 Remote Recreational Cabin Sites as a result of the legislation and required local municipal review for platting of the parcels.

In 2013, State DNR brought a similar proposal to the Platting Board, which was denied. State DNR have changed their proposal in the following ways to address the findings of the Platting Board:

- The staking area was decreased from 5,940 acres to 5,180 acres.
- The staking area was pushed back 300' from the Matanuska River addressing the concern about the setbacks and buffers for the Matanuska River.
- The staking area was pushed back 200' from Gravel Creek.
- The staking area was pushed back 100' from the existing logging road to prohibit the staking of parcels over that logging road.
- Portions visible from the highway have been removed from the staking area which addresses the concern that the Glenn Highway Scenic Byway would be affected.
- The advertised access will be fly-in only addressing the concern regarding access across the Matanuska River.

MSB 43.20.055(C) DNR remote recreational projects. The purpose of this subsection is to specify the legal and physical access requirements for parcels created under the Alaska Department of Natural Resources (DNR) Remote Recreational Land Disposal Program(s) and only these standards shall apply. This program typically consists of large staking areas of state land where selected entrants stake their own parcel within the staking area which is subsequently surveyed and conveyed to the entrants by the state.

(1) *Preliminary plat approval.* The DNR shall submit a preliminary plat application to the platting officer for review and approval by the platting board containing the following:

- (a) boundary of the proposed staking area;
- (b) proposed external winter and/or summer access, vehicle parking, and staging areas to the staking area;
- (c) the maximum number of proposed parcels; and
- (d) identify a proposed main trail or means of access through the staking area from the access point or points;
 - (i) if a trail is the main access within the staking area it shall be within a 60-foot-wide right-of-way.

(2) *Final plat submittal and approval.*

- (a) The final plat for this section shall conform with provisions of MSB 43.15.051.
- (b) The final location of the main trail or access through the staking area may be adjusted by the petitioner from the location shown on the preliminary plat.

(c) Add a plat note: 1) the borough is not responsible for maintenance or upgrades of any access improvements to parcels created under this provision.

Location:

This property is located south of mile post 91-98 of the Glenn Highway and on the south side of the Matanuska River (**Exhibit B & C**). The Monument Creek project area encompasses approximately 5,180 gross acres within the Palmer Recording District. The state has identified the boundary of the proposed staking area as required under MSB 43.20.055(C)(1)(a) on the project area map.

Request:

The request is to create up to thirty Remote Recreational Cabin Sites (RRCS) to be known as Monument Creek RRCS containing 5,180 acres more or less. The state has identified the maximum number of proposed parcels as required by MSB 43.20.055(C)(1)(c). Each proposed tract will exceed 10 acres therefore a soils report is not required per MSB 43.20.281(A)(1)(i)(i).

Access:

Advertised access will be by fly-in only, additional legal access to, within and through the project area is via travel across unreserved State owned land, along section line easements, or other easements reserved in conveyance to third parties. The State of Alaska provided an access statement (**Exhibit D**). Within the statement it was explained the gravel bars of the Matanuska River and Gravel Creek and Bench Lake is the primary fly-in lake that would serve as access to the staking area. Tracts A, B and C, Bench Lake Subdivision, ASLS 80-147, remain in State ownership. Applicants can access the staking area from these State owned tracts or via platted rights-of-way within the Bench Lake Subdivision. Staff notes the state has identified the means of access through the staking area from the access point or points as required by MSB 43.20.055(C)(1)(b) &(d). Staff also notes the summer and winter access may be challenging. Staff notes there are over 750 feet of Bench Lake shoreline along Tract A and over 1650 feet of shoreline along Tract B.

Topography:

The State of Alaska, Cliff Baker, gave an overview of the topography (**Exhibit E**). Mr. Baker stated the staking area is divided into 2 separate areas located on both sides of Gravel Creek. The western portion has several drainages, including Monument Creek, running north to Matanuska River. Most of the area is extremely steep; however there appears to be several elevated benches of less than 20% slopes with adequate area available for recreational cabins and development. The eastern portion has on primary drainage system that runs into Tatondon Lake. There is a large gently sloping area within Sections 35, Township 20 North and Range 8 East that is accessible from west end of Bench Lake. Mr. Baker also stated both portions of the Monument Creek Recreation Cabin Site staking project provides enough contiguous area for 10-20 acre parcels that will support remote wastewater disposal systems. He is not aware of any structures within the proposed staking area.

Glacier View Comprehensive Plan:

Staff reviewed the Glacier View Comprehensive Plan 2008 update (**Exhibit F**) and found no prohibition against the creation of remote recreational parcels. Within the comprehensive plan the Cascade Area was identified as being between Purinton Creek and Hicks Creek. The comprehensive plan states on June 30, 2000, the Glenn Highway was designated as a State Scenic Byway, and on June 13, 2003, it was designated as a National Scenic Byway. The area covered by the designation begins at Mile 0 in Anchorage, and ends at Mile 137.5, at the eastern border of the Matanuska Susitna Borough, which includes the entire portion of the highway within Glacier View. Within the Glacier View Comprehensive Plan under land ownership where it addresses the State owned land it recommends: *There has been some expression of interest for more State lands to be offered for sale-particularly remote lands (Exhibit F-4)*. The plan also states: *It is imperative that the community council be informed in a timely manner by public land managers so as to be involved in decisions regarding use of public land in the area*. Staff notes a request for comments was sent to the Glacier View Community Council on December 2, 2015 and the Platting Division has not received any comments.

Comments:

MSB Community Development commented no borough owned land is affected by the proposed subdivision; however, in the past the borough has had to deal with undedicated, unauthorized parking and staging areas on borough land for these type of state subdivisions (**Exhibit G**). DNR needs to provide truck/trailer parking and staging areas safely along the roadways for those who plan to “boat” in; otherwise, stake holders are left to figure out this out on their own which often times is in an unsafe, non-designated area. Provision should be required to address and identify overland access.

MSB Environmental Planner commented that the state needs to allocate or develop parking areas for people to access these properties from lands along the Glenn Highway. Landowners accessing by boats may be leaving vehicles along highway stretches that are extremely narrow with little to no shoulders. Even though the Glenn Highway in this area is planned for future improvements, these are not likely to happen for 5-10 years (**Exhibit H**).

Staff notes the State DNR responded to the comments concerning access (**Exhibit I**). They stated that “Members of the community have repeatedly expressed concern that using the Matanuska River as access to the project area is potentially dangerous. As such, we will advertise access to the project area as fly-in only, either to Bench Lake or to the gravel bars of the Matanuska River or Gravel Creek. If individuals choose to access the area by crossing the Matanuska River, there are several places along the highway in this area that are suitable for parking. Just past MP 94 there is a gravel pad off the highway but within the DOT right-of-way that is available for parking. In addition, just before MP 95 there is a smaller pull-off within the DOT right-of-way. From either right-of-way, access is available across general state land to ADL 59265, a developed access easement which provides access to the Matanuska River. Staff notes this response addresses vehicle parking and staging areas pursuant to MSB 43.20.055(C)(1)(b).

MSB Development Services commented the property is located within the Glacier View Special Land Use District; all development must comply with MSB 17.19. Staff found this proposed platting action is consistent with MSB 17.19 as the code does not prohibit the creation of the DNR remote recreational projects (**Exhibit J**). Development Services also stated the property is not in a mapped Special Flood Hazard Area.

MSB O&M has no issues with the proposed plat (**Exhibit K**).

MTA has no objections/comments (**Exhibit L**).

Warren and Nancy Dobson, owners of Block 3, Lot 9, Bench Lake ASLS 80-147, object to the granting of this request (**Exhibit M**). Access across the River does not provide routine practical and feasible route to the acreage in question. River crossing is treacherous and topography coming off the river bottom to access the acreage on the bench is quite steep and does not lend itself to reasonable access. Their primary concern is trespass for existing Bench Lake landowners. Access will most likely be from Bench Lake by plane. This will result in the public accessing the proposed subdivision land via trespass or the existing Bench Lake owners' property. We have already had trespassers use our dock and cross our property for accessing other properties in the existing Bench Lake subdivision lots that are not directly on the lake. They also help themselves to our outhouse. The assumption in the proposal is that people will use access across unreserved state land. That does not happen because the area is densely vegetated along the lakeshore and the easiest access is across our and other existing landowners property. The development is ill advised in our opinion and we encourage the Matanuska-Susitna Borough Platting board to deny the DNR staking request.

CONCLUSION for PRELIMINARY PLAT:

The plat of Monument Creek Remote Recreational Cabin Site Staking Area, located within Sections 1-6, 11 & 12, Township 19 North, Range 8 East and Sections 6 & 7, Township 19 North, Range 9 East and Sections 33 & 35, Township 20 North, Range 8 East, Seward Meridian, Alaska is consistent with AS 29.40.070 Platting Regulations; and MSB 43.20.055(C).

There are no borough department or outside agency objections to the plat.

The state has identified the boundary of the proposed staking area as required under MSB 43.20.055(C)(1)(a) on the project area map.

The state has identified the maximum number of proposed parcels as required by MSB 43.20.055(C)(1)(c). The maximum number will be thirty.

The state has identified the proposed main trail or means of access through the staking area from the access point or points as required by MSB 43.20.055(C)(1)(b) &(d) within the Access Statement and response to comments concerning vehicle staging areas. The advertised access will be fly-in only.

Staff received one objection from the public, siting treacherous access and trespass issues.

RECOMMENDATIONS

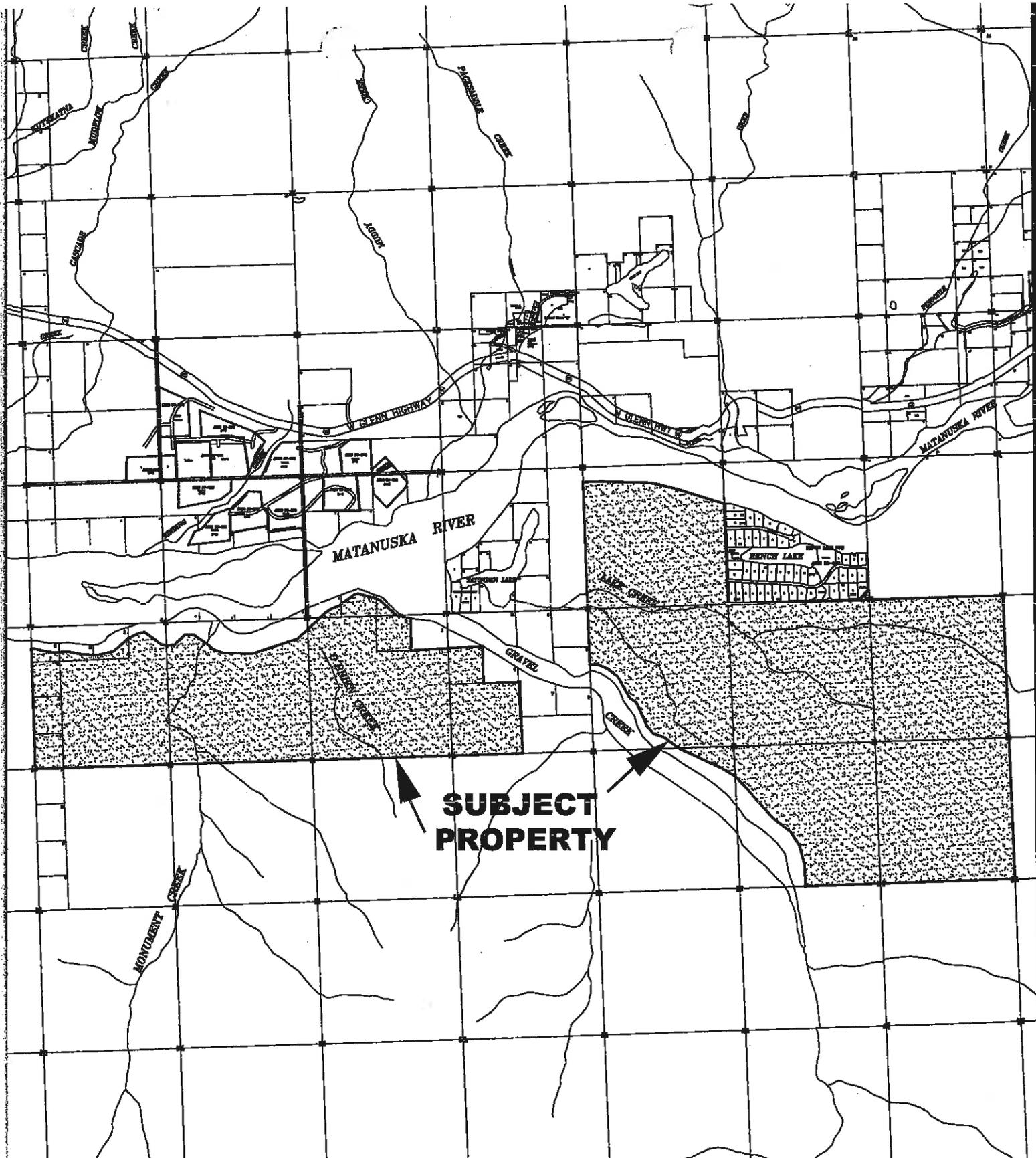
Recommended Motion: “I move to grant preliminary approval for Monument Creek Remote Recreational Cabin Site Staking Area, located within Sections 1-6, 11 & 12, Township 19 North, Range 8 East and Sections 6 & 7, Township 19 North, Range 9 East and Section 33 & 35, Township 20 North, Range 8 East, Seward Meridian, Alaska contingent upon staff’s recommendations and findings.”

1. Pay postage and advertising fees.
2. Provide updated Certificate to Plat executed within 90 days prior to recording.
3. Provide beneficiary affidavits from holders of legal and equitable interest.
4. Individual lease holders 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.
5. Provide as-built surveys of any new structures built on proposed lots. Any new structures are to comply with MSB 17.55, *Setbacks*.
6. Add plat note to final plat per MSB 43.20.055(C)(2)(c), “The borough is not responsible for maintenance or upgrades of any access improvements to parcels created under this provision.”
7. Submit final plat in full compliance with Title 43.

FINDINGS

1. The plat of Monument Creek Remote Recreational Cabin Site Staking Area, located within Sections 1-6, 11 & 12, Township 19 North, Range 8 East and Sections 6 & 7, Township 19 North, Range 9 East and Sections 33 & 35, Township 20 North, Range 8 East, Seward Meridian, Alaska is consistent with AS 29.40.070 Platting Regulations; and MSB 43.20.055(C).
2. There were no objections to the plat from any borough departments, outside agencies, or utility companies.
3. Each proposed tract will exceed 10 acres and the advertised access will be by floatplane ~~or boat~~, section line easements, and other easements reserved in conveyance to third parties.

4. One comment was received from the public with concerns about access from the river, trespass issues, and access from Bench Lake.
5. Access will be by fly-in, additional legal access to, within and through the project area is via travel across unreserved State owned land, along section line easements, or other easements reserved in conveyance to third parties.
6. The State of Alaska Department of Natural Resources will offer up to thirty Remote Recreational Cabin Sites (RRCS) within the Monument Creek RRCS. The state has identified the maximum number of proposed parcels as required by MSB 43.20.055(C)(1)(c).
7. The minimum proposed parcel size is 10 acres and the maximum parcel size is 20 acres as stated on the staking boundary map.
8. Parcels over 400,000 sq ft (9.183 acres) are exempt from the useable area requirements of MSB 43.20.281.
9. The surveyor is not aware of any structures within the proposed staking area. New structures built within proposed tracts are to comply with MSB 17.55, *Setbacks*.
10. This platting action is consistent with MSB 17.19, *Glacier View Comprehensive Plan*, as the code does not prohibit the creation of the RRCS.
11. The state has identified the boundary of the proposed staking area as required under MSB 43.20.055(C)(1)(a) on the project area map.
12. The state has identified the proposed main trail or means of access through the staking area from the access point or points as required by MSB 43.20.055(C)(1)(b) & (d) within the Access Statement and the response to comments concerning vehicle staging areas.
13. Summer and winter access will be challenging. The Borough is always concerned with access to remote property and encourages the issue to continue to be addressed.
14. The Glacier View Comprehensive Plan under Land Ownership where it addresses the State owned land, it recommends: *There has been some expression of interest for more State lands to be offered for sale-particularly remote lands.*
15. The Bench Lake Subdivision plat calls out "Tract A" as "Homeowners" and Tract B as "State Land". Staff notes that both tracts are currently under State ownership and available for use as access to the staking area from Bench Lake.



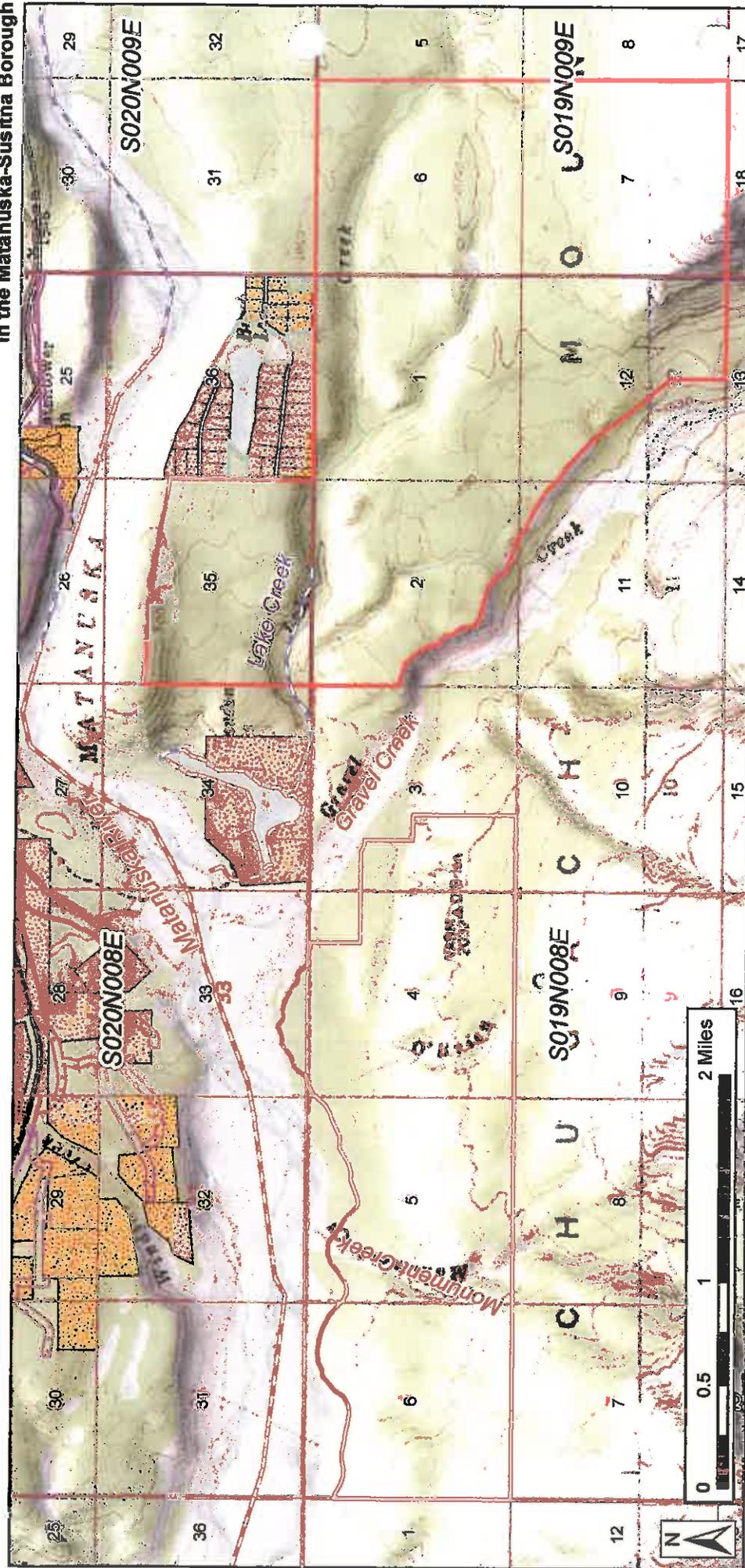
**SUBJECT
PROPERTY**

VICINITY MAP
 FOR PROPOSED MONUMENT CREEK RRCS
 LOCATED WITHIN
 SECTIONS 1-6, 11 & 12, T19N, R8E,
 SECTIONS 6 & 7, T19N, R9E,
 SECTIONS 33 & 35, T20N, R8E,
 SEWARD MERIDIAN, ALASKA
 ANTHRACITE RIDGE 08, 09 & 10 MAPS
 MATANUSKA GLACIER 12 MAP

EXHIBIT A

Monument Creek RRCS Staking Area ADL 229343

Attachment I: Vicinity for a Proposed Land Offering in the Matanuska-Susitna Borough



This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.

LFR 11/23/2015

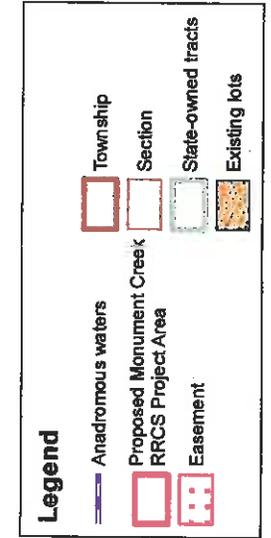
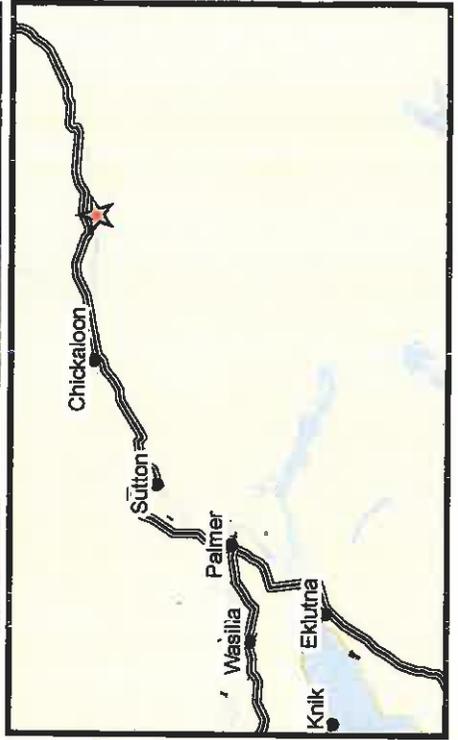


EXHIBIT B

USGS QUAD 1:63,360
Anchorage C-3 and D-3
Seward Meridian,
Township 19 North, Range 8 East;
Township 20 South, Range 9 East;
Township 20 North, Range 8 East.

For more information contact:
Lauren Rouen
Department of Natural Resources
Division of Mining, Land, and Water
Land Sales & Contract Administration Section
Phone 907.269.8861
Fax 907.269.8916
Email landsales@alaska.gov

Minimum parcel size: 10 acres
Maximum parcel size: 20 acres
Staking authorizations: 30



Monument Creek RRCS Staking Area ADL 229343



Attachment I: Vicinity Map for a Proposed Land Offering in the Matanuska-Susitna Borough



This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.

LFR 11/23/2015

Legend

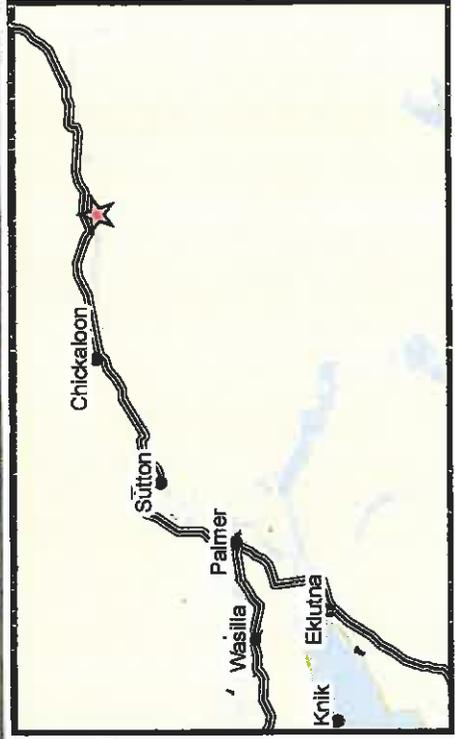
- Anadromous waters
- Township
- Section
- Proposed Monument Creek RRCS Project Area
- Easement
- State-owned tracts
- Existing lots

EXHIBIT C-1

USGS QUAD 1-63,360
Anchorage C-3 and D-3
Seward Meridian,
Township 19 North, Range 8 East;
Township 19 South, Range 9 East;
Township 20 North, Range 8 East.

For more information contact:
Lauren Rouen
Department of Natural Resources
Division of Mining, Land, and Water
Land Sales & Contract Administration Section
Phone 907.269.8851
Fax 907.269.8916
Email landsales@alaska.gov

Minimum parcel size: 10 acres
Maximum parcel size: 20 acres
Staking authorizations: 30



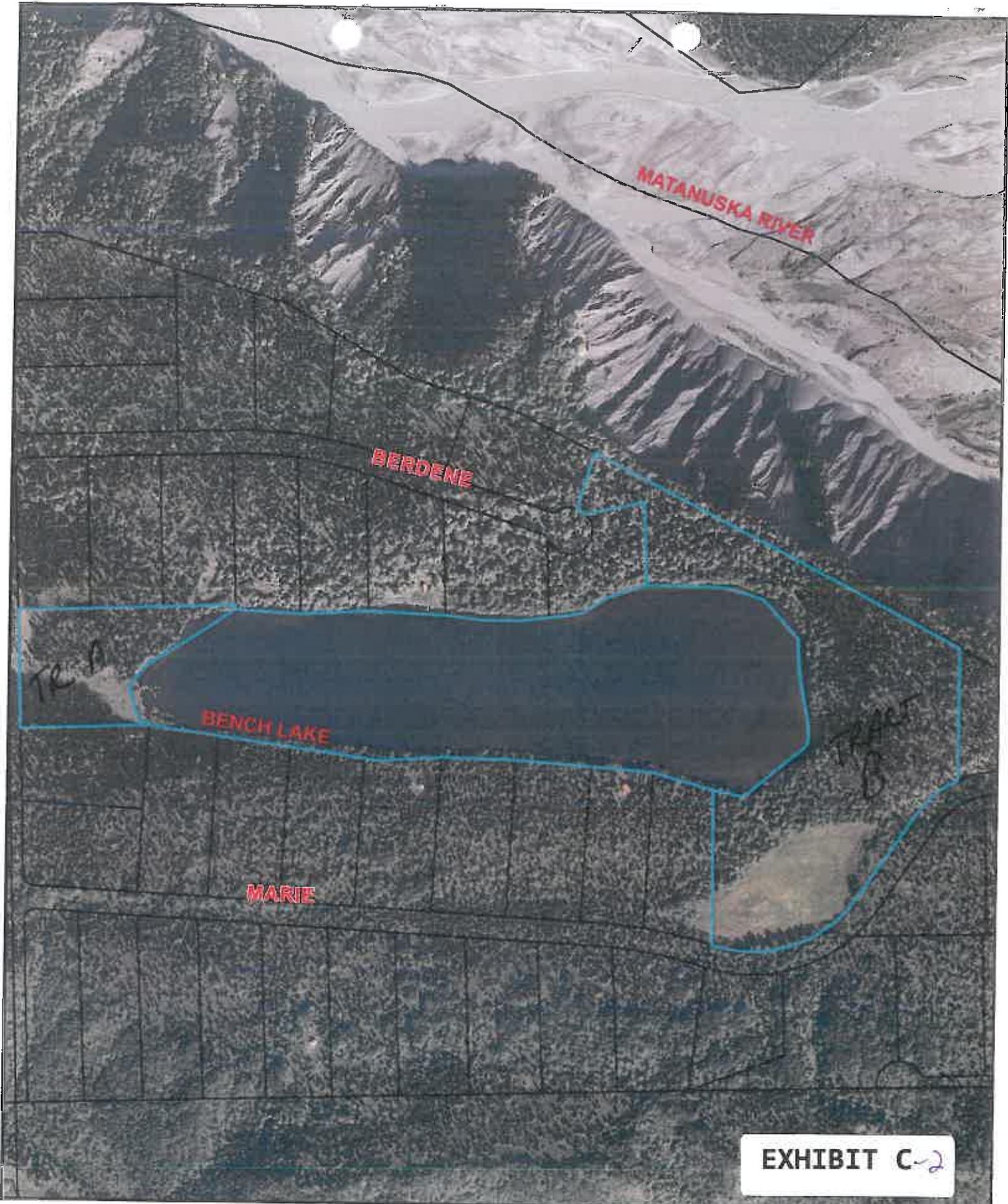


EXHIBIT C-2



Matanuska Susitna Borough
Platting Division
Date: 12/29/2015

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-951-7601.



Monument Creek

Remote Recreational Cabin Sites Staking Area

ADL 229343

Access Statement

Access to the Monument Creek RRCS Staking area is by fly-in ~~or by boat~~ only. Access is available by fly-in to the gravel bars of the Matanuska River and Gravel Creek; and Bench Lake provides float plane access to the staking area. Tracts A, B, and C, Bench Lake Subdivision (ASLS 80-147), remain in State ownership. Tract A is located at the westernmost end of Bench Lake, while Tract B is located at the easternmost end of Bench Lake. Both tracts can be used as staging areas for the proposed Monument Creek staking area. Applicants can access the staking areas either directly from the retained tracts, or via platted rights-of-way within the Bench Lake Subdivision. Additional legal access to, within, and through the project area is via travel across unreserved State-owned land, along section line easements, or other easements reserved in conveyances to third parties. Access across unreserved State-owned land without a permit, along with pertinent restrictions, is governed by *11 AAC 96 Provisions for General Land Use Activity*.

Although many trails legally cross rivers and creeks near the project area, there is no guarantee, and there should be no assumption that these waterbodies are traversable. Stakers will be discouraged from using the Matanuska River as access to the project area. Conditions may make these trails impassable at any time of the year. Personal safety should be the first priority when researching access to the project area. If additional practical access is located, information will be included in the staking packets at the time of offering. Also in the staking packet, applicants will be advised to research the ownership of *any* access they intend to use to avoid trespass on privately owned land.

Cyfl Ben

LS 5152
27 NOV 15

EXHIBIT D

Monument Creek Remote Recreation Cabin Site
ADL 229343
Topographic Narrative

This project is located within Sections 1-6, 11, & 12 T19N, R8E; Sections 6-7, T19N, R9E; Sections 33 & 35, T20N, R8E, Seward Meridian, south of the Matanuska River. The staking area is divided into 2 separate areas located on both sides of Gravel Creek. (Please find attached imagery with 20 ft. contours obtained from the Borough's Lidar library)

The western portion has several drainages, including Monument Creek, running north to Matanuska River. Most of the area is extremely steep; however there appears to be several elevated benches of less than 20% slopes with adequate area available for recreational cabins and development. The imagery with contour overlay also shows a fairly moderate sloped bench immediately adjacent to Matanuska River within Sections 4 & 5 that is between 1/4-1/2 mile wide.

The eastern portion has one primary drainage system that runs westerly into Tatondan Lake. ~~The boundary of this area includes approximately 1.2 miles of Matanuska River frontage, however the frontage is extremely steep and will not likely be enough area for developable 10 ac. parcels or access to the upper elevations.~~ There is a large gently sloping area within Section 35, T20N, and R8E that is accessible from the west end of Bench Lake.

The attached imagery indicates substantial portions of Sections 1, 2, 11 & 12, T19N, R8E and Section 6 & 7, T19N, R9E have gentle to moderate slopes available for 10-20 ac. staking parcels. These areas can be accessed from Gravel Creek or Bench Lake.

Both portions of the Monument Creek Recreation Cabin Site staking project provide enough contiguous area for 10 – 20 ac. parcels that will support remote wastewater disposal systems. I am not aware of any structures within the proposed staking area.

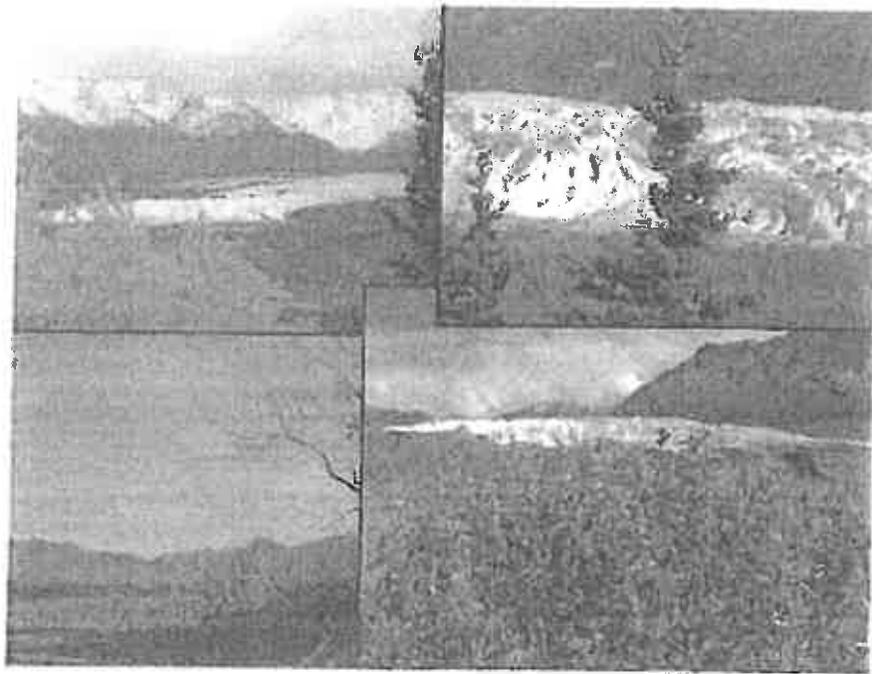
Cliff Baker, PS
LS 5152



Cliff Baker
27 Nov 15

EXHIBIT E

Glacier View Comprehensive Plan 2008 Update



**Matanuska-Susitna Borough
Department of Planning and Land Use**

EXHIBIT F-1

LAND OWNERSHIP

Public Lands

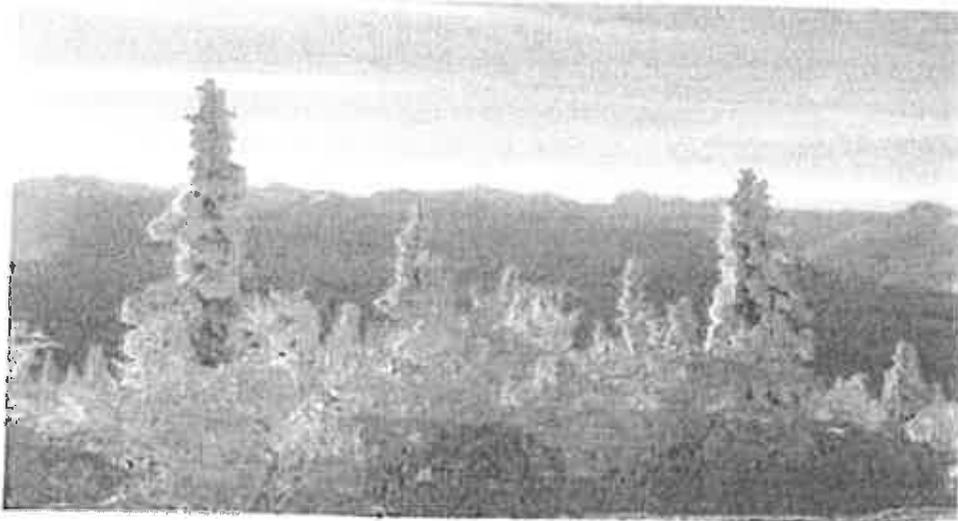
Federal Lands

Federal lands are managed by the Bureau of Land Management (BLM). The BLM follows a multiple use management philosophy. Recently, the BLM prepared a Proposed Resource Management Plan (RMP) and Final Environmental Impact Statement (EIS) to provide direction for managing public lands within the Glennallen Field Office boundaries and to analyze the environmental effects that would result from implementing the alternatives presented in the Proposed RMP/Final EIS. Federal lands in the Glacier View area are within the Glennallen District.

State Lands

By far the majority of land in the planning area is owned, tentatively approved for ownership, or has been selected by the State of Alaska. The State's lands are managed by the Alaska Department of Natural Resources (DNR) under guidelines set forth in Alaska State Statutes and administrative procedures found in the Alaska Administrative Code.

The State develops plans for its lands at three levels: Statewide, planning "area", and within management units. Each level establishes guidelines for the next more local level of plan; and plans become more specific from the State plan level to management plan level. Area plans define subregions, management units and subunits; management plans develop detailed plans for management units and subunits.



The Glacier View planning area lies totally within the Susitna Area for which a plan was completed by DNR and the Borough in June 1985. The Borough participated on the planning team and offered its land for consideration for management recommendations within the same process. The State utilizes a form of multiple use management including recognition and management of agricultural, fish and wildlife habitat, forestry, recreation, settlement, subsurface resources and materials, and transportation values.

The Susitna Area Plan contains areawide policies for land management that apply within all management units, as well as primary and secondary land use designations and land management policies for each management unit and subunit.

The management intent of the Glenn Highway Subregion of the Susitna Area Plan with respect to coal and other subsurface resources is significant to future economic development in the area and consistent with the community's goal to base its local economy on natural resources. The Plan states that, "All public land in this subregion is open to exploration and development of oil and gas. All land is open to mineral location except for planned settlement areas, the Jim-Swan Lakes area and several small developed public recreation sites and the land surrounding several sheep mineral licks. These latter areas are open under leasehold location." As to forestry, "Lands are retained in several areas for commercial and personal use timber harvests. Personal use wood lots are located at intervals along the highway in locations with reasonable access." Portions of state land within the vicinity of most of the private land in the community are reserved for personal use timber harvest.

Recommendation:

1. There has been some expression of interest for more State lands to be offered for sale - particularly remote lands.

Borough Land

The Borough owns only a small amount of land within the area, and - except for the Glacier View School site - all of this is in the extreme western portion of the area. Until the Borough develops its own land management plan, Borough lands are managed under the Susitna Area Plan in this area. The Borough conducts land disposals in accordance with the procedures contained in MSB Title 23. As noted above, resource values on Borough lands were inventoried during the Susitna Area planning process and some recommendations for Borough lands were made. Generally, resource values identified for State lands would be the same for Borough lands within the same management unit.

Summary Recommendation for all Public Lands

Maintenance of the rural, rustic character of the area and protection of the natural environment and its scenic values are very important to the community. These values are incorporated in the overall goal statement and land use goals for this Plan. However, another, perhaps overriding, goal of the community includes the preservation of the current relative freedom from regulations. Therefore, the community is willing to trust current residents and private land owners to preserve environmental and rustic rural values on the relatively small amount of land that is currently in private ownership. Since the majority of land in the area is publicly-owned, the community is very concerned that decisions of public land managers - be they federal, state or Borough - might lead to activities that could significantly and negatively impact the natural environment and the rural rustic character of the area. Such activities might include strip mining, careless timber clear-cutting, "improvements" to the Glenn Highway that are inappropriate for the area or allowing other developments on public land that are incompatible with the area and/or hazardous to local inhabitants.

Therefore, it is imperative that the community council be informed in a timely manner by public land managers so as to be involved in decisions regarding use of public land in the area.

Private Lands

Generally

The community generally agrees that there is ample land in private ownership in the planning area to accommodate any foreseeable residential growth.

Generally, the community feels that under current conditions and given the relatively small amount of land in private ownership in the area, there is currently little threat to the environment and to the rural character of the area from private owners. However, as evidenced by the recent request from Sheep Mountain residents, a growing concern to retain the qualities that community members value by establishing general districts, certain residents may choose to implement measures to protect those qualities. This could only occur as a result of a request and general consensus by affected residents and property owners, and would go through a significant public preparation, review and approval process.



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 3, 2015
TO: Paul Hulbert, Platting Officer
FROM: Land & Resource Management *PH*
SUBJECT: Preliminary Plat Comments / Case #2015-191

RECEIVED

DEC 03 2015

PLATTING

PH

Platting Tech: Peggy Horton
Public Hearing: January 7, 2016
Applicant / Petitioner: SOA, DNRt
TRS: 19N08E01-06 & 11-12 and 19N09E06-07 and 20N08E22 & 35
Tax ID: N/A
Subd: Monument Creek RRCS
Tax Map: AR 08.09.10 & MG 12

Comments:

- No borough-owned land is directly affected by the proposed remote rec staking area; however, in the past the borough has had to deal with undedicated, unauthorized parking and staging areas on borough land for these type of state subdivisions.
- DNR needs to provide truck/trailer parking and staging areas safely along the roadways for those who plan to "boat" in; otherwise, stake holders are left to figure out this out on their own which often times is in an unsafe, non-designated area.
- Provision should be required to address and identify overland access.

EXHIBIT G

Peggy Horton

From: Frankie Barker
Sent: Thursday, December 03, 2015 3:30 PM
To: Platting; Eric A Moore (DNR) (eric.moore@alaska.gov); George C Horton (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; dave.schade@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Richard Boothby; Elizabeth Weiant; Eric Phillips; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil); 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; Permit Center; Andy Dean; John Aschenbrenner; Jim Sykes (jimsykesdistrict1@gmail.com); brian.young@usps.gov; rickb@alaska.com
Cc: jay@valleymarket.com; Kevin Sorensen - Glacier Ridge Properties (ksoren@mtaonline.net); stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); winforhim@aol.com
Subject: RE: Request for Comments for Monument Creek RRCS Case #2015-191 Tech: PH

The State needs to allocate or develop parking areas for people to access these properties from lands along the Glenn Highway. Landowners accessing by boats may be leaving vehicles along highway stretches that are extremely narrow with little to no shoulders. Even though the Glenn Highway in this area is planned for future improvements, these are not likely to happen for 5-10 years.

Frankie Barker

Environmental Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer, AK 99645
907- 861-8439
frankie.barker@matsugov.us

From: Peggy Horton **On Behalf Of** Platting
Sent: Thursday, December 03, 2015 8:29 AM
To: Eric A Moore (DNR) (eric.moore@alaska.gov); George C Horton (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; dave.schade@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Richard Boothby; Elizabeth Weiant; Eric Phillips; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil); 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; John Aschenbrenner; Jim Sykes (jimsykesdistrict1@gmail.com); brian.young@usps.gov; rickb@alaska.com
Cc: Platting; jay@valleymarket.com; Kevin Sorensen - Glacier Ridge Properties (ksoren@mtaonline.net); stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); winforhim@aol.com
Subject: Request for Comments for Monument Creek RRCS Case #2015-191 Tech: PH

Good Morning,

Attached is a request for preliminary approval of a Remote Recreational Cabin Site Staking Area in the Glacier View area.

Please review and provide any comments by December 28, 2015. Let me know if you have any questions.

Peggy Horton

From: Rouen, Lauren F (DNR) <lauren.rouen@alaska.gov>
Sent: Thursday, December 24, 2015 12:34 PM
To: Peggy Horton
Subject: RE: Comments from MSB Land Management for Monument Creek RRCS

Peggy,

DNR staff appreciate the Land & Resource Management Division's concerns regarding parking and staging areas for the project area. Members of the community have repeatedly expressed concern that using the Matanuska River as access to the project area is potentially dangerous. As such, we will advertise access to the project area as fly-in only, either to Bench Lake or to the gravel bars of the Matanuska River or Gravel Creek. If individuals choose to access the area by crossing the Matanuska River, there are several places along the highway in this area that are suitable for parking. Just past MP 94 there is a gravel pad off the highway but within the DOT right-of-way that is available for parking. In addition, just before MP 95 there is a smaller pull-off within the DOT right-of-way. From either right-of-way, access is available across general state land to ADL 59265, a developed access easement which provides access to the Matanuska River.

Thank you,
Lauren

Lauren Rouen
Natural Resource Specialist III
Land Sales and Contract Administration Section
DNR Division of Mining, Land & Water
550 W. 7th Avenue, Suite 640
Anchorage, AK 99501
(907) 269-8851
Fax: (907) 269-8916
lauren.rouen@alaska.gov

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>]
Sent: Friday, December 04, 2015 2:23 PM
To: Rouen, Lauren F (DNR)
Subject: Comments from MSB Land Management for Monument Creek RRCS

See attached. Let me know how you want to address these comments.

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)

Peggy Horton

From: Susan Lee
Sent: Thursday, December 03, 2015 9:10 AM
To: Platting
Subject: RE: Request for Comments for Monument Creek RRCS Case #2015-191 Tech: PH

Located in the Glacier View Special Land Use District; all development must comply with MSB Chapter 17.19.

Susan

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

From: Peggy Horton **On Behalf Of** Platting
Sent: Thursday, December 03, 2015 8:29 AM
To: Eric A Moore (DNR) (eric.moore@alaska.gov); George C Horton (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; dave.schade@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Richard Boothby; Elizabeth Weiant; Eric Phillips; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil); 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; John Aschenbrenner; Jim Sykes (jimsykesdistrict1@gmail.com); brian.young@usps.gov; rickb@alaska.com
Cc: Platting; jay@valleymarket.com; Kevin Sorensen - Glacier Ridge Properties (ksoren@mtaonline.net); stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); winforhim@aol.com
Subject: Request for Comments for Monument Creek RRCS Case #2015-191 Tech: PH

Good Morning,

Attached is a request for preliminary approval of a Remote Recreational Cabin Site Staking Area in the Glacier View area.

Please review and provide any comments by December 28, 2015. Let me know if you have any questions.

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

DEC 04 2015

Received

Comments Due: December 28, 2015

December 2, 2015

RECEIVED

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services	DEC 18 2015
AK Dept. of Transportation – Palmer	Open Cases Y or N	SpUD Y or N
AK Dept. of Transportation – Avia		Glacier View
AK DNR, Division of Mining/Land	FIRM # _____ Zone _____	PLATTING
AK DNR, Public Access Defense	Comments: <u>Not mapped</u>	
AK DNR, Division of Agriculture		
AK DF&G, Habitat Mgmt. & Per	Date: <u>12/18/15</u> By: <u>[Signature]</u>	
AK DF&G, Division of Sport Fish		
AK Railroad, Engineering Departm		
Corp of Engineers		
U.S. Postmaster		
City of:		
Community Council: Glacier Vi		
Fire Service Area:		
Road Service Area:	Assembly District #1	
MSB – Borough Attorney		

Title:	Monument Creek Remote Recreational Cabin Sites
Location:	Sec 1-6, 11 & 12, T19N, R8E & Sec 6 & 7, T19N, R9E & Sec 33 & 35, T20N, R8E, S.M, AK
Petitioner:	State of Alaska, Dept. of Natural Resources
Address:	550 W. 7 th Ave, Ste 640, Anchorage AK 99501

The request is to obtain preliminary approval for the state to offer up to 30 Remote Recreational Cabin Sites (RRCS) for staking, the area to be known as Monument Creek RRCS, containing 5,180 acres more or less. Each staking area will be between 10-20 acres and access will be by fly-in or boat only. Additional legal access to, within, and through the project area is via travel across unreserved state owned land, along section line easements, or other easements reserved in conveyance to third parties.

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 **December 28, 2015** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **January 7, 2016**.

Kindest Regards,

[Signature]
Peggy Horton
Platting Technician
peggy.horton@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Peggy Horton

From: Will Barickman
Sent: Thursday, December 03, 2015 3:06 PM
To: Peggy Horton
Cc: Jim Jenson; Terry Dolan
Subject: RE: Request for Comments for Monument Creek RRCS Case #2015-191 Tech: PH

No issue with O&M

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

From: Jim Jenson
Sent: Thursday, December 03, 2015 8:32 AM
To: Will Barickman
Cc: Terry Dolan
Subject: FW: Request for Comments for Monument Creek RRCS Case #2015-191 Tech: PH

RSA 26

From: Peggy Horton **On Behalf Of** Platting
Sent: Thursday, December 03, 2015 8:29 AM
To: Eric A Moore (DNR) (eric.moore@alaska.gov); George C Horton (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; dave.schade@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Richard Boothby; Elizabeth Weiant; Eric Phillips; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil); 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; John Aschenbrenner; Jim Sykes (jimsykesdistrict1@gmail.com); brian.young@usps.gov; rickb@alaska.com
Cc: Platting; jay@valleymarket.com; Kevin Sorensen - Glacier Ridge Properties (ksoren@mtaonline.net); stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); winforhim@aol.com
Subject: Request for Comments for Monument Creek RRCS Case #2015-191 Tech: PH

Good Morning,

Attached is a request for preliminary approval of a Remote Recreational Cabin Site Staking Area in the Glacier View area.

Please review and provide any comments by December 28, 2015. Let me know if you have any questions.

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax

Peggy Horton

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Friday, December 11, 2015 8:35 AM
To: Platting
Subject: RE: Request for Comments for Monument Creek RRCS Case #2015-191 Tech: PH

Peggy,

MTA has no objections / comments.

Becky Glenn

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] **On Behalf Of** Platting
Sent: Thursday, December 03, 2015 8:29 AM
To: Eric A Moore (DNR) (eric.moore@alaska.gov) <eric.moore@alaska.gov>; George C Horton (DNR) (george.horton@alaska.gov) <george.horton@alaska.gov>; james.walker2@alaska.gov; dave.schade@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil) <shane.m.mccoy@usace.army.mil>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jim Sykes (jimsykesdistrict1@gmail.com) <jimsykesdistrict1@gmail.com>; brian.young@usps.gov; rickb@alaska.com
Cc: Platting <Platting@matsugov.us>; jay@valleymarket.com; Kevin Sorensen - Glacier Ridge Properties (ksoren@mtaonline.net) <ksoren@mtaonline.net>; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com) <marty@valleymarket.com>; winforhim@aol.com
Subject: Request for Comments for Monument Creek RRCS Case #2015-191 Tech: PH

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.

Good Morning,

Attached is a request for preliminary approval of a Remote Recreational Cabin Site Staking Area in the Glacier View area.

Please review and provide any comments by December 28, 2015. Let me know if you have any questions.

Peggy Horton

From: Warren Dobson <dobsonw@mac.com>
Sent: Monday, December 28, 2015 8:50 AM
To: Platting
Subject: Platting Board Comment for DNR Monument Creek RRCS

Matanuska-Susitna Borough Platting Board:

Attached is our comment regarding the proposed Monument Creek Remote Recreational Cabin Sites scheduled for public hearing on January 7, 2016. We will not be able to attend the public meeting. Please accept our comments in the attached letter.

Thank you,

Warren and Nancy Dobson
Bench Lake Subdivision property owners

EXHIBIT M - }

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

December 28, 2015

Re: Monument Creek Remote Recreational Cabin Sites

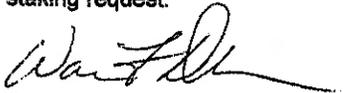
To Whom It May Concern:

As a landowner in the Bench Lake Subdivision, we have received notice of the Alaska Department of Natural Resources (DNR) request to create thirty remote recreational cabin sites known as the Monument Creek RRCS. By this letter, we once again voice our opposition to the granting of the subject DNR request.

The access across the Matanuska River does not provide routine practical and feasible route to the acreage in question. The river crossing is treacherous during the majority of the year for access to the proposed development area. Furthermore, the topography coming off the river bottom to access the acreage on the bench is quite steep and does not lend itself to reasonable access.

Our primary concern is the high likelihood of trespass for existing Bench Lake landowners. Due to the difficulty and hazards in either crossing the river or gaining access up the steep bluff, access will most likely be from Bench Lake by floatplane or ski-plane. This will result in the public accessing the proposed subdivision land via trespass of the existing Bench Lake owners' property. We have already had trespassers use our dock and cross our property for accessing other properties in the existing Bench Lake subdivision lots that are not directly on the lake. They also help themselves to our outhouse. The assumption in the proposal is that people will use access across unreserved state land. That does not happen because the area is densely vegetated along the lakeshore and the easiest access is across our and other existing landowners property.

The development of the proposed property is ill advised in our opinion and we encourage the Matanuska-Susitna Borough Platting Board to deny the DNR staking request.


Warren F. and Nancy B. Dobson
1940 S Broadway
Grand Junction, CO 81507



Landowners, Block 3, Lot 9
Bench Lake Subdivision

Susanne Rieder
P.O. Box 624
Seward, AK99664

Objection
RECEIVED
DEC 30 2015
PLATTING

Matanuska-Susitna Borough, platting@matsugov.us
Platting Division, Attention: Monument Creek RRCS Proposal
350 E. Dahlia
Palmer, AK99645

December 30, 2015

Re: Public Comment on Monument Creek Remote Recreational Cabin Sites Staking Area

To Whom It May Concern:

As resident of the Bench Lake Subdivision, I am strongly against the proposed Monument Creek Remote Recreational Cabin Sites Staking Area.

This is at least the fourth time this matter has arisen, and as before, we are writing letters. This in itself is frustrating, as previously mentioned issues have not been solved, addressed, or changed. There are better uses of my time.

The following items have not been sufficiently addressed:

1. The suggested area is in the Matanuska-Susitna Borough, which had a huge population increase over the last decade. **This area is not remote.** It is frequented often and used by many local residents.

2. Access to proposed site areas:

o **Bench Lake is surrounded by private property.** The only public access across state land is on the east side (Tract "B"). The other areas shown as access from the lake (Tracts "A", "C", "D" and "E") are not public. These areas belong to the homeowners of Bench Lake, as listed on plat ASLS 80-147.

o The eastern shore of Bench Lake, which is state land, is very shallow and rocky. It is not good for aircraft parking. Pilots will not like to leave their planes miles away from their staking sites and in the actual landing/takeoff path.

o Bench Lake is a small lake. There is not enough room for additional parking of aircrafts. There are currently just a few landowners with docks in place, but if all the property owners in the existing Bench Lake Subdivision claim right to a dock on the lake's end, it would not be possible.

o Transfer from the lake would be by ATVs. There is no existing trail. The "roads" on the current maps do not exist as such and are not passable by motorized vehicle.

o Trespassing on existing lots is very likely and, as the project is not welcomed in the area, I am sure, people in search of areas ready to be staked will not be welcome either.

**ITEM #4D 1/7/2016
MONUMENT CREEK RRCS
PAGES 1 OF 2
HANDOUT #2**

3. Proposed Lot Size:

All the private lots on Bench Lake are around 5 acres. The suggested size of the staked lots is 10 – 20 acres. These lots, originally owned by 30 parties, will be subdivided. If they will be divided into lots similar to Bench Lake's current lots (5 acres), **we will have at least 120 parties**. The area is not able to support the impact of the increased traffic.

4. Water Supply:

- o The area surrounding Bench Lake has **no access to water**. The creeks, listed on maps, are very steep and dangerous to climb into, and it is definitely not possible to haul water up the ravines.

- o There is not enough precipitation for rain catchments.

- o The only accessible water source in the proposed eastern area is Bench Lake. As noted above, the only public access is on the eastern side of the lake, which will be at least a mile from any staked land. It is very hard to keep a cabin supplied with water from this distance, with no means of transportation.

When we moved to Bench Lake over 20 years ago, we were the only residents. We were aware that there are other lots around the lake privately owned. Things have changed; a few more cabins have been built. But, there is no way that we could have anticipated another 20 properties being staked in the nearby area, which is state land, used by locals for recreating, berry picking, hunting and hiking. We do not need more privately owned land in the area, as this would eventually make us into trespassers. Besides, there is plenty of local property for sale on the real estate market.

The proposal from the state to open the Monument Creek RRCS area for staking is not welcome by the Glacier View Community. So, I cannot imagine how the State would go forward with a proposal when the local population is against it.

Again, I am strongly opposed to the proposal and would like the entity in charge of repeatedly re-introducing this idea to abandon the project for good.

Susanne Rieder

Bench Lake Subdivision Property Owner

29540 W Berdene Lane

Block 2, Lots 1-4

Block 3, Lots 1&4

Peggy Horton

From: eugen@mobydickhostel.com
Sent: Wednesday, December 30, 2015 4:00 PM
To: Platting
Subject: Monument Creek RRCS Objection
Importance: High

objection
RECEIVED
DEC 30 2015
PLATTING

Please confirm when you receive this email, and that it will be included in the Platting Board packet. - Thank you!

Monument Creek RRCS Objection

To whom it may concern:

I, Eugen Beutler, a resident of the Bench Lake Subdivision, am against the proposed creation of the planned remote recreational cabin sites.

I am quite puzzled as to why I have to comment on the same project for the fourth time, when before this has been abandoned for good reasons. I have the impression that this project is being pushed until people get tired opposing it. The concerns are still the same and have not been addressed.

The access issue has not been resolved. The Matanuska River creates a big and dangerous barrier to reach the planned lots. Please check out the recent history of accidents on the Matanuska River.

Parking on the highway side is not adequate. Future residents will encroach on private property for secure parking, i.e. at Nova River Rafting Company. Steep bluffs on the opposite side will also prohibit access to the lots.

Float plane access via Bench Lake or Tatondan Lake is not feasible due to lack of suitable mooring space. Furthermore, there is no public access or floatplane parking at the west end of Bench Lake, where the new lots would be created (Home owner property only).

There are already around 50 lots near Bench Lake, which is a small lake by any standards, and it cannot bear the impact of more people, ATVs and floatplanes.

The area as a whole cannot sustain any more inhabitants, which is apparent if one looks at the subdivisions of Bench Lake and Tatondan Lake, separated by not even one mile. Drinking water would become a major concern for the residents of the two lakes, due to more impact, especially from floatplanes.

The area proposed by the state as remote recreational cabin sites is not "remote", since this whole area has been used by local residents from the Glacier View Community for a long time for various activities.

Please consider my concerns.

Sincerely,

Eugen Beutler, Bench Lake

ITEM #4D 1/7/2016
MONUMENT CREEK RRCS
PAGES 1 OF 2
HANDOUT #3

P.O. Box 624, Seward, AK 99664

objection
RECEIVED

DEC 31 2015

12/30/15

PLATTING

To whom it may concern,

Thank-you for the opportunity to let us comment again in response to notification of public hearing re: the Monument Cr. RRCS project.

My name is Melanie Glatt & my husband (Mark) & I own a parcel w/a cabin, located on the E. end of Tatondan Lake. Our property and cabin are located immediately W and downhill of the Eastern Monument Cr. prospect, and east of the western Monument Cr. prospect. You might say our property is in the middle of the 2 subject parcels for the Monument Creek RRCS.

My husband & I are opposed to the project in entirety for a number of reasons:

#1) Safety- The Matanuska River is very dangerous year round. We have both accidentally gone swimming in the river a few times over the years and we know we both would have drowned, if we hadn't worn the proper gear and had experience w/this river. We have been going out to Tatondan Lake since 1993. Our cabin is such that we have a pretty good view looking downriver. We have watched many people try to cross the river w/out life-jackets & improper clothing & I assume little boating experience given their actions. Many people have also attempted to cross while intoxicated. A recipe for disaster. Just this last summer we were involved in a rescue of 3 people whom almost drowned. One ended up in the hospital and the other 2 although ok, if there hadn't people around to help, they all could have drowned.

#2) Air Traffic- We have witnessed a significant increase in the amount of air traffic up & down the Matanuska river. Unfortunately, this includes people doing fly-by's looking in our cabin windows (wheeled airplanes). Also, during the summer of 2013, we witnessed a mid-air, near miss, between 2 aircraft over the W. end of Tatondan lake. We also have migratory waterfowl that spend the summer on the lake and there has been an increase of touch & go landings by float planes on the lake which stresses these animals. This is a really small & shallow lake sometimes filled with log debris, which isn't well-suited for floatplanes. Our point being, that with the Monument Cr. western parcel, we would see even more of an impact from air traffic. Since

ITEM #4D 1/7/2016
MONUMENT CREEK RRCS
PAGES 1 TO 7
HANDOUT #4

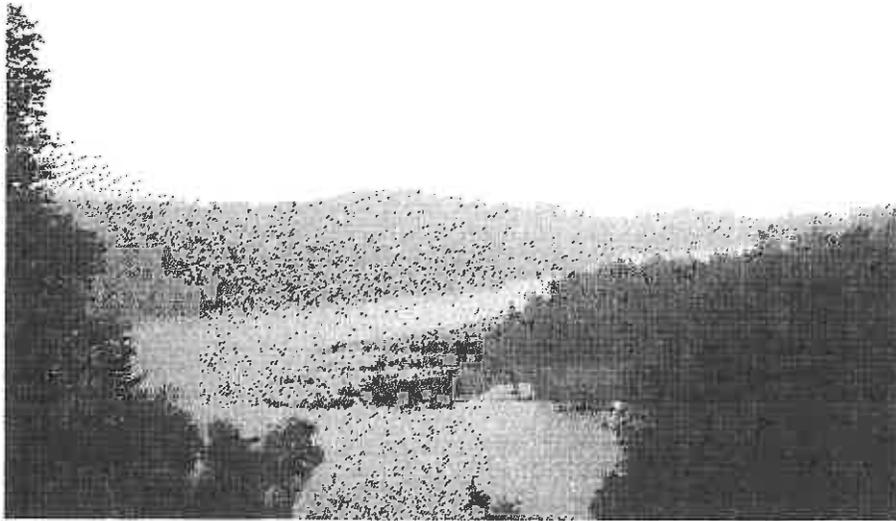
Page 2

most people will not be able to afford to fly in anyway this brings us back to point #1 above regarding drowning.

#3) Historically there have been large fires in this entire valley. The SOA is only using recent fire data and disregard the potential based on history & beetle kill. The soils on our property reflect a shallow layer of charred tree bits. During high fire danger, should there be an airplane crash or careless use of fire, combined w/dead standing spruce + the usual wind, it could be catastrophic to all of us out there w/cabins. Given that this area is somewhat remote, fighting fires on that side of the river (S) would be difficult @ best. The state recently said that we would have no help over there and there rebuttal was "just use defensible space". That doesn't really help with large fast moving fires as was witnessed this past summer in Willow and there were roads. Air quality should also be considered due to airborne silt from river & smoke from the west & east valleys. See below photos of smoke & silt.

Clear day looking across T. Lake MLG Summer 2013



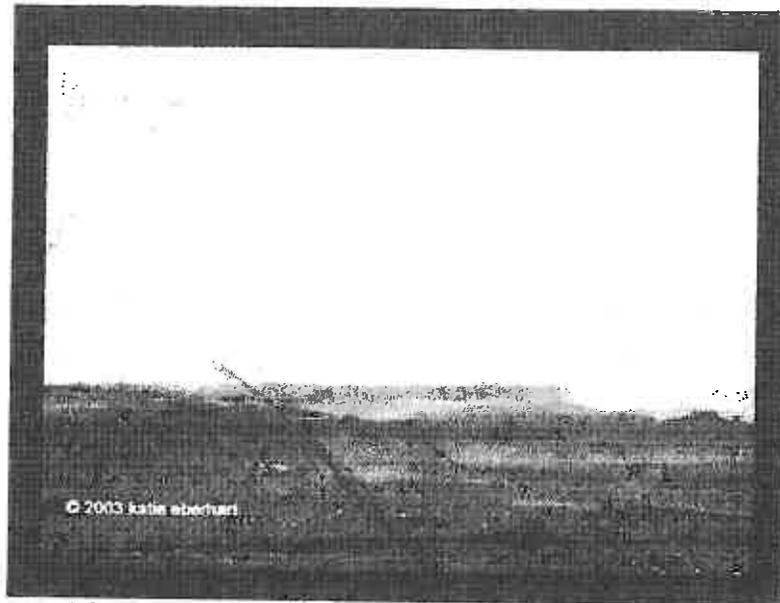


Smoke from Chitina fire looking across T. Lake MLG Summer 2013



Loess in the Wind, Matanuska Valley, Alaska. Winds moving across the outwash of the Matanuska River valley entrain the silt fraction to produce loess. Photo by Warren Huff.

Silt cloud from wind is often a problem from Matanuska river and can severely limit visibility.



Pic from online "silt photos along Matanuska River"

#4) I am a Geologist and want to address soils, landslides, erosion & fault lines in the overall area.

a) We have always encountered permafrost at very shallow depths (as little as 6" below grade) which makes it difficult to put in a traditional foundation (creating heaving) & digging holes for outhouses. Installing a conventional approved wastewater system, is nearly impossible due to permafrost, perc. rates, lack of available clean septic rock & tight soils (hardpan) at depth (+/- 4') from grade and lastly inability to pump holding or septic tanks. So, outhouses or compost toilets are recommended. We use filtered surface water as our potable water. We would appreciate your additional attention regarding the drainage system (Lake Creek) that flows into Tatondan Lake originating in the eastern parcel of the Monument Creek project. We are aware of 100' setbacks from surface waters for wastewater systems or outhouses and would hope that those would be strictly enforced to protect

Page 5

our watershed, being Tatondan Lake. Do you have the manpower to check on people's wastewater systems in this area (Eastern Mon. Cr. project) to protect us?

b) There has been, and is obvious degradation all along the Glenn Hwy., from Sutton to Long lake & further. Frankly, the roadbed is crumbling both underneath but primarily from material immediately upslope of the highway., ie material sloughs onto the roadbed surface. In January 2013, there was a massive landslide that occurred above the western parcel of the Monument Creek project. (See attached photo below) & refer to the attached fault map also below. The map indicates a fault line immediately within the 1/2013 slide area. The amount of material that sloughed was enormous. The debris came down into, or just above, sec's 4 + 5, within the western Monument Creek project area. Additionally the whole ridge above is now compromised further. This could have a huge impact, both in terms of building and safety. The eastern parcel may experience landslides as well, as I assume the strata is similar. Our point is, the entire area both south & north of the Glenn Hwy is unstable. Additionally, some years ago (8-10) there was a large landslide just above the "Victory" area and locals tell us this has been common.

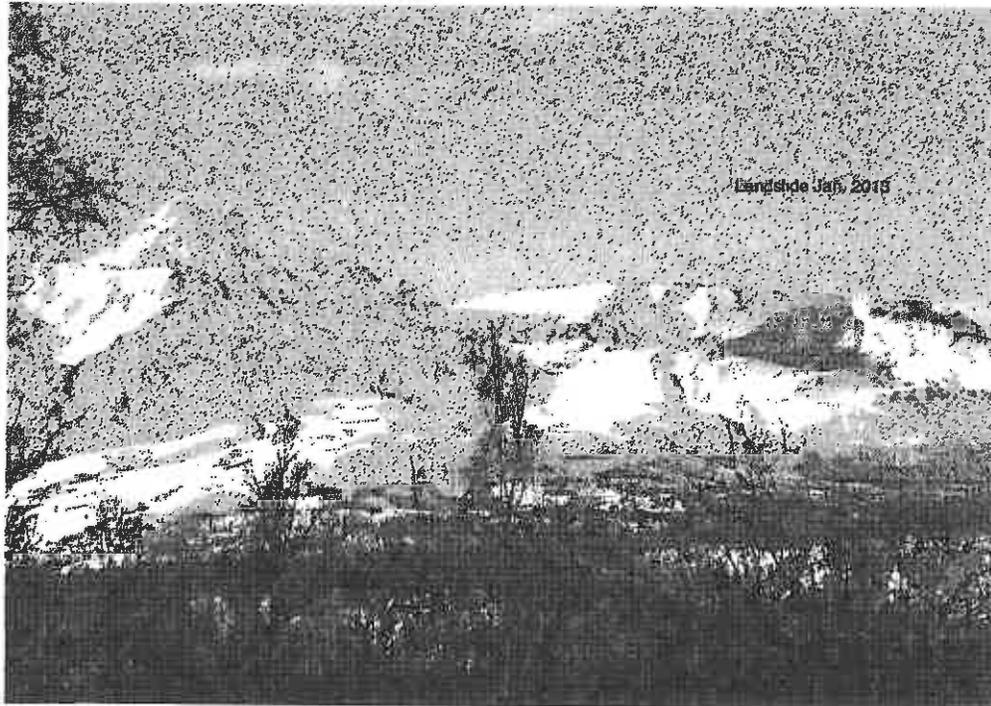
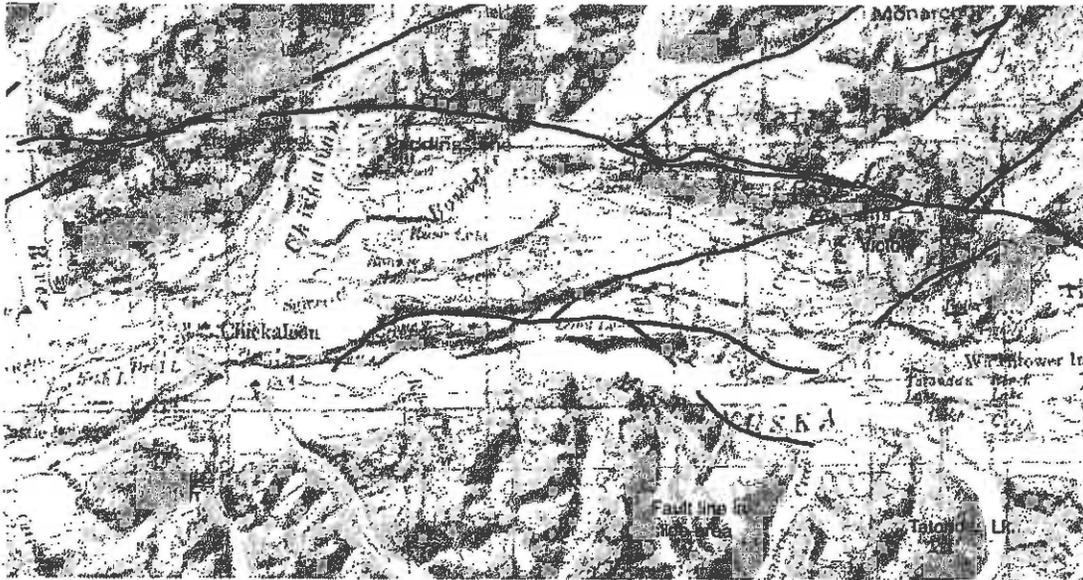


Photo of Landslide 1/2013 MLG



Note: Solid black lines represent fault lines.

Photo Enlargement of Castle Mtn. Fault Map, on-line, USGS Pub. 1-504

d) Erosion- It is well known that erosion is a serious problem along the Matanuska river and this area is not immune. The western parcel is & will continue to be affected. Perhaps a 300'+ setback from all drainages is warranted. We do not think it is fair to ultimately put erosional problems on the back of the MSB when people's cabins, outhouses, vehicles & fuel tanks fall into the river. See photo below for a reminder.

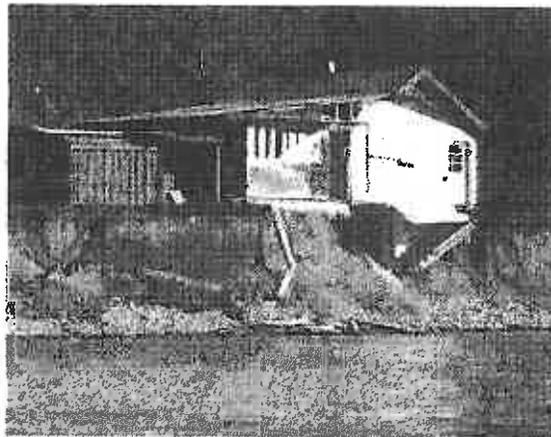


Photo credit: online Matanuska River Silt

Page 7

We are surprised that the SOA chose these parcels, given the difficult, lack of, and dangerous access, soil conditions, slope instability and erosional issues. We however, are not against the SOA selling properties that don't have serious safety & access issues.

Furthermore for the southern prospects we see no real attention given to the Scenic-by-way Protection along the Glenn Hwy immediately N & E of the western Mon. Cr. prospect.

Another area of huge concern to us is the lack of highway **parking**. DNR is stating the 2477 on Muddy Creek as one of the access points. A person even if floating the river will still need to drive, park & put in their boats. There is VERY limited parking at the top of the stated 2477 access trail. The trail requires constant maintenance by local private property owners. Increased use will make already difficult maintenance almost impossible with greater traffic flow not to mention that potential stakers could be parking on the trail & blocking access to the river.

In closing, we do not think that serious well-thought out choices have been made regarding the potential impact on the Victory/GlacierView area residents. Cannot a smaller more westerly subdivision be considered w/access leading in from either Cascade Cr. or the Puriton Cr. Trailhead? One with road access would necessarily increase taxation levels as well which would benefit the MSB.

Thank you,
Melanie & Mark Glatt

I want to...

B1

Account: 20N08E28B001

Owner(s): ALASKA STATE OF, DEPT OF NATURAL RE DIV OF LANDS

Legal: TOWNSHIP 20N RANGE 8E SECTION 28 LOT B1

General Owner: STATE

[Create PDF Parcel Report](#)

[View in myProperty](#)

[View Additional Details](#) [Run a Report](#)

20N08E28

C1

D1

59.02 acres

20N08E28

S MUDDY CREEK CIR

WINDING CREEK

W GLENN HWY

W ASPEN LEAF CIR



I want to...

Account: 20N08E28D001

Owner(s): ALASKA STATE OF, DEPT OF NATURAL RE DIV OF LANDS

Legal: TOWNSHIP 20N RANGE 8E SECTION 28 LOT D1

General Owner: STATE

[Create PDF Parcel Report](#)

[View In myProperty](#)

80,93 acres
[View Additional Details](#) [Run a Report](#)

20N08E28

W ASPEN LEAF CR

W ASPEN LEAF CR

D1

C3

W DRY CR



I want to...

Account: 20N08E20C001

Owner(s): ALASKA STATE OF, DEPT OF NATURAL
RESOURCES DIV OF LANDS
Legal: TOWNSHIP 20N RANGE 8E SECTION 20 LOT
C1

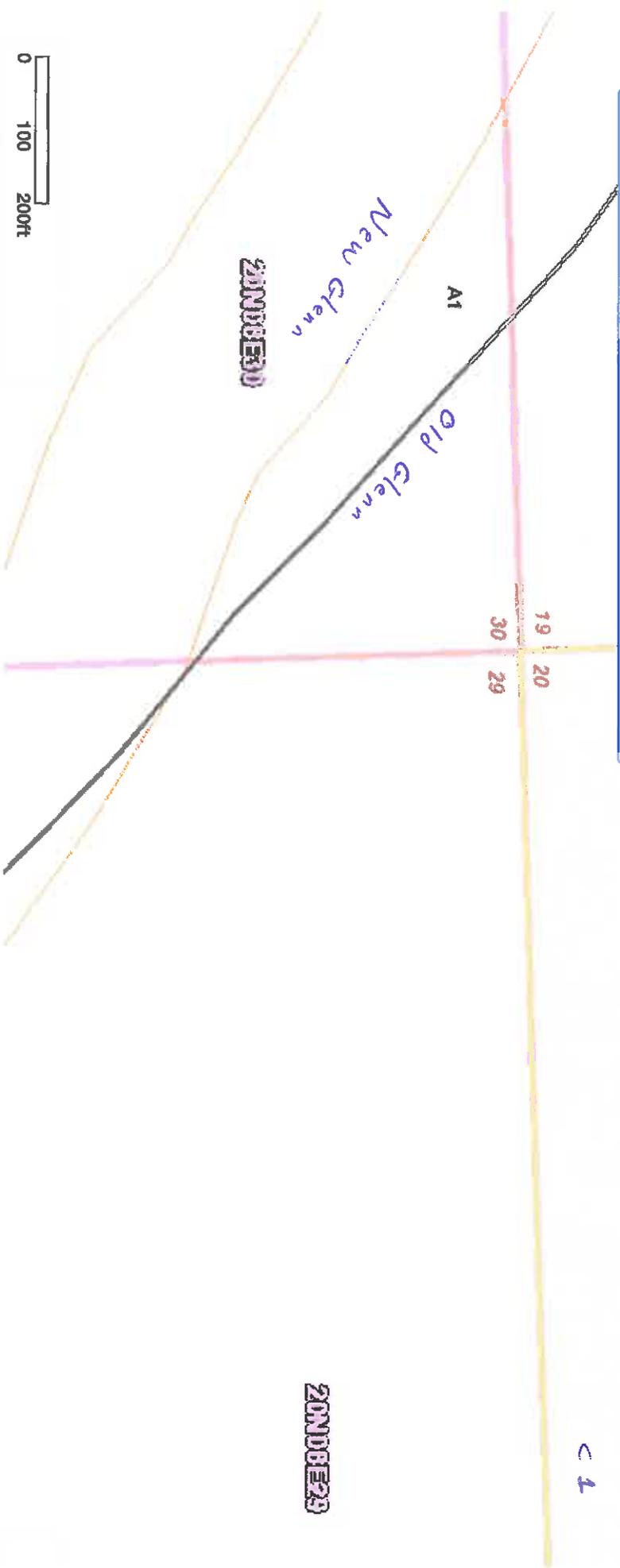
General Owner: STATE

[Create PDF Parcel Report](#)

[View in myProperty](#)

320 acres

[View Additional Details](#) [Run a Report](#)



I want to...

C1

Account: 20N08E19C001

Owner(s): ALASKA STATE OF, DEPT OF NATURAL
RESOURCES DIV OF LANDS
Legal: TOWNSHIP 20N RANGE 8E SECTION 19 LOT
C1

General Owner: STATE

[Create PDF Parcel Report](#)

[View in myProperty](#)

30.98 acres

[View Additional Details](#) [Run a Report](#)

D6

0 200 400ft

CONQUER THE CREEK

20N08E19

A1

20N08E19

CONQUER THE CREEK

W. GLENN HWY

24 19

25 30

B1

Peggy Horton

RECEIVED
JAN 05 2015
PLATTING

From: Joseph Davis <josephdavisak@mac.com>
Sent: Monday, January 04, 2016 10:51 PM
To: Peggy Horton
Cc: Jim Sykes; Rep. Jim Colver
Subject: from Joseph Davis, Glacier View President
Attachments: Glacier View Community Council Resolution.pdf; GV Resolution cover letter.pdf

January Fourth, 2016

Hi Peggy,

Thanks so much for your return call today. Attached are two documents. One is the Glacier View Community Council resolution asking DNR to keep Monument Creek land open and public. The second is the cover letter.

To the local residents we are working to grow Glacier View. This means growing residents and living across the river in high and steep terrain is not community building land. It is 4X4 and snowmobile cabin eyesores from the highway - and puts us at risk to rescue people from the river. This land does not build community. We want it kept open forever.

It is in our Community Plan. It is in our resolution. We hope the borough can say along with us, keep it public. Once this difficulty is past, we will then work to make the land permanently public and avoid this DNR hassle every year or two. We thought this was behind us in 2014!

Many thanks for all your good help. Let me know what information you want, or how I can assist.

Joseph
cc: Jim Sykes
Jim Colver

two docs are below

Joseph Davis
Glacier View Community Council President
josephdavisak@mac.com



ITEM #4D 1/7/2016
MONUMENT CREEK RRCS
PAGES 1 TO 5
HANDOUT #5

October 30th, 2014

Lauren Rouen
Department of Natural Resources
Division of Mining, Land, and Water
550 W. 7th Ave., Ste. 640
Anchorage AK 99501

Dear Ms Rouen:

Greetings from the Glacier View Community Council. As you can see by the attached resolution # 10.23.2014, our community council and residents of Glacier View are very serious about the proposed opening of the lands at Monument Creek and Tri-Creek areas. We had a good and lively turnout at the last council meeting and voted on the attached resolution after much discussion, I would even say clear and focused agreement. You may expect to hear from more of us directly by email before your deadline.

We welcome you to attend a meeting in November before the deadline, and in fact, would be only too glad for our representatives to visit you at your office as well. Clearly there is more that can be done to make changes to your proposed land sales. In fact, we will continue to ask. These thoughts are detailed both in previous documents sent to you as well as in our resolution.

Please call me and we can have you as our guest at a community meeting before the deadline to discuss this important decision. Of course, as I have said, if travel is difficult for you, we will gladly send representatives to your office to learn more of your concerns, challenges, etc.

We invite you to have dinner at Long Rifle Lodge or even perhaps at one of our homes before the meeting. We are a friendly bunch concerned with the future of this beautiful little valley in our great state. Let us know your concerns voiced in our resolution, how they may be in conflict with your department's goals, etc. and perhaps together we can find different opportunities to open lands to Alaskans, a truly great good. We ask, just not on this deadly and pristine area - that has no bridge.

Thank you for your kind attention to this difficult matter in a timely and expedient manner. We look forward to hearing directly from you soon to arrange a meeting here, or at your offices.

Thank you,

Rick Brenden
Glacier View Community Council President
October 30th, 2014
(907) 746-0992

cc:

Senator Mark Begich
Senator Lisa Murkowski
Representative Don Young

Governor Parnell
MatSu Borough Mayor Devilbiss
MatSu Borough Assembly

Glacier View Community Council Resolution #10.23.2014

WHEREAS; The Alaska Department of Natural Resources has proposed to offer for public staking and sale parcels in our community area under the titles Monument Creek Sale and Tri-Creek Subdivision Sale, and addressed out Community council in May 2014, receiving oral comments later in August written comments in two letters that presented our recommendation and rationale.

And WHEREAS; These letters recommended that land use reclassification be considered before any land disposal.

And WHEREAS; In October, citizens of this area received a letter indicating DNR's intent to proceed with the land disposal sale in disregard for our recommendation.

And WHEREAS; At the Glacier View Community Council's October 23 meeting we voted to send this resolution once again and set forth our objections and rationale urging DNR to quickly drop the proposed land disposals and reclassify the subject kinds as suitable for recreation and retention by the State.

And WHEREAS; we now restate our position as follows:

Monument Creek Subdivision.

These lands are considered local residents as unsuitable for settlement due to terrain features, lack of suitable access needed to bring in building materials, low probability of finding suitable water by well drilling, high cost of development, adverse impact on the view-shed of existing privately owned lands in the area and travelers on the this section of the Glenn Highway that has been classified by the Department of Transportation as a National Scenic Highway. Additionally, for those lands south of the Matanuska River, there is the safety issue of crossing the river most of the year. Local residents know of several instances where persons attempting to cross the river have drowned.

Providing emergency services to those attempting to populate that area, with unsuitable river crossing access and difficult terrain after that, putting our rescue teams at grave risk is not acceptable.

These State lands are not unused. Some of them provide logging opportunity for local sawmill operators. Hunting, trapping and general recreation are among other uses. The outstanding view-shed is one of the reasons that our Glacier View Plan states it is not recommended for public offering.

The access to that area would be restricted by private land ownership in the lower Monument Creek bench area, making access much more difficult for our hunters and trappers who are more experienced with that area.

We recognize that when these lands were first classified as “suitable for settlement” the only maps available were of limited scale and did not show some of the limiting factors of which we are now aware. In addition to better imagery available today, residents of the area now have decades of experience with such issues as ground water availability and quality, surface water and erosion hazards, costs of developing access, etc.

Tri-Creek Subdivision

Sections 21 and 22: These lands are considered by local residents as unsuitable for settlement due to terrain features, low probability of finding suitable water by well drilling, high cost of development. These lands have been and are used by residents of the Victory community and others for horseback riding, hunting and general recreation. Among these uses are included:

- Anchorage School district [Outdoor education) – Trails to fossil beds and one of two rock glaciers in the state.
- “Homeschooler” state funded “IDEA” programs’ horse instruction and trail ride.
- Certified CHA national instruction programs for students and potential instructor (Equation)and (pack and trail).
- CHA Clinics.
- Special Needs programs – horse instruction [horse trails and hiking trails)
- ADF&G’s “Becoming and Outdoor Woman” [BOW] program – hiking trails to fossil beds and other sites.
- Local ENS training (off-road rescue training)
- Local access for traditional hunting.

We recommend these lands be reclassified as “forestry, wildlife and recreation” and removed from the proposed land sales offering.

Section 28 -- These lands are considered local residents as unsuitable for settlement due to terrain features, low probability of finding suitable water by well drilling, high cost of development. We recommend these lands be quickly reclassified as “forestry, wildlife and recreation” and removed from the proposed land sales offering.

Section 29 -- These lands also possess terrain features, low probability of finding suitable water by well drilling, high cost of development. But they do have highway access and are perhaps the best suited for disposal for settlement of all the state lands in this area. If they are to be offered for sale, We recommend the lots be 20 to 40 acres in size in order to give the land owner the opportunity to site his building, well, and access drive on suitable lands.

NOW THEREFORE, BE IT RESOLVED; The Glacier View Community Council recommends immediate termination of the land disposal process and reclassification of the subject lands as “forestry, wildlife and recreation” lands to be retained by the State for all public benefit.

We recognize that when these lands were first classified as suitable for settlement the only maps available were of limited scale and did not show some of the limiting factors of which we are now aware. In addition, residents of the area now have decades of experience with such issues as ground water availability and quality, surface water and erosion hazards, costs of developing access, etc. Therefore, we recommend immediate land use reclassification be before any land disposal offerings are made.

Rick Brenden,
Glacier View Community Council President
October 30th, 2014
(907) 746-0992

cc:
Senator Mark Begich
Senator Lisa Mirkowski
Representative Don Young
Governor Parnell
MatSu Borough Mayor Devilbiss
MatSu Borough Assembly

Peggy Horton

From: Martin Rinke <MRinke@slb.com>
Sent: Tuesday, January 05, 2016 5:24 PM
To: Peggy Horton
Cc: lauren.rouen@alaska.gov
Subject: Monument Creek RRCS

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All,

I have lived at mile 102.5 of the Glenn highway since 1978. I do not think that this is a good candidate for the RRCS due to access and historical use of the area. Of the staking area east of Gravel creek that only part that is really assessable from Bench Lake is part of section 35. To get to sections 1,2,6,7,and 12 from Bench Lake there is a 200'+ deep gully that is not realistic to cross. The other access options RST 1441, ADL 32619. ADL 46688, EIN 8 D1, D9 require that you cross the Matanuska river and also once you are across the river and Glacier creek you have to cross Cook Inlet property to get access.

The staking area to the west of Gravel creek requires that you cross the Matanuska river and this area is also an area that has for years been used for logging and firewood cutting.

One of my main concerns is that people will get in trouble trying to cross the river to access these parcels and then the local will be endangering themselves rescue people. Over the years I know of at least 2 instances of locals drowning crossing the river. Personally I have had to pull a few vehicles from the river.

I do not think that this should move forward. If this does move forward the staking area should be reduced to what can feasibly reached from the Bench lake access. Which is basically part of section 35.

Marty Rinke

**ITEM #4D 1/7/2016
MONUMENT CREEK RRCS
PAGES 1 OF 1
HANDOUT #6**

Bench Lake Homeowner's Association (AK Entity # 10034467)

Bill Billmeier, President

January 6, 2016

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

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RE: Monument Creek Remote Recreational Cabin Sites Staking Area ADL 229343

Hello

My name is Bill Billmeier, I am the acting president of the Bench Lake Homeowner's Association, Inc. (BLHA). I am writing to address the problem of ADL 229343 referring to Homeowner's Association lands at Bench Lake Subdivision (ASLS 80-147) as State lands; specifically Tracts A, C, D and E on the DNR's Corrected Plat for ASLS 80-147. These lands are clearly designated as Homeowner's Association's lands, and according to our "Declaration of Covenants, Conditions and Restrictions of the Bench Lake Homeowner's Association" (hereafter referred to as the Declaration), which was issued by the State of Alaska, we have the right to manage our Homeowner's Association lands according to our bylaws.

As shown in Article II of the Declaration, BLHA 'is established to build or maintain roads and related drainage improvements within the subdivision, maintain reserved or common areas, build or maintain a sewer system within the subdivision, and to provide necessary services'. Specifically, 'maintaining reserved or common areas' puts managing the Homeowner's Land within our powers as the BLHA.

Additionally in Article II, 'The Homeowner's Association shall have all powers set forth (sp) in the Articles of Incorporation, Bylaws, and this Declaration.' The BLHA bylaws, as drafted upon our incorporation on December 30, 2015, has specific mention regarding the use of Homeowner's Land.

ADL 229343 as it is proposed, incorrectly refers to Homeowner's Association lands (Tract A, C, D, E of ASLS 80-147) as State lands, and plans to utilize Homeowner's Association lands as access points for remote cabin staking. The state must first get approval from the BLHA before such access will be granted. As it stands as of this writing, the BLHA will not allow access to non-BLHA members for use as access and staging points for remote staking parcels as this contravenes our bylaws.

Bill Billmeier
Bench Lake Homeowners' Association, Inc. (Alaska entity #10034467)
gravelcreek@gmail.com
907-242-7476

Please refer to the attached documents for reference:

1. Declaration of Covenants, Conditions and Restrictions of the Bench Lake Homeowner's Association. They are recorded at the Platting Division of the Matanuska-Susitna borough, Book 234 page 902, in Palmer, Alaska.
2. Alaska Department of Natural Resources Corrected Plat for ASLS 80-147

ITEM #4D 1/7/2016
MONUMENT CREEK RR
PAGES 1 TO 5
HANDOUT #7

DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF THE BENCH LAKE HOMEOWNER'S ASSOCIATION, INC.

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The State of Alaska, through the Division of Forest, Land and Water Management, of the Department of Natural Resources, hereinafter "the Declarant," is the owner of certain real property located in the Melanuk-Susitna Borough, Alaska which is more particularly described as follows: ASLN 06-147, Bench Lake Subdivision within Sec. 16, T.20N., R.2E., Seward Meridian, Alaska.

The Declarant hereby declares that all of the property described above shall be held, sold and conveyed subject to the following restrictions, covenants, and conditions, which shall run with the real property and be binding on all the owners of parcels within the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

Section 1. "Association" means the Bench Lake Homeowner's Association, its successors and assigns.

Section 2. "Owner" means the record owner or owners of a lot within the Bench Lake Subdivision, a purchaser under contract with Declarant, and those having such interest solely as security for the performance of an obligation.

Section 3. "Properties" means that certain real property hereinbefore described, and such additions thereto as may hereafter be bought within the jurisdiction of the Association.

ARTICLE II

This association shall be incorporated under the name of the Bench Lake Homeowner's Association, Inc., as a corporation not for profit under the laws of the State of Alaska. This Homeowner's Association is established to build or maintain roads and related drainage improvements within the subdivision, maintain reserved or common areas, build or maintain a sewer system within the subdivision, and to provide other necessary services until a unit of local government is able

and willing to assume responsibility of them. This Homeowner's Association shall have all of the powers set forth in the Articles of Incorporation, Bylaws, and this Declaration.

ARTICLE III

An owner of a parcel in Beach Lake Subdivision automatically becomes a member of Beach Lake Homeowner's Association and is subject to this Declaration, the Articles of Incorporation and the Bylaws promulgated by the Association. All subsequent owners of any parcel within this subdivision automatically becomes members of the Homeowner's Association and are subject to the Declaration, Articles and Bylaws to the same extent as an original member of the Association.

ARTICLE IV

Section 1. Creation of a Lien and Personal Obligation of Assessment. Each owner of a lot within the subdivision, by acceptance of a sale contract, deed or homestead entry permit, is deemed to consent and agree to pay the association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees shall be a charge on the land and shall be continuing lien upon the owner's interest in the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner of such at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments.

The assessments levied by the Association shall be used exclusively for the improvement and maintenance of the Reserved or Common Areas within the subdivision and construction and maintenance of capital improvements.

Section 3. Special Assessments for Capital Improvements.

In addition to annual assessments, the Association may levy a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement. Both annual and special assessments must be fixed at a uniform rate for all parcels and may be collected on a monthly basis.

Section 4. Voting.

All assessments levied by this Homeowner's Association must have the assent of a majority of the owners of lots in the subdivision.

Section 5. Notice of Meeting.

Written notice of any meeting called for the purpose of taking assessments shall be sent by registered or certified mail to all owners not less than 30 days nor more than 60 days in advance of the meeting.

Section 6. Except Property.

Where the Declarant is the record owner of a parcel subject to a homestead entry permit or land sale contract, the assessment lien is upon the homestead permittee's or purchaser's interest in the parcel. All properties owned by the Declarant's which are not subject to a sales contract or homestead entry permit, and all properties dedicated to, and accepted by, a local public authority shall be exempt from the assessments created herein.

ARTICLE V

Section 1. Enforcement.

The Association, or any owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

Section 3. Amendment.

The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of (10) years. This Declaration may be amended by an instrument signed by not less than a majority of the owners of the lots in the Subdivision. Any amendments must be recorded.

RECORDED: JUNE 1, 1981

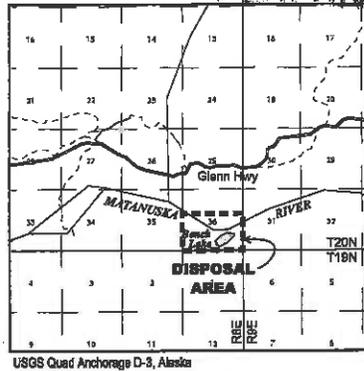
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Map 9 - Bench Lake ASLS 80-147

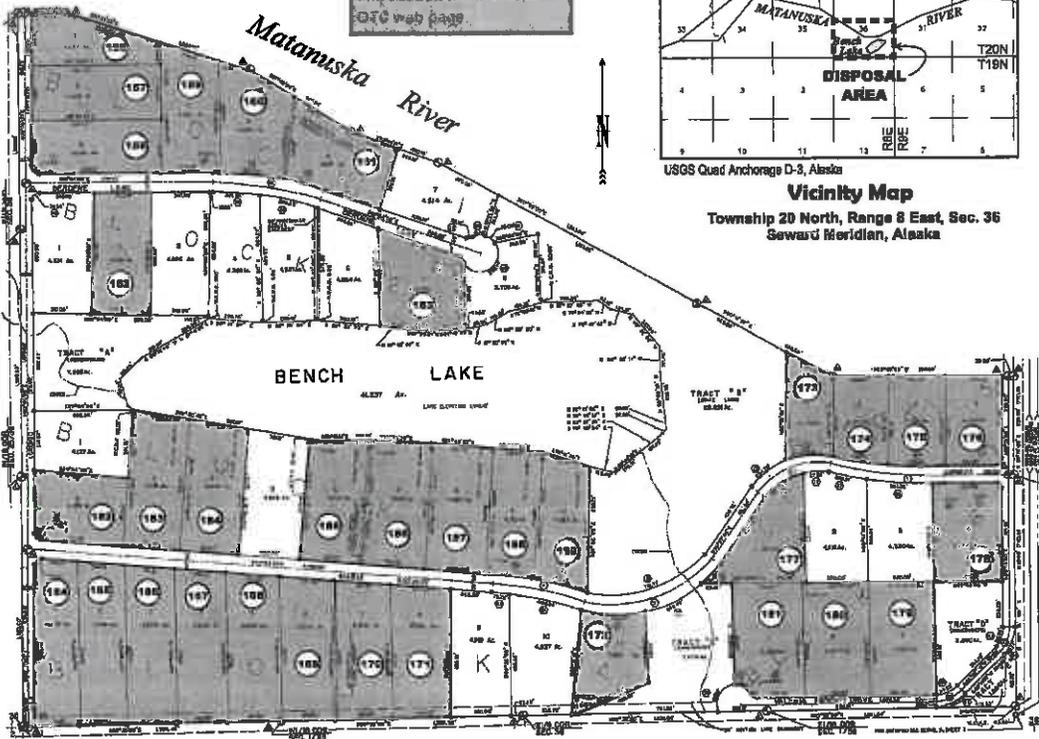
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Please Note:
Not all of the lots on this map are for sale. Only the parcels listed as available on the OTC web page are currently for sale. Find the Parcel Number on this map that matches the parcel no. and number in from the OTC web page.



Vicinity Map
Township 20 North, Range 8 East, Sec. 36
Seward Meridian, Alaska



Location	Located on the south of Mile 84 of the Glenn Highway, south of the Matanuska River.
Topo Map	USGS Quad Anchorage D-2
Access	Air access is limited to float plane to Bench Lake during the summer months or skiplane during the winter. Access is also by boat via the Matanuska River.
Terrain	Topography consists of gentle to moderate inclining slopes with areas of wetlands. Elevation ranges from 1,800 to 1,970 feet above mean sea level. Bench Lake is located on a bluff that drops sharply, 400 feet to the river valley.
Soils	Soils are clayey or silty, sandy gravel with approximately 6 inches of topsoil. Drainage is adequate.
Vegetation	Vegetation is predominantly spruce interspersed with cottonwood and alder stands found along the lake's shoreline.
Water Front	Eight lots are adjacent to un-subdivided state land bordering the Matanuska River and nine additional lots border the shoreline of Bench Lake. Remaining lots have common river and lake access.
View	There is an outstanding view of the river valley and Talkeetna Mountains.
Climate	Temperatures range from 42 to 68 degrees F in summer and -5 to 35 degrees F in winter with year-round extremes expected -22 to 80 degrees F. Precipitation averages 13.78 inches a year and a mean snowfall of 88.7 inches.
Water Source	Low yields of water will effect availability. On-site water will probably be limited to shallow gravel and/or rock wells.
Waste/Sewage Disposal	This subdivision has been approved by the Alaska Department of Environmental Conservation pursuant to 18 AAC 72.065 for the installation of non-water carried sewage disposal (i.e. privies) only. Individual lots within this subdivision may be suitable for the installation of water carried sewage disposal systems. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is tested, constructed and equipped in accordance with the requirements, standards and recommendations of ADEC.
Utilities	None
Restrictions	Subject to planned easements and reservations, see ASLS 80-147. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to the placement of fill material.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel automatically becomes a member of the Bench Lake Homeowners Association created to govern said subdivision. Covenants are recorded in the Palmer Recording District, Book 234, Page 602.
Other	Located within the Susitna Area Plan. Lands within this subdivision are tentatively approved from Federal Government.

Parcel	ADL	STR#	Survey	Lot/Tract	Block	Area	Minimum Bid
156	211193	S020N008E36	ASLS 80-147	1	1	3,667	\$8,000.00
157	211194	S020N008E36	ASLS 80-147	2	1	4,659	\$7,000.00
158	211195	S020N008E36	ASLS 80-147	3	1	4,646	\$7,000.00
159	211196	S020N008E36	ASLS 80-147	4	1	4,821	\$7,000.00
160	211197	S020N008E36	ASLS 80-147	5	1	4,049	\$7,000.00
161	211198	S020N008E36	ASLS 80-147	6	1	4,959	\$7,000.00
162	211201	S020N008E36	ASLS 80-147	2	2	4,926	\$7,000.00
163	211206	S020N008E36	ASLS 80-147	7	2	4,416	\$11,000.00
164	211208	S020N008E36	ASLS 80-147	1	4	4,793	\$5,200.00
165	211209	S020N008E36	ASLS 80-147	2	4	4,948	\$8,000.00
166	211210	S020N008E36	ASLS 80-147	3	4	5,000	\$8,000.00
167	211211	S020N008E36	ASLS 80-147	4	4	6,000	\$7,000.00
168	211212	S020N008E36	ASLS 80-147	5	4	5,000	\$7,000.00
169	211213	S020N008E36	ASLS 80-147	6	4	6,000	\$7,000.00
170	211214	S020N008E36	ASLS 80-147	7	4	5,000	\$7,000.00
171	211216	S020N008E36	ASLS 80-147	8	4	4,962	\$6,000.00
172	211218	S020N008E36	ASLS 80-147	11	4	3,832	\$5,500.00
173	211219	S020N008E36	ASLS 80-147	1	5	2,698	\$7,000.00
174	211220	S020N008E36	ASLS 80-147	2	5	2,949	\$7,000.00
175	211221	S020N008E36	ASLS 80-147	3	5	3,201	\$7,000.00
176	211222	S020N008E36	ASLS 80-147	4	5	3,226	\$7,000.00
177	211223	S020N008E36	ASLS 80-147	1	6	4,519	\$7,000.00
178	211226	S020N008E36	ASLS 80-147	4	6	4,849	\$7,000.00
179	211227	S020N008E36	ASLS 80-147	5	6	4,812	\$7,000.00
180	211228	S020N008E36	ASLS 80-147	6	6	4,844	\$7,000.00
181	211229	S020N008E36	ASLS 80-147	7	6	5,000	\$7,000.00
182	211231	S020N008E36	ASLS 80-147	2	8	4,139	\$7,000.00
183	211232	S020N008E36	ASLS 80-147	3	8	4,871	\$10,500.00
184	211233	S020N008E36	ASLS 80-147	4	8	4,848	\$10,500.00
185	211236	S020N008E36	ASLS 80-147	6	8	4,906	\$10,500.00
186	211238	S020N008E36	ASLS 80-147	7	8	4,906	\$14,000.00
187	211237	S020N008E36	ASLS 80-147	8	8	4,988	\$14,000.00
188	211230	S020N008E36	ASLS 80-147	9	8	4,133	\$12,800.00
189	211239	S020N008E36	ASLS 80-147	10	8	4,280	\$10,500.00

Site Inspection: The Department of Natural Resources strongly urges anyone wishing to purchase a parcel to first review all information and then personally inspect the land before submitting a bid. The land chosen by a bidder/applicant is taken "as is" with no guarantees, expressed or implied, as to its suitability for any intended use.

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Veteran's Land Discount

The Veteran's Land Discount described in this section cannot be applied to parcels acquired in the Veteran's Preference Sale. Per AS 38.05.940, eligible veterans may receive a 25 percent discount on the purchase of state land. This Veteran's Land Discount may only be used once in an applicant's lifetime.

Veteran's Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

1. Is 18 years of age or older at the date of sale;
2. Has been a resident of the State of Alaska for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened

due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and

4. Has received an honorable discharge, or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The Veteran's Land Discount may be applied only to acquisition of surface rights to the land. It may not

be applied to survey and platting costs, or other costs reimbursable to the state. These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table on page 7.

Successful bidders who qualify for the Veteran's Land Discount must apply for the discount at the time of the award notification. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another, both purchasers must be eligible veterans. Under these circumstances, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

At right is an example of how a Veteran's Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

VETERAN'S DISCOUNT CALCULATION			
Per Acre Reimbursable Cost	\$	959.00	
"X" Parcel Size (Acres)	x	3.349	
Total Reimbursable Cost	\$	3,211.69	
Bid Price	\$	14,000.00	\$ 14,000.00
Less the Reimbursable Cost	\$	-3,211.69	
Amount eligible for discount	\$	10,788.31	
25% Veteran's Discount Rate	x	0.25	
Veteran's Discount	\$	2,697.08	\$ -2,697.08
Discounted Purchase Price (Bid Price Less Discount)			\$ 11,302.92
Less 5% bid deposit of the full purchase price (do not submit a bid deposit based upon the discounted purchase price)			\$ -700.00
Balance Due			\$ 10,602.92

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Summer 2001 Alaska State Land Auction #416

Reimbursable Costs for Calculating Veteran's Discount

Project Name	Project description	Cost/Acre	Project Name	Project description	Cost/Acre
Alexander Creek West Subd.	ASLS 79-209	\$225.00/Acre	Denali View Subd.	ASLS 80-145	\$405.00/Acre
Amber Lake North Subd.	ASLS 80-152	\$293.00/Acre	Eagle Subd.	ASLS 81-033	\$261.00/Acre
Anderson (Sec. 17)	ASLS 79-023	\$54.00/Acre	Frederick Point North Subd.	ASLS 83-031	\$698.00/Acre
Anderson (Sec. 18)	ASLS 79-024	\$54.00/Acre	Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CRM	\$122.00/Acre
Anderson (Sec. 19)	ASLS 79-025	\$54.00/Acre	Glennallen Area II	ASLS 79-249 Sec. 24, T4N, R2W, CRM	\$122.00/Acre
Anderson (Sec. 20)	ASLS 79-026	\$54.00/Acre	Glennallen Area II	ASLS 79-250 Sec. 22, T4N, R2W, CRM	\$122.00/Acre
Anderson (Sec. 28)	ASLS 79-027	\$54.00/Acre	Glennallen Area II	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM	\$122.00/Acre
Anderson (Sec. 29)	ASLS 79-028	\$54.00/Acre	Goldstream Subd.	ASLS 79-156	\$492.00/Acre
Anderson (Sec. 30)	ASLS 79-029	\$54.00/Acre	Greensward Subd.	ASLS 79-154	\$492.00/Acre
Anderson (Sec. 31)	ASLS 79-030	\$54.00/Acre	High Mountain Lakes Addn. Subd.	ASLS 81-194	\$426.00/Acre
Anderson (Sec. 32)	ASLS 79-031	\$54.00/Acre	High Mountain Lakes Subd.	ASLS 80-154	\$273.00/Acre
Anderson (Sec. 33)	ASLS 79-032	\$54.00/Acre	Indian River Subd.	ASLS 80-131	\$229.00/Acre
Bald Mountain Subd.	ASLS 80-176	\$238.00/Acre	John Lake Subd.	ASLS 82-190	\$458.00/Acre
Bench Lake Subd.	ASLS 80-147	\$323.00/Acre	Lake Louise Small Lots	Various US Surveys On Lake Louise	N/A
Berg Subd.	ASLS 82-181	\$531.00/Acre	Lynx Lake Aliquot Part	Sec. 9, 16, 21, T18N R4W, SM	\$63.00/Acre
Bruce Lake Subd.	ASLS 79-155	\$492.00/Acre	Rabideux Ag.	Sec. 9, 15, 16, 21, 22, 27, 28, 34, T25N, R5W, SM	\$46.00/Acre
Canyon Lake Subd.	ASLS 80-139	\$274.00/Acre	Shelter Island Subd.	ASLS 80-170	\$460.00/Acre
Chase II Subd.	ASLS 79-149	\$236.00/Acre	Southwind	Sec. 10-3, 9-17, 20-29, T8S, R0W, FM	\$18.00/Acre
Chena Hot Springs II Subd.	ASLS 80-138	\$260.00/Acre	Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, SM	\$18.00/Acre
Circle Subd.	ASLS 78-163 Replat A-177-113 & 1-5 77-161	\$71.00/Acre	Tenakee Springs Subd.	ASLS 81-216	\$1285.00/Acre
Copper Center Subd.	ASLS 79-042	\$140.00/Acre	Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	\$4.00/Lot
Deadman Lake Subd.	ASLS 81-040	\$268.00/Acre	Whale Passage Addition #2	ASLS 00-26	\$350.00/Acre
Delta Ag Subd.	ASLS 78-93	\$41.00/Acre	Whale Passage Addition #3	ASLS 00-25	\$350.00/Acre

Peggy Horton

From: Loren Thomas <thomas_loren@hotmail.com>
Sent: Wednesday, January 06, 2016 12:40 PM
To: Peggy Horton
Subject: Monument Creek Remote Recreational Cabin Sites Project Area

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I am sorry I have not included your title, but I only have an E-mail address and today is the deadline for comments.

Peggy Horton:

This E-mail is in response to the proposed land offering in the (Monument Creek Remote Recreational Cabin Sites Project Area - ADL 229343). My home for the past 26 yr. is directly across the river from the mouth of Monument Cr. I moved here in the fall of 1988 to prove up on a parcel of land I staked as part of the State of Alaska homestead program. As a happy participant in the State of Alaska homestead program, I am a supporter of the land conveyance program in general, but I have concerns about this project from both a personal and what I believe would be a community and public level. I will first address my concerns on a personal level and then what I believe would be a community and public level.

As I already stated my home is across the river from Monument Cr. My southern boundary is along the Matanuska River bluff and my northern and western boundary is set back from Winding Cr. Access is an unmaintained road that extends for 1.25 miles off the Glenn Hwy. It is very usable for half the year by vehicle and by snow machine, skis, and snowshoes for the snow time of year. For personal preference and also financial reasons we do not attempt to plow the road in winter. Also for the last 8 yr. I have shared this home with my wife who I married in 2007. This is our only and primary residence. An important reason I staked this parcel was the view and its proximity to exploring and hunting. Our primary view is to the south with views of the upper bench area between Gravel Cr. and Monument Cr. plus the mountains to the south and a panoramic view of the Matanuska River valley and mountains downstream of Monument Cr. The river valley and the mountains behind are the view. Roof tops, smoke stacks and roads are not what I moved here to see. Also I chose the end of the road and the added inconvenience of the access because of the freedom to roam the river valley and on occasion the land on the south side of the river. If you compared the view to a concert or play, then you might say the Matanuska River valley and the mountains behind are the stage or main event and I live in the bleachers. I do not live in the view, but I do live in a good spot to enjoy it. The project area is on the "stage" or in a prominent part of the view.

The project area I believe has great value in its present state for the community and the public. If you continue the comparison of the view to a concert or play, then if I live in the bleachers, then the Glenn Hwy. and the people living along the Hwy. are in the balcony. I notice that the homes I have visited in the area tend to have large windows to enjoy the view to the south. Also the designation of the Glenn Hwy. as a scenic Hwy. gives importance to the view. It is a great part of the attraction of this area as a place to live and a reason many come to sight see along the Hwy. Beyond the scenic value are other uses already made of the project area. It is a favorite area for many in the community to go moose hunting. I would go so far as to say it is a traditional hunting area for many in the community. I have also talked to Anchorage hunters who have used this area for hunting. Not only hunting, but trapping and just plain roaming are uses of this area in its present state. Private property in the project area would have a negative affect on access for the community and public in general. Public use and scenic values of the area south of the Matanuska River add value to the quality of life in this area for those who live here now and those who move here in the future and also those who visit. I believe this area should be reserved for community and public use.

I have expressed my views on the proposed Monument Cr. land disposal and my wife Carmen has read and said she agrees with the content of this E-mail. Please note that we have both also read and agree with the Resolution presented

to you from the Glacier View Community Council concerning this subject. Thank you for this opportunity to respond and your attention to this matter.

Loren Thomas & Carmen Thomas
67900 S Monument Dr
Sutton, Alaska 99674

907/715-6528 ph.



38100 W. Glenn Highway
Glacier View, AK 99674
800-746-5753

January 6, 2016

Matanuska Platting Board

Dear Platting Board,

The proposed State of Alaska subdivision, Monument Creek RRCS, should be stopped.

1. The state developed a large scenic pull-off on the Glenn Highway that focuses exclusively at the Monument Creek area and the Matanuska River. This scenic site is one of the best scenic views in the state and contributes to the the scenic assets of the Glenn Highway National Scenic Byway. It is a highly prized location for photography and painting. Below is a painting by renowned Alaska artist Gail Niebrugg of the exact area proposed in the distance. Why jeopardize this monumental asset with uncontrollable remote development right in the middle of this view.



2. There are better sites in the area for remote cabin parcels. This area is north facing and is difficult to access, There are better south facing sites on the Glenn Highway side of the Matanuska River.
3. Access to this area has a history of risky river crossings and deaths. My river business has been operating in this theater for 41 years, and we've seen a growing interest in the special beauty and recreation this area affords tourists and locals. We have been front-line responders to river related emergencies in this area for many years and can attest to the increasing number of incidences that take place here. The

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MONUMENT CREEK RRCS
PAGES 1 TO 2
HANDOUT #9

folks at Bench Lake can also attest to the challenges and risks associated with year round access. Because of the Muddy Creek road, the number of motorised vehicle crossing will likely increase do to the exposure and parcel holders. Jet boats, trucks, track vehicles and 4-wheelers have consistently been used in river crossings with high risk to the operators and passengers. We respond to at least 3 incidents per year and at least one call out by the Mat-Su Rescue group.

4. NOVA and many private boaters using rafts benefit by this segment of the Matanuska River being easily accessed at Hicks Creek for launch with inflatables, offers seclusion from the highway, two days float to Chickaloon with no public access points in between and amazing views. The remote cabin subdivision again jeopardises this aspect of the only truly secluded and beautiful segment of the Matanuska River in its' entire valley.
5. NOVA has a history of providing access and assistance to our neighbors at Bench Lake and Tatodan Lake both across the Matanuska River from our Hicks Creek facility. We have seen their challenges and have assisted our neighbors on that side of the river. It has been somewhat manageable with those presently living or accessing their properties. An increase will undoubtedly strain this situation.

Please consider these in your decision.

Sincerely,

Charles Spaulding, President NOVA River Runners Inc.

NOVA physical location is mile 96 Glenn Highway, Hicks Creek or 38100 W. Glenn Highway

Peggy Horton
Platting Division
Matanuska Borough
350 E. Dahlia Ave.
Palmer, AK 99645
peggy.horton@MatSuGov.US

January 6, 2016

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JAN 07 2016
PLATTING

Dear Ms. Horton,

First, I would like to thank the Matanuska Borough Platting staff for their comprehensive review of Alaska State Department of Natural Resource's preliminary plat of Monument Creek Remote Recreational Cabin Sites project area. The Borough's findings for denial were valid and I appreciate the staff objectively addressing all the variables involved.

I am writing to you to express my concerns with DNR second proposal to reopen the Monument Creek Remote Recreational Cabin Staking project in the Glacier View Community.

First, I want to address the Department of Natural Resource's response to the Mat-Su Borough's denial of their preliminary plat. In a letter to the Mat-Su Platting Board, DNR states they conducted a field investigation to determine feasibility of access to Tracts A, B, and C of Bench Lake Subdivision. They said there were sufficient uplands in both tracts to provide access to the staking area. In addition, field personal traversed tracts with only mid-calf rubber boots with no risk of water coming over the top.

My problem with this defense for accessibility is two fold.

1. The DNR field investigation to Bench Lake took place on June 3, 2014, which is typically the driest month of summer. If you examine 2014 and 2015 monthly rainfall records for Palmer, Alaska you will find June is not only the driest month of the summer and early fall, but can receive half the amount of rainfall that July, August and September receive. Evaluating the site only in June can led to inaccurate conclusions on a critical matter, which is site access. To make an accurate, non-bias determination of accessibility via Bench Lake Subdivision, this site needs to be evaluated in late July or August. The DNR June 3rd date does not reflect the normal wetness of the Bench Lake Monument Creek area with its underlying permafrost.
2. DNR also justified access to the tracts listed above with their observations of no water getting into their mid-calf rubber boots as they traversed both tracts. They investigated three tracts, but only mentioned "both" so I am not sure which two they are referencing and if the third tract is too wet to cross. From checking the specs on mid-calf rubber boots the shaft can run between 13" to 14" with an approximately 1 ½" heel. This will vary depending on your boot size, but one could be walking in water a foot deep at the site and not get water into your rubber boots. For the years I worked for the National Park Service and U.S. Forest Service, water overflow into rubber boots was not a tool we used to determine the degree of wetlands and related accessibility.

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3. Regarding plane parking, DNR said Bench Lake, may not be the most practical access point for some, suggesting the Matanuska River gravel bars along the western side of project area. The problem with gravel bar landing strips is they can be temporary in nature. Glacially braided rivers change their course frequently, eroding away, flooding, and depositing logs and debris on any potential landing strips. DNR suggested there was enough room to park 32 planes along the frontage of the State owned tracts at Bench Lake, making Monument Creek totally accessible through Bench Lake if need be. It seems counter indicative for DNR to even suggest it is okay for 32 planes to park at Bench Lake. DNR uses the word "Remote" to describe this land disposal program. What once was remote could become a little Lake Hood. Most Alaskans would not support this kind of traffic at a remote cabin site, and if they understood some of the accessibility concerns, would not participate in the program. It is impractical for DNR management to suggest or imply in their response they have no problem with 32 planes parked on Bench Lake. In DNR defending the accessibility of Monument Creek, they seem to be willing to compromise the areas remoteness to obtain Borough approval.

Another important consideration is once these tracts are sold, they can be subdivided into smaller lots. The 600 acres DNR wants to sell at Monument Creek can have a much greater impact on the area than what has been addressed. Even if just a portion of the land is subdivided, it can exponentially lead to greater accessibility issues, reduction of remoteness value, compromise the scenic value of the area, clean water problems, etc. The Glacier View community and the greater borough do not have the resources available to provide EMT and wildland fire protection services for all the new remote property owners.

4. DNR addressed the Glenn Highway Scenic Byway concerns by making it known the Byway Plans cannot prevent development from occurring. They also stated though the plans want to preserve the scenic quality of the highway, the plans recognize future development is possible and even likely. I reviewed the Interpretive Byway plan and saw no mention of "likely future development". I am uncertain where that statement is found. In January 2012, the Department of Natural Resources changed its mission statement from "To develop, conserve, and enhance natural resources for present and future Alaskans", to the new one: "To responsibly develop Alaska's resources by making them available for maximum use and benefit consistent with the public interest". <http://juneauempire.com/opinion/2012-02-02/my-turn-dnrs-unfortunate-mission-change>

As dictated by DNR's new mission statement, preserving one of the most scenic and spectacular scenic highways in the United States is not a goal, nor a priority. Simply noting in their response to the Borough, they could not see trails and logging activities from the highway does not translate equally to the scenic impact of the Monument Creek staking project, which has a potential to be subdivided to 90 land parcels. From an economical standpoint, the Glenn Highway Scenic Byway is an enormous tourist attraction. Thousands of visitors travel up the Glenn Highway for

the scenic drive as well to see and walk on Matanuska Glacier at Glacier Park Resort. These visitors support local businesses both in the valley and Glacier View Community. I think the Monument Creek development will be visible from the Glenn Highway and will not parallel the goals and mission statement of the Scenic Byway. As the website Alaska 101 touts, it is a "Byway To Heaven".

In addition, the proposed DNR staking site actually encompasses roughly 5,000 acres even though they are only offering 600 acres on this Remote Staking project. At the Glacier View meeting, I asked DNR staff, Ms. Kathryn Young, would they just continue to offer more land in this area? I can't quote her exactly, but she explained the State "usually" does not do that. A vague answer which did not reassure me DNR would not sell off additional parcels in the future. These DNR remote land sales generate around 5 millions of dollars a year for the state. This will only increase if DNR increases its land sale acreage.

5. DNR changed their setbacks to 300 feet from the ordinary high water of the Matanuska River. The Borough has completed an excellent study on the Matanuska River Management Plan from Chickaloon downstream. As well, USGS has completed a Matanuska River hydrology study encompassing the Monument Creek area. <http://pubs.usgs.gov/sir/2011/5214/pdf/sir20115214.pdf>.

In these studies it is noted the glaciated Matanuska River has the ability to change its flow rate, sediment load, change its channeling and braiding, flood, and cause long term damaging erosion more than 300' from its banks. We are currently experiencing east of Sutton the erosion of hundreds of feet of private property and homes along this glacial river. We wonder if a hydrologist was involved in determining these setbacks? Are there any other concerns such as archeological and paleontological sites and wildlife corridors to consider? Rare and highly unusual dinosaur fossils have been found in the vicinity of nearby Gunsight Mountain and Caribou Creek.

6. DNR is unclear why permafrost issues are a reason for a denial. Deep shade cast by the nearby Chugach Mountains over the proposed Monument Creek Staking Area has allowed most, if not all of the staking area, to be underlain by permafrost. The following statement from the Cold Climate Housing Research Center explains; "The trouble with building on permafrost comes about when the permafrost is no longer permanent. Clearing land of shade trees, excavating for foundations, and the added heat of a house can cause permafrost to melt, setting off a series of destabilizing events that are difficult to manage. Parts or all of a section of ground necessary to support a foundation can shift or sink. These events can cause pipes and drains to break, window and door frames to buckle, and even total structural failure if not dealt with in time. Permafrost thaw can take a while to initiate and can be influenced by relatively small changes at the land surface, so don't assume that a house built on permafrost soils is stable just because it appears stable at one point in time." <http://www.cchrc.org/permafrost>.

As well as the soil instability issue, permafrost does not allow drainage of water from rain and melted ice and snow. Dealing with human waste disposal from additional cabin owners the project would attract, could be challenging. At the Glacier View Community meeting with DNR, a couple who has a cabin on Tatondan Lake, which is close to Bench Lake, said the permafrost was just 6" down and building on the permafrost was very difficult. I believe if DNR is going to sell problematic land to Alaskans, DNR is responsible to disclose these critical building concerns to potential buyers.

7. DNR recognizes the potential dangers of crossing the Matanuska River. DNR will advertise the project area as a fly-in to Bench Lake or the Matanuska River gravel bars. A lot of Glacier View residents believe many of these new landowners will try to simply cross the Matanuska River from the Glenn Highway not understanding the extreme danger. It is unlikely everyone who purchases property will own an off airstrip equipped airplane. Several Glacier View Community locals can tell you of drowning accidents and other serious mishaps in the Matanuska River, even though Ms. Young said DNR did not find any records of drowning.

In conclusion, The Glacier View Community is counting on the Matanuska Borough to hold true to the standards they set forth in their initial denial of Alaska Department of Natural Resource preliminary plat. The Borough identified several concerns that the DNR did not adequately address. As I have reviewed and researched this project, DNR's responses to the Borough's concerns are scientifically weak, exhibit lack of knowledge or thoroughness on their part, and are often just impractical. DNR basically disregarded any value the Glenn Highway Scenic Byway provides to our local communities and the hundred of thousands of visitor that travel this incredible highway. The Glenn Highway's beauty is on caliber with a national park. I do not want to see the Scenic Highway compromised. The State owns a multitude of other lands that would not jeopardize the best thing in the Matanuska Valley, Glacier View and the surrounding areas, the drive to the Matanuska Glacier!

My husband Fred and I strongly recommend the Matanuska Borough deny Alaska Department of Natural Resource's second request for conceptual approval for the Monument Creek Remote Recreational Cabin Site.

Thank you for reviewing and considering the problems and concerns we have with DNR's justifications for Borough approval.

Randi Hirschman and Fred Hirschmann

Randi & Fred Hirschmann

66161 S. Mt. Wickersham Drive

Sutton, AK 99674

(907) 745-6616 Office

(907) 232-1345 Randi's Cell

Email: dogphoto@mtaonline.net

3/17/81

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JAN 07 2016

PLATTING

FY'81 PROJECT HISTORIES
SOUTHCENTRAL DISTRICT

BENCH LAKE

LADS No. 0129-81-2-3 Subdivision

LOCATION & DESCRIPTION: 211 net lot acres, SCD, across Matanuska River
from approximately Mile 90 Glenn Highway,
Sec. 36, T.20N., R.8E., S.M., AK.

CONSULTANT: Alaska Architects and Engineers

COMPLETION DATE: 12/29/80

GSC No. 224

ASLS 80-147

BENCH LAKE ADDN. No. 1

COMPLETION DATE: 3/31/81
31 Net Lot Acres

GSC NO. 357

TOTAL DISPOSAL ACREAGE = 211 net lot acres

FY'81 PROJECT HISTORIES

SOUTHCENTRAL DISTRICT

BENCH LAKE (subdivision)

<u>DATE</u>	<u>ACTION</u>
07/11/80	Received Integrated Terrain Unit Manuscript Map
07/24/80	Notice-to-Proceed issued.
09/04/80	Contacted Marty Case of AAE concerning plat scale. Referred him to page 3, item 11B of graphic standards.
09/15/80	Received DNR memo regarding placement of survey signs.
09/22/80	Received 3 alternate, preliminary master plans. Phase I, II, and III not submitted. Received letter from consultant requesting phase completion date extension.
09/23/80	Consultant did not supply Phase I, II, and III today as verbally agreed. Telephone consultant personnel were pulled off project by principals of firm.
09/24/80	Received partial shipment of Phase I & III
09/25/80	DRC will not review master plans without feasibility plan.
09/29/80	Supplied consultant with copy of Lockwood Lake feasibility plan for example.
09/30/80	Received feasibility plan DRC reviewed master plans, made major changes, consultant to resubmit.
10/09/80	DRC approved master plan with 60' rights-of-way and no section line vacation. All tracts will remain in state ownership.
10/09/80	Met with Jack Ferrise Corp. of Eng, Regulatory Functions, Compliance Section, re: wetlands review. Transmitted relevant data to Corp.

MEMORANDUM
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF TECHNICAL SERVICES

State of Alaska

DOUG
AIKEN

TO: Ron Mitchell
Assistant Director

DATE: January 27, 1981

THRU: W. Ray Niemi *WRN*
Survey Coordination Supervisor
Assistant Chief Cadastral Surveyor

FILE NO: 2514

TELEPHONE NO: 276-8107

FROM: Leroy K. Latta, JR. *LKL*
Southcentral Survey Coordinator

SUBJECT: DRC Meeting 1/15/81
Southcentral Notes

Bench Lake

Received list of projects for enterprise fund.

SCDO will use all FY-82 remotes, except McCarthy, if necessary to replace subdivision acreage stopped by Borough.

LADS NO. 0308-82-2-2 (Deska Flats)

SCDO submitted tract layout for disposal. SCDO has not received Division of Agriculture recommendation.

LADS NO. 0212-82-2-3 (Nerka Vista) GSC-293, 346

Phase IIIB approved.

DRC reviewed the following project plats to reevaluate the disposal or retention of particular tracts (easements will be prepared to protect public rights within each tract):

LADS NO. 0183-81-2-3 (Hewitt-Whiskey Lake) GSC-242
Postponed until next meeting.

LADS NO. 0224-82-2-3 (Holstein Heights) GSC-267
All tracts to homeowners except screening easement.

LADS NO. 0158-81-2-3 (Amber Lakes North) GSC-216
LADS NO. 123B-81-2-3 (Skwentna Flats Sub) GSC-249
LADS NO. 0184-81-2-3 (High Mountain Lake) GSC-253
LADS NO. 0124-81-2-3 (Fish Lakes) GSC-220
LADS NO. 0159-81-2-3 (Canyon Lake) GSC-215
LADS NO. 0193-81-2-3 (Colorado Station) GSC-238
LADS NO. 0187-81-2-3 (Kutna Creek) GSC-241
All postponed.

LADS NO. 0189-81-2-3 (Shell Lake North) GSC-252
Tract F, H, I & L to homeowners.

LADS NO. 0181-81-2-3 (South Caribou Lake) GSC-239/269
All tracts to State.

LADS NO. 0126-81-2-3 (Dinglishna Hill) GSC-222
No change.

LADS NO. 0117-81-2-3 (Ninemile Creek) GSC-217
All tracts to the State.

LADS NO. 0129-81-2-3 (Bench Lake) GSC-224
All tracts to the State.

LADS NO. 127B-81-2-3 (Indian River)
Greenbelts to homeowners, those outside to the State.

CC: George Bernard
Tom Arminski, DF&G
Jewel Aho, DFL&WM
Helen Neinheuser, DFL&WM
Project Files

WRN:LKL:bb



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Natural Resources

RECEIVED DIVISION OF MINING, LAND & WATER
Land Sales & Contract Administration Section

JAN 07 2016

PLATTING

550 West 7th Avenue, Suite 640
Anchorage, Alaska 99501-3576
Main: 907.269.8594
TDD: 907.269.8411
Fax: 907.269.8916
<http://landsales.alaska.gov>
<http://facebook.com/alaskaland/>

In regards to ownership of tracts within the Bench Lake Subdivision, the preliminary decision and final finding and decision did not address transfer of land ownership or management authority of land to the Bench Lake Homeowners' Association (HOA). The Bench Lake HOA appears to have been granted some level of authority to maintain tracts by the Covenants, Conditions, and Restrictions recorded in the Palmer Recording District on June 12, 1981; the extent of their authority to manage these tracts is unclear at this time. We are also uncertain as to whether the entity that incorporated on December 30, 2015 is the same entity that was incorporated by the state in 1981.

As stated in the MSB Platting Staff Report, the tracts have never been transferred outside state ownership. Subsequent state memos clearly specify that all tracts would remain in state ownership. Neither a note on a plat nor the Covenants, Conditions, and Restrictions can convey ownership; this must be done through a conveyance document, such as a patent or QCD. Plat note 10 states: "All lands encompassed by this survey are subject to a 50' wide public access easement along the mean high water line or ordinary high water line of any water frontage of any sort." Regardless of the level of authority that the Bench Lake HOA has to manage these tracts, in accordance with this plat note, there is public access reserved across Tracts A and C. The HOA may not take any action to block this public access. Tract B is designated as state land on the plat. Generally allowed uses apply to Tract B and allow for access through the tract and then along platted rights-of-way.

Thank you,

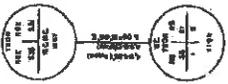
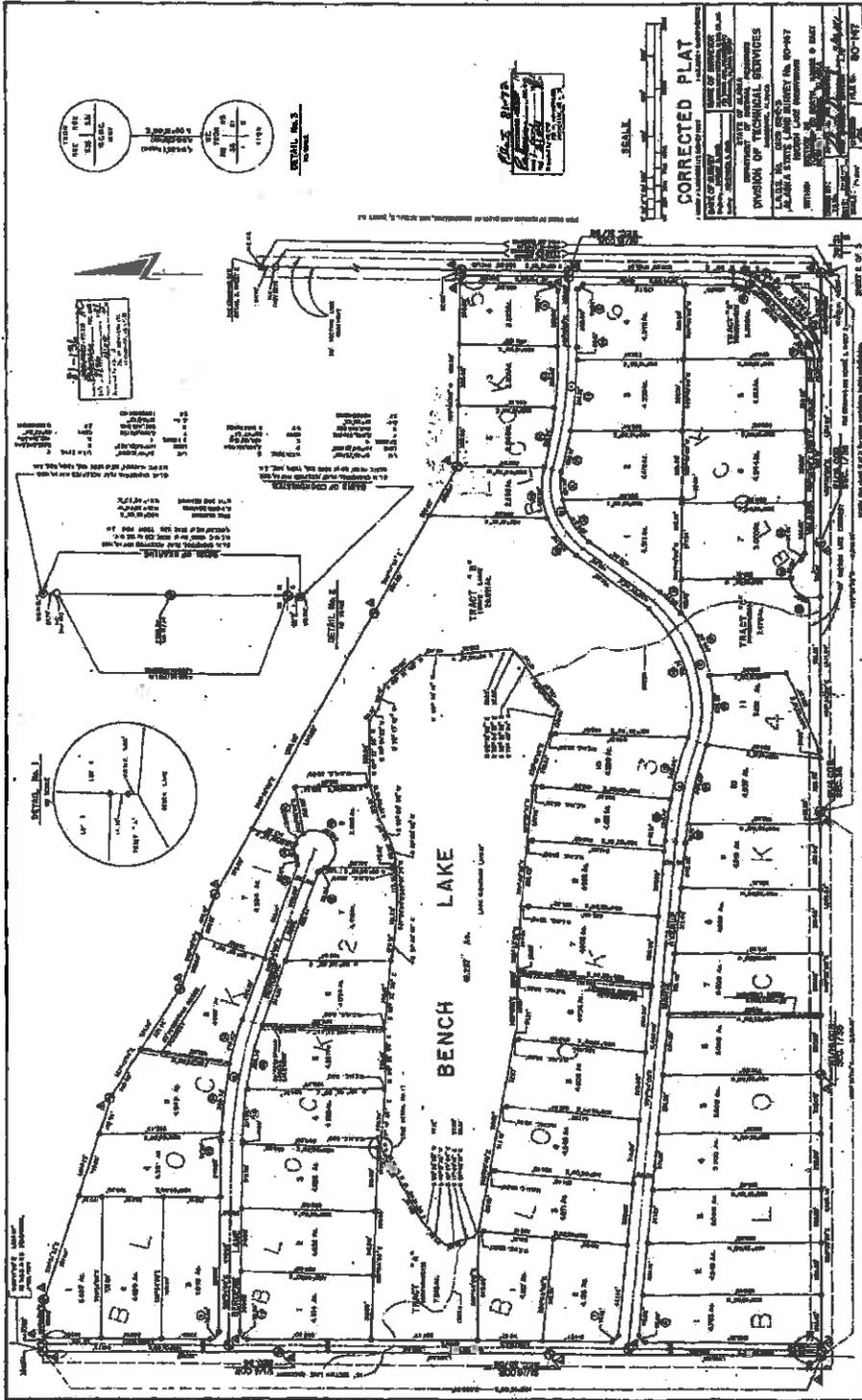
Lauren Rouen
Natural Resource Specialist III

**ITEM #4D 1/7/2016
MONUMENT CREEK RRCS
PAGES 1 TO 7
HANDOUT #11**

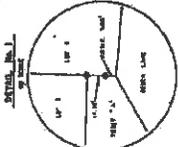
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JAN 07 2013

PLATTING



BEARINGS AND DISTANCES
AS SHOWN ON THIS PLAT
WAS OBTAINED BY MEANS OF
A THEODOLITE AND STATION
WAS CHECKED BY MEANS OF
A TRANSIT AND STATION
AND FOUND TO BE CORRECT
AND ACCURATE



CORRECTED PLAT
DATE OF SURVEY: JAN 07 2013
NAME OF SURVEYOR: [Name]
DIVISION OF TECHNICAL SERVICES
ALABAMA STATE LAND SURVEY NO. 10-987
STATE OF ALABAMA
COUNTY OF [County]

SCALE

SHEET 2 OF 3

4B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 3, 2016**

PRELIMINARY PLAT: **OLSON ESTATES**
LEGAL DESCRIPTION: **SEC 26, T19N, R1E, SEWARD MERIDIAN, AK**
PETITIONER: **TERRY D. OLSON**
SURVEYOR/ENGINEER: **COTTINI LAND SURVEYING/HOLLER ENGINEERING**
ACRES: **46.91** **PARCELS: 5**
REVIEWED BY: **PEGGY HORTON** **CASE: 2015-189**

REQUEST

The request is to divide Lot 1, Block 1, Rancho Santa Fe Estates (Plat #2004-213) into 5 lots to be known as Olson Estates, containing 46.91 acres, more or less. A variance from MSB 43.20.120, Legal Access, is requested to allow access to the proposed lots from a platted private road, E. Santa Fe Circle. This case was continued from January 7, 2016 public hearing.

EXHIBITS:

Vicinity Map	EXHIBIT A
As-Built W/Email	EXHIBIT B
Soils & Drainage	EXHIBIT C
Access Road Photos	EXHIBIT D
Variance	EXHIBIT E
Non-Objection Letter	EXHIBIT F
Road Maintenance Agrmnt	EXHIBIT G

COMMENTS:

Development Svs	EXHIBIT H
DPW O&M	EXHIBIT I
Land Management	EXHIBIT J
GCI	EXHIBIT K
MTA	EXHIBIT L
Enstar	EXHIBIT M
MEA	EXHIBIT N

DISCUSSION

As-built: The petitioner provided an as-built performed in 2009 by Thomas Reber, PLS. Since it was at least 6 years old, staff requested an update. Mr. Reber sent an email testifying that as of November 24, 2015, nothing has changed on the property regarding this as-built (**Exhibit B**).

Soils: The engineer, Curt Holler, stated Lots 1, 3, 4, and 5 are over 400,000 sq ft and do not require useable area verification. Lot 2 requires a useable area determination and the engineer reviewed 7 new testholes (**Exhibit C**). The receiving soils were typically dense, silty sands and gravels, overlain with 1.5' – 2.5' of loess silt and organic material. A sample from testhole 7 was sieve tested, with a resulting USCS classification of SM. Staff notes MSB 43.20.281(A)(1)(f)(ii) states soils in useable wastewater disposal area must be clearly shown to be GM or SM under the Unified Soils Classification System (USCS) by a sieve analysis. Soils that are classified as GW, GP, SW, or SP can be visually classified. Groundwater was encountered only in the two most northeasterly of the 7 testholes, at 9' and 5'. Bedrock or sandstone/siltstone was encountered in all of the holes at depth varying from 5.5' to 11.2', with conditions worse to the south. In logging the holes, the strata was considered bedrock at the point which it cannot be readily removed with a modern hydraulic excavator. Shallow bedrock is not directly addressed in Title 43 definitions or requirements; however it would be prudent to assume that ground water may seasonally run along the top of the bedrock surface. The testholes were dug on October 20, 2015.

Staff notes that MSB 43.20.281(A)(1)(b) states borings and test holes must have the following minimum depths below the ground surface: the depth to bedrock, clay, or other impermeable strata with an expected percolation rate slower than 120 minutes per inch. Mr. Holler provided that information and explained that useable septic areas will be limited by lot lines, ground water table, wet areas and related setbacks, bedrock, steep areas and related setbacks. Potential useable septic areas shown on the map are defined to the south by the limit of area with +8' to bedrock and to the north by the estimated limit of 8' groundwater clearance. Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and observations at the site, proposed Lot 2 will contain over 10,000 sq ft of contiguous useable septic area, and an additional 10,000 sq ft of useable building area.

Access: This subdivision is outside of a borough Road Service Area. Access to the subdivision is via a privately maintained road, E. Santa Fe Circle, which was platted on the Rancho Santa Fe Estates plat (Plat #2004-213) and constructed to residential standards prior to the plat recording. Current pictures are available at **Exhibit D**. Rancho Santa Fe Estates was approved by the Platting Board under Title 16 with two variances, one for private roads and the other for long block length. Block length is not an issue for this project as Title 43 allows for block length of 3,000 feet. MSB 43.20.120, *Legal Access*, states, "Legal access exists if...An unrestricted, public right-of-way connects the subdivision to a state or municipal highway system...." The parent parcel for this subdivision is served by private roads, not public, therefore a variance to Legal Access is requested and answers to the three variance criteria are as follows (**Exhibit E**):

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

Granting of this variance shall not be detrimental to public health, safety or welfare, nor injurious to the adjacent property owners because E. Rancho Santa Fe Circle is built to Mat-Su Borough residential road standards and well maintained by adjoining property owners. Mat-Su Borough Emergency Services vehicles can easily access all lots on E. Rancho Santa Fe Circle.

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

This variance request is unique to Rancho Santa Fe Estates because MSB Title 43.20.100, Access Required, Subsection (C) Gated Subdivisions and Private Roads shall be approved, provided they meet the following criteria of Subsection (1), (2) and (3), which E. Rancho Santa Fe Circle does conform to.

MSB 43.20.100 allows for private roads, but the MSB 43.20.120 Legal Access does not have a subsection that allows for private roads to or within subdivisions. This oversight in Title 43 needs to be addressed and corrected to allow for private roads accessing private and gated subdivision to also meet the requirements of 43.20.120 Legal Access.

(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.

Tract "A" of Rancho Santa Fe Estates is the private road right-of-way tract that contains E. Rancho Santa Fe Circle. This Tract "A" starts at the N. Palmer Fishhook Road and ends at the cul-de-sac of E. Rancho Santa Fe Circle.

E. Santa Fe Circle provides access for all adjoining property owners and any Mat-Su Borough Emergency Services vehicles and appears just like any other subdivision road except that is a private road instead of a public road with public funds being spent on road maintenance, etc.

Requiring Mr. Olson to comply with the requirements of MSB 43.20.120 Legal Access will cause undue substantial hardship to Mr. Olson and the adjoining property owners want to keep their road private not public.

Jonathan Cypher and Nedejko (Ned) Spaic signed a letter stating they, along with Terry Olson, each have 1/3 interest in Tract "A", which contains E. Rancho Santa Fe Circle and they have no objections to Terry Olson subdividing his property as proposed on the Olson Estates plat (**Exhibit F**). They understand that future lot owners of Olson Estates will participate in the yearly maintenance costs of the private road. MSB has a Road Maintenance Agreement on file which should be updated to include the new subdivision and contact information in case the borough is called about maintenance (**Exhibit G**). Staff notes Plat Note #5 on Rancho Santa Fe Estates states "Tract A, which is also E. Santa Fe Drive, is a privately owned right-of-way for the benefit of Lots 1, 2, & 3. It is the sole responsibility of the owners of Lots 1, 2, & 3 to maintain this road for the private use. Acceptance by the Borough for maintenance will require the road to be built to the standards required by the Borough at that time." Staff suggests this plat note be reworded slightly and brought forward to this plat and that the maintenance agreement be updated as well (**Recommendation #3 & 4**).

Comments: The ROW Coordinator states the original plat note 5 needs to be brought forward on this plat (**Exhibit H-1**). He also said to make sure the maintenance agreement is still on file and adjusted to include the new proposed lots, if not, provide a new one for the subdivision file. Development Services Planner stated any existing structures should be in compliance with setback requirements (**Exhibit H-2**). Dept of Public Works O&M had no issues with the road, as it is privately maintained (**Exhibit I**). Land and Resource Management stated no borough-owned land is being affected and they have no objection (**Exhibit J**).

GCI approves the plat as shown (**Exhibit K**). MTA requests a 15-foot wide telecommunications and electrical easement adjoining the north boundary of Rancho Santa Fe Circle (**Exhibit L**). Mr. Olson's response to those requests is at **Exhibit L-1**. Enstar requires a fifteen foot wide natural gas easement along the south lot lines of proposed Lots 1-5, abutting E. Rancho Santa Fe Circle (**Exhibit M**). MEA requested easements along E. Rancho Santa Fe Circle and adjoining the pole portion of Lot 4 (**Exhibit N**).

CONCLUSION

The preliminary plat for Olson Estates is consistent with AS 29.40.070, *Platting Regulations*, and MSB 43.15.016, *Preliminary Plat Submittal and Approval*, with a variance to MSB 43.20.120, *Legal Access*, to allow for access to the subdivision from E. Santa Fe Circle, a private road. The subdivision is outside of a Road Service Area. This plat will create 5 lots from a 47-acre parcel. The access was constructed to residential road standards prior to the original Rancho Santa Fe Estates recording in 2004 and has been maintained privately since then.

A professional engineer stated Lot 2 will contain adequate useable septic area and building area. The other lots being created are over 400,000 sq ft which do not require useable area determination since a topographic information was provided. There were no objections from borough departments or outside agencies.

RECOMMENDATIONS

Recommended motion: "I move to approve the preliminary plat of Olson Estates, located within Section 26, Township 19 North, Range 1 East, Seward Meridian, Alaska contingent upon staff recommendations and findings:"

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 90 days, prior to recording per MSB 43.15.053(E). Obtain beneficiary affidavits from holders of legal and beneficial interest to be recorded with the final plat, if any.
3. Bring forward Plat Note #5 from Plat 2004-213 and adjust the wording to incorporate this subdivision.
4. Update the Road Maintenance Agreement for Santa Fe Circle and provide to Platting Staff.

5. Provide easements as requested by utility companies.
6. Show or list all easements of record on the final plat per MSB 43.15.051(P).
7. Provide final plat in full compliance with Title 43.
8. Submit recording fee, payable to State of Alaska, DNR.
9. Taxes and special assessments must be current prior to recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.

FINDINGS

1. The plat of Olson Estates is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016, Preliminary Plat Submittal and Approval.
2. A variance to MSB 43.20.120, *Legal Access*, was submitted and reviewed by the Platting Board to allow for the subdivision.

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

Granting of this variance shall not be detrimental to public health, safety or welfare, nor injurious to the adjacent property owners because E. Rancho Santa Fe Circle is built to Mat-Su Borough residential road standards and well maintained by adjoining property owners. Mat-Su Borough Emergency Services vehicles can easily access all lots on E. Rancho Santa Fe Circle.

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

This variance request is unique to Rancho Santa Fe Estates because MSB Title 43.20.100, Access Required, Subsection (C) Gated Subdivisions and Private Roads shall be approved, provided they meet the following criteria of Subsection (1), (2) and (3), which E. Rancho Santa Fe Circle does conform to.

MSB 43.20.100 allows for private roads, but the MSB 43.20.120 Legal Access does not have a subsection that allows for private roads to or within subdivisions. This oversight in Title 43 needs to be addressed and corrected to allow for private roads accessing private and gated subdivision to also meet the requirements of 43.20.120 Legal Access.

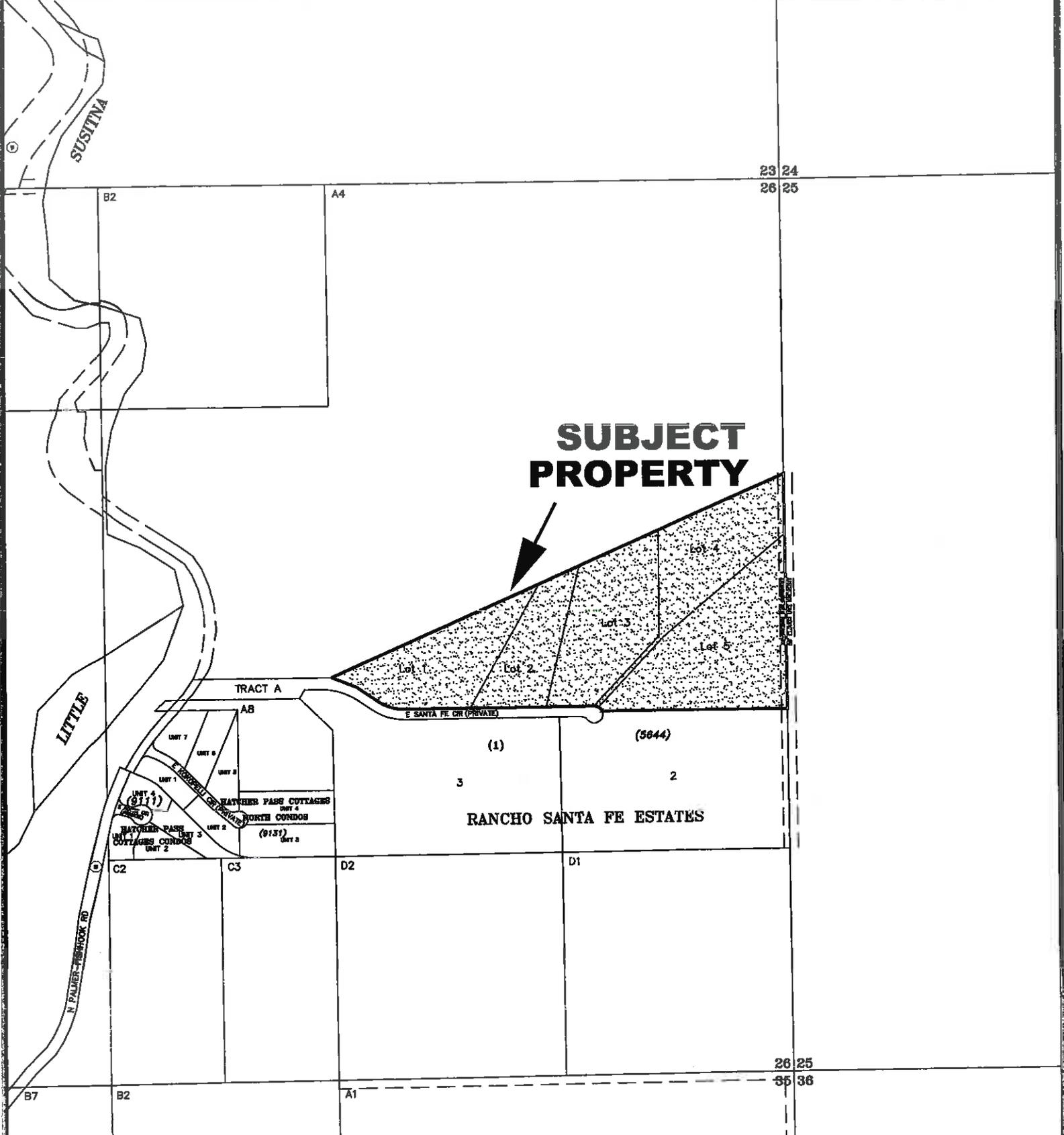
(C) Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result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

Tract "A" of Rancho Santa Fe Estates is the private road right-of-way tract that contains E. Rancho Santa Fe Circle. This Tract "A" starts at the N. Palmer Fishhook Road and ends at the cul-de-sac of E. Rancho Santa Fe Circle.

E. Santa Fe Circle provides access for all adjoining property owners and any Mat-Su Borough Emergency Services vehicles and appears just like any other subdivision road except that is a private road instead of a public road with public funds being spent on road maintenance, etc.

Requiring Mr. Olson to comply with the requirements of MSB 43.20.120 Legal Access will cause undue substantial hardship to Mr. Olson and the adjoining property owners want to keep their road private not public.

3. This subdivision is outside of a Road Service Area. The road is maintained privately.
4. MSB has a road maintenance agreement on file for E. Santa Fe Circle, which staff recommends be updated to include this subdivision.
5. A professional engineer stated Lot 2 has adequate useable area for wastewater disposal and building area in compliance with MSB 43.20.281. The other lots are greater than 400,000 sq ft and do not require useable area determination.
6. An as-built dated June 5, 2009 was provided and the surveyor of record ensured staff that nothing had changed since that time.
7. E. Santa Fe Circle was constructed to residential standards and inspected by the borough ROW inspector in 2004 when the plat of Rancho Santa Fe Estates was created.
8. Tract A of Rancho Santa Fe Estates is the private right-of-way providing access to this subdivision. Two of the owners of Tract A have provided their non-objection to this subdivision, the other owner is the petitioner.
9. There were no objections from any borough departments or outside agencies.



**SUBJECT
PROPERTY**

RANCHO SANTA FE ESTATES

VICINITY MAP
 FOR PROPOSED OLSON ESTATES
 LOCATED WITHIN
 SECTION 26, T19N, R1E
 SEWARD MERIDIAN, ALASKA

EXHIBIT A-1

INDEPENDENCE MINE 14 MAP



SANTA FE

EXHIBIT A-2



Matanuska Susitna Borough
Platting Division

Date: 10/14/2015

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.

0 115 230 460 690 920 Feet



I hereby certify that an accurate survey of the improvements on the following described property:

**LOT 1, BLOCK 1
RANCHO SANTA FE ESTATES**

was made on May 24, 2008, and that said improvements situated thereon are within the property line and do not overlap or encroach on the property lines thereto and that no improvements lying adjacent thereto encroach on the premises in question, except as shown, and that there are no visible or platted roadways, transmission lines or other easements except as shown. It is the responsibility of the owner to determine the existence of any easements, right-of-way, conveyances, or restrictions which do not appear on the subdivision plat. Under no circumstances should any data herein be used for construction or for establishing boundary or fence lines.

1) The bearings and distances shown hereon relative to the property boundaries were derived from data of record and are shown in parenthesis.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	270.00'	163.80'	84.51'	34°45'36"
C2	50.00'	57.96'	32.73'	66°25'19"

LINE	DIRECTION	DISTANCE
L1	S 67°58'08" E	157.78'
L2	S 55°20'49" E	149.57'

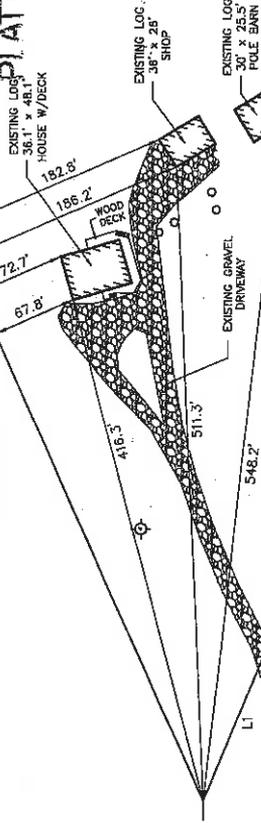
TYPICAL MONUMENT



Find 1-1/4" Yellow Plastic Cap;
Flush with Ground in
Fair Condition

DETAIL

RECEIVED
MAY 23 2015
PLATTING



LEGEND

- ⊕ YELLOW PLASTIC CAP
- ⊕ WELL
- SEPTIC CLEANOUT



(S 0°09'16" E 429.17') (S 0°01'00" E 896.56')

LOT 1
BLOCK 1
46.93 ACRES

SEE DETAIL



**ASBULT
LOT 1, BLOCK 1
RANCHO SANTA FE ESTATES**

SCALE: 1"=400'	DRAWN BY: JLM
DATE: 6/5/09	GRID: N/A
SURVEYED BY: TJR	W/O FILE: N/A

Peggy Horton

From: Tom Reber <reber_tom@hotmail.com>
Sent: Tuesday, November 24, 2015 8:47 AM
To: Peggy Horton
Subject: Terry Olson AsBuilt

Peggy,

Terry Olson asked me to send this to you.

Pursuant to AsBuilt Lot-1, Block-1 Rancho Santa Fe Estates, I was the licensed Land Surveyor that performed the survey dated June 5, 2009. I can testify that as of today's date, November 24, 2015, nothing has changed on this property regarding this AsBuilt. Nothing has been added or subtracted from this property and the AsBuilt remains in effect.

Sincerely,
Thomas Reber
ASLS #7540



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED

NOV 23 2015

PLATTING

PLATTING

NOV 23 2015

RECEIVED

November 23, 2015

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

Re: *Olson Estates*; Useable Areas, Roads and Drainage. HE# 15094

Dear Mr. Hulbert:

At the request of Terry Olson, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 5 new lots from an existing large parcel with a total area of 47 acres. Lots 1, 3, 4, and 5 are over 400,000 ft² and will not require useable area verification. Our soils evaluation included logging 7 new testholes, review of the provided topography information and our other observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The parent parcel lies on the flanks of the Talkeetna range, generally sloping to the south or southwest. Terrain rises to the north, and there is a low, wide valley feature near the west end. One home site and driveway has been developed on the west end of proposed Lot 1; the parcel is otherwise undeveloped. Some areas appeared to have been logged and possibly stumped in the distant past. One substantial area along the valley has grade exceeding 25%; several other minor areas do as well, with all delineated on the attached map. The total elevation differential on the map is approximately 88'.

Soils & Vegetation. Undisturbed parts of the parent parcel typically have low to moderate density mature birch and spruce trees and native grasses. Receiving soils logged in the 7 testholes were typically dense, silty sands and gravels, overlain with 1.5' - 2.5' of loess silt and organic material. A sample from testhole 7 was sieve tested, with a resulting USCS classification of SM. Soils in testhole 1 and 4 were very similar, however were not sieve tested as they were outside of the useable septic area. Soils in the remaining testholes were somewhat siltier to the east. Copies of the relevant testhole logs, sieve test and a location/ topography/ useable area map are attached.

Groundwater & Bedrock. Groundwater was encountered only in the two most northeasterly of the 7 testholes, at 9' and 5'; according to the owner water conditions are shallower to the northeast. Bedrock or sandstone/siltstone was encountered in all of the holes at depths varying from 5.5' to 11.2', with conditions worse to the south. In logging the holes, the strata was considered bedrock at the point which it cannot be readily

removed with a modern hydraulic excavator. The absence of groundwater retained above the encountered rock also may be an indication of permeability. Shallow bedrock is not directly addressed in Title 43 definitions or requirements; however it would be prudent to assume that ground water may seasonally run along the top of the bedrock surface. The testholes were dug on October 20, 2015.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, ground water table, wet areas and related setbacks, bedrock, steep areas and related setbacks. Potential useable septic areas shown on the map are defined to the south by the limit of area with +8' to bedrock, and to the north by the estimated limit of 8' groundwater clearance. While approximately 48,000 ft² of potential area exists, we have conservatively marked a 10,000 ft² area which appeared to have the best conditions. For building areas, lotlines, utility easements and ROW setbacks will be limiting factors. In each case, the proposed lots contain 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 2 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*** The remaining lots are over 400,000 ft².

Drainage. Since no road construction is planned, no drainage plan is required. Nonetheless, drainage arrows were provided on the attached map to show general drainage patterns in the area. Overall area drainage will not be affected by the subdivision.

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

Sincerely,



Curtis Holler, PE

c: Terry Olson, w/attachments

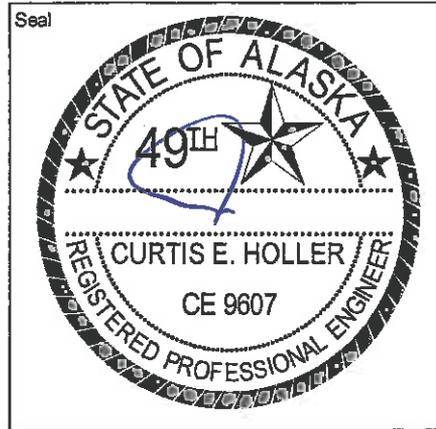


EXHIBIT C-2



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 7
Performed For: Terry Olson
Legal Description: Olson Estates

Depth, feet	Soil Type	Slope	Site Plan
0-1	OL		See attached testhole & topo map ↑ N ↓
1-2	ML		
2-3	SP-GP w/SILT, BROWN COLOR, VARIES TO w/HEAVY TRACE SILT, VARIES TO GM-LOW SILT CONTENT. MOST IS SP-GP w/SILT TO HEAVY TRACE SILT.		
3-4			
4-5			
5-6			
6-7			
7-8			
8-9			
9-10			
10-11	BEDROCK - SANDSTONE OR SILTSTONE	WAS GROUNDWATER ENCOUNTERED? No IF YES, AT WHAT DEPTH? N/A DEPTH AFTER MONITORING? N/A OPEN 12 HRS	
11-12			
12-13			
13-14			
14-15			
15-16			
16-17			
17-18			
18-19			
19-20			
20-21			
21-22			

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

PERFORMED BY: C. Holler DATE: 10-20-2015

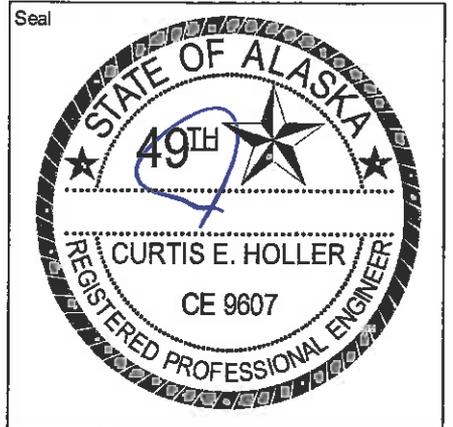
EXHIBIT C-4



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 7
Performed For: Terry Olson
Legal Description: Olson Estates

Depth, feet	Soil Type
0	OL
1	ML, BROWN
2	
3	SP-GP W/SILT BROWN COLOR
4	VARIABLES TO W/HEAVY TRACE
5	SILT, VARIABLES TO 4M, LOW SILT
6	CONTENT. FEW BANDS SP W/GRAVEL
7	MOST SP-GP W/SILT TO HEAVY
8	TRACE, ROCK TO 5"
9	SANDSTONE/SILTSTONE
10	BEDROCK
11	NO GWT

Slope

Site Plan
See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED?
No
IF YES, AT WHAT DEPTH?
N/A
DEPTH AFTER MONITORING?
N/A OPEN + 2 HRS

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN V FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

PERFORMED BY: C. Holler

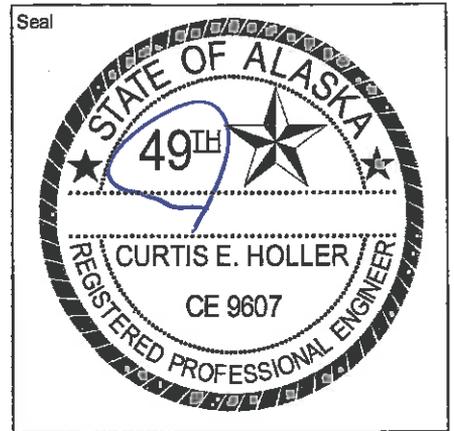
DATE: 10-20-2015

EXHIBIT C-5



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 7
Performed For: Terry Olson
Legal Description: Olson Estates

Depth, feet	Soil Type
1	ML, BROWN-ORANGE TINT
2	
3	SP w/ SMALL GRAVEL & SILT
4	DARK OLIVE BROWN
5	
6	
7	SM, LOW SILT CONTENT, w/ GRAVEL
8	ROCK TO 5" OCCASIONAL 10"
9	VARIES TO: SP w/ SILT & GRAVEL
10	BROWN TO OLIVE-BROWN
11	SLIGHTLY MOIST
12	SANDSTONE/SILTSTONE
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan
See attached testhole & topo map
N ↑

WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A - OPEN 45 MINS.

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
GRAB SAMPLE @ 5.5' - 6' LEVEL
 - PERFORMED BY: C. Holler

DATE: 10-20-2015

EXHIBIT C-6



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
 2805 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpot@mtonline.net

Sieve	Diameter	Percent Finer
	mm	Finer
3"	75	100
2"	50	87
1.5"	37.5	85
1"	25.0	81
3/4"	19.0	79
1/2"	12.5	74
3/8"	9.5	71
#4	4.75	64
#10	2.00	57
#20	0.850	49
#40	0.425	41
#60	0.250	35
#100	0.150	29
#200	0.075	21.7

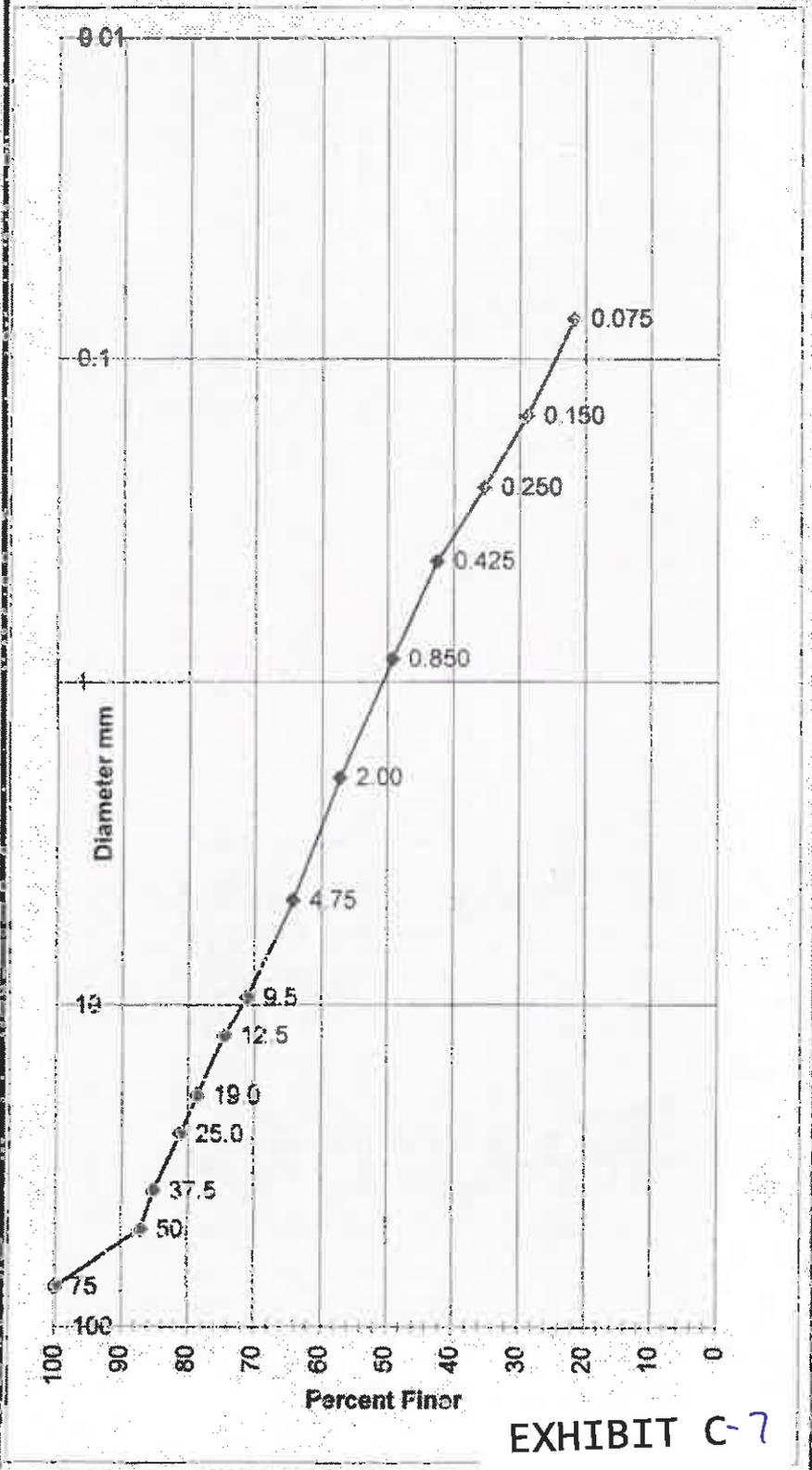


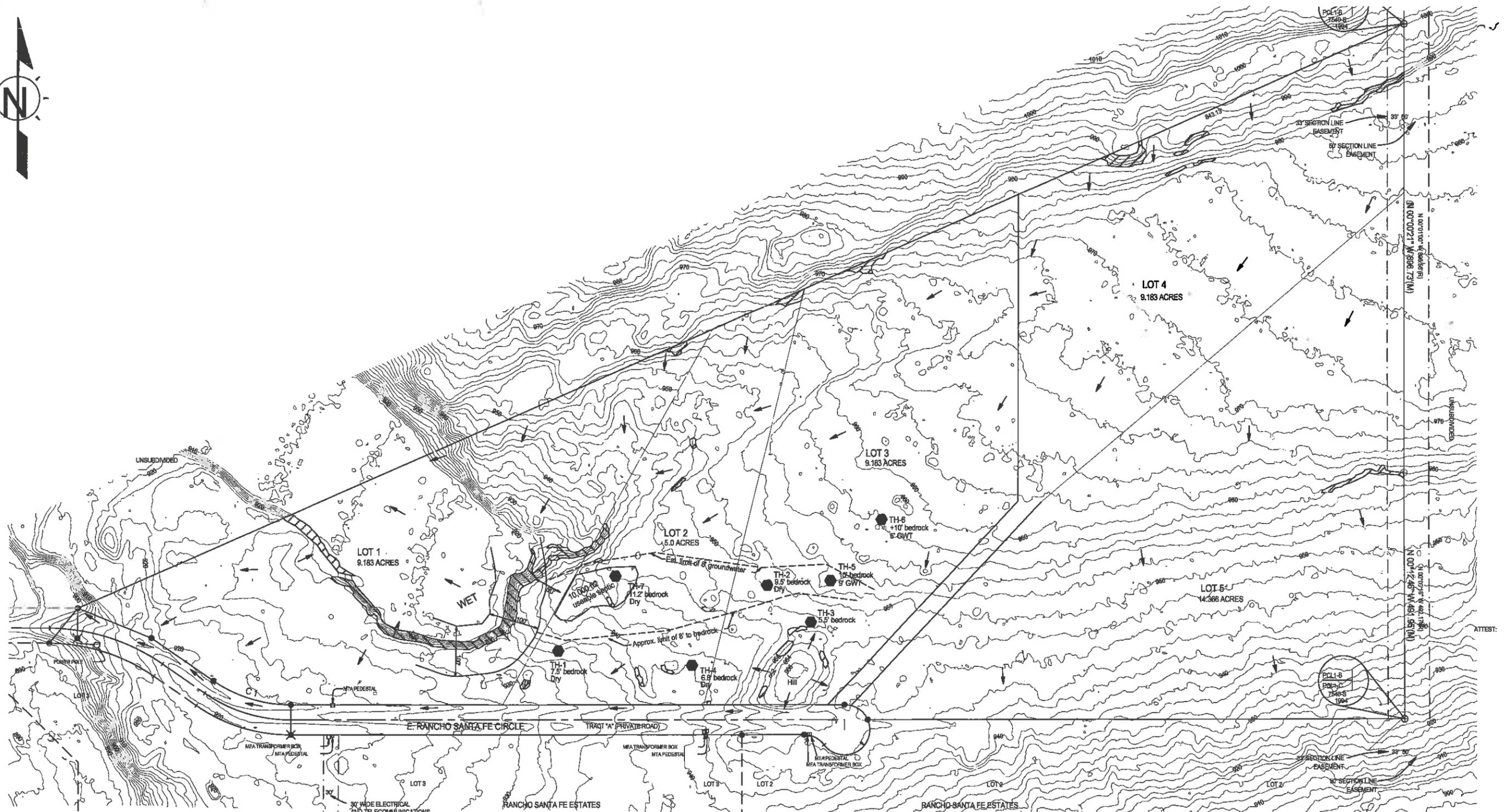
EXHIBIT C-7

Client: Terry Olsen/Holler Engineering Soil Description: Silty Sand with Gravel

Project: Terry Olsen Property Unified Classification: SM

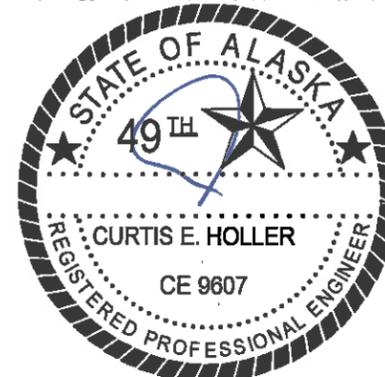
Sample Location: TH #7 @ 5.5'-6'

Date: 11/20/2015
 Sample Date: 11/18/2015
 Proj no: 15121



Notes:

- 1) Base drawing & 2' LiDAR contours provided by surveyor.
- 2) Arrows denote apparent drainage patterns.
- 3) Hatched areas have slope over 25%.



Olson Estates
 Testhole, Useable Area, Drainage & Topography Map



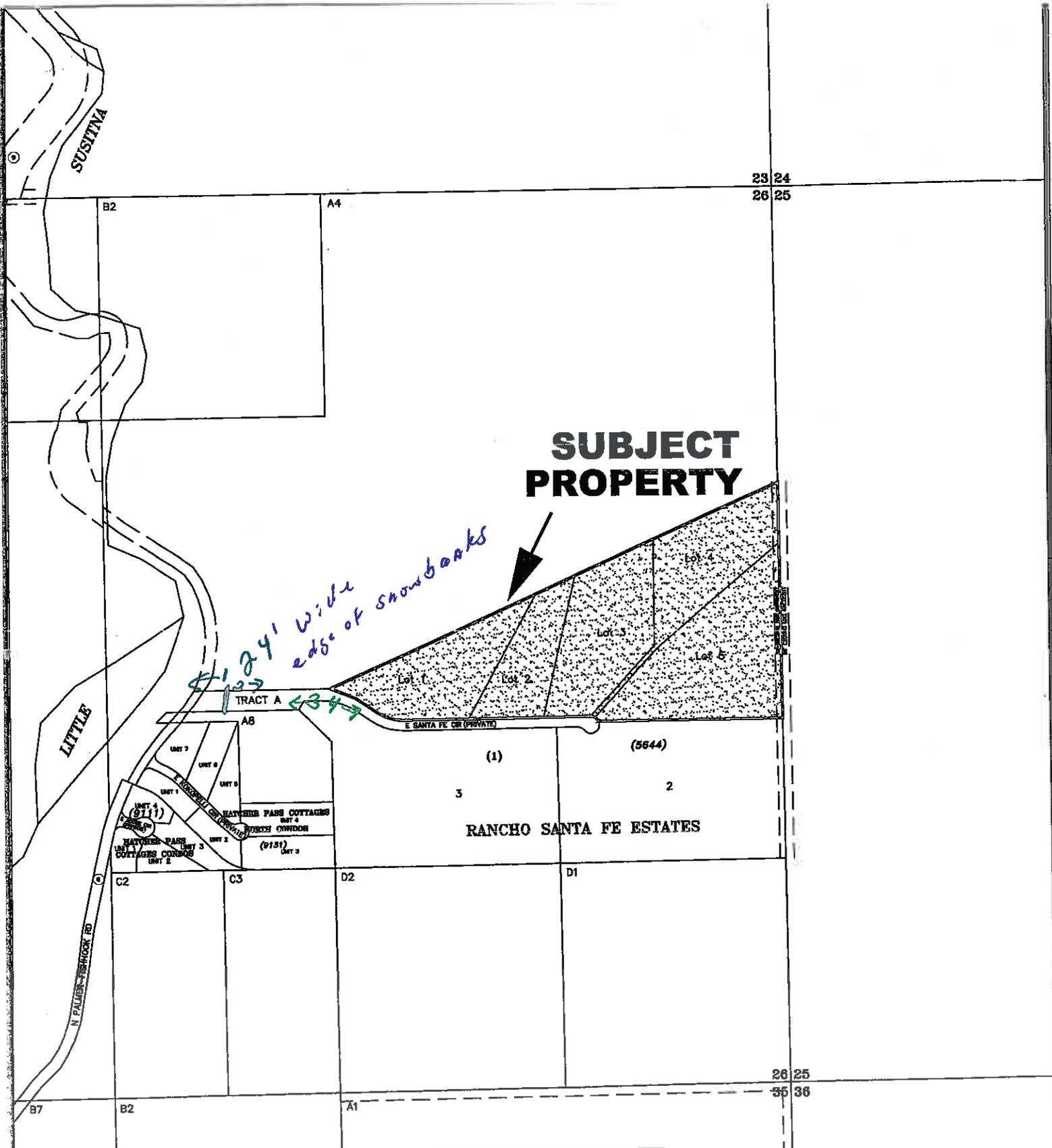
HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654

11/23/2015

Job # 15094

Scale: 1"=200'



VICINITY MAP

FOR PROPOSED OLSON ESTATES
 LOCATED WITHIN
 SECTION 26, T19N, R1E
 SEWARD MERIDIAN, ALASKA

INDEPENDENCE MINE 14 MAP

EXHIBIT D-1

1. Facing west on E. Santa Fe Circle showing N. Palmer-Fishhook. Street measured 24' wide from snowbank to snowbank at this point.



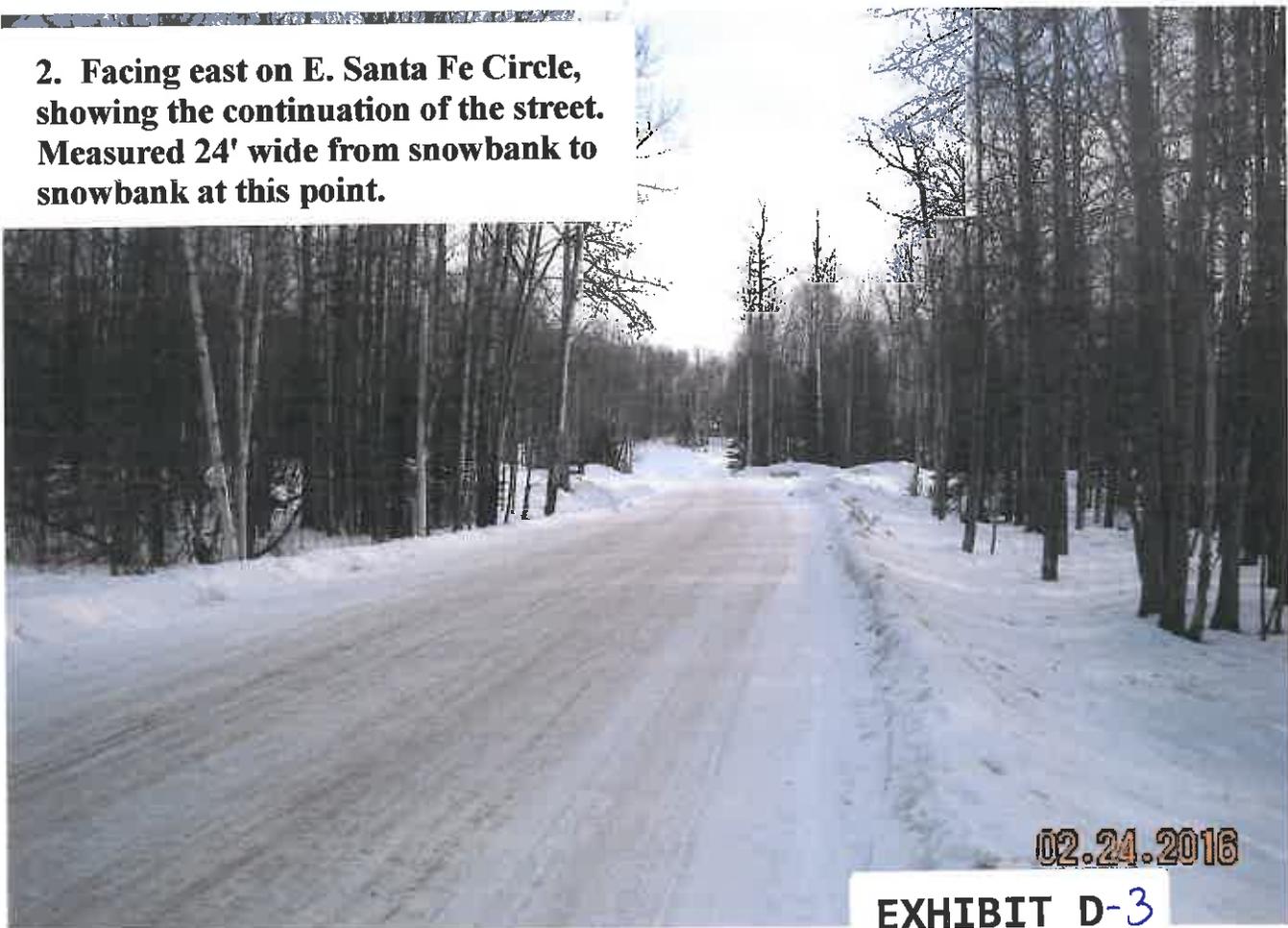
4. Facing east on E. Santa Fe Circle, past the cul-de-sac at the end of the large portion of Tract A. Proposed Lot 1 is to the left.



3. Facing west on E. Santa Fe Circle, showing the cul-de-sac at the end of the large portion of Tract A, where it access Tax Parcel A4 to the north, and Tax Parcel A8 and Lot 3, Block 1, of Rancho Santa Fe Estates to the south.



2. Facing east on E. Santa Fe Circle, showing the continuation of the street. Measured 24' wide from snowbank to snowbank at this point.





COTTINI LAND SURVEYING

Pio V. Cottini

Registered Land Surveyor

P.O. Box 2748, Palmer, AK 99645
(907) 745-1188 or 745-3658



January 25, 2016

Matanuska-Susitna Borough
Platting Board Members
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED
JAN 26 2016
PLATTING

RE: Olson Variance to MSB 43.20.120 Legal Access

Dear Platting Board Members,

Terry Olson is requesting a variance to M.S.B. 43.20.120 Legal Access because E. Rancho Santa Fe Circle is a private road, built to Mat-Su Borough residential road standards, all contained within Tract "A" of Rancho Santa Fe Estates (Plat #2004-213). The owners of Tract "A" are the owners of Lots 1, 2 and 3 of Rancho Santa Fe Estates and they maintain E. Rancho Santa Fe Circle road.

Rancho Santa Fe Estates was approved as a "private road subdivision" in 2004 and Mr. Olson is proposing to further subdivide Lot 1 into five (5) lots, which will be transferred to family members. Future lot owners of Olson Estates will also participate in the road maintenance of E. Rancho Santa Fe Circle. The owners of Lots 2 and 3 also concur with the proposed subdivision of Lot 1 (Olson Estates).

A) Granting of this variance shall not be detrimental to public health, safety or welfare, nor injurious to the adjacent property owners because E. Rancho Santa Fe Circle is built to Mat-Su Borough residential road standards and well maintained by adjoining property owners. Mat-Su Borough Emergency Services vehicles can easily access all lots on E. Rancho Santa Fe Circle.

B) This variance request is unique to Rancho Santa Fe Estates because M.S.B. Title 43.20.100 Access Required, Subsection (C) Gated Subdivisions and Private Roads shall be approved, provided they meet the following criteria of Subsection (1), (2) and (3), which E. Rancho Santa Fe Circle does conform to.

M.S.B. 43.20.100 allows for private roads, but the M.S.B. 43.20.120 Legal Access does not have a subsection that allows for private roads to or within subdivisions. This oversight in Title 43 needs to be addressed and corrected to allow for private roads accessing private and gated subdivisions to also meet the requirements of 43.20.120 Legal Access.

EXHIBIT E-1

C) Tract "A" of Rancho Santa Fe Estates is the private road right-of-way tract that contains E. Rancho Santa Fe Circle. This Tract "A" starts at the N. Palmer Fishhook Road and ends at the cul-de-sac of E. Rancho Santa Fe Circle.

E. Santa Fe Circle provides access for all adjoining property owners and any Mat-Su Borough Emergency Services vehicles and appears just like any other subdivision road except that it is a private road instead of a public road with public funds being spent on road maintenance, etc.

Requiring Mr. Olson to comply with the requirements of M.S.B. 43.20.120 Legal Access will cause undue substantial hardship to Mr. Olson and the adjoining property owners want to keep their road private not public.

Thank you for your time and consideration of this variance.

Sincerely,



Pio V. Cottini, R.L.S.

Concur:


Terry Olson

RECEIVED

JAN 26 2016

PLATTING

JONATHAN L. CYPHER
9350 Santa Fe Circle
Palmer, AK 99645

NEDELJKO (NED) SPAIC
P.O. Box 871708
Wasilla, AK 99687-1708

January 25, 2016

Matanuska-Susitna Borough
Platting Board Members
350 E. Dahlia Ave.
Palmer, AK 99645

RE: Olson Estates

Dear Platting Board Members,

We, the undersigned, are also owners of Tract "A", Rancho Santa Fe Estates, with Terry Olson. We each own one-third (1/3) interest in Tract "A". Tract "A" contains the road E. Rancho Santa Fe Circle, which is a private maintained road that provides access to our lots within Ranch Santa Fe Estates.

We have no objections to Terry Olson subdividing his property as proposed on the Olson Estates plat. We also understand that future lot owners of Olson Estates will participate in the yearly maintenance costs of our private road.

Sincerely,

Concur:


Jonathan L. Cypher


Nedeljko (Ned) Spaic

EXHIBIT F

11-22-04
mm
#357

RECEIVED
NOV 22 2004
PLATTING DIV.

Road Maintenance Agreement For :
"Santa Fe Drive" CIRCLE

Santa Fe Drive is a private road that serves as a common access to the Palmer Fishhook Rd. for the residents and owners of Rancho Santa Fe Estates Subdivision.

The residents and owners of Rancho Santa Fe Subdivision are as follows :

Jon L. Cypher HC 05 Box 6824

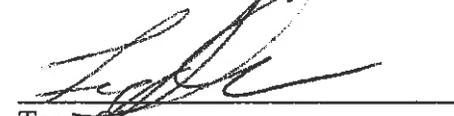
Terry Olson HC 05 Box 6820-B

Ned Spaic HC 05 Box 6819-T

The above listed owners mutually agree to share equally in all labor and expenses accrued in keeping Santa Fe Drive maintained in the summer to the standard in which it was constructed.
The owners also mutually agree that the labor and expense of winter snow removal will also be equally shared.



Jon L. Cypher 11-04-04
Date



Terry Olson 11-5-04
Date



Ned Spaic 11/04/04
Date



MATANUSKA-SUSITNA BOROUGH
Planning Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-8158
www.matsugov.us

RECEIVED
JAN 28 2016
PLATTING

Date: 1/28/2016

RE: Preliminary Plat Review & Variance Review - Olson Estates - Terry Olson

Date of Application: 1/27/2016

Reviewed By: Andy Dean ROW Coordinator *A. Dean*

Preliminary Plat Review Comments:

1. Place a plat note stating "All lots within this subdivision will be served by private road access."

Variance Review Comments:

1. Please include the original Note 5 from the Rancho Santa Fe Estates Plat, adjusting and mentioning in addition the new proposed Lots. Make sure maintenance agreement is still on file and adjusted to include the new proposed lots, if not, provide a new one for the subdivision file.

Matanuska Susitna Borough
Planning Department
Permit Center
Row Coordinator

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Peggy Horton

From: Susan Lee
Sent: Tuesday, December 01, 2015 12:33 PM
To: Platting
Subject: RE: Request for Comments for Olson Estates Case #2015-189 Tech: PH

Existing structure(s) 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: Peggy Horton **On Behalf Of** Platting
Sent: Tuesday, December 01, 2015 11:56 AM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Jennifer Diederich; Robin L. Leighty; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com; John Mcnutt (jmcnutt@palmerak.org); Elizabeth Weiant; Eric Phillips; Sandra Cook; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil); 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; John Aschenbrenner; Barbara Doty; 'akers@mtaonline.net' (akers@mtaonline.net); joeri@mtaonline.net; brian.young@usps.gov
Cc: Platting; jay@valleymarket.com; Kevin Sorensen - Glacier Ridge Properties (ksoren@mtaonline.net); stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); winfohim@aol.com
Subject: Request for Comments for Olson Estates Case #2015-189 Tech: PH

Good Afternoon,

Attached is a request for preliminary plat approval for a 5 lot subdivision with private road access in the Palmer Fishhook Road area. Please review and provide your comments by December 24, 2015.

Let me know if you have any questions,

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)

Peggy Horton

From: Will Barickman
Sent: Tuesday, December 01, 2015 2:00 PM
To: Peggy Horton
Cc: Jim Jenson; Terry Dolan
Subject: RE: Request for Comments for Olson Estates Case #2015-189 Tech: PH

Being a private road, No issue with O&M unless to be maintained by the Borough, then should be built to borough standards.

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

From: Jim Jenson
Sent: Tuesday, December 01, 2015 12:19 PM
To: Will Barickman
Cc: Terry Dolan
Subject: FW: Request for Comments for Olson Estates Case #2015-189 Tech: PH

RSA 16

From: Peggy Horton **On Behalf Of** Platting
Sent: Tuesday, December 01, 2015 11:56 AM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Jennifer Diederich; Robin L. Leighty; 'ospdesign@gci.com' (ospdesign@gci.com); dbiehm@gci.com; John Mcnutt (jmcnutt@palmerak.org); Elizabeth Weiant; Eric Phillips; Sandra Cook; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil); 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; John Aschenbrenner; Barbara Doty; 'akers@mtaonline.net' (akers@mtaonline.net); joeri@mtaonline.net; brian.young@usps.gov
Cc: Platting; jay@valleymarket.com; Kevin Sorensen - Glacier Ridge Properties (ksoren@mtaonline.net); stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); winforhim@aol.com
Subject: Request for Comments for Olson Estates Case #2015-189 Tech: PH

Good Afternoon,

Attached is a request for preliminary plat approval for a 5 lot subdivision with private road access in the Palmer Fishhook Road area. Please review and provide your comments by December 24, 2015.

Let me know if you have any questions,

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax

EXHIBIT I



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 1, 2015
TO: Paul Hulbert, Platting Officer
FROM: Land & Resource Management *PH*
SUBJECT: Preliminary Plat Comments / Case #2015-189

RECEIVED

DEC 02 2015

PLATTING

R

Platting Tech: Peggy Horton
Public Hearing: January 7, 2016
Applicant / Petitioner: Olson
TRS: 19N01E26
Tax ID: 5644B01L001
Subd: Olson Estates
Tax Map: IN 14

Comments:

- No borough-owned land is affected by the proposed subdivision.
- No objections.

EXHIBIT J

Peggy Horton

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Wednesday, December 02, 2015 9:40 AM
To: Platting
Cc: Jessica Thompson; Brian Fish
Subject: RE: Request for Comments for Olson Estates Case #2015-189 Tech: PH

FORWARDED
12/4/15

Peggy,

MTA has reviewed the preliminary plat for Olson Estates; MTA respectfully requests a 15 foot wide telecommunications and electrical easement adjoining the north boundary of Rancho Santa Fe Circle.

Thank you for the opportunity to review and comment.

Becky Glenn
MTA

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] On Behalf Of Platting
Sent: Tuesday, December 01, 2015 11:56 AM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; Jennifer Diederich <Jennifer.Diederich@enstarnaturalgas.com>; Robin L. Leighty <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (<ospdesign@gci.com>) <ospdesign@gci.com>; dblehm@gci.com; John McNutt (jmcnutt@palmerak.org) <jmcnutt@palmerak.org>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil) <shane.m.mccoy@usace.army.mil>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Barbara Doty <Barbara.Doty@matsugov.us>; 'akers@mtaonline.net' (<akers@mtaonline.net>) <akers@mtaonline.net>; joeri@mtaonline.net; brian.young@usps.gov
Cc: Platting <Platting@matsugov.us>; jay@valleymarket.com; Kevin Sorensen - Glacier Ridge Properties (<ksoren@mtaonline.net>) <ksoren@mtaonline.net>; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteam.com; Marty Van Diest - Valley Market Real Estate (<marty@valleymarket.com>) <marty@valleymarket.com>; winforhim@aol.com
Subject: Request for Comments for Olson Estates Case #2015-189 Tech: PH

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.

Good Afternoon,

Attached is a request for preliminary plat approval for a 5 lot subdivision with private road access in the Palmer Fishhook Road area. Please review and provide your comments by December 24, 2015.

Peggy Horton

From: tolson <tolson@mtaonline.net>
Sent: Monday, December 07, 2015 7:03 PM
To: Peggy Horton; pramb@mtaonline.net
Subject: Re: MTA and Enstar requests for Olson Estates plat

Peggy, Looks good to me. Thoughtful planning.
Terry Olson

----- Original Message -----

From: Peggy Horton
To: pramb@mtaonline.net; tolson@mtaonline.net
Sent: Friday, December 04, 2015 10:29 AM
Subject: MTA and Enstar requests for Olson Estates plat

See attachments for Enstar and MTA requests for easements on the plat.

Let me know what you think.

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)



FORWARDED
12/4/15

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 1, 2015

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

Subject: Preliminary Plat Request for Comments – Olson Estates (Case No. 2015-189)

Dear Ms. Horton:

ENSTAR Natural Gas Company has reviewed the subject Preliminary Plat and requires a fifteen foot (15FT) wide natural gas easement along the south lot lines of proposed Lots 1-5, abutting E. Rancho Santa Fe Circle which is a private road.

If you have any questions regarding, please feel free to contact me at 334-7953 or by email at robin.leighty@enstarnaturalgas.com.

Sincerely,

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

EXHIBIT M

4C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 3, 2016**

PRELIMINARY PLAT: **HATLEY VARIANCE**
LEGAL DESCRIPTION: **SEC 6, T17N, R3E, SEWARD MERIDIAN, AK**
PETITIONER: **JUSTIN HATLEY**
SURVEYOR: **EDGE SURVEY & DESIGN**
REVIEWED BY: **PEGGY HORTON** **CASE: 2016-010**

REQUEST

A request for a variance from MSB 43.20.140, *Physical Access*, to allow for a substandard intersection including a tangent and curve length less than required in the MSB Subdivision Construction Manual. If approved, the petitioner will submit a plat to divide Tract 1 of Dewy's Garden Addition 4 (Plat #2014-26) using this proposed design as access to three lots off of the extension of Maud Road.

EXHIBITS:

VICINITY MAPS	EXHIBIT A
PHOTOS	EXHIBIT B
VARIANCE	EXHIBIT C

COMMENTS:

LAND MANAGEMENT	EXHIBIT D
ROW COORDINATOR	EXHIBIT E
CULTURAL RESOURCES	EXHIBIT F
DEVELOPMENT SVS	EXHIBIT G
ADOT&PF	EXHIBIT H
ENSTAR	EXHIBIT I
GCI	EXHIBIT J
MTA	EXHIBIT K

DISCUSSION

Location: This property is located at the west end of E. Maud Road (**Exhibit A**).

History: Maud Road up to the end of pavement is maintained by the State of Alaska. After that, the road is known as Jim Lake Access or ADL 206989, a 60' wide right-of-way created in the 1980's by the state. Jim Lake Access road has previously been maintained by both the state and the borough, but never on a regular basis. The condition of the road determines the speed of cars and other types of transportation on this access road. Since the creation of the right-of-way

easement, the State deeded the property directly south of the applicant's land to the Borough. It is through this land that the applicant wishes to make access to the portion of Tract 1 lying east of McRoberts Creek.

McRoberts Creek divides Tract 1 and travels through a culvert installed under the Jim Lake Access road. The creek is cataloged by ADF&G as an anadromous waterway, important for Coho and Sockeye salmon. Staff notes there have been times when the creek overflows the culvert (**Exhibit B**). There have been discussions to replace the culvert with a larger size since the photos were taken, but there's been no evidence presented to show that has occurred.

Tract 1 of Dewy's Garden Addition 4 is 48.22 acres and is currently accessed on the north end from N. Marley Dr and N. Dewys St. The applicant's family has several homes on the property and they wish to divide the tract to separate the various residences and also divide that portion of Tract 1 east of the creek into some lots which would be accessed by the proposed road addressed in the following variance:

Variance: The applicant submitted a request for a variance from MSB 43.20.140, *Physical Access*, to allow the construction of an intersection of a proposed road and the ADL where the proposed road does not contain the required tangent or curve radius (**Exhibit C**). The Subdivision Construction Manual requires a residential road to have a tangent (straight line) of 100 feet at an intersection (measured from the centerline of the road) and the minimum centerline radius of 225' or 190' with Department of Public Works approval. The applicant is suggesting a 44.91' tangent and a 140' curve radius.

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

Per MSB suggestion, the intersection will be located on the curve to ensure proper sight distances as found on page 15, MSB Subdivision Construction Manual. By locating the intersection on the curve, sight distances will be excellent thus not being detrimental to public health safety or welfare. Steep topography however, restricts the distance eastward by which the road can built. Thus to fit within the topography and satisfy sight distances a shorter 44.91 foot tangent and a 60 radius are being requested. The relatively short length of the curve (44.14 feet) preserves sight and stacking distances. See Attached Photos.

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

Steep topography, approximately 16% and the need for safe sight distances dictates the location of the road. Typically a section line easement would be the means for access to such lots. In this case however, the existing Maud Road parallels the section line easement then curves with a substandard MSB radius of 140 feet. This therefore requires the intersection placed on the curve to obtain safe sight distances. These constraints for which the variance is needed, do not apply generally to properties for which the variance is sought. See Exhibits "A" & "B"

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.

A variance is requested to provide the safest access to the three lots given the topography and existing roads. Strict application of MSB 43.20 would result in needless hardship to the property owner as it would force the owner to build on steep terrain.

Comments: Land and Resource Management stated they are working with the petitioner to secure access to Tract 1, via a portion of borough-owned land (**Exhibit F**). Jim Lake Trail comes off the section line easement at a 90 degree turn where the proposed driveway is to be located. Alternate driveway location within the section line easement going back towards the west to Maud Road has been thoroughly vetted by MSB Capital Projects engineer and the applicant's surveyor and engineer, concluding the proposed driveway location at the 90 degree turn is in the public's best interest for site distance and safety reasons. Topography prohibits the curve's tangent and radius being constructed in a manner to meet the exact requirement of the subdivision construction manual, but the reduced curve/tangent still provides a safe turning ratio; therefore, the location of the driveway and the variance requested is fully supported by both LRM and Capital Projects departments. Staff notes this will be a subdivision quality road, not a driveway as it will need to provide subdivision quality access to the lots.

ROW Coordinator commented that the center of an outside sharp curve is the best placement for access, as line of sight is good in both directions. This could easily be moved in the west direction, but would create line of sight of traffic coming from the south, and be straight for first 100'. Recommend granting the variance (**Exhibit G**). Cultural Resources found no recorded sites on the property and they have no objection to the platting action (**Exhibit G**). Development Services has no comments (**Exhibit H**).

ADOT&PF has no comments (**Exhibit H**).

Enstar has no comment or objections (**Exhibit I**). GCI approves (**Exhibit J**). MTA has no objections (**Exhibit K**).

CONCLUSION

The applicant has requested a variance from MSB 43.20.140, *Physical Access*, to allow for a substandard intersection which includes a tangent and curve radius less than required in the MSB Subdivision Construction Manual. If approved, the petitioner proposes to submit a plat to divide Tract 1 of Dewy's Garden Addition #4 (Plat #2014-26) using this proposed design as access to lots on the east side of Tract 1, Dewy's Garden Addition 4 off of the Jim Lake Access road.

RECOMMENDATIONS

Recommended motion: “I move to approve the Hatley Variance to MSB 43.20.140, Physical Access, to allow for a substandard intersection including a tangent and curve radius less than required in the MSB Subdivision Construction Manual.”

CONDITIONS:

1. Pay postage and advertising fee.

FINDINGS FOR APPROVAL:

1. A variance to MSB 43.20.140 was requested and presented to the Platting Board to allow for a substandard intersection including a tangent and curve length less than required in the MSB Subdivision Construction Manual.

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

Per MSB suggestion, the intersection will be located on the curve to ensure proper sight distances as found on page 15, MSB Subdivision Construction Manual. By locating the intersection on the curve, sight distances will be excellent thus not being detrimental to public health safety or welfare. Steep topography however, restricts the distance eastward by which the road can be built. Thus to fit within the topography and satisfy sight distances a shorter 44.91 foot tangent and a 60 radius are being requested. The relatively short length of the curve (44.14 feet) preserves sight and stacking distances.

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

Steep topography, approximately 16% and the need for safe sight distances dictates the location of the road. Typically a section line easement would be the means for access to such lots. In this case however, the existing Maud Road parallels the section line easement then curves with a substandard MSB radius of 140 feet. This therefore requires the intersection placed on the curve to obtain safe sight distances. These constraints for which the variance is needed, do not apply generally to properties for which the variance is sought.

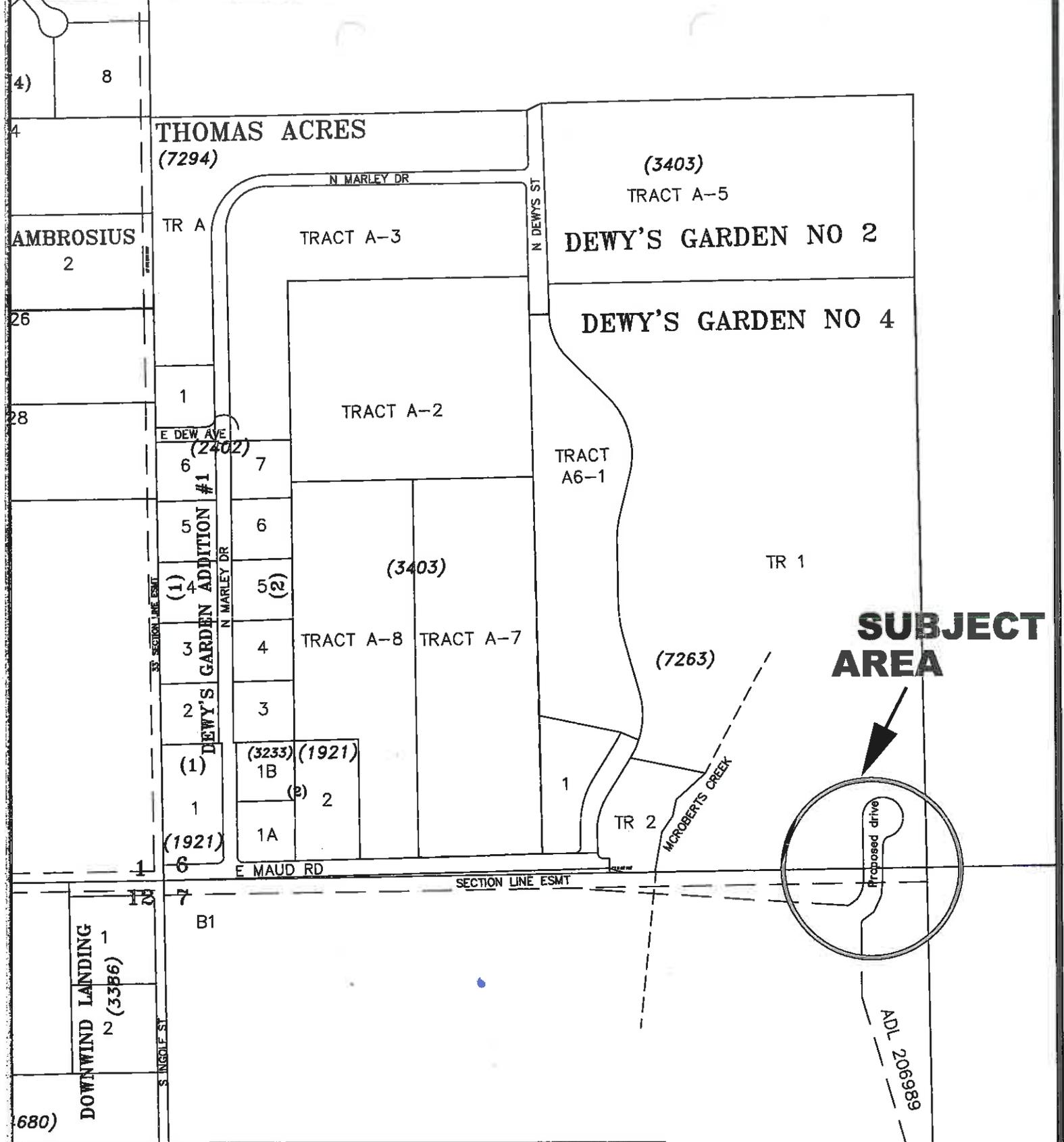
- C. Because of unusual physical surroundings, shape, or topographic conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development conditions, the strict application of MSB 43.20 shall result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

A variance is requested to provide the safest access to the three lots given the topography and existing roads. Strict application of MSB 43.20 would result in needless hardship to the property owner as it would force the owner to build on steep terrain.

2. Land & Resource Management stated they are working with the petitioner to provide an easement across borough land. They stated the location of the driveway and the variance requested is fully vetted and supported by both LRM and Capital Projects departments. Staff notes this will be a subdivision quality road, not a driveway.
3. The applicant has obtained a non-objection letter from the State of Alaska DNR Easement Manager to cross the Section Line Easement with this proposed road.
4. There were no objections from borough departments, outside agencies, or the public.
5. The Jim Lake Access has been maintained by both the State of Alaska and the Borough in the past, but not on a regular basis.
6. If approved, the petitioner proposes to submit a plat to divide Tract 1 of Dewy's Garden Addition #4 (Plat #2014-26) using this proposed design as access to three lots off of the extension of Maud Road.

FINDINGS FOR DENIAL:

1. If approved, the petitioner proposes to submit a plat to divide Tract 1 of Dewy's Garden Addition #4 (Plat #2014-26) using this proposed design as access to three lots off of the extension of Maud Road.
2. McRoberts Creek has overflowed the Jim Lake Access in the past.
3. The Jim Lake Access has been maintained by both the State of Alaska and the Borough in the past, but not on a regular basis. MSB 43.20.055(A)(2) states that the petitioner shall not be required to upgrade any road prior to the subject parcel that is or has been maintained by the state or an incorporated municipality.
4. Future development of the tract is unknown; therefore the amount of traffic expected on this short cul-de-sac is unknown.
5. The curve radius proposed is 62% less than the required radius in the Subdivision Construction Manual for a subdivision quality road.
6. The tangent length proposed is less than half of what is required in the Subdivision Construction Manual, creating a less than desirable stacking area for cars entering the intersection.

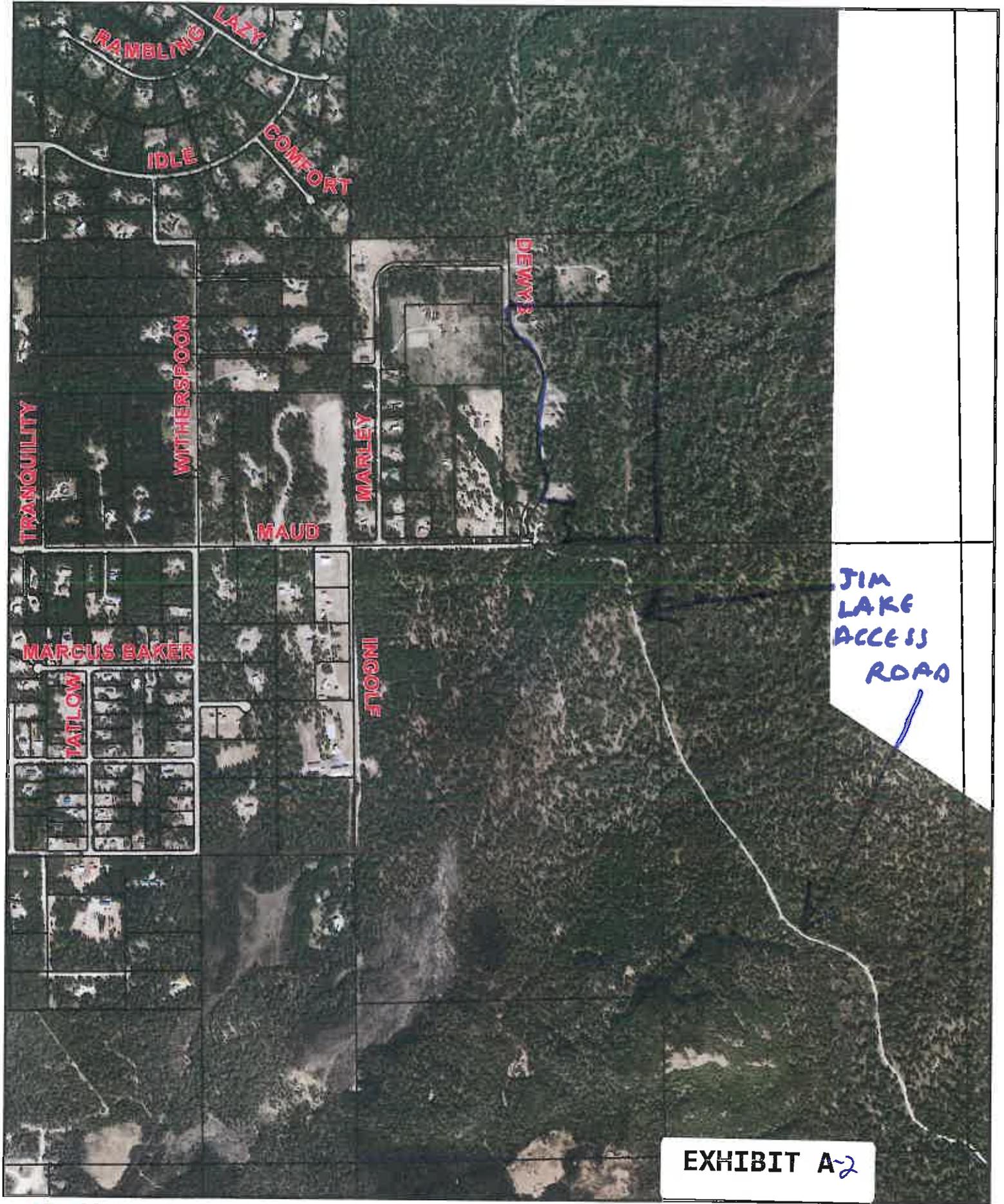


VICINITY MAP

FOR HATLEY VARIANCE REQUEST
 LOCATED WITHIN
 SECTION 6, T17N, R3E
 SEWARD MERIDIAN, ALASKA

EXHIBIT A-1

PALMER 10 MAP



Matanuska Susitna Borough
 Platting Division
 Date: 2/16/2016

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.



S17N03E06

DEWY'S GARDEN NO 2

PA10

ROBERTS
DRAIN

N MARLEY DR

N DEWYS ST

E MAUD RD

E MAUD RD

E MAUD RD

S17N03E07

EXHIBIT B-1



EXHIBIT B-2

11/9/2013



EXHIBIT B-3



EXHIBIT B-4

11/19/2013

VARIANCE APPLICATION PLATTING

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.

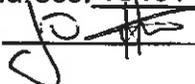
Legal description of property: Dewy's Garden Subdivision Addition # 4 Tract 1

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, Justin Dwayne Hatley the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.140 of the Borough Code in order to allow: A substandard intersection including a tangent and curve length less than required in the MSB Subdivision Construction Manual. The placement of the intersection is per MSB recommendation to better satisfy safe sight distances. SEE ATTACHMENT

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

APPLICANT OR OWNER	Name: <u>Justin Dwayne Hatley</u>	Email: <u>jdhatley@yahoo.com</u>
	Mailing Address: <u>18401 E. Maud Rd., Palmer, Alaska</u>	Zip: <u>99645</u>
	Signature: <u></u>	Phone: <u>1-907-351-7766</u>
SURVEYOR	Name (FIRM): <u>Edge Survey and Design</u>	Email: <u>mark@edgesurvey.net</u>
	Mailing Address: <u>12501 Old Seward Hwy. Suite D. Anchorage</u>	Zip: <u>99515</u>
	Contact Person: <u>Mark Aimonetti</u>	Phone: <u>1-907-344-5990</u>

Description

This is a variance for a substandard residential subcollector intersection. Specifically, the requirements for a minimum 100 feet from intersection centerline and the minimum centerline radius requirement of 225 feet per MSB Subdivision Construction Manual section 43.20.14.

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

Per MSB suggestion, the intersection will be located on the curve to ensure proper sight distances as found on page 15, MSB Subdivision Construction Manual. By locating the intersection on the curve, sight distances will be excellent thus not being detrimental to public health safety or welfare. Steep topography however, restricts the distance eastward by which the road can built. Thus to fit within the topography and satisfy sight distances a shorter 44.91 foot tangent and a 60 radius are being requested. The relatively short length of the curve (44.14 feet) preserves sight and stacking distances. See Attached Photos.

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

Steep topography, approximately 16% and the need for safe sight distances dictates the location of the road. Typically a section line easement would be the means for access to such lots. In this case however, the existing Maud Road parallels the section line easement then curves with a substandard MSB radius of 140 feet. This therefore requires the intersection placed on the curve to obtain safe sight distances. These constraints for which the variance is needed, do not apply generally to properties for which the variance is sought. See Exhibits "A" & "B"

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

A variance is requested to provide the safest access to the three lots given the topography and existing roads. Strict application of MSB 43.20 would result in needless hardship to the property owner as it would force the owner to build on steep terrain.

EXHIBIT 'B'
PROPOSED ACCESS OVERVIEW

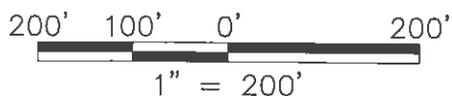
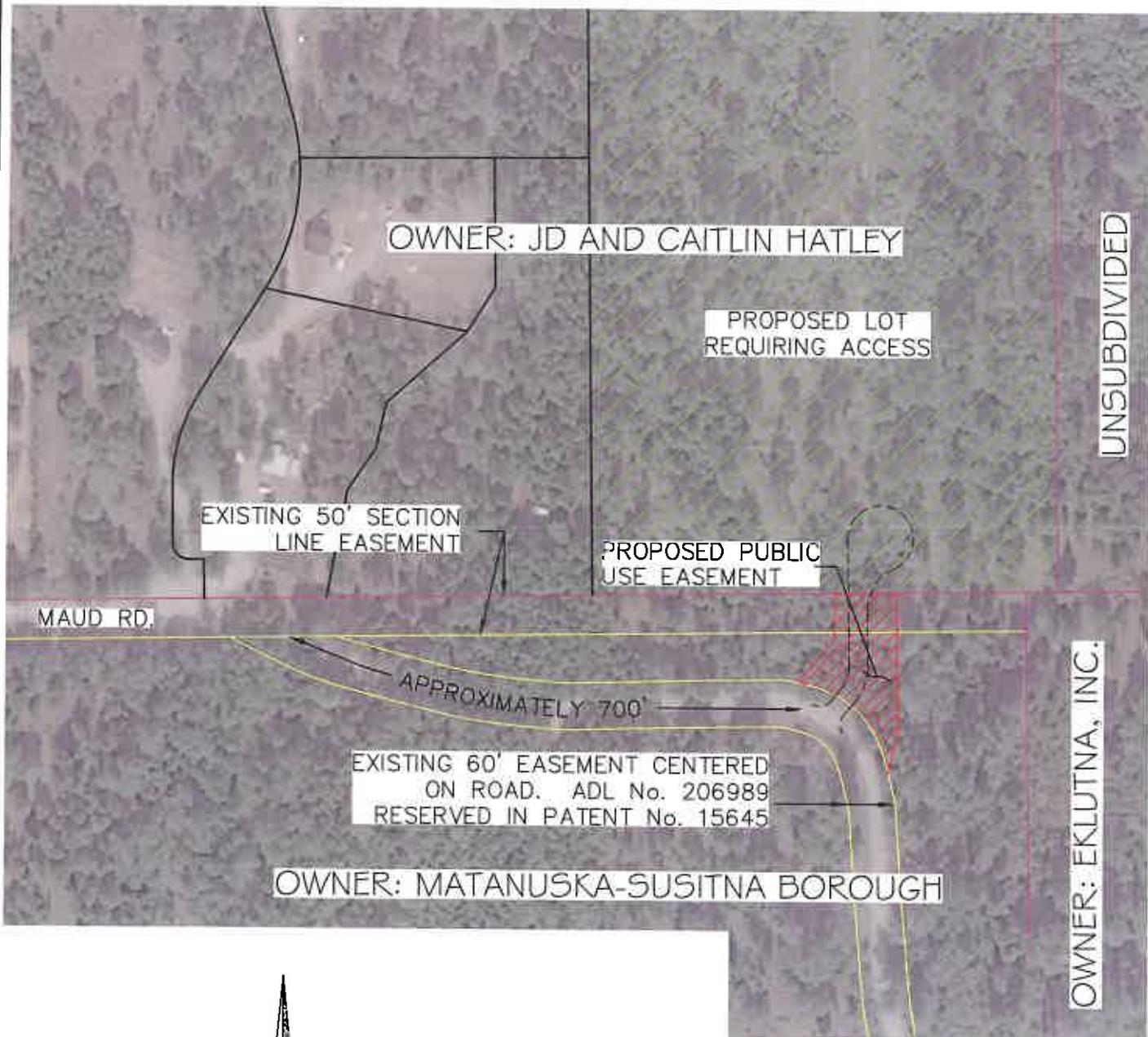


EXHIBIT C-3



12501 OLD SEWARD, D ANCHORAGE, AK 99515
 Phone (907) 344-5990 Fax (907) 344-7794
 JOB # 15154 12/21/15 SHEET 1 OF 1

Photo Exhibit



Standing at Proposed Intersection Facing South



Standing at Proposed Intersection Facing West

Photo Exhibit

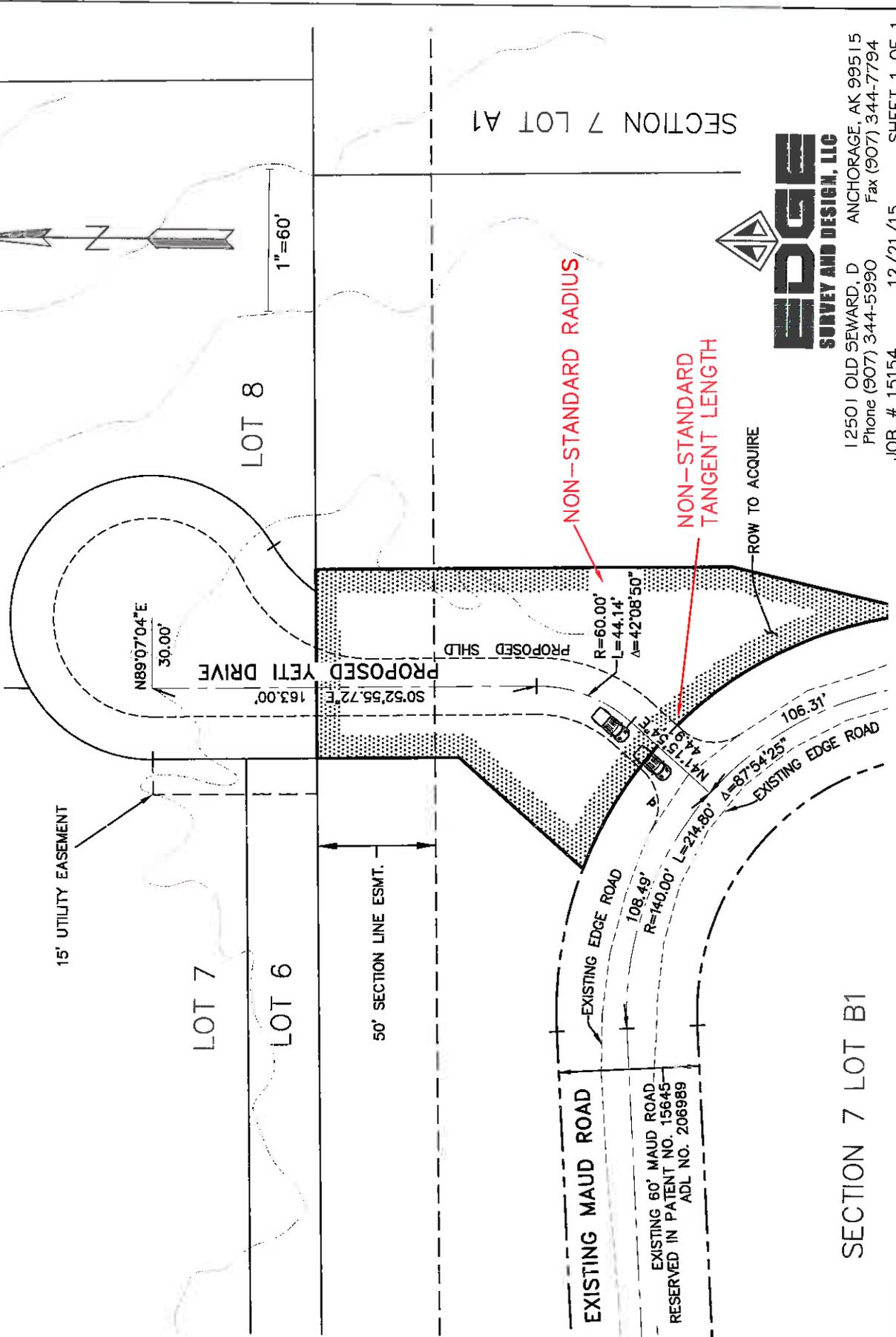


Posted Speed Limit on Maud Road

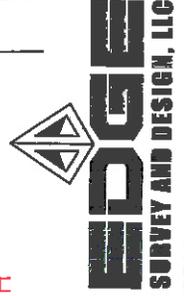
EXHIBIT C-5

EXHIBIT "A"

MAUD ROAD PROPOSED INTERSECTION



SECTION 7 LOT B1



12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794
JOB # 15154 12/21/15 SHEET 1 OF 1

EXHIBIT C-6



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: February 1, 2016
TO: Eileen Probasco, Planning Director
FROM: Land & Resource Management *MSB*
SUBJECT: Preliminary Plat Comments / Case #2016-010

RECEIVED

FEB 01 2016

PLATTING

Platting Tech: Peggy Horton
Public Hearing: March 3, 2016
Applicant / Petitioner: Hatley
TRS: 17N03E06
Tax ID: 17N03E07B001 (MSB)
Subd: Hatley Variance
Tax Map: PA 10

Comments:

- Applicant is working with MSB Land & Resource Management (LRM) to secure access to Tract 1, Dewy's Garden No. 4 via a portion of borough-owned land within Section 7 (tax parcel 17N03E07B001) and the section line easement common to Sections 6 & 7.
- Jim Lake trail comes off the section line easement at a 90 degree turn where the proposed driveway is to be located. Alternate driveway location within the section line easement going back towards the west to Maud Road has been thoroughly vetted by MSB Capital Projects engineers and the applicants' surveyor and engineer, concluding the proposed driveway location at the 90 degree turn is in the public's best interest for site distance and safety reasons.
- Topography prohibits the curves' tangent and radius being constructed in a manner to meet the exact requirement of the subdivision construction manual, but the reduced curve/tangent still provides a safe turning ratio; therefore, the location of the driveway and the variance requested is fully supported by both LRM and Capital Projects departments.

EXHIBIT D



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

RECEIVED

JAN 20 2016

PLATTING

Comments Due: February 19, 2016

January 20, 2016

Platting Variance Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt. & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center
U.S. Postmaster	M.E.A.
City of:	M.T.A.
Community Council: Butte	Enstar
Fire Service Area: #2 Butte	GCI
Road Service Area: #26 Greater Butte	Assembly District # 1
MSB – Borough Attorney	

Title:	Hatley Variance
Location:	Sec 6, T17N, R3E, S.M, AK
Petitioner:	Justin Hatley
Address:	18401 E. Maud Rd, Palmer AK 99645
Surveyor:	Edge Survey & Design
Address:	12501 Old Seward Hwy, Ste D, Anchorage AK 99515

The request is for a variance from MSB 43.20.140, Physical Access, to allow a substandard intersection including a tangent and curve length less than required in the MSB Subdivision Construction Manual. The placement of the intersection is per MSB recommendation to better satisfy safe sight distances. If approved, the petitioner would be bringing in a preliminary plat to divide Tract 1, Dewy's Garden Addition #4 using this access for three lots.

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 in the variance 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 **February 19, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **March 3, 2016**.

Kindest Regards,

Peggy Horton
Peggy Horton
Platting Technician
peggy.horton@matsugov.us

The center of an outside sharp curve is the best placement for access, as line of sight is good in both directions. This could easily be moved in the west direction, but would create line of sight of traffic coming from the south, and be straight providing Outstanding Borough Services to the Matanuska-Susitna Community for first 100'.

Case # 2016-010 Tax ID # Tax Map # EA # Pre-App Date: 1/15/2016

EXHIBIT E

*A. O. ...
Recommend granting variance
1/22/16*



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: 27 January 2016
TO: Peggy Horton, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Preliminary App
TITLE: Hatley Variance
LEGAL: Section 6, T17N, R3E, SM
TAX MAP: PA 10

NO OBJECTION

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

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

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

Sincerely

Sandra Cook
Architectural Historian

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

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

(3) If a person knowingly

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

EXHIBIT F

Peggy Horton

From: Susan Lee
Sent: Thursday, January 21, 2016 9:01 AM
To: Platting
Subject: RE: Request for comments for Hatley Variance Case #2016-010 Tech: PH

No comment.

Susan

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

From: Peggy Horton **On Behalf Of** Platting
Sent: Wednesday, January 20, 2016 4:26 PM
To: Kemplen, Allen (DOT); kevin.vakalis@alaska.gov; Tucker Hurn (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; steven.banse@alaska.gov; james.walker2@alaska.gov; dave.schade@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Jennifer Diederich; Robin L. Leighty; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com; Richard Boothby; Elizabeth Welant; Eric Phillips; Sandra Cook; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil); 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; John Aschenbrenner; Jim Sykes (jimsykesdistrict1@gmail.com); brian.young@usps.gov; butteakcc@gmail.com; meshie@mtaonline.net
Cc: Platting; jay@valleymarket.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); winforhim@aol.com
Subject: Request for comments for Hatley Variance Case #2016-010 Tech: PH

Good Afternoon, Attached is a request for comments for a platting variance request in the Maud Road area. Please review and provide your comments by February 19, 2016.

Thank you,

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)

EXHIBIT G



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation
And Public Facilities

CENTRAL REGION
Planning & Administrative Services

411 Aviation Avenue
Anchorage, Alaska 99502
Mobile: 907.269.0520
Fax: 907.269.0321

RECEIVED

FEB 2 - 2016

PLATTING

January 28, 2016

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

Re: Plat Review

Dear Platting Officer:

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

- **Hatley Variance**
- **Iditarod Elem & Wasilla Jr & High School**

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

Sincerely,

Melanie Nichols
Mat-Su Area Planner

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

EXHIBIT H

"Keep Alaska Moving through service and infrastructure."



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

February 2, 2016

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

Subject: Platting Variance Request for Comments – **Hatley Variance**
(Case No. 2016-910)

Dear Ms. Horton:

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

If you have any questions, please feel free to contact me at 334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "Cassie Wohlgemuth". The signature is written in a cursive style.

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

EXHIBIT I

Peggy Horton

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Tuesday, January 26, 2016 1:01 PM
To: Platting
Cc: Jessica Thompson
Subject: RE: Request for comments for Hatley Variance Case #2016-010 Tech: PH

Peggy,

MTA has reviewed the platting action for the Hatley Variance. MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn
MTA

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] **On Behalf Of** Platting
Sent: Wednesday, January 20, 2016 4:26 PM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; kevin.vakalis@alaska.gov; Tucker Hurn (<tucker.hurn@alaska.gov>) <tucker.hurn@alaska.gov>; melanie.nichols@alaska.gov; steven.banse@alaska.gov; james.walker2@alaska.gov; dave.schade@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; Jennifer Diederich <Jennifer.Diederich@enstarnaturalgas.com>; Robin L. Leighty <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (<ospdesign@gci.com>) <ospdesign@gci.com>; dblehm@gci.com; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; cepoa-rd-s@usace.army.mil; Shane M. McCoy (<shane.m.mccoy@usace.army.mil>) <shane.m.mccoy@usace.army.mil>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jim Sykes (<jimsykesdistrict1@gmail.com>) <jimsykesdistrict1@gmail.com>; brian.young@usps.gov; butteakcc@gmail.com; meshie@mtaonline.net
Cc: Platting <Platting@matsugov.us>; jay@valleymarket.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (<marty@valleymarket.com>) <marty@valleymarket.com>; winforhim@aol.com
Subject: Request for comments for Hatley Variance Case #2016-010 Tech: PH

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.

Good Afternoon, Attached is a request for comments for a platting variance request in the Maud Road area. Please review and provide your comments by February 19, 2016.

4D



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

MEMORANDUM

Date: March 3, 2016

To: Platting Board

From: Peggy Horton, Platting Technician

RE: Birchwood Estates Case #: 2016-012

The petitioner and staff have agreed to continue this case until the March 17, 2016 meeting in order to resolve some comments from utility companies, Public Works Department, and the public.

Suggested motion: "I move to continue the public hearing for Birchwood Estates, located within Section 16, Township 18 North, Range 1 East, Seward Meridian, Alaska, until March 17, 2016."

4E

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 3, 2016**

PRELIMINARY PLAT: BLUE GLACIER NO. 2
LEGAL DESCRIPTION: SEC 05, T17N, R01W, SEWARD MERIDIAN, AK
PETITIONERS: BLUE GLACIER LLC
SURVEYOR/ENGINEER: AK LAND SURVEYING CO LLC/MARK HANSEN PE
ACRES: 15.402 ± PARCELS: 6
REVIEWED BY: AMY OTTO-BUCHANAN **CASE: 2015-199**

REQUEST: The request is to create six lots, by redrawing lot lines, from Lots 1-6, Blue Glacier Subdivision, Plat No. 2015-12, Section 05, Township 17 North, Range 01 West, SM AK, to be known as BLUE GLACIER NO. 2, containing 15.402+ acres. Access is via N. Discover Hill Street and W. Shalynn Circle; both City of Wasilla owned and maintained streets. Pursuant to MSB 43.20.300(D), proposed Lot 3 is a flag lot.

EXHIBITS

Vicinity Maps, Aerial Photo, Bare Earth Imagery	Exhibit A – 3 pgs
Geotechnical Report	Exhibit B – 22 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works	Exhibit C - 1 pg
Code Compliance	Exhibit D – 1 pg
Planning	Exhibit E - 1 pg
Cultural Resources	Exhibit F – 1 pg
Department of Emergency Services & #130 FSA	Exhibit G – 2 pgs
Utilities	Exhibit H – 4 pgs
City of Wasilla	Exhibit I - 3 pgs

DISCUSSION: The subject parcel is located north of W. Parks Highway, west of N. Lucas Road and north of W. Mystery Avenue, within the city limits of Wasilla. Interior access for the six lots is from N. Discover Hill Street and W. Shalynn Circle; both streets are owned and maintained by City of Wasilla.

Soils: A geotechnical report was submitted, pursuant to MSB 43.20.281(A) at **Exhibit B**. Mr. Mark Hansen, PE, notes the soils investigation is an update of the soils report submitted for Blue Glacier Subdivision in October 2014. Mr. Hansen states that each new lot contains a minimum of 20,000 sf of useable septic and 20,000 sf of useable building area, and is unchanged from the previous report. The only change is the new configuration of the lots. The soils observed consisted of primarily well graded gravel with sand, well graded gravel with silt and sand, and poorly graded gravel with silt and sand. This soil is adequate for on-

site wastewater disposal. No groundwater was observed. No bedrock or impermeable soils was encountered. The northern portion of the parent parcels is presently mostly wooded. A building is constructed on proposed Lot 3. The southern portion of the parent parcels has been cleared and partially wooded. The terrain is moderately rolling.

Comments: Department of Public Works (**Exhibit C**) has no issues, as it is in the City of Wasilla. Code Compliance notes (**Exhibit D**) the parcel is in FIRM #8080, Zone X, no open cases, not in a SpUD, within the City of Wasilla, and has no further comments. Planning (**Exhibit E**) has no comment. Cultural Resources (**Exhibit F**) has no objections; however, they do recommend caution during the construction and development of the parcel, in the event any cultural remains are recovered. Department of Emergency Services and #130 Fire Service Area Central Mat-Su (**Exhibit G**) has no objections if the roads meet the minimum standards of the International Fire Code for fire access roads and the owners understand their responsibility for the design and maintenance of the access.

Utilities: (**Exhibit H**) MTA has no objections. Enstar has no comments, concerns or recommendations. GCI approved as shown. MEA requests a 20' wide utility easement from the northeast corner of Lot 3 to Shalynn Drive; it can be east and south side of Lot 3 or on the north and middle of Lot 3, as shown on their comments (see **Recommendation #5**).

City of Wasilla: (**Exhibit I**) The petitioner has applied for a Land Use Permit for Subdivision; however, the City of Wasilla Planning office notes they do not need a permit for the replat of this subdivision and have no comments.

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; MSB Land & Resource Management Division, Capital Projects Department, Assessments, Permit Center and Pre-Design Division.

CONCLUSION: The preliminary plat of Blue Glacier No. 2 is consistent with AS 29.40.070 Platting Regulations, Wasilla Title 16, and MSB 43.15.016 Preliminary Plats. There were no objections to the plat from any federal, state or borough agency. There were no objections from the general public in response to the Notice of Public Hearing. Legal access exists to all lots, consistent with MSB 43.20.100(A) Access Required. Physical access exists to the proposed lots, consistent MSB 43.20.140 Physical Access. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(D) Flag lots. A geotechnical report was submitted, pursuant to MSB 43.20.281(A).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT: Suggested motion: "I move to approve the preliminary plat of Blue Glacier No. 2, Section 05 Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Taxes and special assessments must be current prior to the 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 postage and advertising fees of \$59.23.

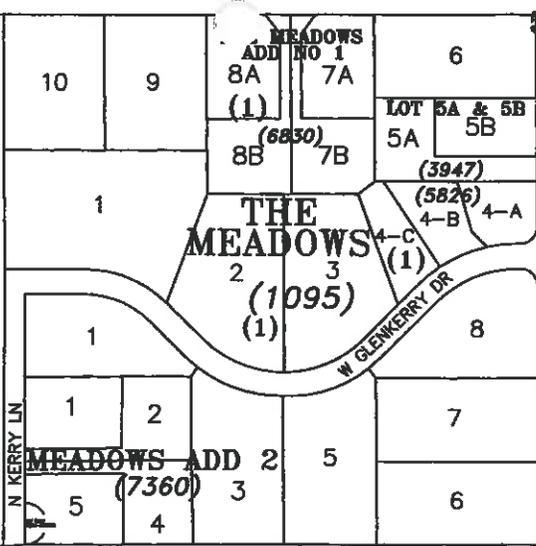
3. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
4. Show or list all easements of record on final plat.
5. Provide a 20' wide utility easement for Lot 3 as requested by MEA.
6. Provide signatory authority documentation for Blue Glacier LLC.
7. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
8. Submit final plat in accordance with Title 43.

FINDINGS for PRELIMINARY PLAT

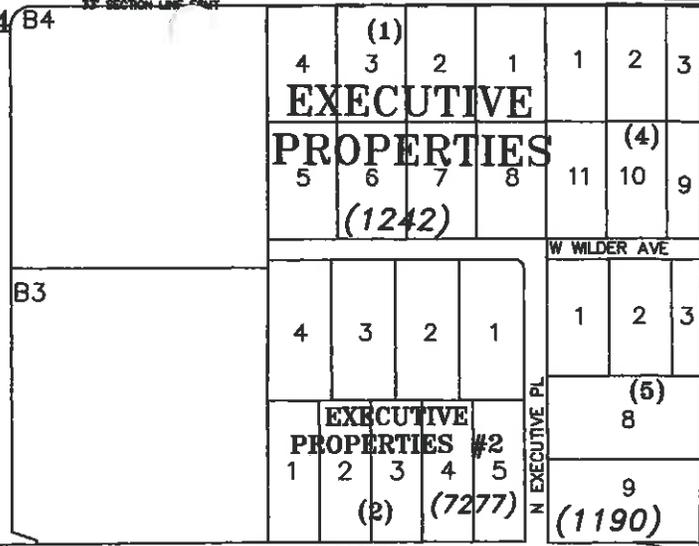
- 1) The plat of Blue Glacier No. 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats, and MSB 43.20.300(D) Flag lots.
- 2) There were no objections to the plat from any federal, state or borough agency, or utilities.
- 3) There were no objections from the general public in response to the Notice of Public Hearing.
- 4) At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; MSB Land & Resource Management Division, Capital Projects Department, Assessments, Permit Center and Pre-Design Division.
- 5) Lot sizes and useable area are consistent with MSB 43.20.281 Area, and City of Wasilla Rural Residential zoning.
- 6) A geotechnical report was submitted, pursuant to MSB 43.20.281(A). The petitioner's registered engineer certifies all lots contain more than 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
- 7) Legal access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required.
- 8) Physical access is provided to the proposed lots, consistent with MSB 43.20.140 Physical Access.
- 9) Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(D) Flag lots.
- 10) The City of Wasilla has no objections.

W SPRUCE AVE

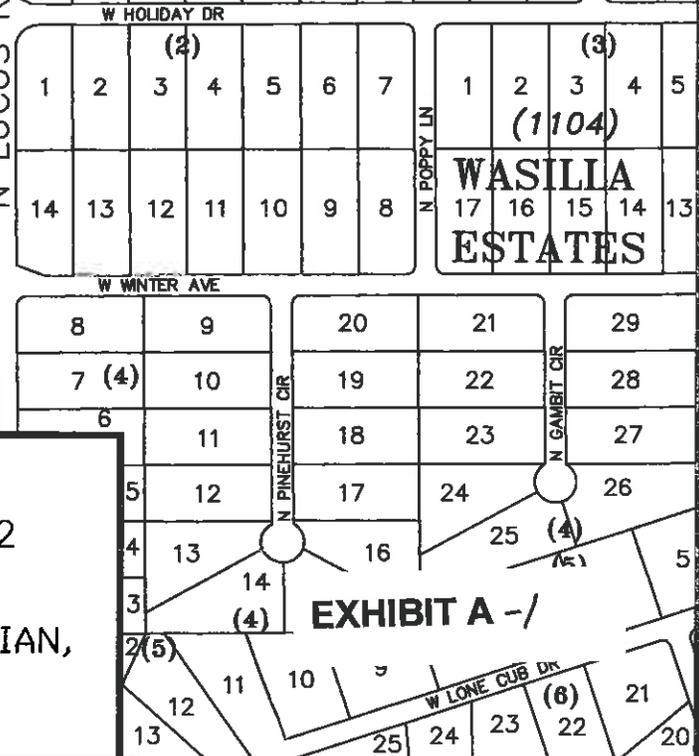
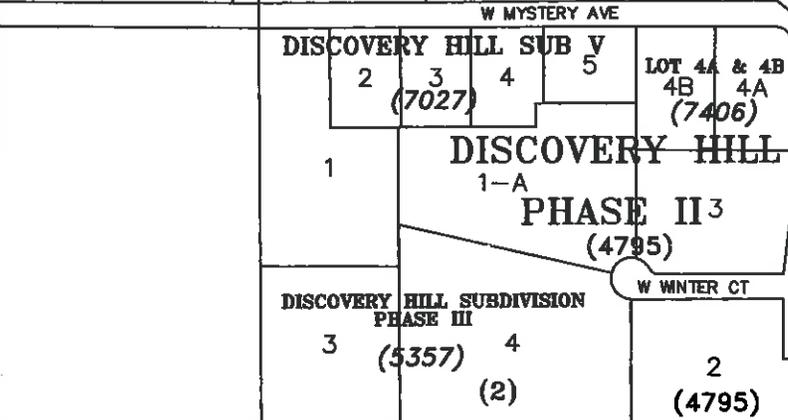
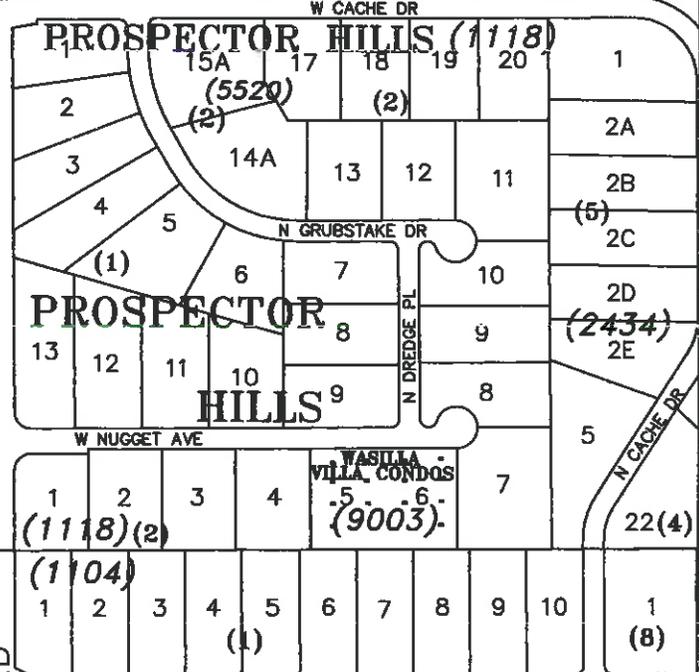
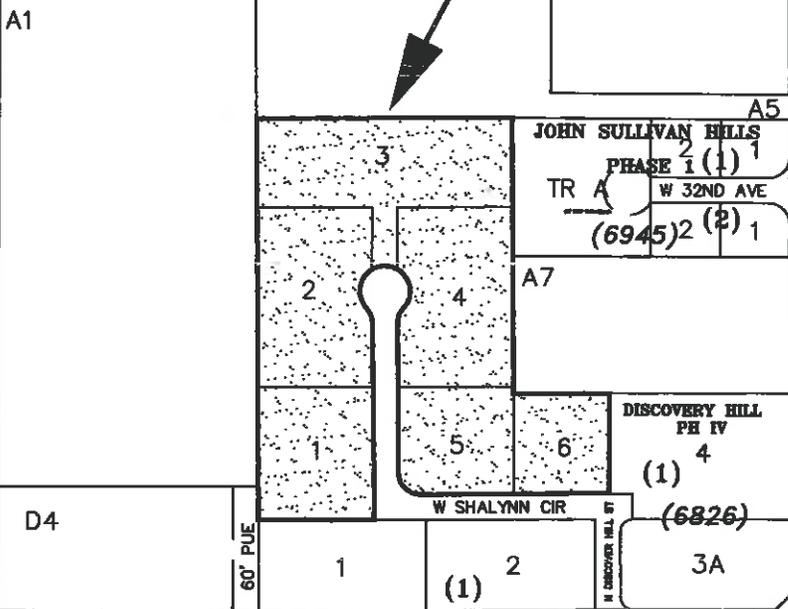
ASPEN HEIGHTS ESTATES TRACT A



37-SECTION LINE PLAT

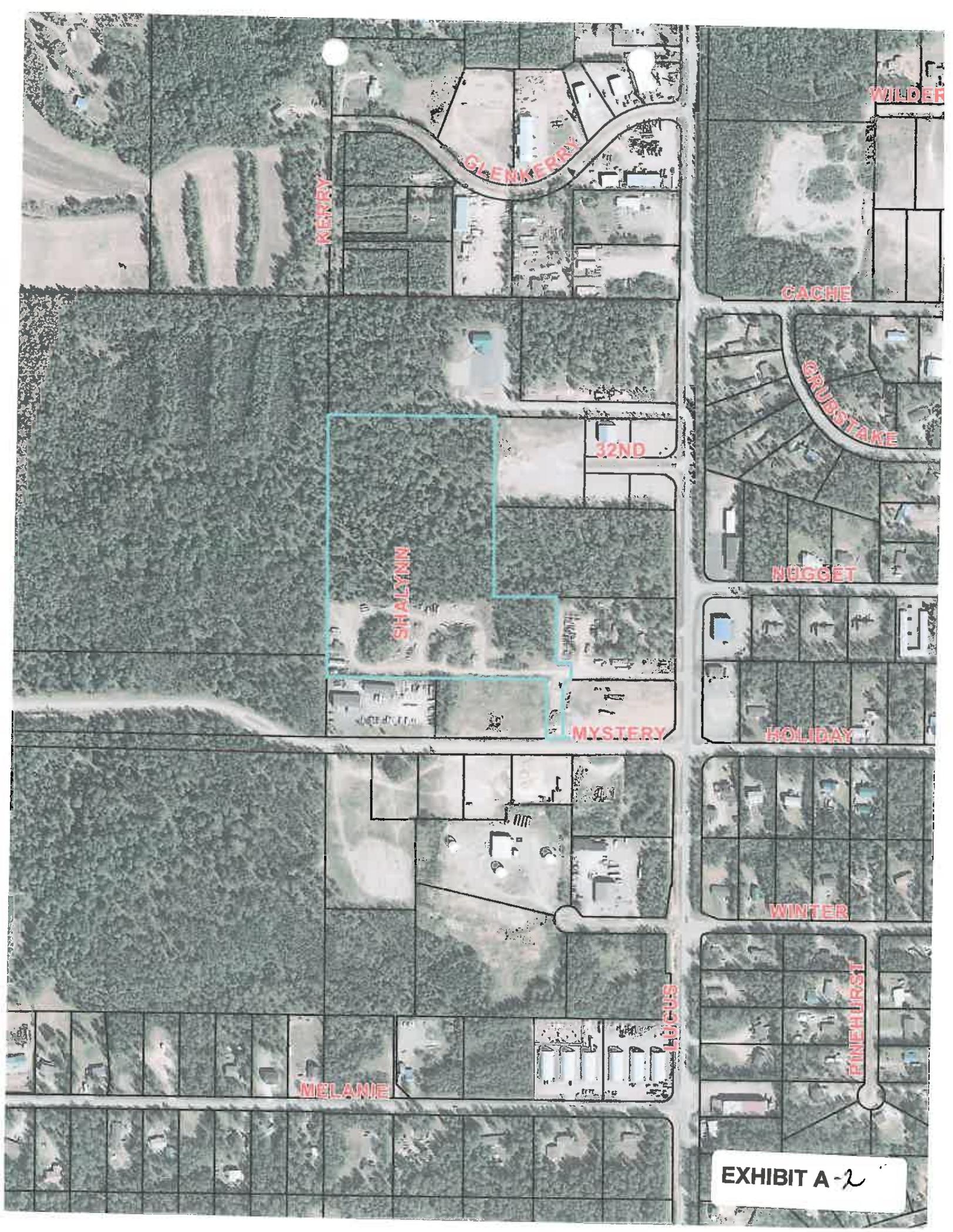


SUBJECT PROPERTY



VICINITY MAP
FOR PROPOSED BLUE GLACIER No. 2
LOCATED WITHIN
SECTION 05, T17N, R01W, SEWARD MERIDIAN,
ALASKA
WASILLA 12 MAP

EXHIBIT A -/



KERRY

GLENKERRY

WILDER

CACHE

GRUBSTAKE

32ND

NUGGET

SHALYNIN

MYSTERY

HOLIDAY

WINTER

PINEHURST

MELANIE

LUCAS

EXHIBIT A-2

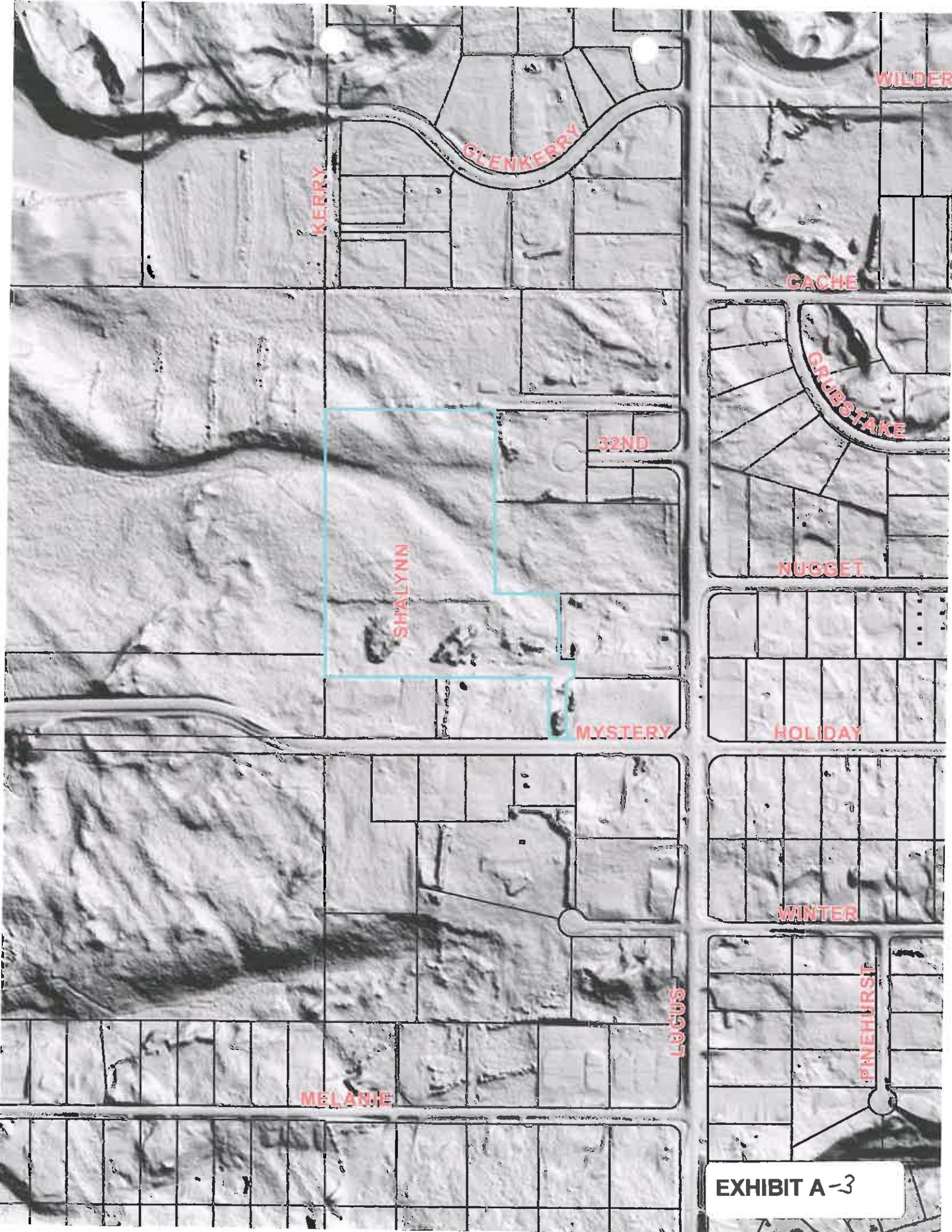


EXHIBIT A-3



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

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

RECEIVED

DEC 28 2015

PLATTING

December 18, 2015
14090

Blue Glacier LLC
1281 W. Mystery
P.O. Box 876702
Wasilla, AK 99687

Subject: Addendum to Geotechnical Report - Discovery Hill Subdivision, Phase V
(Blue Glacier Subdivision #2)

Gentlemen,

This is an addendum to the geotechnical report issued October 2014.

It is proposed to change the configuration of the lots. There are still six proposed lots, but the configuration is different.

The proposed subdivision name has changed.

The original five test pits all encountered "useable" soils for purposes of septic systems or for buildings. The original conclusions that each lot contains a minimum of 20,000 square feet useable for building, plus 20,000 square feet useable for septic are still valid with the new proposed configuration.

A schematic drawing of the proposed configuration prepared by Alaska Land Surveying Co. LLC is attached.

Sincerely,


Mark Hansen, P.E.



12-18 2015

EXHIBIT B -1



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy., Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mhpeonline.net

Discovery Hill Subdivision, Phase V Wasilla, Alaska

Geotechnical Investigation

October, 2014

Prepared for: **Blue Glacier LLC**
1281 W. Mystery
P.O. Box 876702
Wasilla, AK 99687

Prepared by: **Mark Hansen, P.E.**
2605 N. Old Glenn Hwy.
Palmer, AK 99645
Phone: (907) 745-4721



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

**Discovery Hill Subdivision, Phase V
Wasilla, Alaska**

Geotechnical Investigation

October, 2014

Prepared for: **Blue Glacier LLC
1281 W. Mystery
P.O. Box 876702
Wasilla, AK 99687**

Prepared by: **Mark Hansen, P.E.
2605 N. Old Glenn Hwy.
Palmer, AK 99645
Phone: (907) 745-4721**



EXHIBIT B-4



MARK HANSEN P.E

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99545 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

Discovery Hill Subdivision, Phase V Wasilla, Alaska

Geotechnical Investigation

Contents

Report Narrative 3 pages

Location Information

Vicinity Map 1 page
Boring Location Map 1 page

Borings

Test Pits Plates 1- 5
Log Graphics Key 1 page

Soil Testing

Laboratory Testing 4 pages

Supplemental Information

ASTM Soil Classification Chart
Plasticity Chart
Frost Design Soil Classification



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
2805 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhps@mtoonline.net

Discovery Hill Subdivision, Phase V Wasilla, Alaska

Geotechnical Investigation Prepared for Blue Glacier, LLC

October, 2014

Location

The subject property is located within the City of Wasilla north of Mystery Avenue and west of Lucus Road. It is located within Sec. 5, T17N, R1W, Seward Meridian, Alaska.

Scope of Investigation

This investigation is to verify useable areas for platting purposes.

The proposed subdivision divides an approximately 15 acre parcel into six parcels plus some dedication of right-of way. Five test pits were excavated. These were located near proposed lot lines in order to minimize disturbance of potential useable building area.

Findings

1. The soils observed at useable percolation depths consist primarily of well graded gravel with sand (GW), well graded gravel with silt and sand (GW-GM), and poorly graded gravel with silt and sand (GP-GM). This soil is adequate for on-site wastewater disposal.
2. One test pit showed GM soils at typical percolation depths. Although less permeable than the soils in the other holes, this soil still meets MSB Title 43 definition of useable soil for septic purposes.
3. No ground water was observed in any of the test pits during excavation. They were rechecked one week after excavation, and no ground water observed.
4. No bedrock or impermeable soil was encountered in the test pits.

General Topography and Present Use

The north part of the parcel is presently mostly wooded. A building was under construction on proposed Lot 1 at the time of exploration. The south part of proposed Lots 3 and 4 have been cleared and partially leveled. At the time of exploration there were some piles of clearing waste on these lots. The terrain is moderately rolling.

Field Exploration

The investigation included five test pits. Exploration was conducted on September 9, 2014 using a Komatsu PC 160 excavator. Exploration was supervised and test holes logged by Mark Hansen. Before backfilling, a slotted PVC pipe was placed in each hole to allow a later check for potential ground water. The holes were located by handheld GPS.

The approximate test pit locations are shown on the attached sketch.

Useable Areas

Each parcel in the proposed subdivision has more than 10000 square feet suitable for building in addition to more than 10000 square feet suitable for wastewater disposal (septic systems).

No "unusable" soil for septic systems as defined by soil type and ground water was identified.

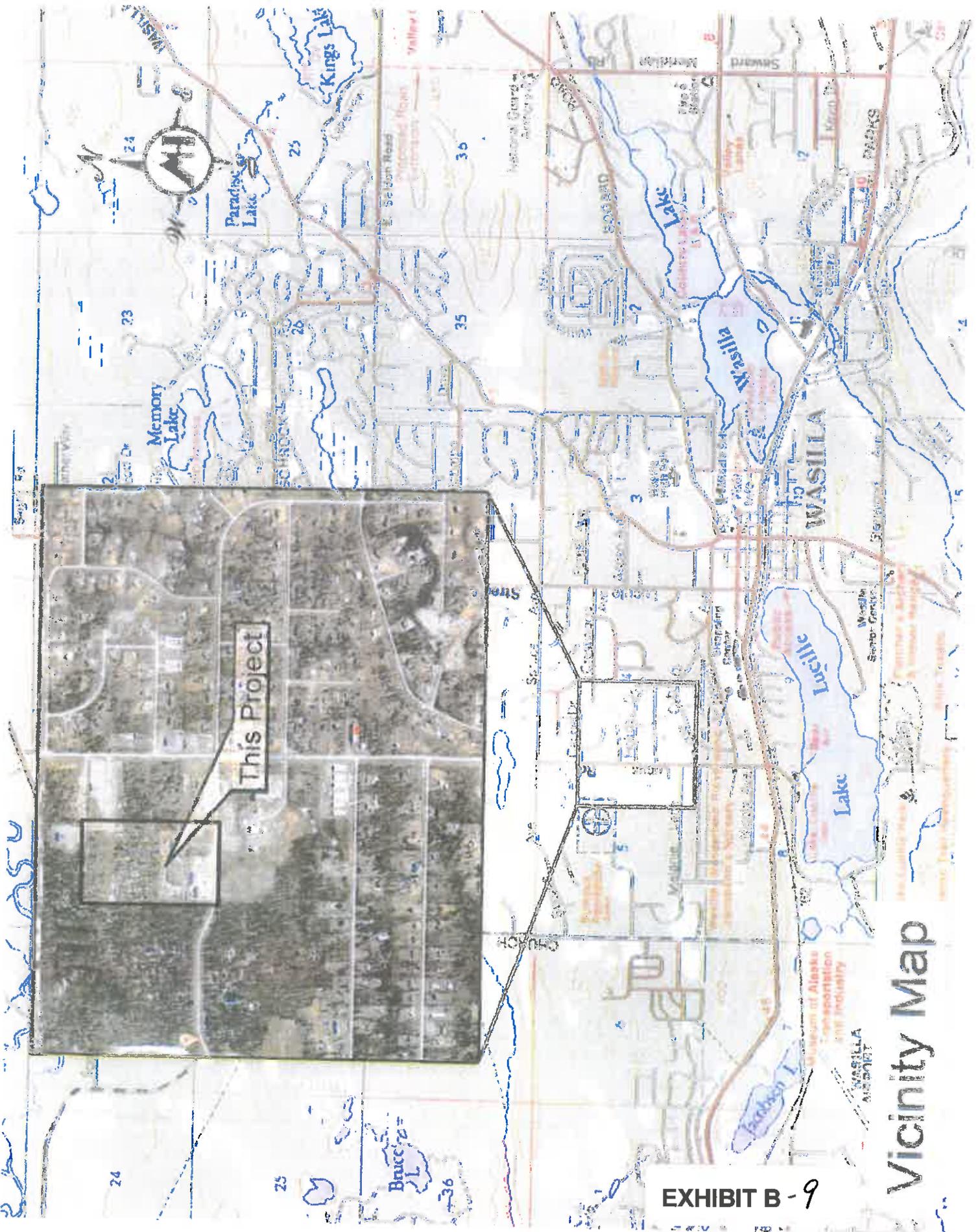
Most of the subdivision is usable for building purposes. After considering "unusable" setbacks including roads, easements and lot lines, the remaining land is still useable for purposes of building.

Test pit Logs

Descriptions of the soils encountered are recorded on the right side of the field logs. Also shown are properties such as cobble and boulder presence, which were observed in the field, but not reflected in the samples. When taking the field samples we attempted to obtain soil representative of the 3" minus portion of the soils but did not intentionally include particles larger than 3" in the samples. The type and location of samples, and the general soil type are shown graphically on the left side of the logs. It is important that the description on the log be considered, and not just the gradation analysis.

Laboratory

In the laboratory, a sieve analyses were performed on four samples from typical soils, including samples approximating the greatest and least amounts passing the #200 sieve encountered in significant quantity at useable depths. The results are shown on the sieve test reports attached. Visual classification was rechecked in the laboratory for soils not sieved.



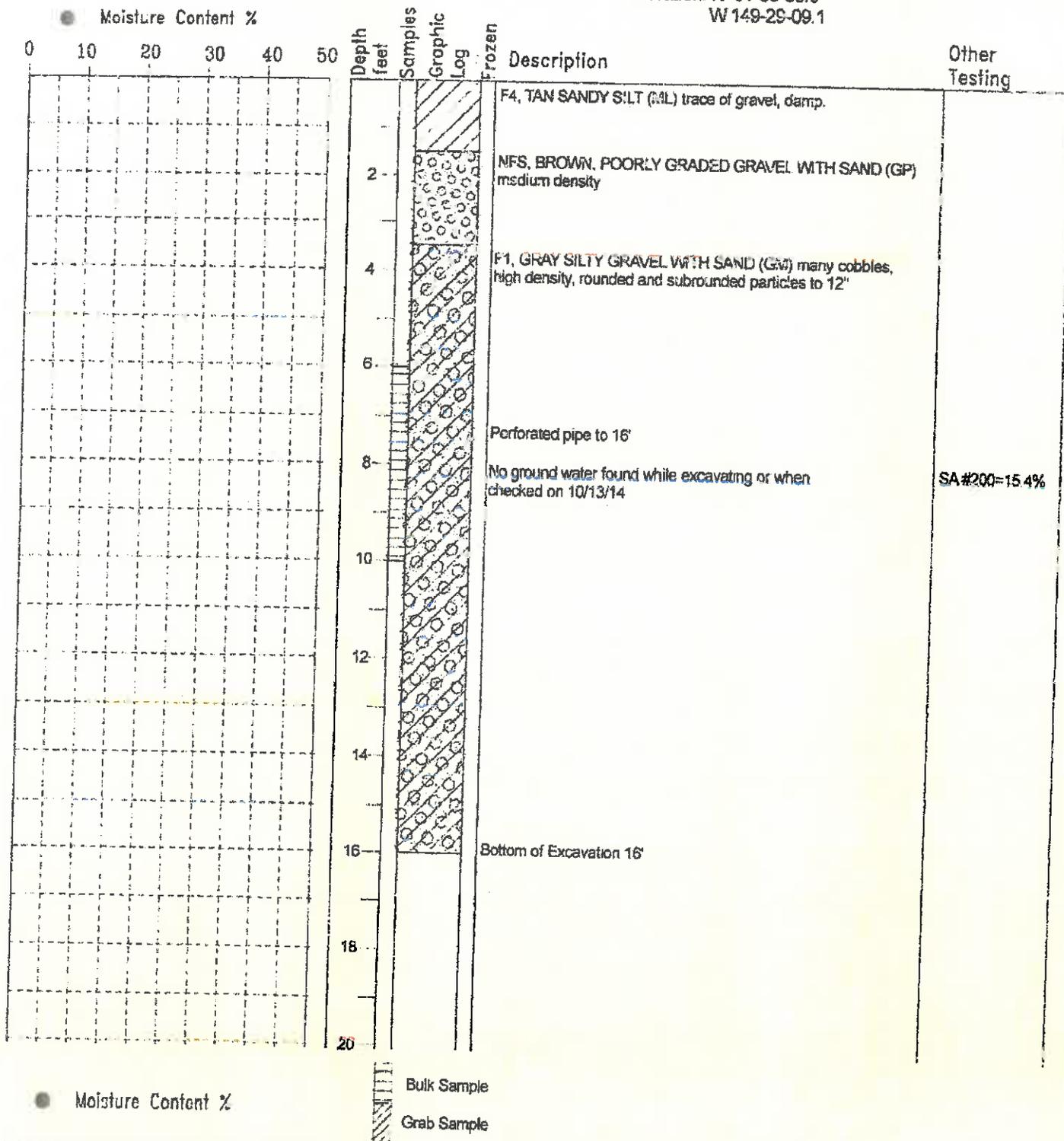
This Project

EXHIBIT B-9

Vicinity Map

Log of Test Pit # 1

Exploration: October 6, 2014
 Equipment: PC 160
 Location: N 69-35-36.9
 W 149-29-09.1



MARK HANSEN P.E.
 CONSULTING ENGINEERS TESTING LABORATORY
 2606 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpc@earthlink.net
 Job No.: 14090 Date: October 2014

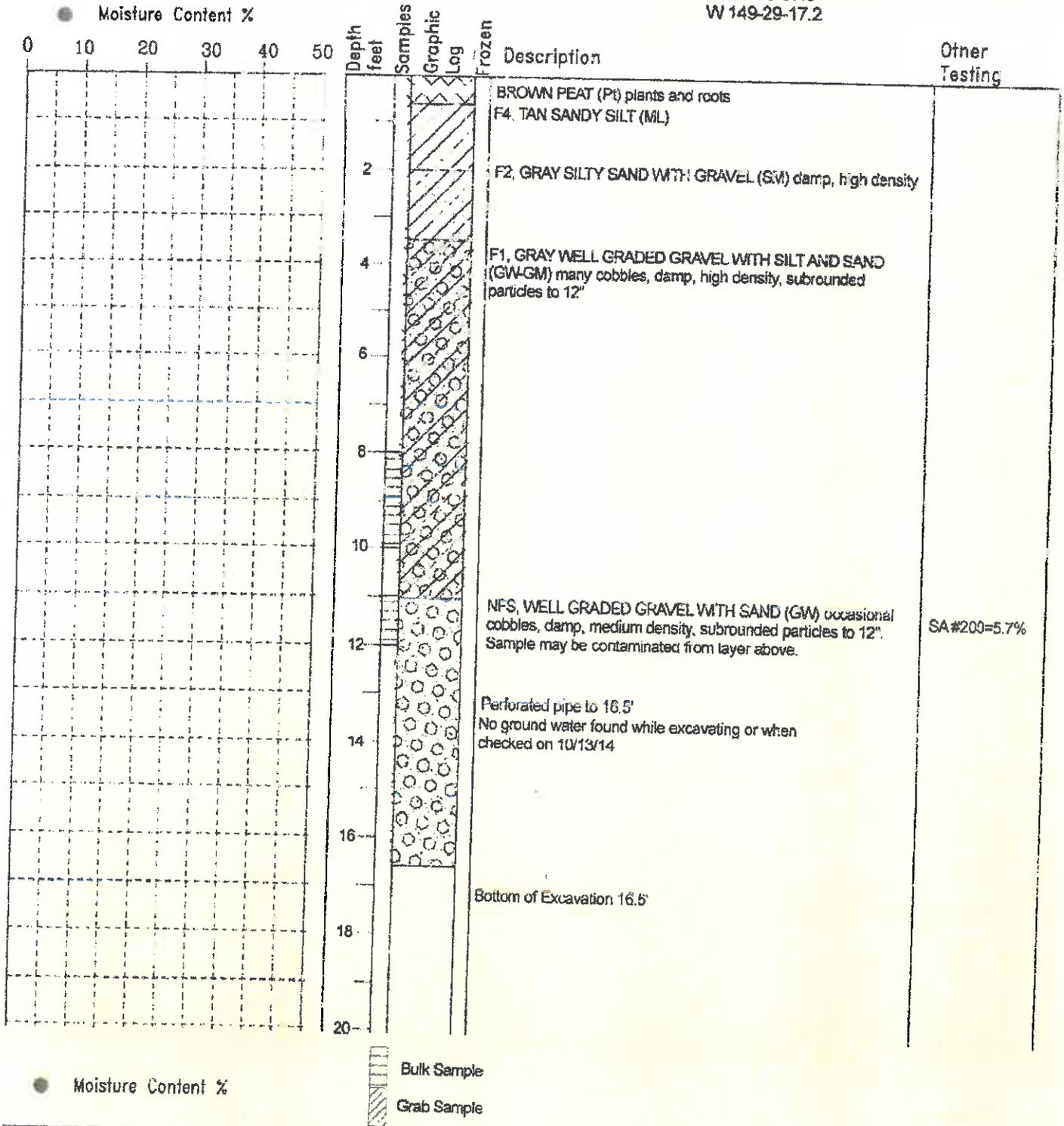
Log of Test Pit #1

Discovery Hill Phase V
 Blue Glacier LLC
 1281 W. Mystery
 PO Box 876702
 Wasilla, AK 99687

EXHIBIT B -//
 Plate

Log of Test Pit # 2

Exploration: October 6, 2014
 Equipment: Komatsu PC 160
 Location: N 61-35-37.3
 W 149-29-17.2



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 2805 N. Old Glenn Hwy, Przhna, AK 99645 Phone: (907)745-4721
 e-mail: mhpe@conline.net

Job No.: 14090 Date: October 2014

Log of Test Pit #2

Discovery Hill Phase V
 Blue Glacier LLC
 1281 W. Mystery
 PO Box 876702
 Wasilla, AK 99687

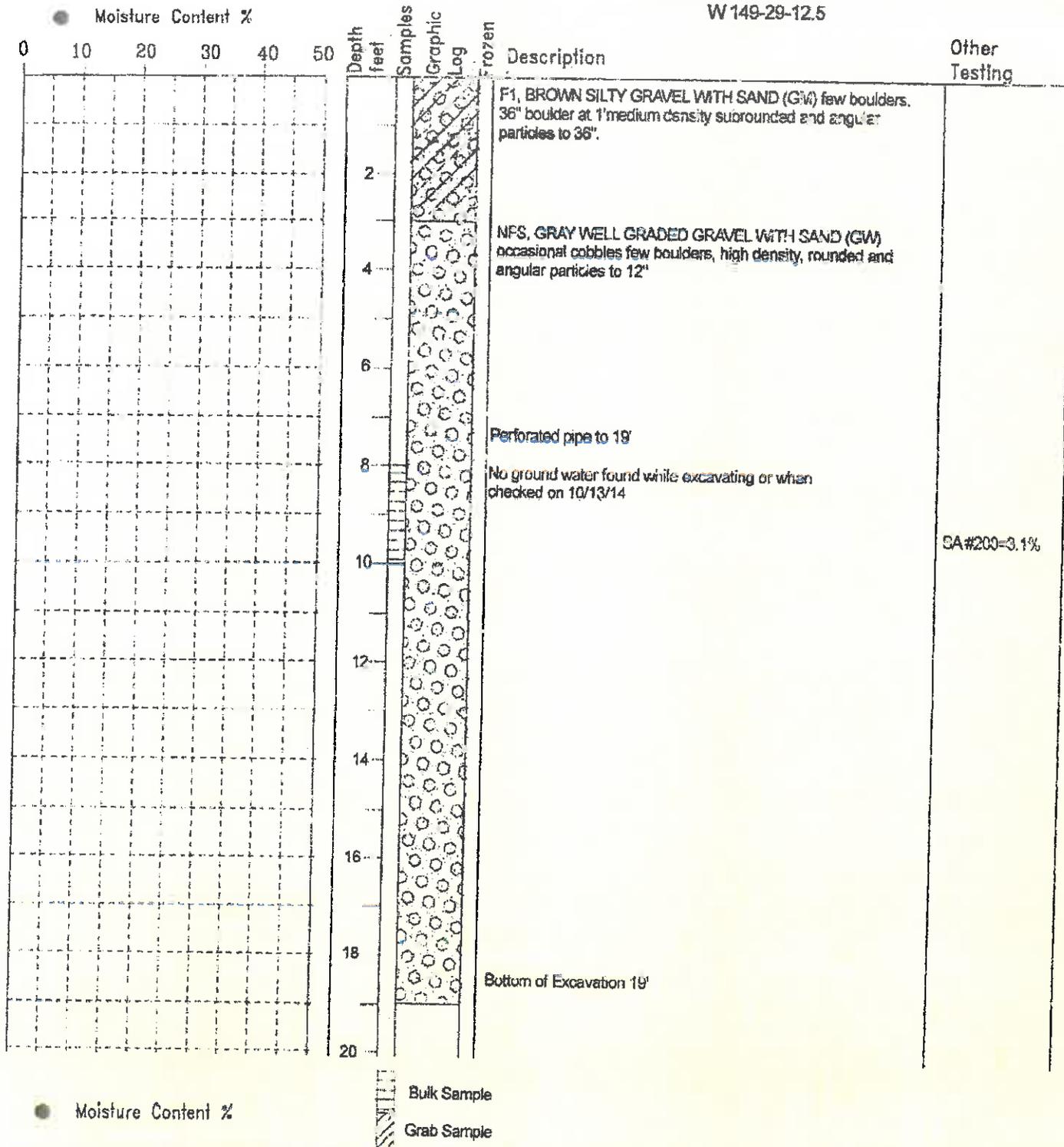
EXHIBIT B-12

Plate

2

Log of Test Pit # 3

Exploration: October 6, 2014
 Equipment: PC 160
 Location: N 61-35-32.8
 W 149-29-12.5



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2605 N. Old Glenn Hwy, Palmcr, AK 99645 Phone: (907) 745-4721
 e-mail: mhpc@mtzonline.net

Job No.: 14090 Date: October 2014

Log of Test Pit #3

Discovery Hill Phase V
 Blue Glacier LLC
 1281 W Mystery
 PO Box 876702
 Wasilla, AK 99687

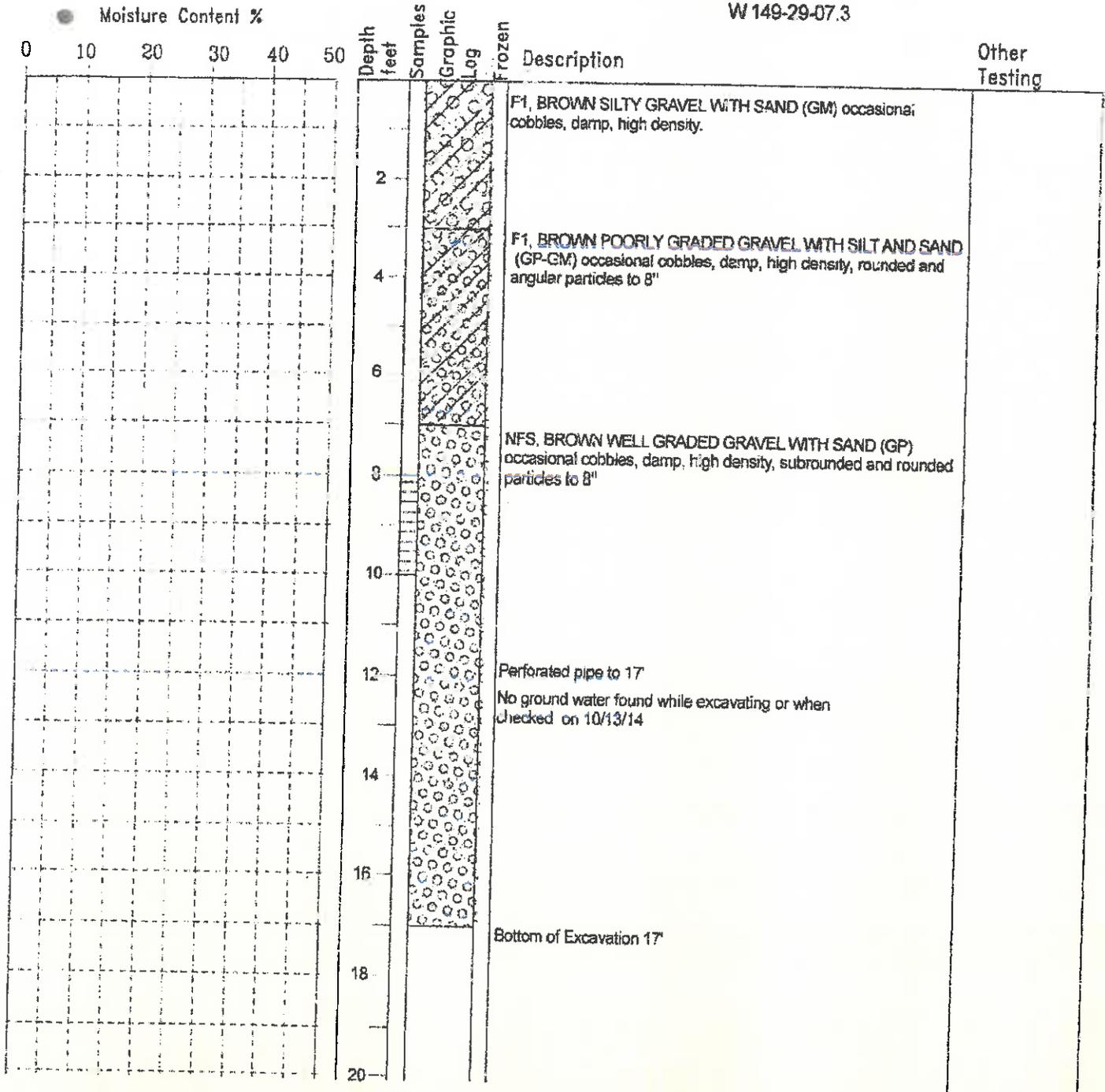
EXHIBIT B -13

Plate

3

Log of Test Pit # 4

Exploration: October 6, 2014
 Equipment: PC 160
 Location: N 61-35-31.6
 W 149-29-07.3



MARK HANSEN P.E.
 CONSULTING ENGINEERS TESTING LABORATORY

3605 N. Cid Glenn Hwy, Palmer, AK 99643 Phone: (907) 745-4721
 e-mail: mh@markhansen.net

Job No.: 14090 Date: October 2014

Log of Test Pit #4

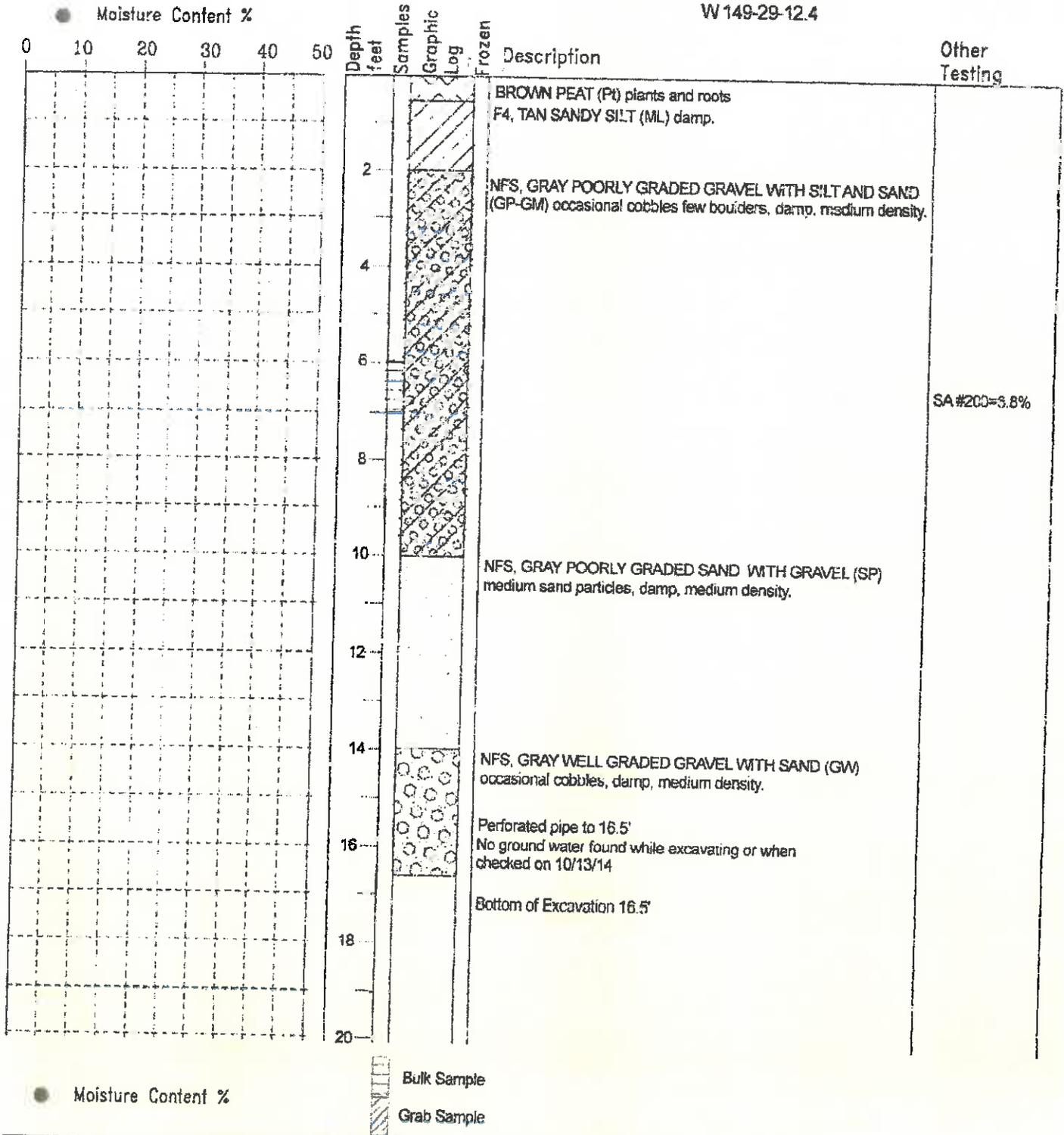
Discovery Hill Phase V
 Blue Glacier LLC
 1281 W. Mystery
 PO Box 876702
 Wasilla, AK 99687

EXHIBIT B-14

Plate

Log of Test Pit # 5

Exploration: October 6, 2014
 Equipment: Komatsu PC 160
 Location: N 61-35-40.0
 W 149-29-12.4



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 CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mh@markhansen.com

Job No.: 14090 Date: October 2014

Log of Test Pit #5
 Discovery Hill Phase V
 Blue Glacier LLC
 1281 W. Mystery
 PO Box 876702
 Wasilla, AK 99687

EXHIBIT B-15
 Plate
 5



MARK HANSEN P.E.

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 2605 N. Old Glenn Hwy, Fairbanks, AK 99745 Phone: (907) 745-4721
 e-mail: mhpe@markhansen.net

Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	83
1.5"	37.5	74
1"	25.0	62
3/4"	19.0	55
1/2"	12.5	47
3/8"	9.5	44
#4	4.75	38
#10	2.00	34
#20	0.850	29
#40	0.425	25
#60	0.250	21
#100	0.150	18
#200	0.075	15.4

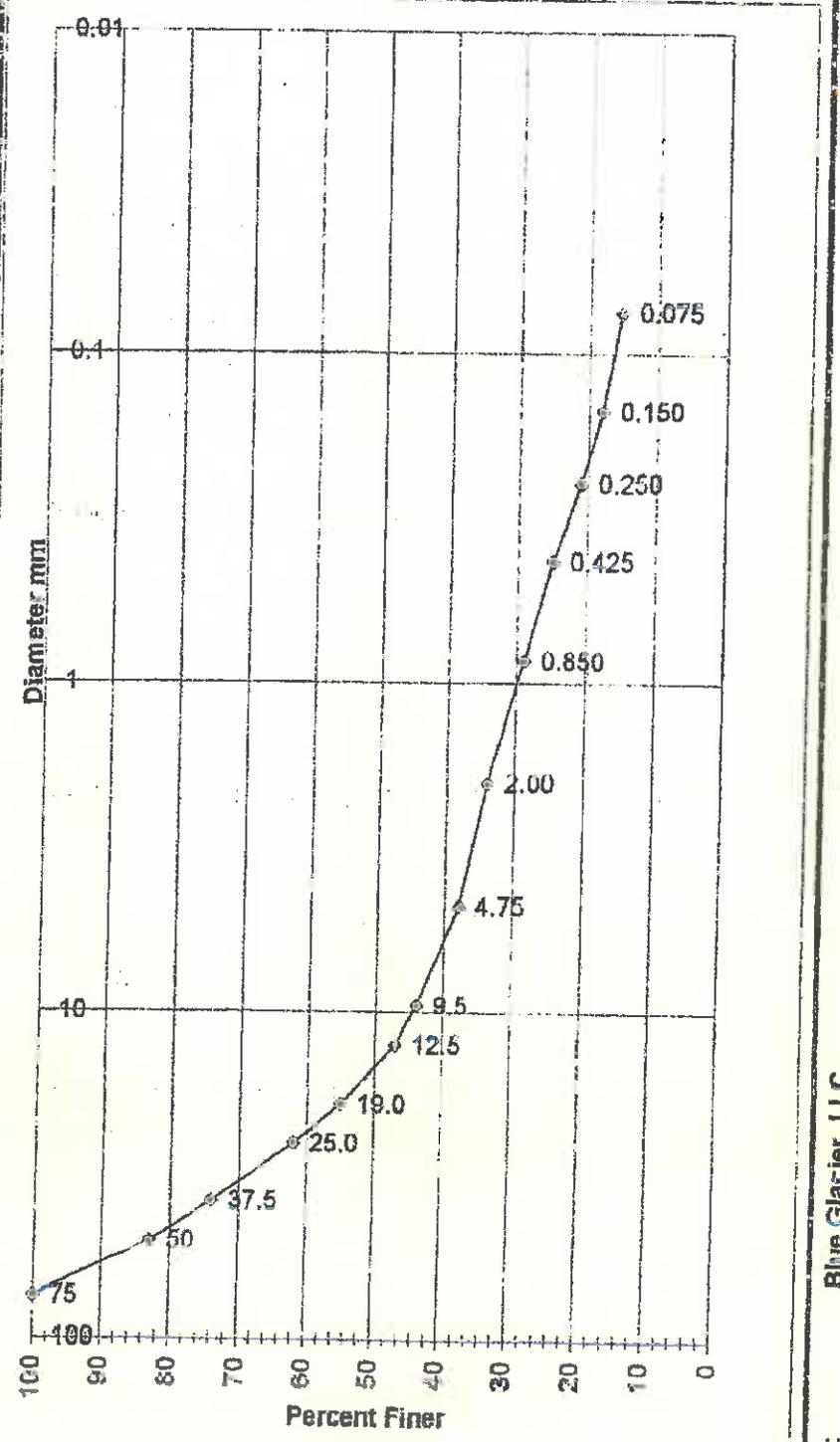


EXHIBIT B-16

Client: Blue Glacier, LLC
 Project: Discovery Hill Ph V
 Sample Location: Test Pit #1, 6 - 9' depth
 Soil Description: Silty Gravel with Sand
 Unified Classification: GM
 Sample contains 5% over 3" not included in analysis
 Date: 10/17/14
 Sample Date: 10/6/2014
 Proj. no: 14090



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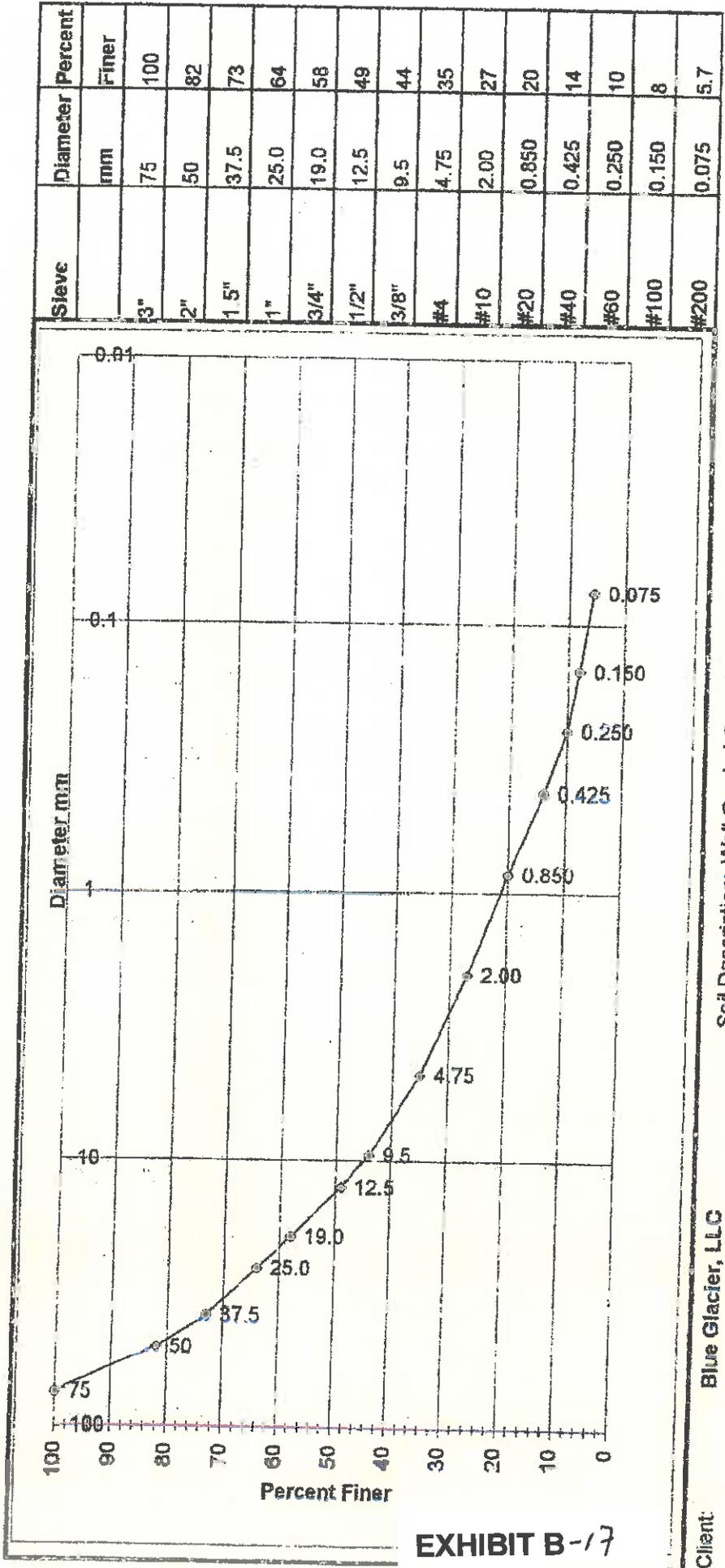


EXHIBIT B-17

Client: Blue Glacier, LLC
 Project: Discovery Hill Ph V
 Sample Location: Test Pit #2, 11 - 12' depth

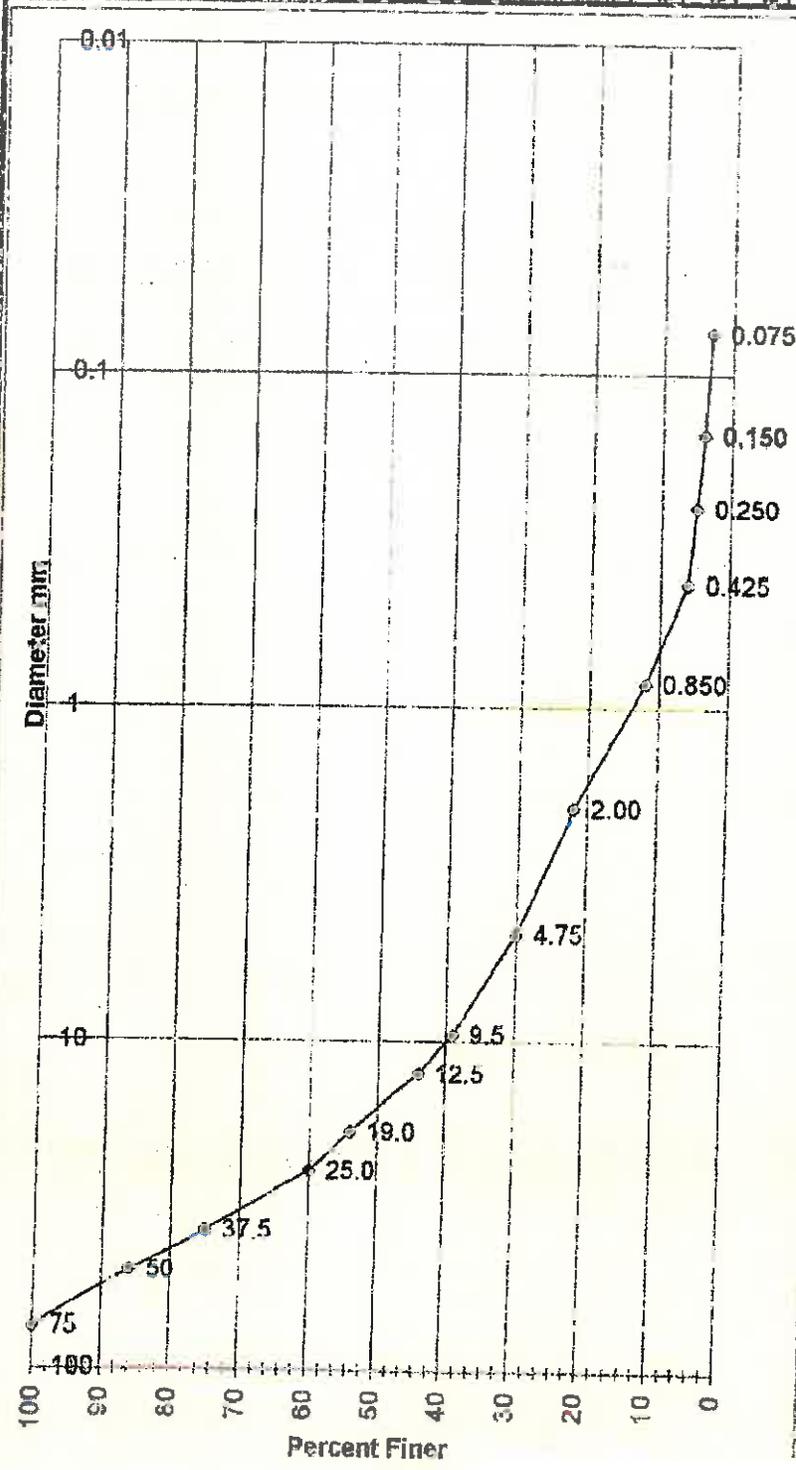
Soil Description: Well Graded Gravel with Silt and Sand
 Unified Classification: GW-GM

Date: 10/17/14
 C_u = 84 Sample Date: 10/6/2014
 C_c = 1.7 Proj. no: 1409C



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Cold Glenn Hwy, Palmer, AK 99646 Phone: (907) 745-4721
 e-mail: mhpe@mtelonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	86
1.5"	37.5	75
1"	25.0	60
3/4"	19.0	54
1/2"	12.5	44
3/8"	9.5	39
#4	4.75	30
#10	2.00	22
#20	0.850	12
#40	0.425	6
#60	0.250	5
#100	0.150	4
#200	0.075	3.1

Client: Blue Glacier, LLC
Project: Discovery Hill Ph V
Sample Location: Test Pit #3, 6 - 10' depth

Soil Description: Well Graded Gravel with Sand
Unified Classification: GW
 Sample contains 7% over 3"
 not included in analysis

Date: 10/17/14
Sample Date: 10/6/2014
Proj. no.: 14090



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99545 Phone: (907) 745-4721
 e-mail: mhpe@mtlabonline.net

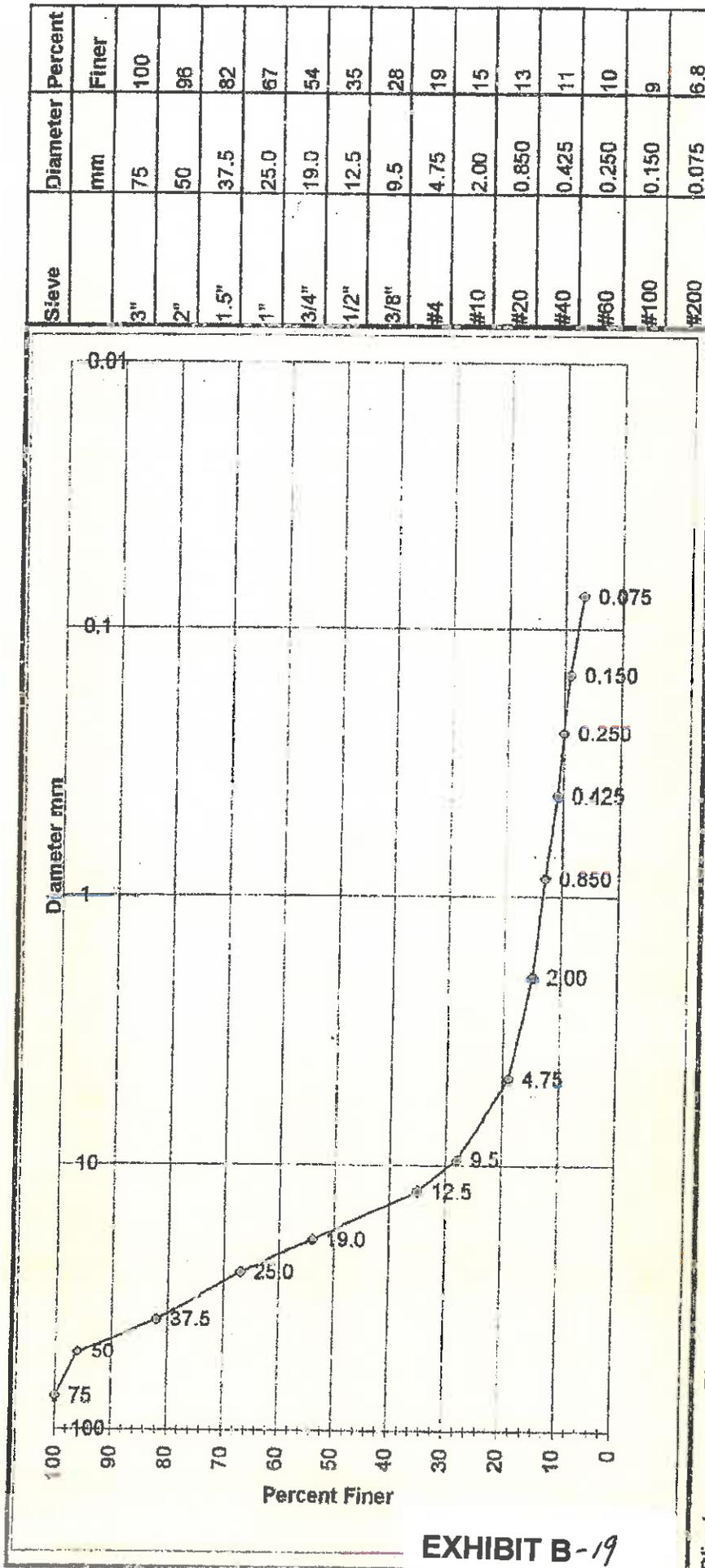


EXHIBIT B-19

Client: Blue Glacier, LLC
 Project: Discovery Hill Ph V
 Sample Location: Test Pit #5, 6 - 7' depth
 Soil Description: Poorly Graded Gravel with Silt and Sand
 Unified Classification: GP-GM

Date: 10/17/14
 C_u = 68 Sample Date: 10/6/2014
 C_c = 19.3 Proj. no.: 14090

ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests ^a			Soil Classification		
			Group Symbol	Group name ^d	
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels	Clean Gravels	GW	Well graded gravel ^f	
	More than 50% of coarse fraction retained on No. 4 sieve.	Less than 5% fines ^c	GP	Poorly graded gravel ^f	
	Sands	Gravel with Fines More than 12% fines ^c	Fines classify as ML or MH	GM	Silty gravel ^{f,g,h}
		50% or more of coarse fraction passed No. 4 sieve	Fines classify as CL or CH	GC	Clayey gravel ^{f,g,h}
Fine-Grained Soils 50% or more passes the No. 200 Sieve	50% or more of coarse fraction passed No. 4 sieve	Cu ≥ 6 and 1 ≤ Cc ≤ 3 ^e	SW	Well graded sand	
	Silt and Clays	Less than 5% fines ^d	SP	Poorly graded sand [']	
		Liquid limits less than 50	Cu < 6 and 1 < Cc ≤ 3 ^e	SM	Silty sand ^{g,h,i}
	Highly organic soils	Silt and Clays	Fines classify as ML or MH	SC	Clayey sand ^{g,h,i}
Fines classify as CL or CH			CL	Lean Clay ^{k,l,m}	
Silt and Clays		PI > 7 and plots on or above "A" ^m line ^j	ML	Silt ^{k,l,m}	
		Liquid limits less than 50	PI < 4 or plots below "A" line ^j	OL	Organic Clay ^{k,l,m,n}
Highly organic soils	Silt and Clays	Liquid limit - oven dried	CH	Organic silt ^{k,l,m,o}	
		Liquid limit - not dried	MH	Fat Clay	
	Silt and Clays	Liquid limit - oven dried	OH	Elastic silt ^{k,l,m}	
		Liquid limit - not dried	PT	Organic Clay ^{k,l,m,p}	
Primarily organic matter, dark in color, and organic odor				Organic silt ^{k,l,m,o}	
				Peat	

^a Based on the material passing the 3-in. (75-mm) sieve.

^b If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name

^c 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

^d 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 clay

SP-SC poorly graded sand with clay

^e $C_u = D_{60}/D_{10}$ $C_c = (D_{30})^2 / (D_{10} \times D_{60})$

^f If soil contains ≥ 15 % sand, add "with sand" to group name

^g If fines classify as CL-ML, use dual symbol GC-GM or SC-SM

^h If fines are organic, add "with organic fines" to group name

ⁱ If soil contains 15 % gravel, add "with gravel" to group name

^j If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil.

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

^l If soil contains 130% plus No. 200, predominantly sand, add "sandy" to group name.

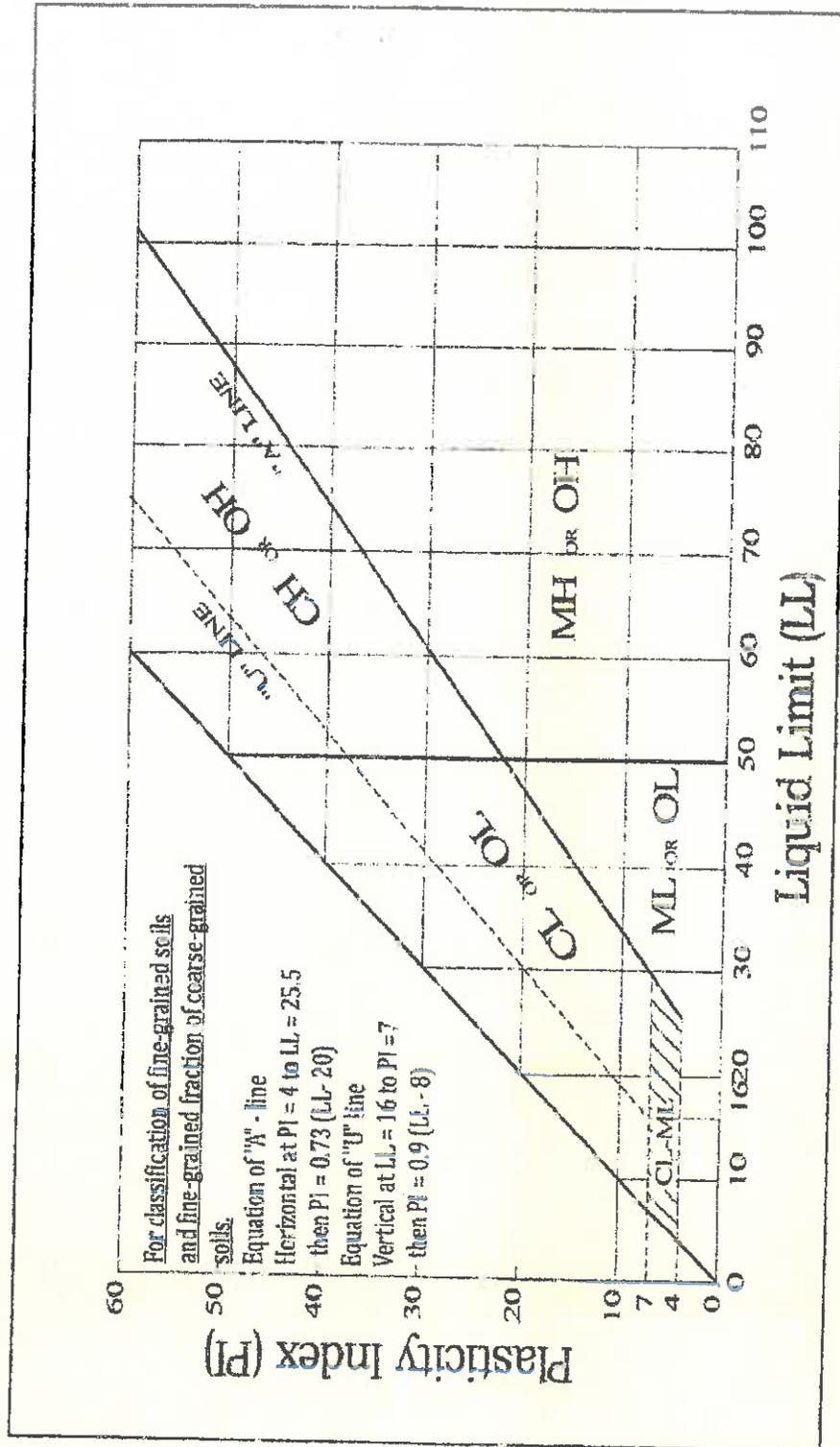
^m If soil contains ≥ 30 % plus No. 200, predominantly gravel, add "gravelly" to group name.

ⁿ PI ≥ 4 and plots on or above "A" line.

^o PI < 4 or plots below "A" line.

^p PI plots on or above "A" line.

^q 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, PI <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: Scott Sanderson
Sent: Wednesday, December 30, 2015 8:15 AM
To: Terry Dolan; Jim Jenson; Amy Otto-Buchanan
Cc: Jim Jenson; Terry Dolan
Subject: Fwd: Blue Glacier 2 15-199 AOB
Attachments: RFC Blue Glacier No 2.pdf; ATT00001.htm; Blue Glacier 2 15-199.PDF; ATT00002.htm

No issues, City of Wasilla.
Scott

Sent from my iPad

Begin forwarded message:

From: Jim Jenson <James.Jenson@matsugov.us>
Date: December 30, 2015 at 8:10:10 AM AKST
To: Scott Sanderson <Scott.Sanderson@matsugov.us>
Cc: Terry Dolan <Terry.Dolan@matsugov.us>
Subject: FW: Blue Glacier 2 15-199 AOB

COW

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Tuesday, December 29, 2015 12:28 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; stevecolligan@mtaonline.net; John Aschenbrenner; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); jay@valleymarket.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Blue Glacier 2 15-199 AOB

Attached is the Request for Comments for Blue Glacier No. 2, MSB Case #2015-199, Tech AOB. Also attached is the Vicinity Map, the Owner's Statement, geotechnical report and the preliminary plat. Comments are due by February 2, 2016. Please let me know if you have any questions. Thanks. A.

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



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

DEC 29 2015

Comments Due: February 2, 2016

Date: December 29, 2015

Received

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	
AK Dept. of Transportation – Aviation	Open Cases Y or <u>N</u>
AK DNR, Division of Mining/Land/Water	SpUD Y or <u>N</u>
AK DNR, Public Access Defense	<u>City of Wasilla</u>
AK DNR, Division of Agriculture	FIRM # <u>8080</u> Zone <u>X</u>
AK DF&G, Habitat Mgmt. & Permittir	Comments: _____
AK DF&G, Division of Sport Fish	_____
AK Railroad, Engineering Department	_____
Corp of Engineers	Date: <u>2/1/16</u> By: <u>[Signature]</u>
U.S. Postmaster	Assembly District #4
City of: Wasilla	
Community Council:	
Fire Service Area: #130 Central Ni	
Road Service Area:	
MSB – Borough Attorney	

Title:	BLUE GLACIER No. 2
Location:	SEC 05, T17N, R01W, S.M, AK
Petitioners:	BLUE GLACIER LLC, JESSE OLSEN
Address:	PO BX 876802 WASILLA AK 99687
Surveyor:	ALASKA LAND SURVEYING COMPANY, LLC TOM KIRCHNER
Address:	PO BOX 397 PALMER AK 99645
Engineer:	MARK HANSEN PE
Address:	2605 N. OLD GLENN HIGHWAY PALMER AK 99645

The request is to create six lots, by redrawing lot lines, from Lots 1-6, Blue Glacier Subdivision, Plat No. 2015-12, Section 05, Township 17 North, Range 01 West, SM AK, to be known as BLUE GLACIER NO. 2, containing 15.402+ acres. Access is via N. Discover Hill Street and W. Shalynn Circle, both City of Wasilla owned and maintained streets. Proposed Lot 3 is a flag lot, which is allowed under MSB 43.20.300(D).

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 **February 2, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **February 18, 2016**.

Sincerely,

Amy Otto-Buchanan
 Platting Technician
 direct line: 861-7872
amy.otto-buchanan@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Amy Otto-Buchanan

From: Susan Lee
Sent: Tuesday, December 29, 2015 2:57 PM
To: Platting
Subject: RE: Blue Glacier 2 15-199 AOB

No comment.

Susan

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

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Tuesday, December 29, 2015 12:28 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; stevecolligan@mtaonline.net; John Aschenbrenner; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); jay@valleymarket.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforsim@aol.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Blue Glacier 2 15-199 AOB

Attached is the Request for Comments for Blue Glacier No. 2, MSB Case #2015-199, Tech AOB. Also attached is the Vicinity Map, the Owner's Statement, geotechnical report and the preliminary plat. Comments are due by February 2, 2016. Please let me know if you have any questions. Thanks. A.

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



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

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

MEMORANDUM

DATE: 18 January 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Preliminary Plat
TITLE: Blue Glacier No. 2
LEGAL: Section 5, T17N, R01E, SM
TAX MAP: WA 12

NO OBJECTION

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

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

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

Sincerely,

Sandra Cook
Architectural Historian

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

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

(3) If a person knowingly

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

EXHIBIT F

From: Richard Boothby
Sent: Thursday, January 07, 2016 11:36 AM
To: Platting
Cc: James Steele; Ken Barkley; Lisa Behrens; Bill Gamble
Subject: RE: Blue Glacier 2 15-199 AOB

The Central Mat-Su fire department and DES has no objections to the subdivide if the roads meet the minimum standards of the International Fire Code for fire access roads and that the owners of lot understand their responsibility for the design and maintenance of the access for that lot which must meet the requirements of the IFC. I have attached the code site.

IFC[®]

INTERNATIONAL FIRE CODE[®]

CHAPTER 5 FIRE SERVICE FEATURES

SECTION 502 DEFINITIONS

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as *fire lane*, public street, private street, parking lot lane and access roadway.

SECTION 503 FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exception: The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

503.1.2 Additional access. The *fire code official* is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for *high-piled combustible storage* shall comply with the applicable provisions of Chapter 23.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The *fire code official* shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an *approved* area for turning around fire apparatus.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the *fire code official*. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, *approved* barriers, *approved* signs or both shall be installed and maintained when required by the *fire code official*.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the *fire code official* based on the fire department's apparatus.

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the *fire code official* based on the fire department's apparatus.

503.3 Marking. Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

503.5 Required gates or barricades. The *fire code official* is authorized to require the installation and maintenance of gates or other *approved* barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

503.5.1 Secured gates and barricades. When required, gates and barricades shall be secured in an *approved* manner. Roads, trails and other access ways that have been closed and obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the *owner* and the *fire code official*.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be *approved* by the fire chief. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

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

Sent: Tuesday, December 29, 2015 12:28 PM

To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; stevecolligan@mtaonline.net; John Aschenbrenner; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; 'ken.slason@gmail.com' (ken.slason@gmail.com); jay@valleymarket.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L.

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Tuesday, December 29, 2015 3:41 PM
To: Platting
Subject: RE: Blue Glacier 2 15-199 AOB

Amy,

MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn
MTA

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] **On Behalf Of** Platting
Sent: Tuesday, December 29, 2015 12:28 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; stevecolligan@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Planning (Planning@ci.wasilla.ak.us) <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; 'ken.slauson@gmail.com' (ken.slauson@gmail.com) <ken.slauson@gmail.com>; jay@valleymarket.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: Blue Glacier 2 15-199 AOB

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

Attached is the Request for Comments for Blue Glacier No. 2, MSB Case #2015-199, Tech AOB. Also attached is the Vicinity Map, the Owner's Statement, geotechnical report and the preliminary plat. Comments are due by February 2, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician



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 31, 2015

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

Subject: Preliminary Plat Request for Comments – Blue Glacier No. 2

Dear Ms. Otto-Buchanan:

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

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

Sincerely,

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

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

OWNERSHIP AND DESIGNATION CERTIFICATE
 I HEREBY CERTIFY THAT BLUE GLACIER, L.L.C. IS THE OWNER OF THE PROPERTY HEREIN AND DESCRIBED AND BLUE GLACIER, L.L.C. HEREBY ADopts THIS PLAN OF SUBDIVISION AND GRANTS ALL RIGHTS TO THE LAND DESCRIBED TO THE CITY OF ANCHORAGE.

NOTARY ACKNOWLEDGEMENT
 I, _____, Notary Public for the State of Alaska, do hereby certify that the foregoing instrument was duly executed by the parties thereto on this _____ day of _____, 2016, at Anchorage, Alaska.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
 I, _____, Director of Planning and Land Use, do hereby certify that the proposed subdivision complies with the provisions of the Subdivision Control Act, AS 45.55, and that the proposed subdivision meets the requirements of the Subdivision Control Act, AS 45.55, and that the proposed subdivision meets the requirements of the Subdivision Control Act, AS 45.55.

TAX CERTIFICATE
 I, _____, Assessor, do hereby certify that the proposed subdivision complies with the provisions of the Subdivision Control Act, AS 45.55, and that the proposed subdivision meets the requirements of the Subdivision Control Act, AS 45.55.

GENERAL NOTES
 1. THIS PLAN IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS.
 2. THE CITY OF ANCHORAGE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 3. THE CITY OF ANCHORAGE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

OWNER'S CERTIFICATE
 I, _____, Owner, do hereby certify that the proposed subdivision complies with the provisions of the Subdivision Control Act, AS 45.55, and that the proposed subdivision meets the requirements of the Subdivision Control Act, AS 45.55.

SURVEYOR'S CERTIFICATE
 I, _____, Surveyor, do hereby certify that the proposed subdivision complies with the provisions of the Subdivision Control Act, AS 45.55, and that the proposed subdivision meets the requirements of the Subdivision Control Act, AS 45.55.

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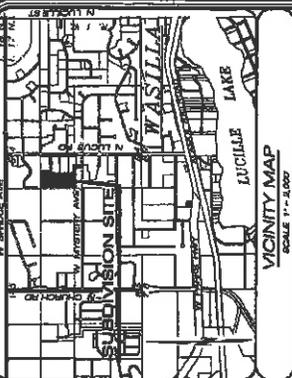
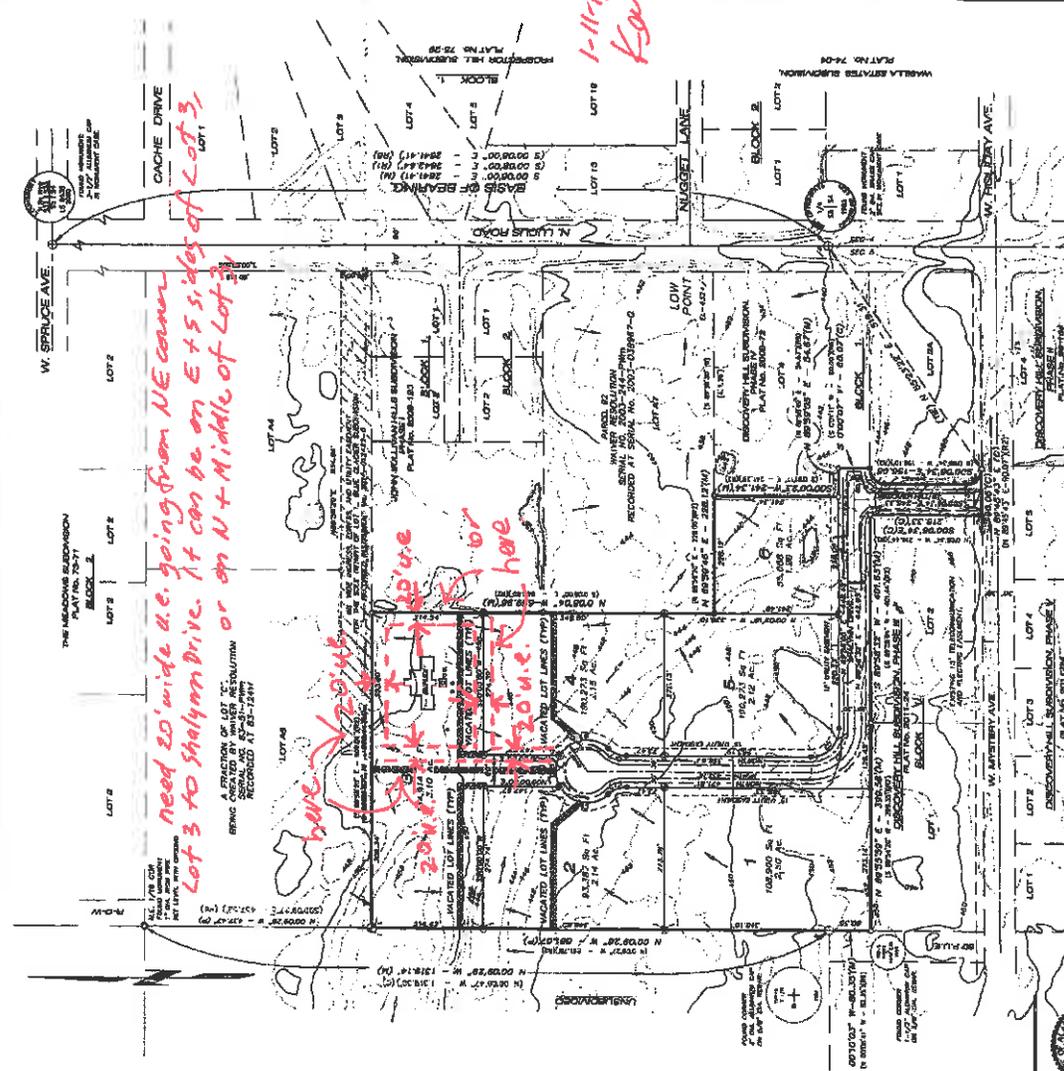
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LEGEND

FOUNDED SURVEY ADJUSTMENT
 (A) PLANNED MOVEMENT LOT BY CENTER, IF AN ALUMINUM CAP
 (B) SURVEY ADJUSTMENT SPECIFIC TO THIS PROJECT, PER LOCAL
 (C) SURVEY ADJUSTMENT SPECIFIC TO THIS PROJECT, PER LOCAL
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 (Z) SURVEY ADJUSTMENT SPECIFIC TO THIS PROJECT, PER LOCAL

CLAVE TABLE

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OWNER: BLUE GLACIER, L.L.C.
 1000 W. ANCHORAGE BOULEVARD
 ANCHORAGE, ALASKA 99501

SURVEYOR: ALASKA LAND SURVEYING CO., L.L.C.
 1000 W. ANCHORAGE BOULEVARD
 ANCHORAGE, ALASKA 99501

DATE: 10/10/2016

SCALE: 1" = 1,000'

GRAPHIC SCALE: 1" = 1,000'

PLAT NO. 13

BLUE GLACIER SUBDIVISION (PLAT 2015-12)

BLUE GLACIER SUBDIVISION, No.2

LOCATED WITHIN THE UNINCORPORATED TOWNSHIP OF WASILLA, ANCHORAGE, ALASKA. THIS PLAN IS SUBJECT TO THE SUBDIVISION CONTROL ACT, AS 45.55, AND THE SUBDIVISION CONTROL REGULATIONS, AS 45.55. THIS PLAN IS SUBJECT TO THE SUBDIVISION CONTROL ACT, AS 45.55, AND THE SUBDIVISION CONTROL REGULATIONS, AS 45.55.

PRELIMINARY PLAT

ALASKA LAND SURVEYING CO., L.L.C.

Amy Otto-Buchanan

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Wednesday, January 20, 2016 11:51 AM
To: Amy Otto-Buchanan
Subject: FW: Blue Glacier 2 15-199 AOB
Attachments: RFC Blue Glacier No 2.pdf; Blue Glacier 2 15-199.PDF

Amy,

The City Planning and Public Works departments do not have any comments regarding the proposed subdivision. T

Thanks,
Tina

Tina Crawford, AICP

City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Planning
Sent: Tuesday, December 29, 2015 3:16 PM
To: Tina Crawford
Subject: FW: Blue Glacier 2 15-199 AOB

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] **On Behalf Of** Platting
Sent: Tuesday, December 29, 2015 12:28 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; stevecolligan@mtaonline.net; John Aschenbrenner; Planning; publicworks; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); jay@valleymarket.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Blue Glacier 2 15-199 AOB

Attached is the Request for Comments for Blue Glacier No. 2, MSB Case #2015-199, Tech AOB. Also attached is the Vicinity Map, the Owner's Statement, geotechnical report and the preliminary plat. Comments are due by February 2, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT I ~/

Amy Otto-Buchanan

From: Peggy Horton
Sent: Monday, January 04, 2016 1:54 PM
To: Amy Otto-Buchanan
Subject: Blue Glacier 2

Amy, '
Tahara from the city of Wasilla Planning office called 1/4/2016 at 2PM and said this property does not need a subdivision permit from the City of Wasilla for what they are doing. If you have questions about that or need it in writing, please call her at 373-9023

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)





CITY OF WASILLA
 • Planning Office •
 290 East Heming Avenue • Wasilla • Alaska • 99654-7091
 • Telephone 907-373-9020 •

RECEIVED

DEC 28 2015

Planning Office
 City of Wasilla

LAND USE PERMIT FOR SUBDIVISION

15-132
 Date: 12-28-15

SUBDIVISION INFORMATION:

Name of Proposed Subdivision:
BLUE GLACIER No 2

Property tax #

Legal Description:
 [Attach additional page if necessary.] BLUE GLACIER SUB.

General location of property:
1281 W. MYSTERY AVE.; SEC 17, T17N, R01W, S.M.

Total acres in proposed subdivision: <u>15.4 AC</u>	Total Number of Lots/Parcels Proposed: <u>6</u>	Zoning: <u>COMMERCIAL</u>
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Access to the subdivision is from:
W. MYSTERY AVE

Proposed source of Water: <input type="checkbox"/> City of Wasilla Water Utility <input checked="" type="checkbox"/> Individual Well <input type="checkbox"/> Other _____	Proposed wastewater disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> On-site sewage system <input type="checkbox"/> Other _____
--	---

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: <u>BLUE GLACIER, L.L.C.</u>	Name: <u>TOM KIRCHNER</u> ^{ALASKA}
Mailing Address: <u>P.O. Box 876702</u>	Mailing Address: <u>P.O. Box 397</u> ^{LAND SURVEYING}
<u>WASILLA, AK 99687-6702</u>	<u>PALMER, AK 99645</u> ^{CO. L.L.C.}
Contact Phone: Day <u>373-0382</u> Night <u>841-3928</u>	Contact Phone: Day <u>745-1491</u> Night <u>SAME</u>
FAX: <u>373-0392</u>	FAX: <u>745-1490</u>
E-mail: <u>JESSE@ALASKA APCCONCRETE</u>	E-mail: <u>TKIRCHNER.ALS@AK.NET</u>

*Attach list of additional owners if any. .COM

ENGINEER/LAND SURVEYOR

Name: MARK HANSEN P.E.

Mailing Address: <u>2605 N. OLD GLENN HWY</u>	Contact Phone: Day <u>745-4721</u> Night _____
<u>PALMER AK 99645</u>	FAX: _____
E-mail: <u>MHPE@MTAONLINE.NET</u>	E-mail: _____

Signature of Applicant: _____ Date: 12.28.2015

Signature of Owner: _____ Date: 12.28.2015
 (If different than Applicant)

4F

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 3, 2016**

PRELIMINARY PLAT: NORTHGATE/
15' WIDE SCREENING EASEMENT VACATION

LEGAL DESCRIPTION: SEC 33, T18N, R01E, SEWARD MERIDIAN, AK

PETITIONERS: NORTHGATE ALASKA

SURVEYOR/ENGINEER: ALASKA LAND SURVEYING CO, LLC/
MARK HANSON, PE

ACRES: 10.875 ± **PARCELS:** 4

REVIEWED BY: AMY OTTO-BUCHANAN **CASE:** 2015-154 & 155

REQUEST: The request is to create four lots from Tract A-1, Finger Lake Addition #3, Plat No. 88-5, Section 33, Township 18 North, Range 01 East, SM AK, to be known as NORTHGATE, containing 10.875 + acres. Petitioner is requesting the vacation of the 15' wide Screening Easement to dedicate 20' of right-of-way for N. Keith Street.

Platting Board approved a continuance to January 7, 2016 at the October 15, 2015 Board meeting (Notification of Action dated October 20, 2015). Platting Board approved a continuance to March 3, 2016 at the January 7, 2016 Board meeting (Notification of Action dated January 12, 2016). Petitioner is now requesting a six month continuance to enable them to redesign and resolve specific issues. Email from petitioner is attached.

Exhibits

Email from petitioner requesting continuation	Exhibit A – 1 pg
Vicinity Map, Aerial Photo & Bare Earth Imagery	Exhibit B – 3 pgs
Notification of Action, dated January 12, 2016	Exhibit C – 1 pg

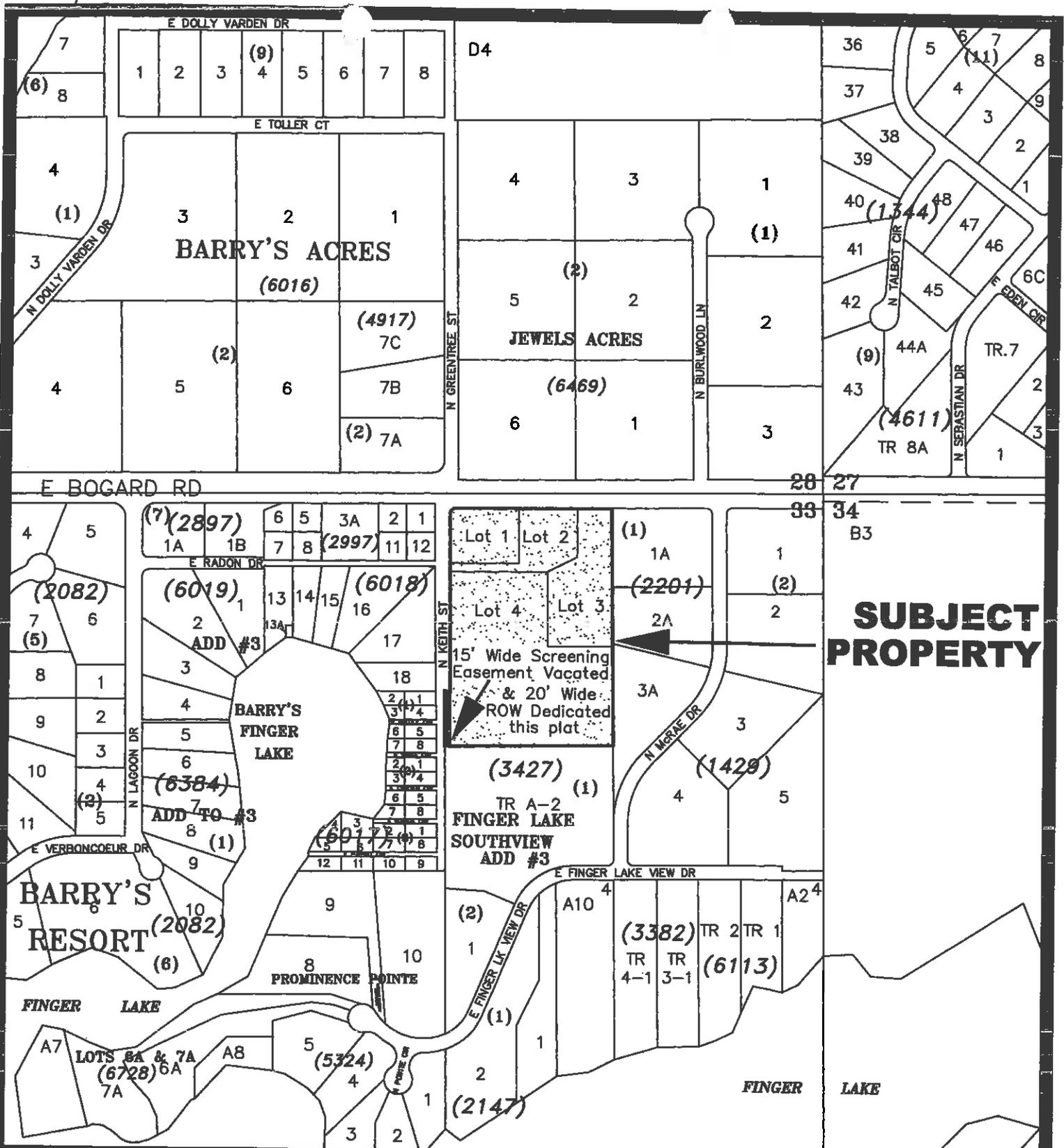
Platting staff recommends approval of the request for continuation for a six month time period. Petitioner may bring the request to the Platting Board sooner than six months, with notification in time to re-notice for public hearing.

Amy Otto-Buchanan

From: Dale Hammitt <dalehammitt@yahoo.com>
Sent: Wednesday, February 10, 2016 2:15 PM
To: Amy Otto-Buchanan
Cc: Thomas M. Kirchner
Subject: Extension requested Northgate Alaska Subdivision

Hi Amy!!!! Thank-you for your patience. I am asking for a 6 month continuance of our platting hearing, for our Northgate Alaska subdivision---Fronteras School Property to be moved out six months. If anything changes prior to that, we will notify you.

Thank-you so much for your help
Dale Hammitt



**SUBJECT
PROPERTY**

VICINITY MAP
 FOR PROPOSED NORTHGATE SUBDIVISION
 LOCATED WITHIN
 SECTION 33, T18N, R01W, SEWARD MERIDIAN,
 ALASKA
 WASILLA 07 MAP

EXHIBIT B

(4917)

JEWELS/ACRES

(6469)

N GREEKTREE ST

N BURLWOOD LN

E BOGARD RD

(2997)

E RADON DR

(6018)

S18N01E WA07

TR A-1

Fronteras Spanish Immersion Charter School

(2204)

(7)

FINGER LAKE

SOUTHVIEW

ADD: #3

(1)

NIMCRAE DR

N KEITH ST

N KEITH ST

E NIKOLE CIR

E SPIKE CIR

E CARTER CIR

E MARGE CIR

(6017)

E RABBIT CIR

(3427)

(1429)

E FINGER LAKE VIEW DR

E FINGER LAKE VIEW DR

(2)

540

(3382)

TR 2

TR 1

GREENTREE

BURLWOOD

BOGARD

RADON

MCGRAE

KEITH

NIKOLE

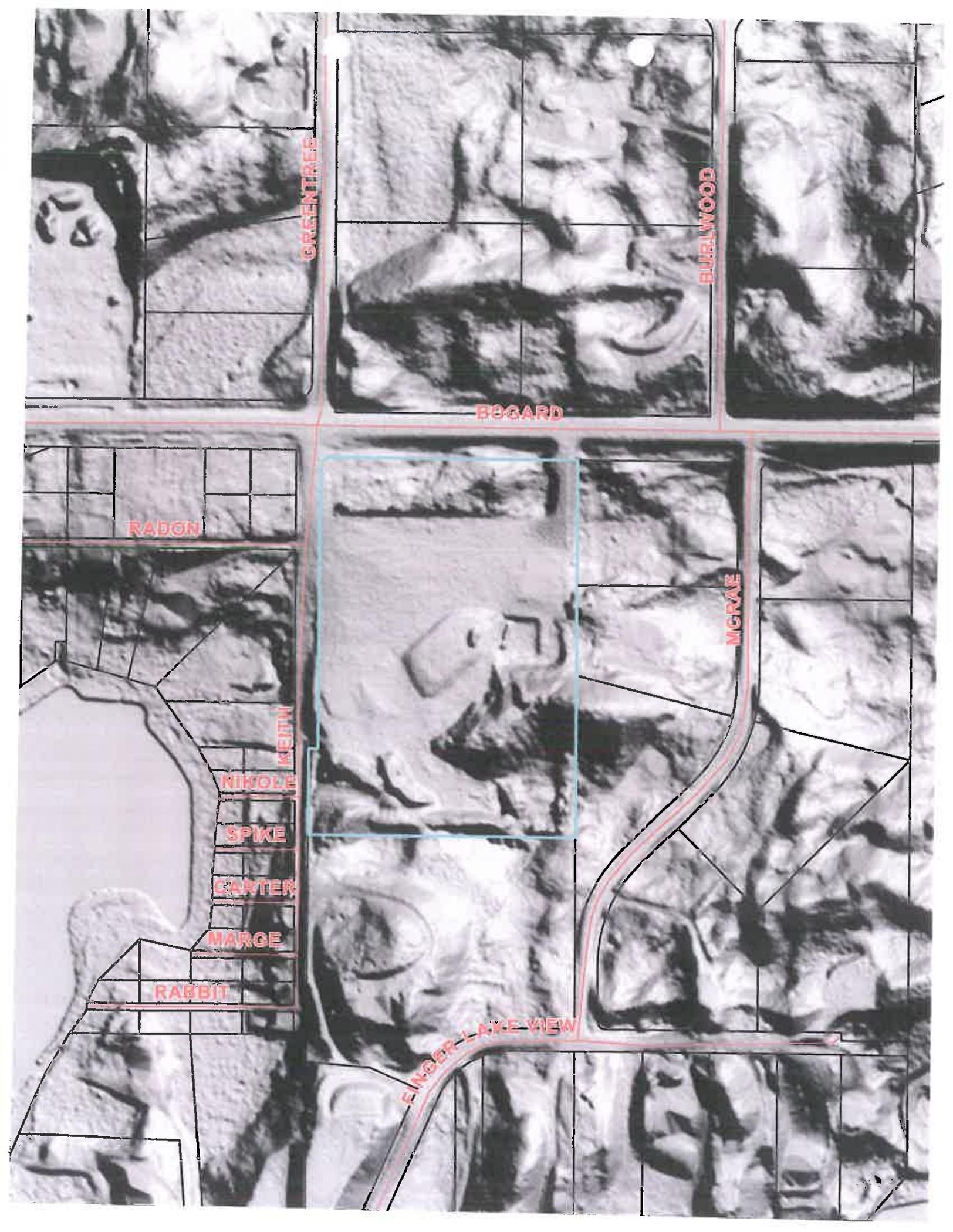
SPIKE

CARTER

MARGE

RABBIT

FINGER LAKE VIEW





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 12, 2016

NOTIFICATION OF ACTION

Northgate Alaska
2991 N. Tait Street
Wasilla, AK 99654

RE: NORTHGATE

CASE: 2015-154

Action taken by the Platting Board on January 7, 2016 is as follows:

THE PRELIMINARY PLAT FOR NORTHGATE IS CONTINUED TO MARCH 3, 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:
DCP/ENG

Alaska Land Surveying Co, LLC
PO Box 394
Palmer, AK 99645

Charlotte Olito
2725 N. Lagoon Drive
Wasilla, AK 99654

EXHIBIT C

4G

ADOT&PF Certificate of Acceptance is on the plat. Lot 2 is the smallest lot at 4 acres. Lot 1 is approximately 10 acres; Lots 4-6 are approximately 15 acres, and Lot 3, which contains the farm is approximately 40 acres. Lots 3-6 have unusable area due to the bluff line. South of the bluff line is the Hay Flats, which is covered under a Special Land Use District (SpUD).

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering notes the soils evaluation included logging eight new testholes and one exposed cutbank, review of the provided topography information and other observations on site. Attached is a testhole location, drainage and topography map for details, along with soils logs. The parent parcels occupy both high and low ground, with a steep bluff running on the east-west line at the approximate center. The bluff forms the northern edge of the Hay Flat area, with the parcel extending into a low swampy land and substantial portion of Wienie Lake at the south end. The north half is relatively flat with a gentle grade to the south. A creek valley runs to the south near the east border; the western area has wet conditions with a smaller, very poorly-defined drainage also running to the south. The bluff area has slopes exceeding 25% for an average drop of 70'. Total elevation differential is approximately 102'. Portions of parcels were previously developed with two home sites and related outbuildings, along with a commercial garden produce/greenhouse/plant nursery. Soils logged varied considerably. Most had a layer of loess silt varying from 1.5' to 6.5'. Base soils were relatively clean sands and gravels, with dense blue clays in the high groundwater area. One hole near the bluff encountered dense, dry, silty sands and gravels. Base soils in a portion of proposed Lot 2 determined to be useable area were clean sands and gravels. Groundwater was encountered in six of the nine logged areas, at depths varying from near the surface to 13'. Based on these conditions, groundwater is a primary limiting factor and the estimated limit of area with over 8' to groundwater is shown on the attached map. Five of the proposed lots are over 400,000 sf and do not require area verification, pursuant to MSB 43.20.281(A)(1)(i)(i). The remaining lot will contain adequate unencumbered area to meet useable area requirements. Based on the available soils and water table information, topography, MSB code, and observations at the site, proposed Lot 2 will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. No road construction is required, no drainage plan is required; however, drainage arrows are provided on the attached map to indicate general existing drainage patterns. Surveyor of record provided a sketch of the culvert locations (**Exhibit C**) under E. Fairview Loop at the verbal request of the Platting Division and Capital Projects Department.

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. Pursuant to MSB 43.20.320 Frontage, each lot has over 60' frontage onto E. Fairview Loop; with the exception of Lots 4-6, which are flag lots. They have the required frontage of 30', pursuant to MSB 43.20.300(D).

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) has no issues. Code Compliance notes (**Exhibit E**) this parcel is in FIRM #8090 & 8095, Zone X, no open cases, located in the Hay Flats Recreation Area Special Land Use District (SpUD); approximately 50% of the southern portion of the parcels are in the Special Use District. Planning Division (**Exhibit F**) notes all structures shall be in compliance with setback

requirements. *Staff notes there is a "greenhouse ruin" that crosses the lot line between Lot 4 and 5. This ruin will be removed (see Recommendation #6).* Land and Resource Management Division (**Exhibit G**) notes no MSB owned lands are affected; however, the Knik-Fairview Trail is proposed for this area, but no official trail location has been acquired or dedicated at this date. LR&M has no objection to the subdivision. Cultural Resources (**Exhibit H**) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered.

Utilities: (**Exhibit I**) MTA has no objections; Enstar notes there is an existing natural gas service line providing gas to proposed Lot 3 that appears to come close and possibly cross over into proposed Lot 2. They advise calling 811 to request a service line locate, which is free of charge. If the gas service line crossed lot lines, Enstar requires a 10' wide natural gas easement centered on the line where it crossed proposed Lot 2 (see **Recommendation #5**). If the service line lies entirely within proposed Lot 3, Enstar has no recommendations, comments or objections. GCI approved as shown. MEA commented the 90' wide Public Use Easement would also be available to utilities with a utility permit from MSB Department of Public Works. MEA had no further comments.

Agencies: (**Exhibit J**) ADOT&PF has no issues with the plat. They would like to thank the petitioners for addressing previous concerns and working with them. Staff notes the appropriate Certificate of Acceptance for ADOT&PF acceptance of dedicated 33' Section Line Easement as right-of-way is on the plat.

ADF&G notes portions of the subject property are the submerged lands of Dinkel Lake (Weinie Lake), a public waterbody. The southern boundary of the subject property is bordered by Palmer Hay Flats State Game Refuge (PHFSGR). The plat depicts a creek flowing from the northeast corner to the southeast corner. PHFSCR is managed by ADF&G and provides important wetland habitat for a variety of species including waterfowl, moose and salmon. Waterfowl hunting is a popular activity on the refuge and is known to occur on Dinkel Lake. Legal public access to public waters below the ordinary high water marks of Dinkel Lake and the creek should not be blocked or removed by the applicants. Additionally, activities occurring below the ordinary high water mark of these waterbodies that may block the passage of resident fish species may require a permit from ADF&G Habitat Division. ADF&G notes there does not appear to be any action that would block or remove public access to public lands or waters and has no objections.

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; Knik-Fairview Community Council; Road Service Area #14 Fairview Meadow Lakes; MSB Emergency Services, Capital Projects Department, Assessments, Permit Center and Pre-Design Division.

CONCLUSION: The preliminary plat of Dandy Bluff 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. No objections were received from the general public in response to the Notice of Public Hearing. Legal and physical access is provided, to the proposed lots, consistent with MSB 43.20.100 Access

Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage 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

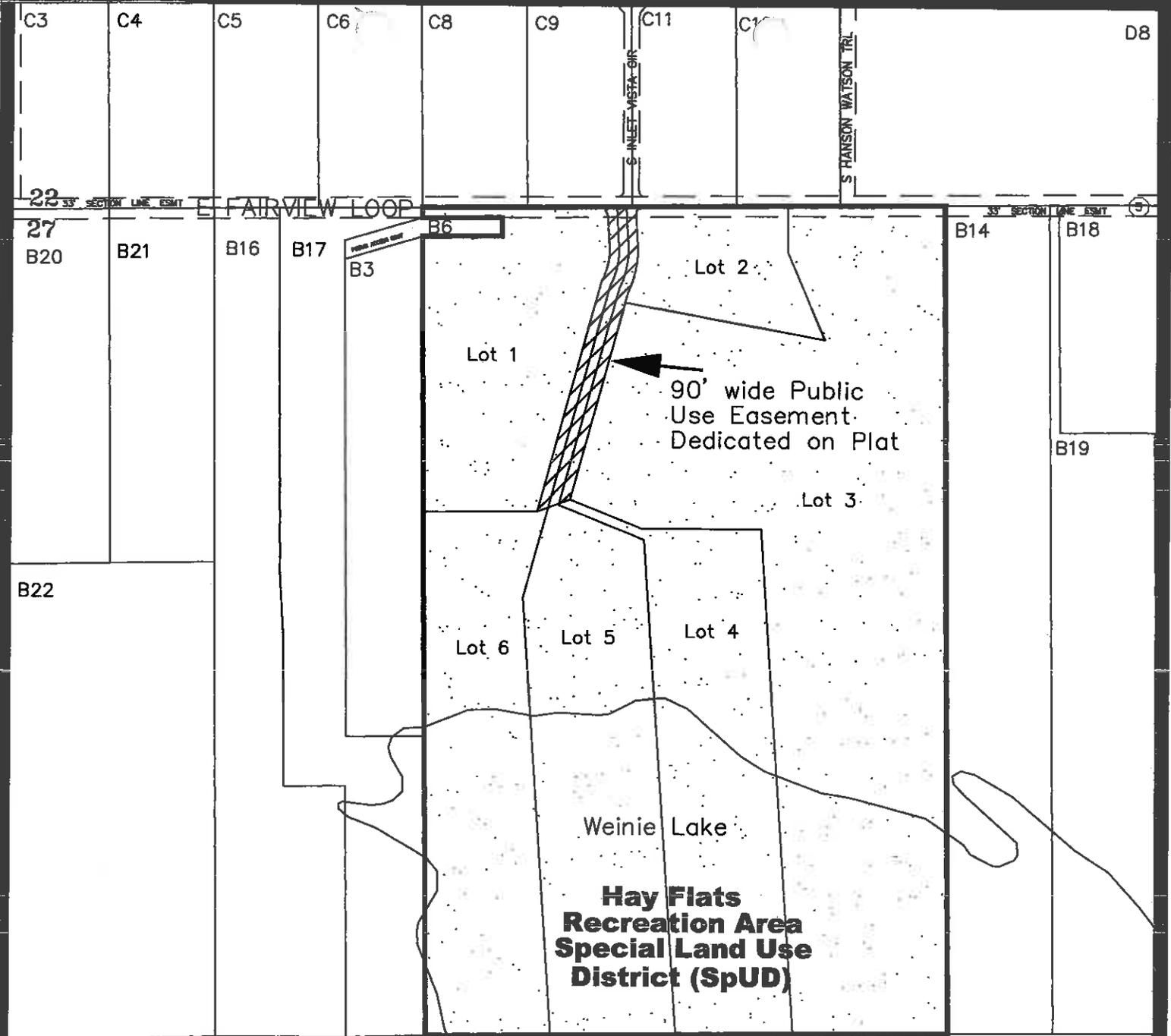
Suggested motion: "I move to approve the preliminary plat of Dandy Bluffs, Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Taxes and special assessments must be current prior to the 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 \$38.16.
3. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
4. Show or list all easements of record.
5. Determine the location of the Enstar natural gas service line and if necessary, grant a 10' wide easement centered over the service line where it crosses proposed Lot 2.
6. Provide proof to Platting staff that the greenhouse ruin has been removed.
7. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
8. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

- 1) The plat of Dandy Bluffs 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 were no objections from the general public in response to the Notice of Public Hearing.
- 4) At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; Knik-Fairview Community Council; Road Service Area #14 Fairview Meadow Lakes; MSB Emergency Services, Capital Projects Department, Assessments, Permit Center and 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 proposed Lot 2 has 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area. All other lots are over 400,000 sf (9.183) acres and do not require a geotechnical report, pursuant to MSB 43.20.281(A)(1)(i)(i).
- 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) Lot 3 has an existing approved driveway permit from ADOT&PF.
- 10) Surveyor has supplied the appropriate Certificate of Acceptance for ADOT&PF acceptance of dedicated 33' Section Line Easement as right-of-way.

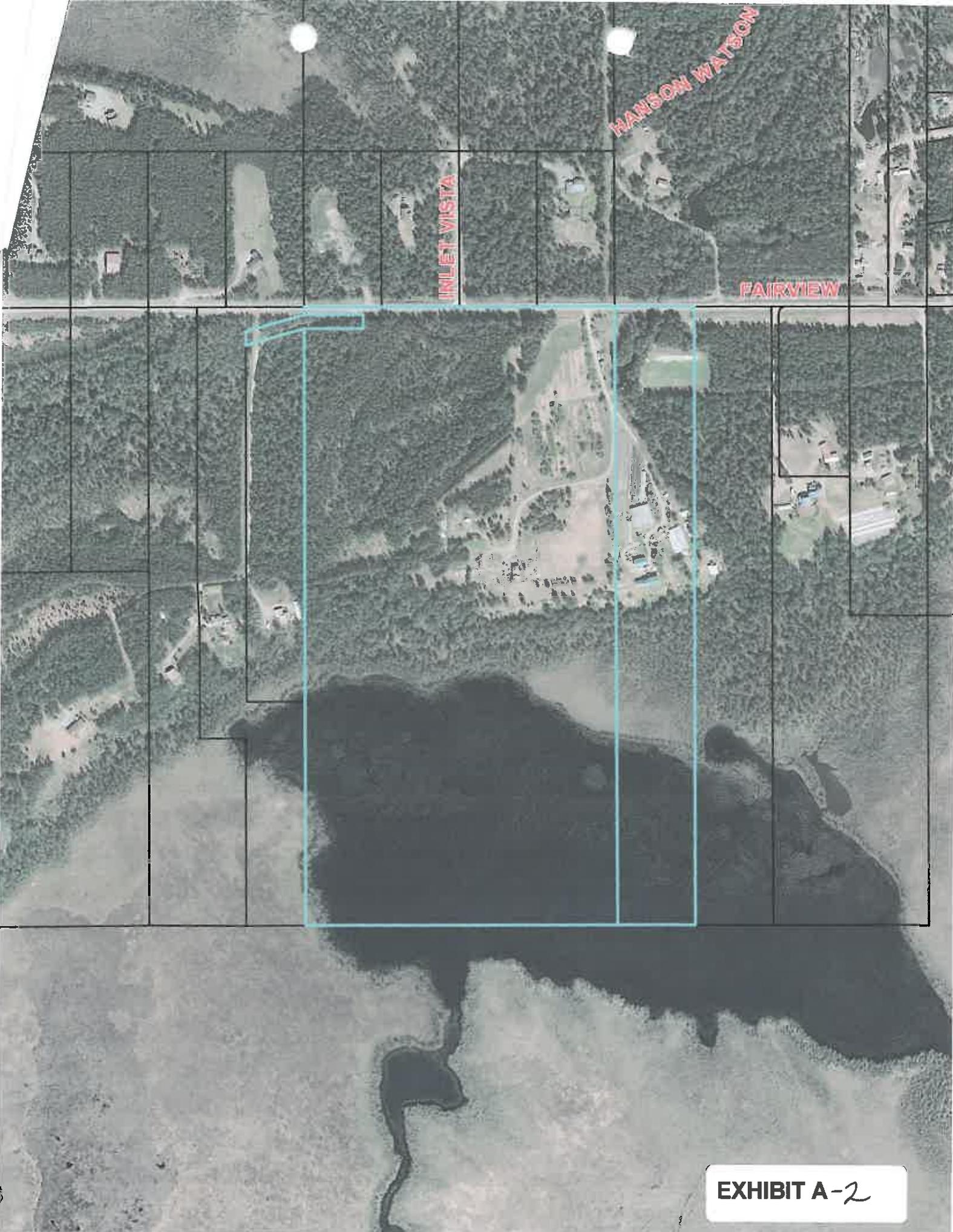
- 11) ADL 230018 provides public access for Lot 1 to E. Fairview Loop.
- 12) The proposed 90' wide Public Use Easement meets the standards of intersection of SCM A13.4



**SUBJECT
PROPERTY**

VICINITY MAP
 FOR PROPOSED DANDY BLUFF
 LOCATED WITHIN
 SECTION 27, T17N, R01W, SEWARD MERIDIAN,
 ALASKA
 WASILLA 12 MAP

EXHIBIT A - 1

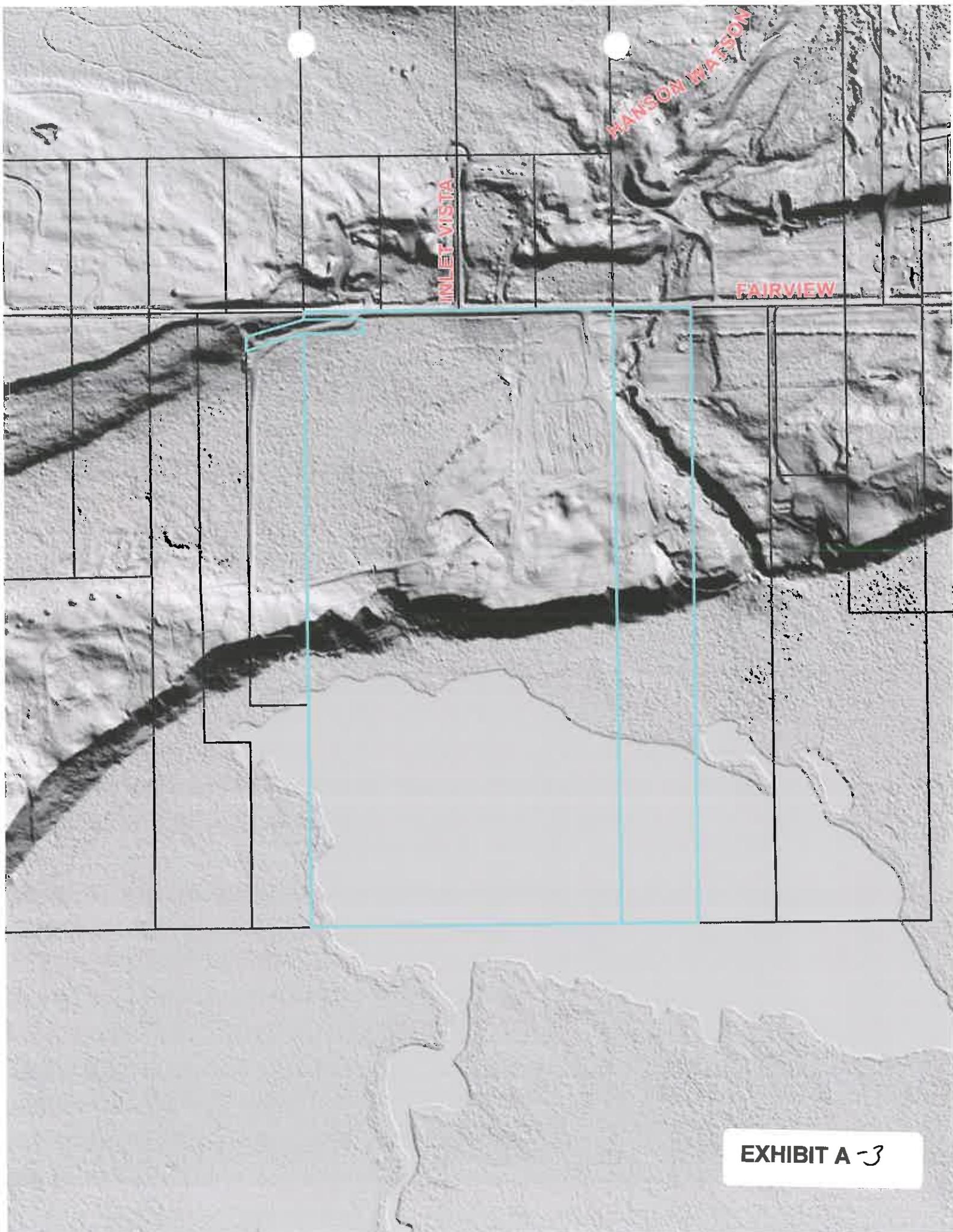


HANSON WATSON

INLET VISTA

FAIRVIEW

EXHIBIT A-2





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

January 18, 2016

Eileen Probasco
Acting Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
JAN 18 2016
PLATTING

Re: *Dandy Bluffs Subdivision*. Useable Areas; HE# 15063

Dear Ms. Probasco:

At the request of the project owners, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 6 new lots from an existing parcel with a total area of 98.5 acres. The new lots will have areas of 4, 10, 14, 15, 15 and 40.5 acres; only the proposed Lot 2 at 4 acres is subject to soils/useable area verification. Our soils evaluation included logging soil conditions in 8 new testholes and one exposed cutbank, review of the provided topography information and our other observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The parent parcel occupies both high and low ground, with a steep bluff running on an east-west line at its approximate center. The bluff forms the northern edge of the Hayflats area, with the parcel extending into low swampy land and substantial portions of Wienie Lake at the south end. The north half is relatively flat, with a gentle grade to the south. A well-defined creek valley runs to the south near the east border; the western area has wet conditions with a smaller, very poorly-defined drainage also running to the south. The bluff area has slopes generally exceeding 25% for an average drop of around 70'. More minor, steep areas also exist along the creek valley, with some exceeding 10' in height. The total elevation differential on the provided map is approximately 102'.

Soils & Vegetation. Portions of the parcel were previously developed with two developed home sites and related outbuildings, as well as a commercial garden produce/greenhouse/plant nursery. Although at least one old driveway cut descends the bluff area, there appears to have been minimal development at the bluff base and lake edge. Undeveloped areas were wooded with moderate density mature birch, spruce and cottonwood trees. Soils logged in the testholes and cut area varied considerably. Most had a layer of soft loess silt varying from 1.5' to 6.5'. Base soils in useable areas were relatively clean sands and gravels, with dense blue clays in the high groundwater area. One hole near the bluff encountered dense, dry, silty sands and gravels. The soils

encountered are consistent with our prior experiences in this area. Copies of the logs and a location/topography/useable area map are attached. Base soils in the portion of proposed Lot 2 determined to be useable septic area were clean sands and gravels.

Groundwater. Groundwater was encountered in 6 of the 9 logged areas, at depths varying from near the surface to 13'. The holes were excavated during the high water season. Based on the encountered conditions, groundwater is a primary limiting factor and the estimated limit of area with over 8' to groundwater is shown on the attached map.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, steep areas and related setbacks, setbacks to water wells and surface water, and substantial areas with high groundwater. The estimated limits of useable septic area form a line on the attached drawing. For building areas, lotlines, utility easements and ROW/PUE setbacks will be limiting factors. Five of the proposed lots are over 400,000 ft² and do not require area verification. The remaining lot will contain 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, ***the proposed lot 2 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Drainage Plan. As no road construction is proposed, no drainage plan is required. However, we have shown general drainage patterns on the attached map.

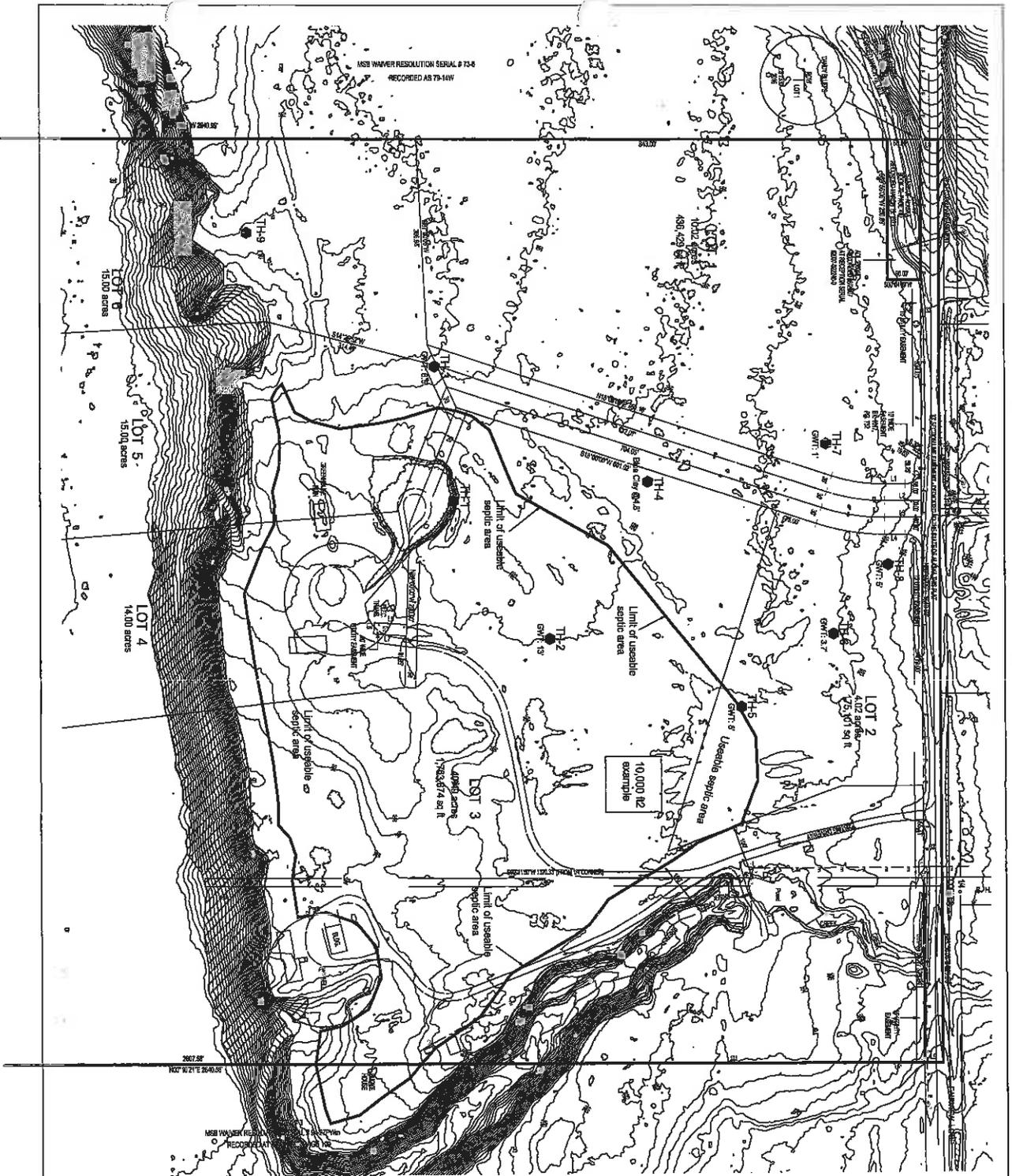
Thank you for your assistance, and please feel free to call with any questions you may have.

Sincerely,

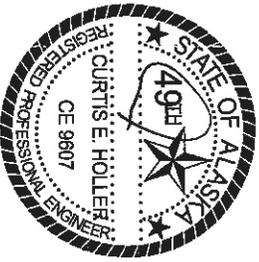

Curtis Holler, PE

c: M. & L. Dinkel, w/attachments





- Notes:
1. Arrows denote apparent drainage patterns.
 2. Testhole locations approximate, WAAS GPS.
 3. Base drawing & 2" JIBAR contours provided by others.
 4. Hatched areas have +2.5% slope.



Dandy Bluffs
 Topography, Drainage and Testhole Location Map

HOLLER ENGINEERING
 3375 N Sams Dr. Wasilla, Alaska 99654

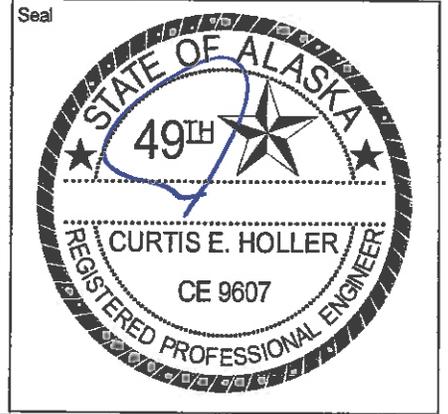
Job # 15072 | 1-18-2016 | Scale: 1"=175'

EXHIBIT B-3



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 9

Performed For: M & L Dinkel

Legal Description: Dandy Bluffs

Depth, feet	Soil Type	Slope	Site Plan
1	OL		<p>See attached testhole & topo map</p> <p style="text-align: center;">↑ N ↓</p>
1	ML		
2	SP-GP, OLIVE BROWN		
3	COLOR, SMALL ROCKS		
4			
5			
6			
7			
8			
9			
10			
11			
12	No GW		

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- Log is for existing cut bank and minor bank exc.

- PERFORMED BY: M. Gerard

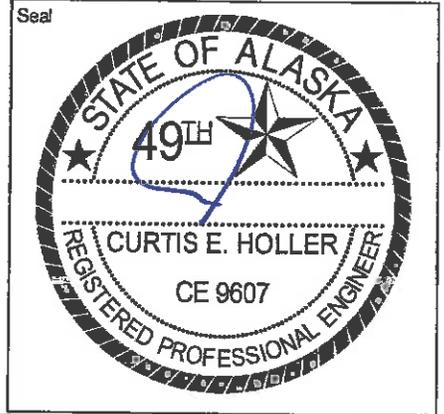
DATE: 10-05-2015

EXHIBIT B-4



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 9

Performed For: M & L Dinkel

Legal Description: Dandy Bluffs

Depth, feet

Soil Type

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

OL: PREVIOUSLY STRIPPED
SP-LP, VARIES TO
SP w/ GRAVEL, COARSE
SAND, MOIST, OLIVE
COLOR

Slope

Site Plan

See attached testhole & topo map



WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

13'

DEPTH AFTER MONITORING?

N/A

Slope

GWT
▽

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: M. Gerard

DATE: 10-05-15

EXHIBIT B - 5



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 9

Performed For: M & L Dinkel

Legal Description: Dandy Bluffs

Depth, feet	Soil Type
0 - 1	OL
1 - 2	ML, DARK BROWN
2 - 3	
3 - 4	
4 - 5	
5 - 6	
6 - 7	
7 - 8	

Slope

Site Plan

See attached testhole & topo map

↑
N
↓



WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

6.5'

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: M. Gerard

DATE: 10-05-15

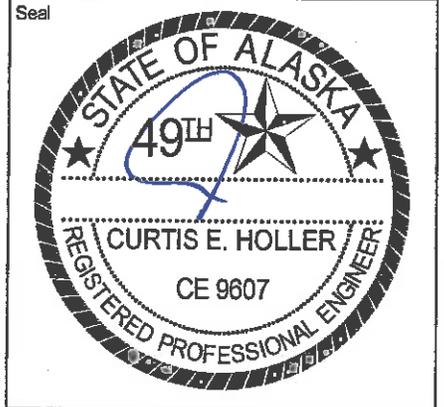
EXHIBIT B - 6



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 9

Performed For: M & L Dinkel

Legal Description: Dandy Bluffs

Depth, feet	Soil Type	Slope	Site Plan																																																											
1	OL		<p>See attached testhole & topo map</p> <p style="text-align: center;">↑ N ↓</p>																																																											
1-2	PEATY. DARK BROWN																																																													
2-3																																																														
3																																																														
3-4	BLUE SAND																																																													
4																																																														
5																																																														
6																																																														
7																																																														
8																																																														
9		<p>WAS GROUNDWATER ENCOUNTERED? <u>Yes</u></p> <p>IF YES, AT WHAT DEPTH? <u>3.7'</u></p> <p>DEPTH AFTER MONITORING? <u>N/A</u></p>																																																												
10		<table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____</p> <p>- TEST RUN BETWEEN <u> </u> FT AND <u> </u> FT DEPTH</p> <p>- COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u></p> <p>_____</p> <p>_____</p> <p>- PERFORMED BY: M. Gerard</p> <p style="text-align: right;">DATE: 10-05-15</p>	PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																															
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EXHIBIT B-9



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 8 of 9

Performed For: M & L Dinkel

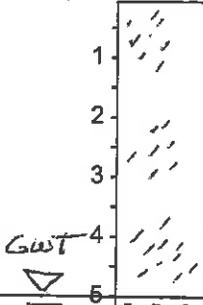
Legal Description: Dandy Bluffs

Depth, feet

Soil Type

Slope

Site Plan



PEAT, BLACK

BLUE CLAY w/ ROCKS

See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

5'

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: M. Gerard

DATE: 10-05-15

EXHIBIT B - //

Amy Otto-Buchanan

From: Scott Sanderson
Sent: Tuesday, January 19, 2016 10:50 AM
To: Amy Otto-Buchanan
Subject: RE: Dandy Blfs 16-009 AOB

Thank you.

Scott Sanderson
Mat-Su Borough
Road Superintendent I
907-861-7757 Desk
907-354-3470 Cell

From: Amy Otto-Buchanan
Sent: Tuesday, January 19, 2016 10:26 AM
To: Scott Sanderson
Subject: RE: Dandy Blfs 16-009 AOB

Scott: The PUE will not be constructed at the time of platting, just granted for future access to all of the lots, except Lot 3, which already has an approved driveway permit from ADOT&PF. Lot 1 may take access from the existing ADL in the northwest corner, or from the PUE to be granted. Lots 2 and 4-6 will have to access from the PUE, as the State will not grant any further driveway permits. A.

From: Scott Sanderson
Sent: Tuesday, January 19, 2016 10:17 AM
To: Amy Otto-Buchanan
Cc: Jim Jenson; Terry Dolan
Subject: FW: Dandy Blfs 16-009 AOB

Will this be constructed with the SCM, or for private use? It looks like flag lots at the end of the PUE.

Scott Sanderson
Mat-Su Borough
Road Superintendent I
907-861-7757 Desk
907-354-3470 Cell

From: Jim Jenson
Sent: Monday, January 18, 2016 3:18 PM
To: Scott Sanderson
Cc: Terry Dolan
Subject: Fwd: Dandy Blfs 16-009 AOB

RSA 14

Sent from my iPhone

Begin forwarded message:



Matanuska - Susitna Borough
Development Services

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

RECEIVED

JAN 19 2016

FEB 22 2016

Received

PLATTING

Comments Due: February 19, 2016

Date: January 19, 2016

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	Open Cases Y or <input checked="" type="radio"/> N
AK Dept. of Transportation – Aviation	SpUD <input checked="" type="radio"/> Y or N
AK DNR, Division of Mining/Land/Water	8090; Hayrats Rec
AK DNR, Public Access Defense	FIRM # 8095 Zone X
AK DNR, Division of Agriculture	Comments: <u>Approx 50% - Southern portion</u>
AK DF&G, Habitat Mgmt. & Permitting	<u>of parcels in "Special Use District"</u>
AK DF&G, Division of Sport Fish	Date: <u>2/19/16</u> By: <u>[Signature]</u>
AK Railroad, Engineering Department	Assembly District #3
Corp of Engineers	
U.S. Postmaster	
City of:	
Community Council: Knik-Fairview	
Fire Service Area: #130 Central Mat-Su	
Road Service Area: #14 Fairview	
MSB – Borough Attorney	

Title:	DANDY BLUFFS
Location:	SEC 27, T17N, R01W, S.M, AK
Petitioners:	MARK AND LESLIE DINKEL
Address:	720 E. FAIRVIEW LOOP WASILLA AK 99654
Surveyor:	KEYSTONE SURVEYING, GARY LoRUSSO, PLS
Address:	PO BOX 2216 PALMER AK 99645
Engineer:	HOLLER ENGINEERING
Address:	3375 N. SAMS DRIVE WASILLA AK 99654

The request is to create six lots from Parcels #1 and #2, MSB Waiver 97-27-PWm, recorded at Book/Page 786/109, excepting therefrom all the portion deeded to the State of Alaska by deed recorded Book/Page 70/490, Section 27, Township 17 North, Range 01 West, SM AK, to be known as DANDY BLUFFS, containing 99.53+ acres. Access is via E. Fairview Loop Road and a 90' wide Public Use Easement to be granted. Petitioner is proposing to dedicate the 33' wide Section Line Easement to the State.

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 **February 19, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **March 3, 2016**.

Sincerely,

 Amy Otto-Buchanan
 Platting Technician
 direct line: 861-7872
amy.otto-buchanan@matsugov.us

Amy Otto-Buchanan

From: Susan Lee
Sent: Monday, January 18, 2016 4:44 PM
To: Platting
Subject: RE: Dandy Blfs 16-009 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)

RECEIVED
JAN 18 2016
PLATTING

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Monday, January 18, 2016 2:52 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; George McKee; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); elliots@matnet.com; jay@valleymarket.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Dandy Blfs 16-009 AOB

Attached is the Request for Comments for Dandy Bluffs, MSB Case #2016-009 Tech AOB. Also attached is the Vicinity Map, the geotechnical report, Owner's Statement and the preliminary plat (two pages). Comments are due by February 19, 2016. Please let me know if you have any questions. Thanks. A.

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



MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

DATE: January 19, 2016
TO: Eileen Probasco, Planning Director
FROM: Land & Resource Management *NSC*
SUBJECT: Preliminary Plat Comments / Case #2016-009

RECEIVED

JAN 18 2016

PLATTING

Platting Tech: Amy Otto-Buchanan
Public Hearing: March 3, 2016
Applicant / Petitioner: Dinkel
TRS: 17N01W27
Tax ID: 217N01W27B012 & B013
Subd: Danny Bluffs
Tax Map: WA 14

Comments:

- No MSB land affected. NOTE: The Knik-Fairveiw Trail is proposed for this area; however, no official trail location has been acquired or dedicated at this date.
- No objection to subdivision.

EXHIBIT G



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

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

MEMORANDUM

DATE: 19 January 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Preliminary Plat
TITLE: Dandy Bluffs
LEGAL: Section 27, T17N, R01W, SM
TAX MAP: WA 12

NO OBJECTION

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

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

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

Sincerely,

Sandra Cook
Architectural Historian

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

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

(3) If a person knowingly

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

EXHIBIT H

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Tuesday, January 19, 2016 9:24 AM
To: Platting
Cc: Jessica Thompson
Subject: RE: Dandy Blfs 16-009 AOB

Amy,

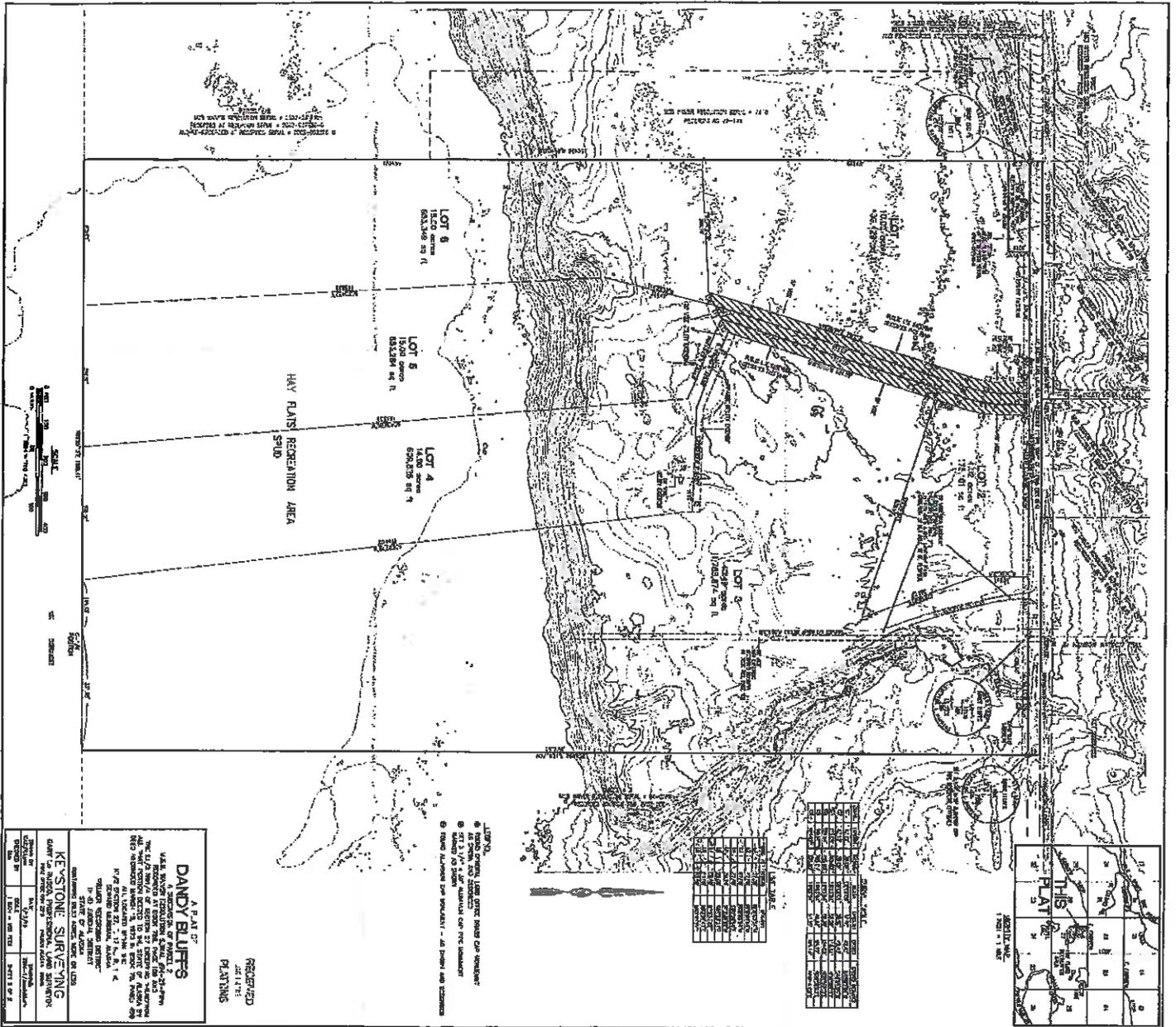
MTA has reviewed the preliminary plat for Dandy Bluffs and has no objections.

Thank 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 18, 2016 2:52 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; melanie.nichols@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net) <kelleyg@mtaonline.net>; cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com) <ken.slauson@gmail.com>; elliots@matnet.com; jay@valleymarket.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: Dandy Blfs 16-009 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.



APPROVED AS: SHOWN

J. Lorah 1/21/16

Amy Otto-Buchanan

From: Keith R Quintavell <Keith.Quintavell@mea.coop>
Sent: Thursday, January 21, 2016 10:49 AM
To: Gary LoRusso
Cc: Amy Otto-Buchanan
Subject: RE: Dandy Bluffs

Hi Gary,

OK, that is good. I have no further comments on this preliminary plat, and will copy this email to Amy for the record.

Thanks,
Keith Quintavell
MEA

From: Gary LoRusso [<mailto:garyl@mtaonline.net>]
Sent: Thursday, January 21, 2016 9:41 AM
To: Keith R Quintavell
Subject: RE: Dandy Bluffs

Exactly.

From: Keith R Quintavell [<mailto:Keith.Quintavell@mea.coop>]
Sent: Thursday, January 21, 2016 9:15 AM
To: Gary LoRusso
Subject: Dandy Bluffs

Hi Gary,

Is the thinking behind a 90 foot wide PUE for the utilities to go in there under a utility permit from MSB public works?

Keith



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 19, 2016

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

Subject: Preliminary Plat Request for Comments – Dandy Bluffs (Case No. 2016-009)

Dear Ms Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject Preliminary Plat and advises that there is an existing natural gas service line providing gas to proposed Lot 3 that appears to come close and possibly cross over into proposed Lot 2. Please call 811 to request a service line locate. This service is free of charge.

If the natural gas service line crosses lot lines, ENSTAR requires a 10 FT natural gas easement centered on the line where it crosses proposed Lot 2. If, however, the service line lies entirely within proposed Lot 3, ENSTAR has no comments, recommendations, or objections to the subject Preliminary Plat.

If you have any questions, please feel free to contact me at 334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com. Or contact ENSTAR Right-of-Way Supervisor, Jennifer Diederich, at 334-7753.

Sincerely,

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

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



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation
And Public Facilities

CENTRAL REGION
Planning & Administrative Services

4111 Aviation Avenue
Anchorage, Alaska 99502
Main: 907.269.0330
Fax: 907.269.0521

January 21, 2016

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

Re: Plat Review

Dear Platting Officer:

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

- **Tax Map WA13 Sec 29, T17N, R01W**
- **Dandy Bluffs**
 - Though we have no comments concerning issues with the plat, we would like to thank the petitioners for addressing our previous concerns and for working with us.

ADOT&PF has also reviewed the following plats and has the following comments:

- **Tax Map SU Sec 28, T19N, R03E**
 - Petitioners must apply for a driveway permit for access to the Glenn Highway.
 - The application indicates that all lots will be sharing a single access point, but we want to reiterate that only one access point to the Glenn Highway.
- **Kenlar Business Park**
 - No additional access will be granted to Big Lake Road. Both lots will need to share access. The petitioners may choose where to place the access point, but only one will be granted.
- **Country Field Estates**
 - No direct access will be granted to Seward Meridian as both lots have easy access to N. Meridian Place.
 - Access to Lot 2A needs to be placed a minimum of 100 feet from the intersection of Seward Meridian and Meridian Place.
- **Wondrak Lakeside Villa**
 - We request that Lot 2 & 3 share access to Crystal Lake Road. Lot 1 may keep current access to Crystal Lake Road.
- **Granite Creek Ridge**
 - Only one access point to the Glenn Highway will be granted, so all lots must share access.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT J

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Melanie Nichols', written in a cursive style.

Melanie Nichols
Mat-Su Area Planner

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

Amy Otto-Buchanan

From: Zafian, Holly K (DFG) <holly.zafian@alaska.gov>
Sent: Friday, February 19, 2016 2:55 PM
To: Amy Otto-Buchanan
Cc: Meehan, Joe (DFG); Hill, Doug D (DFG); Ivey, Samuel S (DFG); Price, Richard A (DFG); Burch, Mark E (DFG); Bethe, Michael L (DFG); Fink, Mark J (DFG)
Subject: FW: DRAFT FW: Dandy Blfs 16-009 AOB
Attachments: RFC Dandy Bluffs 16-009 3-3-16.pdf; Dandy Bluffs Pg 1.PDF; Dandy Bluffs Pg 2.PDF

Good afternoon,

The Alaska Department of Fish and Game (ADF&G) has reviewed the preliminary plat which requests to subdivide Parcels 1 and 2, MSB Waiver 97-27-PWm located in Section 27, T. 17 N., R. 1 W., S.M., Alaska in order to dedicate a 33' easement along the north section line of Sec. 27 and to create 6 new lots to be known as Dandy Bluffs. Portions of the subject property are the submerged lands of Dinkel Lake, a public waterbody. The southern boundary of the subject property is bordered by Palmer Hay Flats State Game Refuge (PHFSGR). The plat depicts a creek flowing from the northeast corner of the subject property to the southeast.

PHFSGR is managed by ADF&G and provides important wetland habitat for a variety of species including waterfowl, moose, and salmon. Waterfowl hunting is a popular activity on the refuge and is known to occur on Dinkel Lake. Legal public access to public waters below the ordinary high water marks of Dinkel Lake and the creek should not be blocked or removed by the applicants. Additionally, activities occurring below the ordinary high water mark of these waterbodies that may block the passage of resident fish species may require a permit from ADF&G-Habitat Division.

There do not appear to be any actions that would block or remove public access to public lands or waters. ADF&G does not object to the preliminary plat as proposed. Thank you for the opportunity to review and comment on this platting proposal. 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

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] **On Behalf Of** Platting
Sent: Monday, January 18, 2016 2:52 PM
To: Kemplen, Allen (DOT); Vakalis, Kevin A (DOT); Hurn, John T (DOT); Nichols, Melanie A (DOT); Zafian, Holly K (DFG); Fink, Mark J (DFG); CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; George McKee; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); elliots@matnet.com; jay@valleymarket.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteam.com; marty@valleymarket.com; winforhim@aol.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Sworts, Brad (DOT sponsored); O'Donnell-Armstrong, Sheila (DNR sponsored); McDaniel, Tracy (DNR sponsored); Jennifer Ballinger; Terry Dolan; Jim Jenson; Wilkins, Nicole (DNR sponsored); Theresa Taranto; susan.lee@matsugov.us; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty

4H

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 3, 2016**

PRELIMINARY PLAT: GRANITE CREEK MEADOWS
LEGAL DESCRIPTION: SEC 24, T19N, R03E, SEWARD MERIDIAN, AK
PETITIONER(S): JEFFREY CALLISON
SURVEYOR: KEYSTONE SURVEYING
ACRES: 76.92 ± PARCELS: 3
REVIEWED BY: AMY OTTO-BUCHANAN CASE: 2016-011

REQUEST: The request is to create three lots from the NE ¼ NW ¼ Section 24 and that portion of the NW ¼ NE ¼ Section 24 lying northerly of the N. Glenn Highway centerline, (Tax Parcel A4), Township 19 North, Range 03 East, SM AK, to be known as GRANITE CREEK MEADOWS, containing 76.92+ acres. Access is via N. Glenn Highway within a 60' X 230' Public Use Easement to be granted. Petitioner is proposing to dedicate the easement of the N. Glenn Highway as right-of-way to the State.

EXHIBITS

Vicinity Map, Aerial Photo, Bare Earth Imagery **Exhibit A – 4 pgs**
Topographical Narrative **Exhibit B – 1 pg**

AGENCY COMMENTS

Department of Public Works Operations & Maintenance **Exhibit C - 1 pg**
Code Compliance **Exhibit D – 1 pg**
Permit Center **Exhibit E - 1 pg**
Planning **Exhibit F – 1 pg**
Land & Resource Management Division **Exhibit G - 1 pg**
Cultural Resources **Exhibit H – 1 pg**
Utilities **Exhibit I – 3 pgs**
Agencies **Exhibit J - 2 pgs**

DISCUSSION: The subject parcel is located north of the N. Glenn Highway and the Matanuska River, northeast of Little Granite Creek and just southwest of Mile 64 of the N. Glenn Highway. All three proposed lots will access from a proposed 60' X 230' Public Use Easement along the N. Glenn Highway in the southwest corner. Lot 1 and Lot 2 are flag lots, pursuant to MSB 43.20.300(D). All lots are approximately 25 acres in size. Petitioner proposes to dedicate the easement of the N. Glenn Highway to ADOT&PF. The appropriate ADOT&PF Certificate of Acceptance is on the plat.

The 25' wide access easement shown in the southwest corner of proposed Lot 1, recorded December 12, 2007 at Reception Serial No. 2007-031337-0, is a private access easement. Surveyor has shown the easement, pursuant to MSB 43.15.016(A)(13), which states all easements, public or private, are to be shown on the plat.

In reference to Detail "A" on the plat, the surveyor has shown this due to the west boundary line of the adjoining plat, England Subdivision, Plat No. 86-18, was not shown correctly. The owner of Lot 1, England Subdivision, has agreed to the repositioning of the common boundary line and quit claim deeds have been recorded, and will be shown on final plat to correct the discrepancy.

Soils: Testholes and a geotechnical report were not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as a topographic narrative has been supplied by the surveyor of record and is at **Exhibit B**.

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. Pursuant to MSB 43.20.320 Frontage, Lot 3 has over 60' frontage onto N. Glenn Highway; Lots 1 & 2 are flag lots. They have the required frontage of 30', pursuant to MSB 43.20.300(D).

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no issues. Code Compliance notes (**Exhibit D**) this parcel is not in a mapped flood zone and in the Sutton Special Land Use District (SpUD). Permit Center (**Exhibit E**) states a driveway to national standards cannot be constructed within the flag portions of Lot 1 or Lot 2. There is not the needed width for cuts and fills; the slope is 68 % grade without cuts and fills. All other driveways are sidesloped in areas of steep terrain. *Staff notes that in conversation with the Right-of-Way Coordinator, he explained he meant these comments as advisory comments only and did not cite any requirement of code.* Planning Division (**Exhibit F**) notes the parcel is in the Sutton Special Land Use District and all development must comply with MSB 17.27. Land and Resource Management Division (**Exhibit G**) notes no MSB owned lands are affected and have no objection to the subdivision. Cultural Resources (**Exhibit H**) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered.

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

Agencies: (**Exhibit J**) ADOT&PF notes only one access point to the N. Glenn Highway will be granted, so all lots must share access. All three lots will access the N. Glenn Highway via one driveway in the proposed 60' X 230' Public Use Easement. Staff notes the appropriate Certificate of Acceptance for ADOT&PF acceptance of the existing easement of the N. Glenn Highway to be dedicated as right-of-way is on the plat.

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; Sutton/Alpine Community Council;

Road Service Area #31 Alpine; MSB Emergency Services, Capital Projects Department, Assessments and Pre-Design Division; or MEA.

CONCLUSION: The preliminary plat of Granite Creek Meadows 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. No objections were received from the general public in response to the Notice of Public Hearing. Legal and physical access is provided, to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(D) Flag lots. A geotechnical report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as the surveyor provided a topographic narrative.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

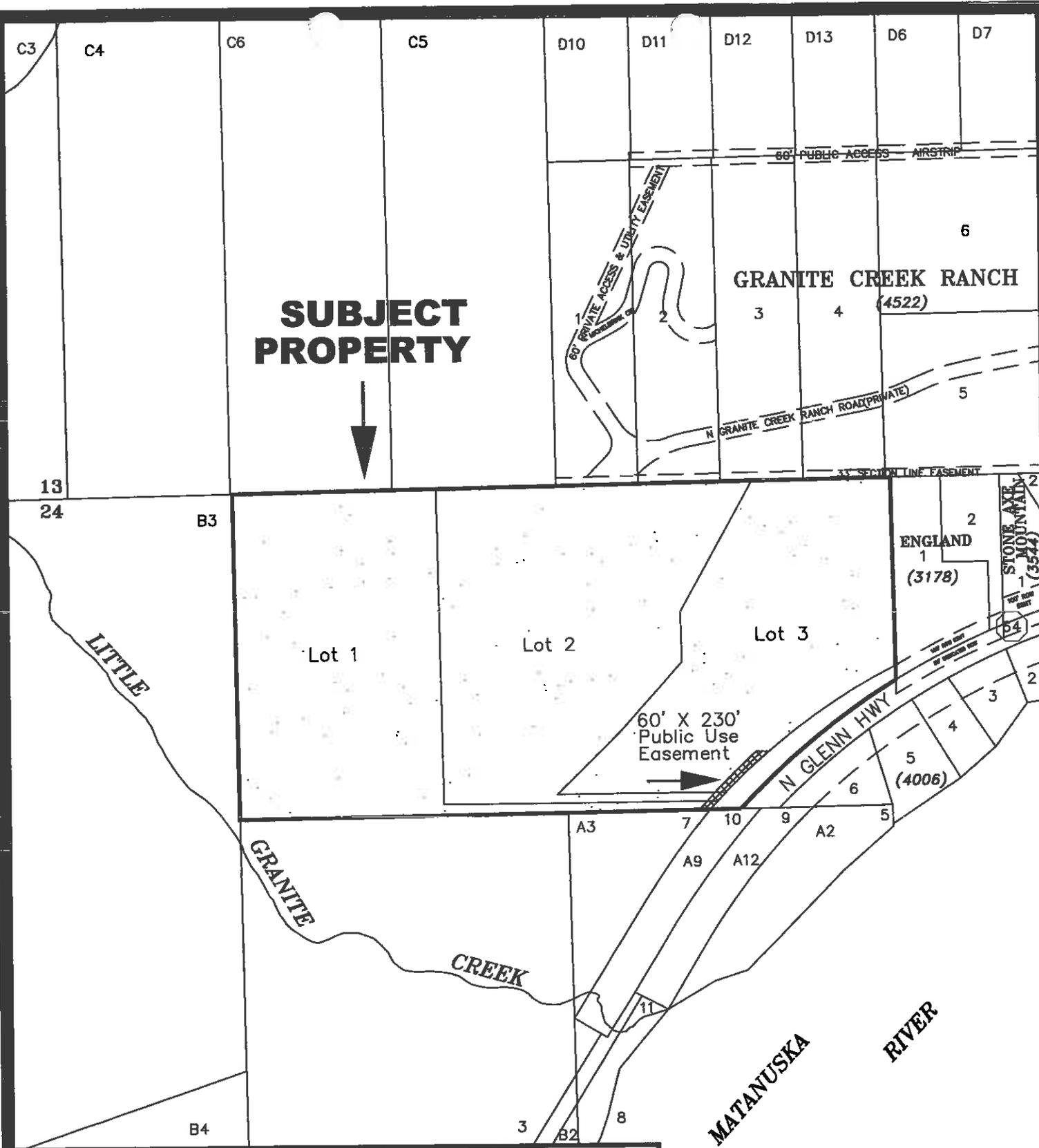
Suggested motion: "I move to approve the preliminary plat of Granite Creek Meadows, Section 24, Township 19 North, Range 03 East, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Taxes and special assessments must be current prior to the 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 \$37.18.
3. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
4. Show or list all easements of record.
5. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

- 1) The plat of Granite Creek Meadows 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 were no objections from the general public in response to the Notice of Public Hearing.
- 4) At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Sutton/Alpine Community Council; Road Service Area #31 Alpine; MSB Emergency Services, Capital Projects Department, Assessments and Pre-Design Division; or MEA.
- 5) Lot sizes and useable area are consistent with MSB 43.20.281 Area.
- 6) All lots are over 400,000 sf (9.183) acres and do not require a geotechnical report, pursuant to MSB 43.20.281(A)(1)(i)(i). Surveyor of record provided a topographical narrative.
- 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) The portion of the N. Glenn Highway easement within the parcel is being dedicated as right-of-way to the State of Alaska.
- 10) Plat Note #5 states there is no direct access to N. Glenn Highway allowed except at the Public Use Easement or as otherwise authorized by the permitting authority.
- 11) The subdivision is located within the Sutton Special Land Use District; however, it does not restrict this subdivision design.



**SUBJECT
PROPERTY**



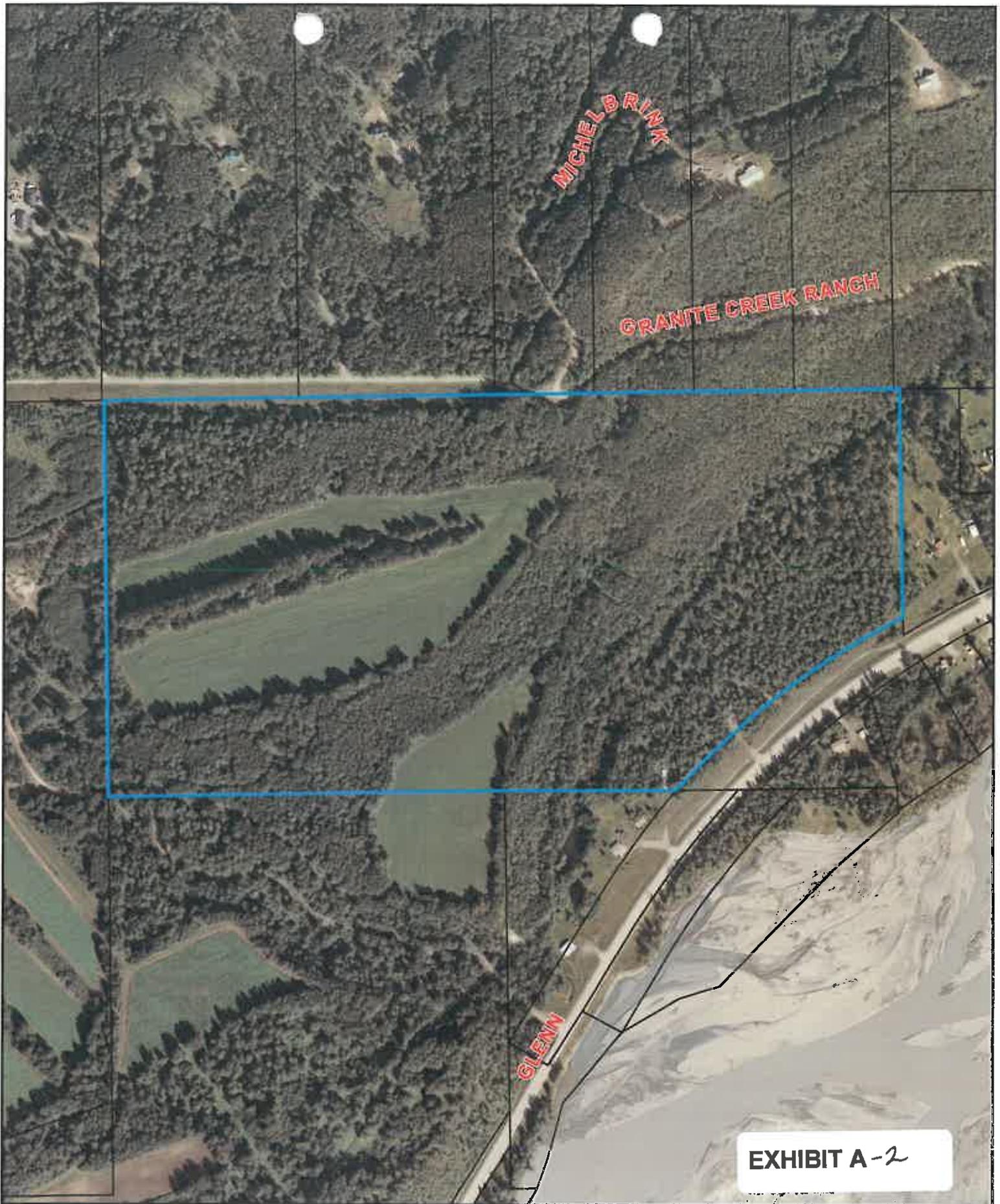
VICINITY MAP

PROPOSED GRANITE CREEK MEADOWS
LOCATED WITHIN

SECTION 24, T19N, R03E, SEWARD MERIDIAN,
ALASKA

SUTTON 14 MAP

EXHIBIT A - /



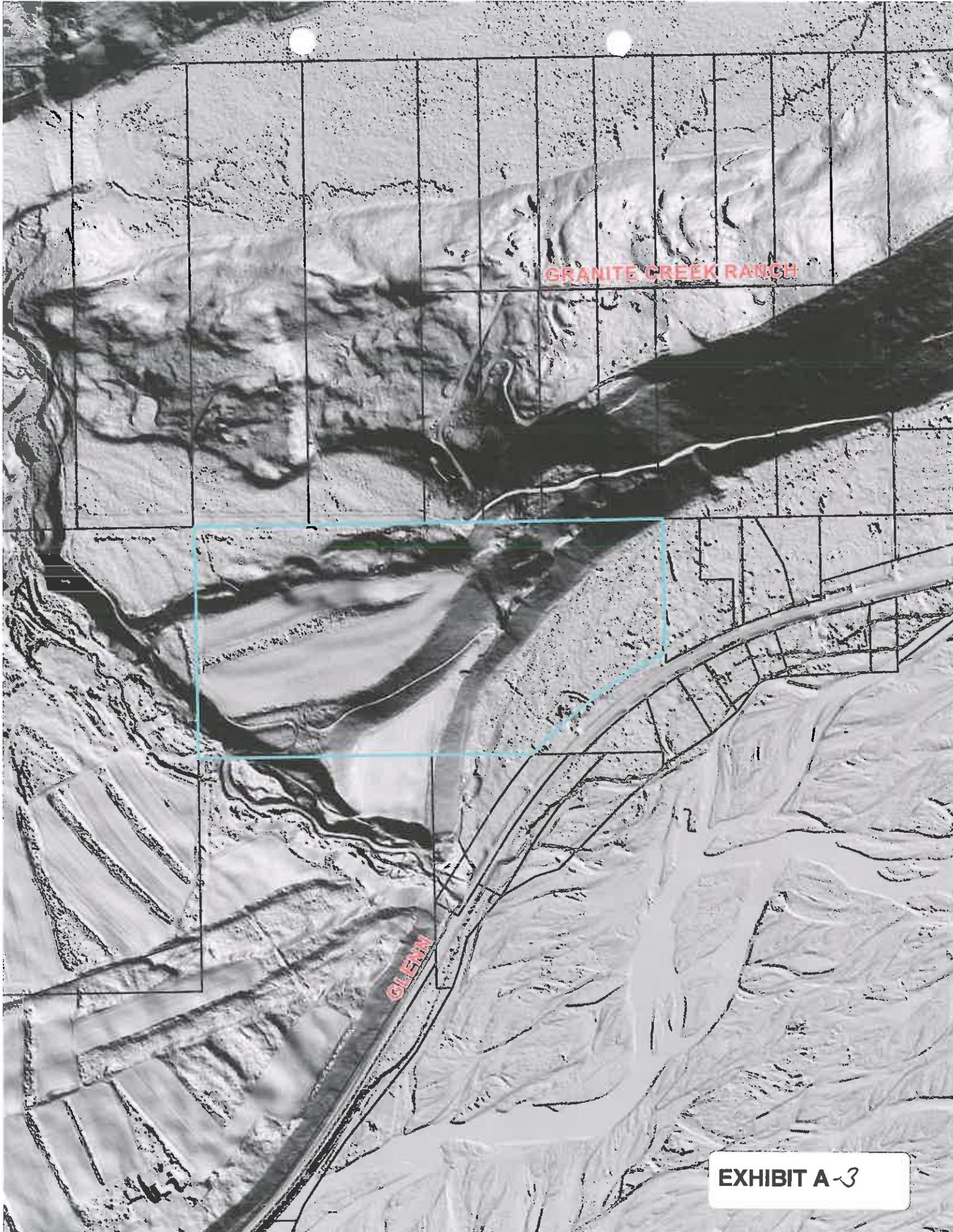
**Matanuska Susitna Borough
Platting Division**

Date: 9/1/2015

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-881-7801.

0 112.5 225 450 675 900 Feet





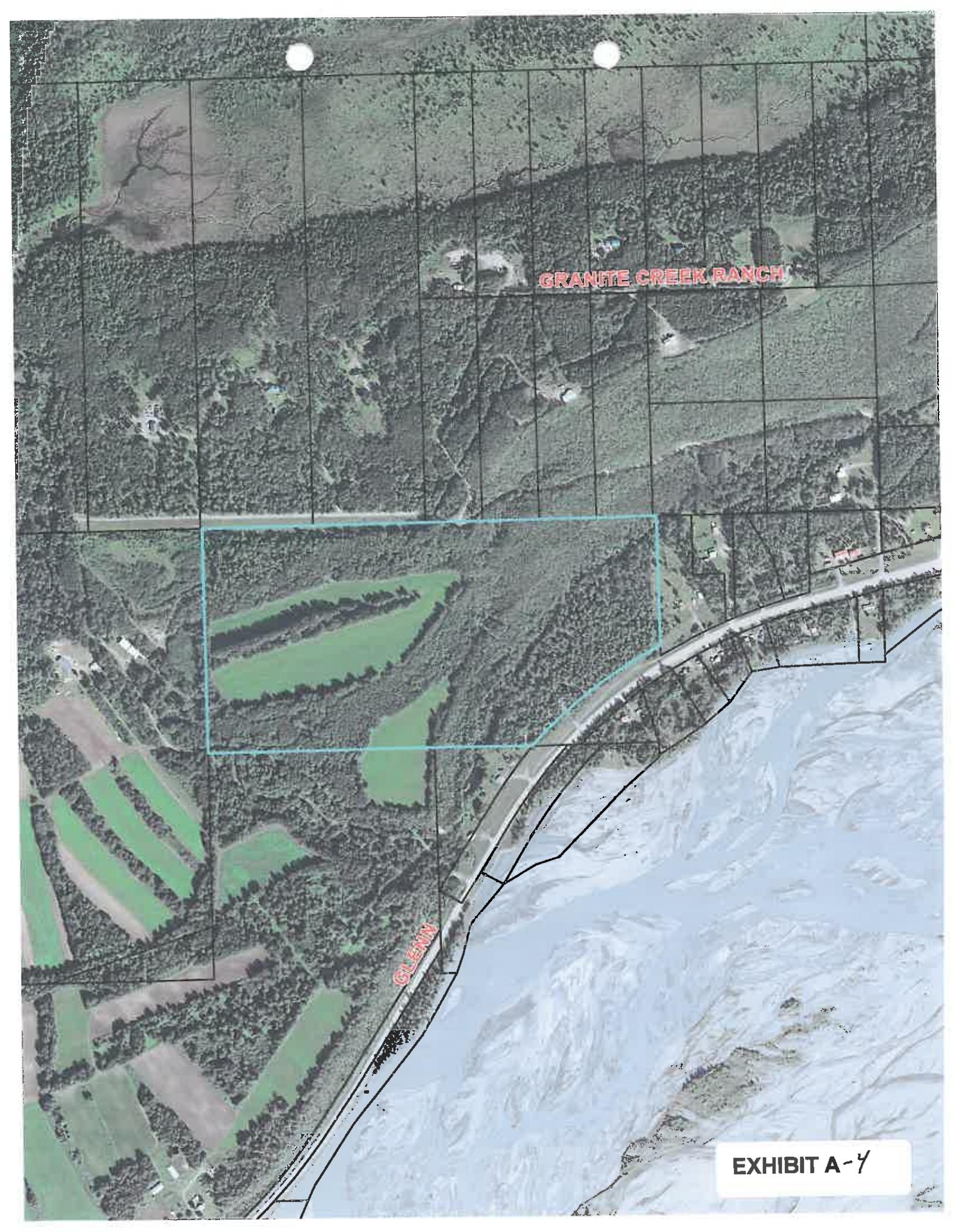
GRANITE CREEK RANCH

GLENN

GRANITE CREEK RANCH

GLENNA

EXHIBIT A-4





GARY LORUSSO

RECEIVED
JAN 12 2016
PLATTING

KEYSTONE SURVEYING AND MAPPING

P.O. Box 2216

Palmer, Alaska 99645

Email: garyl@mtaonline.net

Phone: (907) 376-7811

**TOPOGRAPHIC NARRATIVE
FOR
GRANITE CREEK MEADOWS**

This property lies north and west of the Glenn Highway in an area of gravelly soils. The USDA classifies the majority of the soils as Homestead type soils and where not too steep, a type well suited to on-site sewage disposal .

The property is a series of large flat benches on which fields are located separated by steep slopes of approximately 60% grade. There are farm roads of 10% grade or less throughout the property connecting the large flat fields. There is also a very large flat area immediately adjoining the Glenn Highway that is not in farm production.

Gary LoRusso



EXHIBIT B

Amy Otto-Buchanan

From: Will Barickman
Sent: Wednesday, January 20, 2016 9:12 AM
To: Amy Otto-Buchanan
Cc: Jim Jenson; Terry Dolan
Subject: RE: Granite Crk Mdws #16-011 AOB

No issue with O&M

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

From: Jim Jenson
Sent: Wednesday, January 20, 2016 7:38 AM
To: Will Barickman
Cc: Terry Dolan
Subject: FW: Granite Crk Mdws #16-011 AOB

RSA 31

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Tuesday, January 19, 2016 4:34 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; jimsykesdistrict1@gmail.com; suttoncommunitycouncil@gmail.com; gdr@mtaonline.net; jay@valleymarket.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Granite Crk Mdws #16-011 AOB

Attached is the Request for Comments (RFC) for Granite Creek Meadows, MSB Case #2016-011, Tech AOB. Also attached is the detailed topographic narrative, the Vicinity Map, Owner's Statement and the preliminary plat (2 pages). Comments are due by **February 19, 2016**. Please let me know if you have any questions. Thanks.

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



Matanuska - Susitna Borough
Development Services

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488

PHONE 861-7874 • FAX 861-8407

JAN 20 2016

RECEIVED

FEB 22 2016

Received

PLATTING

Comments Due: February 19, 2016

Date: January 19, 2016

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage
 AK Dept. of Transportation – Palmer
 AK Dept. of Transportation – Aviation
 AK DNR, Division of Mining/Land/Water
 AK DNR, Public Access Defense
 AK DNR, Division of Agriculture
 AK DF&G, Habitat Mgmt. & Permitting
 AK DF&G, Division of Sport Fish
 AK Railroad, Engineering Department
 Corp of Engineers
 U.S. Postmaster
 City of:
 Community Council: Sutton/Alpine
 Fire Service Area: #4 Sutton
 Road Service Area: #31 Alpine
 MSB -- Borough Attorney

MSB Emergency Services

Open Cases Y or N Y SpUD Y or N Sutton

FIRM # — Zone —

Comments: Not mapped

Date: 2/19/16 By: [Signature]

GLI
Assembly District #1

Title: GRANITE CREEK MEADOWS
 Location: SEC 24, T97N, R03E, S.M, AK
 Petitioners: JEFFREY CALLISON
 Address: PO BOX 02 SUTTON AK 99674-0002
 Surveyor: KEYSTONE SURVEYING, GARY LoRUSSO, PLS
 Address: PO BOX 2216 PALMER AK 99645

The request is to create three lots from the NE ¼ NW ¼ Section 24 and that portion of the NW ¼ NE ¼ Section 24 lying northerly of the N. Glenn Highway centerline, (Tax Parcel A4), Township 19 North, Range 03 East, S1M AK, to be known as GRANITE CREEK MEADOWS, containing 76.92+ acres. Access is via N. Glenn Highway and a 60' X 230' Public Use Easement to be granted. Petitioner is proposing to dedicate the easement of the N. Glenn Highway as right-of-way to the State.

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 **February 19, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **March 3, 2016**.

Sincerely,

Amy A. Otto-Buchanan

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

amy.otto-buchanan@mat.gov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-011 Tax ID: 119N03E24A004 Tax Map #: SU 14 Pre-App Date: 09/11/2015

EXHIBIT D



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Comments Due: February 19, 2016

Date: January 19, 2016

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, C&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt. & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center
U.S. Postmaster	M.E.A.
City of:	M.T.A.
Community Council: Sutton/Alpine	Enstar
Fire Service Area: #4 Sutton	GCI
Road Service Area: #31 Alpine	Assembly District #1
MSB – Borough Attorney	

Title:	GRANITE CREEK MEADOWS
Location:	SEC 24, T97N, R03E, S.M, AK
Petitioners:	JEFFREY CALLISON
Address:	PO BOX 02 SUTTON AK 99674-0002
Surveyor:	KEYSTONE SURVEYING, GARY LoRUSSO, PLS
Address:	PO BOX 2216 PALMER AK 99645

The request is to create three lots from the NE ¼ NW ¼ Section 24 and that portion of the NW ¼ NE ¼ Section 24 lying northerly of the N. Glenn Highway centerline. (Tax Parcel A4), Township 19 North, Range 03 East, SM AK, to be known as GRANITE CREEK MEADOWS, containing 76.92+ acres. Access is via N. Glenn Highway and a 60' X 230' Public Use Easement to be granted. Petitioner is proposing to dedicate the easement of the N. Glenn Highway as right-of-way to the State.

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Sincerely,

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

amy.otto-buchanan@matasugov.us

A driveway to national standards cannot be constructed within flag portions of lot 1 or 2 and ~~the~~ lots 1 & lot 2 for needed width for cuts & fills. 68% grade without cuts & fills. ~ 110 / 160 = .6875

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-011 Tax ID: 119N03E24A004 Tax Map #: SU 14 Pre-App Date: 09/11/2015

All other driveways are sidedeveloped in areas of steep terrain

EXHIBIT E

Amy Otto-Buchanan

From: Susan Lee
Sent: Wednesday, January 20, 2016 10:12 AM
To: Platting
Subject: RE: Granite Crk Mdws #16-011 AOB

Located in the Sutton SpUD; all development must comply with MSB 17.27.

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: Tuesday, January 19, 2016 4:34 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; jimsykesdistrict1@gmail.com; suttoncommunitycouncil@gmail.com; gdr@mtaonline.net; jay@valleymarket.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; [winforhim@aol.com](mailto:winforsim@aol.com); Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Granite Crk Mdws #16-011 AOB

Attached is the Request for Comments (RFC) for Granite Creek Meadows, MSB Case #2016-011, Tech AOB. Also attached is the detailed topographic narrative, the Vicinity Map, Owner's Statement and the preliminary plat (2 pages). Comments are due by **February 19, 2016**. Please let me know if you have any questions. Thanks.

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



MATANUSKA-SUSITNA BOROUGH

Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

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

MEMORANDUM

DATE: January 21, 2016
TO: Eileen Probasco, Planning Director
FROM: Land & Resource Management *HSC*
SUBJECT: Preliminary Plat Comments / Case #2016-011

RECEIVED

JAN 20 2016

PLATTING

Platting Tech: Amy Otto-Buchanan
Public Hearing: March 3, 2016
Applicant / Petitioner: Callison
TRS: 19N03E24
Tax ID: 119N03E24A004
Subd: Granite Creek Meadows
Tax Map: SU 14

Comments:

- No borough-owned land is affected.
- No objections to proposed subdivision.

EXHIBIT G



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

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

MEMORANDUM

DATE: 27 January 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Preliminary Plat
TITLE: Granite Creek Meadows
LEGAL: Section 24, T19N, R03E, SM
TAX MAP: SU 14

NO OBJECTION

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

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

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

Sincerely,

Sandra Cook
Architectural Historian

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

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

(3) If a person knowingly

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

EXHIBIT H

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Tuesday, January 26, 2016 12:59 PM
To: Platting
Cc: Jessica Thompson
Subject: RE: Granite Crk Mdws #16-011 AOB

Amy,

MTA has reviewed the preliminary plat for Granite Creek Meadows. MTA has no objections.

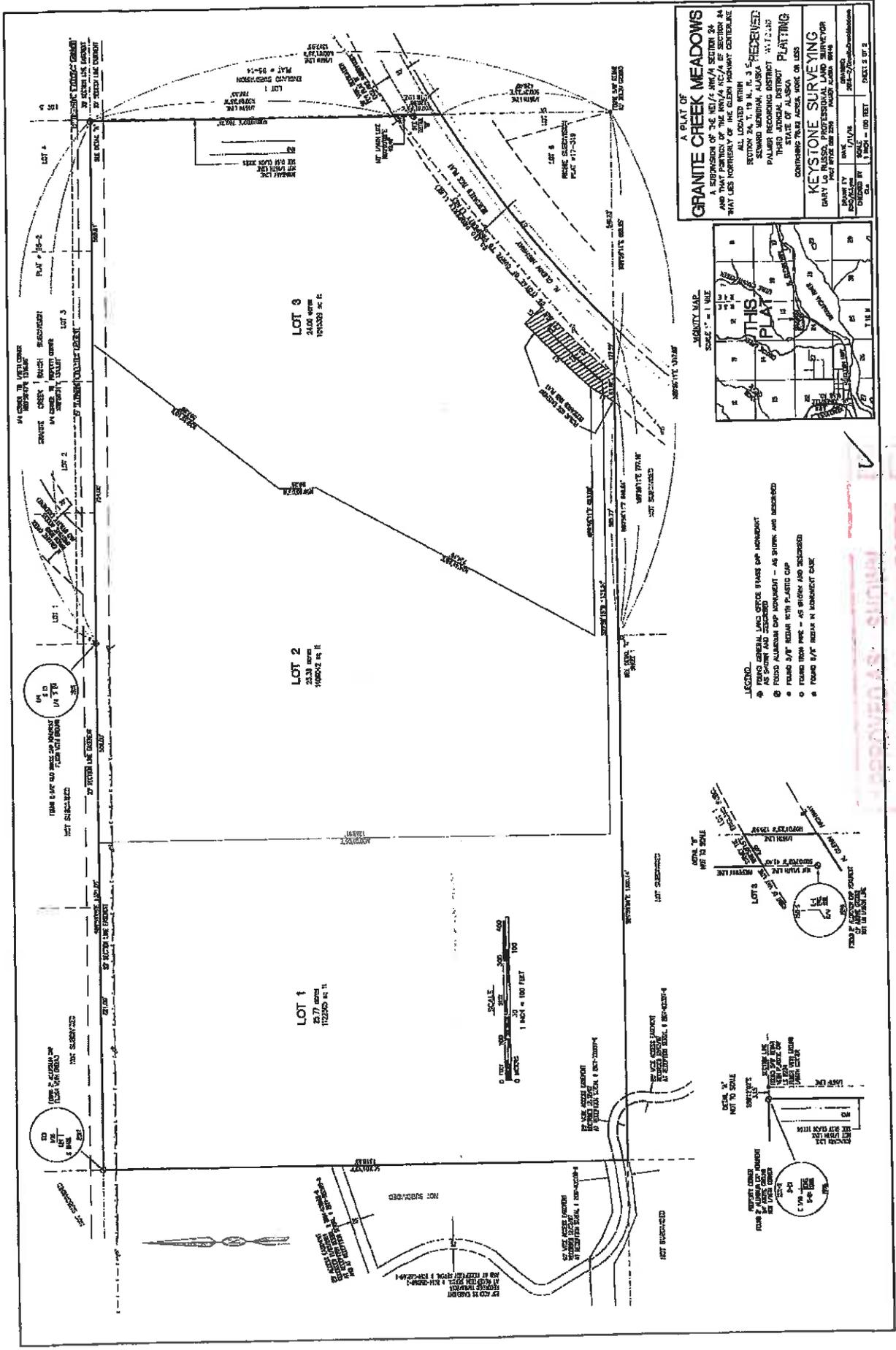
Thank you for the opportunity to review and comment

Becky Glenn
MTA

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting
Sent: Tuesday, January 19, 2016 4:34 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; melanie.nichols@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jimsykesdistrict1@gmail.com; suttoncommunitycouncil@gmail.com; gdr@mtaonline.net; jay@valleymarket.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: Granite Crk Mdws #16-011 AOB

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

Attached is the Request for Comments (RFC) for Granite Creek Meadows, MSB Case #2016-011, Tech AOB. Also attached is the detailed topographic narrative, the Vicinity Map, Owner's Statement and the preliminary plat (2 pages). Comments are due by **February 19, 2016**. Please let me know if you have any questions. Thanks.



APPROVED AS SHOWN ✓
 CORRECTED
 DATE 1/21/16
 SIGN: *L. L. Lora*
 ENGINEERING & DESIGN
 601 CALLE LING



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

February 2, 2016

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

Subject: Preliminary Plat Request for Comments – **Granite Creek Meadows**
(Case No. 2016-011)

Dear Ms Otto-Buchanan:

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

If you have any questions, please feel free to contact me at 334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink that reads "Cassie Wohlgemuth". The signature is written in a cursive style.

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



THE STATE
of ALASKA
GOVERNOR BILL WALKER

Department of Transportation And Public Facilities

CENTRAL REGION
Planning & Administrative Services

4111 Aviation Avenue
Anchorage, Alaska 99502
Main: 907.269.0500
Fax: 907.269.0521

January 21, 2016

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

Re: Plat Review

Dear Platting Officer:

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

- **Tax Map WA13 Sec 29, T17N, R01W**
- **Dandy Bluffs**
 - Though we have no comments concerning issues with the plat, we would like to thank the petitioners for addressing our previous concerns and for working with us.

ADOT&PF has also reviewed the following plats and has the following comments:

- **Tax Map SU Sec 28, T19N, R03E**
 - Petitioners must apply for a driveway permit for access to the Glenn Highway.
 - The application indicates that all lots will be sharing a single access point, but we want to reiterate that only one access point to the Glenn Highway.
- **Kenlar Business Park**
 - No additional access will be granted to Big Lake Road. Both lots will need to share access. The petitioners may choose where to place the access point, but only one will be granted.
- **Country Field Estates**
 - No direct access will be granted to Seward Meridian as both lots have easy access to N. Meridian Place.
 - Access to Lot 2A needs to be placed a minimum of 100 feet from the intersection of Seward Meridian and Meridian Place.
- **Wondrak Lakeside Villa**
 - We request that Lot 2 & 3 share access to Crystal Lake Road. Lot 1 may keep current access to Crystal Lake Road.
- **Granite Creek Ridge**
 - Only one access point to the Glenn Highway will be granted, so all lots must share access.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT J - /

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

Sincerely,

A handwritten signature in black ink, appearing to read "Melanie Nichols". The signature is fluid and cursive, with the first name being more prominent.

Melanie Nichols
Mat-Su Area Planner

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