

AGENDA

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA**

REGULAR MEETING

1:00 P.M.

MARCH 17, 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 17, 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. March 3, 2016

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

- A. **HARVEY LONGENECKER** (owners/petitioners): The request is to create nine lots from Tract A, Rocking B Subdivision, Plat No. 2010-25 to be known as **LONGENECKER HOMESTEAD**, containing 150 acres +/- . Access is W. Carmel Road, S. Mud Shack Circle (both MSB maintained streets) and from a proposed cul-de-sac, approximately 700' long. Petitioner is proposing to dedicate the public use easement of S. Mud Shack Circle. Located within SW ¼ SW ¼, the NW ¼ SW ¼, and the NE ¼ SW ¼ Sec 32, T17N, R02W, S.M. AK, lying north of W. Carmel Road. Community Council: Knik-Fairview, Assembly District: #5: Dan Mayfield
- B. **CITY OF WASILLA** (owners/petitioners): The request is to create a 60' wide public use easement through Tax Parcel A6, to be known as **E. DEPOT ROAD**. Located within Sec 10, T17N, R01W, S.M. AK, lying across the Parks Highway from Wasilla Lake and east of S. Susitna Avenue. In the City of Wasilla, Assembly District: #4: Steve Colligan
- C. **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. Continued from the March 3, 2016 Platting Board Hearing.

D. ARC LAND DEVELOPMENT LLC (owners/petitioners): The request is to divide parcel #2 of MSB Waiver 76-67 into 2 tracts to be known as **VISTA ROSE SUBDIVISION**, containing 5.0 acres +/- . Variances are requested from MSB 43.20.120 & 43.20.140 to allow for sub-standard legal and physical access to the westernmost lot. City of Wasilla supports the proposed plan since the future development of the two lots will function as one development after construction. Located within SE ¼ NE ¼ Sec 04, T17N, R01W, S.M. AK, lying north of W. Nelson Avenue and directly west of N. Lucille Street. In the City of Wasilla, Assembly District: #4: Steve Colligan

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 March 3, 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 (arrived late)
- Mr. Tait Zimmerman, District #5(Vice Chairman)
- Mr. Patrick Johnson, District #6
- Vacant, District #7
- Mr. Marty Van Diest, Alternate 1 (Excused)
- 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. Gillespie.

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 February 4, 2016, were approved without objection.

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

A. MONUMENT CREEK RRCS

Sloan Von Gunten (Administrative Specialist)

- Stated that 68 public hearing notices were mailed out on February 3, 2016, to this date there have been no returns, no objection, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview of the case.

Mr. Jordan Rausa arrived at the platting board hearing.

Jay Van Diest (Chairman)

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

Joseph Davis (Glacier View Community Council Representative)

- Objects to opening up state land for the Monument Creek program to the public.
- Want to preserve the scenic view
- The river is dangerous to cross.

Martin Rinke (Owner of Parcel B11, T20N, R09E, Sec 26)

- Concerned about the flood hazard area and code for the general area.
- Concerned about the setbacks and believes that it is not enough for the river.

Tim Escher (Owner of Lot 4 in Purinton Vista Subdivision)

- Question on if there are setback lines on the south side of the property. Does not see it on the maps.
- Concerned about the section line on the south side, near the river as there was a land slide a few years back.

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

- Is a private timber harvester and constructs roadways and trails out in that area.
- Uses a multi-use comprehensive plan for commercial use for the harvesting timber.
- Concerned about river safety.

Fred Hirschmann (Owner of U.S. Survey 2852 (a portion of))

- Concerned about erosion problems on the river bank and also landslides.
- Concerned about the safety of the river as there have been drownings and accidents.

Susan Rieder (Owner of Lot 1, Block 3 of Bench Lake Subdivision)

- Asked where the primary access is located on Bench Lake.
- Concerned about plane access on the river bank.

Betsy Young (Owner of Lot 5, Block 4 of Bench Lake Subdivision)

- Concerned about the resources being used.

- Described the area surrounding Bench Lake.
- Concerned about vehicle use with 4 wheelers and snowmobiles on the land.

Bill Quritzsch (boater on the river)

- Concerned on the land use.

Loren Thomas (Owner of Tract A of ASLS 87-366 Plat)

- Concerned about river access and the scenic view.
- On his property he loses the sun for two months.

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

- Does not agree with the state in staking the property they have brought to the board.
- Would like to see other property by the state to be sold instead of the area across the river.
- Stated from the Glacier View 2008 Comprehensive Plan.
- Concerned about transportation and access to get to the property across the river.

Helga Larson (lives at mile 90, concerned citizen)

- Concerned about public information not reaching more of the public on the actions being done by the state.

Deb McAtee (Owner of Tract A of Cascade Homestead)

- Concerned about parking and access to the property by plane and by boat.

Jim Sykes (Borough Assembly Member for District #1)

- Concerned about the legal access to the property as the petitioner is asking for fly-in access to the lake and the river bed.
- Under Title 43, the code says that it should be feasible for access.
- Speaking for the public on their concerns on the staking area.
- Addressed Title 43.20.055 on parking and access. Would like to see public parking expanded out in that area.
- Addressed Title 43.05.015 the statement "for the common good and safety" needs to be addressed to this case as there are many concerns on safety and the common good.

Jay Van Diest (Chairman)

- Closed the public hearing.

Lauren Rouen & Cliff Baker (SOA&DNR Representative)

- Answered public questions and their concerns.
- Reviewed and stated their stand on the case before the board.
- There is no upfront survey cost until after the staking area.
- Answered the platting board's questions regarding the state process and access location.
- They have received 2 comments back from the public saying they approve the action being taken.
- Nothing at this time is marked as a cultural and historical site on the staking property.

TIME: 2:53 P.M.

CD: 1:52:38

BREAK

TIME: 3:03 P.M.

CD: 2:02:46

MOTION:

- Mr. Zimmerman moved to approve to grant the preliminary approval for Monument Creek Remote Recreational Cabin Site Staking Area, seconded by Mr. Pugh. Modify findings #3 & #15, and add findings #20, #21, #22, and #23.

DISCUSSION:

- Discussion on the staking area under Title 43.20.055 (D)(1) and Title 43.05.015 on the greater good and safety.
- Discussion on the parking staging area by milepost 94 on the highway.

IN FAVOR FINDINGS:

- Modify #3: All public comments before this board were stating 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.
- Add to #15: While legal and physical access has been identified by the state, testimony was given that wetlands and topographic challenges may affect the feasibility of that access.
- Add #20: Stakers are notified not to stake over existing trails but they would be able to stake up to trails. Easements of 60 feet in width are reserved for existing trails within this RRCS area.
- Add #21: There are active personal and commercial logging operations in this area.
- Add #22: The Glacier Community Council has provided a resolution dated 10/23/2014 stating their objections and rationale urging DNR to drop the proposed land disposals & reclassify the subject lands as suitable for recreation and retention by the state.
- Add #23: The logging road will have a 100 foot wide easement and the state has moved the staking area 100 feet back from the logging road easement.

VOTE:

- The motion failed with 5 against (Mr. Johnson, Mr. Anderson, Mr. Gillespie, Mr. Pugh and Mr. Jay Van Diest) and with 2 in favor (Mr. Rausa and Mr. Zimmerman). There are 7 findings.

TIME: 4:03 P.M.

CD: 3:02:00

BREAK

TIME: 4:17 P.M.

CD: 3:16:46

FAILED FINDINGS:

1. The Platting Board thinks this request does not meet the purpose of the title according to MSB 43.05.015(A) to promote the common good and welfare.
2. The applicant did not provide adequate information that safe access and appropriately sized staging areas are provided for the staking area.
3. While legal and physical access has been identified by the state pursuant to MSB 43.20.055(C)(1)(b) & (d), the request does not adequately document that there is a realistic means of access to the staking area.
4. The Glacier View Community Council was unanimous in their objection and provided a resolution dated 10/23/2014, urging DNR to drop the proposed land disposal and reclassify the subject lands as suitable for recreation and retention by the state.
5. All public comments before this board were stating 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.
6. Summer and winter access would be challenging. The Borough is always concerned with access to remote property and encourages the issue to continue to be addressed.
7. MSB Land and Resource Management does not think that the critical issue of staging and parking has been addressed.

TIME: 4:03 P.M.

CD: 3:24:55

B. OLSON ESTATES

Sloan Von Gunten (Administrative Specialist)

- Stated that 12 public hearing notices were mailed out on February 11, 2016, to this date there have been no returns, no objection, no non-objections, and no concerns.

Peggy Horton (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.

Pio Cottini (Petitioner's Representative)

- Gave a brief explanation on the platting case before the board.
- Agrees with all the recommendations.

MOTION:

- Mr. Pugh moved to approve the preliminary plat and variance to MSB 43.20.120 Legal Access for Olson Estates, seconded by Mr. Gillespie.

VOTE:

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

TIME: 4:38 P.M.
CD: 03:37:15

C. HATLEY VARIANCE

Sloan Von Gunten (Administrative Specialist)

- Stated that 43 public hearing notices were mailed out on February 11, 2016, to this date there have been no returns, no objections, no non-objections, and no concerns.

Peggy Horton (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.

Nancy Cameron (MSB Land Management Agent)

- Explained why the variance is located on the curve.
- Agrees with passing the variance.

Justin Hatley (Petitioner)

- Explained why a variance is needed to get access to the property and future platting actions.

MOTION:

- Mr. Zimmerman moved to approve the 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 for Hatley, seconded by Mr. Pugh.

DISCUSSION:

- Discussion on the maintenance on access and future updates.

VOTE:

- The motion passed with all in favor. There are 6 findings.

TIME: 5:14 P.M.
CD: 04:12:07

D. BIRCHWOOD EST

Sloan Von Gunten (Administrative Specialist)

- Stated that 66 public hearing notices were mailed out on February 11, 2016, to this date there have been 1 return, no objection, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Petitioner is requesting to continue the case to March 17, 2016 to resolve some comments from utility companies, Public Works Department, and the public.

MOTION:

- Mr. Gillespie moved to continue the preliminary plat to for Birchwood Estates to March 17, 2016, seconded by Mr. Zimmerman.

VOTE:

- The motion passed with all in favor.

TIME: 5:15 P.M.

CD: 04:14:05

E. BLUE GLACIER 2

Sloan Von Gunten (Administrative Specialist)

- Stated that 72 public hearing notices were mailed out on February 11, 2016, to this date there have been 2 returns, no 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.

Tom Kirchner (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Mr. Rausa moved to approve the preliminary plat for Blue Glacier 2, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor. There are 10 findings.

TIME: 5:20 P.M.

CD: 4:19:10

F. NORTHGATE SUBDIVISION & 15' WIDE SCREENING EASEMENT VACATION

Sloan Von Gunten (Administrative Specialist)

- Stated that 82 public hearing notices were mailed out on September 23, 2015, to this date there have been no returns, no objection, no non-objections, and no concerns from the October 15, 2015 Platting Board Meeting.

Amy Otto-Buchanan (Platting Technician)

- The petitioner is requesting a 6 month continuance to redesign and resolve specific issues.

MOTION:

- Mr. Johnson moved to continue Northgate Subdivision & 15' wide screening easement vacation for 6 months, seconded by Mr. Zimmerman.

VOTE:

- The motion passed with all in favor.

TIME: 5:23 P.M.

CD: 04:22:17

G. DANDY BLUFFS

Sloan Von Gunten (Administrative Specialist)

- Stated that 29 public hearing notices were mailed out on February 11, 2016, to this date there have been 1 return, no 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.

Gary LoRusso (Petitioner's Representative)

- Would like to reword recommendation #5.

MOTION:

- Mr. Pugh moved to approve the preliminary plat for Dandy Bluffs, seconded by Mr. Anderson.

RECOMMENDATIONS:

- Modify #5: Enstar to determine the location of the natural gas service line and if necessary, grant a 10' wide easement centered over the service line where it crosses proposed Lot 2.

FINDINGS:

- Modify #3: There was 1 objection in response to the Notice of Public Hearing. The RSA #14 Fairview Supervisor objects to the 90' wide Public Use Easement and requests the public use easement be turned into a borough approved road that the borough would maintain.

VOTE:

- The motion passed with all in favor. There are 12 findings.

TIME: 5:38:14 P.M.

CD: 04:37:40

Mr. Rausa recused himself from Granite Creek Meadows

H. GRANITE CREEK MEADOWS

Sloan Von Gunten (Administrative Specialist)

- Stated that 27 public hearing notices were mailed out on February 11, 2016, to this date there have been no returns, no 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.

Gary LoRusso (Petitioner's Representative)

- Shared with the platting board a picture on the roadways and trails.
- Agrees with all the recommendations.

MOTION:

- Mr. Zimmerman moved to approve the preliminary plat for Granite Creek Meadows, seconded by Mr. Pugh.

VOTE:

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

TIME: 5:50 P.M.

CD: 04:48:41

Mr. Rausa returned to his seat on the platting board.

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

7. PERSONS TO BE HEARD

8. PLATTING OFFICER COMMENTS

- The Assembly approved the Title 43 inconstancies.
- We will have a new platting officer hopefully at the next platting board meeting.

9. BOARD COMMENTS

- Mr. Gillespie will be out of state for the next platting board meeting.
- Mr. Pugh welcomed Mr. Johnson to the platting board.
- Mr. Johnson thanked the board for welcoming him.
- Mr. Zimmerman is thankful that the board is being thorough in going through the cases

Adjourned 5:55 P.M.

CD: 04:53:35

Jay Van Diest, Chairman

Sloan Von Gunten, Platting Division
Administrative Specialist

4A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 17, 2016**

PRELIMINARY PLAT: LONGENECKER HOMESTEAD
LEGAL DESCRIPTION: SEC 32, T17N, R02W, SEWARD MERIDIAN, AK
PETITIONER(S): HARVEY LONGENECKER
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING/HOLLER ENGINEERING
ACRES: 150 ± PARCELS: 9
REVIEWED BY: AMY OTTO-BUCHANAN CASE: 2016-014

REQUEST: The request is to create nine lots from the SW ¼ SW ¼, the NW ¼ SW ¼, the NE ¼ NW ¼ and Tract A, Rocking B Subdivision, Plat No. 2010-25, Section 32, Township 17 North, Range 02 West, SM AK, to be known as LONGENECKER HOMESTEAD, containing 150+ acres. Access is W. Carmel Road, S. Mud Shack Circle (both MSB maintained streets) and from a proposed street, approximately 700' long, ending in a cul-de-sac. Petitioner is proposing to dedicate the public use easements of S. Mud Shack Circle. Proposed Lot 5 is a flag lot, pursuant to MSB 43.20.300(D) and will have a 90' wide flag pole.

EXHIBITS

Vicinity Map, Aerial Photo, Bare Earth Imagery **Exhibit A – 3 pgs**
Geotechnical Engineering Report **Exhibit B – 5 pgs**

AGENCY COMMENTS

Department of Public Works Operations & Maintenance **Exhibit C - 1 pg**
Capital Projects Department **Exhibit D - 1 pg**
Code Compliance **Exhibit E – 1 pg**
Permit Center **Exhibit F – 1 pg**
Planning **Exhibit G – 1 pg**
Land & Resource Management Division **Exhibit H - 1 pg**
Department of Emergency Services & #130 FSA **Exhibit I - 5 pgs**
Utilities **Exhibit J – 4 pgs**
Site Visit Report, with photos, dated February 24, 2016 **Exhibit K – 4 pgs**

DISCUSSION: The subject parcel is located south of W. Sunset Avenue, northwest of S. Knik-Goose Bay Road, north of S. Knik Knack Mud Shack Road and directly north of W. Carmel Road.

Access for Lot 9 and Lot 6 is W. Carmel Road. A driveway permit is on file with Platting staff for Lot 9. Lots 3, 7 and 8 will take access from S. Mud Shack Circle. Both S. Mud

Shack Circle and W. Carmel Road are maintained by MSB. Lots 1-4 will access from a proposed street, approximately 700' long, ending in a cul-de-sac. This street, a 60' wide right-of-way, will be dedicated to MSB and will be constructed to Borough residential street standards. Petitioner will need to provide a proposed name for this street.

Petitioner will dedicate the Public Use Easement of S. Mud Shack Circle (see **Recommendation #10**). Surveyor of record will need to show the additional public use easement granted on S. Mud Shack Circle and also granted on the southern boundary of the subject parcel for the upgrade of W. Carmel Road, recorded at Reception No. 2008-007381-0, April 1, 2008 (see **Recommendation #4**), or include this easement in the dedication of S. Mud Shack Circle (see **Recommendation #10**). The curve on S. Mud Shack Circle will need Department of Public Works (DPW) approval for the less than 225' minimum centerline radius; the centerline radius is 190', which is allowed by Subdivision Construction Manual (SCM A04.4c (see **Recommendation #6c**)). The stable in the 25' setback from S. Mud Shack Circle will be removed (see **Recommendation #7**).

Surveyor will provide Section Line Easement documentation for the west boundary of the subject parcels (see **Recommendation #5**.)

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering notes the only proposed Lots 8 and 9 at approximately five acres each are subject to soils/useable area verification. Soils evaluation included logging soil condition in a single new testhole, 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 log. The parent parcels have gently rolling hills and valleys north of W. Carmel Road. A large electrical transmission line runs through the southeast corner. Large areas have been cleared as fields or pastures. Lots 8 and 9 occupy high ground at the southwest corner. The lots remain forested with the exception of a single developed home site on Lot 9 and a home site, a commercial building, barn and other outbuildings on Lot 3. Some portions of Lot 8 have grades over 25%, mostly associated with a cut forming S. Mud Shack Circle. Total elevation differential is around 75'. Undeveloped areas are wooded with moderate density mature birch and spruce trees. Soils logged had a 2.5' layer of soft loess silt over a layer of relatively clean sand and gravel to 7' and a base of dense, dry silty gravels. Groundwater was not encountered in the testhole excavated to 16'. Based on the available soils and water table information, topography, MSB Title and observations at the site, proposed Lots 8 and 9 contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. Seven 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).

Construction and Drainage: Drainage arrows are provided on the attached map. Proposed culverts and infiltration points are also shown. Due to regrading for road construction and 5' topography contours, the plan will be subject to some field modification and improvement during construction. Multiple rock-filled infiltration points along the roads are planned. Road construction should not negatively impact drainage for adjacent properties and no concentrated runoff will leave the site. Area drainage will be minimally affected by the project. The proposed plat requires construction of approximately 700' of residential street,

one cul-de-sac and one intersection. Existing NSF base soils will serve well for a road base. All roads can be designed and constructed with a maximum grade of less than 6% with only one large cut and fill area. Construction details will meet shape requirements in the SCM/NELB for residential streets and cul-de-sacs. Each lot will have a reasonable access point.

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 will be met with the dedication and construction of the streets. Pursuant to MSB 43.20.320 Frontage, each lot will have over 60' frontage onto Borough residential standards streets, with the exception of Lot 5. Lot 5 is a flag lot and will have 90' of frontage, pursuant to MSB 43.20.300(D).

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no issues. Capital Projects Department (CPD) (**Exhibit D**) has no comments. Code Compliance notes (**Exhibit E**) this parcel is in FIRM #8040 & 8045, Zone X, no open cases, in the Knik Sled Dog and Recreation Special Land Use District (SpUD), and has no further comments. Permit Center (**Exhibit F**) Right-of-Way Coordinator notes existing utilities may be required to be relocated if they are within areas proposed to be dedicated as right-of-way. Coordinator also suggests easements of record be vacated where right-of-way is to be dedicated. All existing driveways must be permitted (see **Recommendation #8**). *Staff notes Lot 9 has a driveway permit for the existing driveway.* Planning Division (**Exhibit G**) notes all structures shall be in compliance with setback requirements. Land and Resource Management Division (**Exhibit H**) notes no MSB owned lands are affected and has no objection to the subdivision. Department of Emergency Services and #130 Fire Service Area Central Mat-Su (**Exhibit I**) has no objections as long as the roads meet the requirement of the International Fire Code (IFC) for fire access roads. *Staff notes streets will be constructed to Borough residential standards as required by MSB 43 and SCM.* The IFC is attached for review. Site Visit Report, with photos, dated February 24, 2016 is at **Exhibit K**.

Utilities: (**Exhibit J**) MTA requests a 15' wide utility easement centered on the existing powerline located within proposed Lot 9 (see **Recommendation #9**). MEA requests 30' wide utility easements, 15' centered on the south lot line of Lot 6 and through to the eastern boundary; 30' from the new street west on Lot 3 through to the western boundary and 15' wide on the western boundary from W. Carmel Road to the northwest corner of Lot 1 (see **Recommendation #9**). Enstar has no recommendations, comments or objections; GCI approved as shown.

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; Knik-Fairview Community Council; Road Service Area #17 Knik; MSB Cultural Resources, Assessments and Pre-Design Division.

CONCLUSION: The preliminary plat of Longenecker Homestead is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats and MSB 43.20.300(D) Flag lots. 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 will be 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 will exist 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

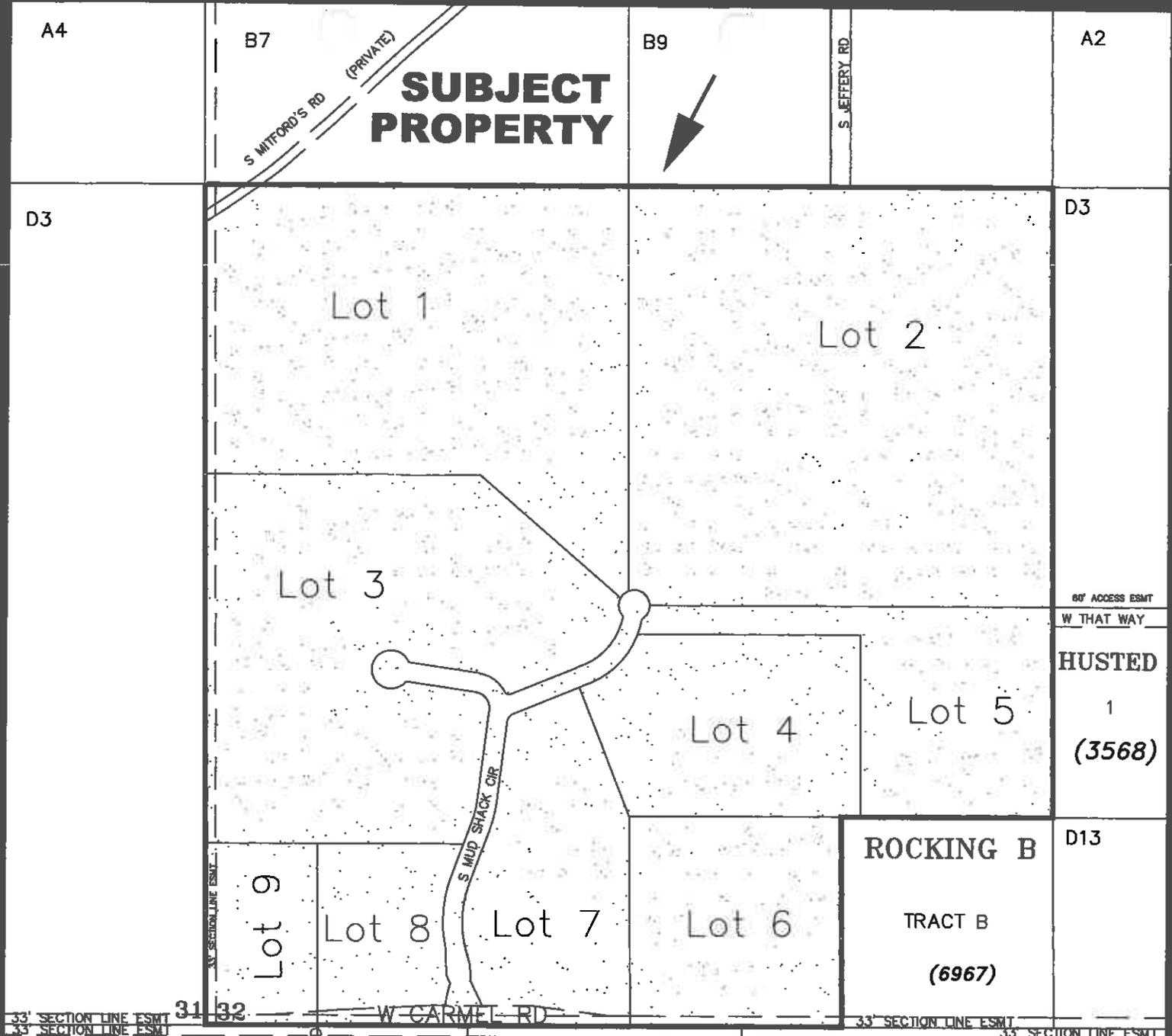
Suggested motion: "I move to approve the preliminary plat of Longenecker Homestead, Section 32, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Taxes and special assessments must be current prior to the recording of each phase plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Pay mailing and advertising fees.
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. Surveyor to provide documentation of the existence of Section Line Easement on the west boundary of the parcels.
6. Construct the east street and cul-de-sac to residential street standards:
 - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the *No Engineer Left Behind* for final road inspection.
 - b. Provide DPW acceptance of the road to Platting staff.
 - c. Provide DPW acceptance of the less than 225' minimum centerline radius for S. Mud Shack Circle.
7. Remove the stable from the 25' setback of the right-of-way of S. Mud Shack Circle and provide an updated as-built or proof of removal to Platting staff.
8. Apply for a driveway permit for Lot 3 and provide a copy of the application to Platting staff.
9. Grant utility easements as requested by MEA and MTA.
10. Dedicate the public use easements of S. Mud Shack Circle as fee simple dedicated right-of-way, or show the additional public use easement granted on final plat.
11. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
12. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

- 1) The plat of Longenecker Homestead 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; Knik-Fairview Community Council; Road Service Area #17 Knik; MSB Cultural Resources Assessments 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 Lots 8 and 9 have 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 will exist pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(D) Flag lots.
- 8) Legal and physical access will be 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 9 has a driveway permit on file with MSB staff.
- 10) Section Line Easement verification will be submitted by the surveyor of record.



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED LONGENECKER HOMESTEAD
 LOCATED WITHIN
 SECTION 32, T17N, R02W, SEWARD MERIDIAN,
 ALASKA

HOUSTON 15 MAP

EXHIBIT A - 1

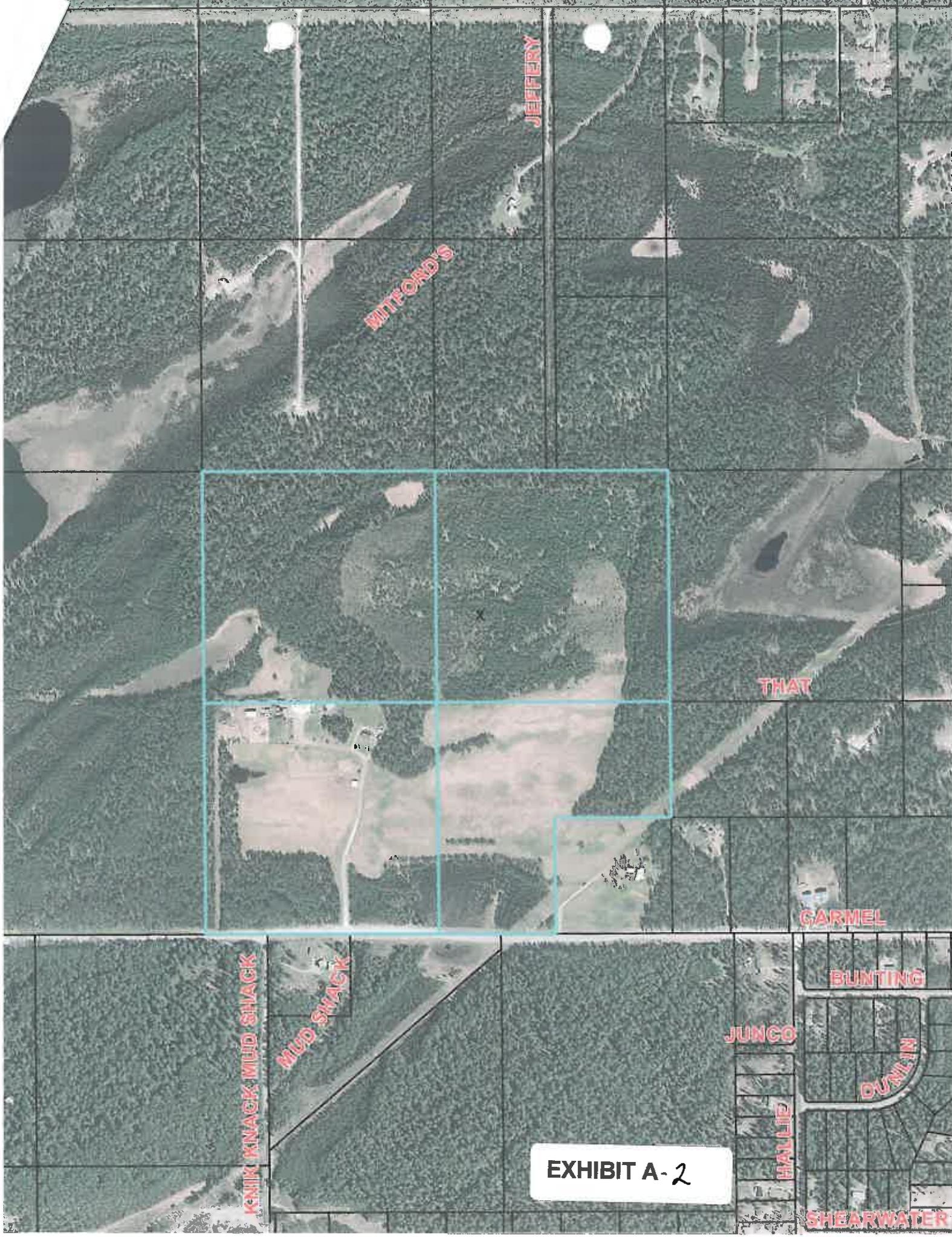


EXHIBIT A-2

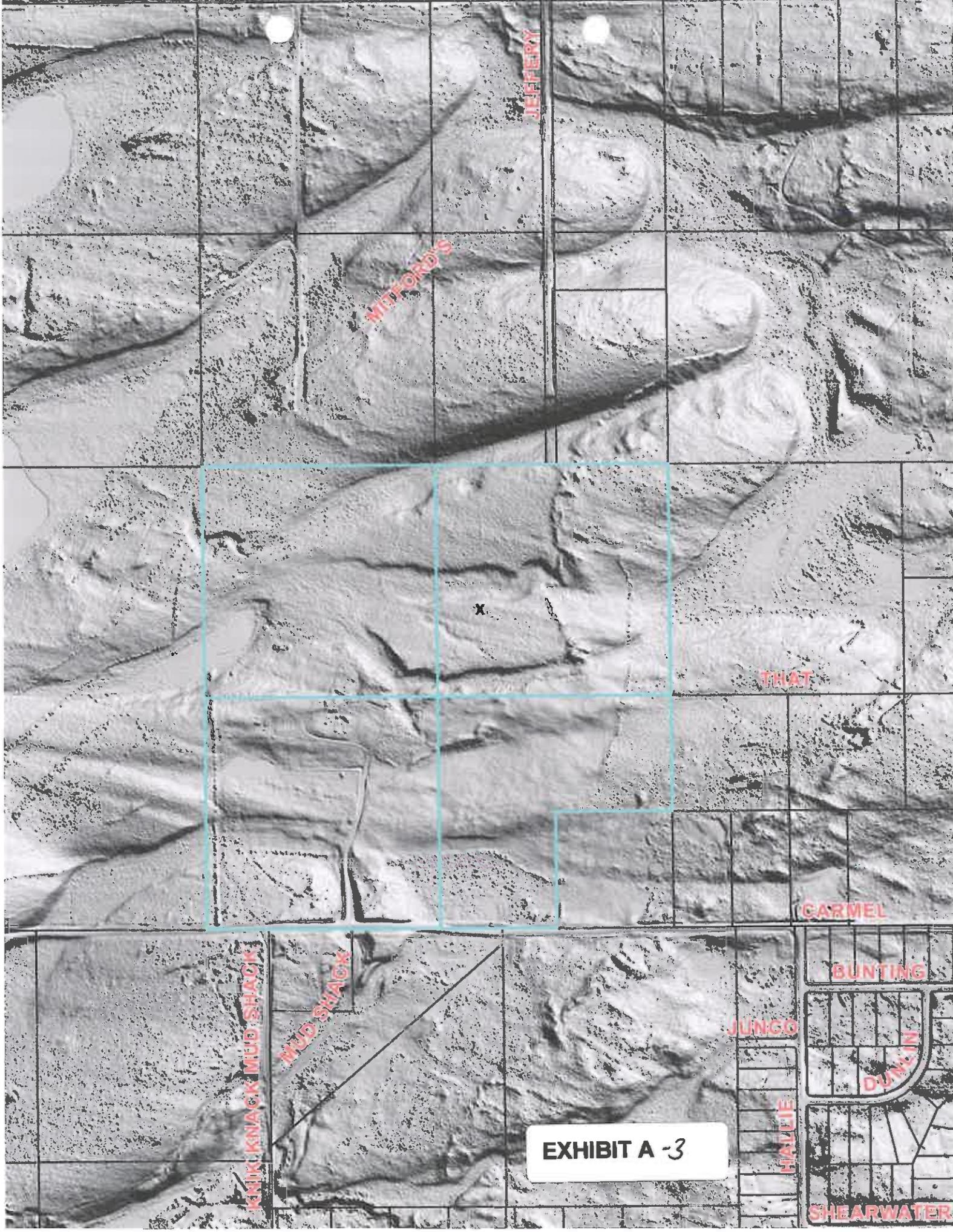


EXHIBIT A -3



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

February 1, 2016

RECEIVED

FEB 02 2016

PLATTING

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

Re: *Longenecker Homestead*. Useable Areas, Roads and Drainage; HE# 15091

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 9 new lots from an existing parcel with a total area of 135 acres. The new lots will have areas of 5, 5, and 9.3 to 30 acres; only proposed Lots 8 and 9 at 5 acres each are subject to soils/useable area verification. Our soils evaluation included logging soil conditions in a single new testhole, 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 has gently rolling hills and valleys north of the existing Carmel Road. A large electrical transmission line runs through the southeast corner, and large areas have been cleared as fields or pastures. The two lots in question occupy high ground at the southwest corner; the lots remain forested except for a single developed home site on lot 9. Some portions of lot 8 have grades over 25%, mostly associated with a cut forming the road; some are over 10' high and have a 50' setback for useable septic area. More minor steep areas exist in other areas but were not delineated on the attached sketch. The total elevation differential on the provided map is around 75'.

Soils & Vegetation. Portions of the parcel were previously developed with three home sites, barns and related outbuildings, as well as driveways to serve the sites. Undeveloped areas are wooded with moderate density mature birch and spruce trees. Soils logged in the testhole had a 2.5' layer of soft loess silt, over a layer of relatively clean sand and gravel to 7' and a base of dense, dry silty gravels. A sieve sample of the base materials was determined to be GM, and a copy of the test report is attached. The soils encountered are consistent with our prior experiences in this area. Copies of the log and a location/topography/useable area map are attached.

Groundwater. Groundwater was not encountered in the logged testhole to 16'. Although areas with less than 8' to groundwater may exist elsewhere on the parcel, conditions support useable area on the 2 five acre lots.

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 a water well, and potentially areas with high groundwater. For building areas, lotlines, utility easements and ROW/PUE setbacks will be limiting factors. Seven of the proposed lots are over 400,000 ft² and do not require area verification. The remaining 2 lots 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 lots 8 & 9 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Preliminary Drainage Plan. Drainage arrows were provided on the attached map to show drainage along the proposed roads and general drainage patterns in the area. A proposed culvert and infiltration points are also shown. Due to the re-grading which will be undertaken for road construction, and the 5' topography contours, the plan will likely be subject to some field modification and improvement during construction. Based on prior experiences, during construction the low grades and gravelly/sandy soils typically will adequately control erosion. Rock-filled infiltration points along the roads are planned, and coupled with the open soil types will provide mitigation to address runoff within the property. Road construction should not negatively impact drainage for adjacent properties, and no concentrated runoff will leave the site. Area drainage will be minimally affected by the project.

Road Construction. The proposed plat will require construction of about 600' of *residential* street, 1 cul-de-sac, and 1 intersection. Existing NSF base soils will serve well for a road base, and the property has material which could be mined if needed. Road topping materials will need to be screened onsite or imported during road construction. Based on our initial assessment, the road can be constructed with a maximum grade of well under 6% with no significant cut and fill area. Construction details in all areas will meet shape requirements in the SCM/NELB for *residential* streets and cul-de-sacs. Each lot will have a reasonable access point.

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

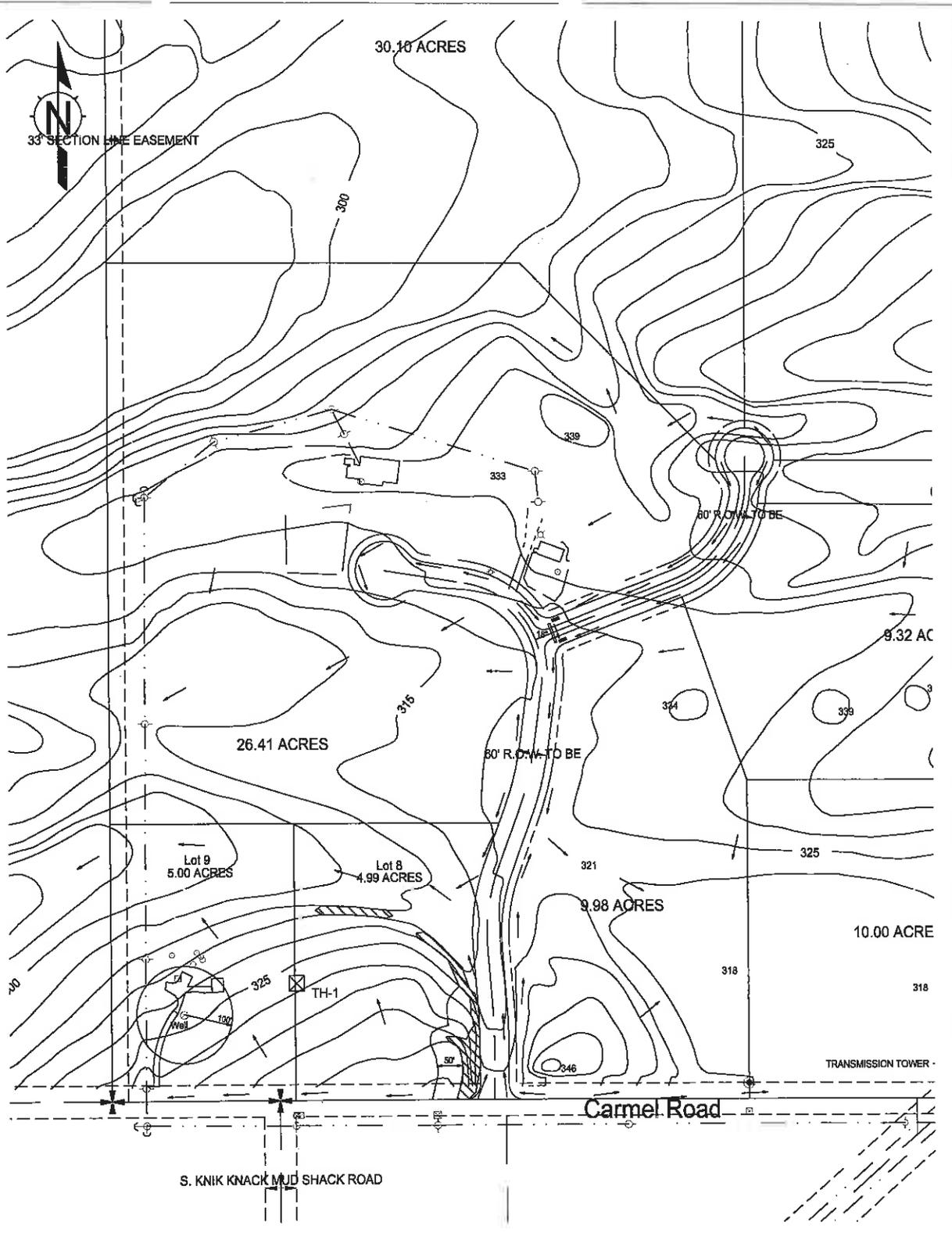
Sincerely,



Curtis Holler, PE

c: L. Longenecker, w/attachments





- Notes:**
1. Arrows denote apparent drainage patterns.
 2. Base drawing & improvement locations provided by others.
 3. MSB 5' topography provided by others.
 4. Hatched areas have +25% grade. = infiltration point 5'x5'x15'

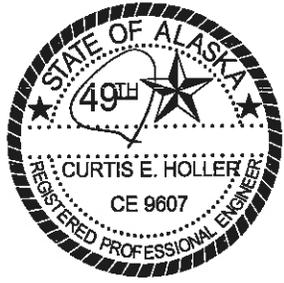


EXHIBIT B -3

Longenecker Homestead
 Testhole Location, Useable Area & Topography.

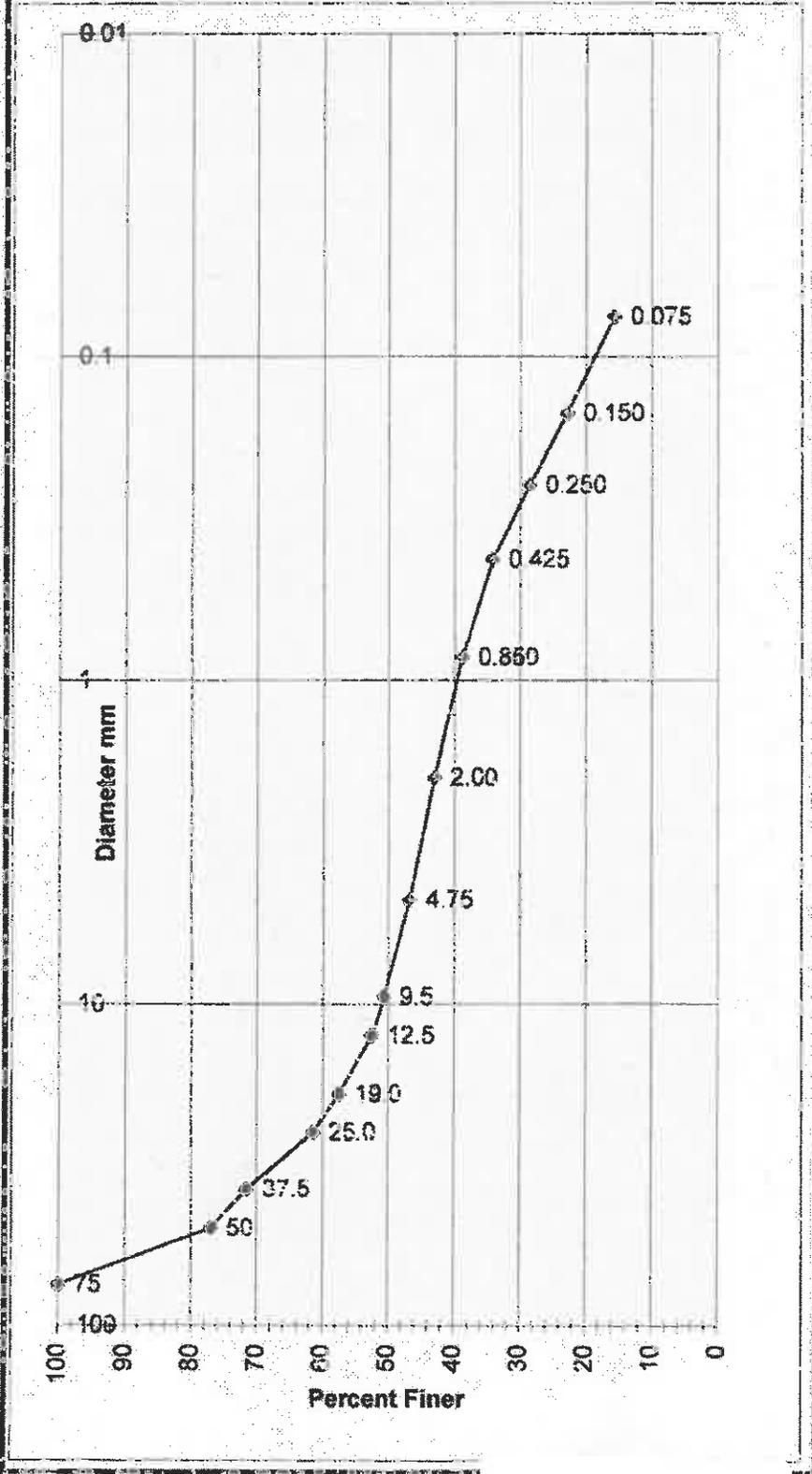
HOLLER ENGINEERING
 3375 N Sams Dr. Wasilla, Alaska 99654

Job # 15091	2-01-16	Scale: 1"=200'
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MARK HANSEN P.E.
 CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpc@mtaonline.net

Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	77
1.5"	37.5	72
1"	25.0	61
3/4"	19.0	56
1/2"	12.5	52
3/8"	9.5	51
#4	4.75	47
#10	2.00	4
#20	0.850	39
#40	0.425	34
#60	0.250	29
#100	0.150	23
#200	0.075	15.7



Client: Harvey Longenecker/ Holler Eng. Soil Description: Silty Gravel with Sand
 Project: TPC4 S32 T 17N R2W Unified Classification: GM
 Sample Location: TH #1 @ 8' Date: 11/20/2015
 Proj. no: 15122 Sample Date: 11/13/2015

Amy Otto-Buchanan

From: Scott Sanderson
Sent: Wednesday, February 03, 2016 7:27 AM
To: Amy Otto-Buchanan
Cc: Jim Jenson; Terry Dolan
Subject: FW: Longenecker Homestead 16-014 AOB
Attachments: RFC Longenecker Hmstd.pdf; Longenecker Homestead.PDF

I see no issues.

Scott Sanderson
Mat-Su Borough
Road Superintendent I
907-861-7757 Desk
907-354-3470 Cell

From: Jim Jenson
Sent: Tuesday, February 02, 2016 12:37 PM
To: Scott Sanderson
Cc: Terry Dolan
Subject: FW: Longenecker Homestead 16-014 AOB

RSA 17

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Tuesday, February 02, 2016 12:08 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cci@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); mikeasaun@yahoo.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; Jamie Keller; 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)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com
Subject: Longenecker Homestead 16-014 AOB

Attached is the Request for Comments (RFC) for Longenecker Homestead, MSB Case #2016-014 Tech AOB. Also attached are the Vicinity Map, the geotechnical report, the Owner's Statement and the preliminary plat. Comments are due by **March 1, 2016**. Please let me know if you have any questions. Thanks. A.

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

Amy Otto-Buchanan

From: Bob Walden
Sent: Wednesday, February 03, 2016 1:34 PM
To: Platting
Cc: Amy Otto-Buchanan; Jamie Keller
Subject: RE: Longenecker Homestead 16-014 AOB

No Comment

Bob Walden

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Tuesday, February 02, 2016 12:08 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); mikeasaun@yahoo.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; Jamie Keller; 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)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com
Subject: Longenecker Homestead 16-014 AOB

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



Matanuska - Susitna Borough
Development Service

MATANUSKA-SUSITNA BOROUGH
• PLATTING DIVISION •

FEB 02 2016 350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

Received

Comments Due: March 1, 2016

Date: February 2, 2016

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	Open Cases Y or N <input checked="" type="radio"/> Y
AK Dept. of Transportation – Aviation	SpUD Y or N <input checked="" type="radio"/> Y
AK DNR, Division of Mining/Land/Water	8040: <u>Knik Sled dog: Rec</u>
AK DNR, Public Access Defense	FIRM # <u>8045</u> Zone <u>X</u>
AK DNR, Division of Agriculture	Comments: _____
AK DF&G, Habitat Mgmt. & Permitting	_____
AK DF&G, Division of Sport Fish	_____
AK Railroad, Engineering Department	Date: <u>3/2/16</u> By: <u>[Signature]</u>
Corp of Engineers	Assembly District #6
U.S. Postmaster	
City of:	
Community Council: Knik-Fairview	
Fire Service Area: #130 Central Mat-Su	
Road Service Area: #17 Knik	
MSB – Borough Attorney	

Title:	LONGENECKER HOMESTEAD	RECEIVED MAR 02 2016 PLATTING
Location:	SEC 32, T17N, R02W, S.M, AK	
Petitioners:	HARVEY LONGENECKER	
Address:	PO BOX 877550 WASILLA AK 99687	
Surveyor:	ROBERT S. HOFFMAN, PLS, BULL MOOSE SURVEYING	
Address:	200 HYGRADE LANE WASILLA AK 99654	
Engineer:	HOLLER ENGINEERING	
Address:	3375 N. SAMS DRIVE WASILLA AK 99654	

The request is to create nine lots from the SW ¼ SW ¼, the NW ¼ SW ¼, the NE ¼ NW ¼ and Tract A, Rocking B Subdivision, Plat No. 2010-25, Section 32, Township 17 North, Range 02 West, SM AK, to be known as LONGENECKER HOMESTEAD, containing 150+ acres. Access is W. Carmel Road, S. Mud Shack Circle (both MSB maintained streets) and from a proposed cul-de-sac, approximately 700' long. Petitioner is proposing to dedicate the public use easement of S. Mud Shack Circle.

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 **March 1, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **March 17, 2016**.

Sincerely,

[Signature]
Amy Otto-Buchanan
Platting Technician
direct line: 861-7872
amy.otto-buchanan@matso.gov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-014 Tax ID: 217N02W32C002, C003, C004 & 56967000T00A Tax Map #: HO 15 Pre-App Date: 04/21/2015

EXHIBIT E



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
FEB 03 2016
PLANNING

Date: 2/3/2016

RE: Preliminary Plat Review – Longenecker Homestead – Harvey Longenecker

Date of Application: 2/2/2016

Reviewed By: Andy Dean ROW Coordinator

A.D. 2/3/16

Comments:

1. Existing Utilities may be required to be relocated where said utilities exist within or along the access route to the proposed subdivision or within areas to be dedicated as public right-of-way, Drainage, Slope & Maintenance and Snow Storage easements. The Borough may choose not to accept a Public Use Easement or right of way when Utilities and other encroachments exist within said area.
2. Vacate all easements of record and/or have private easements released by the Easement Grantee, where Public Right-of-way and Public Use Easements, Drainage Easements, Slope & Maintenance Easements and Snow Storage Easements are to be dedicated.
3. Provide application for any existing or new driveways to the proposed ROW. Access to Carmel from Proposed Lot 9 has been approved for construction. Provide a signed driveway application for access(es) where the homestead driveway exists to the existing PUE and proposed new ROW to document this existing right of access for Lot 3. This one permit should not be charged for as it already exists and has been granted by the Feds or the SOA. We do need to document this homestead right of access onto the proposed MSB right of way so that we know into the future this access right already exists.

Matanuska Susitna Borough
Planning Department
Permit Center
Row Coordinator

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Amy Otto-Buchanan

From: Susan Lee
Sent: Tuesday, February 02, 2016 1:47 PM
To: Platting
Subject: RE: Longenecker Homestead 16-014 AOB

Structures should be in compliance with setback requirements.

Susan

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

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Tuesday, February 02, 2016 12:08 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); mikeasaun@yahoo.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; Jamie Keller; 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)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com
Subject: Longenecker Homestead 16-014 AOB

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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: February 3, 2016
TO: Eileen Probasco, Planning Director
FROM: Land & Resource Management *WBC*
SUBJECT: Preliminary Plat Comments / Case #2016-014

RECEIVED
FEB 03 2016
PLATTING

Platting Tech: Amy Otto-Buchanan
Public Hearing: March 17, 2016
Applicant / Petitioner: Longnecker
TRS: 17N02W32
Tax ID: 17N02W32C002, C003, C004 & 6967000T00A
Subd: Longnecker Homestead
Tax Map: HO 15

Comments:

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

EXHIBIT H

From: Richard Boothby
Sent: Tuesday, February 09, 2016 6:28 PM
To: Platting
Cc: James Steele; Ken Barkley; Lisa Behrens; Bill Gamble
Subject: RE: Longenecker Homestead 16-014 AOB

Central Mat-Su FSA and DES has no objections to the subdivide as long as the roads meet the requirement of the International Fire Code for fire access roads. I have included the code site for your review.

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.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

SECTION D101

GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102

REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103

MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

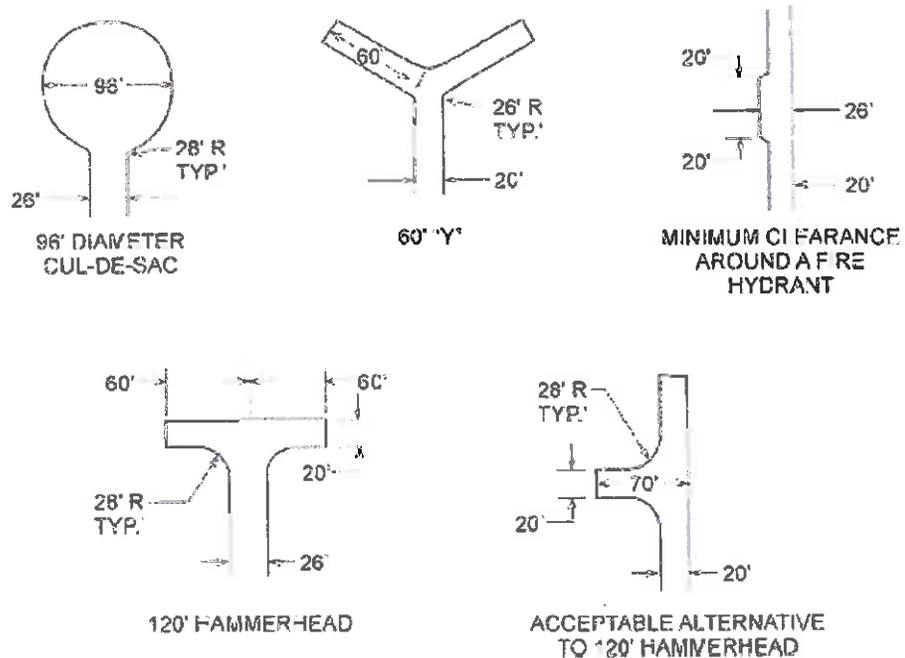
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one *person*.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the *fire code official*.
8. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.6 Signs. Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure

D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

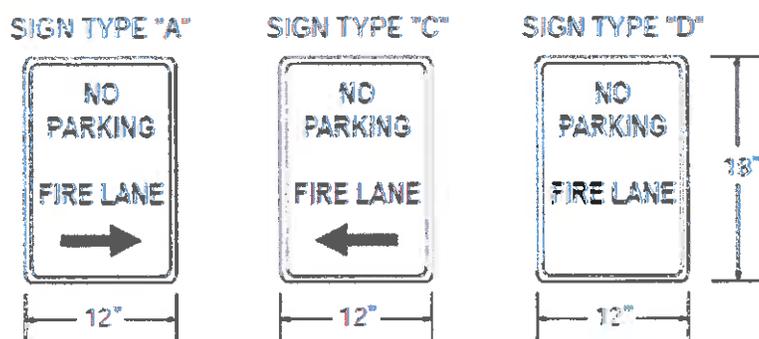


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

SECTION D104

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m²) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet (11 520m²) that have a single *approved* fire apparatus access road when all buildings are equipped throughout with *approved automatic sprinkler systems*.

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D105

AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with *approved* fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

SECTION D106

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

SECTION D107

ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with separate and *approved* fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D108

REFERENCED STANDARDS

ASTM F 2200-05 Standard Specification for Automated Vehicular Gate Construction D103.5

ICC IFC-09 International Fire Code D101.5, D107.1

UL 325-02 Door, Drapery, Gate, Louver, and Window Operators and Systems, with revisions through February 2006 D103.5

From: Amy Otto-Buchanan On Behalf Of Platting

Sent: Tuesday, February 02, 2016 12:08 PM

To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); mikeasaun@yahoo.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; Jamie Keller; 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)

Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com

Subject: Longenecker Homestead 16-014 AOB

Attached is the Request for Comments (RFC) for Longenecker Homestead, MSB Case #2016-014 Tech AOB. Also attached are the Vicinity Map, the geotechnical report, the Owner's Statement and the preliminary plat. Comments are due by March 1, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Wednesday, February 10, 2016 10:45 AM
To: Platting
Cc: William Hansen
Subject: RE: Longenecker Homestead 16-014 AOB
Attachments: Longenecker_Homestead.pdf

Amy,

MTA has reviewed the preliminary plat for Longenecker Homestead. We respectfully request a 15 foot wide telecommunications and electrical easement centered on the existing powerline located upon and within Lot 9 (proposed).

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, February 02, 2016 12:08 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@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>; mikeasaun@yahoo.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>; Jamie Keller <Jamie.Keller@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>
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com
Subject: Longenecker Homestead 16-014 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 Longenecker Homestead, MSB Case #2016-014 Tech AOB. Also attached are the Vicinity Map, the geotechnical report, the Owner's Statement and the preliminary plat. Comments are due by **March 1, 2016**. Please let me know if you have any questions. Thanks. A.



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

February 4, 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 – Longenecker Homestead
Case No. 2016-014**

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 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

SITE VISIT REPORT

Case Name: Longenecker Homestead	Date: 02/24/2016 Time: 2:14 pm
Owner: Harvey Longenecker	Case Number: 2016-014
Surveyor/Engineer: Bull Moose/Holler	Tax ID #: 217N02W32C002, C003, C004 & 56967000T00A
Subdivision: Longenecker Homestead	Regarding: Nine-lot subdivision & road dedication and construction

SITE CONDITIONS

Weather: Overcast	Temperature: 40°F
Wind: Moderate from the south	
General Site Condition: Existing business, home, stable, horse pasture and fields.	

Personnel on site: Amy Otto-Buchanan and Cheryl Scott, Platting Technicians

Equipment in use: Camera

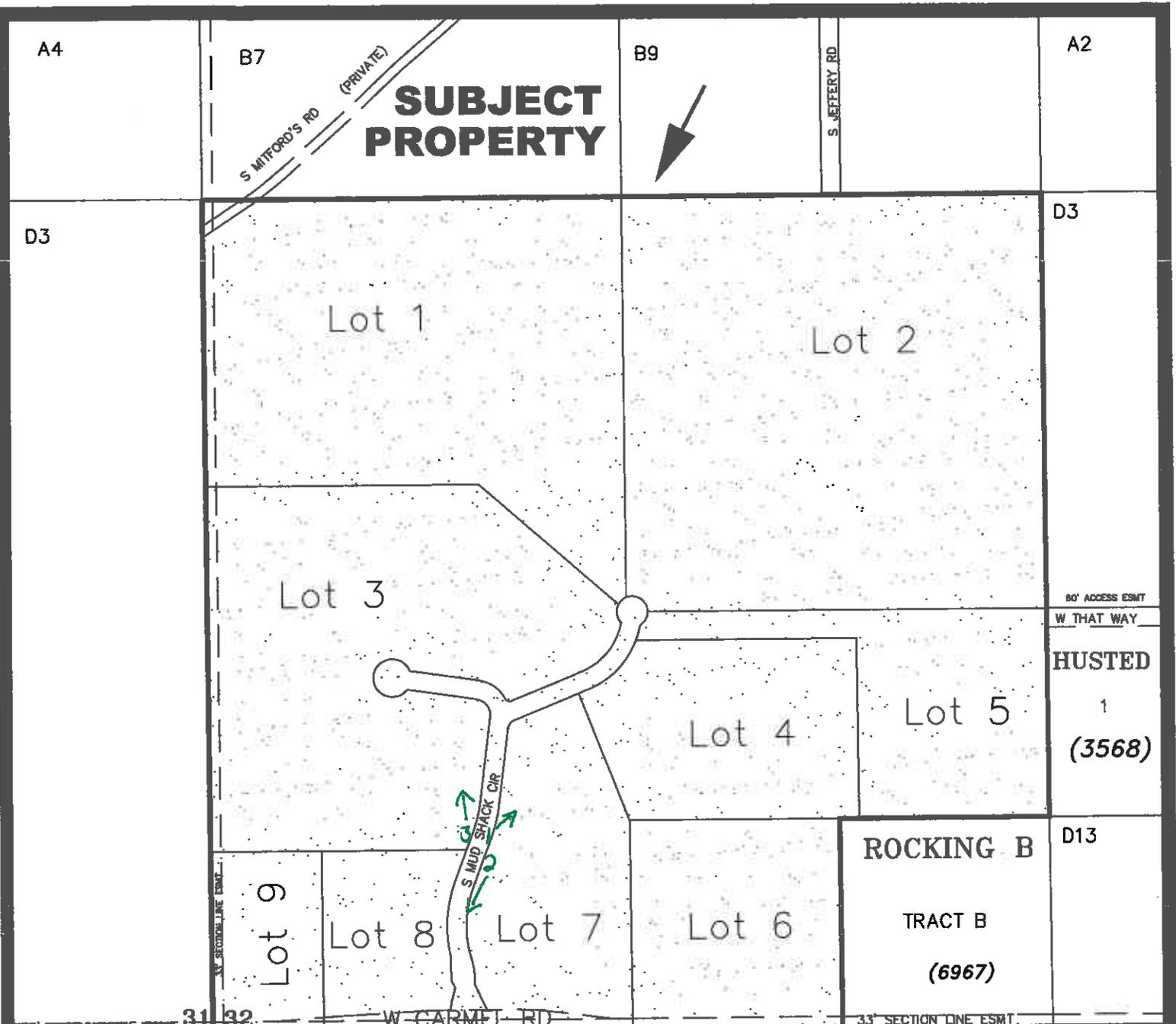
Current phase of work: Scheduled for Platting Board hearing March 17, 2016.

Reason for Visit/Remarks: Check on status of S. Mud Shack Circle, a borough maintained road. Check to see if there is a cul-de-sac at the end of the circle; there is. New house being constructed on proposed Lot 9. There is room to widen the curve to a minimum of 190 centerline radius.

(See attached photos)

Signed By: Amy A. Otto-Buchanan, Platting Technician *Amy* Date: February 24, 2016

EXHIBIT K-1



VICINITY MAP

FOR PROPOSED LONGNECKER HOMESTEAD
 LOCATED WITHIN
 SECTION 32, T17N, R02W, SEWARD MERIDIAN,
 ALASKA

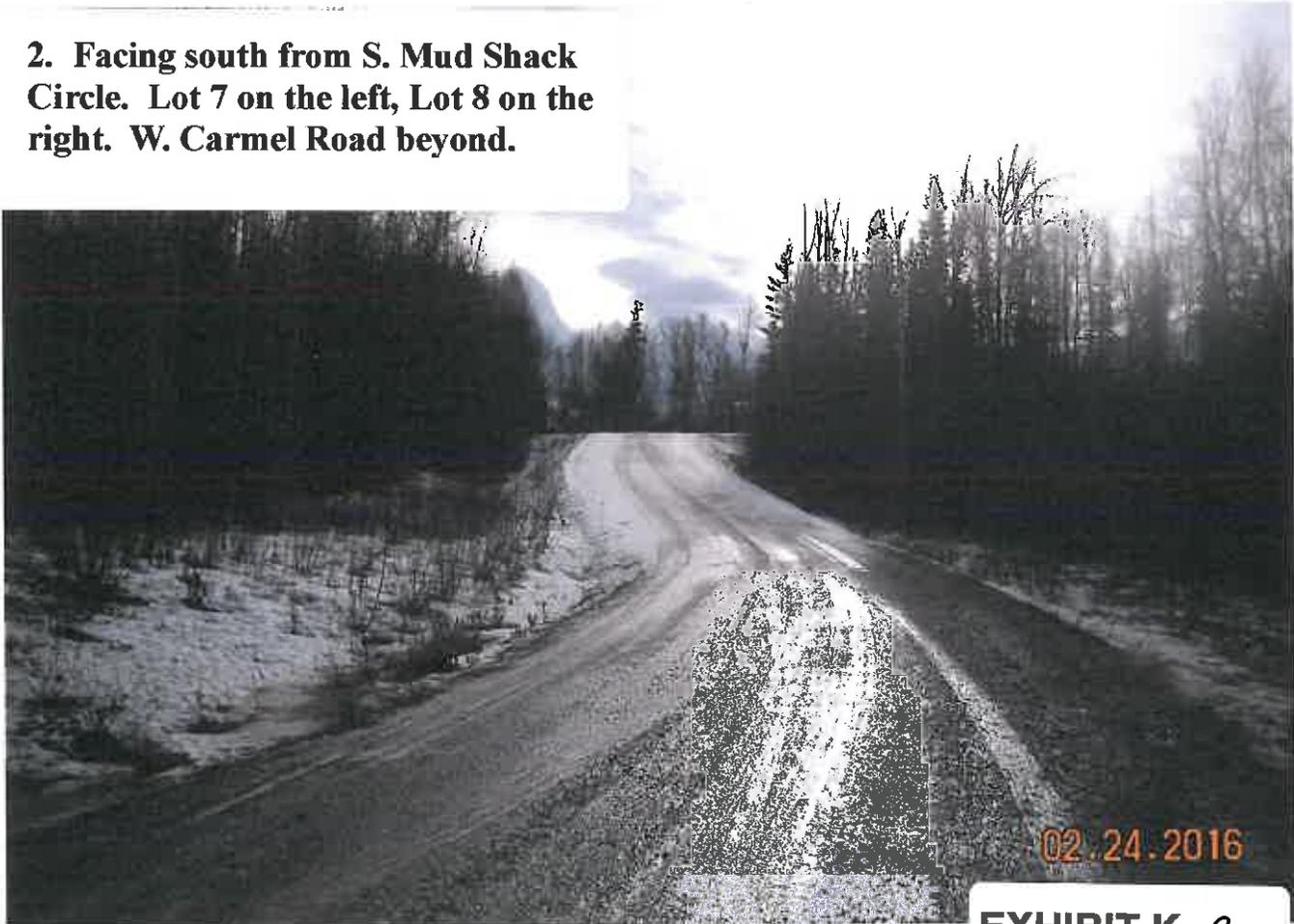
HOUSTON 15 MAP

EXHIBIT K-2

1. Facing northeast from S. Mud Shack Circle, showing Lot 7 and Lot 4, 5 and 2 beyond.

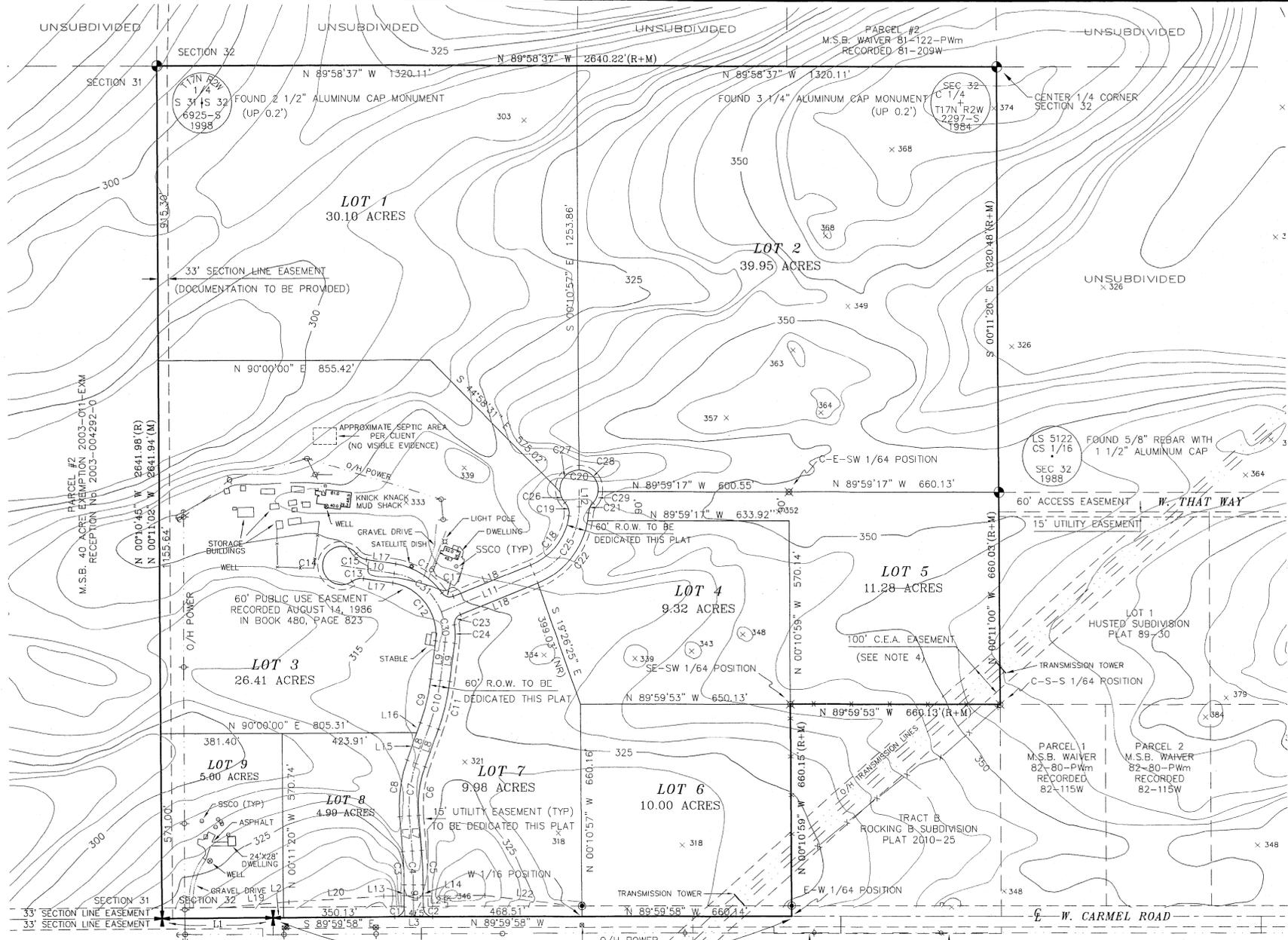


2. Facing south from S. Mud Shack Circle. Lot 7 on the left, Lot 8 on the right. W. Carmel Road beyond.

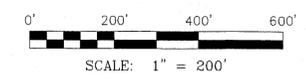




3. Facing northwest from S. Mud Shack Circle. Lot 3 on the left. Stable to be moved in the background, to the right of the horses.



THE "BASIS OF BEARING" IS GEODETIC NORTH. THIS SURVEY WAS CONDUCTED USING BOTH GPS (GLOBAL POSITIONING SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 99 (ALASKA), AND CONVENTIONAL SURVEYING EQUIPMENT.

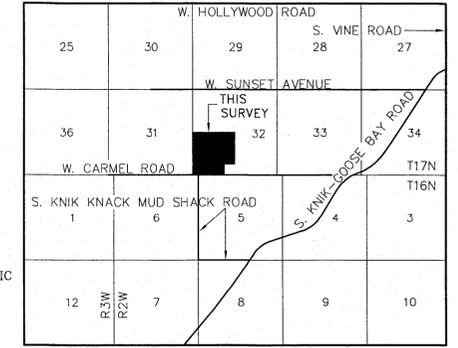


LEGEND:

- ⊕ OR ⊙ FOUND OR SET MONUMENT AS NOTED
- (R) RECORD VALUE PER ROCKING B SUBDIVISION (PLAT 2010-25)
- (M) MEASURED VALUE THIS SURVEY
- (C) CALCULATED VALUE THIS SURVEY
- (NR) NON-RADIAL LINE
- ⊙ FOUND 5/8"x30" REBAR WITH 1" PLASTIC CAP (BULL MOOSE LS 10609) AS 33' WITNESS CORNER TO PROPERTY CORNER
- ⊗ FOUND 5/8"x30" REBAR WITH 1" PLASTIC CAP (BULL MOOSE LS 10609)

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 6, 1961 IN BOOK 39, PAGE 93
4. 100' WIDE EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION, INC. RECORDED JANUARY 21, 1974 IN BOOK 79, PAGE 272
5. PUBLIC USE EASEMENT LYING NORTH OF THE 33' SECTION LINE EASEMENT OF SECTION 32 AND SOUTH OF THE LINES AS DEFINED IN THE LINE TABLE BY L19-L22, RECORDED APRIL 4, 2008 AS RECEPTION No. 2008-007381-0



VICINITY MAP: 1" = 1 MILE

OWNERSHIP AND DEDICATION CERTIFICATE

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

HARVEY L. LONGENECKER DATE
P.O. BOX 877550
WASILLA, ALASKA 99687

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR HARVEY L. LONGENECKER
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT

RESOLUTION NO. _____
DATED _____
AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE
ATTEST: _____ PLATTING CLERK

RECEIVED
FEB 01 2016
PLATTING

PRELIMINARY

A PLAT OF
LONGENECKER HOMESTEAD
A SUBDIVISION OF:
TRACT A, ROCKING B SUBDIVISION
PLAT 2010-25
AND
THE SW¹/₄ SW¹/₄, THE NW¹/₄ SW¹/₄, THE NE¹/₄ SW¹/₄
OF SECTION 32, TOWNSHIP 17N RANGE 2W

SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 150.0 ACRES MORE OR LESS
BULL MOOSE SURVEYING

ROBERT S. HOFFMAN P.L.S.
200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 FAX: (907) 357-6977

DRAWN BY: RSH DRAWING SCALE:
DATE: 2/1/2016 1"=200'
CHECKED BY: DLW SHEET
1 OF 1

M.S.B. 40 ACRE EXEMPTION 1997-3-EXM
BOOK 884, PAGE 962
RECORDED MARCH 7, 1997

M.S.B. WAIVER 72-49
UNRECORDED

PARCEL 1
M.S.B. WAIVER 2004-182-PWm
RECEPTION No. 2004-024545-0

20' PUBLIC USE EASEMENT
RECORDED MAY 1, 2008
RECEPTION No. 2008-009938-0

20' PUBLIC USE EASEMENT
RECORDED JUNE 20, 2008
RECEPTION No. 2008-014339-0

PARCEL 2
M.S.B. WAIVER 2004-182-PWm
RECEPTION No. 2004-024545-0

M.S.B. 40 ACRE EXEMPTION 2003-298-EXM
RECEPTION No. 2003-038786-0

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	89°59'38"	30.00'	47.12'	30.00'	42.42'	N 45°00'13" E
C2	90°00'22"	30.00'	47.13'	30.00'	42.43'	N 44°59'47" W
C3	04°38'35"	1252.00'	101.46'	50.76'	101.43'	N 02°18'54" W
C4	04°38'35"	1282.00'	103.89'	51.97'	103.86'	N 02°18'54" W
C5	04°38'35"	1312.00'	106.32'	53.19'	106.29'	N 02°18'54" W
C6	24°34'24"	356.00'	152.68'	77.53'	151.52'	N 07°39'01" E
C7	24°34'24"	386.00'	165.55'	84.07'	164.28'	N 07°39'01" E
C8	24°34'24"	416.00'	178.42'	90.60'	177.05'	N 07°39'01" E
C9	12°25'05"	646.50'	140.12'	70.33'	139.84'	N 13°43'41" E
C10	12°25'05"	676.50'	146.62'	73.60'	146.33'	N 13°43'41" E
C11	12°25'05"	706.50'	153.12'	76.86'	152.82'	N 13°43'41" E
C12	88°40'32"	160.00'	247.63'	156.34'	223.64'	N 36°49'08" W
C13	43°20'32"	50.00'	37.82'	19.87'	36.93'	N 77°10'21" E
C14	266°41'01"	60.00'	279.27'	63.58'	87.27'	N 08°50'37" E
C15	43°20'32"	50.00'	37.82'	19.87'	36.93'	N 59°29'08" W
C16	45°36'10"	220.00'	175.10'	92.49'	170.52'	N 58°21'19" W
C17	76°06'48"	30.00'	39.85'	23.49'	36.99'	N 73°36'38" W
C18	60°17'47"	195.00'	205.21'	113.26'	195.87'	N 38°11'04" E
C19	50°25'06"	50.00'	44.00'	23.54'	42.59'	N 17°10'22" W
C20	266°12'42"	60.00'	278.78'	64.10'	87.61'	N 08°16'34" W
C21	39°38'12"	50.00'	34.59'	18.02'	33.90'	N 24°00'41" E
C22	64°08'23"	255.00'	285.46'	159.77'	270.79'	N 36°15'46" E
C23	76°06'48"	30.00'	39.85'	23.49'	36.99'	N 30°16'34" E
C24	15°17'59"	220.00'	157.74'	79.55'	158.57'	N 00°07'51" W
C25	68°30'55"	225.00'	269.06'	153.24'	253.31'	N 34°04'30" E
C26	35°01'07"	60.00'	36.67'	18.93'	36.10'	N 24°52'22" W
C27	97°10'51"	60.00'	101.77'	68.03'	90.00'	N 41°13'37" E
C28	96°46'39"	60.00'	101.35'	67.55'	89.72'	N 41°47'38" W
C29	37°14'05"	60.00'	38.99'	20.21'	38.31'	N 25°12'44" E
C30	29°11'10"	190.00'	190.00'	96.79'	95.74'	N 07°04'27" W
C31	59°29'21"	190.00'	197.27'	108.57'	188.53'	N 51°24'43" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°57'25" E	348.80'
L2	N 89°59'58" W	32.60'
L3	N 89°59'58" W	120.00'
L4	N 89°59'58" W	60.00'
L5	N 89°59'58" W	60.00'
L6	N 00°00'24" E	100.00'
L7	N 04°38'11" W	108.36'
L8	N 19°56'13" E	124.99'
L9	N 07°31'08" E	119.97'
L10	N 81°09'23" W	168.15'
L11	N 68°19'58" E	314.58'
L12	N 00°10'57" W	53.16'
L13	N 00°00'24" E	69.96'
L14	N 00°00'24" E	69.95'
L15	N 19°56'13" E	91.43'
L16	N 19°56'13" E	33.56'
L17	N 81°09'23" W	92.65'
L18	N 68°19'58" E	261.88'
L19	S 85°23'38" W	204.00'
L20	S 86°52'25" W	300.00'
L21	N 89°48'47" E	317.00'
L22	N 83°03'22" W	249.90'

CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE

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



ROBERT S. HOFFMAN, P.L.S.
LS 10609 PROFESSIONAL LAND SURVEYOR

2-1-16
DATE

4B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 17, 2016**

PUBLIC USE EASEMENT: E. DEPOT ROAD

LEGAL DESCRIPTION: SEC 10, T17N, R01W, SEWARD MERIDIAN, AK

PETITIONERS: CITY OF WASILLA

SURVEYOR/ENGINEER: ALL POINTS NORTH

REVIEWED BY: PEGGY HORTON CASE: 2016-013

REQUEST

The request is to create a 60' wide Public Use Easement (PUE) through Tax parcel 17N01W10A006. The parcel is located across the Parks Hwy from Wasilla Lake and east of S. Susitna Ave.

EXHIBITS

Vicinity Map	Exhibit A
Public Use Easement Drawing	Exhibit B
Legal Description	Exhibit C
Surveyor's letter of constructability	Exhibit D
Topo and Scaled Aerial Photo	Exhibit E
Site Visit Photos	Exhibit F

COMMENTS

Development Services	Exhibit G
Land & Resource Mgmt	Exhibit H
Department of Public Works	Exhibit I
DES & FSA	Exhibit J
ADOT&PF	Exhibit K
MTA	Exhibit L
MEA	Exhibit M
City of Wasilla	Exhibit N
Enstar	Exhibit O
Public	Exhibit P

DISCUSSION

This case is being heard under MSB 43.15.021 Public Use Easement Acceptance Procedure. Pursuant to MSB 43.15.022(A), a drawing depicting the location of the proposed easement and a legal description was submitted (**Exhibit B & C**).

Constructability: Pursuant to MSB 43.15.022(C), the petitioner has provided topographic evidence that the PUE is in a location that is constructible (**Exhibit D**). The Surveyor has provided a statement that the Drawings with contours and orthophotograph provide evidence that the easement is in a practical location where construction is feasible. He also notes there is already an existing road that the easement follows. Furthermore, the horizontal geometry meets residential road standards with the minimum curve radius of 900 feet. Staff notes the City of Wasilla has not stated their intentions for construction of the road.

Comments:

Development Services Planner and ROW Coordinator have no comments (**Exhibit E**). L and & Resource Management Division notes no MSB-owned land is affected and has no objections to the proposed subdivision (**Exhibit F**). MSB O&M has no issues (**Exhibit G**). Central Mat-Su FSA and Dept of Emergency Services have no objections (**Exhibit H**). Site visit report, with photos, dated February 24, 2016, at **Exhibit I**.

SOA ADOT&PF has no comments (**Exhibit J**).

MTA requested a utility easement adjacent to the PUE. City of Wasilla responded that they are agreeable to a utility easement adjoining the south side, but they would like to leave the north side clear to preserve as much useable area as possible for train station operations. MTA and MEA have agreed to that (**Exhibit K & L**). Enstar has no comment or objections

Lee Mitchell, owner of Lot 3A, Block 4, Floyd Subdivision, thinks this is an excellent idea (**Exhibit M**).

CONCLUSION:

The Public Use Easement of E. Depot Road is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedure. Surveyor of record has provided a drawing depicting the location of the PUE, legal description, and evidence that the PUE is constructible pursuant to MSB 43.15.021(A) & (C). There were no objections to the proposed Public Use Easement from any federal, state, borough agency or the general public.

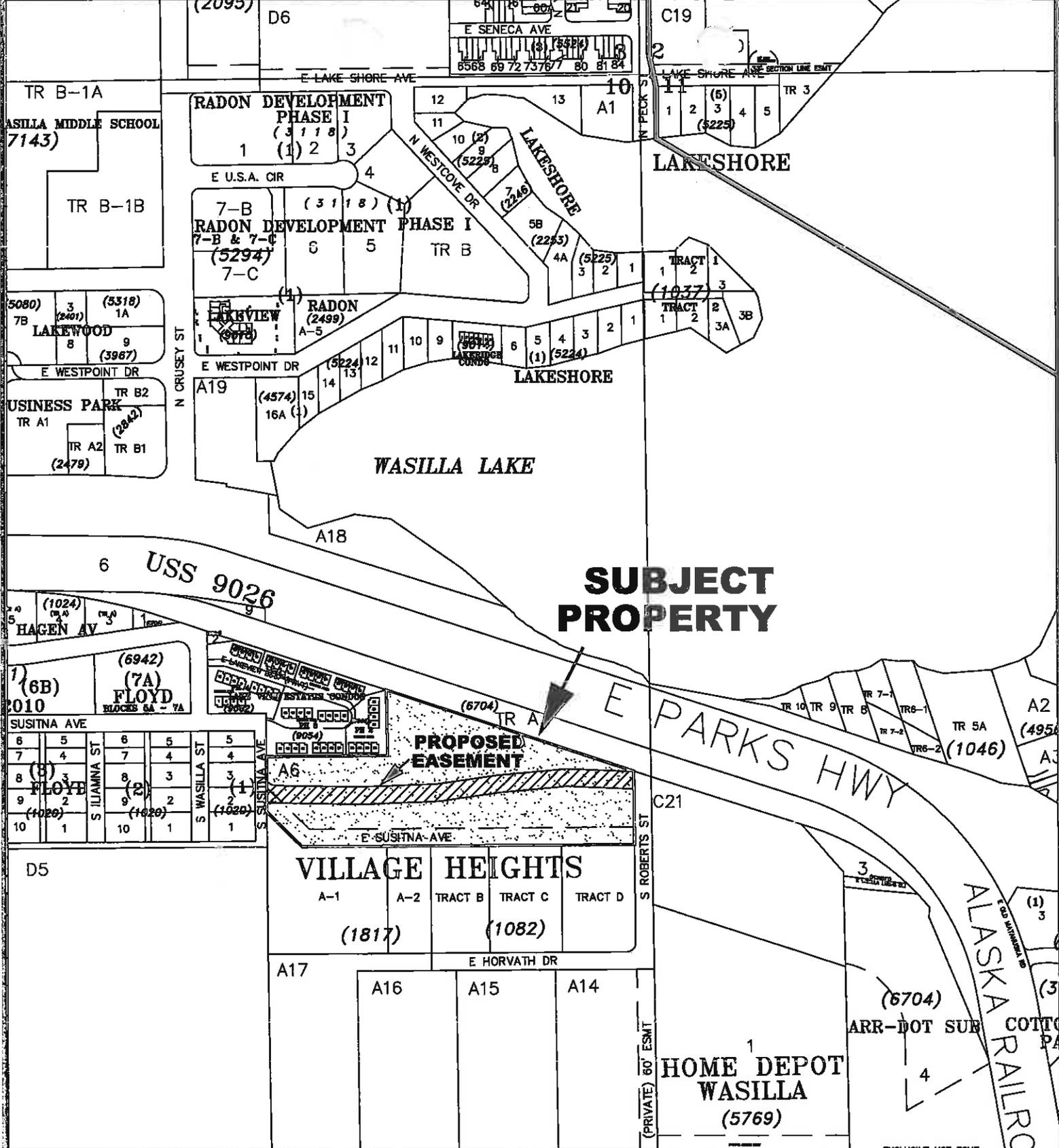
RECOMMENDATION FOR PUBLIC USE EASEMENT

Staff recommends approval of the E. Depot Road Public Use Easement, located within Section 10, Township 17 North, Range 1 West, Seward Meridian, Alaska, contingent upon:

1. 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, if any, to be recorded with the final document.
2. Pay postage & advertising fee.
3. Submit recording fee, payable to State of Alaska, DNR.
4. Include a 15' utility easement adjoining the south boundary of the public use easement on the public use easement document.
5. Submit final Public Use Easement document with attached drawing from a land surveyor formatted to State Recorder's Office standards and signed by those having legal and equitable interest, in full compliance with Title 43.

FINDINGS for PUBLIC USE EASEMENT

1. The proposed public use easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedure.
2. There were no objections from any federal, state or Borough agencies.
3. MTA requested a utility easement adjacent to the PUE and the City has agreed to that.
4. There was no objection from the general public in response to the Notice of Public Hearing.
5. Surveyor submitted the proposed public use easement drawing and legal description, pursuant to MSB 43.15.021(A).
6. Surveyor submitted topographic and orthophotographic evidence and his statement that the PUE can be constructed within the easement, pursuant to MSB 43.15.021(C).
7. Surveyor stated there is an existing road that the easement follows and the horizontal geometry meets residential road standards.



VICINITY MAP

FOR PROPOSED E DEPOT RD PUBLIC USE
 EASEMENT LOCATED WITHIN
 SECTION 10, T17N, R1W
 SEWARD MERIDIAN, ALASKA

WASILLA 11 MAP

EXHIBIT A

STATE R.O.W.

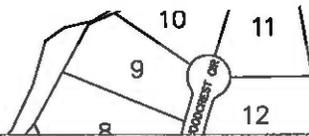


EXHIBIT A

Easement Description

That portion of U.S. Government Lot 3, located in Township 17 North, Range 1 West, Section 10, Seward Meridian, Palmer Recording District, Alaska described as follows;

An easement 60 feet wide, lying 30 feet on each side of the following described centerline:

COMMENCING at the East Quarter Corner of said Section 10;

thence, South 89 Degrees 17 Minutes 29 Seconds West along the South line of said U.S. Government Lot 3, a distance of 1325.26 feet to the Center-East One Sixteenth Corner of said Section 10;

thence, North 0 Degrees 36 Minutes 42 Seconds West, a distance of 212.99 feet along the East line of said Lot 3 to the TRUE POINT OF BEGINNING of this Easement;

thence, South 89 Degrees 55 Minutes 54 Seconds East, a distance of 377.26 feet, to the beginning of a tangent curve, concave to the North, having a radius of 1,500 feet;

thence, along said curve through a central angle of 4 Degrees 47 Minutes 15 Seconds an arc length of 125.33 feet;

thence, North 85 Degrees 16 Minutes 52 Seconds East, a distance of 465.14 feet, to the beginning of a tangent curve, concave to the South, having a radius of 900 feet;

thence, along said curve through a central angle of 12 Degrees 28 Minutes 11 Seconds an arc length of 195.87 feet;

thence, South 82 Degrees 14 Minutes 58 Seconds East, a distance of 103.01 feet to a point on the West line of said Lot 3.

The Basis of Bearings for the above description is filed as Alaska State Department of Transportation and Public Facilities, Right of Way Map Project NH-0A4-1(12,) Plat Number 2010-53, Palmer Recording District, Alaska.

EXHIBIT C

To: **Peggy Horton, Platting Technician** Date: **1/27/2015**
Matanuska-Susitna Borough
(907) 861-7881 Job: **15-42**

Subject: **Application Documents – E. Depot Road, Tax Acct: 17N01W10A006**

Dear Ms. Horton,

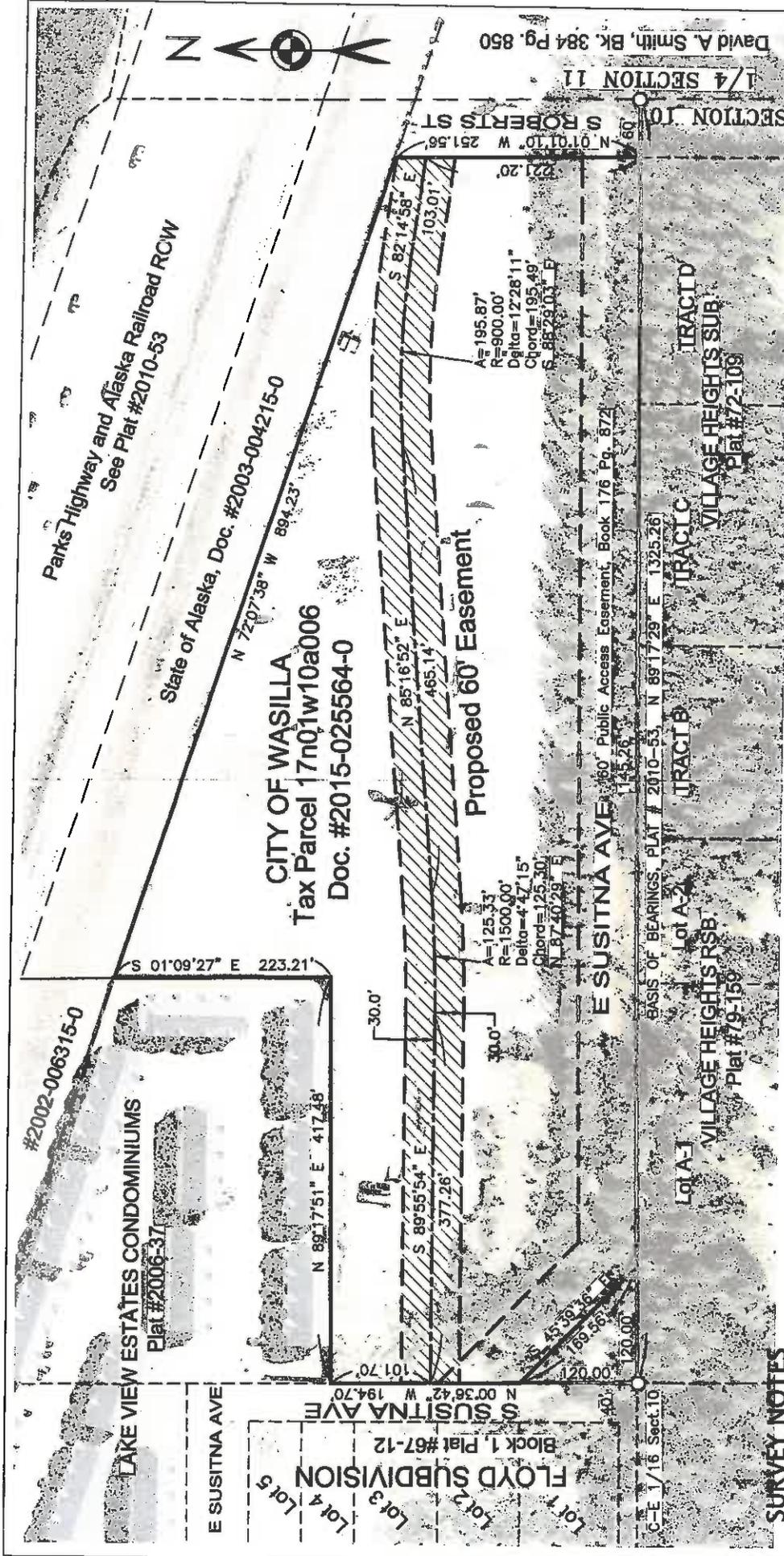
Provided at this time is all the requested application documents for the 60 foot wide E. Depot Road easement across Tax Parcel 17N01W10A006. Attached are:

1. Legal description for the public use easement (Exhibit A) along with a drawing depicting the location of the easement (Exhibit B.)
2. Signed public use easement application.
3. Notarized Owner's Statement.
4. Drawings with contours and orthophotograph providing evidence that the easement is in a practical location where construction is feasible. Note there is already an existing road that the easement follows. Furthermore, the horizontal geometry meets residential road standards with the minimum curve radius of 900 feet.
5. Current Certificate to Plat.
6. Public use easement application fee of \$500.00.



Max A. Schillinger, P.L.S. 12039

EXHIBIT D



PRELIMINARY REVIEW DRAWING
 RECEIVED
 EASEMENT OVER LAND DESCRIBED IN
2015-0255564-0
 CITY OF WASILLA PLATTING
 JAN 28 2016

WITIN T 17 N, R 1 W, SECTION 10, GCVT. LOT 3, SEWARD MERIDIAN
 PALMER RECORDING DISTRICT, ALASKA

SURVEYOR
 Max A. Schillinger
 All Points North
 P.O. Box 4207,
 Palmer, AK. 99645

SCALE: 1" = 100 Feet

SURVEY NOTES
 1) This survey does not constitute a subdivision as defined by A.S. 40.15.490 (2).
 2) The purpose of this drawing is to locate and depict the location of a proposed Public Use Easement over City of Wasilla Land.

Date: 12-8-2015 Proj: 15-42 Sheet: 1 of 1
EXHIBIT E-1

Parks Highway and Alaska Railroad RCW
 See Plat #2010-53
 State of Alaska, Doc. #2003-004215-0
 N 72°07'38" W 894.23'

CITY OF WASILLA
 Tax Parcel 17n01w10a006
 Doc. #2015-0255564-0

Proposed 60' Easement

E SUSITNA AVE. 60' Public Access Easement, Book 176 Pg. 672

TRACTIC VILLAGE HEIGHTS SUB. Plat #72-109

Lot A-1
 TRACTIC VILLAGE HEIGHTS RSB Plat #79-150

Lot A-2
 TRACTIC VILLAGE HEIGHTS SUB. Plat #72-109

#2002-006315-0

LAKE VIEW ESTATES CONDOMINIUMS
 Plat #2006-37

E SUSITNA AVE

FLOYD SUBDIVISION
 Block 1, Plat #67-12
 Lot 1
 Lot 2
 Lot 3
 Lot 4
 Lot 5



SECTION 10
 SECTION 11
 S ROBERTS ST
 N 01°01'10" W 251.56'
 S 82°14'58" E 103.01'
 S 88°29'03" E
 Chord=195.49'
 Delta=12°28'11"
 R=900.00'
 A=195.87'

A=125.33'
 R=1500.00'
 Delta=4°47'15"
 Chord=125.30'
 N 87°40'28" E

C-E 1/16 Sect.10

BASIS OF BEARINGS, PLAT # 2010-53, N 89°17'29" E 1325.26'

Lot A-2

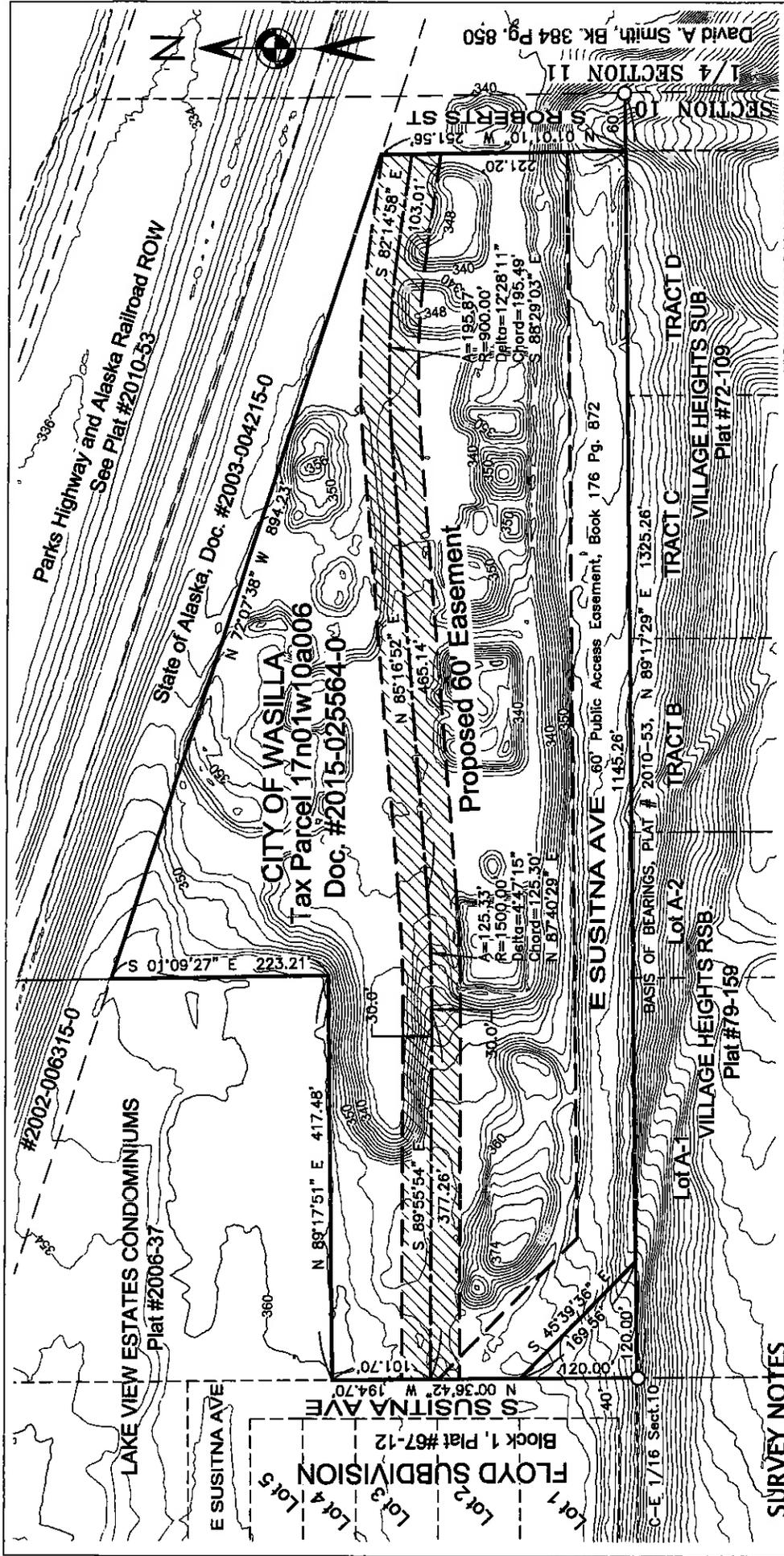
TRACTIC

TRACTIC

SECTION 10

SECTION 11

David A. Smith, Bk. 384 Pg. 850



PRELIMINARY REVIEW DRAWING

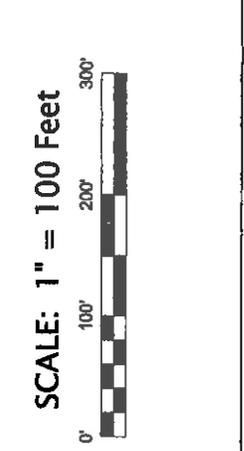
EASEMENT OVER LAND DESCRIBED IN
2015-025564-0
CITY OF WASILLA
 PLATING

RECEIVED
 JAN 28 2015

WITHIN T 17 N, R 1 W, SECTION 10, GOV'T. LOT 3, SEWARD MERIDIAN
 PALMER RECORDING DISTRICT, ALASKA

Date: 12-8-2015 Proj: 15-42 Sheet: 1 of 1

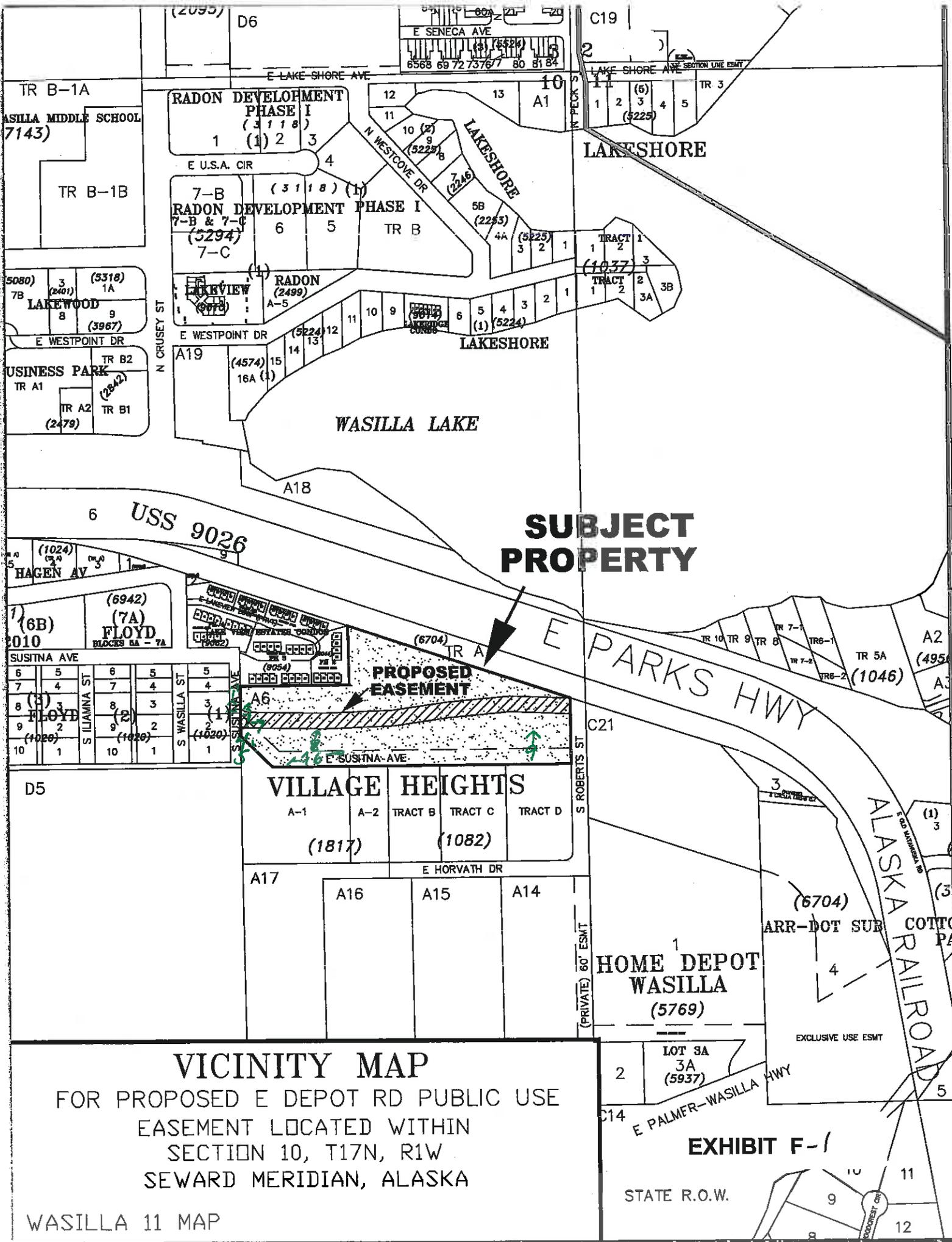
SURVEYOR
 Max A. Schillinger
 All Points North
 P.O. Box 4207,
 Palmer, AK. 99645



SURVEY NOTES

- 1) This survey does not constitute a subdivision as defined by A.S. 40.15.490 (2).
- 2) The purpose of this drawing is to locate and depict the location of a proposed Public Use Easement over City of Wasilla Land.

EXHIBIT E-2



SUBJECT PROPERTY

PROPOSED EASEMENT

VICINITY MAP

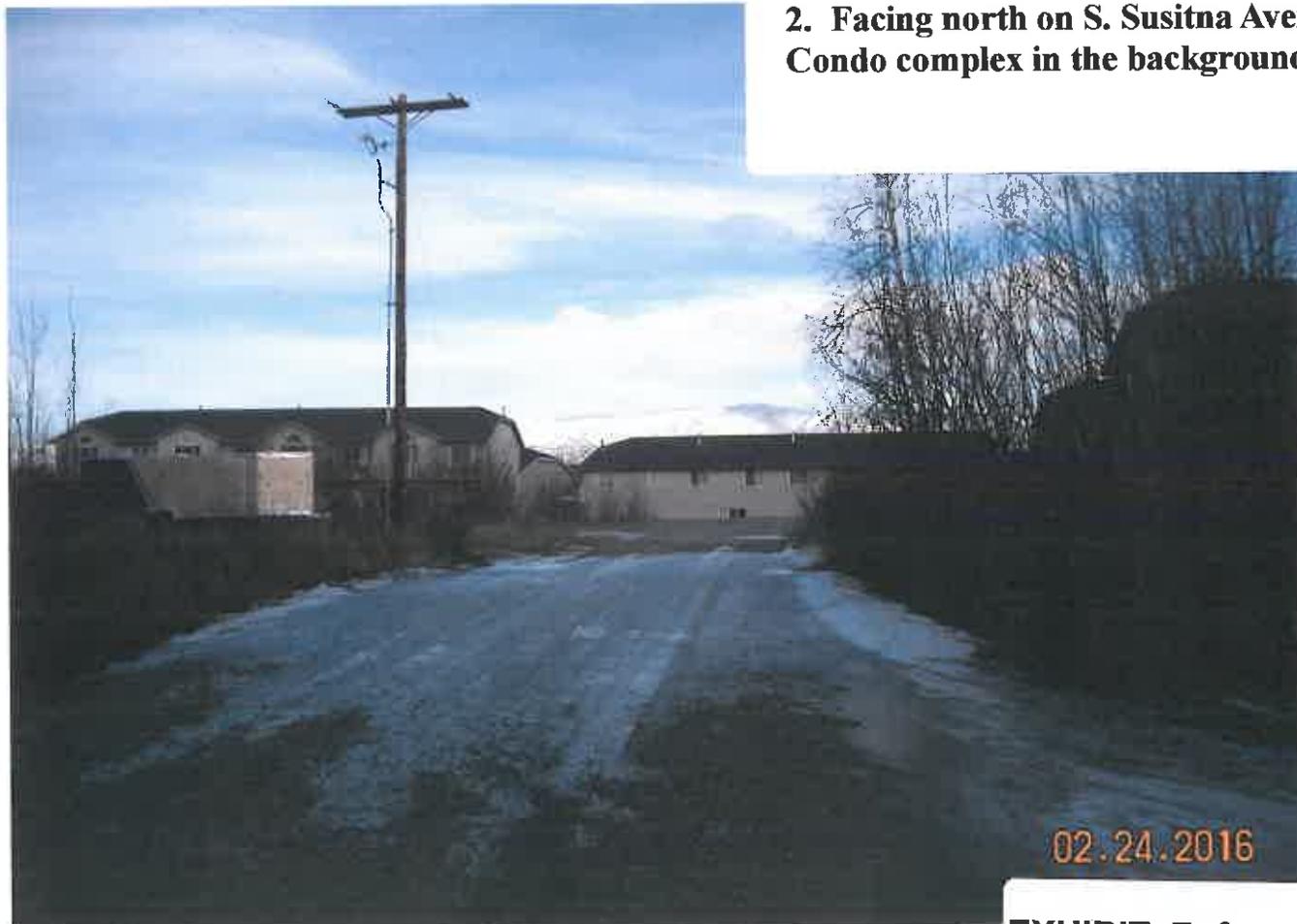
FOR PROPOSED E DEPOT RD PUBLIC USE
EASEMENT LOCATED WITHIN
SECTION 10, T17N, R1W
SEWARD MERIDIAN, ALASKA

EXHIBIT F-1

1. Facing east from S. Susitna Avenue, showing the gate across the proposed Public Use Easement (PUE).



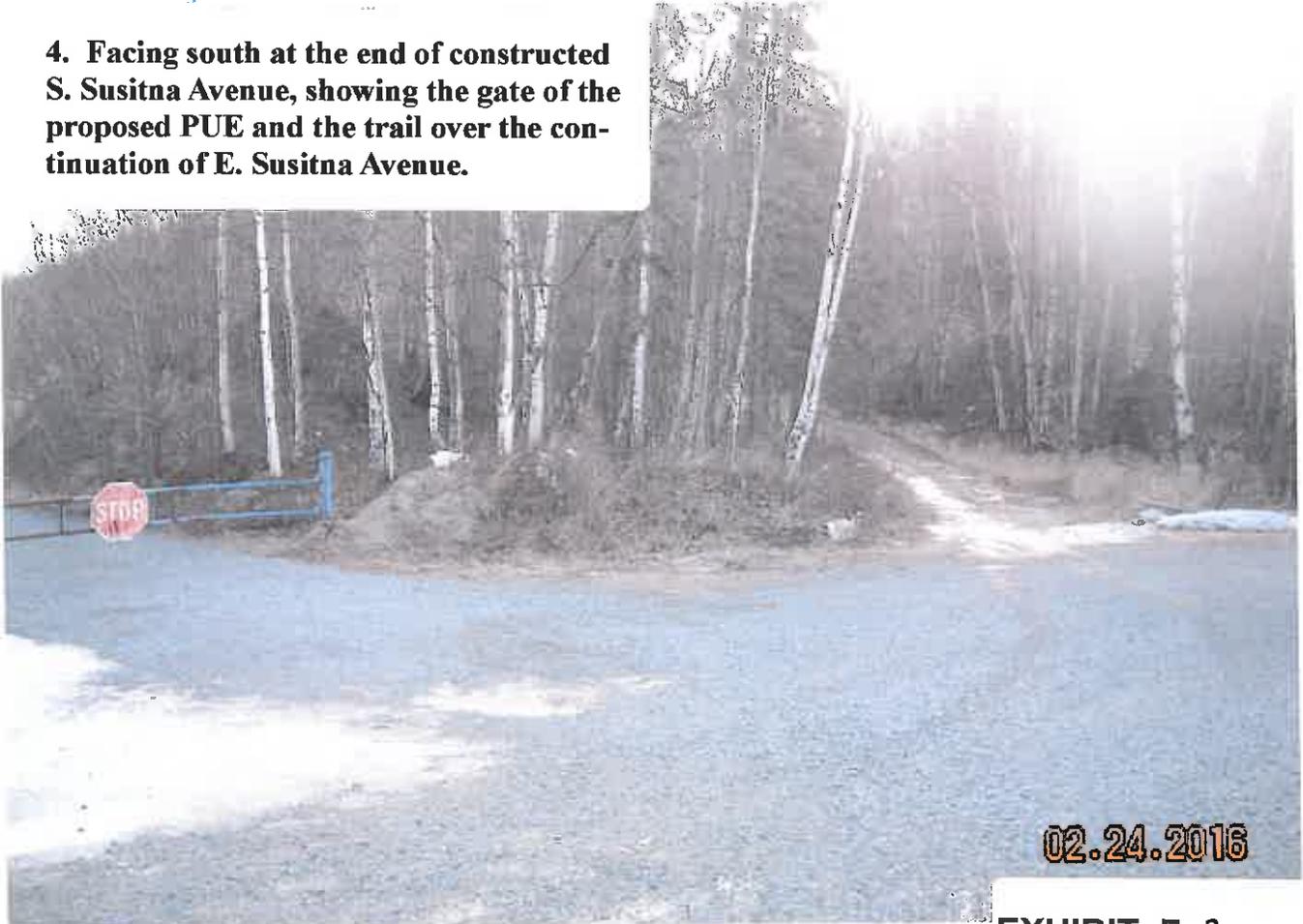
2. Facing north on S. Susitna Avenue. Condo complex in the background.



3. Facing northeast on S. Susitna Avenue, showing the gate of the proposed PUE and the condo complex in the background.



4. Facing south at the end of constructed S. Susitna Avenue, showing the gate of the proposed PUE and the trail over the continuation of E. Susitna Avenue.





5. Facing south at the end of constructed S. Susitna Avenue, showing the trail over the continuation of E. Susitna Avenue and a driveway to Tract A-1 Village Heights.

6. Facing east on the trail over the continuation of E. Susitna Avenue.

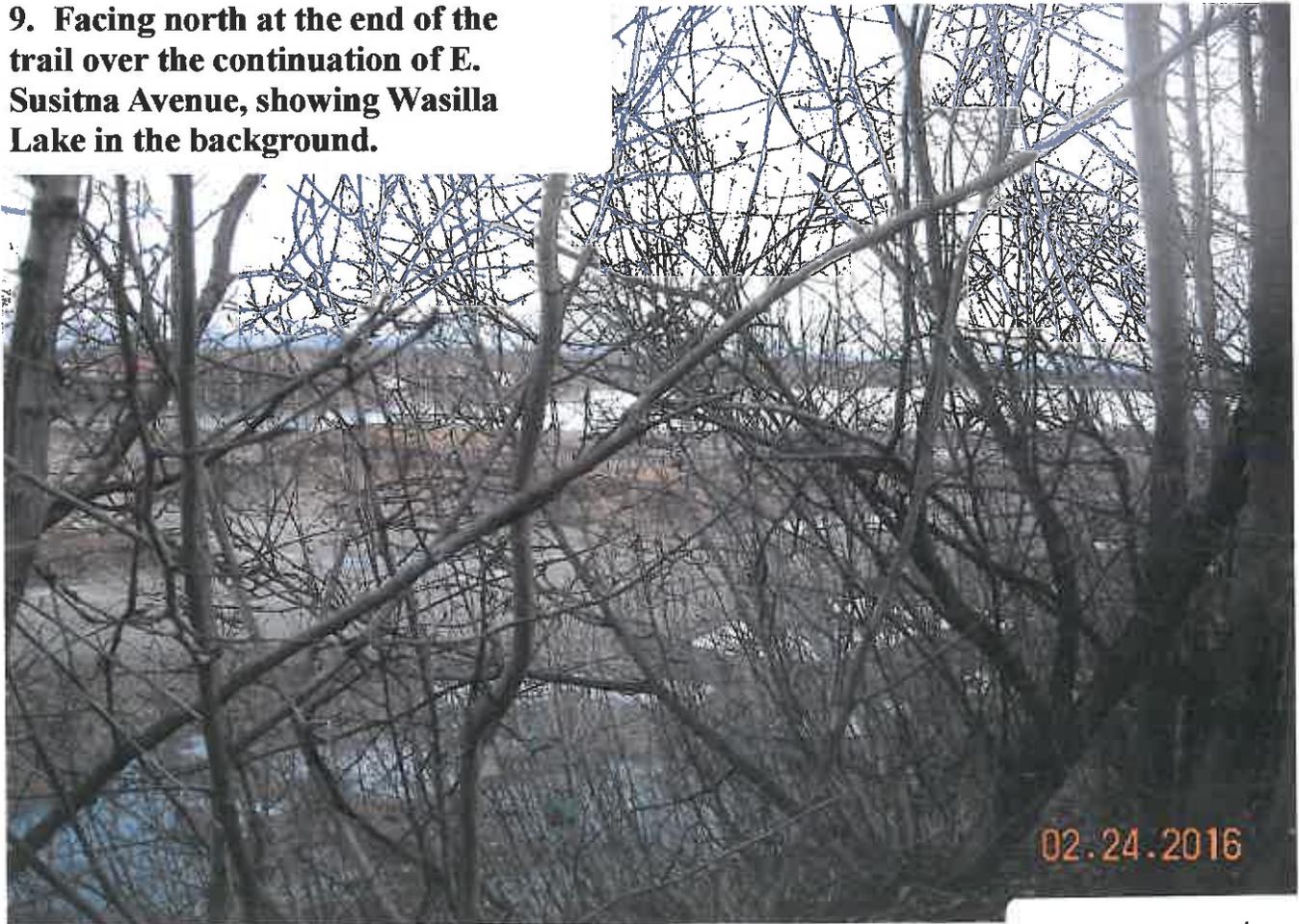


8. Facing north on the trail over the continuation of E. Susitna Avenue, showing the condos to the left.

7. Facing west on the trail over the continuation of E. Susitna Avenue.



9. Facing north at the end of the trail over the continuation of E. Susitna Avenue, showing Wasilla Lake in the background.



Peggy Horton

From: Susan Lee
Sent: Monday, February 01, 2016 9:26 AM
To: Platting
Subject: RE: Request for Comments for E. Depot Rd PUE Case #2016-013 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: Friday, January 29, 2016 3:13 PM
To: Kemplen, Allen (DOT); kevin.vakalis@alaska.gov; Tucker Hurn (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; steven.banse@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; stephensd@akrr.com; brian.young@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; ken@slauson.us; John Aschenbrenner; 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; 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; stevecolligan@mtaonline.net
Cc: lamarra05@gmail.com; stan.gilliespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); winforhim@aol.com; jay@valleymarket.com
Subject: Request for Comments for E. Depot Rd PUE Case #2016-013 Tech: PH

Good Afternoon,

Attached is a request for comments for a public use easement being created on City of Wasilla land south of Wasilla Lake. Please review and provide your comments by March 4, 2016.

Regards,

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

RECEIVED

PLATTING

Comments Due: March 4, 2016

January 29, 2016

RECEIVED

Public Use Easement Request for Comments

RECEIVED

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: Wasilla	M.T.A.
Community Council:	Enstar
Fire Service Area:#130 Central Mat-Su	GCI
Road Service Area:	Assembly District #4
MSB – Borough Attorney	

PLATTING

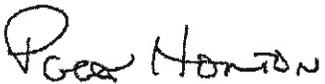
Title:	E. Depot Rd Public Use Easement
Location:	Sec 10, T17N, R1W, S.M, AK
Petitioner:	City of Wasilla
Address:	290 E. Herning Ave, Wasilla AK 99654
Surveyor:	All Points North
Address:	PO Box 4207, Palmer AK 99645

The request is to create a 60' wide public use easement through Tax Parcel 17N01W10A006. The parcel is located across the Parks Hwy from Wasilla Lake and east of S. Susitna Ave.

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 public use easement 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 **March 4, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **March 17, 2016**.

Kindest Regards,


 Peggy Horton
 Platting Technician
peggy.horton@matsugov.us

No Comments


Providing Outstanding Borough Services to the Matanuska-Susitna Community.



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 *use*
SUBJECT: Preliminary Plat Comments / Case #2016-013

RECEIVED
FEB 03 2016
PLATTING

Platting Tech: Peggy Horton
Public Hearing: March 17, 2016
Applicant / Petitioner: City of Wasilla
TRS: 17N01W10
Tax ID: 17N01W10A006
Subd: Depot Road PUE
Tax Map: WA 11

Comments:

- No MSB land affected.
- No objection to Public Use Easement.

EXHIBIT H

Peggy Horton

From: Scott Sanderson
Sent: Monday, February 01, 2016 8:25 AM
To: Peggy Horton
Cc: Jim Jenson; Terry Dolan
Subject: FW: Request for Comments for E. Depot Rd PUE Case #2016-013 Tech: PH
Attachments: rfc & map.pdf; sketch.pdf; plans.pdf; owner.pdf

No issues, This is in City of Wasilla.

Scott Sanderson
Mat-Su Borough
Road Superintendent I
907-861-7757 Desk
907-354-3470 Cell

From: Jim Jenson
Sent: Friday, January 29, 2016 3:17 PM
To: Scott Sanderson
Cc: Terry Dolan
Subject: FW: Request for Comments for E. Depot Rd PUE Case #2016-013 Tech: PH

COW

From: Peggy Horton **On Behalf Of** Platting
Sent: Friday, January 29, 2016 3:13 PM
To: Kemplen, Allen (DOT); kevin.vakalis@alaska.gov; Tucker Hurn (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; steven.banse@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; stephensd@akrr.com; brian.young@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; ken@slauson.us; John Aschenbrenner; 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; 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; stevecolligan@mtaonline.net
Cc: lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); winforhim@aol.com; jay@valleymarket.com
Subject: Request for Comments for E. Depot Rd PUE Case #2016-013 Tech: PH

Good Afternoon,

Attached is a request for comments for a public use easement being created on City of Wasilla land south of Wasilla Lake. Please review and provide your comments by March 4, 2016.

Regards,

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

Peggy Horton

From: Richard Boothby
Sent: Tuesday, February 09, 2016 6:57 PM
To: Platting
Cc: James Steele; Ken Barkley; Lisa Behrens; Bill Gamble
Subject: RE: Request for Comments for E. Depot Rd PUE Case #2016-013 Tech: PH

Central Mat-Su FSA and DES has no objections.

From: Peggy Horton **On Behalf Of** Platting
Sent: Friday, January 29, 2016 3:13 PM
To: Kemplen, Allen (DOT); kevin.vakalis@alaska.gov; Tucker Hurn (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; steven.banse@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; stephensd@akrr.com; brian.young@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; ken@slauson.us; John Aschenbrenner; 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; 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; stevecolligan@mtaonline.net
Cc: lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); winforhim@aol.com; jay@valleymarket.com
Subject: Request for Comments for E. Depot Rd PUE Case #2016-013 Tech: PH

Good Afternoon,

Attached is a request for comments for a public use easement being created on City of Wasilla land south of Wasilla Lake. Please review and provide your comments by March 4, 2016.

Regards,

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



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation And Public Facilities

CENTRAL REGION
Planning & Administrative Services

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

February 10, 2016

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

Re: Plat Review

Dear Ms. Probasco:

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

- **Gemstone Estates, Phase I**
 - No objection. Request Letter of Acceptance from owner of Roetman's Ridge Tract A to the east. Concur with Public Use Easement. Recommend future subdivision support secondary "backage" road for lots to the east.
- **Abbreviated Plat Request Kenlar Business Park**
 - Request removal of common access Tract A3 (Kenlar Business Park L2), corner clearance to Kenlar Road too short per DOT Standards. Access to be from South Kenlar Road. Add plat note Tract A3 - No Direct Access to Big Lake Road. Shared access for L3 and L1
- **Sec19,T17NR01WWA13 Church Addition #1, Church Addition #1**
 - Request plat note - No Direct Access to KGB Road, all access to be from South Old Knik Road.
- **Sec32T18NR01WWA05 Silverleaf Estates Phase I**
 - Request plat note - No Direct Access to Church Road, use secondary access roads

The Alaska Department of Transportation and Public Facilities, ADOT&PF, Central Region Planning office has no comments on the following plats:

- **PUE - Tax Parcel 17N01W10A006**
- **Sec19,T17NR01WWA13 Church Addition #1, St. Mihiel**

If there are any questions regarding these comments please feel free to contact me at (907) 269-0513 or allen.kemplen@alaska.gov.

Sincerely,

Allen Kemplen, AICP-CTP
Mat-Su Area Planner

"Keep Alaska Moving through service and infrastructure."

EXHIBIT K

Peggy Horton

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Wednesday, February 17, 2016 10:20 AM
To: Platting
Cc: Jessica Thompson
Subject: RE: E. Depot Rd comments

Hi Peggy,

A 15' utility easement along the south side of Depot Road added to the PUE would be fine.

Thank you for the opportunity to comment.

Becky Glenn

MTA

From: Peggy Horton [mailto:Peggy.Horton@matsugov.us] **On Behalf Of** Platting
Sent: Tuesday, February 16, 2016 3:06 PM
To: Becky Glenn <rglenn@mta-telco.com>
Subject: FW: E. Depot Rd comments

Becky, how does this work for you? Do you need an easement on the north side of E. Susitna Ave? The PUE document could easily have something added that attached a 15' utility easement along E. Depot Road, but I would suggest you get an easement from the city yourself for one adjacent to E. Susitna Ave as it isn't in this public hearing's purview.

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

From: Archie Giddings [mailto:agiddings@ci.wasilla.ak.us]
Sent: Tuesday, February 16, 2016 11:33 AM
To: Platting; publicworks; Planning
Subject: RE: E. Depot Rd comments

The City has no objection on an easement(s) needed across this parcel along the south side of E. Depot Rd PUE or north side of E. Susitna Avenue ROW, however the City objects to a utility easement on the north side of E. Depot Rd PUE to preserve as much useable area as possible for train station operations.

Thanks

Archie Giddings
Public Works Director
City of Wasilla

Peggy Horton

From: Keith R Quintavell <Keith.Quintavell@mea.coop>
Sent: Wednesday, February 17, 2016 10:18 AM
To: Peggy Horton
Cc: Becky Glenn
Subject: FW: E. Depot Rd comments

Hi Peggy,

Please use this for MEA's plat comments.

Thanks,
Keith

From: Keith R Quintavell
Sent: Wednesday, February 17, 2016 10:13 AM
To: 'Becky Glenn'
Subject: RE: E. Depot Rd comments

Hi Becky,

Yes, a utility easement along just the south side of E. Depot Rd. R/W would be fine.

Thanks, Keith

From: Becky Glenn [<mailto:rglenn@mta-telco.com>]
Sent: Wednesday, February 17, 2016 7:22 AM
To: Keith R Quintavell
Subject: FW: E. Depot Rd comments

Keith,

Will this work for MEA?

Becky

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] **On Behalf Of** Platting
Sent: Tuesday, February 16, 2016 3:06 PM
To: Becky Glenn <rglenn@mta-telco.com>
Subject: FW: E. Depot Rd comments

Becky, how does this work for you? Do you need an easement on the north side of E. Susitna Ave? The PUE document could easily have something added that attached a 15' utility easement along E. Depot Road, but I would suggest you get an easement from the city yourself for one adjacent to E. Susitna Ave as it isn't in this public hearing's purview.

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

Peggy Horton

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Thursday, February 25, 2016 3:39 PM
To: Peggy Horton
Subject: FW: E. Depot Rd comments

Per Archie Giddings, Public Works Director, the City has no objection on an easement(s) needed across this parcel along the south side of E. Depot Rd PUE or north side of E. Susitna Avenue ROW, however the City objects to a utility easement on the north side of E. Depot Rd PUE to preserve as much useable area as possible for train station operations.

Let me know if you have any questions or need additional information.

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, February 16, 2016 10:42 AM
To: Tina Crawford
Subject: FW: E. Depot Rd comments

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] **On Behalf Of** Platting
Sent: Tuesday, February 16, 2016 10:17 AM
To: Archie Giddings; publicworks; Planning
Subject: E. Depot Rd comments

We've received a request from MTA. Please review and let me know if you agree or not.

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

From: Becky Glenn [<mailto:rglenn@mta-telco.com>]
Sent: Friday, February 12, 2016 8:33 AM



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: Public Use Easement Request for Comments -- E. Depot Rd Public Use Easement
(Case No. 2016-013)**

Dear Ms. Horton:

ENSTAR Natural Gas Company has reviewed the subject Public Use Easement 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 with a long horizontal flourish extending to the right.

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

EXHIBIT O

Peggy Horton

From: Trisha Mitchell <trishamitchell3@gmail.com>
Sent: Tuesday, March 01, 2016 3:53 PM
To: Platting
Subject: easement through tax parcel A6

We live on susitna street and are so excited that this 60' wide public easement is being slated for tax parcei A6. The amount of traffic coming and going from Knik onto Susitna and vice versa has increased exponentially since Mat Su Central is here and the condos at the end of Susitna. We think this is an excellent idea.
Lee Mitchell 522 S. Mckinley St.

4C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 17, 2016**

PRELIMINARY PLAT: BIRCHWOOD ESTATES
LEGAL DESCRIPTION: SEC 16, T18N, R1E, SEWARD MERIDIAN, AK
PETITIONER: P & J HOMES, INC. ET AL
SURVEYOR/ENGINEER: ALASKA LAND SURVEYING/PIONEER ENGINEERING
ACRES: 19.93 PARCELS: 15
REVIEWED BY: PEGGY HORTON CASE: 2016-012

REQUEST

The request is to divide W ½ NW ¼ NE ¼ Section 16, Township 18 North, Range 1 East, Seward Meridian, Alaska into 15 lots to be known as Birchwood Estates, containing 19.93 acres, more or less. The parcel is currently configured as Birchwood Estates Condos, Units 1-6.

EXHIBITS:

Vicinity Map	Exhibit A
As-Builts	Exhibit B
Soils	Exhibit C
Site Distance Report	Exhibit D
Plan & Profile	Exhibit E
Site Visit Photos	Exhibit F

COMMENTS:

DPW Engineer	Exhibit G
Development Svs	Exhibit H
Cultural Resources	Exhibit I
Land Management	Exhibit J
Palmer Fire & Rescue	Exhibit K
Gci	Exhibit L
Enstar	Exhibit M
MEA	Exhibit N
MTA	Exhibit O
Public	Exhibit P

DISCUSSION:

Location: This subdivision is located south of E. Tex-Al Drive and east of N. Wasilla-Fishhook Rd. All lots will be accessed from the new internal road, N. Slaton Circle.

Lot Areas: The 15 lots range in size from 0.92 acres to 2.04 acres. Lots are designed to meet the requirements of MSB 43.20.300, *Lot and Block Design*, and MSB 43.20.320, *Frontage*.

There are buildings on the property, and the developer has designed those so they fall within Lots 7 & 8 and will meet the setback requirements of MSB 17.55. As-builts of those lots are at **Exhibit B**

Useable Area: The useable area report provided by Pioneer Engineering states that 6 testholes were dug to 14 to 15 feet and there was no groundwater found in any of them (**Exhibit C**). Mr. Klebesadel stated, based on the available soils & water table information, topography, MSB Title 43 Code definitions, and his observations at the site, each lot will have at least 10,000 sq ft of usable building area and at least 10,000 sq ft of usable septic area as required by MSB 43.20.281, *Area*.

Access: The Subdivision Construction Manual Section A05.6 requires cul-de-sacs over 1000 feet long to be constructed to residential subcollector standards (**recommendation #4**). N. Slaton Circle is designed to residential subcollector standards.

The petitioner is dedicating the 50' wide Section Line Easement along the northern boundary as right-of-way for Tex-Al Rd.

Sight Distance: The petitioner's surveyor provided a sight distance report indicating the speed limit of 40 mph on Tex-Al Drive (**Exhibit D**). Staff notes the current posted speed limit is 30 mph. He states the sight distance to oncoming traffic from the east is 381'. Platting Staff and the DPW Engineer made a sight visit and took measurements; our results did not match that of the surveyors (**Exhibit G**). The surveyor has not responded to our request for help with this issue (**Exhibit G-3**). The borough engineer also noted the overgrowth of vegetation and the steep slopes on either side of the new road at the intersection may contribute to the lack of sight distance.

Drainage: The drainage plan is shown on the plan & profile sheets (**Exhibit E**). The plat shows the general drainage patterns on the parent parcels and the proposed road. No culverts are shown. No additional drainage easements are shown. Staff notes the drainage plan may change during the additional road construction necessary.

Site Visit Photos: Are at **Exhibit F**.

COMMENTS:

Department of Public Works Engineer, Jamie Keller, stated the current sight distances are barely adequate for the posted speed limit of 30 mph and might be improved when ditches are added and backslopes are laid back (**Exhibit G**). Coordinate with utility companies for relocation of utilities as needed. Ditches must be 30' deep to provide adequate snow storage. Consider increasing the spacing between driveways on the cul-de-sac to improve ditch drainage, snow storage, and maintainability. Cul-de-sac is not to exceed 1000 feet in length. Staff notes the Subdivision Construction Manual requires that road exceeding 1000 feet in length be constructed to Residential Subcollector Standards. Staff forwarded this information to the petitioner and surveyor and have not received a response as of the writing of this report.

Development Services ROW Coordinator states existing utilities may be required to be relocated where said utilities exist within or along the access route to the proposed subdivision or within areas to be dedicated as public right-of-way, Drainage, Slope Maintenance, and Snow Storage easements (**Exhibit H**). The Borough may choose not to accept a right-of-way when utilities or other encroachments exist within said area. Staff notes the borough requires unrestricted, public right-of-way which means that any easements underlying the proposed N. Slaton Street will need to be released **Recommendation #4**.

Development Services Planner commented that the structures should be in compliance with setback requirements (**Exhibit H-2**). Code Compliance stated the property is not located in a Special Flood Hazard Area nor is it in a Special Land Use District (**Exhibit H-3**). Cultural Resources has no objection and recommends caution during construction in the event cultural remains come to light or are recovered (**Exhibit I**). Land & Resource Management said no MSB land is affected and they have no objection to the subdivision (**Exhibit J**).

Palmer Fire & Rescue stated Lots 8 & 9 must have at least a 20' wide driveable surface for fire apparatus and if the driveway is 150' or longer, it must have a turn-around meeting the International Fire Code requirements (**Exhibit K**). Staff notes these are items concerning the development of the property and not the subdivision process.

Utilities: GCI approves the plat as shown (**Exhibit L**). Enstar advises that there is a natural gas main along the west edge of the existing Slaton Street that crosses to run along the south edge of Brainard Circle, ending on at the Southeast corner of Lot 5, Birchwood Estates Condos (**Exhibit M**). They've attached a drawing highlighting the approximate location of this gas main and are requesting a 15 ft natural gas easement centered on this line where it is not within the proposed road right-of-way or utility easements. Staff notes this easement would split lots 1 & 2 and the developer stated verbally that they intend to move the gas line.

MEA and MTA have existing blanket easements on the property (**Exhibit N & O**).

George Strother, Owner of Tax parcel D10 in Section 8 has several comments (**Exhibit P**). Staff provided these to the petitioner and surveyor and has not received any response as of the writing of this report.

CONCLUSION

The preliminary plat for Birchwood Estates is consistent with AS 29.40.070, *Platting Regulations*, and MSB 43.15.016, *Preliminary Plat Submittal and Approval*. This plat will create 15 lots out of a 40-acre parcel.

A professional engineer stated the lots contain over 10,000 square feet of useable septic area and 10,000 sq ft of useable building area. Roads are required to be constructed to residential subcollector standard due to the length of the cul-de-sac. A drainage plan was submitted which meets the Subdivision Construction Manual standards. There were no objections from outside agencies.

One public comment has been received and the petitioner will need to respond to the concerns of the citizen.

RECOMMENDATIONS for PRELIMINARY PLAT

Recommended motion: “I move to approve the preliminary plat of Birchwood Estates, located within Section 16, Township 18 North, Range 1 East, Seward Meridian, Alaska contingent on the following staff recommendations:”

1. Submit the mailing and advertising fee.
2. Submit construction cost estimate, schedule pre-construction meeting with Dept of Public Works Engineer, pay 1% inspection fee, and obtain Notice to Proceed in compliance with SCM, Section E.
3. Construct the interior roads to minimum residential subcollector standards. Provide engineer’s final inspection report along with verification from an RLS that the constructed roadways are located within the proposed right-of-way per MSB 43.20.140, *Physical Access*, and obtain Capital Project’s Engineer signoff.
4. Provide a common access point for Lots 8 & 9.
5. Obtain driveway permits for the existing driveways on N. Slaton Circle prior to plat recordation per SCM A15.1(c).
6. Remove all easements of record underlying the proposed public right-of-way to comply with MSB 43.20.120, *Legal Access*.
7. Dedicate the curve returns at the intersection N. Slaton Circle and E. Tex-Al Drive.
8. Provide updated Certificate to Plat executed within 90 days, prior to recording the plat per MSB 43.15.053(E).

9. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
10. Submit recording fee, payable to the State of Alaska, DNR.
11. Taxes and special assessments must be current prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
12. Submit final plat in full compliance with Title 43.

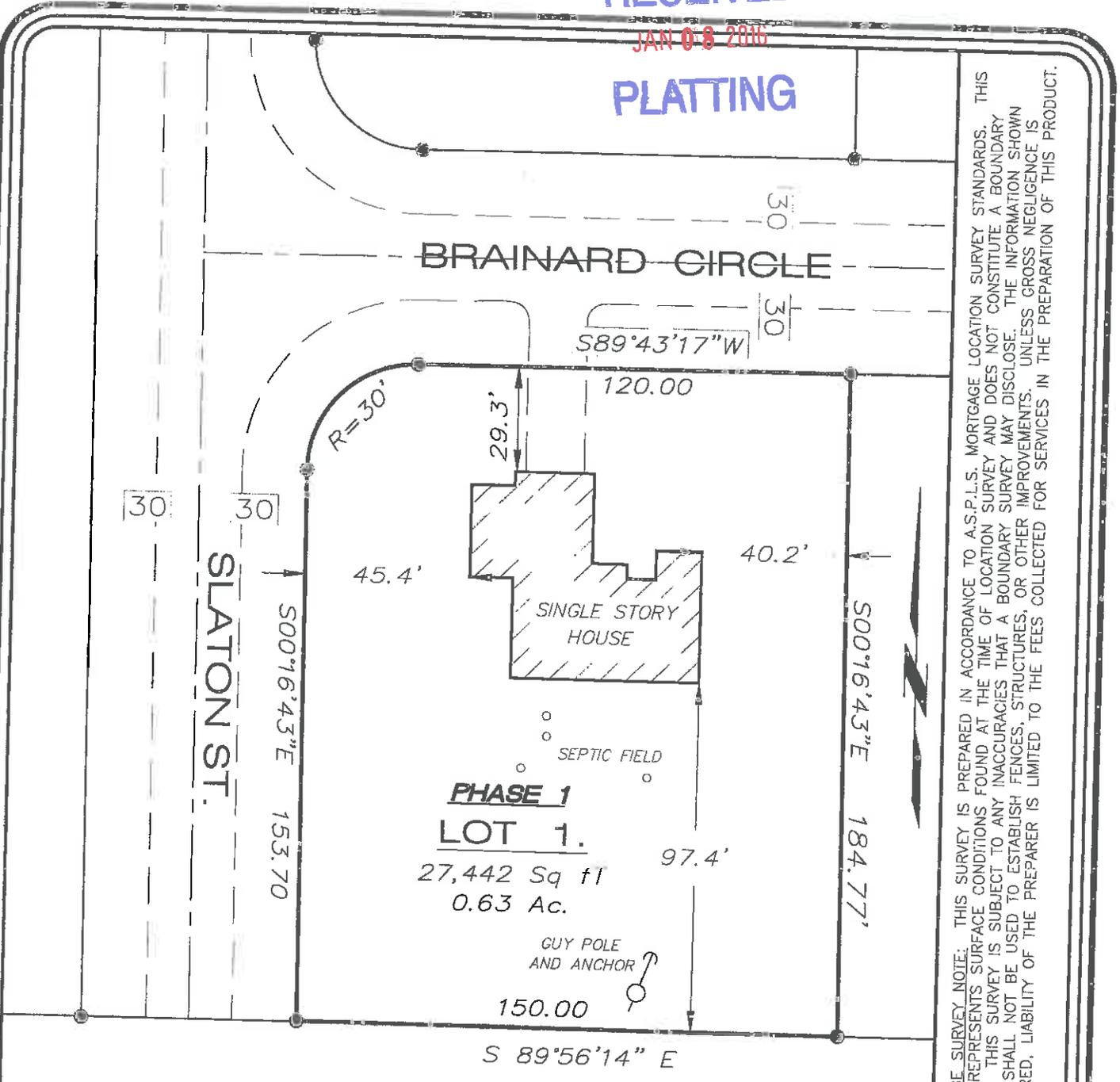
FINDINGS for PRELIMINARY PLAT

1. The plat of Birchwood Estates is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016, *Preliminary Plat Submittal and Approval*.
2. A professional engineer stated useable area is available for wastewater disposal and building area in compliance with MSB 43.20.281.
3. The 50' Section Line Easement along the northern boundary is being dedicated as right-of-way.
4. Lot sizes and block lengths are consistent MSB 43.20.300(A), *Lot and Block Design*.
5. There are 15' utility easements shown on the plat along both sides of the proposed right-of-ways consistent with the SCM standards for utilities. The petitioner is also granting a 15' utility easement adjoining the northern right-of-way dedication.
6. Petitioner stated they intend to move the gas line from its current location to within the roadway.
7. There is a question as to whether the site distance is appropriate or could be improved.
8. Slope easements may be required as the internal road was constructed with large cuts through a hill between Lot 1 and 15.
9. The existing well located within the utility easement on Lot 4 will either be abandoned or used for the lot, but will not be used as a community water source.
10. There is no direct access to Tex-Al Drive from lots within this subdivision.

RECEIVED

JAN 08 2016

PLATTING



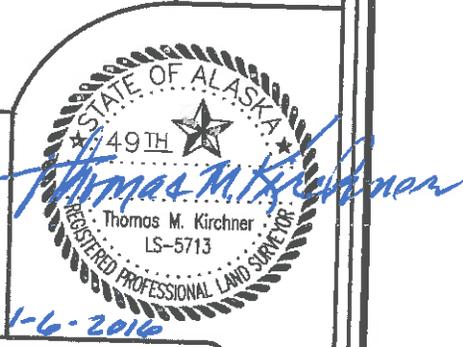
MORTGAGE SURVEY NOTE: THIS SURVEY IS PREPARED IN ACCORDANCE TO A.S.P.L.S. MORTGAGE LOCATION SURVEY STANDARDS. THIS SURVEY REPRESENTS SURFACE CONDITIONS FOUND AT THE TIME OF LOCATION SURVEY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. THIS SURVEY IS SUBJECT TO ANY INACCURACIES THAT A BOUNDARY SURVEY MAY DISCLOSE. THE INFORMATION SHOWN HEREON SHALL NOT BE USED TO ESTABLISH FENCES, STRUCTURES, OR OTHER IMPROVEMENTS, UNLESS GROSS NEGLIGENCE IS DISCOVERED. LIABILITY OF THE PREPARER IS LIMITED TO THE FEES COLLECTED FOR SERVICES IN THE PREPARATION OF THIS PRODUCT.

NOTE:
THIS LOT IS CONNETED TO
COMMUNITY WATER SYSTEM.



DATE: 17 JAN 2012
FILE: 07510.03A/4026

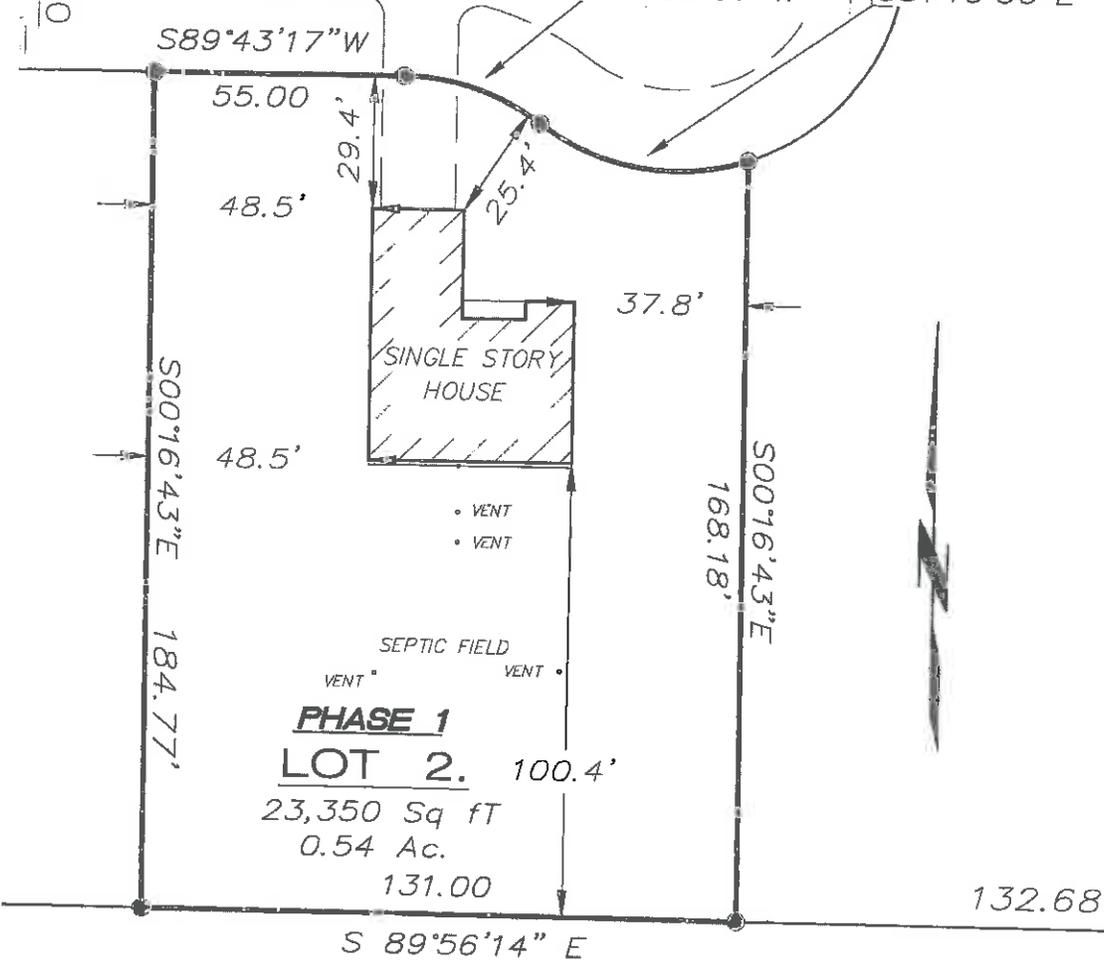
AS-BUILT DRAWING OF:
PHASE 1, LOT 1, BIRCHWOOD ESTATES
A COMMON INTEREST COMMUNITY
(PLAT RECORDING NO. 2011-55)
PROPERTY ADDRESS: BRAINARD COURT,
WASILLA, AK., MAT-SU BOROUGH,
PALMER RECORDING DIST.



BRAINARD CIRCLE

$\Delta=36^{\circ}52'12''$
 $R=50.00$
 $L=32.18$
 $T=16.67$
 $Ch\ Dist=31.62$
 $Ch\ Berg=N71^{\circ}50'37''W$

$\Delta=55^{\circ}31'58''$
 $R=50.00$
 $L=48.46$
 $T=26.32$
 $Ch\ Dist=46.59$
 $Ch\ Berg=S81^{\circ}10'30''E$



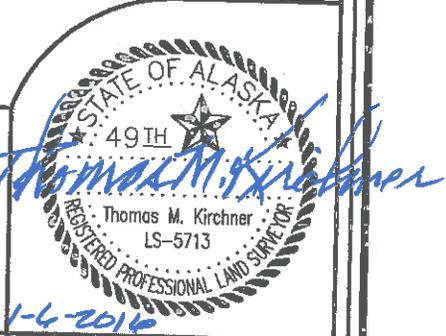
MORTGAGE SURVEY NOTE: THIS SURVEY IS PREPARED IN ACCORDANCE TO A.S.P.L.S. MORTGAGE LOCATION SURVEY STANDARDS. THIS SURVEY REPRESENTS SURFACE CONDITIONS FOUND AT THE TIME OF LOCATION SURVEY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. THIS SURVEY IS SUBJECT TO ANY INACCURACIES THAT A BOUNDARY SURVEY MAY DISCLOSE. THE INFORMATION SHOWN HEREON SHALL NOT BE USED TO ESTABLISH FENCES, STRUCTURES, OR OTHER IMPROVEMENTS, UNLESS GROSS NEGLIGENCE IS DISCOVERED. LIABILITY OF THE PREPARER IS LIMITED TO THE FEES COLLECTED FOR SERVICES IN THE PREPARATION OF THIS PRODUCT.

RECEIVED
JAN 08 2016
PLATTING

NOTE:
 THIS LOT IS CONNECTED TO
 COMMUNITY WATER SYSTEM.

SCALE: 1"=40'
 0 20' 40' 60'
 DATE: 17 JAN 2012
 FILE: 07510.03A/4026

AS-BUILT DRAWING OF:
PHASE 1, LOT 2, BIRCHWOOD ESTATES
 A COMMON INTEREST COMMUNITY
 (PLAT RECORDING NO. 2011-55)
 PROPERTY ADDRESS: BRAINARD COURT.
 WABILLA, AK, MAT-SU BOROUGH,
 PALMER RECORDING DIST.



ALASKA LAND SURVEYING CO. L.L.C.

PO BOX 397, PALMER, ALASKA, 99645; TEL. 907-745-1491, FAX 907-745-1490

14547.05 / 4926

SIGHT DISTANCE ALONG
 E. TEX-AL DRIVE
 FROM STATION ST.

27 101. 4000 RT 4000 DIST E.

T.D.# 59

EX D# 10022

75.000000

#59

EIGHT DIST TO QUADANT'S
 TRAVEL FROM EAST IS
 381'

#57

EIGHT DIST TO QUADANT'S
 TRAVEL FROM WEST IS
 380'

RECEIVED
 JAN 08 2016
 PLATTING



Thomas M. Kitchner
 01/04/2016

SAT 07 NOV 2015

80

STATION COORDINATES

MS-DL

WEATHER
 CLOUDY

SURVEY

E. TEX-AL DR

407'

40
 MIN

SIGHT DIST

RESURVEYABLE 740'

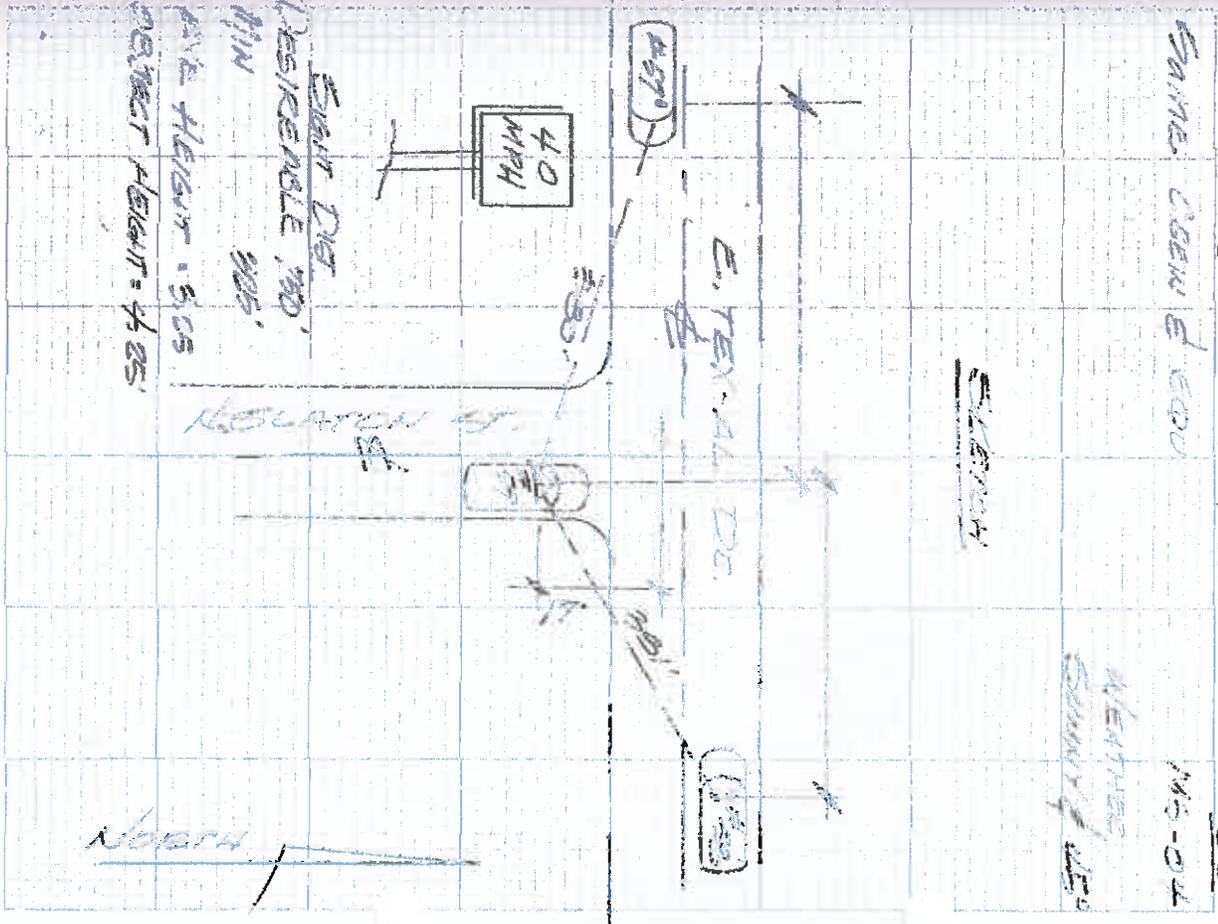
MIN 905'

NET HEIGHT = 3.05

NET HEIGHT = 4.25

STATION ST.

North



RECEIVED

JAN 15 2016

PLATTING

Pioneer Engineering LLC
Professional, Reliable, Local



January 11, 2016

**RE: Birchwood Estates Subdivision - Usable Area Report
T18N R1E Sec 16 Lot B10**

Platting Division, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Hr. Hulbert,

Usable Area: Working on behalf of the owner, Paul Madson, and in coordination with Alaska Land Surveying Co. LLC, I performed a soils investigation for the above-referenced proposed subdivision. The project will create 15 lots from the parent parcel that contains approximately 19.9 acres. This soils evaluation includes visual descriptions of each of the lots, a review of historic test hole information, and a review of topography information.

All lots will be accessed from a new internal road (N Slaton Street) being constructed within the subdivision.

Topography: Most of the lots are fairly flat. Lot 15 contains the remainder of a hill that originally spanned across Lots 1 and 15 that was mined to provide gravel for the new internal road. This is the only area where grades over 25% were noted. The total elevation differential across the entire +/- 20 acres was approximately 60 feet, dropping from north to south.

Vegetation & Soils: There are two structures on the parent parcel. When subdivided, these two single family residences will remain on lots 7 and 8. The majority of the parent parcel has been cleared. A few trees remain on the east, west, and south perimeters.

Test Holes: Six test holes were excavated, inspected and documented on 11-19-09 by Thomas Kirchner, PLS (see attached). All test holes were excavated to 14 to 15 feet deep. All test holes were spaced fairly evenly throughout the parcel, providing a very good representation of the subsurface soils throughout the property.

All test holes began with 1.5 feet of topsoil and brown dirt overlaying a generally 2-foot to 3-foot thick layer consisting of 1-inch to 8-inch diameter rocks with fines. This layer was classified as GW to GW/GP soils. Further down, a 7.5' to 11' thick layer of GP soils (1" to 8" diameter rocks containing more fines) was encountered. The only atypical test hole was #6 near the NW corner of the property. After 1.5' of topsoil and 6.5' of GW soils, ML glacial silt or "hardpan" material was encountered beginning at 8' deep and continuing to the bottom of the test hole at 14' below ground surface.

Groundwater: No groundwater was discovered in any of the test holes.



Pioneer Engineering LLC
Professional, Reliable, Local

Flood Hazard Reduction: The proposed subdivision is not located in any Flood Hazard Area on FIRM Panels 02170C7241E (attached) or 02170C7245E.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines.

Each lot will be nominally an acre in size. With the size of the lots, setbacks to future water wells should present little influence to siting of septic drainfields.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of usable septic area as required by MSB 43.20.280 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC



ALASKA LAND SURVEYING CO., L.L.C.
 5451 N. MAVERICK DRIVE
 P.O. BOX 392
 PALMER, AK 99645

tel: (907)745-1491
 fax: (907)745-1490

TEST HOLE No. 1 **LOCATION:**
DATE LOGGED: N= 18,755.0'
 19 NOVEMBER 2009 E= 19,450.0'
LOGGED BY: T.M.K. ELEV.= 588.0'

PROJECT:
 BIRCHWOOD ESTATES,
 WASILLA, AK.

UNIFIED GROUP SYM:	DESCRIPTION	PHOTO(S)
	DEPTH (FT): 0- ELEV.= 588.0' Organics	
	1- Brown dirt.	
	2- GW/GP *	
	3- 1" - 8" Diameter rocks with fine mixed in.	
	4- GP *	
	5- 1/2" - 3" Diameter rocks with few fine mixed in.	
	6- GP/SP *	
	7- 1" - 8" Diameter rocks with lots fines mixed in.	
	8- Bottom of hole with no water infiltrating.	
	9- 10- 11- 12- 13- 14-	

***Soils were classified under the Unified Soil Classification System. Soils were field classified at the time of digging. The visual field classification was supplemented with a laboratory gradation of a blended sample of similar soils. Individual lots intended for on-site septic systems should be tested for site-specific conditions and infiltration rates, and to verify there are no anomalies that would preclude on-site disposal.**

ALASKA LAND SURVEYING CO., L.L.C.
 5451 N. MAVERICK DRIVE
 P.O. BOX 392
 PALMER, AK 99645

tel: (907)745-1491
 fax: (907)745-1490

TEST HOLE No. 2
DATE LOGGED:
 19 NOVEMBER 2009
LOGGED BY: T.M.K.

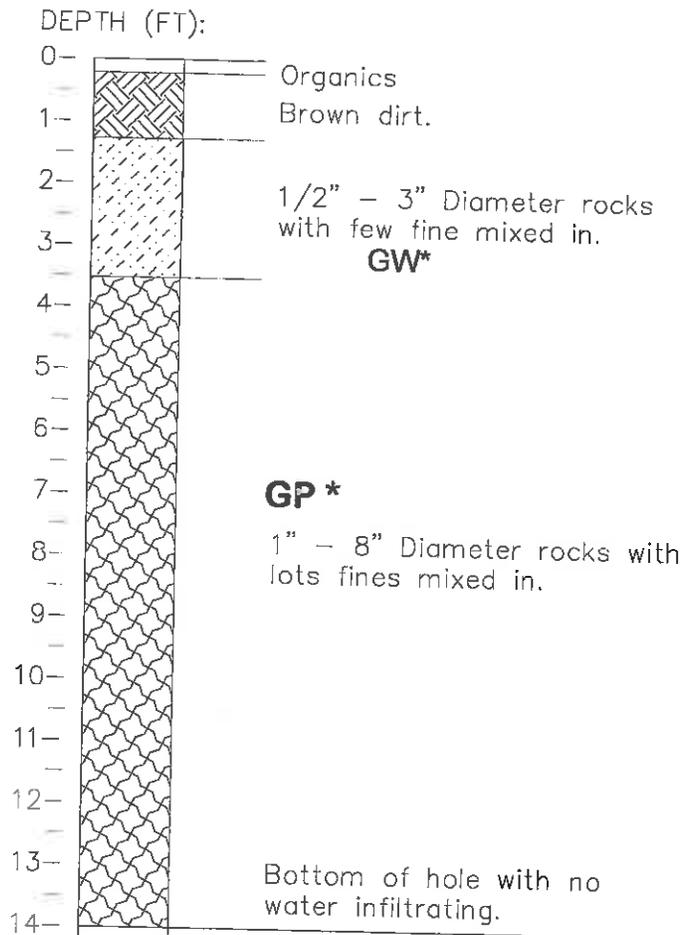
LOCATION:
 N= 18,795.0'
 E= 19,925.0'
 ELEV.= 587.0'

PROJECT:
 BIRCHWOOD ESTATES,
 WASILLA, AK.

UNIFIED GROUP SYM:

DESCRIPTION

PHOTO(S)



***Soils were classified under the Unified Soil Classification System. Soils were field classified at the time of digging. The visual field classification was supplemented with a laboratory gradation of a blended sample of similar soils. Individual lots intended for on-site septic systems should be tested for site-specific conditions and infiltration rates, and to verify there are no anomalies that would preclude on-site disposal.**

ALASKA LAND SURVEYING CO., L.L.C.

6451 N. MAVERICK DRIVE
P.O. BOX 392
PALMER, AK 99645

tel: (907)745-1491
fax: (907)745-1490

TEST HOLE No. 3
DATE LOGGED:
19 NOVEMBER 2009
LOGGED BY: T.M.K.

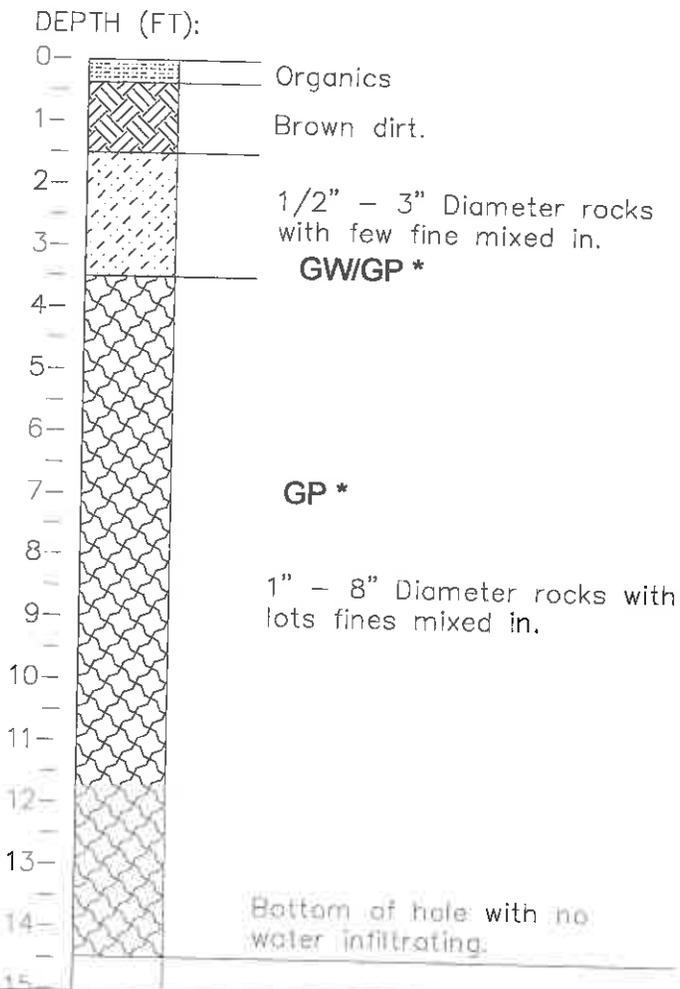
LOCATION:
N= 19,132.0'
E= 19,625.0'
ELEV.= 590.0'

PROJECT:
BIRCHWOOD ESTATES,
WASILLA, AK.

**UNIFIED GROUP
SYM:**

DESCRIPTION

PHOTO(S)



***Soils were classified under the Unified Soil Classification System. Soils were field classified at the time of digging. The visual field classification was supplemented with a laboratory gradation of a blended sample of similar soils. Individual lots intended for on-site septic systems should be tested for site-specific conditions and infiltration rates, and to verify there are no anomalies that would preclude on-site disposal.**



land surveying, mapping, & construction

ALASKA LAND SURVEYING CO., L.L.C.

5451 N. Maverick Dr.
P.O. Box 392
Palmer, Alaska 99645

tel: (907)745-1491
fax: (907)745-1490

TEST HOLE No.4
DATE LOGGED:
19 NOVEMBER 2009
LOGGED BY: T.M.K.

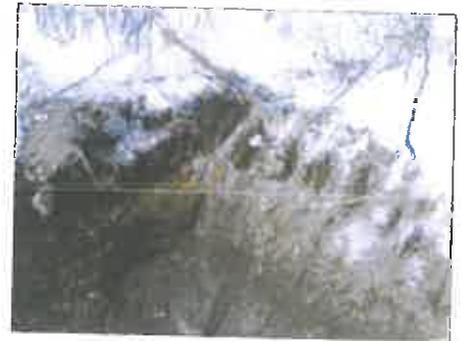
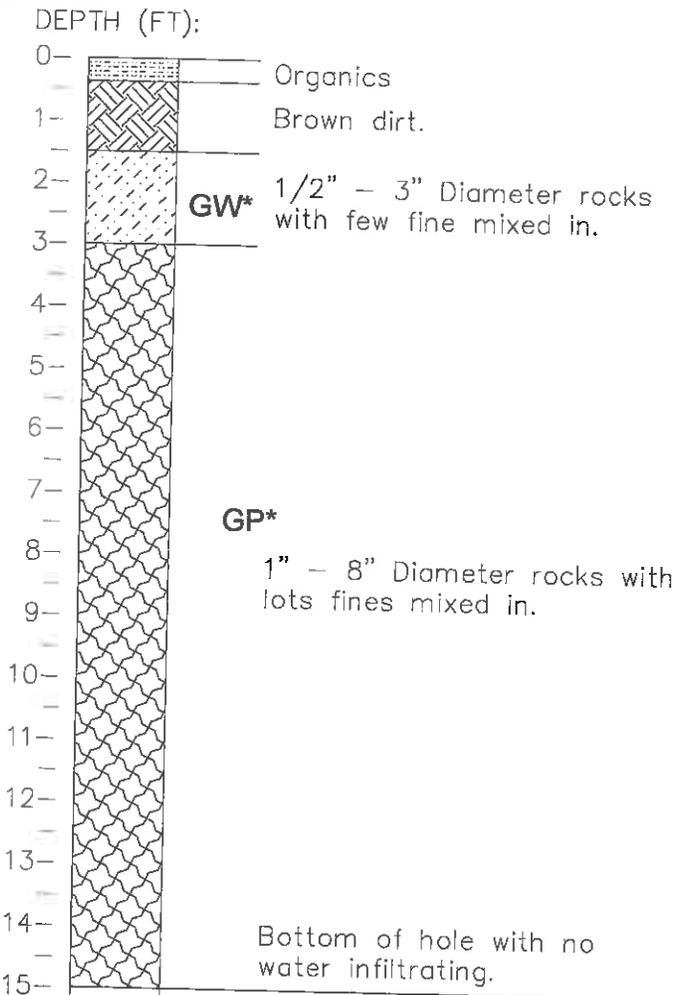
LOCATION:
N= 19,635.0
E= 19,920.0'
ELEV.= 592.0'

PROJECT:
BIRCHWOOD ESTATES,
WASILLA, AK.

**UNIFIED GROUP
SYM:**

DESCRIPTION

PHOTO(S)



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land surveying, mapping, & construction

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5451 N. Maverick Dr.
P.O. Box 392
Palmer, Alaska 99645

tel: (907)745-1491
fax: (907)745-1490

TEST HOLE No. 6
DATE LOGGED:
19 NOVEMBER 2009
LOGGED BY: T.M.K.

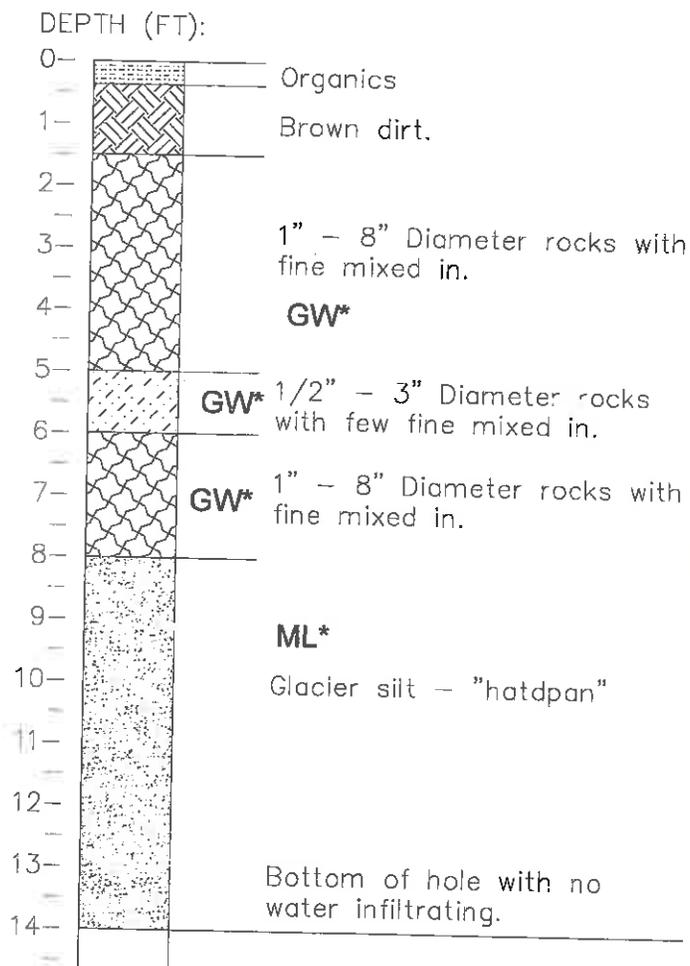
LOCATION:
N= 19,510.0'
E= 19,415.0'
ELEV.= 594.0'

PROJECT:
BIRCHWOOD ESTATES,
WASILLA, AK.

UNIFIED GROUP SYM:

DESCRIPTION

PHOTO(S)



***Soils were classified under the Unified Soil Classification System. Soils were field classified at the time of digging. The visual field classification was supplemented with a laboratory gradation of a blended sample of similar soils. Individual lots intended for on-site septic systems should be tested for site-specific conditions and infiltration rates, and to verify there are no anomalies that would preclude on-site disposal.**



land surveying, mapping, & construction

ALASKA LAND SURVEYING CO., L.L.C.

5451 N. Maverick Dr.
P.O. Box 392
Palmer, Alaska 99645

tel: (907)745-1491
fax: (907)745-1490

TEST HOLE No. 7
DATE LOGGED:
19 NOVEMBER 2009
LOGGED BY: T.M.K.

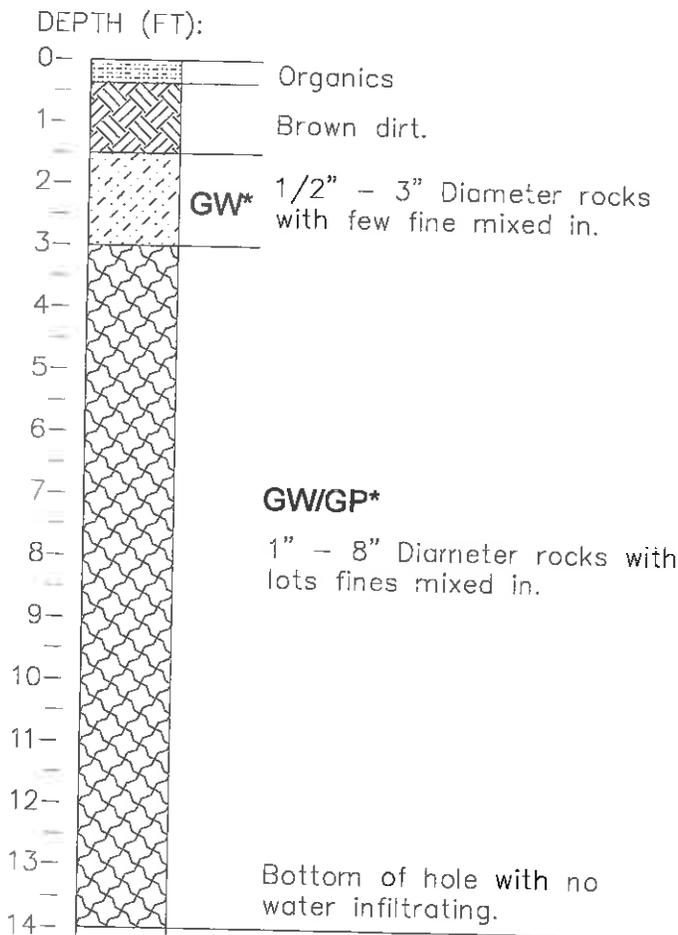
LOCATION:
N= 19,165.0'
E= 19,980.0'
ELEV.= 593.0'

PROJECT:
BIRCHWOOD ESTATES,
WASILLA, AK.

UNIFIED GROUP SYM:

DESCRIPTION

PHOTO(S)

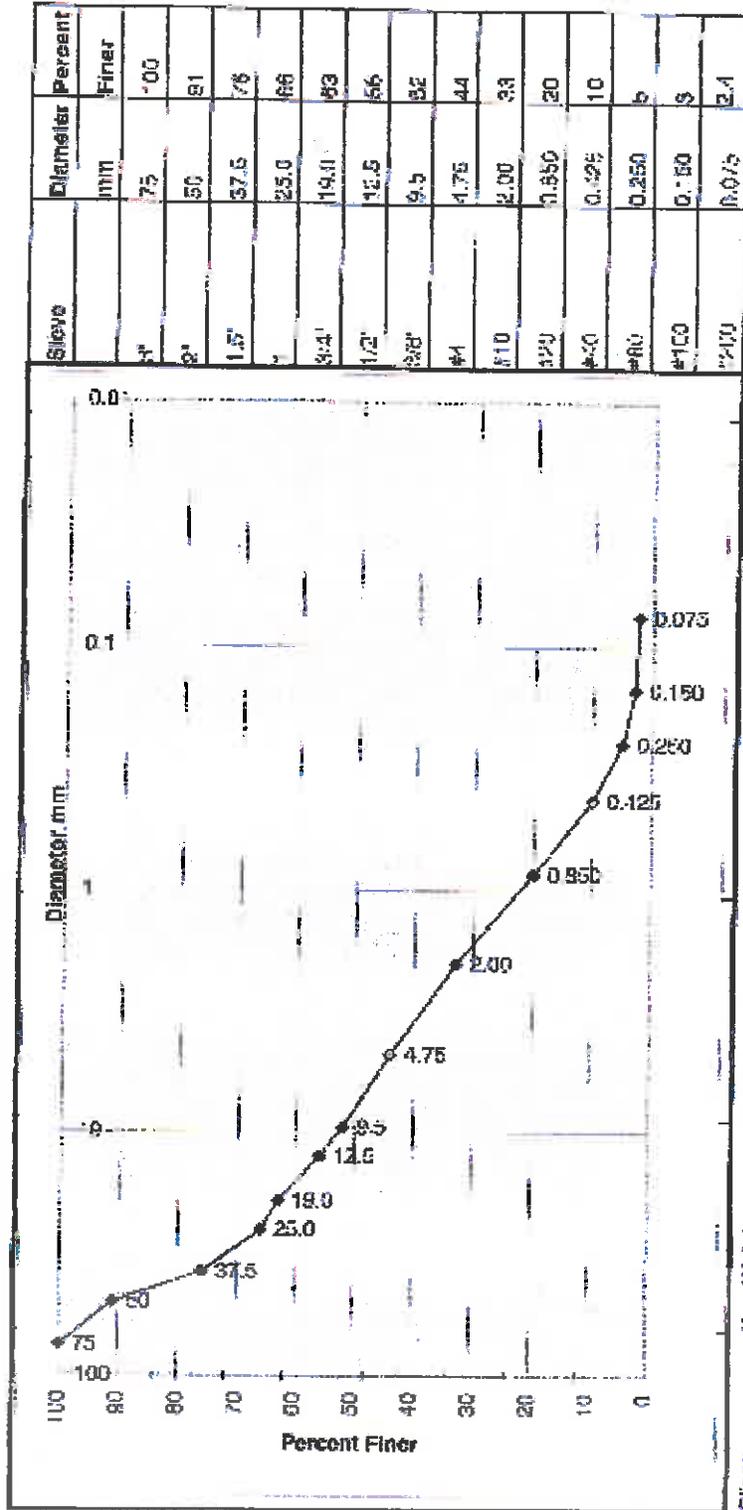


***Soils were classified under the Unified Soil Classification System. Soils were field classified at the time of digging. The visual field classification was supplemented with a laboratory gradation of a blended sample of similar soils. Individual lots intended for on-site septic systems should be tested for site-specific conditions and infiltration rates, and to verify there are no anomalies that would preclude on-site disposal.**



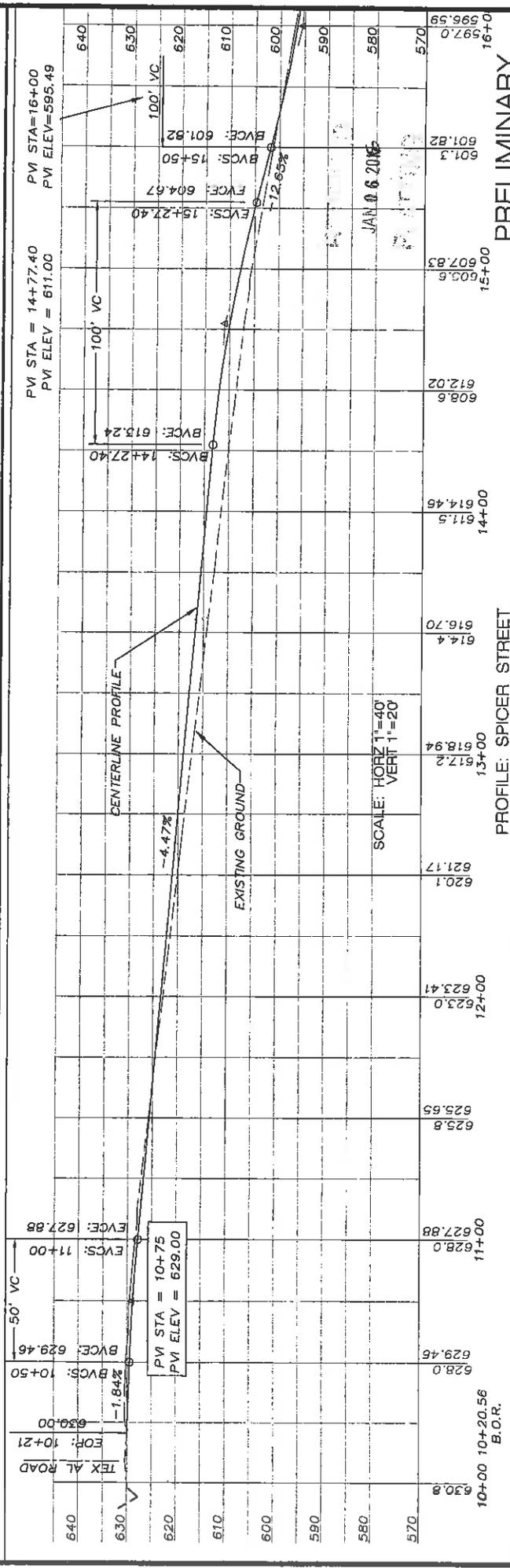
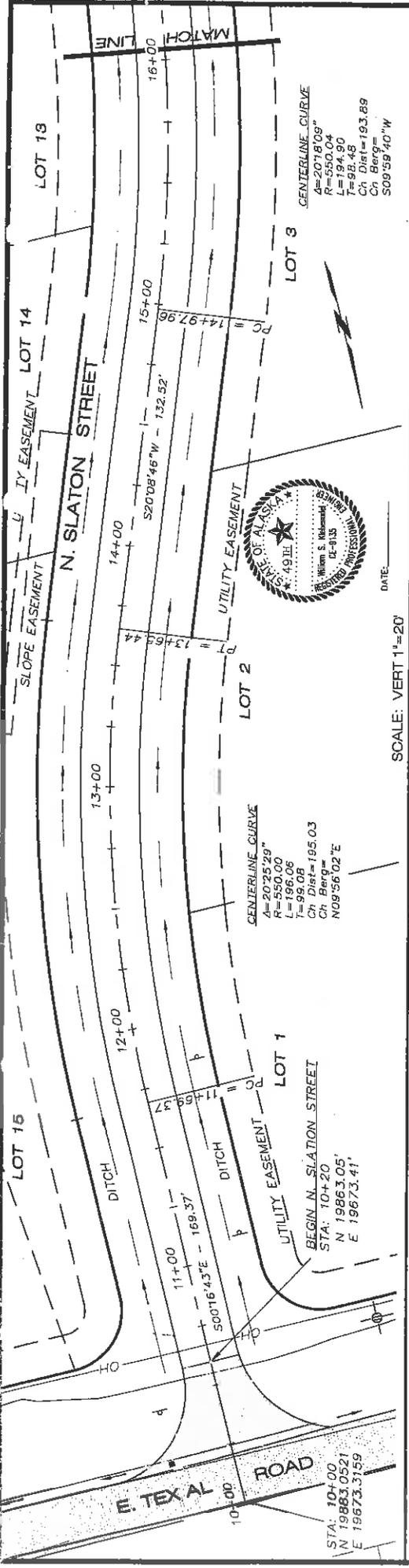
MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
 2805 N. 103rd Street, Parkersburg, IA 50448-4325 Phone: (507) 748-4725 Fax: (507) 748-4721
 e-mail: mh@markhansen.com



Client: Ken Walsh
 Project: Birchwood Estates
 Sample Location: #1
 Soil Description: Poorly graded Gravel with Sand
 Unified Classification: GP

Date: 1/20/2010
 Sample Date: 1/12/2010
 Proj No.: 10004



PRELIMINARY

BIRCHWOOD ESTATES
N. SLATON STREET
PLAN & PROFILE

DATE: JAN 06 2016

SCALE: VERT 1"=20'
SCALE: HORIZ 1"=40'

PROFILE: SPICER STREET

DATE: 11/07/2015	DATE: 11/07/2015
DRAWN BY: SDFP	CHECK BY: TMLC
FIELD BOOK: KXL	

CLIENT: P.A. DEVELOPMENT
P.O. BOX 87210-228
WASILLA, AK 99587
AND
ALEXANDER
P.O. BOX 100
SIKKA, AK 99588

CLIENT: ALS Surveying & Mapping
ALASKA LAND SURVEYING CO., L.L.C.
P.O. Box 100
Palmer, Alaska 99572
Tel: (907) 232-1760

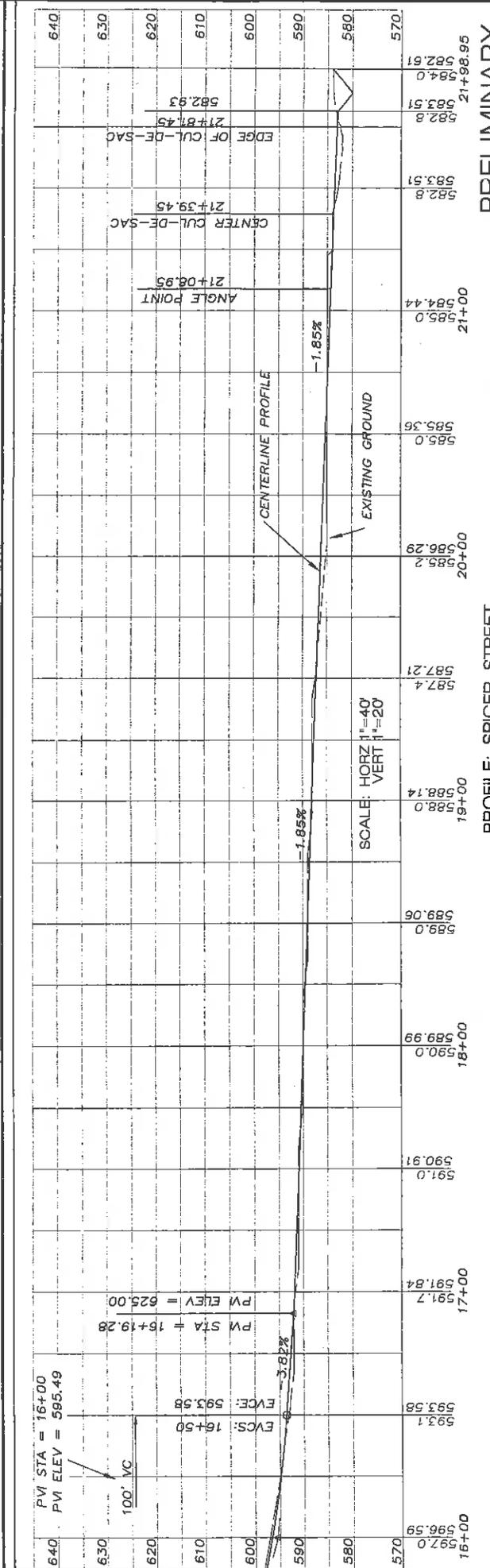
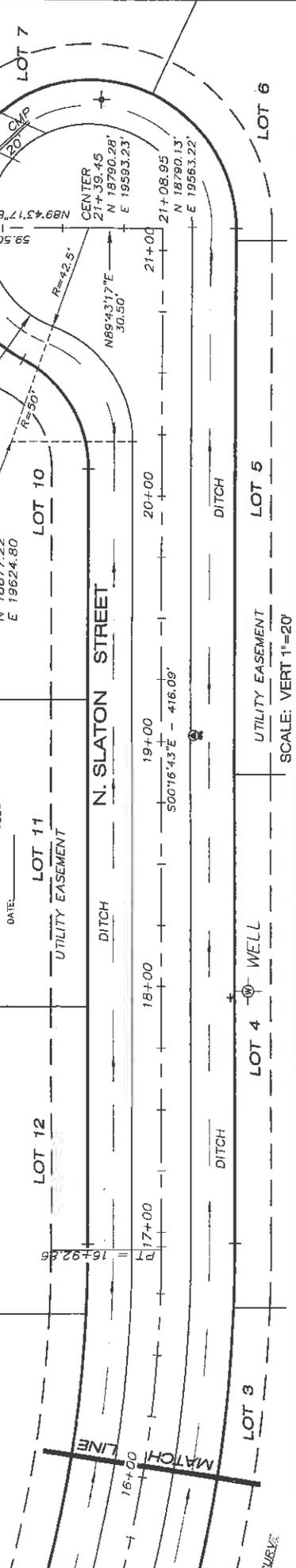
DATE: 14547.01A / 4026

SHEETS: 2 OF 3
SHEET NUMBER: C-01
REV: 0



LOT 13

CENTERLINE CURVE
 $\Delta = 206.09^\circ$
 $R = 104.90'$
 $L = 194.90'$
 $T = 98.48'$
 $Ch\ Dist = 193.89'$
 $Ch\ Berg = 509.59' \ 40'' \ W$



STATION	EXISTING GROUND	CENTERLINE PROFILE
16+00	597.0	597.0
16+10	597.0	597.0
16+20	597.0	597.0
16+30	597.0	597.0
16+40	597.0	597.0
16+50	597.0	597.0
16+60	597.0	597.0
16+70	597.0	597.0
16+80	597.0	597.0
16+90	597.0	597.0
17+00	591.84	591.7
17+10	591.0	591.0
17+20	590.91	590.91
17+30	589.99	589.99
17+40	589.0	589.0
17+50	588.14	588.0
17+60	587.21	587.21
17+70	585.2	585.2
17+80	584.29	584.29
17+90	583.36	583.36
18+00	582.4	582.4
18+10	581.4	581.4
18+20	580.4	580.4
18+30	579.4	579.4
18+40	578.4	578.4
18+50	577.4	577.4
18+60	576.4	576.4
18+70	575.4	575.4
18+80	574.4	574.4
18+90	573.4	573.4
19+00	572.4	572.4
19+10	571.4	571.4
19+20	570.4	570.4
19+30	569.4	569.4
19+40	568.4	568.4
19+50	567.4	567.4
19+60	566.4	566.4
19+70	565.4	565.4
19+80	564.4	564.4
19+90	563.4	563.4
20+00	562.4	562.4
20+10	561.4	561.4
20+20	560.4	560.4
20+30	559.4	559.4
20+40	558.4	558.4
20+50	557.4	557.4
20+60	556.4	556.4
20+70	555.4	555.4
20+80	554.4	554.4
20+90	553.4	553.4
21+00	552.4	552.4

PRELIMINARY

BIRCHWOOD ESTATES
 N. SLATON STREET
 PLAN & PROFILE

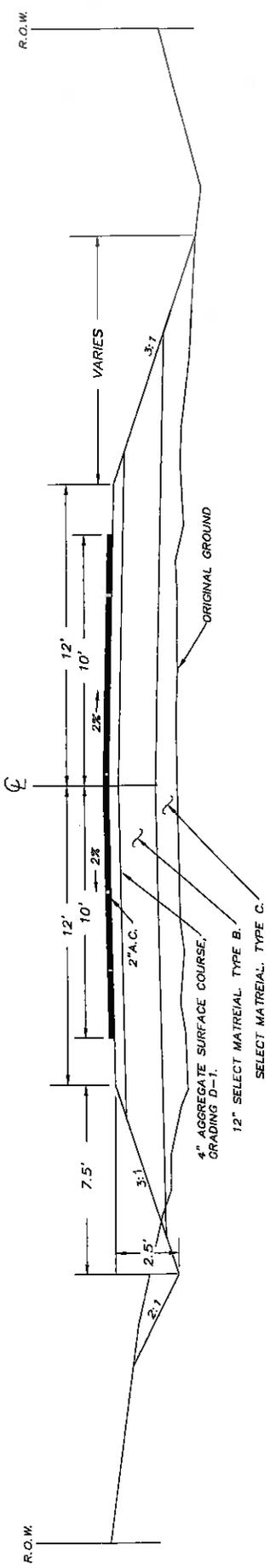
CLIENT: P.J. DEVELOPMENT
 P.O. BOX 87910-258
 WASHILLA, AK 99687
 AND MASON
 P.O. BOX 8825
 SPOKANE, WA 99209

DATE: 11/07/2019
 DRAWN BY: SWB
 CHECK BY: TALK
 FIELD BOOK: K.L.K.

SCALE: 1" = 40' HORIZ
 1" = 20' VERT

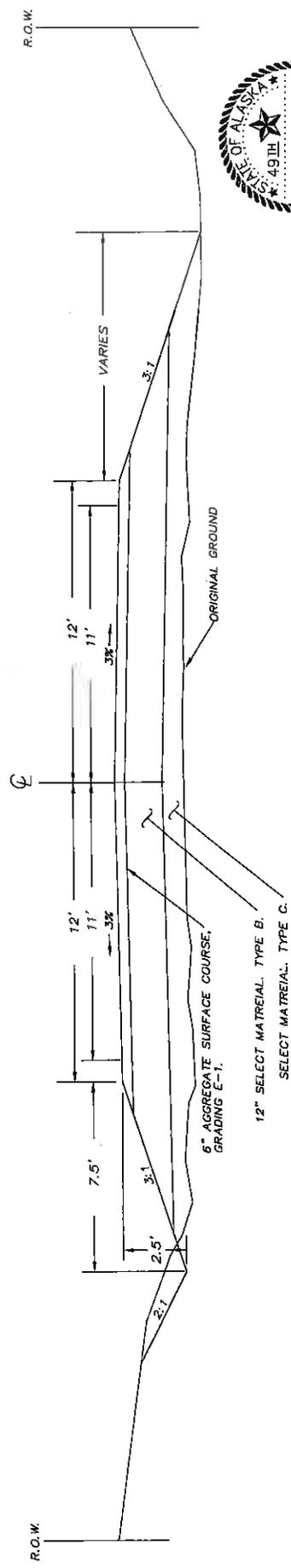
DATE: 11/07/2019

14547.01A / 4026 C-02 0



TYPICAL PAVED ROAD SECTION

NOT TO SCALE



TYPICAL GRAVEL ROAD SECTION

NOT TO SCALE



DATE: _____

ALASKA PROFESSIONAL ENGINEER WILLIAM S. McISAAC CE-9135 REGISTERED PROFESSIONAL ENGINEER	BIRCHWOOD ESTIMATES N. SLATON STREET PLAN & PROFILE SHEETS: 2 OF 3
ALS ALASKA SURVEYING & MAPPING ALASKA LAND SURVEYING CO., L.L.C. 4421 N. MARSHALL DR. P.O. BOX 18358 ANCHORAGE, ALASKA 99518 TEL: 283-7744 FAX: 283-7744	P & I DEVELOPMENT P.O. BOX 678910-280 WASHILLA, AK 99507 PAUL MAJORS P.O. BOX 18358 SODUK, ALASKA 99576-1000
STATE OF ALASKA DEPARTMENT OF REVENUE 14547.01A 7.4026 14547.01A 7.4026	SHEET NUMBER: C-03 TOTAL SHEETS: 0



08.25.2015



Looking south on N. Slaton Circle near
intersection with Tex-Al Rd



Looking west on Tex-Al road from unfinished N. Slaton Circle



Looking east on Tex-Al road from unfinished N. Slaton Circle



Looking north on N. Slaton Circle towards intersection with Tex-AI Road

Peggy Horton

From: Jamie Keller
Sent: Friday, February 19, 2016 10:54 AM
To: Platting
Cc: Bob Walden; Peggy Horton
Subject: RE: Request for comments for Birchwood Estates Case #2016-012 Tech: PH

My comments are as follows:

- Current sight-distances are barely adequate for the posted speed limit of 30 mph and might be improved when ditches are added and backslopes are laid back
- Coordinate with utility companies for re-location of utilities as needed
- Cul-de-sac is not to exceed 1000 feet in length
- Ditches must be 30" deep to provide adequate snow storage
- Consider increasing the spacing between driveways on the cul-de-sac to improve ditch drainage, snow storage, and maintainability

Jamie Keller

From: Bob Walden
Sent: Thursday, February 04, 2016 9:41 AM
To: Jamie Keller
Subject: FW: Request for comments for Birchwood Estates Case #2016-012 Tech: PH

Here is Birchwood the one we looked at yesterday.

Bob Walden

From: Peggy Horton **On Behalf Of** Platting
Sent: Wednesday, January 20, 2016 4:18 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil); brian.young@usps.gov; joeri@mtaonline.net; 'akers@mtaonline.net' (akers@mtaonline.net); mschoming@crweng.com; John Aschenbrenner; John Mcnutt (jmcnutt@palmerak.org); Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Barbara Doty
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 Birchwood Estates Case #2016-012 Tech: PH

Good afternoon,

Attached is a request for comments for a 15-lot subdivision off of Tex-Al Road. Please review and provide your comments by February 19, 2016.

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

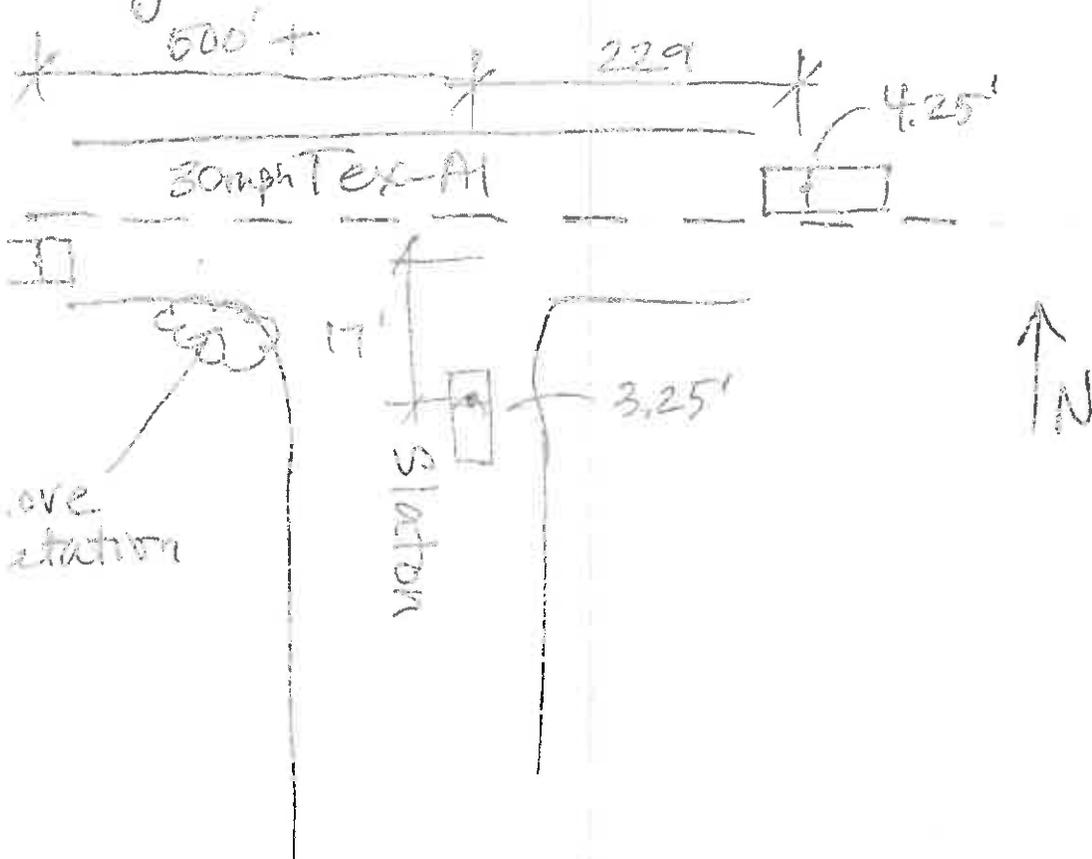
Tex-A1 & Slator St.

2/9/2016

10:15 am

sunny

Sight Distance



Tex-A1

posted speed = 30 mph

design speed = ?

Peggy Horton

From: Peggy Horton
Sent: Friday, February 12, 2016 2:10 PM
To: Tom Kirchner (tkirchner.als@ak.net)
Subject: Birchwood Estates sight distance
Attachments: S011000628_1602110758000.pdf; tom's site distance.pdf

Tom,

Our new borough engineer, Jamie Keller and I, went out to Birchwood Estates and took a look at the sight distance at the intersection and made our own measurements. We did this because when she and Bob Walden went out there earlier last week, both thought the sight distance to the east would not meet the Subdivision Construction Manual standards. She was at the station on Slaton and bending over to be at the height of 3.25'. She said that if she stood up, she could see the car at 381 feet, but not if she was stooping down to 3.25'. I was in the car.

I showed her your drawing of sight distance and there appears to be some discrepancies. It looks like we're about 100 foot off. Could you help us figure this out?

She also said that moving the road over a bit to the east and taking down all the brush on either side of the Slaton St would improve the sight distance.

We're looking through our files to see what the design speed is for Tex Al road, but you're probably right at 40 MPH. The posted speed limit is 30 MPH.

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



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
PLANNING

Date: 1/28/2016

RE: Preliminary Plat Review - Birchwood Estates - P&J Homes Inc., et al

Date of Application: 1/20/2016

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

Comments:

1. Existing Utilities may be required to be relocated where said utilities exist within or along the access route to the proposed subdivision or within areas to be dedicated as public right-of-way, Drainage, Slope & Maintenance and Snow Storage easements. The Borough may choose not to accept a Public Use Easement or right of way when Utilities and other encroachments exist within said area.
2. Vacate all easements of record and/or have private easements released by the Easement Grantee, where Public Right-of-way and Public Use Easements, Drainage Easements, Slope & Maintenance Easements and Snow Storage Easements are to be dedicated.

Matanuska Susitna Borough
Planning Department
Permit Center
Row Coordinator

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Peggy Horton

From: Susan Lee
Sent: Thursday, January 21, 2016 9:00 AM
To: Platting
Subject: RE: Request for comments for Birchwood Estates Case #2016-012 Tech: PH

Structures should be in compliance with setback requirements.

Susan

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

From: Peggy Horton **On Behalf Of** Platting
Sent: Wednesday, January 20, 2016 4:18 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil); brian.young@usps.gov; joeri@mtaonline.net; 'akers@mtaonline.net' (akers@mtaonline.net); mschoming@crweng.com; John Aschenbrenner; John Mcnutt (jmcnutt@palmerak.org); Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Barbara Doty
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 Birchwood Estates Case #2016-012 Tech: PH

Good afternoon,

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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

Matanuska - Susitna Borough
Development Services

JAN 21 2016

Received

Comments Due: February 19, 2016

January 20, 2016

Preliminary Plat Request for Comments

RECEIVED

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	Open Cases <u>Y</u> or <u>N</u>
AK Dept. of Transportation – Aviation	7241 <u>9</u>
AK DNR, Division of Mining/Land/Water	FIRM # <u>7245</u> Zone <u>X</u>
AK DNR, Public Access Defense	Comments: _____
AK DNR, Division of Agriculture	_____
AK DF&G Habitat Mgmt. & Permitting	_____
AK DF&G, Division of Sport Fish	Date: <u>2/19/16</u> BY: <u>[Signature]</u>
AK Railroad, Engineering Department	_____
Corp of Engineers	_____
U.S. Postmaster	_____
City of:	Assembly District #6
Community Council: Fishhook	
Fire Service Area: #132 Greater Palmer	
Road Service Area: #28 Gold Trail	
MSB – Borough Attorney	

SpUD Y or N 2/2/2016

PLATTING

Title:	Birchwood Estates
Location:	Sec 16, T18N, R1E, S.M, AK
Petitioner:	P & J Homes Inc., et al
Address:	3060 N. Lazy Eight Court, Ste 2-258, Wasilia AK 99654-4331
Surveyor:	Alaska Land Surveying Co. LLC
Address:	PO Box 397, Palmer AK 99645
Engineer:	Pioneer Engineering
Address:	16547 E. Smith Rd, Palmer AK 99645

The request is to divide W½ NW¼ NE¼ Section 16, Township 18N, Range 1 East, Seward Meridian, Alaska into 15 lots to be known as Birchwood Estates, containing 19.93 acres, more or less. The parcel is currently configured as Birchwood Estates Condos, Units 1-6.

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 **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

Providing Outstanding Borough Services to the Matanuska-Susitna Community.



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: Birchwood Estates
LEGAL: Section 16, T18N, R1E, SM
TAX MAP: WA 2

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.



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 *USE*
SUBJECT: Preliminary Plat Comments / Case #2016-012

RECEIVED

FEB 01 2016

PLATTING

Platting Tech: Peggy Horton
Public Hearing: March 3, 2016
Applicant / Petitioner: P&J Homes Inc
TRS: 18N01E16
Tax ID: 18N01E16B010 & 9136000L000-L006
Subd: Birchwood Estates
Tax Map: WA 02

Comments:

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

Peggy Horton

From: John McNutt <jmcnutt@palmerak.org>
Sent: Thursday, January 21, 2016 11:19 AM
To: Platting
Subject: Comments for Birchwood Estates Case #2016-012 Tech: PH

Here are the comments for a 15-lot subdivision off of Tex-Al Road from Palmer Fire & Rescue on the project.

Lots 8 & 9 must have at least 20' wide drivable surface for fire apparatus and if the drive way is 150' or longer it must have an a turn-a-round meeting the IFC requirements.

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

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] **On Behalf Of** Platting
Sent: Wednesday, January 20, 2016 4:18 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil) <shane.m.mccoy@usace.army.mil>; brian.young@usps.gov; joeri@mtaonline.net; 'akers@mtaonline.net' (akers@mtaonline.net) <akers@mtaonline.net>; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; John McNutt <jmcnutt@palmerak.org>; 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>; Barbara Doty <Barbara.Doty@matsugov.us>
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 Birchwood Estates Case #2016-012 Tech: PH

Good afternoon,

Attached is a request for comments for a 15-lot subdivision off of Tex-Al Road. Please review and provide your comments by February 19, 2016.

Peggy Horton



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 1, 2016

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

Subject: Preliminary Plat Request for Comments -- Birchwood Estates
(Case No. 2016-012)

Dear Ms. Horton:

ENSTAR Natural Gas Company has reviewed the subject Preliminary Plat and advises that there is a natural gas main along the West edge of the existing Slaton Street that crosses to run along the South edge of Brainard Circle, ending on at the Southeast corner of Lot 5, Birchwood Estates Condos, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska, as shown on Plat No. 2011-55. Attached is a drawing highlighting the approximate location of this natural gas main. ENSTAR requests a fifteen foot (15FT) natural gas easement centered on this line where it is not within the proposed road right-of-way or utility easements.

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 cursive script that reads "Cassie Wohlgemuth".

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



**MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Terry G. Johnson P & J Properties
whose address is POB 875910 Wasilla AK 99687

for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska 99645, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly described as follows:

Birchwood Estates Phase 1
SW 1/4 NE 1/4 NW 1/4

being in Section 16, Township 18 N, Range 1E, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation: the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors or assigns, is hereby expressly given and granted the right to assign said right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors or assigns, together with the right of ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except as may appear of record as of the date set forth below, and those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 27 day of May, 2009.

Terry G. Johnson Grantor _____ Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 27 day of May, 2009 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Terry G. Johnson
Vice President

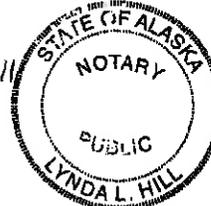
Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Lynda L Hill

Notary Public in and of Alaska My commission expires 7/27/2011

SEAL



W/O 96380 Subd 7000119 Plat _____
P/S P Misc _____ Map 18K5 Quad _____
Pole _____ Easement 20090657

cc

A
L
A
S
K
A

2011-018110-0

Recording Dist: 311 - Palmer
9/19/2011 12:45 PM Pages: 1 of 1



Matanuska Telephone Association, Inc.

Grant of Easement

KNOW ALL BY THESE PRESENTS:

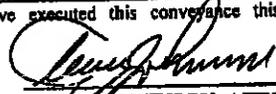
That the undersigned P & J HOMES INC. AND PAUL MADSON (hereinafter called Grantor, whether one or more) whose address is 3060 N. LAZY EIGHT COURT, SUITE 2-258, WASILLA, AK 99654, for benefit received, does hereby grant unto MATANUSKA TELEPHONE ASSOCIATION, INC., P.O. Box 3550, Palmer Alaska 99645, a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, rights of ingress and egress, an easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace aerial or buried telecommunications and/or electrical cables/lines, poles, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems by any other firm or corporation for telecommunications and/or electrical purposes, utilizing such facilities, under, upon, over, and through lands which the undersigned owns or in which the undersigned has an interest and/or in, upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises provided that GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications and/or electrical cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the PALMER Recording District, Third Judicial District, State of Alaska, Section(s) 16, Township 18 NORTH, Range 1 EAST, SEWARD Meridian, Alaska. Said easement is more particularly described as:

A ten-foot wide easement upon and within Birchwood Estates, a common interest community, situated within the W1/2NE1/4NW1/4 of Section 16, T18N, R1E, S.M.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said rights of ingress and egress, and easement herein granted and conveyed, and any part thereof, or interest herein. TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, with ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following person(s):

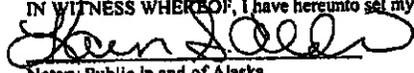
IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this _____ day of _____, 2011.


Grantor
TERRY JOHNSON, ATTORNEY IN FACT FOR P&J HOMES INC. & PAUL MADSON

STATE OF ALASKA) SS
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 14th day of Sept, 2011 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared: **TERRY JOHNSON, ATTORNEY IN FACT FOR P& J HOMES INC. AND PAUL MADSON.** Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.


Notary Public in and of Alaska
My commission expires: 10/10/14

Return to: MTA, PO Box 3550, Palmer, AK 99645

SEAL



W/O

Peggy Horton

From: Cheryl Scott
Sent: Wednesday, February 24, 2016 2:58 PM
To: Peggy Horton
Subject: FW: Birchwood Estates

RECEIVED

FEB 24 2016

PLATTING

From: George [<mailto:george@strother.us>]
Sent: Wednesday, February 24, 2016 9:10 AM
To: Cheryl Scott
Subject: Re: Birchwood Estates

Cheryl Scott,

Thanks for the vicinity map.

Can you please send me the names and phone numbers of the developer and the surveyor.

My current comments for the March 3 Platting board meeting:

1. Parts of Lots 1 and 2 have gravel placed over a deep stump and vegetation debris fill area. This area has been used for several years to dump debris from other construction sites. I would expect this area to settle substantially over the years. Future property owners should be warned by a plat note that construction on these lots should require deep test holes and may require deep pile foundations. Or the areas of debris fill site should be delineated on the plat with the note of no construction or septic systems to be built in those areas.
2. The current development has a community water system, and well house about lot 4. A class A water well requires a 200' safety radius. Has this radius already been preserved by an easement or will new easements be required? Or will the community water system be removed and each new lot have its own on lot water and sewer system?
3. The existing Brainard Lane continues to the south boundary and then turns west to provide a good access to tax parcel B7. This access should be maintained for future development of parcel B&. The easements on the west side of this subdivision do not contain the old drive way, and are not wide enough for a borough standard road to be constructed from Tex-Al Drive due to a steep drop off from Tex Al Drive. A dedicated right of way should be preserved by the continued extension of Brainard Lane to Tax Parcel B7. Or additional dedicated public right of way should be created to contain a borough standard residential road from Tex Al Drive south along the west side of this subdivision. This would require reduction in the size or reconfiguration of of lots 1 through 6.
4. The new Brainard drive was built with large cuts through a hill between lots 1 and 15, and there are large cuts along the south side of Tex Al Drive. Slope easements should be required on the final plat to contain all slopes for future road maintenance.
5. Curve returns should be dedicated as part of the right of way where Brainard drive connects with Tex Al Drive.

I live 1/4 mile west on Tex Al Drive on the SE corner of Section 8, on Tax parcel D010.

George Strother
5935 E Tex Al Drive
Wasilla, Alaska 99654

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

OWNER: DAVE JOHNSON P & J PROPERTIES LIMITED P.O. BOX 875910-258 WASILLA, AK. 99687

OWNER: PAUL J. MADSON P.O. BOX 89523 SIOUX FALLS, SD 57109-1009

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF 2015, FOR DAVE JOHNSON

NOTARY PUBLIC MY COMMISSION EXPIRES:

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF 2015, FOR PAUL MADSON

NOTARY PUBLIC MY COMMISSION EXPIRES:

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER DATED 2015 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR ATTEST:

PLATTING CLERK

TAX CERTIFICATE

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH: 2015 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION SHOWN HEREON HAVE BEEN PAID.

DATE BOROUGH TAX COLLECTION OFFICIAL

GROUSE RIDGE SUBDIVISION (PLAT 98-52)

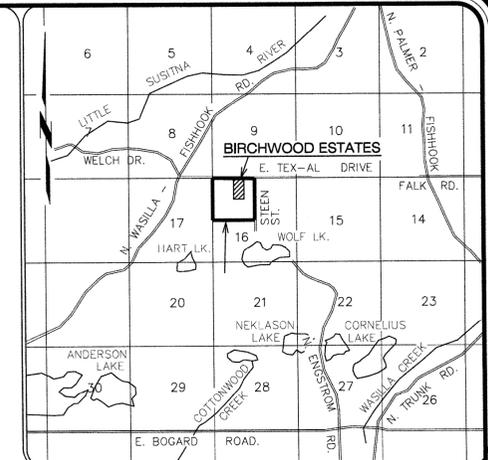
BLOCK 2

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6

E. TEX-AL DRIVE

GENERAL NOTES:

- THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, HAVING A RECORD BEARING OF "WEST" PER GOVERNMENT LAND OFFICE PLAT OF SAID TOWNSHIP, DATED APRIL 2, 1915.
- WHERE RECORD COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL MEASURED OR COMPUTED COURSES, RECORD COURSE ARE SHOWN WITHIN PARENTHESES WHILE THE ACTUAL MEASURED OR COMPUTED SURVEY COURSES ARE SHOWN WITHOUT PARENTHESES.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- ALL DIMENSIONS SHOWN ARE MEASURED OR CALCULATED DIMENSIONS UNLESS NOTED OTHERWISE.
- THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10,000.
- THERE IS NO DIRECT ACCESS TO TEX-AL DRIVE FROM SUBDIVISION LOTS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- ALL SEPTIC SYSTEMS FOR THE LOTS SHOWN HEREON ARE TO BE ON-SITE. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE TO THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- NO UTILITIES SHALL BE PLACED WITHIN ANY TEMPORARY TURNAROUND OR SLOPE EASEMENT WITHOUT A PERMIT FROM THE MATANUSKA-SUSITNA BOROUGH PUBLIC WORKS DEPARTMENT.
- FOR FOUND MONUMENT DESCRIPTIONS, SEE THE INDIVIDUAL PHASE SHEETS.
- THERE IS GREATER THAN ONE PERCENT CHANGE IN ANY PART OF THE PLATTED AREA WILL BE INUNDATED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR.
- THERE IS AN EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED IN BOOK 156, PAGE 39, PALMER RECORDING DISTRICT.
- THERE IS AN EASEMENT GRANTED TO THE PUBLIC FOR INGRESS AND EGRESS RECORDED IN BOOK: 878, PAGE: 194, PALMER RECORDING DISTRICT.
- THERE IS AN EASEMENT GRANTED TO THE PUBLIC FOR "PUBLIC ROADWAYS" RECORDED IN BOOK: 878, PAGE: 196, PALMER RECORDING DISTRICT.



LEGEND

- FOUND SURVEY MONUMENTS:**
- FOUND B.L.M. OR G.L.O. MONUMENT AS DESCRIBED HEREIN.
 - FOUND PRIMARY MONUMENT SET BY OTHERS: 3-1/4" OR 2" DIA. ALUMINUM CAP ON 2" DIA. ALUMINUM PIPE
 - 1-1/2" DIA. ALUMINUM CAP ON 5/8" DIA. REBAR.
 - 1-1/4" DIA. YELLOW PLASTIC CAP (YPC) ON 5/8" DIA. REBAR.
 - 1" DIA. IRON PIPE
- SET SURVEY MONUMENTS:**
- SET SECONDARY MONUMENT THIS SURVEY: 2-1/2" DIA. ALUMINUM CAP ON 5/8" DIA. REBAR 36" LONG SET ON ALL LOT CORNERS LOCATED ALONG ROAD RIGHT-OF-WAY.

CURVE TABLE

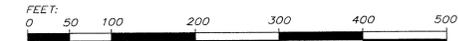
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIST.	CHORD BEING
C1	20°25'29"	550.00	196.06	99.08	195.03	N09°56'02"E
C2	20°18'09"	550.04	194.90	98.48	193.89	S02°59'40"W
C3	20°25'29"	520.00	185.37	93.68	184.39	N09°56'02"E
C4	20°32'35"	580.04	207.97	105.11	206.86	S09°52'27"W
C5	24°25'52"	60.00	254.43	97.98	102.34	N58°14'21"E
C6	62°57'52"	50.00	54.95	30.62	52.22	S31°45'39"E
C7	20°32'59"	520.04	186.52	94.27	185.52	S09°52'19"W
C8	20°25'29"	580.00	206.76	104.49	205.86	N09°56'02"E
C9	70°51'51"	574.02	71.77	35.93	71.73	N03°40'34"E
C10	12°30'58"	520.00	113.98	57.02	113.36	N13°30'19"E
C11	17°58'08"	580.04	181.91	91.71	181.16	S11°02'41"W
C12	2°34'27"	580.04	26.06	13.03	26.06	S00°31'23"W
C13	65°06'00"	60.00	68.17	38.30	64.56	S32°49'43"E
C14	84°54'00"	60.00	88.91	54.88	80.99	N22°10'17"E
C15	30°00'00"	60.00	31.42	16.08	31.42	N14°43'17"E
C16	30°00'00"	60.00	31.42	16.08	31.06	N15°16'43"W
C17	32°57'52"	60.00	34.52	17.75	34.05	N46°45'39"W
C18	6°07'02"	520.04	55.52	27.79	55.50	S02°39'17"W
C19	14°25'52"	520.04	130.99	65.85	130.65	S12°55'46"W
C20	11°01'01"	580.00	12.99	6.50	12.99	N16°30'16"E
C21	19°08'28"	580.00	193.76	97.79	192.86	N09°17'31"E

SURVEYOR CERTIFICATE:

I, THOMAS M. KIRCHNER, ALS 5713, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 1-6-2016

GRAPHIC SCALE: 1" = 100'

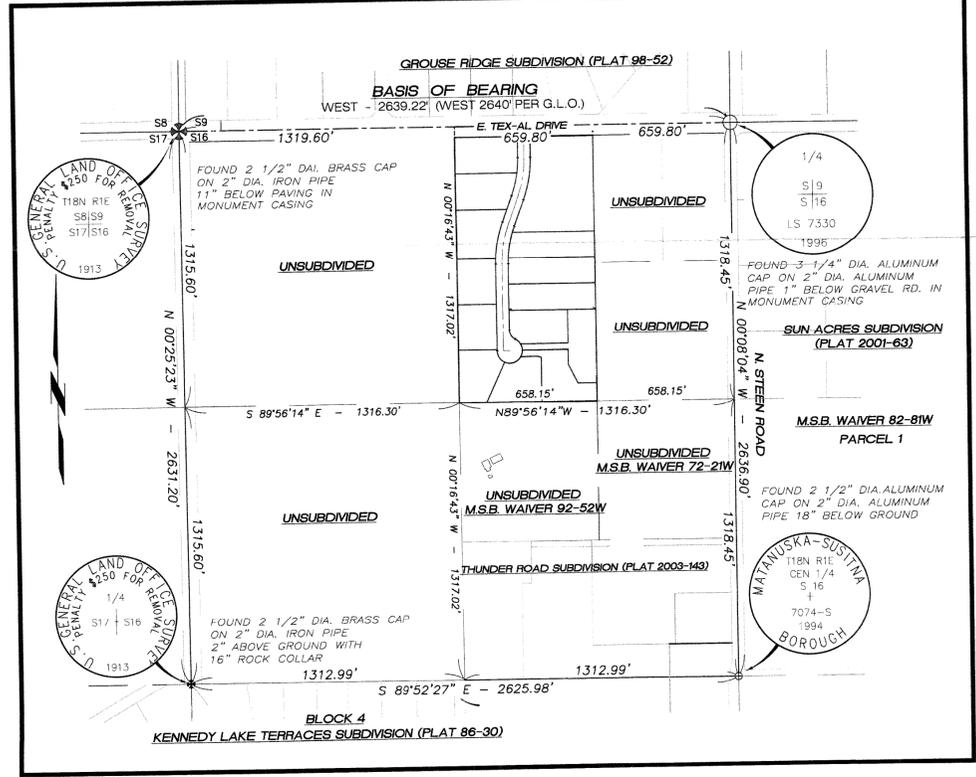


A PLAT OF BIRCHWOOD ESTATES

SUBDIVISION OF THE W. 1/2, N.E. 1/4, N.W. 1/4, SECTION 16, TOWNSHIP 18 NORTH, RANGE 01 EAST, SEWARD MERIDIAN, MAT-SU BOROUGH, PALMER RECORDING DISTRICT, ALASKA CONTAINING 19.93 AC. MORE OR LESS

OWNER: P & J PROPERTIES P.O. BOX 875910-258 WASILLA, AK. 99687
 SURVEYOR: ALASKA LAND SURVEYING CO., L.L.C. 5451 N. MAVERICK DRIVE P.O. BOX 397 PALMER, ALASKA 99645

SHEET 1 OF 1
 DRAWN BY: T.M.K. SCALE: 1"=100' DATE: 21 NOV 2015 PROJECT NO: 14547.01/4026



BASIS OF BEARING AND CONTROL DIAGRAM
 SCALE: 1" = 400'

PRELIMINARY PLAT

ALASKA LAND SURVEYING CO., L.L.C.

4D

DISCUSSION:

Location: This subdivision is located directly on the west side of N. Lucille Street between W. Nelson Ave. and W. Spruce Avenue, within the City of Wasilla.

City Water and City Sewer: Both Tracts will be served by city water and sewer so no additional soils information is required per MSB 43.20.281. Currently, water is located on Lucille Street directly in front of the property. The proposed plan is to connect to city water and run a line to both proposed tracts. The current city sewer line ends just south of Flag Circle on Lucille Street. The proposed plan is to extend the sewer line north along Lucille Street to the northern property line along with a sewer line to both tracts. **(Exhibit B) (Recommendation 5)**

Drainage: The drainage plan shows the drainage along the proposed access easement with catch basins and storm drains. Additionally, the developer provided information within his variance request that states all water generated will be handled on site through the use of underground infiltration galleries. **(Exhibit C)**

Access: The Wasilla Public Works Director and the City Planner have reviewed the design and support the proposed easement for this subdivision since the future development of the two tracts will function as one development after construction. **(Exhibit J)** There is a 50' wide access and utility easement that provides access through Tract 1 to Tract 2. MSB Title 43 requires all new rights-of-way be 60' wide with 15' utility easements adjacent. The developers plan includes building a 24' wide paved road with parking and medians within the 50' access and utility easement. The developer stated the access easement will be granted to the public but maintained privately. Also, he stated that within the City of Wasilla there are no building setback requirements from access easements and there are no prohibitions in regards to what facilities may be included within the easement (structures not included). **(Exhibit H)** The access off of W. Isle Court onto Tract 1 will be constructed before the plat records. Resolve road naming of the 50' access easement with platting staff. **(Recommendation 6)**

Currently, there is 30' wide temporary access easement within Lot 1, Block 3, Primrose Pointe Phase 1. The plat note states the easement is to be automatically terminated when W. Isle Court has additional 30' dedication. Staff and City of Wasilla requested that the developer dedicate 30' x 170' permanent right-of-way to replace the temporary easement on Lot 1, Block 3, Primrose Pointe Phase 1. Petitioner has agreed to dedicate the requested right-of-way and provided a sketch showing the location of the right-of-way. **(Exhibit I) (Recommendation 8)** Petitioner will need to apply to the City of Wasilla to construct a driveway in this dedicated right-of-way.

The plat does not indicate an area as public right-of-way for a turnaround. Staff suggests that the access and utility easement includes an area for the "T" turnaround. **(Recommendation 7)** Staff notes the petitioner verbally agreed with this recommendation.

Petitioner proposes to dedicate a 40' wide road easement (Book 8 Misc Page 283) on the east boundary of proposed Tract 1. **(Recommendation 9)**

Variance 1: The petitioner applied for a variance from MSB 43.20.120(A) *Legal Access*; Tract 2 would be accessed by a 50' wide access and utility easement. **(Exhibit D)**

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

The proposed development of senior housing will ultimately create more than 78 apartment units for seniors. The development will be screened on all sides by either existing or new landscaping. The 2nd phase of development will still have access via a fully constructed driveway, and will be configured to allow emergency vehicle turn around capacity. Additionally, the new driveway will be centered in a 50' access and utility easement created on the new plat. Additionally, in regards to public safety, the speed limit on the proposed driveway (15mph) will be substantially less than that of a common residential sub collector (25mph minimum). The driveway width will be more than that specified for a Borough Residential sub collector road (24' wide versus 22'). Also, all the improvements of the main roadway surface, are encompassed by the 50' access easement, and maintenance of the road is the responsibility of the developer, a benefit to the Borough residents.

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

Generally, residential land development requires traffic circulation and connectivity to each individual lot. The subject property is planned as a multi-unit, 2 building development with parking along the driveways and in front of the buildings. No "through" traffic will occur as a condition of the development, so the need for dedicated roads, built to full Borough standards, is not present. Additionally, the conditions of this lot (width and proximity to adjacent intersections off Lucille) make it difficult to develop in any other fashion.

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

The development is surrounded by residential development on the north and west sides, with no ROW access points on those sides. The frontage of Lucille Street on the east allows for access to the east. A second access point is planned at the southeast corner of the site onto West Isle Court. However, because of the setbacks that would be required from the building, platting a 60' ROW with fully improved roadway does not leave adequate room for buildings, and required City of Wasilla screening. Per the landscape plan, approved by the City of Wasilla on 10/13/2015 (City of Wasilla Planning Commission Resolution No. 15-18) there is a required retention of minimum 15' vegetation screening on the north, south and east boundary lines during development. Once the construction is complete, the developer is required to plant the landscaping specified in the landscape plan, which includes trees, a wooden fence and a grass strip which will be a minimum of 15' wide.

Variance 2: The petitioner applied for a variance from MSB 43.20.140(A) *Physical Access*; to allow for road access to Tract 2 which would not be constructed to MSB SCM requirements. **(Exhibit E)**

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

The proposed development of senior housing will ultimately create 78 apartment units for seniors. The 2nd phase of development will still have access via a fully constructed driveway, and will be configured to allow emergency vehicle turn around capacity. The “Annual Average Daily Vehicle Trips (AADT)” determination for this type of development would be 3.48 trips per day, for a total generation of 272 trips per day. However, as these are senior apartments, it is anticipated that the count will be substantially fewer. Additionally, the paved driveway width of the development (24’ wide) is actually 2’ wider than that required by the Borough for a Residential Collector Road, providing more room for traffic maneuvering.

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The development is surrounded by residential development on the north and west sides, with no ROW access points on those sides. The MSB Subdivision Construction Criteria manual requires 330 feet minimum between intersection points (Lucille Street is classified as a collector). There is no point in the project that allows for a driveway access onto Lucille Street that is no closer than 330 feet from the closest ROW to the north (Vincent Court) or the south (Isle Court). While access could be constructed onto W. Isle Court, the property grade at that point is 10’ higher than the road, which would necessitate significant grading both in the right of way and on the subject property. Finally, the City of Wasilla has required the secondary access onto W. Isle Court. Good planning also dictates a secondary access, in case the primary access is blocked. The proposed road grade dropping onto W. Isle Court at that

point is 8%. The maximum allowed by Borough standards is 5%, which cannot be achieved without substantial grading and impact to the adjacent, established slopes and road improvements on W. Isle and Lucille.

Staff notes the subdivision construction manual section A10.2 requires the distance between intersections onto residential collectors be 300' and with higher classification streets (Lucille as a major collector) the distance shall be determined by the City of Wasilla Public Works Department.

Wasilla Planning Commission Resolution:

A resolution of the Wasilla Planning Commission approving the clearing of 100 percent of parcel A5, Township 17 North, Range 1 West, Section 4 was adopted on October 13, 2015. The resolution was granted with six conditions that pertained to landscaping and vegetation on site. The resolution, landscape analysis and landscape plans are attached. **(Exhibit F)**

COMMENTS:

City of Wasilla Planner and Public Works Director reviewed the topo/boundary map and preliminary plat and support the proposed easements versus the flag lot configuration for the subdivision since the future development of the two tracts will function as one development after construction. **(Exhibit J)**

MSB Planning Department had no comments. **(Exhibit K)**

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

MSB EMS has no objections to this subdivision. The owners are in the plan review process with the Fire Code Office for the building plans and roads for the fire access on this property. **(Exhibit M)**

MSB O&M Road Superintendent has no issues with this subdivision. MSB Civil Engineer stated the proposed snow storage location is not practical and would require blocking off approximately 12 parking stalls during snow plowing. The engineer proposed aligning the proposed access and utility easement onto W. Isle Court with N. Elkhorn Drive. Also, the engineer recommended dedicating a 30' x 170' permanent right-of-way to replace the temporary easement on Lot 1, Block 3, Primrose Pointe Phase 1. Staff notes the petitioner verbally proposed adding signage regarding snow storage and removal on the parking spaces affected during snowfall. Snow will be hauled off site within 48 hours. **(Exhibit H, D-4 & E-4)** The petitioner also addressed the aligning of the driveway onto W. Isle Court with N. Elkhorn Drive and said it wasn't possible because construction of the driveway and slopes would encroach on Lot 80, Block 1, Primrose Pointe Phase 1. Also, the alignment may affect snow storage areas, parking, medians and landscaping. The right-of-way dedication was addressed in the Access section above. **(Exhibit N)**

MSB Code Compliance stated this property is not in a flood hazard area. **(Exhibit O)**

MEA noted to add an existing 15' utility easement to the preliminary plat. Staff notes that this easement has been added. **(Exhibit P)**

MTA has no objections to this plat. **(Exhibit Q)**

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

Dixie D. Banner emailed concerns stating, the idea of bringing on access from Lucille seems to be appropriate; however, please do not approve any more low cost housing. The area across the street from Primrose Pointe and as you travel down the hill is becoming troubling and especially not safe at night. **(Exhibit S-1)** Staff notes that code does not address end land use of the proposed subdivision.

Kenneth Duffus, managing member of Shadowwoods, LLC (Shadowwood Subdivision is south of Vista Rose) supported the proposed development subject to the owners providing the following:

1. Dedicating the other half of W. Isle Court so that matches Aspen and Elkhorn Drive along the south property.
2. Constructing that portion of W. Isle Ct. (Elkhorn/Aspen) extended along that dedication so that it matches up with Aspen and matching Elkhorn Drive.

Mr. Duffus further describes the above concerns in his letter at **(Exhibit S-2)**. Staff notes that all the streets mentioned in the letter are maintained by the City of Wasilla and the Director of Public Works and the City Planner have reviewed and approved the design of this subdivision.

No other borough departments, outside agencies or members of the public have commented.

CONCLUSION

The preliminary plat for Vista Rose is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat. There were no objections from any federal or state agencies, borough departments or utilities. There were no objections to the plat from the general public in response to the Notice of Public Hearing, although two concerns were received. Petitioner has applied for variances from MSB 43.20.120(A) *Legal Access* and 43.20.140(A) *Physical Access*. A soils report was not required as the subdivision will be served by City of Wasilla water and sewer.

RECOMMENDATIONS for PRELIMINARY PLAT and VARIANCE

Recommended motion: "I move to approve the preliminary plat of Vista Rose and variances from MSB 43.20.120(A) *Legal Access* and MSB 43.20.140(A) *Physical Access*, located within Section 04, Township 17 North, Range 1 West, Seward Meridian, Alaska contingent on the following staff recommendations:"

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. 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. Extend city sewer line north along Lucille Street to proposed subdivision's northern property line and connect to the City of Wasilla sewer system and water system in accordance with the city's standard specifications. Obtain City of Wasilla Public Works Department signoff and provide copy to Platting staff.
6. Resolve road names with Platting Staff.
7. Provide an Access and Utility Easement to include an area for a "T" turnaround.
8. Dedicate 30'x170' permanent right-of-way on southeast corner, parallel to W. Isle Court as requested by City of Wasilla and Platting Staff.
9. Dedicate as right-of-way the 40' wide road easement of N. Lucille St. recorded at Book 8 Misc, Page 283.
10. Apply for a Land Use Permit for Subdivision from the City of Wasilla and provide a copy to Platting staff.
11. Show all easements of record.
12. Submit recording fee, payable to the State of Alaska, DNR.
13. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Vista Rose is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat.
2. A variance from MSB 43.20.120(A) *Legal Access* and MSB 43.20.140(A) *Physical Access*, was requested to allow for sub-standard legal and physical access to proposed Tract 2.
3. The development is surrounded by residential development on the north and west sides, with no right-of-way access points on those sides.
4. The developer stated the 50' Access and Utility easement will be granted to the public but maintained privately.

5. There are no building setback requirements from access easements in the City of Wasilla.
6. The City of Wasilla development code has no prohibitions in regards to what facilities may be included within the easement (not including structures).
7. The City of Wasilla Planner and Public Works Director support the proposed easements versus the flag lot configuration for the subdivision since future development of the two tracts will function as one development after construction.
8. The City of Wasilla required the developer to provide a secondary access to this development (W. Isle Court).
9. The proposed tracts will be served by the City of Wasilla water and sewer.
10. Petitioner will need to apply to the City of Wasilla to construct a driveway in the dedicated right-of-way.
11. Petitioner is dedicating a 30'x170' permanent right-of-way at the southeast corner and the 40' wide road easement of N. Lucille St.

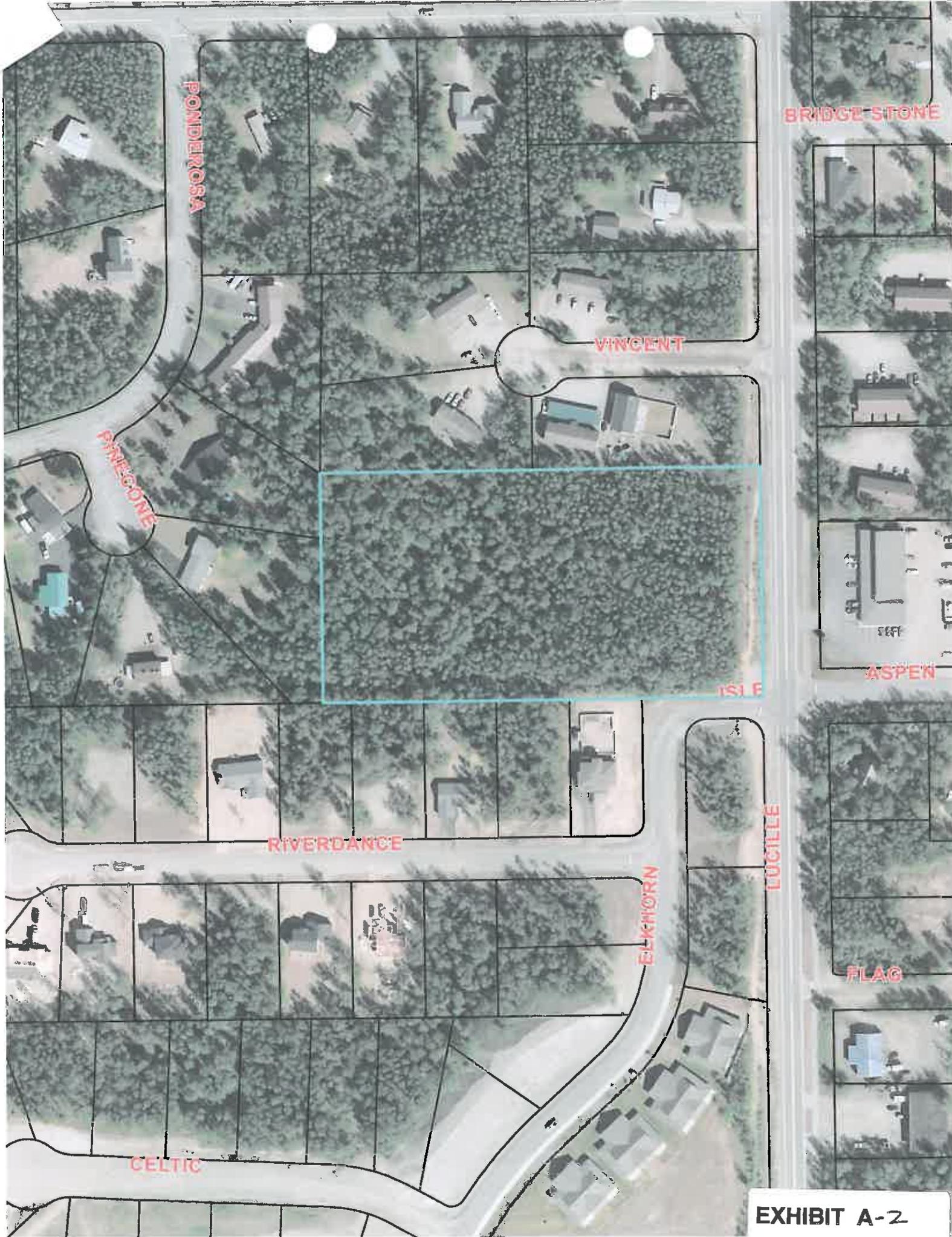


EXHIBIT A-2



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JAN 29 2016

PLATTING

400 Feet
200
100
0

Vista Rose Subdivision

Date: 1/28/2016

Data Source: 2012 Mat Su Borough GIS Lidar Elevations and Imagery

EXHIBIT A-3

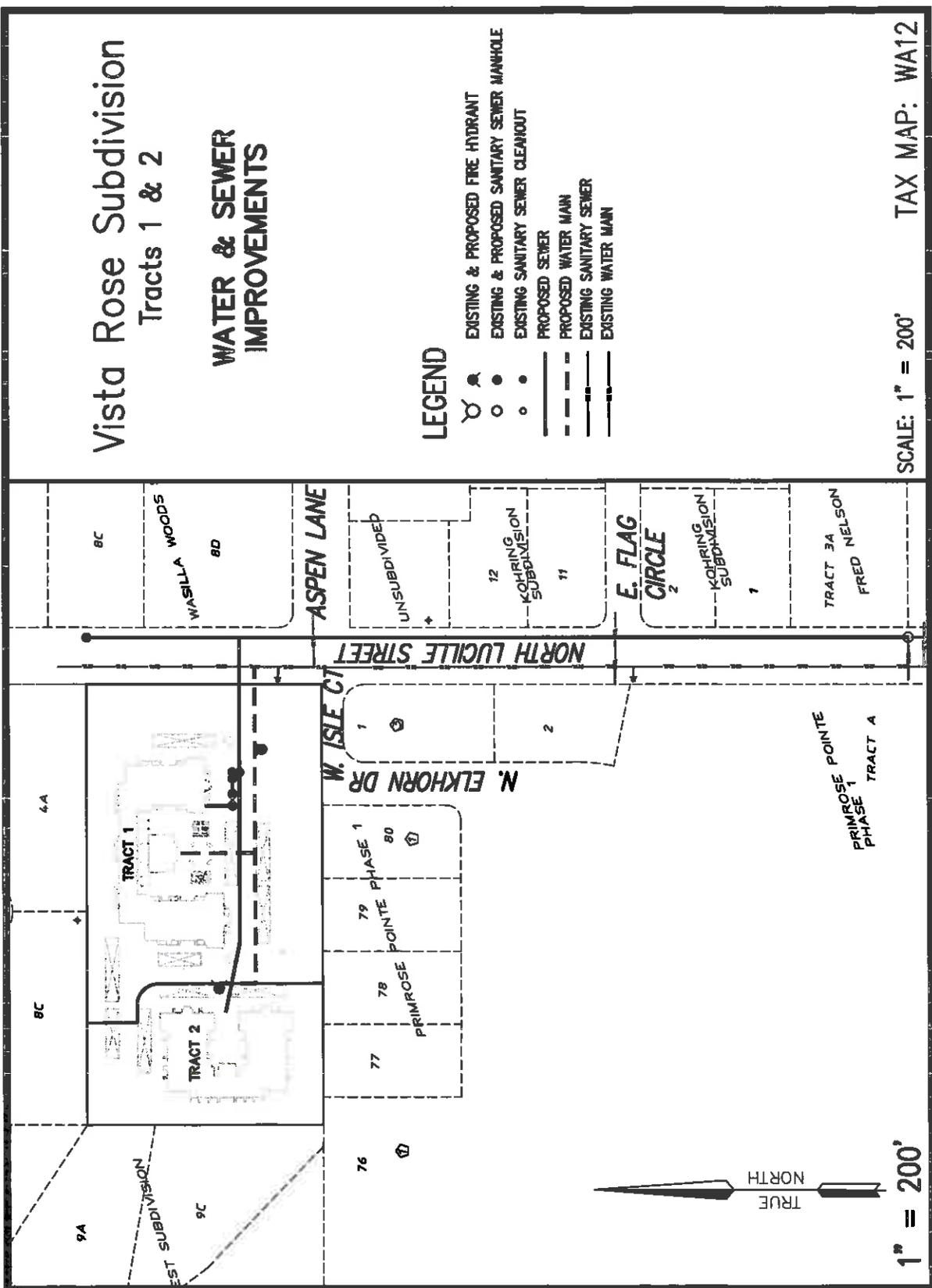
Vista Rose Subdivision Tracts 1 & 2

WATER & SEWER IMPROVEMENTS

LEGEND

- EXISTING & PROPOSED FIRE HYDRANT
- EXISTING & PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- PROPOSED SEWER
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN

SCALE: 1" = 200' TAX MAP: WA12

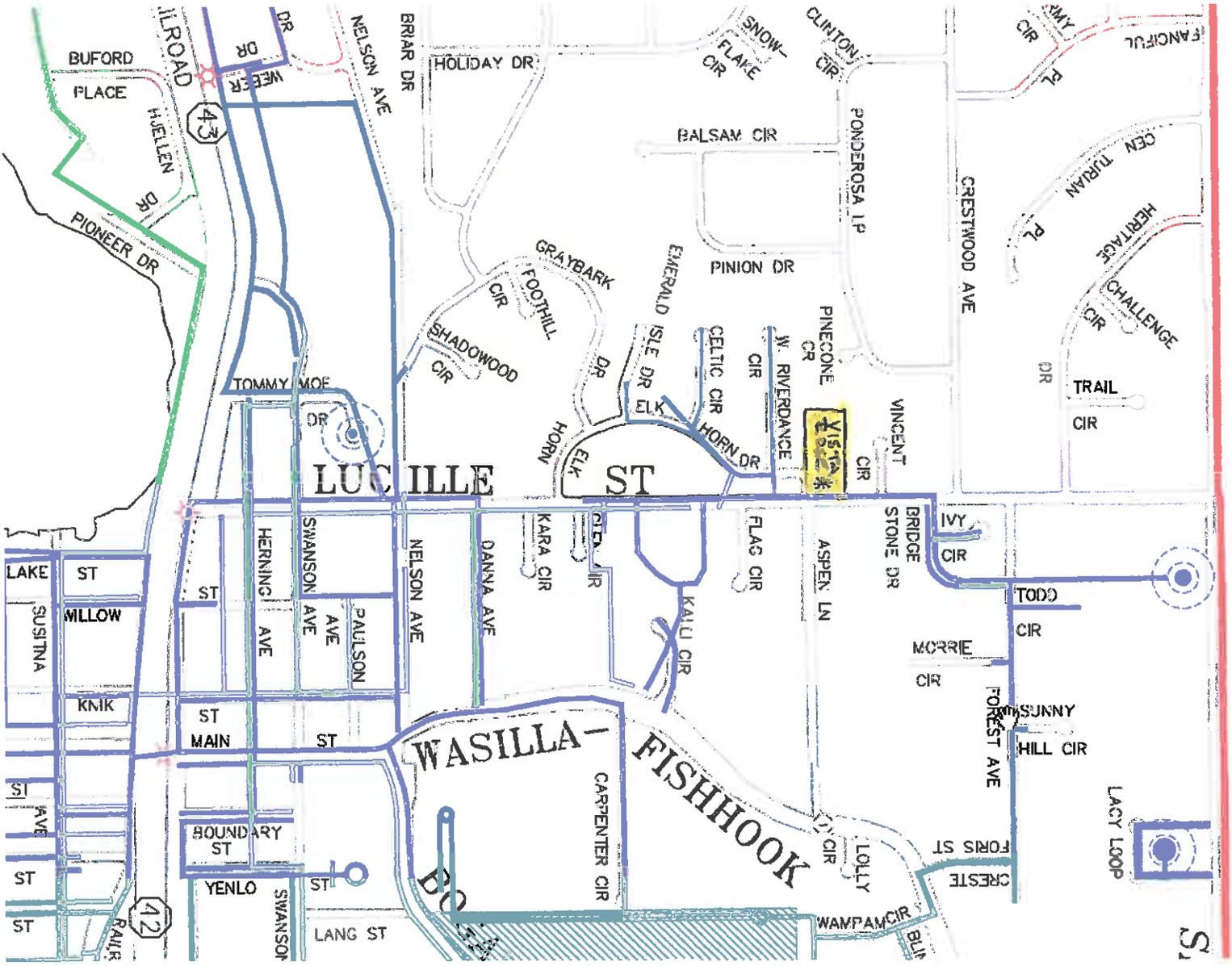


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CITY OF WASILLA WATER & SEWER UTILITY MAP



* - Vista Rose
 Blue - Water Line
 Green - Sewer Line

1/2

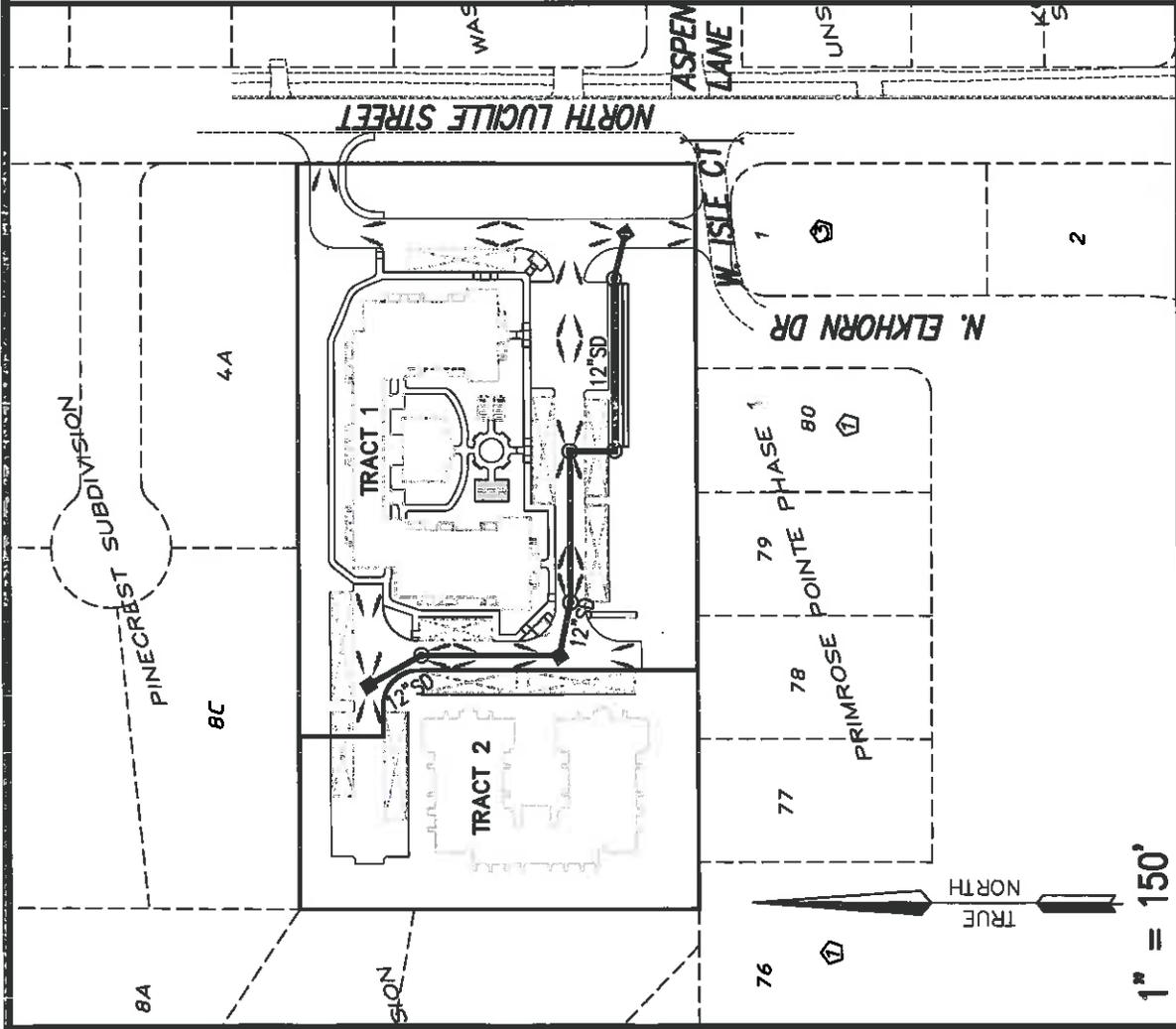
Vista Rose Subdivision Tracts 1 & 2

STREET & DRAINAGE IMPROVEMENTS

LEGEND

- ■ EXISTING & PROPOSED CATCH BASIN
- ⊙ ○ EXISTING & PROPOSED STORM DRAIN MANHOLE
- DRAINAGE FLOW ARROW
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

SCALE: 1" = 150' TAX MAP: WA12

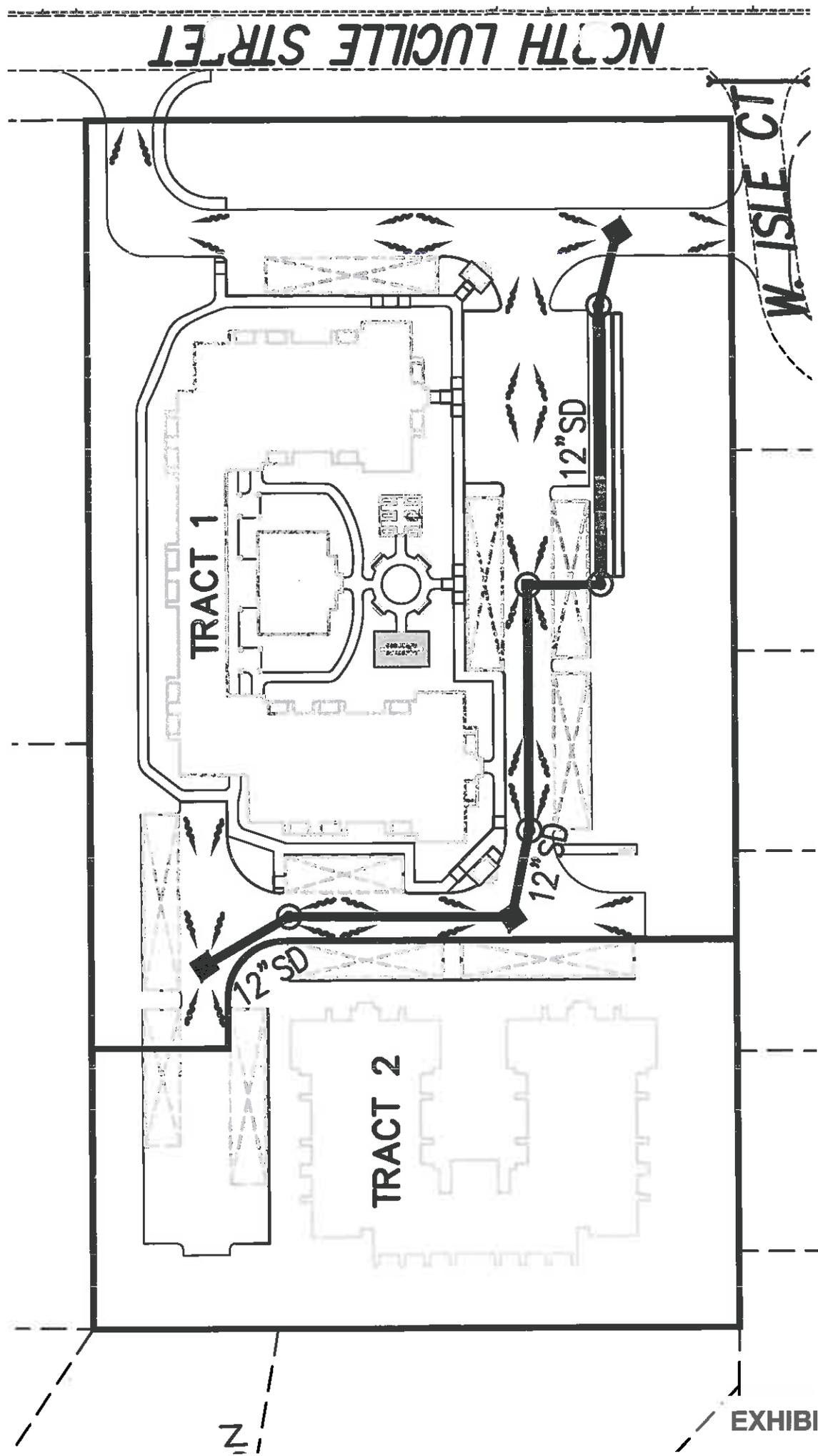


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JAN 29 2013

PLATTING

2/2



RECEIVED

JAN 29 2013

PLATTING

EXHIBIT C-2

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

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

Legal description of property: S1/2 SE1/4SE1/4 NE1/4, Section 4, T17N, R1W, Seward Meridian, Alaska

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, Tony Hoffman the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.120 A _____ of the Borough Code in order to allow:
Platting of Tract 2 of Proposed Vista Rose Subdivision without legal, dedicated rights of way connecting the Tract
to Lucille Street

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

APPLICANT OR OWNER	Name: <u>ARC Land Development</u> Email: <u>cjohnson@amgland.com</u>
	Mailing Address: <u>16633 Ventura Blvd, Suite 1014, Encino, CA</u> Zip: <u>91436</u>
	Signature: <u></u> Phone: <u>818-825-5488</u>
SURVEYOR	Name (FIRM): <u>The Boutet Company</u> Email: <u>thoffman@tbca.com</u>
	Mailing Address: <u>601 East 57th Place, #102 Anch, AK</u> Zip: <u>99518</u>
	Contact Person: <u>Tony Hoffman</u> Phone: <u>907-522-6776</u>

Request:

This variance is being requested to enable the construction of a senior housing development, in the City of Wasilla on North Lucille Street. The platting action will create 2 tracts, one of which will be "landlocked" away from dedicated right of way (Lucille Street). This variance will allow the development to proceed without full width dedication of a right of way. Attached to this variance is a site plan which shows the layout of the proposed driveways which will facilitate the site access. Additionally, the City of Wasilla has provisionally approved our internal access design and layout (see attached email and City Resolution approving the land clearing).

RESPONSES TO APPLICATION ITEMS

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

The proposed development of senior housing will ultimately create more than 78 apartment units for seniors. The development will be screened on all sides by either existing or new landscaping. The 2nd phase of development will still have access via a fully constructed driveway, and will be configured to allow emergency vehicle turn around capacity. Additionally, the new driveway will be centered in a 50' access and utility easement created on the new plat.

Additionally, in regards to public safety, the speed limit on the proposed driveway (15 m.p.h.) will be substantially less than that of a common residential sub collector (25 m.p.h. minimum). The driveway width will be the more than that specified for a Borough Residential sub collector Road (24 feet wide versus 22). Also, all the improvements of the main roadway surface, are encompassed by the 50' access easement, and maintenance of the road is the responsibility of the developer, a benefit to the Borough residents.

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

Generally, Residential land development requires traffic circulation and connectivity to each individual lot. The subject property is planned as a multi unit, 2 building development, with parking along the driveways and in front of the buildings. No "through" traffic will occur as a condition of the development, so the need for dedicated roads, built to full Borough standards, is not present.

Additionally, the conditions of this lot (width and proximity to adjacent intersections off Lucille) make it difficult to develop in any other fashion.

Because of unusual physical surrounding, 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

Vista Rose Variance- 43.20.120 Legal Access

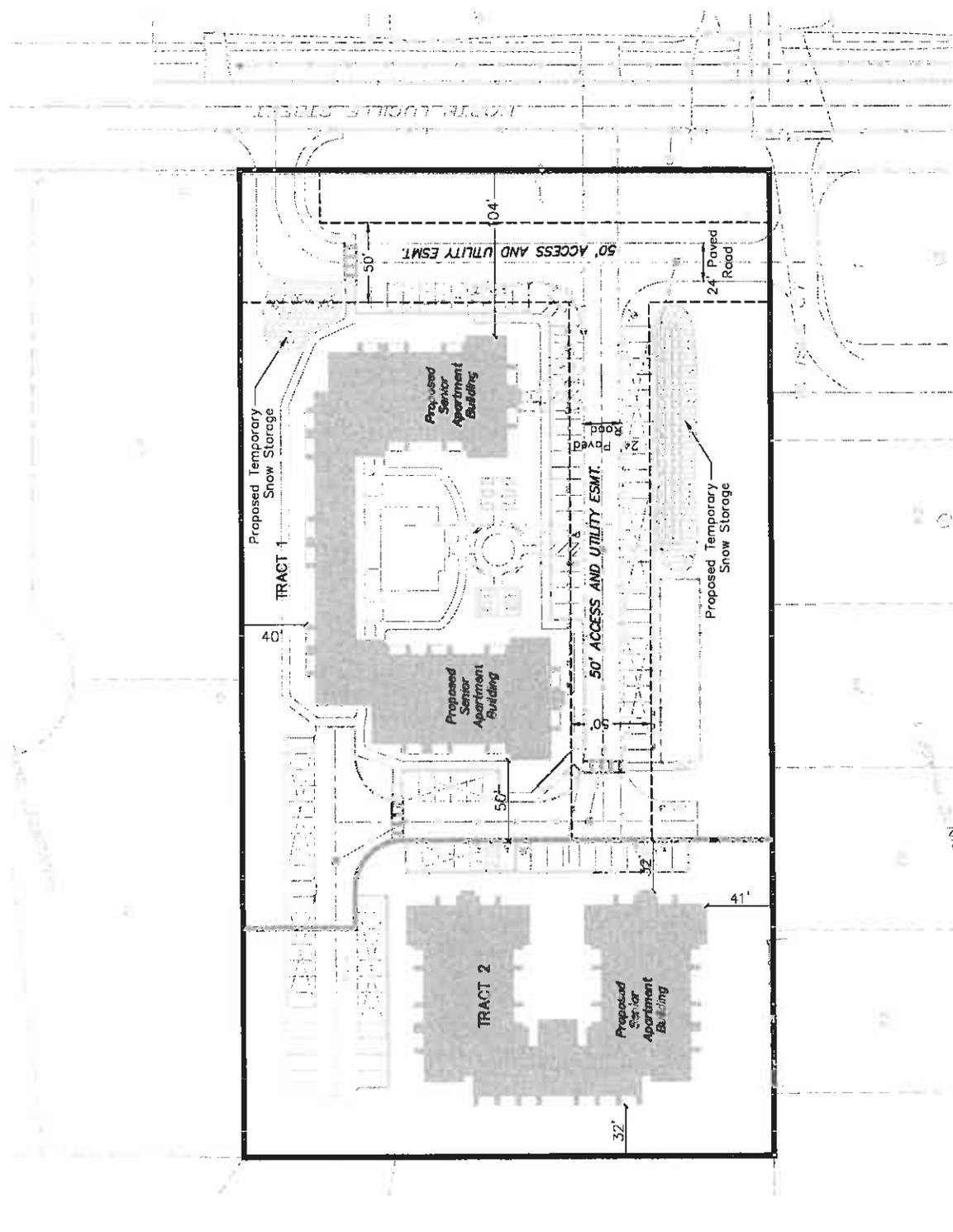
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The development is surrounded by residential development on the north and west sides, with no ROW access points on those sides. The frontage of Lucille Street on the East allows for access to the east. A second access point is planned at the southeast corner of the site onto West Isle Court. However, because of the setbacks that would be required from the building, platting a 60' ROW with fully improved roadway does not leave adequate room for buildings, and required City of Wasilla screening. Per the landscape plan, approved by the City of Wasilla on 10-13-15 (City of Wasilla Planning Commission Resolution No. 15-18) there is a required retention of a minimum 15' vegetation screening on the north, south and east boundary lines during development. Once the construction is complete, the developer is required to plant the landscaping specified in the landscape plan, which includes trees, a wooden fence, and a grass strip which will be a minimum of 15' wide.

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FEB 11 2016

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Site Plan

Vista Rose Subdivision
Tracts 1 & 2

A Subdivision of
THE SOUTH ONE-HALF OF THE EAST-NORTH ONE-QUARTER
OF THE SOUTHWEST ONE-FOURTH OF THE NORTHWEST
CORNER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 7 WEST, SEWARD MERIDIAN,
COUNTY OF SHERIDAN, STATE OF MONTANA,
CONTAINING 4.71 ACRES, MORE OR LESS

Form Map: 66-12
Scale: 1"=40'
Drawn By/Checked:
PL/Project: 843-13483
Date: 2/10/2016
MSS Case No.: N/A
2011 Statewide Permit #102
PLANNING & ENGINEERING
1000 17th St. SW, Helena, MT 59601
406.443.3333

HP
The Boulet Co.
2011 Statewide Permit #102
PLANNING & ENGINEERING
1000 17th St. SW, Helena, MT 59601
406.443.3333

SHEET 1 of 1

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
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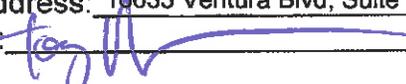
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I, Tony Hoffman the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.140 A _____ of the Borough Code in order to allow:

Platting of Tract 2 of Proposed Vista Rose Subdivision without road access constructed to requirements of the Subdivision Construction Manual (2), and without road dedication (1)

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

APPLICANT OR OWNER	Name: <u>ARC Land Development</u> Email: <u>cjohnson@amgland.com</u>
	Mailing Address: <u>16633 Ventura Blvd, Suite 1014, Encino, CA</u> Zip: <u>91436</u>
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SURVEYOR	Name (FIRM): <u>The Boutet Company</u> Email: <u>thoffman@tbcak.com</u>
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The width the drive access is being developed at is wider than the required Borough width. The road standards not being met by the driveway are the horizontal curvature, stopping site distance, etc. Additionally, the ditch requirements of a Borough standard road are not being met, but all water generated the site will be handled on site, through the use of underground infiltration galleries. This method is more efficient than handling water in ditches, which tend to overflow, or create icing conditions. The traffic generated by the development will generally be parking along the road at 90 degrees, necessitating slow movement.



Vista Rose Variance- 43.20.140 Physical Access

Additionally, the conditions of this lot (width and proximity to adjacent intersections off Lucille) make it difficult to develop in any other fashion.

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The development is surrounded by residential development on the north and west sides, with no ROW access points on those sides. The MSB Subdivision Construction Criteria manual requires 330 feet minimum between intersection points (Lucille Street is classified as a collector). There is no point in the project that allows for a driveway access onto Lucille Street that is no closer than 330 feet from the closest ROW to the north (Vincent Court) or the south (West Isle Court). While access could be constructed onto West Isle Court, the property grade at that point is 10' higher than the road, which would necessitate significant grading both in the right of way and on the subject property.

Finally, the City of Wasilla has required the secondary access onto West Isle. Good planning also dictates a secondary access, in case the primary access is blocked. The proposed road grade dropping onto Isle at that point is 8%. The maximum allowed by Borough standards is 5%, which cannot be achieved without substantial grading and impact to the adjacent, established slopes and road improvements on West Isle and Lucille.

By: Planning
Public Hearing: 10/13/15
Adopted: 10/13/15

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-18(AM)**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE
CLEARING OF 100 PERCENT OF LOT A5, TOWNSHIP 17 NORTH, RANGE 1
WEST, SECTION 4, PER WMC 16.33.050(A)(2).**

WHEREAS, Cameron Johnson, ARC Land Development, LLC, submitted a request for a waiver/modification on September 5, 2015, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on October 6, 2015; and

WHEREAS, the Wasilla Planning Commission conducted a public hearing taking into account the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them; and

NOW THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission, after due consideration of the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them, grants a waiver with the following conditions:

1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan date stamped September 29, 2015,

attached as Exhibit A to Resolution Serial No. 15-18(AM), as required in WMC 16.33.060.

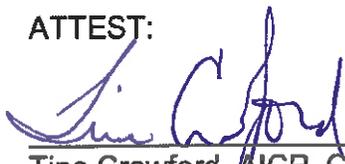
2. The applicant must provide the landscape guarantee required in WMC 16.33.040 prior to any clearing and/or construction on the lot.
3. Revise the table in Landscape Plan L1.2 to indicate 19 Colorado Green Spruce consistent with the drawing.
4. Change four Siberian Larch to an evergreen, to be determined by applicant.
5. Retain existing vegetation along Lucille Street and supplement with three additional evergreen trees in addition to the proposed trees shown on Landscape Plan L1.2.
6. Retain mature trees within the southern vegetated area to the greatest extent feasible.

ADOPTED by the Wasilla Planning Commission on October 13, 2015.

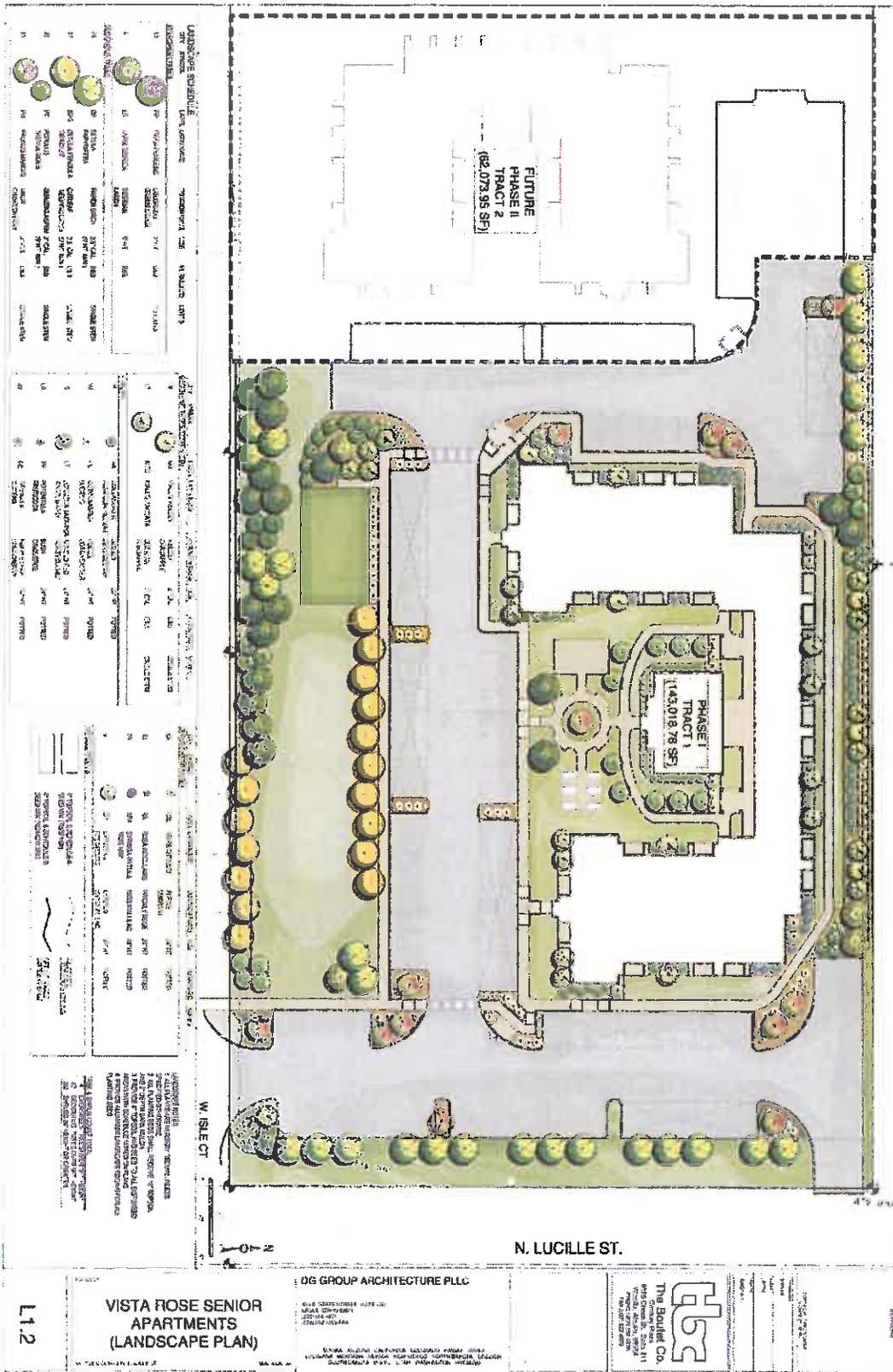
APPROVED:

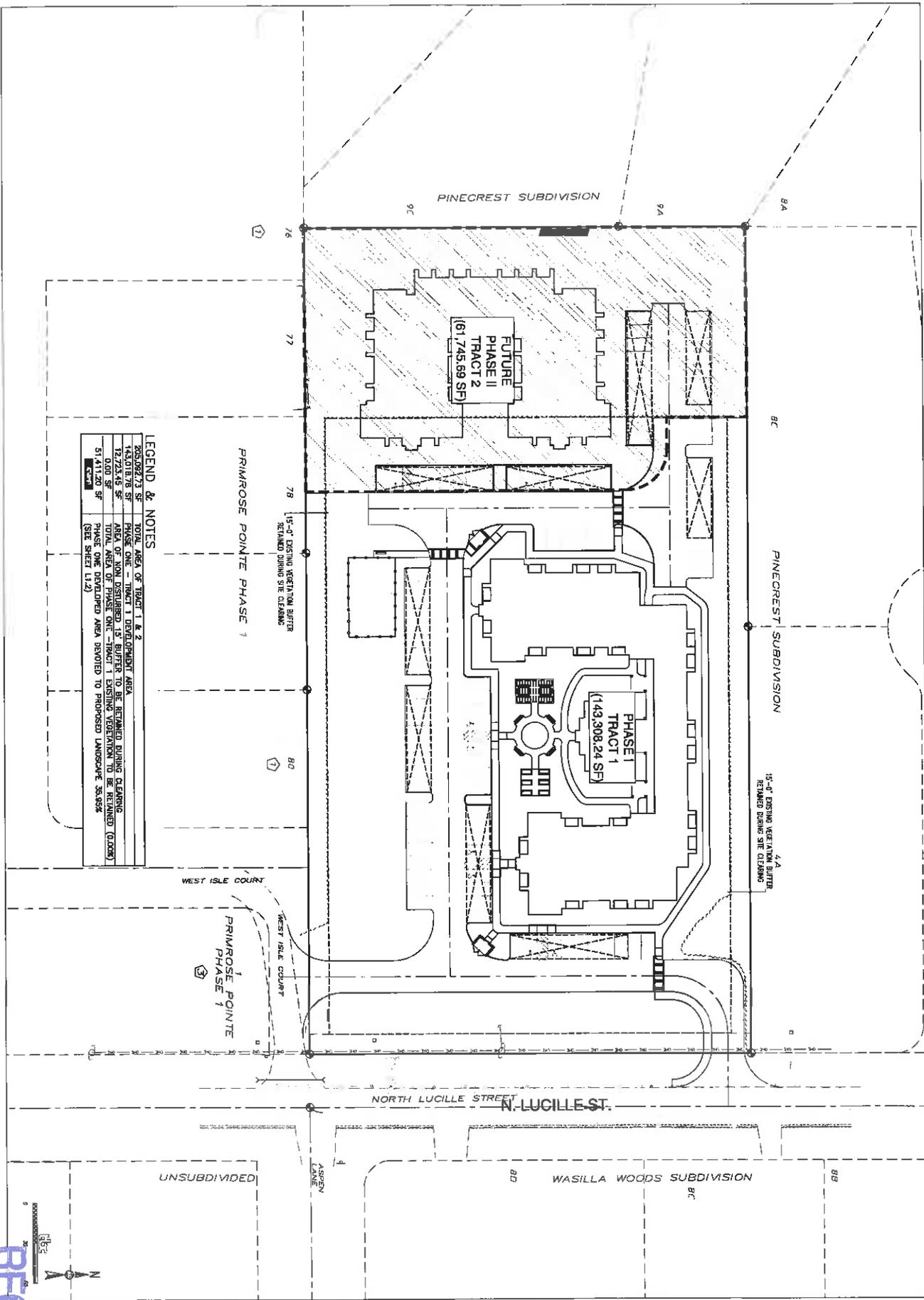

Glenda Ledford, Chairman

ATTEST:


Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously





LEGEND & NOTES

205,058.73 SF	TOTAL AREA OF TRACT 1 & 2
143,018.78 SF	PHASE ONE - TRACT 1 DEVELOPMENT AREA
12,223.45 SF	AREA OF NON-DISTURBED 15' BUFFER TO BE RETAINED DURING CLEARING
0.00 SF	TOTAL AREA OF PHASE ONE - TRACT 1 EXISTING VEGETATION TO BE RETAINED (0.00%)
51,117.20 SF	PHASE ONE DEVELOPED AREA DEVOTED TO PROPOSED LANDSCAPE 35.85%

(SEE SHEET 1.12)

RECEIVED
 1.1.1
 BUILDING PERMIT SUBMITTAL SET

PLATTING
 JAN 29 2016

PROJECT
VISTA ROSE SENIOR APARTMENTS (LANDSCAPE ANALYSIS)
 W. ISLE COURT & N. LUCILLE ST. WASILLA, AK

DG GROUP ARCHITECTURE PLLC
 490 E. STATE STREET, SUITE 100
 SHELBY, IDAHO 83401
 (208) 988-4871
 (208) 988-1999 FAX

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - IOWA - KANSAS - LOUISIANA - MICHIGAN - MINNESOTA - MISSISSIPPI - NEBRASKA - NEW MEXICO - NORTH CAROLINA - OREGON - SOUTH DAKOTA - TEXAS - UTAH - VIRGINIA - WISCONSIN - WYOMING

The Boulet Co.
 4075 CHASE FIELD RD
 WASHINGTON, ALABAMA 36684
 PHONE (205) 333-6700
 FAX (205) 333-6700

REVISIONS

NO.	DATE	DESCRIPTION

EXHIBIT G-5

Cheryl Scott

From: Tony Hoffman <thoffman@tbcak.com>
Sent: Wednesday, February 10, 2016 4:46 PM
To: Cheryl Scott
Cc: Cameron Johnson (cjohnson@amgland.com); Brandon Marcott (brandonmarcott@triadak.com)
Subject: FW: Vista Rose Responses
Attachments: Variance Legal Access Narrative R1.pdf; VariancePhysical Access Narrative R1.pdf; Site Plan for MSB 2-10-16.pdf

Hi Cheryl,

I'm going to respond to your individual items in this email. I've appended the additional question you sent me yesterday into the top of the list. . Additionally, I've revised the actual variance response documents, with the additional information requested. All my answers below are in italicized text, underlined for clarity. I'm also attaching an updated site plan with the easement shown.

Let me know if you have any additional questions or need more information. The developer (Cameron Johnson) will be at the Borough offices tomorrow, and will hopefully be able to meet you and discuss any other concerns you may have in regards to the construction, or anything else.

Thanks again.

TBC Inc.	Planning - Programming - Engineering - Surveying - Landscape Architecture
Tony Hoffman, Professional Land Surveyor, AK., N.D. Senior Land Surveyor	The Boutet Company Inc. <u>601 East 57th Place, Suite 102</u> <u>Anchorage, Alaska 99518</u> direct tel: 907.270.6764 main tel: 907.522.6776 fax: 907.522.6779 ☎ mobile: 907.317.7724
thoffman@tbcak.com	
visit us at www.tbcak.com	

From: Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>]
Sent: Monday, February 08, 2016 4:02 PM
To: Tony Hoffman
Subject: Vista Rose

Tony –

A few things came up when reviewing the proposed Vista Rose Subdivision with the Planning Director.

- In a meeting today with our Borough Engineer, another questions came up, snow storage. Can you please address snow storage when you are expanding on your variances.
The attached site plan shows areas where the developer will have temporary snow storage. All snow will be hauled off the site within 48 hours .

- Will the 50' easement be private or public and who will maintain it?
The access easement will be privately maintained, but access will be for public use. If necessary, the developer will provide a copy of the access agreement that will be recorded after the plat is recorded.
- We will need a map overlay of the 50' easement on the development plan?
Attached
- Please address setbacks from the ROW easement, we do not want to create any encroachments.
As there are no building setback requirements, from access easements, in the City of Wasilla, the attached site plan shows there are no building encroachments into the easement. All other setbacks from property lines are met
- Some of our concerns are the public right-of-way being encroached upon by meridians, sidewalks, landscaping, and parking.
As stated previously, the City of Wasilla Development Code has no prohibitions in regards to what facilities may be included within the easement.
- Can you please address all these issues in your response to the variance criteria and forward me an updated copy of each.
- Please expand on your variances:
Legal Access Variance – Criteria (A) – Only the third sentence in this paragraph really addresses the public health, safety or welfare. Please expand.
(C) – Expand on the City of Wasilla requirements for screening
See attached revised narrative

Physical Access Variance – Criteria (A & B) Please expand. With 78 apartment units, there will be traffic, please provide more information regarding the welfare of the public with construction of substandard physical access. Provide more facts and details.

(C) – You stated access could be constructed onto West Isle Court but the property grade at that point is 10' or higher than the road, which would necessitate significant grading both in the right of way and on the subject property. According to your plans, it appears that you will be constructing this access onto Isle court anyways, please expand?

See attached revised narrative

Please provide the above information within the next two days. Thanks Tony and please contact me if you have any questions.

Cheryl Scott
 Platting Technician
 Matanuska-Susitna Borough
 350 E. Dahlia Ave.
 Palmer, AK 99645
 (907) 861-8692 ph
 (907) 861-8407 fax
cheryl.scott@matsugov.us

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH THE DATE OF THIS SURVEY HAVE BEEN PAID BY THE PROPERTY OWNER OR HIS SUCCESSORS, AND THAT NO OTHER TAXES OR SPECIAL ASSESSMENTS ARE DUE OR ACCRUING ON THE PROPERTY DESCRIBED IN THIS SURVEY.

TAX COLLECTION OFFICIAL (CITY OF WASILLA)
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH THE DATE OF THIS SURVEY HAVE BEEN PAID BY THE PROPERTY OWNER OR HIS SUCCESSORS, AND THAT NO OTHER TAXES OR SPECIAL ASSESSMENTS ARE DUE OR ACCRUING ON THE PROPERTY DESCRIBED IN THIS SURVEY.

TAX COLLECTION OFFICIAL (CITY OF WASILLA)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THIS SURVEY IS THE PROPERTY OF THE STATE OF ALASKA, AND THAT THE PROPERTY IS BEING DEDICATED TO THE PUBLIC USE OF THE STATE OF ALASKA.

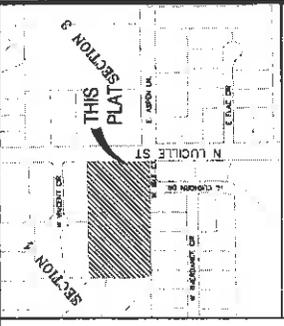
NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

NOTARYS ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2016, at _____, Alaska.

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

ALASKA LAND DEVELOPMENT
 10000 W. ELKHORN DRIVE, SUITE 1014
 DENVER, CO, 80231
 DATE: _____



VICINITY MAP
 SCALE: 1"=200'
 TAD MAP WATZ, WAT1

- LEGEND**
- Existing Power Pole
 - Existing Power Pole
 - Drafting Downspur Electric
 - Found Survey Monument
 - Existing Fence
 - Existing Fire Hydrant
 - Existing Meter Boxes per utility markings
 - Existing Invertive per Utility Markings
 - Existing Curb and Gutter
 - Existing Intersecting Road
 - Existing Utility Markings per Utility Markings
 - Centerline (2 Foot Interior)
 - Area dedicated to ROW

PLANNING DIRECTORS CERTIFICATE
 I, ANTHONY NOTWALA, LS-9402, NERSEY CERRY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER IN GOOD STANDING WITH THE ALASKA SURVEYORS ASSOCIATION. I HEREBY CERTIFY THAT THIS SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PLANNING AND LAND USE DIRECTOR
 ATTEST:

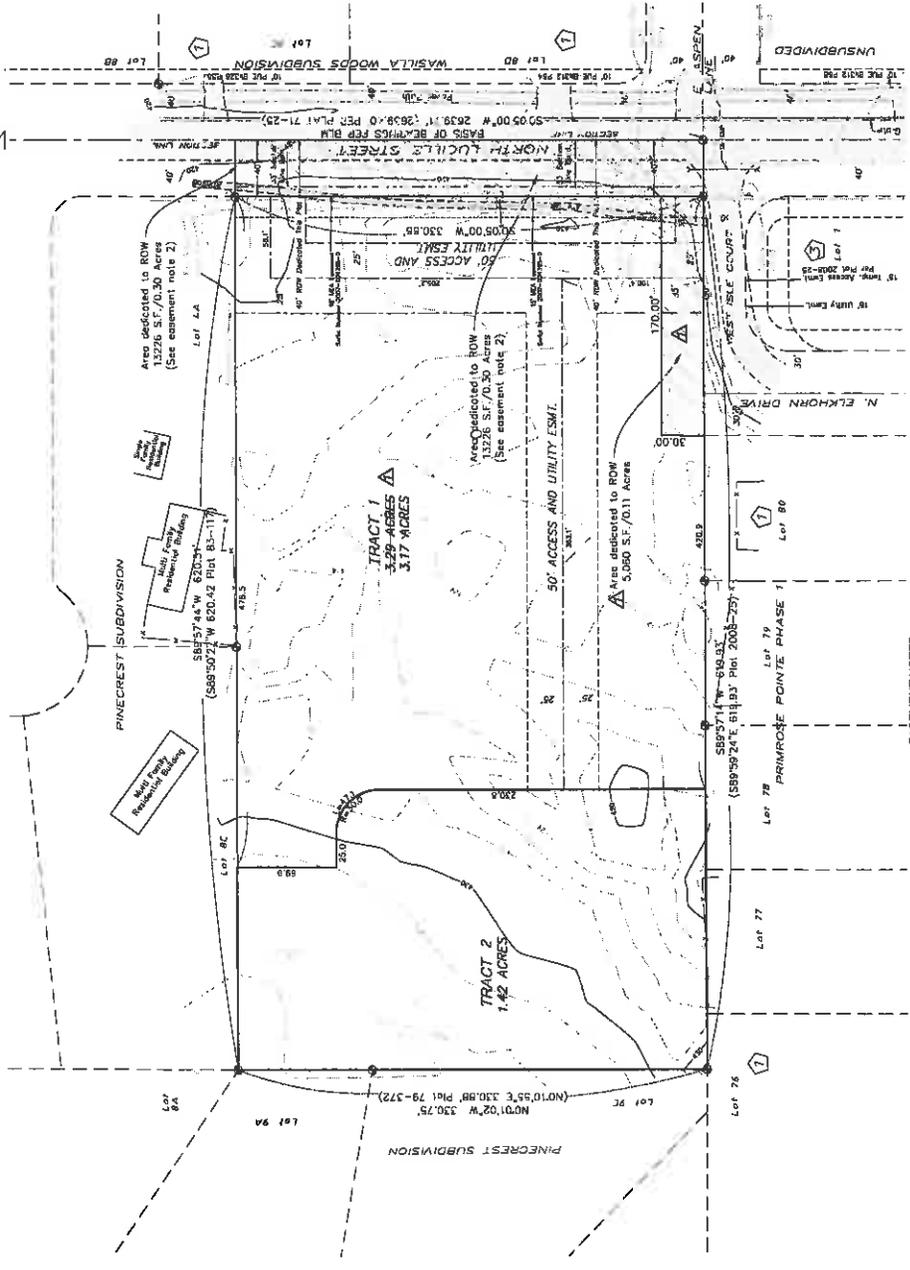
PLANNING CLERK

Vista Rose Subdivision
 Tracts 1 & 2
 A Subdivision of
 THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SECTION 7, T4S, R10E, S10W, ALASKA STATE PLAT 2016-017, BEING 17 ACRES, RANGE 17 NORTH, RANGE 10 EAST, SECTION 7, T4S, R10E, S10W, ALASKA, CONTAINING 3.9 ACRES, MORE OR LESS.



The Bollett Co.
 Alaska Surveyors
 1000 W. ELKHORN DRIVE, SUITE 1014
 DENVER, CO 80231
 PHONE: 303.733.1111
 FAX: 303.733.1112
 LICENSE NO. 15-1008

SHEET 1 of 1

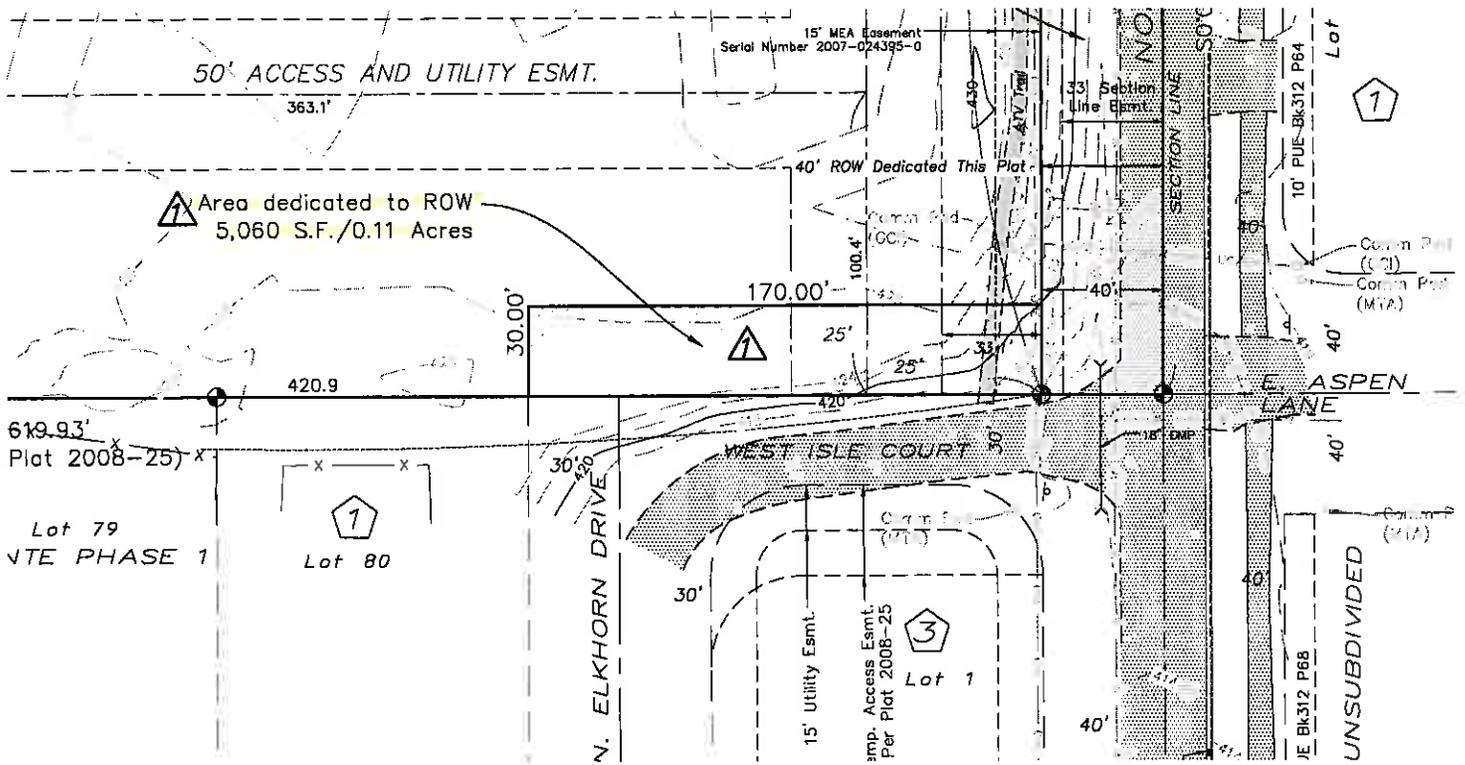


EASEMENT NOTES:
 1. ALL EASEMENTS SHOWN ON THIS SURVEY ARE GRANTED BY THE STATE OF ALASKA TO THE PUBLIC THROUGH THE ALASKA STATE PLAT 2016-017, BEING 17 ACRES, RANGE 17 NORTH, RANGE 10 EAST, SECTION 7, T4S, R10E, S10W, ALASKA, CONTAINING 3.9 ACRES, MORE OR LESS.



SURVEYORS CERTIFICATE
 I, ANTHONY NOTWALA, LS-9402, NERSEY CERRY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER IN GOOD STANDING WITH THE ALASKA SURVEYORS ASSOCIATION. I HEREBY CERTIFY THAT THIS SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Revisions	#	Date	Description
1	1	3/10/2016	Add 30'x70' dedication to SE Corner Tract 1, Upgrade Tract 1 Access



1/3

Tony Hoffman

From: Cameron Johnson <cjohnson@amgland.com>
Sent: Friday, January 29, 2016 10:08 AM
To: Tony Hoffman
Subject: FW: Vista Rose Preliminary Plat
Attachments: Base Map 1-20-16-Rotated.pdf; VR Prelim Plat No Flag.pdf

From: Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]
Sent: Friday, January 29, 2016 10:13 AM
To: 'Cameron Johnson (cjohnson@amgland.com)'
Subject: FW: Vista Rose Preliminary Plat

Cameron,

The Public Works Director, Archie Giddings, and I have reviewed the attached drawings and support the proposed easements versus the flag lot configuration for the subdivision since the future development of the two lots will function as one development after construction.

Let me know if you have any questions or need anything else.

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: Cameron Johnson [mailto:cjohnson@amgland.com]
Sent: Tuesday, January 26, 2016 3:15 PM
To: Tina Crawford
Subject: Vista Rose Preliminary Plat

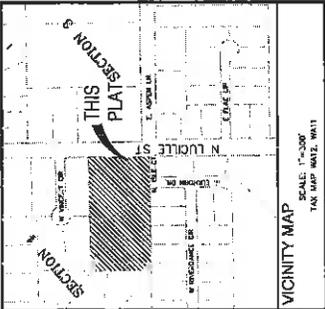
Hi Tina,

I'll call you on this shortly.

Thanks,

Cameron Johnson
AMG & Associates, LLC
16633 Ventura Blvd, Suite 1014
Encino, CA 91436

Phone (818) 380-2600 Ext. 19
Fax (818) 380-2603
Cell (818) 825-5488
E-Mail cjohnson@amgland.com
www.amgland.com



LEGEND

- Existing Power Line
- Existing Power Pole
- Existing Overhead Electric
- Proposed Survey Monument
- Existing Fence
- Existing Easement
- Existing Water Valve per Utility Markings
- Existing Markers per Utility Markings
- Existing Gate and Duffer
- Existing Underground Communications Line per Utility Markings
- Deed or Easement (2 Foot Interval)

PLANNING DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE ZONING ORDINANCE OF THE CITY OF WASILLA, ALASKA, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY AND THAT THE PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS OF THE STATE OF ALASKA IN WHICH THE PLAN IS LOCATED.

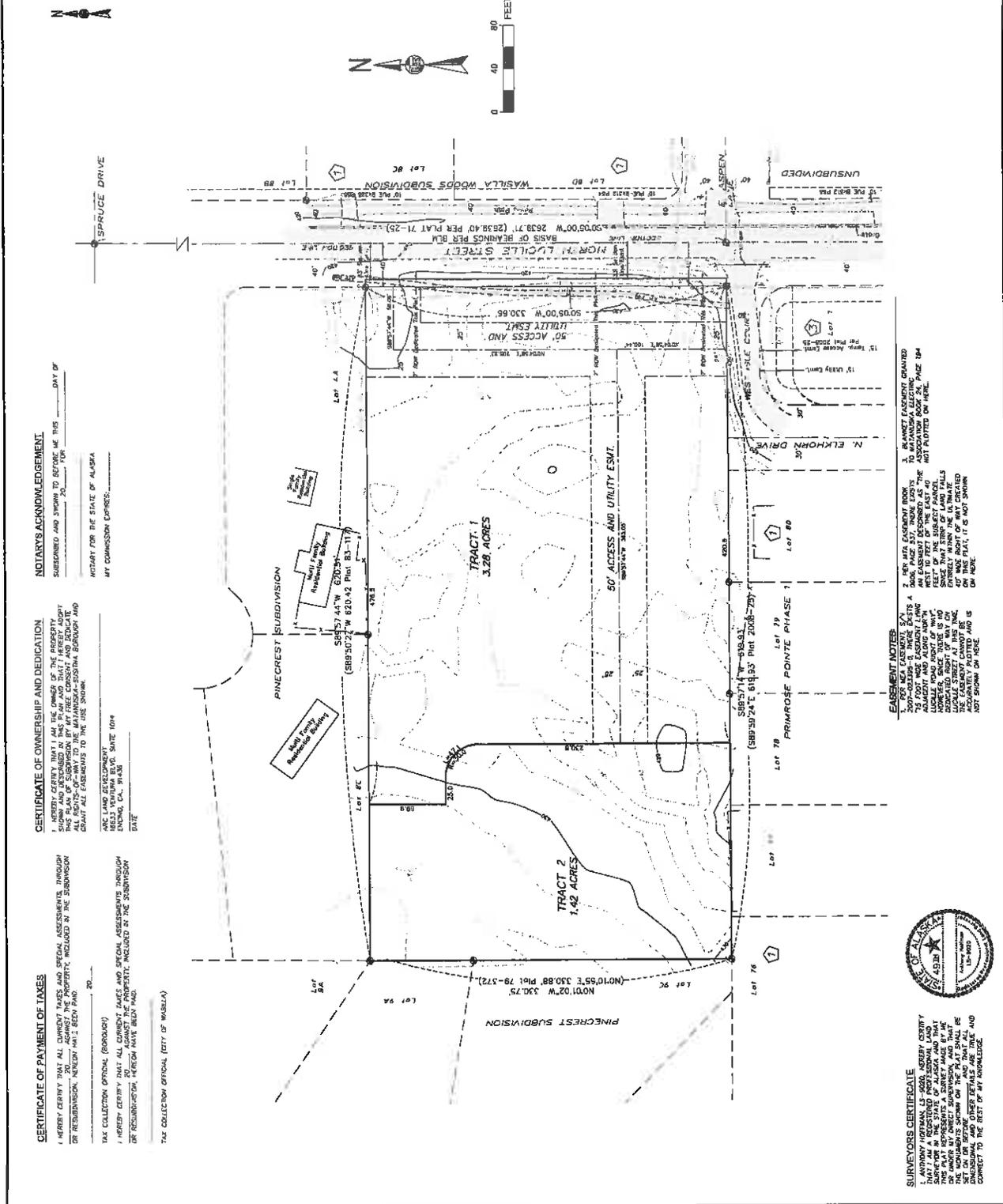
PLANNING AND LAND USE DIRECTOR
ATTY: _____
PLATING CLERK

Plat of
Vista Rose Subdivision
Tracts 1 & 2
A Subdivision of

THE SOUTHWEST ONE-QUARTER SECTION 17, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA, CONTAINING 4.71 ACRES, MORE OR LESS

fbz
The Bureau of
1111 South Main Street
Anchorage, Alaska 99501-3827
907-562-1111

DATE: 1/28/2016
BY: [Signature]
SCALE: AS SHOWN
SHEET 1 of 1



Cheryl Scott

From: Susan Lee
Sent: Tuesday, February 16, 2016 9:46 AM
To: Platting
Subject: RE: Request for Comments for Vista Rose Case # 2016-016 (CS)

Follow Up Flag: Follow up
Flag Status: Completed

No comment.

Susan

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

From: Cheryl Scott **On Behalf Of** Platting
Sent: Thursday, February 11, 2016 3:23 PM
To: planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; ken@slauson.us; stevecolligan@mtaonline.net; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com; jay@valleymarket.com; Andy Dean; Bob Walden; Brad Sworts; brian.young@usps.gov; Capital Projects; Cindy Corey; Corps of Engineers; dblehm@gci.com; Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; holly.zafian@alaska.gov; Jamie Keller; Jennifer Ballinger; jennifer.diederich@enstarnaturalgas.com; Jessica Smith; Jim Jenson; John Aschenbrenner; jthompson@mta-telco.com; mark.fink@alaska.gov; mearow@matanuska.com; Nicole Wilkins; ospdesign@gci.com; Permit Center; Richard Boothby; rglenn@mta-telco.com; robin.leighty@enstarnaturalgas.com; Sandra Cook; Sheila Armstrong; Susan Lee; Terry Dolan; Theresa Taranto; Tracy McDaniel
Subject: Request for Comments for Vista Rose Case # 2016-016 (CS)

All~

Attached is a Request for Comments for a preliminary plat for a two lot subdivision in the City of Wasilla. The request includes the preliminary plat, vicinity map, owner's statement, aerial map with topographic overlay, site plan map, 2 variances, additional information emails, topographic map, drainage map, water & wastewater map and City of Wasilla Resolution.

Please review and provide your comments by March 4, 2016.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645
(907) 861-8692 ph



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 11, 2016
TO: Eileen Probaseo, Planning Director
FROM: Land & Resource Management *EC*
SUBJECT: Preliminary Plat Comments / Case #2016-016

Platting Tech: Cheryl Scott
Public Hearing: March 17, 2016
Applicant / Petitioner: ARC Land Development, LLC
TRS: 17N01W04
Tax ID: 17N01W04A005
Subd: Vista Rose
Tax Map: WA 12

Comments:

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

Cheryl Scott

From: Richard Boothby
Sent: Thursday, February 11, 2016 3:51 PM
To: Platting
Cc: James Steele; Ken Barkley; Lisa Behrens; Bill Gamble
Subject: RE: Request for Comments for Vista Rose Case # 2016-016 (CS)

The Central Mat-Su FSA and DES has no objections to this subdivide. The owners are in the plan review process with the Fire Code Office for the building plans and roads for the fire access on this property.

From: Cheryl Scott **On Behalf Of** Platting
Sent: Thursday, February 11, 2016 3:23 PM
To: planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; ken@slauson.us; stevecolligan@mtaonline.net; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com; jay@valleymarket.com; Andy Dean; Bob Walden; Brad Sworts; brian.young@usps.gov; Capital Projects; Cindy Corey; Corps of Engineers; dblehm@gci.com; Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; holly.zafian@alaska.gov; Jamie Keller; Jennifer Ballinger; jennifer.diederich@enstarnaturalgas.com; Jessica Smith; Jim Jenson; John Aschenbrenner; jthompson@mta-telco.com; mark.fink@alaska.gov; mearow@matanuska.com; Nicole Wilkins; ospdesign@gci.com; Permit Center; Richard Boothby; rglenn@mta-telco.com; robin.leighty@enstarnaturalgas.com; Sandra Cook; Sheila Armstrong; Susan Lee; Terry Dolan; Theresa Taranto; Tracy McDaniel
Subject: Request for Comments for Vista Rose Case # 2016-016 (CS)

All~

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Please review and provide your comments by March 4, 2016.

Cheryl Scott
 Platting Technician
 Matanuska-Susitna Borough
 350 E. Dahlia Ave.
 Palmer, AK 99645
 (907) 861-8692 ph
 (907) 861-8407 fax
cheryl.scott@matsugov.us

Cheryl Scott

From: Scott Sanderson
Sent: Friday, February 12, 2016 8:28 AM
To: Cheryl Scott
Cc: Jim Jenson; Terry Dolan
Subject: FW: Request for Comments for Vista Rose Case # 2016-016 (CS)
Attachments: RFC Vista Rose.pdf; Vista Rose.TIF

No issues. City of Wasilla

Scott Sanderson
Mat-Su Borough
Road Superintendent I
907-861-7757 Desk
907-354-3470 Cell

From: Jim Jenson
Sent: Thursday, February 11, 2016 3:54 PM
To: Scott Sanderson
Cc: Terry Dolan
Subject: FW: Request for Comments for Vista Rose Case # 2016-016 (CS)

COW

From: Cheryl Scott **On Behalf Of** Platting
Sent: Thursday, February 11, 2016 3:23 PM
To: planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; ken@slauson.us; stevecolligan@mtaonline.net; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com; jay@valleymarket.com; Andy Dean; Bob Walden; Brad Sworts; brian.young@usps.gov; Capital Projects; Cindy Corey; Corps of Engineers; dblehm@gci.com; Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; holly.zafian@alaska.gov; Jamie Keller; Jennifer Ballinger; jennifer.diederich@enstarnaturalgas.com; Jessica Smith; Jim Jenson; John Aschenbrenner; jthompson@mta-telco.com; mark.fink@alaska.gov; mearow@matanuska.com; Nicole Wilkins; ospdesign@gci.com; Permit Center; Richard Boothby; rglenn@mta-telco.com; robin.leighty@enstarnaturalgas.com; Sandra Cook; Sheila Armstrong; Susan Lee; Terry Dolan; Theresa Taranto; Tracy McDaniel
Subject: Request for Comments for Vista Rose Case # 2016-016 (CS)

All~

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Please review and provide your comments by March 4, 2016.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough

Cheryl Scott

From: Jamie Keller
Sent: Tuesday, March 01, 2016 1:13 PM
To: Platting
Cc: Cheryl Scott
Subject: RE: Request for Comments for Vista Rose Case # 2016-016 (CS)

My comments are as follows:

- Proposed snow storage is not in a practical location for actual plowing activity and would require blocking off approximately 12 parking stalls during the winter.
- Intersection spacing on W Isle Court between N Elkhorn Drive, the proposed access easement, and N Lucille Street is inadequate. Consider aligning the proposed access easement with N Elkhorn Drive.
- Dedicate a 30' by 170' portion of the southeast corner of proposed Tract 1 as ROW for W Isle Court.

Thank you,
Jamie Keller

From: Cheryl Scott **On Behalf Of** Platting
Sent: Thursday, February 11, 2016 3:23 PM
To: planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; ken@slauson.us; stevecolligan@mtaonline.net; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winfoh@comcast.net; jay@valleymarket.com; Andy Dean; Bob Walden; Brad Sworts; brian.young@usps.gov; Capital Projects; Cindy Corey; Corps of Engineers; dblehm@gci.com; Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; holly.zafian@alaska.gov; Jamie Keller; Jennifer Ballinger; jennifer.diederich@enstarnaturalgas.com; Jessica Smith; Jim Jenson; John Aschenbrenner; jthompson@mta-telco.com; mark.fink@alaska.gov; mearow@matanuska.com; Nicole Wilkins; ospdesign@gci.com; Permit Center; Richard Boothby; rglenn@mta-telco.com; robin.leighty@enstarnaturalgas.com; Sandra Cook; Sheila Armstrong; Susan Lee; Terry Dolan; Theresa Taranto; Tracy McDaniel
Subject: Request for Comments for Vista Rose Case # 2016-016 (CS)

All~

Attached is a Request for Comments for a preliminary plat for a two lot subdivision in the City of Wasilla. The request includes the preliminary plat, vicinity map, owner's statement, aerial map with topographic overlay, site plan map, 2 variances, additional information emails, topographic map, drainage map, water & wastewater map and City of Wasilla Resolution.

Please review and provide your comments by March 4, 2016.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645
(907) 861-8692 ph
(907) 861-8407 fax
cheryl.scott@matsugov.us



Matanuska - Susitna Borough
Division

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-8488

PHONE 861-7874 • FAX 861-8407

Matanuska - Susitna Borough
Division

Received

Comments Due: March 4, 2016

March 17, 2016

Preliminary Plat Request for Comments

AK Dept. of Transportation - Anchorage	MSB - Emergency Services	Received
AK Dept. of Transpc		
AK Dept. of Transpc	Open Cases Y or <input checked="" type="radio"/> N	SpUD Y or <input checked="" type="radio"/> N
AK DNR, Division of		City of Wasilla
AK DNR, Public Acc		neering
AK DNR, Division of	FIRM # 8080 Zone X	
AK DF&G, Habitat M	Comments: _____	RECEIVED
AK DF&G, Divisior		MAR 03 2016
AK Railroad, Engine	Date: 3/2/16 By: Cheryl Scott	PLATTING
Corp of Engineers		
U.S. Postmaster		
City of: Wasilla		
Community Council		
Fire Service Area:		
Road Service Area: N/A	Assembly District #4	
MSB - Borough Attorney		

Title:	VISTA ROSE
Location:	SEC 04 , T17N, R01W, S.M, AK
Petitioner:	ARC LAND DEVELOPMENT LLC
Address:	16633 VENTURA BLVD #1014 ENCINO, CA 91436-1859
Surveyor:	THE BOUTET COMPANY
Address:	601 E 57 TH PLACE #102 ANCHORAGE, AK 99518

The request is to divide Parcel #2 of MSB Waiver 76-67 into 2 tracts to be known as Vista Rose Subdivision, containing 4.71 acres, more or less. Variances are requested from MSB 43.20.120 & 43.20.140 to allow for sub-standard legal and physical access to the westernmost lot. City of Wasilla supports the proposed plan since the future development of the two lots will function as one development after construction.

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 **March 4, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **March 17, 2016**.

Kindest Regards,

Cheryl Scott
Platting Technician
cheryl.scott@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-016 Tax ID: 17N01W01A005 Tax Map #: WA12 Pre-App Date: 01/22/2016

EXHIBIT O

Cheryl Scott

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Tuesday, February 16, 2016 1:57 PM
To: Cheryl Scott
Cc: Jessica Thompson
Subject: RE: Vista Rose Plat in PDF

Follow Up Flag: Follow up
Flag Status: Completed

Cheryl,

MTA has reviewed the preliminary plat for Vista Rose. MTA has no objections.

Thank you for the opportunity to review and comment.
Becky Glenn
MTA

From: Cheryl Scott [mailto:Cheryl.Scott@matsugov.us]
Sent: Friday, February 12, 2016 8:37 AM
To: Platting <Platting@matsugov.us>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; ken@slauson.us; stevecolligan@mtaonline.net; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com; jay@valleymarket.com; Andy Dean <Andy.Dean@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; brian.young@usps.gov; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Corps of Engineers <regpagemaster@usace.army.mil>; dblehm@gci.com; Eileen Probasco <Eileen.Probasco@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; holly.zafian@alaska.gov; Jamie Keller <Jamie.Keller@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; jennifer.diederich@enstarnaturalgas.com; Jessica Smith <Jessica.Smith@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jessica Thompson <jthompson@mta-telco.com>; mark.fink@alaska.gov; mearow@matanuska.com; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; ospdesign@gci.com; Permit Center <PermitCenter@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Becky Glenn <rglenn@mta-telco.com>; robin.leighty@enstarnaturalgas.com; Sandra Cook <Sandra.Cook@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>
Subject: Vista Rose Plat in PDF

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.

All~

I have attached in PDF format of the Vista Rose plat in case you can't view it in Tiff.



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 11, 2016

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

**Subject: Preliminary Plat Request for Comments – Vista Rose
(Case No. 2016-016)**

Dear Ms. Scott:

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

If you have any questions, please feel free to contact me at 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

EXHIBIT R

Cheryl Scott

From: Dixie D. Banner <akdaisyd@yahoo.com>
Sent: Saturday, March 05, 2016 5:14 PM
To: Platting
Subject: Response to ARC Land Development

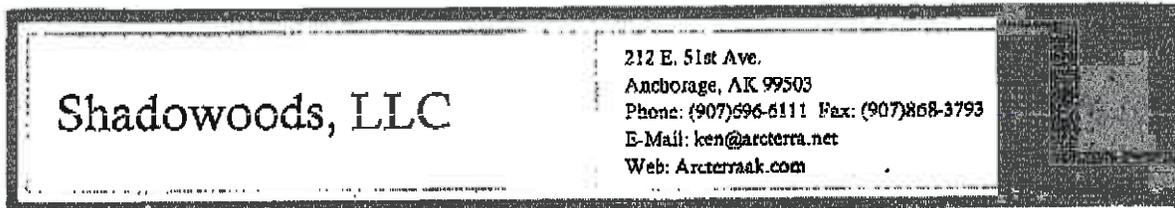
The idea of bringing on access from Lucile seems to be appropriate; however, please do not or approve any more low cost housing. The area across the street from Prime Rose and as you travel down the hill is becoming troubling and especially not safe at night. You see cops pulled over all the time.

Thank you and if you have questions please send a reply.

V/r

Dixie Banner

Sent from Yahoo Mail on Android



March 7, 2016

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
Platting Division
350 E. Dahlia
Palmer, AK 99645

Members of the Platting Board and Staff:

We are supportive of the proposed development subject to the owners providing the following:

- 1) Dedicating the other half of W. Isle Ct. so that matches Aspen and the Elkhorn Drive along the south property.
- 2) Construction that portion of W. Isle Ct. (Elkhorn/Aspen) extended along that dedication so that it matches up with Aspen and matching Elkhorn Drive.

During the development of the property to the south, what is presently called Primrose Point Subdivision (previously referred to as Shadowwoods), the previous property owners of this proposed plat were contacted in an attempt to mitigate an offset intersection with Aspen (Exhibit 1). Unfortunately they declined at that time to provide the dedication or an easement so that the connection could be constructed without an offset. Both the City of Wasilla (COW) and the Matanuska-Susitna Borough (MSB) were aware of the problem and it was decided at that time (2007) to allow the offset with anticipation of acquiring the additional right-of-way in the future when this property was developed.

The need for the aligned intersection revolves around this location being signalized at some time in the future. Aligned intersections are necessary for signalization so to allow for efficient traffic timing with other intersections. Signalized intersections are typically placed on section corners, $\frac{1}{2}$ section corners and $\frac{1}{4}$ section corners when ever possible to facilitate this traffic timing. I believe that the intersection of Aspen sits on a $\frac{1}{2}$ section corner.

Without consideration for a signalized intersection access on to and from Lucille Street will become extremely hazardous at some point.

I have attached a two sketches that shows what the intersection was originally designed to look like in 2007 (Ex. 1) and what we are requesting of the proposed development to facilitate this efficient intersection design.(Ex. 2)

Finally, the access easements onto W. Isle Ct, as shown by the petitioner on the vicinity map provided do not allow for sufficient stacking and access into either the proposed development or the adjacent properties to the south now, but especially in the future with the increased usage and traffic. Traffic volumes along Lucille have and will continue to increase in addition to traffic from the proposed development. This is in addition to this being the most likely location for a future signalized intersection and therefore sufficient stacking distances need to be provided from the Lucille intersection to allow for this future development. An access point that aligns with Elkhorn drive from the proposed development should be a minimum and not the location the petitioner is presently has it shown. The above also does into take into account future pedestrian usage along the west side of Lucille.

Clearly the traffic along Lucille St. has increased over the last 9 years sufficient to show the need for a future traffic signal, thereby supporting our request for the dedication and minor road construction for this multi-family development.

If you have any further questions I can be contacted at (907)696-6111.

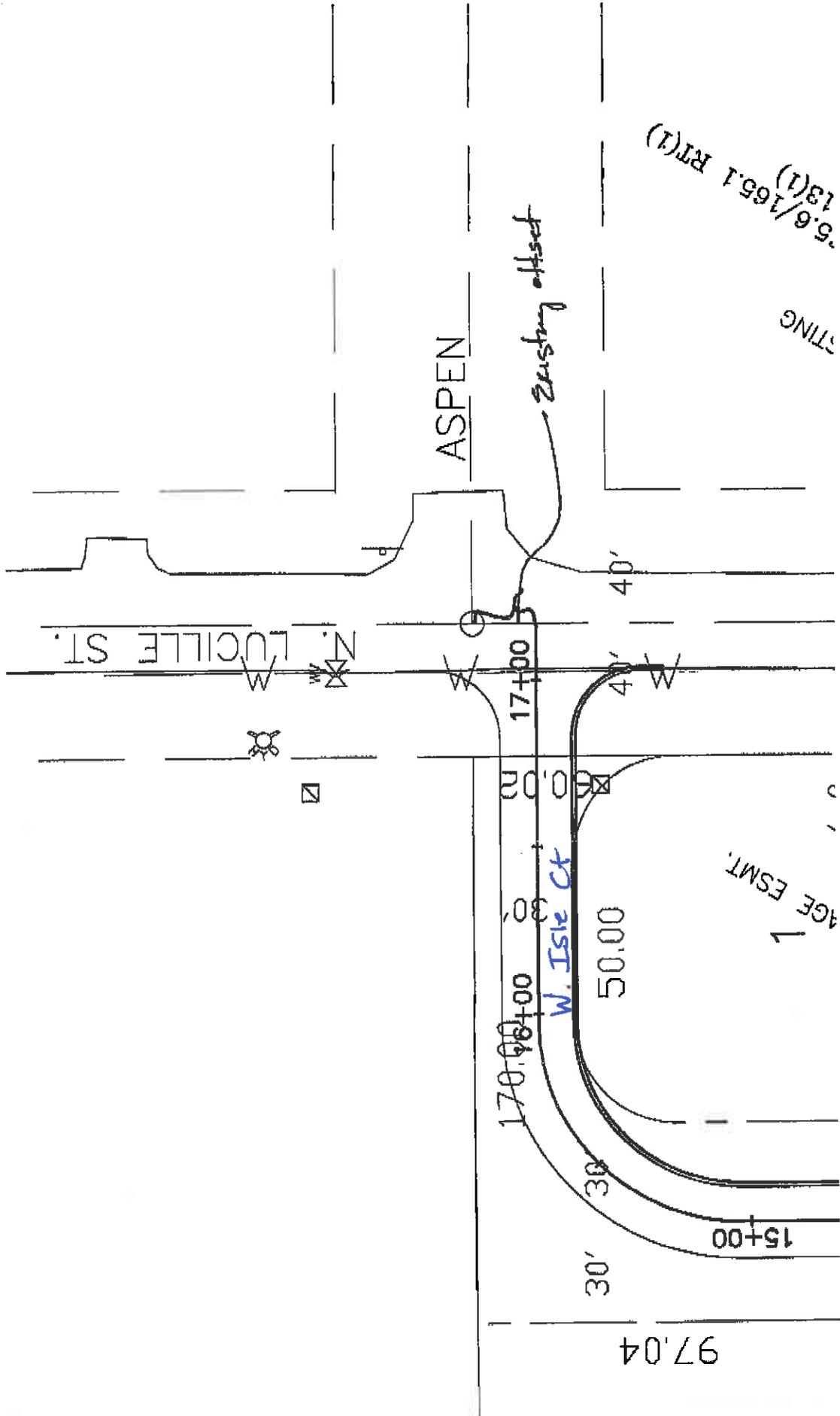
Sincerely,

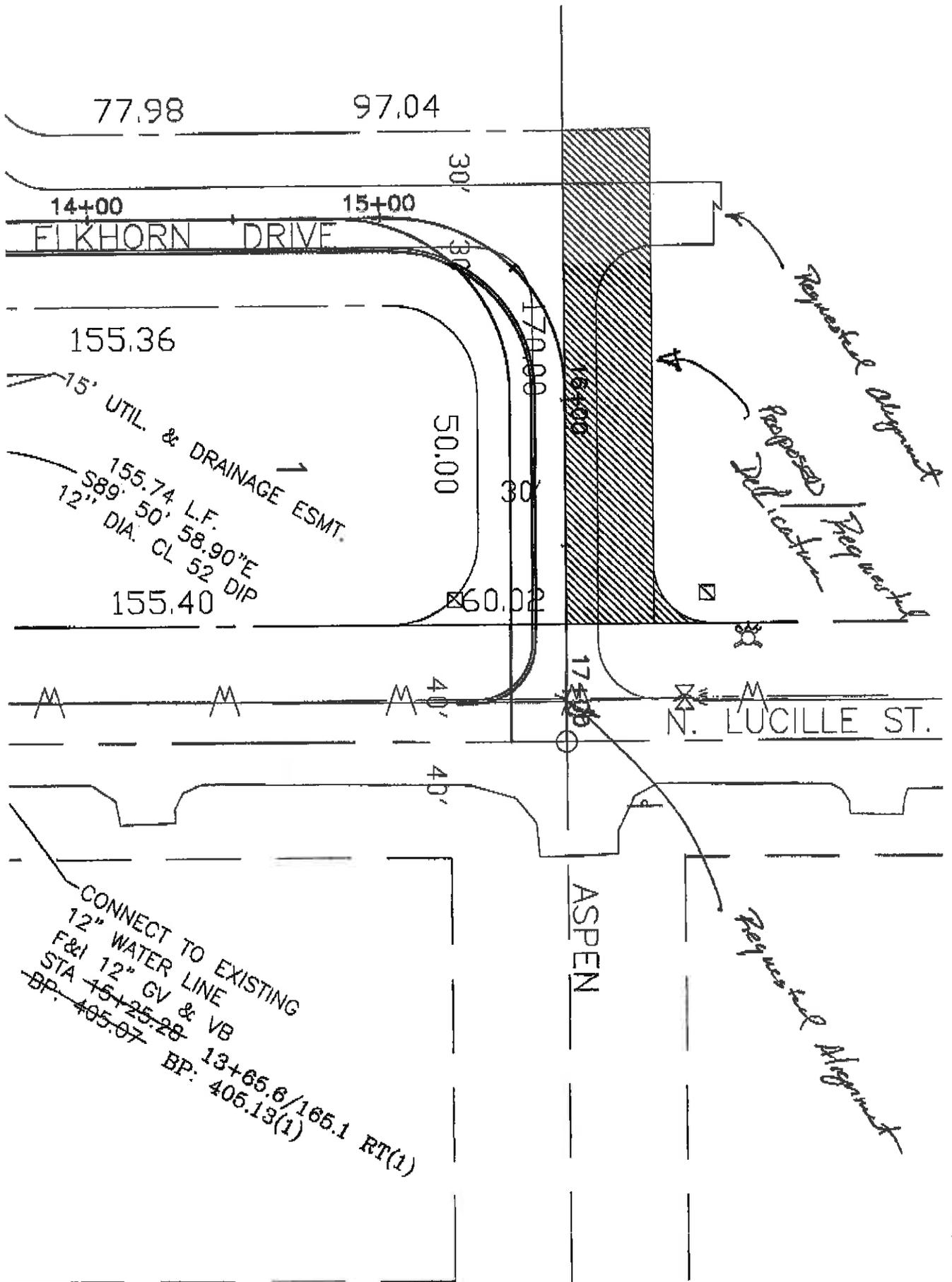


Kenneth Duffus, P.E.
Managing Member

Attachments: Ex.1 – Existing alignment
Ex. 2 – Requested Dedication, Connection and Construction

EX-1





5x2



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



U.S. POSTAGE >> PITNEY BOWES
ZIP 99645 \$ 000.48⁶
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0001399405 FEB 25 2016

FIRST CLASS

56791000T00C 113
SHADOWWOODS LLC
20441 PTARMIGAN BLVD
EAGLE RIVER, AK 99577-8736

99577-8736 0007



NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: ARC LAND DEVELOPMENT LLC (owners/petitioners)

REQUEST: The request is to divide parcel #2 of MSB Waiver 76-67 into 2 tracts to be known as VISTA ROSE **SUBDIVISION**. Variances are requested from MSB 43.20.120 & 43.20.140 to allow for sub-standard legal and physical access to the westernmost lot. City of Wasilla supports the proposed plan since the future development of the two lots will function as one development after construction.

LOCATION: Located within SE ¼ NE ¼ Sec 04, T17N, R01W, S.M. AK, lying north of W. Nelson Avenue and directly west of N. Lucille Street.

Community Council: In City of Wasilla **Assembly District:** #4: Steve Colligan **Area:** 4.71 Acres +/-

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** of the **Dorothy Swanda Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on **March 7, 2016**. The meeting begins at **1 p.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within subdivision or within 1200' of the petition area. This will be heard before the **PLATTING BOARD** and you are invited to attend.

If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mailing this notice to the Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or Fax (907) 861-8407 or e-mail: platting@matsugov.us. Comments received prior to **March 7, 2016** will be included in the Platting Board packet for the Platting Board's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Platting Board, but will be provided as "Hand-Outs" to the Platting Board. To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692 or the Platting Secretary at (907) 861-8573. In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an **interested party**. See MSB 15.39.010 for definition of "interested Party". 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, (www.matsugov.us), in the Borough Clerk's office, or at various libraries within the borough.

Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

Name: Ken Duffus, Manager Address: 20441 Ptarmigan Blvd, Eagle River, AK 99577
Michael Shadowwoods LLC

Comments: See attached letter of Ex.

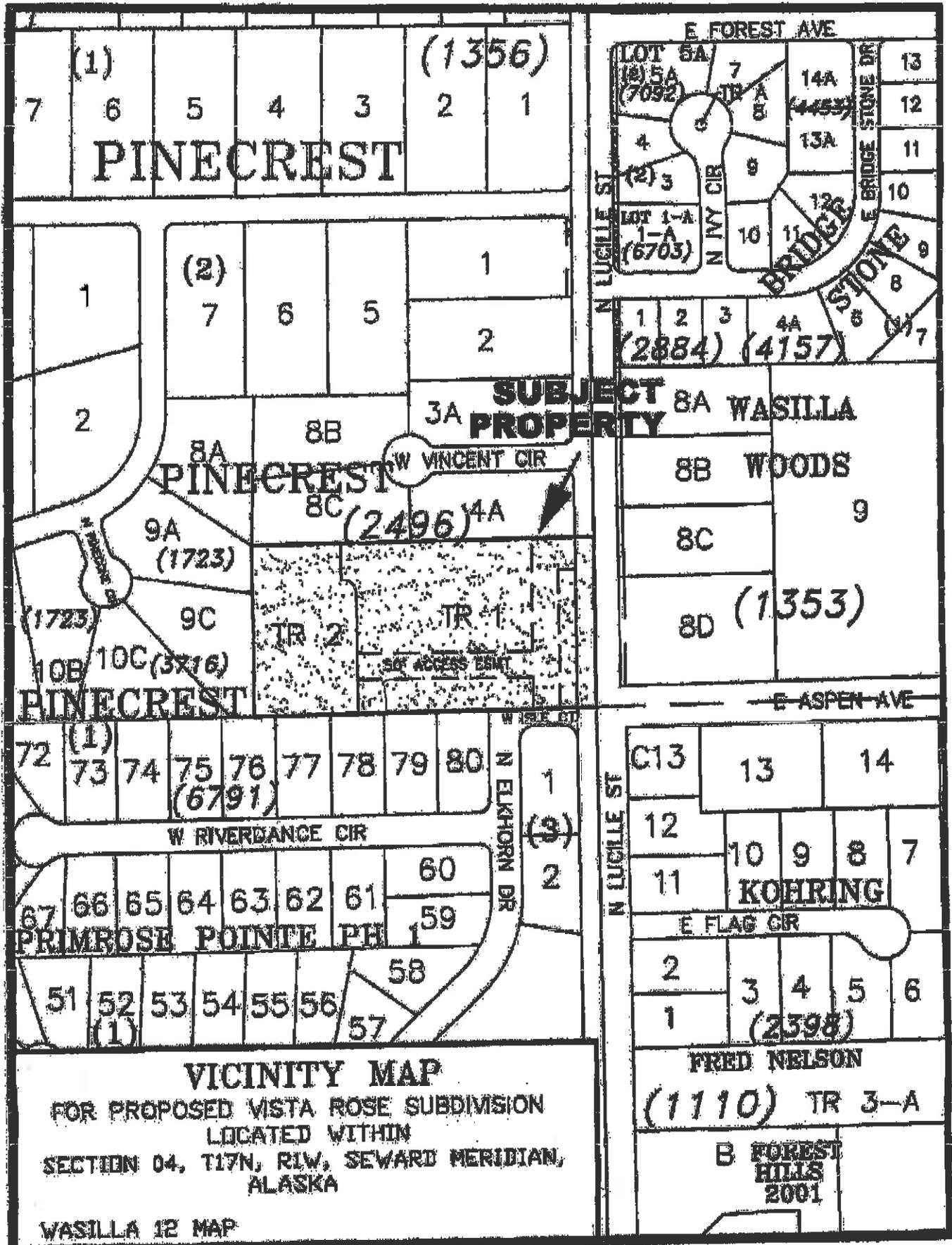


EXHIBIT S-7

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL (BOROUGH) _____

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

TAX COLLECTION OFFICIAL (CITY OF WASILLA) _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ARC LAND DEVELOPMENT
16633 VENTURA BLVD. SUITE 1014
ENCINO, CA., 91436

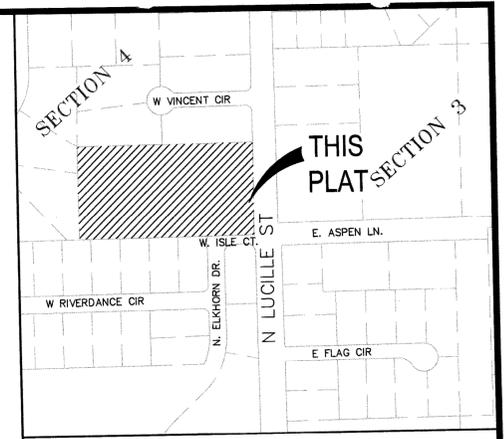
DATE _____

NOTARYS ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, FOR _____

NOTARY FOR THE STATE OF ALASKA

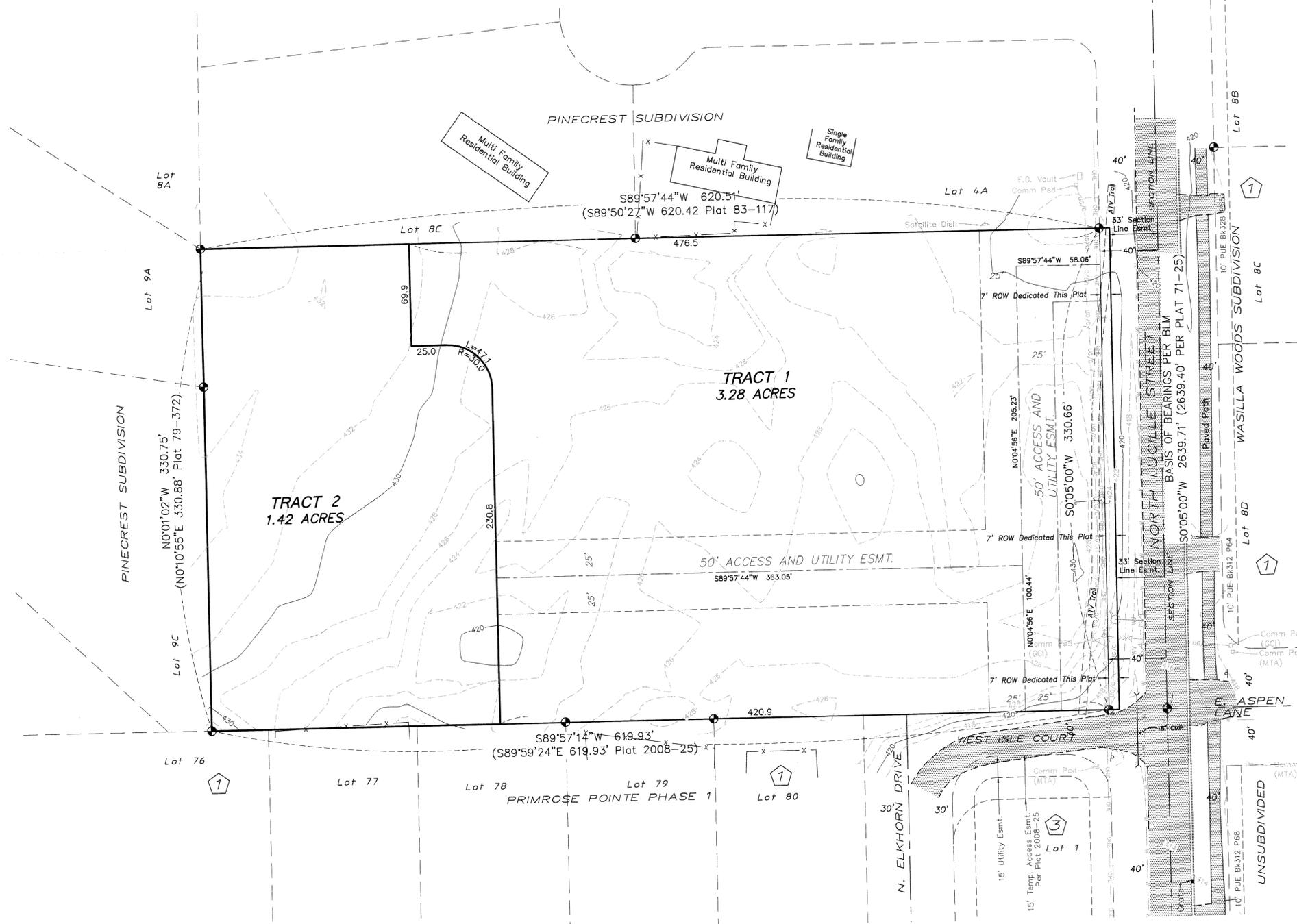
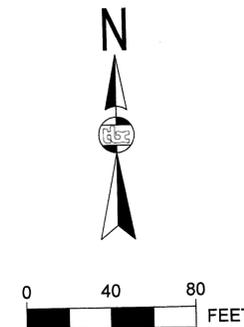
MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE: 1"=300'
TAX MAP WA12, WA11

LEGEND

- Existing Paved Road
- Existing Power Pole
- Existing Overhead Electric
- Found Survey Monument
- Existing Fence
- Existing Fire Hydrant
- Existing Water Valve per Utility Markings
- Existing Waterline per Utility Markings
- Existing Curb and Gutter
- Existing Underground Communications Line per Utility Markings
- Contour Elevation (2 Foot Interval)



PLANNING DIRECTORS CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ RECEIVED
ATTEST: _____ JAN 29 2016
PLATTING CLERK _____ **Agenda Copy**

Plat of
Vista Rose Subdivision
Tracts 1 & 2
A Subdivision of
THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (S1/2 SE1/4 SE1/4 NE1/4), SECTION 4, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, LOCATED IN THE PALMER RECORDING DISTRICT, STATE OF ALASKA. CONTAINING 4.71 ACRES, MORE OR LESS

Tax Map: WA12
Scale: 1"=40'
Drawn: TH/Checked:
FB/Page: 2015-1/13&25
Date: 1/28/2016
MSB Case No.: N/A

hbc
The Boutet Co.
601 East 57th Place #102
Anchorage Alaska, 99518
PHONE (907) 522-6776 FAX (907) 522-6779

SURVEYORS CERTIFICATE

I, ANTHONY HOFFMAN, LS-9020, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT SHALL BE SET ON OR BEFORE _____, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



EASEMENT NOTES:

1. PER MEA EASEMENT, S/N 2007-023395-0, THERE EXISTS A "15 FOOT WIDE EASEMENT LYING ADJACENT AND ALONG NORTH LUCILLE ROAD RIGHT OF WAY". HOWEVER, SINCE THERE IS NO DEDICATED RIGHT OF WAY ON LUCILLE STREET AT THIS TIME, THE EASEMENT CANNOT BE ACCURATELY PLOTTED AND IS NOT SHOWN ON HERE.
2. PER MTA EASEMENT BOOK 0906, PAGE 537, THERE EXISTS AN EASEMENT DESCRIBED AS "THE WEST 10 FEET OF THE EAST 40 FEET" OF THE SUBJECT PARCEL. SINCE THAT STRIP OF LAND FALLS ENTIRELY WITHIN THE ULTIMATE 40' WIDE RIGHT OF WAY CREATED ON THIS PLAT, IT IS NOT SHOWN ON HERE.
3. BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION BOOK 24, PAGE 194 NOT PLOTTED ON HERE..