STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 10, 2016

ABBREVIATED PLAT:	**BLUFF PARK ESTATES RSB TRACT C**
LEGAL DESCRIPTION:	**SEC 29, T17N, R01W, SEWARD MERIDIAN, AK**
PETITIONERS:	**WAYNE P. MURRAY**
SURVEYOR/ENGINEER:	**WOODS LAND SURVEYS/ARCHIE GIDDINGS**
ACRES: 2.89 ±	PARCELS: **2**
REVIEWED BY:	AMY OTTO-BUCHANAN CASE: 2016-004

REQUEST: The request is to create two lots from Tract C, Bluff Park Estates, Plat No. 94-38, refiled as 97-6, Section 29, Township 17 North, Range 01 West, SM AK, to be known as LOT C1 AND C2, containing 2.89+ acres.

EXHIBITS

Vicinity Map, Aerial Photos & Bare Earth Imagery	**Exhibit A – 3 pgs**
Geotechnical Engineering Report	**Exhibit B – 2 pgs**
AGENCY COMMENTS	
Capital Projects Department	**Exhibit C – 2 pgs**
Department of Public Works Operations & Maintenance	**Exhibit D - 1 pg**
Code Compliance	**Exhibit E – 1 pg**
Planning	**Exhibit F – 1 pg**
Land & Resource Management Division	**Exhibit G - 1 pg**
Cultural Resources	**Exhibit H – 1 pg**
Permit Center	**Exhibit I – 1 pg**
Department of Emergency Services & #130 FSA	**Exhibit J - 1 pg**
Utilities	**Exhibit K – 3 pgs**

DISCUSSION: The subject parcel is located south of W. Fairview Loop and directly west of S. Coleman Drive. Access is S. Coleman Drive, owned and maintained by MSB; petitioner has a MSB approved driveway permits on file with Platting staff. Each lot is approximately 1.4 acres.

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B.** Archie Giddings, PE, notes two testholes were excavated to 12'. An attached site plan shows testhole locations. Soils encountered consist of top soil/overburden, with sandy gravel from 1' to 12'; no groundwater was encountered. Based on the testhole information and his observation of topography, there is a minimum of 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area within each of the lots in conformance with MSB 43.20.281. Road

access exists for this subdivision with adequate drainage along S. Coleman Avenue and this subdivision will not change the existing drainage patterns.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements are met. Petitioner has approved MSB driveway permits on file with Platting staff.

Comments: Capital Projects Department (**Exhibit C**) notes that S. Coleman Drive shows only a 40' wide right-of-way. *Staff notes Plat No. 94-38, refiled as 97-6 Bluff Park Estates shows S. Coleman Drive as 40' wide; however, Bluff View Acres, Plat No. 77-170 shows S. Coleman Drive as 40' with an additional 10' wide dedicated right-of-way on the east side of S. Coleman Drive. Therefore, access requirements for this plat are met.* Department of Public Works Operations & Maintenance (**Exhibit D**) has no issues. Code Compliance notes (**Exhibit E**) this parcel is in FIRM #8090, Zone X, no open cases, not in a Special Land Use District (SpUD) and has no further comments. Planning Division (**Exhibit F**) notes structures shall be in compliance with setback requirements. Land and Resource Management Division (**Exhibit G**) notes no MSB owned lands are affected by the subdivision and have no objection to the subdivision. Cultural Resources (**Exhibit H**) has no objections to the platting action; however, they recommend caution during development actions in the event cultural remains are discovered. Permit Center (**Exhibit I**) provided copies of driveway permits. Central Mat-Su Fire Service Area #130 and Department of Emergency Services (**Exhibit J**) notes both new lots meet the minimum standards and has no objections.

Utilities: (**Exhibit K**) MTA has no objections; Enstar has no comments, recommendations, or objections. GCI approved as shown. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from ADF&G; US Army Corps of Engineers; Knik-Fairview Community Council; Road Service Area #14 Fairview; MSB Assessments and Pre-Design Division; or MEA.

CONCLUSION: The abbreviated plat of Bluff Park Estates RSB Tract C is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats and MSB 43.15.025 Abbreviated Plats. There were no objections to the plat from any federal or state agency, Borough department, or utilities. No objections were received from the general public in response to the Notice of Public Hearing. Legal and physical access is provided to the proposed lot, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. The engineer has provided a geotechnical report pursuant to MSB 43.20.281(A).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

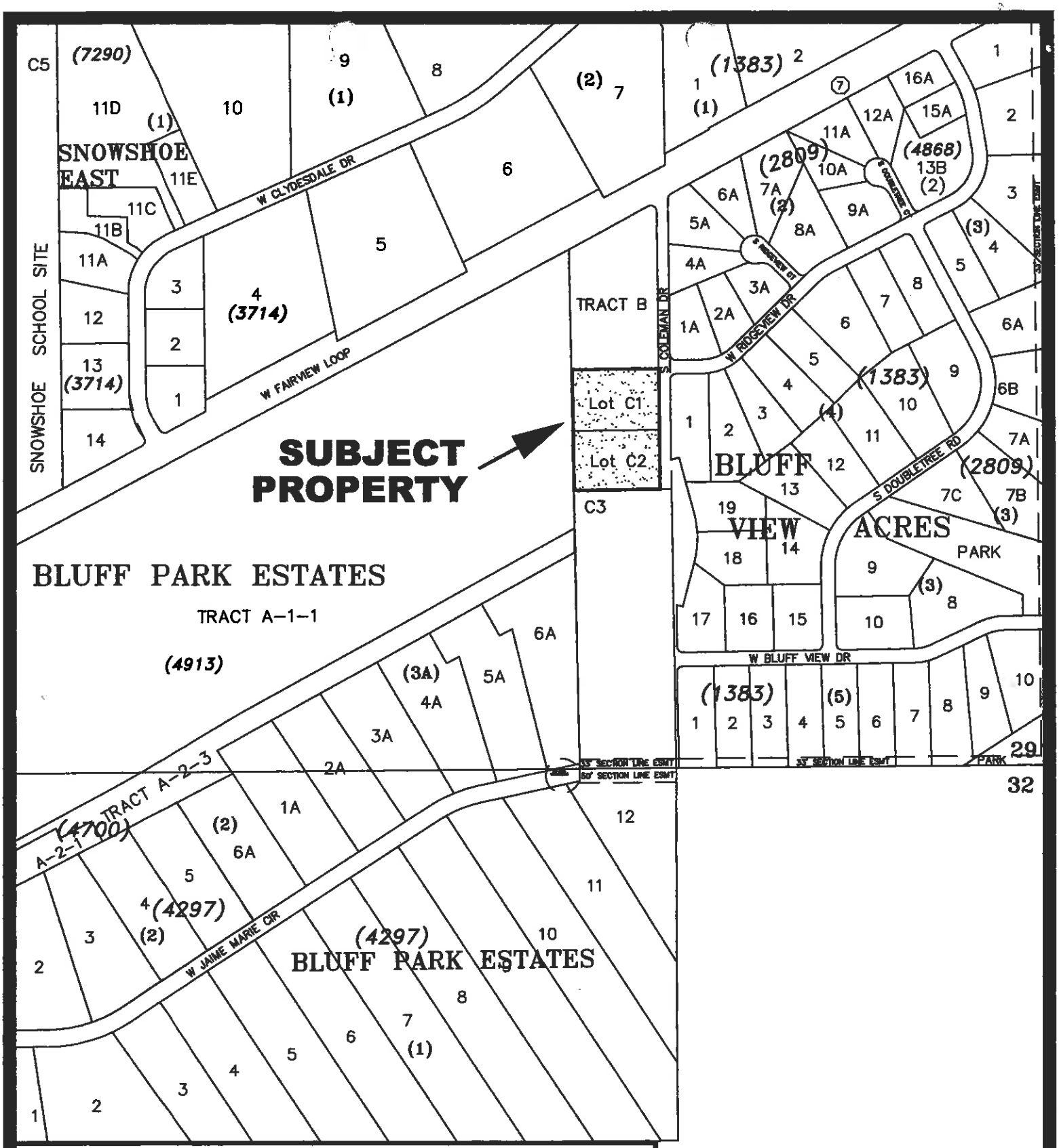
Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be current prior to the recording of each phase plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.

3. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
4. Show or list all easements of record.
5. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
6. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT:

1. The plat of Bluff Park Estates Tract C is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats and MSB 43.15.025 Abbreviated Plats.
2. There were no objections to the plat from any federal or state agencies, Borough department, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from ADF&G; US Army Corps of Engineers; Knik-Fairview Community Council; Road Service Area #14 Fairview; MSB Assessments and Pre-Design Division; or MEA.
5. Lot size and useable area are consistent with MSB 43.20.281 Area.
6. Petitioners' engineer of record submitted an engineering statement pursuant to MSB 43.20.281(A) Area, verifying each lot has 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
7. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
8. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access, as S. Coleman Drive is a 50' wide right-of-way; street is owned and maintained by MSB.



VICINITY MAP

FOR BLUFF PARK ESTATES RSB TRACT C

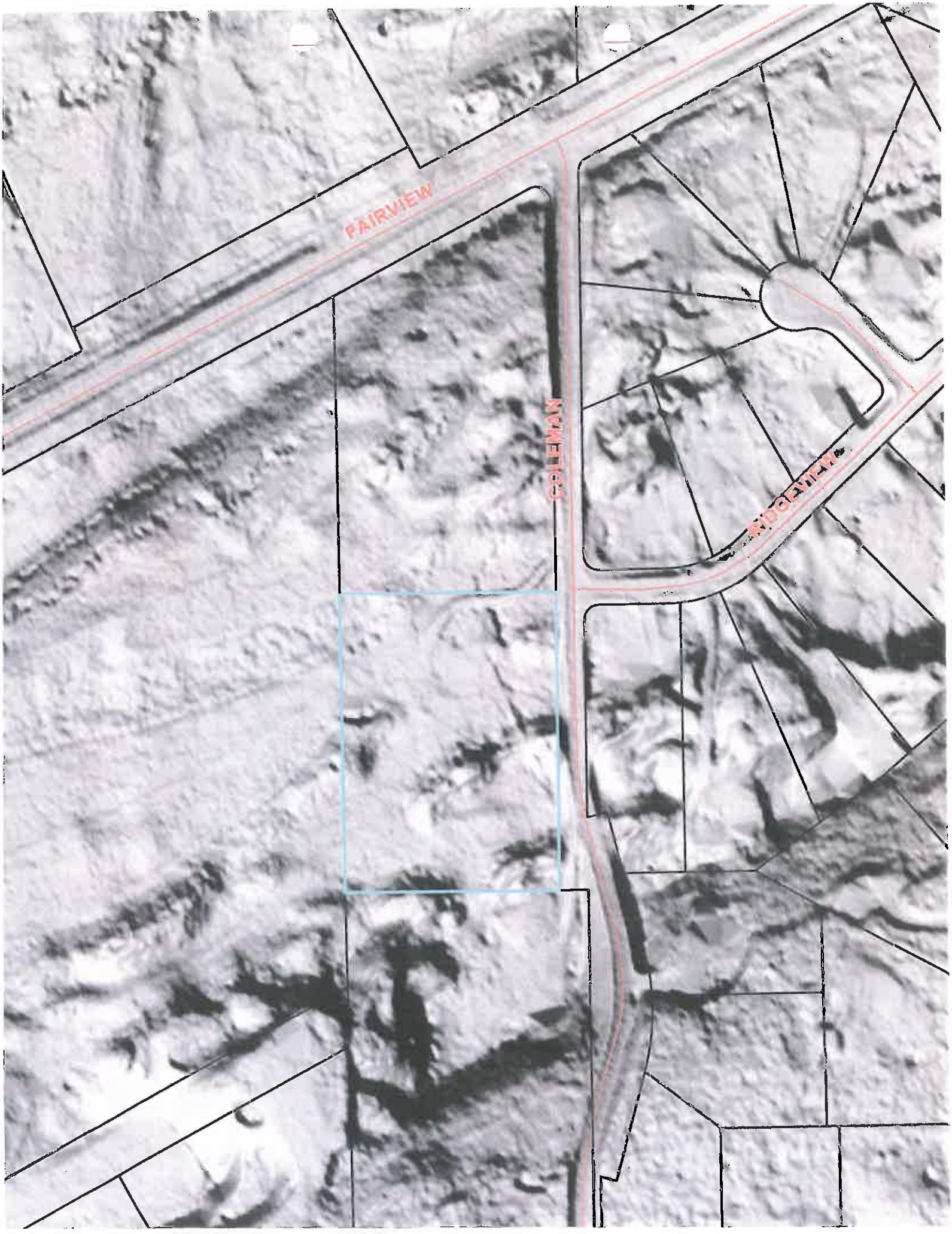
LOCATED WITHIN

SECTION 29, T17N, R01W, SEWARD MERIDIAN, ALASKA

WASILLA 13 MAP

EXHIBIT A


FAIRVIEW
COLEMAN
RIDGEVIEW


FAIRVIEW
COLEMAN
RIDGEVIEW

ARCHIE GIDDINGS
CIVIL ENGINEERING

P.O. Box 872024
Wasilla, AK 99687
ph/fx (907) 373-0270

COPY

RECEIVED
WAB
DEC 21 2015
PERMIT CENTER

November 21, 2015

Matanuska-Susitna Borough
Platting Department
350 E. Dahlia Ave
Palmer, Alaska 99645

RE: Bluff Park Estates Subdivision Lots C1 and C2; SE1/4 Section 29 T17N R1W S.M.

ENGINEERING REPORT

USEABLE AREA: A soils investigation has been completed for the referenced subdivision, to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems and useable building area. The proposed subdivision consists of 2 lots containing 1.4 acres each. The attached site plan shows the location of test holes excavated and inspected for these lots. The test holes are as follows:

Test Hole C1 August 29, 2015

Depth Below Ground Surface	Soil Description
0.0-1.0 ft	Top Soil/Overburden
1.0-12.0 ft	Sandy Gravel (GP/SP) No Groundwater Encountered

Test Hole C2 October 11, 2015

Depth Below Ground Surface	Soil Description
0.0-1.0 ft	Top Soil/Overburden
1.0-12.0 ft	Sandy Gravel (GP/SP) No Groundwater Encountered

Based on the test hole information and my observation of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.280.

DRAINAGE: Road access is existing for this subdivision with adequate drainage along Coleman Avenue. This subdivision will not change the existing drainage patterns.

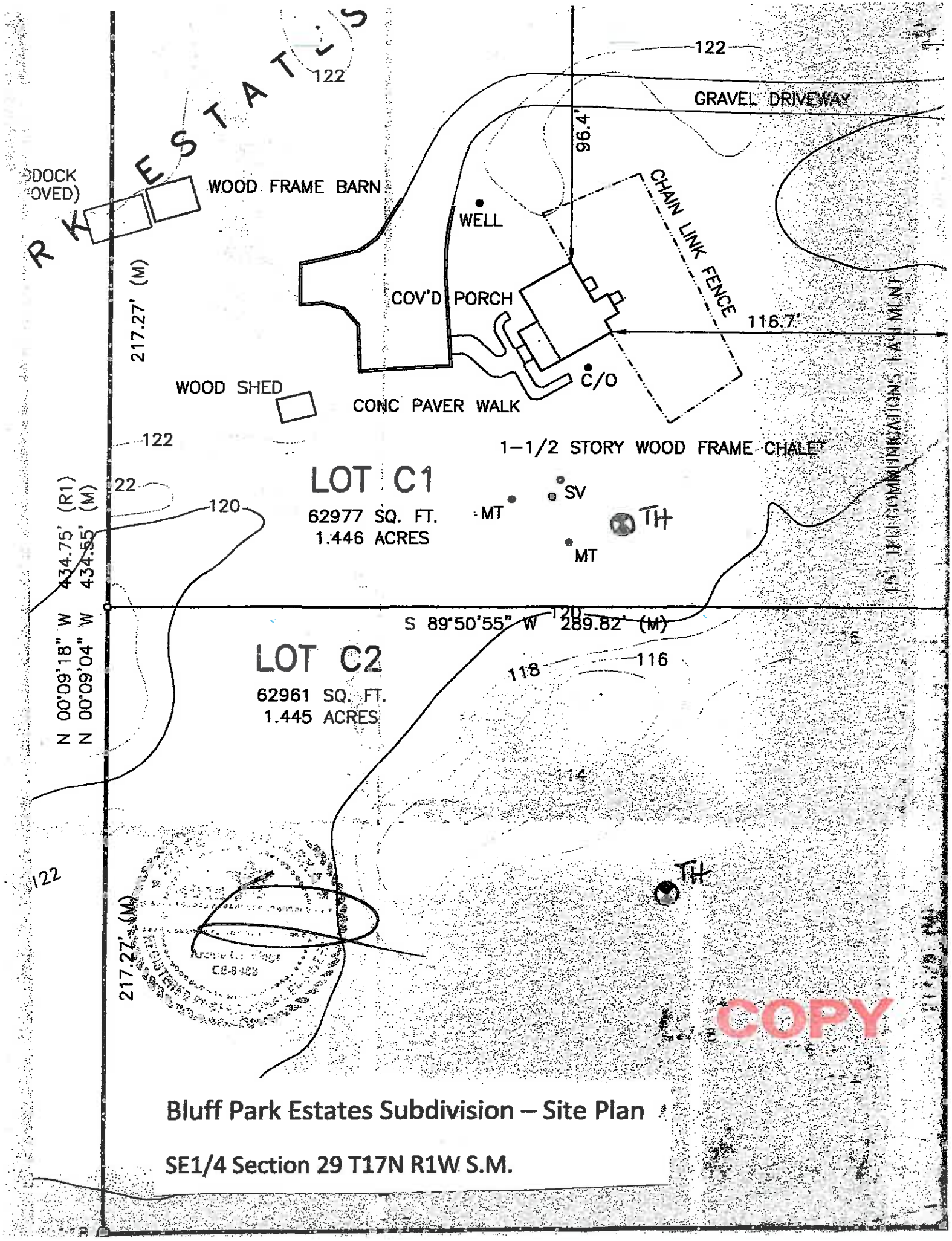
Sincerely,

Archie Giddings, P.E.

Enclosure: Site Plan

Archie Giddings
CE-8430
REGISTERED PROFESSIONAL ENGINEER

EXHIBIT B



Bluff Park Estates Subdivision – Site Plan

SE1/4 Section 29 T17N R1W S.M.

Amy Otto-Buchanan

From: Amy Otto-Buchanan
Sent: Wednesday, February 03, 2016 3:46 PM
To: Anne Dollard
Subject: RE: Bluff Pk Est RSB T/C 16-004 AOB

Well, yeah, but that's what we do, we untangle string. A.

From: Anne Dollard
Sent: Wednesday, February 03, 2016 3:25 PM
To: Amy Otto-Buchanan
Subject: RE: Bluff Pk Est RSB T/C 16-004 AOB

Well isn't that confusing!

From: Amy Otto-Buchanan
Sent: Wednesday, February 03, 2016 3:03 PM
To: Anne Dollard
Subject: RE: Bluff Pk Est RSB T/C 16-004 AOB

Plat No 94-38, refiled as 97-6, Bluff Park Estates shows S. Coleman Drive as 40' wide. It's not listed on the plat, but if you scale it out, it's 40'. Why they showed it at that width, I don't know, because Bluff View Acres, Plat No. 77-170 shows S. Coleman Drive as 40' with an additional 10' wide dedicated ROW to the east on the plat. Again, the width is not shown, but when you scale it out, it's an additional 10' dedicated as shown by the dark line. There is a portion south, where it curves, that shows only a 40' wide ROW, then it widens to 50' again just north of Bluff View Drive. A.

From: Anne Dollard
Sent: Wednesday, February 03, 2016 2:52 PM
To: Amy Otto-Buchanan
Subject: RE: Bluff Pk Est RSB T/C 16-004 AOB

Amy could you send me the plat number that shows 50 feet? Thanks

From: Bob Walden
Sent: Wednesday, February 03, 2016 2:18 PM
To: Anne Dollard
Cc: Jamie Keller; Amy Otto-Buchanan
Subject: FW: Bluff Pk Est RSB T/C 16-004 AOB

Caretegraph is showing Coleman road in RSA 14 as 40 foot ROW it needs to be changed to 50 according to Amy.

Bob Walden

From: Amy Otto-Buchanan
Sent: Wednesday, February 03, 2016 2:16 PM
To: Bob Walden
Subject: RE: Bluff Pk Est RSB T/C 16-004 AOB

S. Coleman Road is 50' wide; an additional 10' was dedicated on Bluff View Acres. So they do not need to grant any additional ROW. A.

EXHIBIT C

From: Bob Walden
Sent: Wednesday, February 03, 2016 2:09 PM
To: Platting
Cc: Amy Otto-Buchanan; Jamie Keller
Subject: RE: Bluff Pk Est RSB T/C 16-004 AOB

Jamie and I are reviewing this one. Is there anything we can do about the existing 40 foot ROW on Coleman? There is a 15 foot utility easement on the Parcel C side so that might be a problem.

Bob Walden

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Tuesday, January 12, 2016 4:04 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Matthew Beck; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); elliotts@matnet.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Bluff Pk Est RSB T/C 16-004 AOB

Attached is the Request for Comments for Bluff Park Estates RSB Tract C, MSB Case #2016-004, Tech AOB. Also attached is the Vicinity Map, Geotechnical Report, Owner's Statement and Preliminary Plat. Comments are due by February 3, 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: Scott Sanderson
Sent: Wednesday, January 13, 2016 10:16 AM
To: Platting
Cc: Jim Jenson; Terry Dolan
Subject: FW: Bluff Pk Est RSB T/C 16-004 AOB
Attachments: Bluff Pk Est RSB Tr C.pdf; ATT00001.htm; Bluff Pk Est RSB Tr C.PDF; ATT00002.htm

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, January 12, 2016 5:21 PM
To: Scott Sanderson
Cc: Terry Dolan
Subject: Fwd: Bluff Pk Est RSB T/C 16-004 AOB

RSA 14

Sent from my iPhone

Begin forwarded message:

From: Platting <Platting@matsugov.us>
Date: January 12, 2016 at 4:03:40 PM AKST
To: "Zafian, Holly K (DFG) (holly.zafian@alaska.gov)" <holly.zafian@alaska.gov>, "mark.fink@alaska.gov" <mark.fink@alaska.gov>, "CEPOA-RD-S@usace.army.mil" <CEPOA-RD-S@usace.army.mil>, "shane.m.mcoy@usace.army.mil" <shane.m.mcoy@usace.army.mil>, "brian.young@usps.gov" <brian.young@usps.gov>, John Aschenbrenner <John.Aschenbrenner@matsugov.us>, Matthew Beck <Matthew.Beck@matsugov.us>, "'kelleyg@mtaonline.net' (kelleyg@mtaonline.net)" <kelleyg@mtaonline.net>, "cc1@wwdb.org" <cc1@wwdb.org>, "'ken.slauson@gmail.com' (ken.slauson@gmail.com)" <ken.slauson@gmail.com>, "elliotts@matnet.com" <elliotts@matnet.com>, Richard Boothby <Richard.Boothby@matsugov.us>, Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>, Eric Phillips <Eric.Phillips@matsugov.us>, Sandra Cook <Sandra.Cook@matsugov.us>, Capital Projects <Capital.Projects@matsugov.us>, Cindy Corey <Cindy.Corey@matsugov.us>, Bob Walden <robert.walden@matsugov.us>, Brad Sworts <Brad.Sworts@matsugov.us>, Sheila Armstrong <Sheila.Armstrong@matsugov.us>, Tracy McDaniel <Tracy.McDaniel@matsugov.us>, Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>, Terry Dolan <Terry.Dolan@matsugov.us>, Jim Jenson <James.Jenson@matsugov.us>, Nicole Wilkins <Nicole.Wilkins@matsugov.us>, Theresa Taranto <Theresa.Taranto@matsugov.us>, Susan Lee <Susan.Lee@matsugov.us>, Eileen Probasco <Eileen.Probasco@matsugov.us>, Jessica Smith <Jessica.Smith@matsugov.us>, Frankie Barker <Frankie.Barker@matsugov.us>, Permit Center <PermitCenter@matsugov.us>, Andy Dean <Andy.Dean@matsugov.us>, MEA <mearow@matanuska.com>, MTA <rglenn@mta-telco.com>, "Jessica Thompson (jthompson@mta-telco.com)" <jthompson@mta-telco.com>, "jennifer.diederich@enstarnaturalgas.com" <jennifer.diederich@enstarnaturalgas.com>, "Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com)"

EXHIBIT D

Matanuska - Susitna Borough
Development Services
JAN 13 2016
Received

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Comments Due: February 3, 2016

Date: January 12, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage
AK Dept. of Transportation – Palmer
AK Dept. of Transportation – Aviation
AK DNR, Division of Mining/Land/Water
AK DNR, Public Access Defense
AK DNR, Division of Agriculture
AK DF&G, Habitat Mgmt. & Permitting
AK DF&G, Division of Sport Fish
AK Railroad, Engineering Department
Corp of Engineers
U.S. Postmaster
City of:
Community Council: Knik-Fairview
Fire Service Area: #130 Central Mat-Su
Road Service Area: #14 Fairview
MSB – Borough Attorney

MSB Emergency Services

Open Cases Y or N (N circled) SpUD Y or N (N circled)

FIRM # 8090 Zone X

Comments:

Date: 2/1/16 By:

GCI
Assembly District #3

Title:	BLUFF PARK ESTATES RSB TRACT C
Location:	SEC 29, T17N, R01W, S.M, AK
Petitioner:	WAYNE P. MURRAY
Address:	PO BOX 874207 WASILLA AK 99687
Surveyor:	WOODS LAND SURVEYS
Address:	529 W. EDINBOROUGH DRIVE PALMER AK 99645-6511
Engineer:	ARCHIE GIDDINGS CIVIL ENGINEERING
Address:	PO BOX 872024 WASILLA AK 99687

The request is to create two lots from Tract C, Bluff Park Estates, Plat No. 94-38, Section 29, Township 17 North, Range 01 West, SM AK, to be known as LOT C1 AND C2, containing 2.89+ acres.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **February 3, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **February 10, 2016**

Sincerely,

Amy Otto-Buchanan
Platting Technician
direct line: 861-7872
amy.otto-buchanan@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-004 Tax ID: 54297000T00C Tax Map #: WA 13 Pre-App Date: 05/26/15 (Counter)

EXHIBIT E

Amy Otto-Buchanan

From: Susan Lee
Sent: Wednesday, January 13, 2016 11:48 AM
To: Platting
Subject: RE: Bluff Pk Est RSB T/C 16-004 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, January 12, 2016 4:04 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Matthew Beck; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); elliotts@matnet.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Bluff Pk Est RSB T/C 16-004 AOB

Attached is the Request for Comments for Bluff Park Estates RSB Tract C, MSB Case #2016-004, Tech AOB. Also attached is the Vicinity Map, Geotechnical Report, Owner's Statement and Preliminary Plat. Comments are due by February 3, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT F

MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

RECEIVED
JAN 13 2016
PLATTING

DATE: January 13, 2016

TO: Eileen Probasco, Planning Director

FROM: Land & Resource Management USC

SUBJECT: Preliminary Plat Comments / Case #2016-004

Platting Tech:	Amy Otto-Buchanan
Public Hearing:	February 10, 2016
Applicant / Petitioner:	Murray
TRS:	17N01W29
Tax ID:	54297000T00C
Subd:	Bluff Park Estates
Tax Map:	WA 13

Comments:

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

EXHIBIT G

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Cultural Resources Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9859 • Fax (907) 745-9876

MEMORANDUM

DATE: 18 January 18, 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Abbreviated Plat
TITLE: Bluff Park Estates RSB Tract C
LEGAL: Section 29, T17N, R1W, SM
TAX MAP: WA 13

NO OBJECTION

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

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

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

Sincerely,

Sandra Cook
Architectural Historian

NOTE§A.S.11.46.482 (a) of the Alaska Statutes states that
A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...
(3) If a person knowingly
(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

EXHIBIT H

Driveway Permits obtained with app to construct
I015219 for C1
I015220 for C2
A. R
1/13/16

MATANUSKA-SUSITNA BOROUGH

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

Comments Due: February 3, 2016 **Date: January 12, 2016**

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	**MSB – Emergency Services**
AK Dept. of Transportation – Palmer	**MSB – Community Development**
AK Dept. of Transportation – Aviation	**MSB – Cultural Resources**
AK DNR, Division of Mining/Land/Water	**MSB – Capital Projects, Engineering**
AK DNR, Public Access Defense	**MSB – Public Works, O&M**
AK DNR, Division of Agriculture	**MSB – Assessments**
AK DF&G, Habitat Mgmt. & Permitting	**MSB – Code Compliance**
AK DF&G, Division of Sport Fish	**MSB – Planning Division**
AK Railroad, Engineering Department	**MSB – Pre-Design Division**
Corp of Engineers	**MSB – Permit Center**
U.S. Postmaster	**M.E.A.**
City of:	**M.T.A.**
Community Council: Knik-Fairview	**Enstar**
Fire Service Area: #130 Central Mat-Su	**GCI**
Road Service Area: #14 Fairview	**Assembly District #3**
MSB – Borough Attorney	

Title:	BLUFF PARK ESTATES RSB TRACT C
Location:	SEC 29, T17N, R01W, S.M, AK
Petitioner:	WAYNE P. MURRAY
Address:	PO BOX 874207 WASILLA AK 99687
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Sincerely,

EXHIBIT I

Amy Otto-Buchanan

From: Richard Boothby
Sent: Tuesday, January 12, 2016 4:42 PM
To: Platting
Cc: James Steele; Ken Barkley; Lisa Behrens; Bill Gamble
Subject: RE: Bluff Pk Est RSB T/C 16-004 AOB

Central Mat-Su FSA and DES has no objection to the subdivide. Access for both new properties will be off of Coleman Dr. and meets the minimum standards of the International Fire Code.

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Tuesday, January 12, 2016 4:04 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Matthew Beck; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); elliotts@matnet.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Bluff Pk Est RSB T/C 16-004 AOB

Attached is the Request for Comments for Bluff Park Estates RSB Tract C, MSB Case #2016-004, Tech AOB. Also attached is the Vicinity Map, Geotechnical Report, Owner's Statement and Preliminary Plat. Comments are due by February 3, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT J

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Wednesday, January 13, 2016 12:18 PM
To: Platting
Subject: RE: Bluff Pk Est RSB T/C 16-004 AOB

Amy,

MTA has reviewed the preliminary plat for Bluff Park Estates; MTA has no comments / objections.

Thank you
Becky Glenn
MTA

From: Amy Otto-Buchanan [mailto:Amy.Otto-Buchanan@matsugov.us] **On Behalf Of** Platting
Sent: Tuesday, January 12, 2016 4:04 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Matthew Beck <Matthew.Beck@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>; elliotts@matnet.com; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: Bluff Pk Est RSB T/C 16-004 AOB

Be wary of unsolicited attachments, even from people you know - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

Attached is the Request for Comments for Bluff Park Estates RSB Tract C, MSB Case #2016-004, Tech AOB. Also attached is the Vicinity Map, Geotechnical Report, Owner's Statement and Preliminary Plat. Comments are due by February 3, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician

EXHIBIT K

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

January 12, 2016

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

Subject: Abbreviated Plat Request for Comments – Bluff Park Estates RSB Tract C (Case No. 2016-004)

Dear Ms Otto-Buchanan:

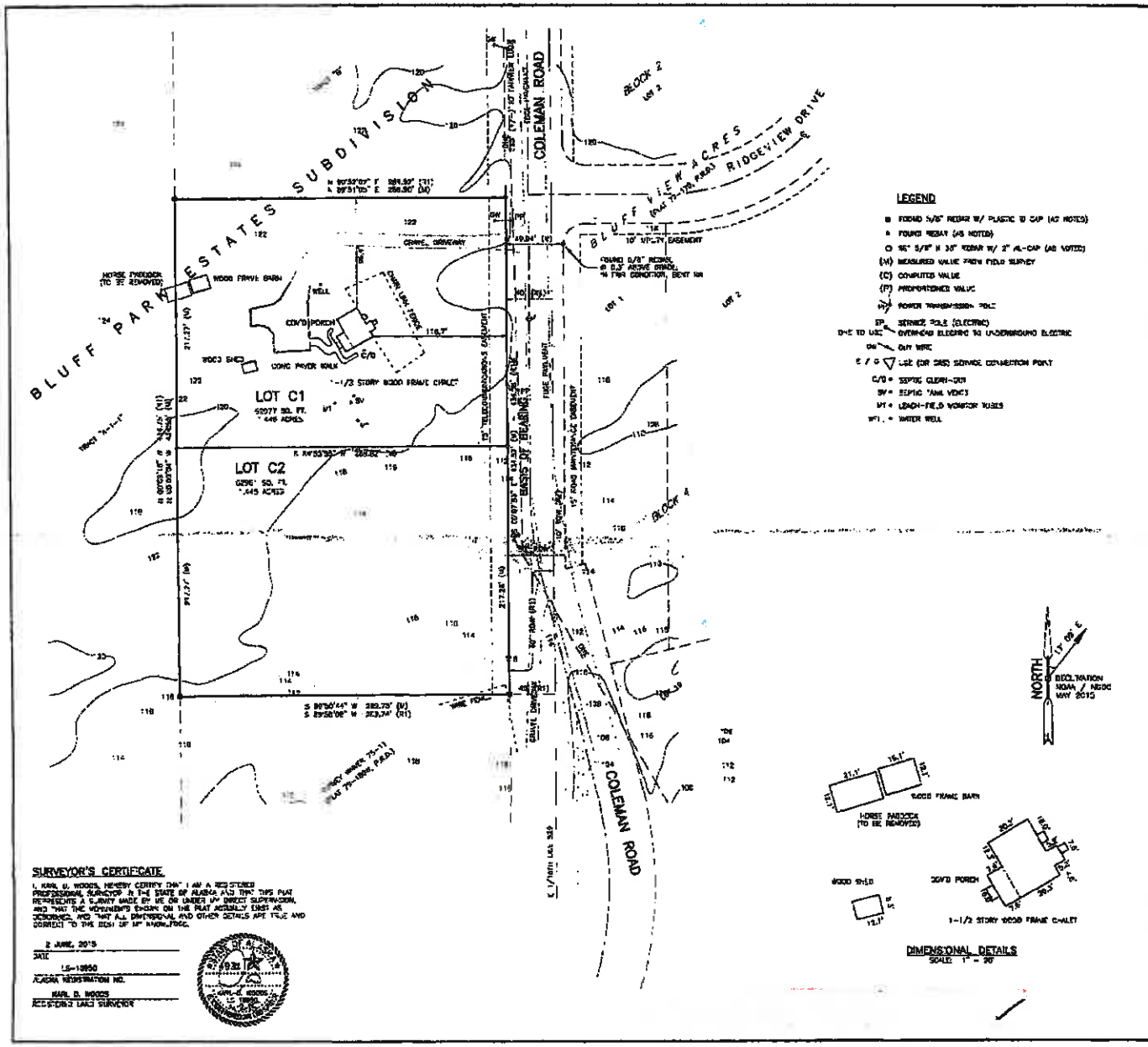
ENSTAR Natural Gas Company has reviewed the subject Abbreviated Plat and has no comments, recommendations, or objections.

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

Sincerely,

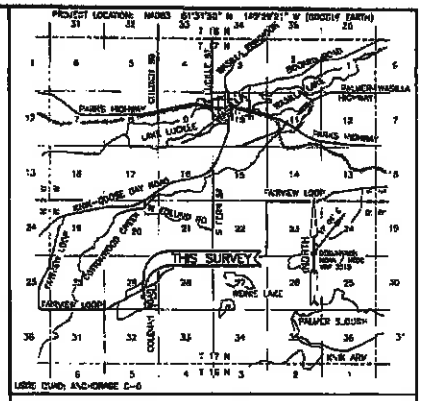
Robin Leighty
Right-of-Way and Permitting Agent
ENSTAR Natural Gas Company

Sent via e-mail to platting@matsugov.us



LEGEND

- FOUND 5/8" REBAR W/ PLASTIC ID CAP (AS NOTED)
- FOUND REBAR (AS NOTED)
- 5/8" X 30" REBAR W/ 2" AL-CAP (AS NOTED)
- (M) MEASURED VALUE FROM FIELD SURVEY
- (C) COMPUTED VALUE
- (P) PROPORTIONED VALUE
- POWER TRANSMISSION POLE
- SP SERVICE POLE (ELECTRIC)
- OHE TO UGE OVERHEAD ELECTRIC TO UNDERGROUND ELECTRIC
- OHW OUT WIRE
- E / O UGE (OR GAS) SERVICE CONNECTION POINT
- C/O = SEPTIC CLEAN-OUT
- SV = SEPTIC VENT VENT
- LF = LEACH-FIELD MONITOR RISER
- WELL = WATER WELL



VICINITY MAP ~ 1" = 1 MILE

NOTES

1. THIS SURVEY COMPLIES WITH ASPLS MORTGAGE LOCATION STANDARDS.
2. THIS SURVEY NEARCHECKS VISIBLE IMPROVEMENTS ON THE DATES OF SURVEY.
3. CONTOUR INTERVAL IS 2'. CONTOUR DATA SHOWN WAS OBTAINED FROM THE MATANUSKA-SUSITNA BOROUGH OFFICE OF INFORMATION TECHNOLOGY AT WEB-__-VC http://www.gisweb.msb.org/LIDAR/Vector_Contours/DAT/. CONTOURS WERE COMPILED FROM AVAILABLE LIDAR DATA FILES (3 FT CONTOURS) FOR THE CORE AREA BLOCK, MANELY FILE CA_D14_LT_CONTOURS.DAT

LOOKED ON NOTE: IT IS THE RESPONSIBILITY OF THE OWNER TO ASCERTAIN THE CONNECTIONS, EASEMENTS, OR RIGHTS EXISTING WHICH DO NOT APPEAR ON THE RECORDED PLAT. UNDER NO CIRCUMSTANCES SHOULD THIS DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.

TOPOGRAPHIC AND AS-BUILT INFORMATION

GRAPHIC SCALE ~ 1" = 40'

SURVEYOR'S CERTIFICATE

I, MARK D. WOODS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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.

2 JUNE, 2015
DATE

LS-10950
ALASKA REGISTRATION NO.

MARK D. WOODS
REGISTERED LAND SURVEYOR

RECEIVED
PLATTING

A PLAT OF:

BLUFF PARK ESTATES SUB'D.
LOT C1 AND LOT C2,

Agenda Copy

DEING:
A SUBDIVISION OF TRACT Q, BLUFF PARK ESTATES SUB'D.
AS SHOWN ON PLAT 94-38, PALMER RECORDING DISTRICT, ALASKA.
CONTAINING 2.86 ACRES (TOTAL), MORE OR LESS.

LOCATED WITHIN:
SE 1/4, SECTION 29, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, ALASKA

PREPARED FOR: WAYNE P. MURRAY, PO BOX 874207, WASILLA, ALASKA 99687	PREPARED BY: WOODS LAND SURVEYS, 529 W. EDMONDSON DR., PALMER, ALASKA 99645-8311, (907) 745-5385, woodsmeasure@yahoo.com
FIELD SURVEY DATES: BEGIN: 18 MAY, 2015	END: 21 MAY, 2015
DRAWN BY: S.D.G.K.	SCALE: NA13
CHECKED BY: K.D.B.	WORK ORDER: 12009
SCALE: 1" = 40'	DATE: 2 JUNE, 2015
FIELD BOOK: WLS 1403 VS8	SHEET 1 OF 1

J. Lorch 1/21/16

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 10, 2016

PRELIMINARY PLAT:	**ECKERT L/2A & 3A**
LEGAL DESCRIPTION:	**SEC 1, T17N, R2E, S.M., AK**
PETITIONER:	**GARY CLATT and MATTHEW VOS & LAUREN DOBRANSKY**
SURVEYOR:	**ACUTECK GEOMATICS**
ACRES: **1.93**	PARCELS: **2**
REVIEWED BY:	PEGGY HORTON CASE: 2016-005

REQUEST:

The request is to adjust the lot line between Lot 2 & 3, Eckert #2 Tract 6B Re-Subdivision (Plat #80-116 to be known as Eckert Lots 2A & 3A, containing 1.93 acres more or less. Moving the lot line will eliminate a structural setback violation.

EXHIBITS:

VICINITY MAP	**EXHIBIT A**
AERIAL PHOTO	**EXHIBIT B**

COMMENTS:

DEVELOPMENT SVS	**EXHIBIT C**
O & M	**EXHIBIT D**
LAND MANAGEMENT	**EXHIBIT E**
EMERG SVS & FIRE SVS AREA	**EXHIBIT F**
ROAD SVS AREA	**EXHIBIT G**
MTA	**EXHIBIT H**
ENSTAR	**EXHIBIT I**
GCI	**EXHIBIT J**
PUBLIC	**EXHIBIT K**

DISCUSSION:

The lot line is being adjusted less than 10 feet, and no useable area report is necessary per MSB 43.20.281(A)(1)(i)(ii), which states, "The platting authority shall exempt the submission requirements of MSB 43.15.016(A)(2) for the purposes of fulfilling useable area requirements for subdivisions of land where: the existing subdivision was previously approved by the Alaska

State Department of Environmental Conservation...and the proposed subdivision is limited to moving one or more lot lines a distance of ten feet or less." ADEC approved this subdivision on March 19, 1980.

The right-of-way for E. Browns Ave was created on the plat of Eckert No. 2, Plat 66-3 and provides access to these two lots. E. Browns Ave is borough maintained and the right-of-way is 60' wide, therefore the legal and physical access requirements are met. The lots meet the lot design requirements of MSB 43.20.300 and the frontage requirements of MSB 43.20.320.

COMMENTS:

Development Services stated this replat will resolve the setback violation and the structure is not eligible for a nonconformity determination **(Exhibit C-1)**. Lots 2 & 3 have no driveway permits for the existing driveways. Please apply for the existing drives for proposed Lots 2A & 3A **(Exhibit C-2)**. There are no open cases, the property is not within a Special Land Use District and is not in a Special Flood Hazard Area **(Exhibit C-3)**. MSB O&M sees no issues **(Exhibit D)**. Land Management commented there is no borough owned land being affected by this proposed subdivision and they have no objections **(Exhibit E)**. Butte FSA and Dept of Emergency Services have no objection **(Exhibit F)**. Mike Shields, Primary RSA Supervisor, has no comment **(Exhibit G)**.

MTA has no objection **(Exhibit H)**. Enstar has no comments **(Exhibit I)**. GCI has no objection **(Exhibit J)**.

Dan Schwarzer, owner of Lot 6, concurs with the changes requested **(Exhibit K)**.

RECOMMENDATIONS

Staff recommends approval of the abbreviated plat of Eckert Lot 2A & 3A contingent on the following recommendations:

1. Pay the postage and advertising fee.

2. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.

3. Taxes and special assessments must be current prior to recording each phase, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.

4. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.

5. Submit final plat in full compliance with Title 43.

6. Apply for driveway permits for the existing driveways.

FINDINGS

1. The abbreviated plat of Eckert Lot 2A & 3A is consistent with AS 29.40.070, Platting Regulations, and MSB 43.15.025 Abbreviated Plats.

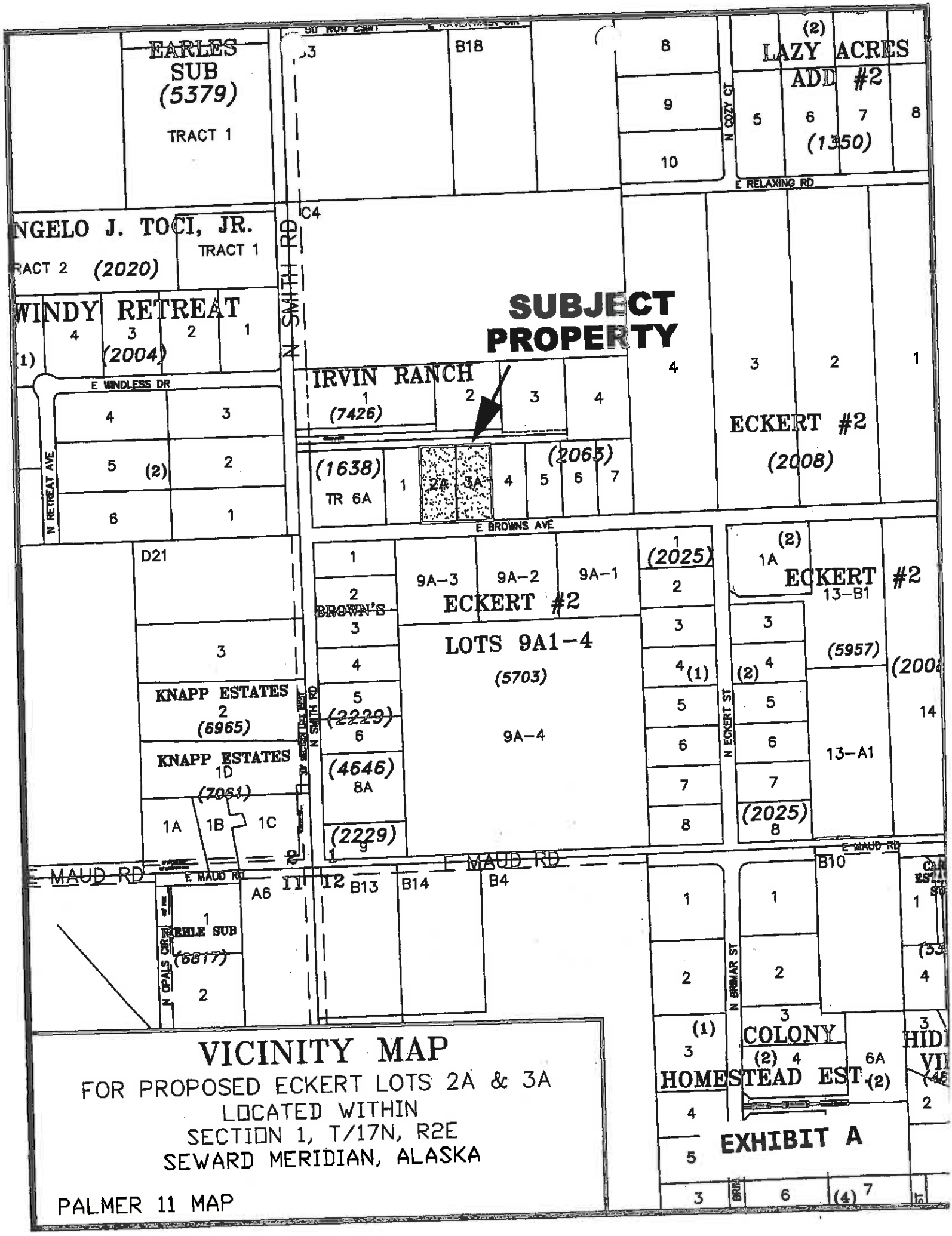
2. There were no objections from any borough department or outside agencies.

3. This plat will resolve a setback violation. The structure is not eligible for a nonconformity determination.

4. The lot line is being adjusted less than 10 feet, and no soils report is necessary per MSB 43.20.281(A)(1)(i)(ii).

5. Dan Schwarzer, owner of Lot 6, concurs with the changes requested.

6. Driveway permits are required per MSB 11.10.020. The existing driveways on proposed lots 2A & 3A are not currently permitted.



VICINITY MAP

FOR PROPOSED ECKERT LOTS 2A & 3A
LOCATED WITHIN
SECTION 1, T/17N, R2E
SEWARD MERIDIAN, ALASKA

PALMER 11 MAP

Matanuska Susitna Borough
Platting Division
Date: 2/3/2016

0 115 230 460 690 920 Feet

N

Peggy Horton

From: Susan Lee
Sent: Thursday, January 14, 2016 11:28 AM
To: Platting
Subject: RE: Request for comments for Eckert L/2A & 3A Case #2016-005 Tech: PH

This replat will resolve the setback violation. The structure is not eligible for a nonconformity determination.

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 13, 2016 3:15 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; butteakcc@gmail.com; meshie@mtaonline.net; 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; Jim Sykes (jimsykesdistrict1@gmail.com)
Cc: Platting
Subject: Request for comments for Eckert L/2A & 3A Case #2016-005 Tech: PH

Good Afternoon, attached is a request for comments for an abbreviated plat to adjust a common lot line. Please review and provide any comments by February 1, 2016.

Regards,

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

EXHIBIT C

RECEIVED
JAN 14 2016
PLATTING

MATANUSKA-SUSITNA BOROUGH

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

Comments Due: February 1, 2016

January 13, 2016

Abbreviated Plat Request for Comments

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

Title:	Eckert L/2A & 3A
Location:	Sec 1, T17N, R2E, S.M, AK
Petitioner:	Gary Clatt
Address:	1150 S. Colony Way Ste #3 PMB #606, Palmer AK 99645
Petitioner:	Matthew Vos & Lauren Dobransky
Address:	16935 E. Browns Ave, Palmer AK 99645
Surveyor:	Acutek Geomatics LLC
Address:	5099 E. Blue Lupine Dr #104, Wasilla AK 99654

The request is to adjust the common lot line between Lots 2 & 3, Eckert #2 Tract 6B Resubdivision to be known as Eckert Lots 2A & 3A, containing 1.93 acres more or less. The lot line adjustment will eliminate a structural setback violation.

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

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **February 1, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **February 10, 2016.**

Lots 2 & 3 have no driveway permits for the existing drives. Please apply for the existing drives for proposed lots 2A & 3A. 1/14/16 A. D

Kindest Regards,

Peggy Horton

Peggy Horton
Platting Technician
peggy.horton@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case # 2016-005 Tax ID: 2063000L002 & L003 Tax Map # PA 11 Pre-App Date: 8/12/2015

EXHIBIT C

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

Received

Comments Due: February 1, 2016

January 13, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Ar
AK Dept. of Transportation – Pa
AK Dept. of Transportation – Av
AK DNR, Division of Mining/Lar
AK DNR, Public Access Defens
AK DNR, Division of Agriculture
AK DF&G, Habitat Mgmt & Per
AK DF&G, Division of Sport F
AK Railroad, Engineering Depa
Corp of Engineers
U.S. Postmaster
City of
Community Council: Butte
Fire Service Area: #2 Butte
Road Service Area: #26 Greater Butte
MSB – Borough Attorney

Open Cases Y or (N) SpUD Y or (N)

FIRM # 8160 Zone X

Comments:

Date: 2/1/16 By: Theresa Lara

GCI
Assembly District # 1

Title:	Eckert L/2A & 3A
Location:	Sec 1, T17N, R2E, S.M, AK
Petitioner:	Gary Clatt
Address:	1150 S. Colony Way Ste #3 PMB #606, Palmer AK 99645
Petitioner	Matthew Vos & Lauren Dobransky
Address	16935 E. Browns Ave, Palmer AK 99645
Surveyor	Acutek Geomatics LLC
Address:	5099 E. Blue Lupine Dr #104, Wasilla AK 99654

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Kindest Regards,

Peggy Horton
Platting Technician
peggy.horton@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case # 2016-005 Tax ID 206S03N L002 & L003 Tax Map # PA 11 Pre-App Date: 8/12/2015

EXHIBIT C

Peggy Horton

From: Will Barickman
Sent: Thursday, January 14, 2016 2:57 PM
To: Peggy Horton
Cc: Jim Jenson; Terry Dolan
Subject: Re: Request for comments for Eckert L/2A & 3A Case #2016-005 Tech: PH

No issue with O&M

Sent from my iPad

On Jan 13, 2016, at 3:29 PM, Jim Jenson <James.Jenson@matsugov.us> wrote:

RSA 26

From: Peggy Horton **On Behalf Of** Platting
Sent: Wednesday, January 13, 2016 3:15 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; butteakcc@gmail.com; meshie@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Welant; 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; Jim Sykes (jimsykesdistrict1@gmail.com)
Cc: Platting
Subject: Request for comments for Eckert L/2A & 3A Case #2016-005 Tech: PH

Good Afternoon, attached is a request for comments for an abbreviated plat to adjust a common lot line. Please review and provide any comments by February 1, 2016.

Regards,

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

<rfc & map.pdf>
<Eckert L2A & 3A plat.PDF>

EXHIBIT D

MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635

RECEIVED
JAN 20 2016
PLATTING

MEMORANDUM

DATE: January 21, 2016

TO: Eileen Probasco, Planning Director

FROM: Land & Resource Management LSC

SUBJECT: Preliminary Plat Comments / Case #2016-005

Platting Tech: Peggy Horton

Public Hearing: February 10, 2016

Applicant / Petitioner: Clatt

TRS: 17N02E01
Tax ID: 2063000L002 & L003
Subd: Eckert
Tax Map: PA 11

Comments:

- No MSB land affected.
- No objection to lot line adjustment.

EXHIBIT E

Peggy Horton

From: Richard Boothby
Sent: Thursday, January 14, 2016 4:09 PM
To: Platting
Cc: Eric VanDusen; James Steele; Ken Barkley; Lisa Behrens; Bill Gamble
Subject: RE: Request for comments for Eckert L/2A & 3A Case #2016-005 Tech: PH

The Butte FSA and DES has no objection to the abbreviated plat to adjust the common lot line.

From: Peggy Horton **On Behalf Of** Platting
Sent: Wednesday, January 13, 2016 3:15 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; butteakcc@gmail.com; meshie@mtaonline.net; 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; Jim Sykes (jimsykesdistrict1@gmail.com)
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Subject: Request for comments for Eckert L/2A & 3A Case #2016-005 Tech: PH

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(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)

EXHIBIT F

Peggy Horton

From: Mike and Elaine Shields <meshie@mtaonline.net>
Sent: Monday, January 18, 2016 2:47 PM
To: Platting
Cc: lucykleeb@hotmail.com; kandr@mtaonline.net
Subject: RE: Request for comments for Eckert L/2A & 3A Case #2016-005 Tech: PH

Peggy,

There does not appear to be any adverse impact to the Residential Road serving this proposed lot subdivision, therefore RSA #26 has no comment.

Mike Shields, Primary RSA Supervisor

From: Peggy Horton [mailto:Peggy.Horton@matsugov.us] **On Behalf Of** Platting
Sent: Wednesday, January 13, 2016 3:15 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; butteakcc@gmail.com; meshie@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com) <rglenn@mta-telco.com>; J Thompson (jthompson@mta-telco.com) <jthompson@mta-telco.com>; Jennifer Diederich <Jennifer.Diederich@enstarnaturalgas.com>; Robin L. Leighty <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; dblehm@gci.com; Jim Sykes (jimsykesdistrict1@gmail.com) <jimsykesdistrict1@gmail.com>
Cc: Platting <Platting@matsugov.us>
Subject: Request for comments for Eckert L/2A & 3A Case #2016-005 Tech: PH

Good Afternoon, attached is a request for comments for an abbreviated plat to adjust a common lot line. Please review and provide any comments by February 1, 2016.

Regards,

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

EXHIBIT G

Peggy Horton

From: Jessica Thompson <jthompson@mta-telco.com>
Sent: Thursday, January 14, 2016 11:04 AM
To: Peggy Horton
Cc: Becky Glenn
Subject: FW: Request for comments for Eckert L/2A & 3A Case #2016-005 Tech: PH
Attachments: rfc & map.pdf; Eckert L2A & 3A plat.PDF

MTA has no objections to the proposed plat.

Thank you for the opportunity to comment.

Jessica Thompson
Matanuska Telephone Association, Inc.
Right Of Way Agent
907.761.2510

From: Peggy Horton [mailto:Peggy.Horton@matsugov.us] **On Behalf Of** Platting
Sent: Wednesday, January 13, 2016 3:15 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; butteakcc@gmail.com; meshie@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; Jennifer Diederich <Jennifer.Diederich@enstarnaturalgas.com>; Robin L. Leighty <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; dblehm@gci.com; Jim Sykes (jimsykesdistrict1@gmail.com) <jimsykesdistrict1@gmail.com>
Cc: Platting <Platting@matsugov.us>
Subject: Request for comments for Eckert L/2A & 3A Case #2016-005 Tech: PH

Be wary of unsolicited attachments, even from people you know - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

Good Afternoon, attached is a request for comments for an abbreviated plat to adjust a common lot line. Please review and provide any comments by February 1, 2016.

EXHIBIT H

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

January 13, 2016

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

Subject: Abbreviated Plat Request for Comments – Eckert Lots 2A & 3A (Case No. 2016-005)

Dear Ms Horton:

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

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

Sincerely,

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

Sent via e-mail to platting@matsugov.us

EXHIBIT I

PRELIMINARY PLAT

EXHIBIT J

LEGEND

(N 90°00'00" E)	RECORD DATA PER PLAT #80-116
N 90°00'00" E	MEASURED DATA
	SURVEY LINES OF RECORD
	OLD PROPERTY LINES
	PROPOSED NEW PROPERTY LINE
	ADJACENT PROPERTY LINES
	CENTER LINE
○	FOUND 5/8" REBAR
⊕	SET 5/8" x 30" REBAR W/EPC

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE 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 THE PLAT RESOLUTION No. _____ DATED _____ 20___, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

_____ 20___
Date

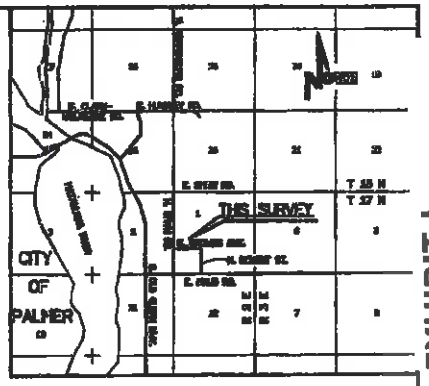
_____ ATTEST: _____
Planning and Land Use Director — Platting Clerk

APPROVED AS SHOWN
1/28/16

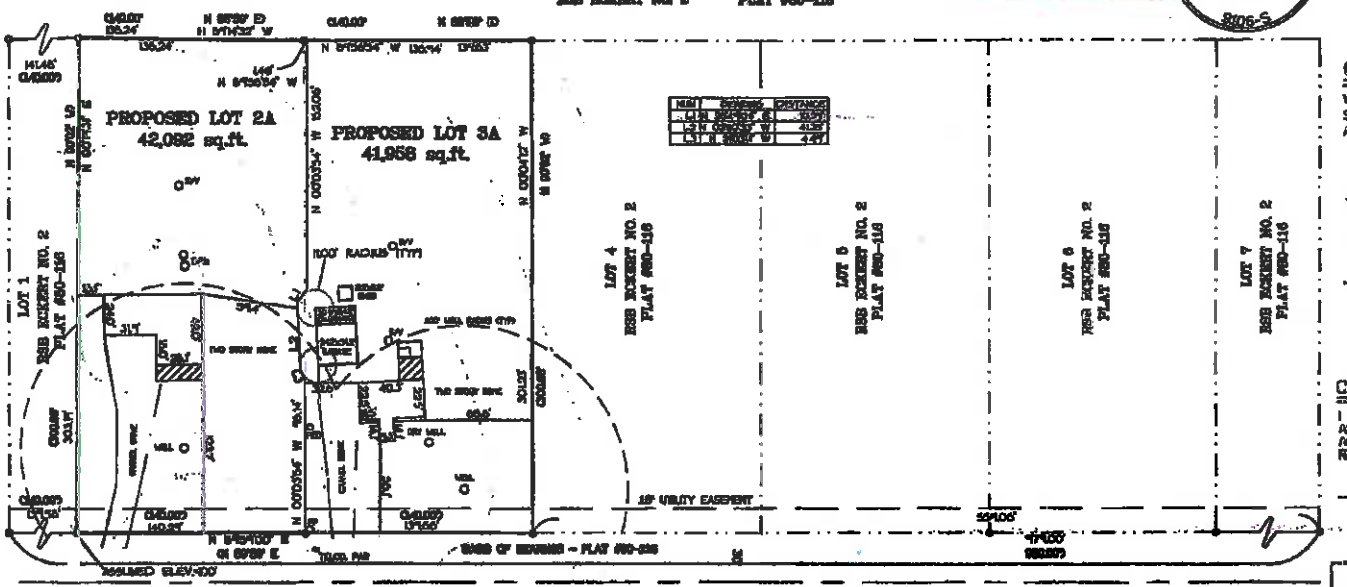
NORTH

DETAIL B
N.T.S.

ACUTEK GEOMATICS
9106-S



VICINITY MAP
1" = 1 MILE



OWNERSHIP CERTIFICATE

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

MATTHEW VOS & LAUREN DOREANSKY — Date
16555 E. BROWNS AVE
PALMER, ALASKA 99645-9504

GARY CLATT — Date
2100 S. GRANDY WAY, SUE 4, PMB 400
PALMER, ALASKA 99645-6847

RECEIVED
JAN 13 2016
PLATTING

CERTIFICATION 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.

_____ 20___ — _____
Date — Tax Collection Official (MAT-SU BOROUGH)

GENERAL 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 THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. ALL RECORD INFORMATION TAKEN FROM THE RECORD PLAT OF RE-SUBDIVISION OF TRACT "6B" OF THE RE-SUBDIVISION OF TRACT 6, OF ECKERT SUBDIVISION NO. 2, RECORDED AS PLAT NO. 80-116, ON OCTOBER 28, 1980, IN THE PALMER RECORDING DISTRICT.
3. 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, WHICH GOVERNS THOSE SYSTEMS.

GRAPHIC SCALE
50 0 25 50 100
1 INCH = 50 FEET

STATE OF ALASKA 49th Terry L. Nicodemus No. 9106-S
1/5/16

SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, 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.

PRELIMINARY PLAT OF

ECKERT SUBDIVISON REPLAT
LOTS 2A AND 3A
CONTAINING 1.93 ACRES
A SUBDIVISION OF LOTS 2 AND 3, RE-SUBDIVISION OF TRACT "6B" OF THE RE-SUBDIVISION OF TRACT 6, OF ECKERT SUBDIVISION NO. 2
PLAT NO. 80-116
LOCATED WITHIN
TOWNSHIP 17 NORTH, RANGE 2 EAST, SECTION 1, SM, AK.
PALMER RECORDING DISTRICT

PREPARED BY
ACUTEK GEOMATICS LLC
Agenda Copy

DESIGNED BY	TENDRA	SCALE	1"= 50'	FIELD BOOK	15-3 68
DRAWN BY	TENDRA	DATE	1/5/2016	MAP NO.	PA 11
CHECKED	TLN	FILE No.	15-05.11	SHEET	1 OF 1

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 $ 000.48[6]
02 1W
0001399405 JAN 20 2016

FIRST CLASS

non-objection

RECEIVED
FEB 3 2016
PERMIT CENTER

52063000L006 23
SCHWARZER DANIEL LIV TR
SCHWARZER DANIEL R TRE
17065 E BROWNS AVE
PALMER AK 99645

99645*9651 4004

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: GARY CLATT AND MATTHEW VOS & LAUREN DOBRANSKY (owners/petitioners)

REQUEST: The request is to adjust the common lot line between Lots 2 & 3, Eckert #2 Tract 6B Re-Subdivision to be known as **ECKERT LOTS 2A & 3A.** The lot line adjustment will eliminate a structural setback violation.

LOCATION: Located within Sec 01, T17N, R02E, S.M. AK, lying east of N. Smith Road and north of E. Browns Avenue.

Community Council: Butte **Assembly District:** #1: Jim Sykes **Area:** 1.93 Acres +/-

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** of the **Dorothy Swanda Jones Building,** 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Re-Subdivision** on ***February 10, 2016.*** The meeting begins at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances because your property is within 600' of the petition area. This will be heard before the **PLATTING OFFICER** and you are invited to attend.

u would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the mation below and mailing this notice to the Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia, Palmer, Alaska 45 or Fax (907) 861-8407 or e-mail: platting@matsugov.us. Comments received prior to ***February 3, 2016*** will be included the Platting packet for the Platting Officer's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Platting Officer, but will be provided as "Hand-Outs". To request additional information please contact the Platting Technician, ***Peggy Horton*** at (907) 861-7881 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Officer, a person must be designated an *interested party.* See MSB 15.39.010 for definition of *"Interested Party"*. The procedures governing appeals to the Platting Board are contained in MSB 43.35.003, which is available on the Matanuska-Susitna Borough internet home page, (www.matsugov.us), in the Borough Clerk's office, or at various libraries within the borough.

Name: Dan Schwarzer ***Address:*** 17065 E. Browns Ave, Palmer AK 99645

Comments:

Concur w/ changes requested. Please adjust the common lot line to eliminate the setback violation.

Case #16-005 PH *Note: Vicinity Map Located on Reverse Side*

EXHIBIT K

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 10, 2016

PRELIMINARY PLAT:	**MISSION HILLS PH II B/7 L/12A**
LEGAL DESCRIPTION:	**SEC 6, T17N, R1W S.M., AK**
PETITIONER:	**JOSEPH LABA, PERSONAL REPRESENTATIVE FOR THE ESTATE OF SUSAN MARIE SCHNEIDER**
SURVEYOR:	**SEWARD AND ASSOCIATES LAND SURVEYING**
ACRES: **.92**	PARCELS: **1**
REVIEWED BY:	PEGGY HORTON CASE: 2016-003

REQUEST:
The petition has been received to combine Lots 12 & 13, Block 7, Mission Hills Phase II, Plat #84-124, to be known as Lot 12A, Block 7, Mission Hills Phase II, containing .92 acres more or less. This lot is served by Wasilla city water.

EXHIBITS:

VICINITY MAP	**EXHIBIT A**
AERIAL PHOTO	**EXHIBIT B**

COMMENTS:

DEVELOPMENT SVS	**EXHIBIT C**
MSB O&M	**EXHIBIT D**
CENTRAL MAT-SU FSA & DES	**EXHIBIT E**
LAND & RESOURCE MNGT	**EXHIBIT F**
CITY OF WASILLA	**EXHIBIT G**
MTA	**EXHIBIT H**
GCI	**EXHIBIT I**

DISCUSSION:
The subject parcel is located within the City of Wasilla on W. Youngtree Drive. This case is being heard under MSB 43.15.025 Abbreviated Plats, MSB 43.15.005(E), and MSB 43.15.054(H), exemptions for elimination of common lot lines. MSB 43.15.054(H) allows the surveyor to use record information from the Mission Hills Ph II plat (plat #84-124) and does not require survey and monumentation. The lot is zoned R-1, Single Family Residential.

COMMENTS:
Development Services commented that the lot is located outside of any Special Flood Hazard Area **(Exhibit C)**. They have no additional comments. MSB O&M have no issues **(Exhibit D)**. Central Mat-Su Fire Service Area and Dept of Emergency Services have no objection **(Exhibit**

E). Land and Resource Management has no objection **(Exhibit F)**. City of Wasilla does not have any comments or concerns **(Exhibit G)**. MTA has no objections **(Exhibit H)**. GCI has no objection **(Exhibit I)**.

RECOMMENDATIONS

Staff recommends approval of the abbreviated plat of Mission Hills Ph II B/7 L/12A contingent on the following recommendations:

1. Pay the postage and advertising fee.

2. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest.

3. Taxes and special assessments must be current prior to recording each phase, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.

4. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.

5. Submit final plat in full compliance with Title 43.

FINDINGS

1. The abbreviated plat of Mission Hills Ph II B/7 L/12A is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.005(E) and MSB 43.15.054(H), exemptions for elimination of common lot lines.

2. This plat combines two lots into one, creating a lot that is .92 acres more or less.

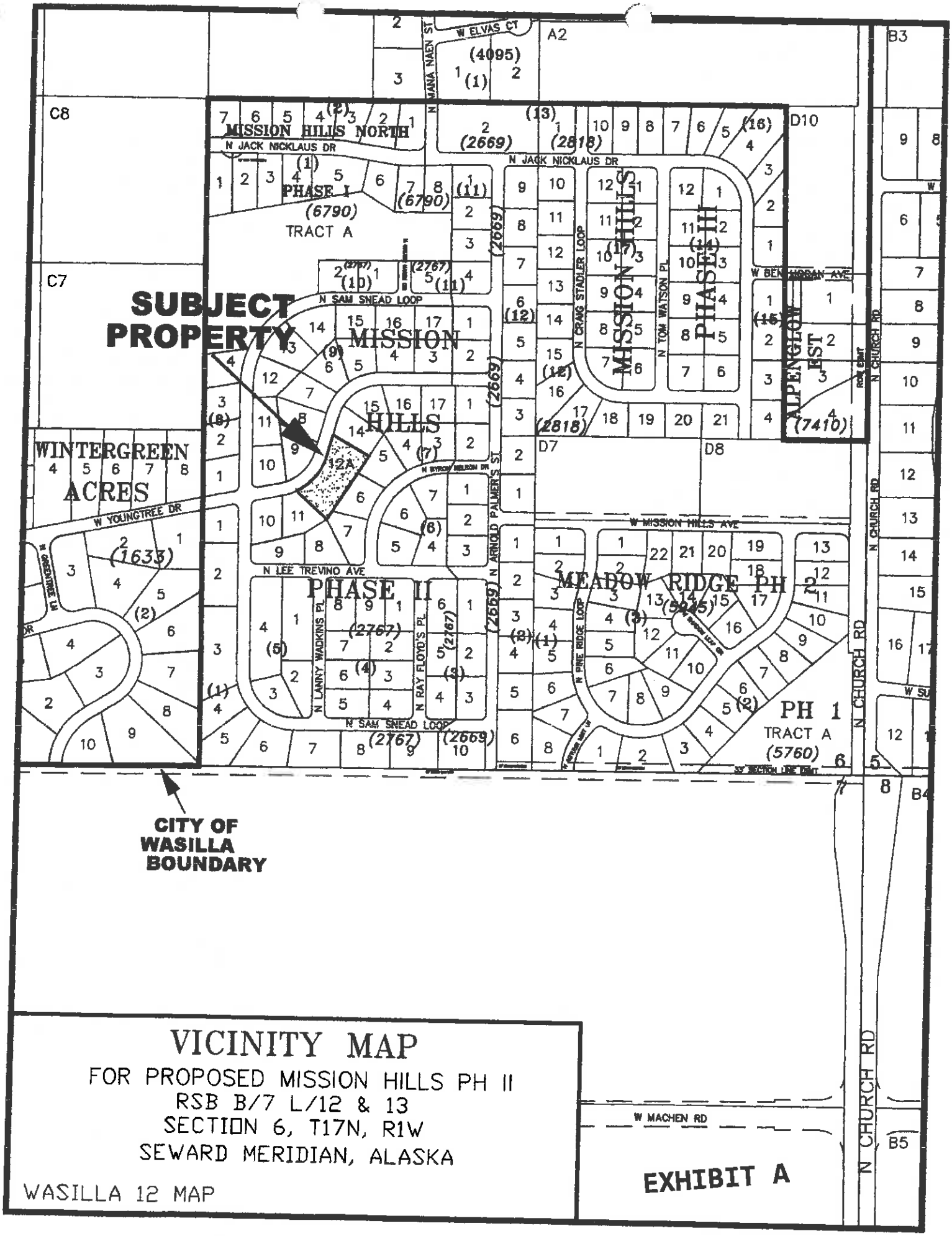
3. This property is within the City of Wasilla and is served by city water.

4. There were no objections from any borough department, outside agencies or the general public.

5. The property is zoned R-1, Single Family Residential.

6. An elimination of common lot line plat is exempt from provisions of the code which require soils report submittals, requirements for road upgrades or construction, and as-built survey.

7. MSB 43.15.054(H) allows the surveyor to use record information from the Mission Hills Ph II plat (84-124) and does not require additional monumentation.



VICINITY MAP

FOR PROPOSED MISSION HILLS PH II
RSB B/7 L/12 & 13
SECTION 6, T17N, R1W
SEWARD MERIDIAN, ALASKA

WASILLA 12 MAP

EXHIBIT A

Matanuska Susitna Borough
Platting Division
Date: 2/3/2016

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

0 170 340 680 1,020 1,360 Feet

N

Matanuska - Susitna Borough
Develop...

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

Received

Comments Due: February 1, 2016

January 13, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorag
AK Dept. of Transportation – Palmer
AK Dept. of Transportation – Aviation
AK DNR, Division of Mining/Land/Wat
AK DNR, Public Access Defense
AK DNR, Division of Agriculture
AK DF&G, Habitat Mgmt. & Permitting
AK DF&G, Division of Sport Fish
AK Railroad, Engineering Departmen
Corp of Engineers
U.S. Postmaster
City of: Wasilla
Community Council:
Fire Service Area: #130 Central Mat-Su
Road Service Area: #
MSB – Borough Attorney

Open Cases Y or (N)

SpUD Y or (N)

FIRM # 8060 Zone X

City of Wasilla

Comments:

Date: 2/1/16 By: [illegible]

GCI
Assembly District # 4

Title:	Mission Hills Ph II RSB B/7 L/12 & 13
Location:	Sec 6, T17N, R1W, S.M, AK
Petitioner:	Joseph Laba, Personal Representative for the Estate of Susan Schneider
Address:	7656 Fruit Dove St, North Las Vegas NV 89084
Surveyor:	Seward & Associates Land Surveying
Address:	PO Box 770529, Eagle River AK 99577

The request is to combine Lots 12 & 13, Block 7, Mission Hills Phase II, Plat #84-124, into one new lot to be known as Lot 12A, Block 7, Mission Hills Phase II, containing 0.92 acres more or less.

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

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **February 1, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **February 10, 2016.**

Kindest Regards,

Peggy Horton

Peggy Horton
Platting Technician
peggy.horton@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case # 2016-003 Tax ID 2767B07L012 & L013 Tax Map # WA 12 Pre-App Date N/A

EXHIBIT C-1

Peggy Horton

From: Susan Lee
Sent: Thursday, January 14, 2016 11:38 AM
To: Platting
Subject: RE: Request for Comments for Mission Hills Ph II B/7 L/12A Case #2016-003 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: Thursday, January 14, 2016 9:49 AM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; brian.young@usps.gov; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil); 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: Platting
Subject: Request for Comments for Mission Hills Ph II B/7 L/12A Case #2016-003 Tech: PH

Good Morning,

Attached is an abbreviated plat to eliminate a common lot line, within the City of Wasilla. Please review and provide any comments by February 1, 2016.

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

EXHIBIT C-2

Peggy Horton

From: Scott Sanderson
Sent: Thursday, January 14, 2016 10:06 AM
To: Peggy Horton
Cc: Jim Jenson; Terry Dolan
Subject: Fwd: Request for Comments for Mission Hills Ph II B/7 L/12A Case #2016-003 Tech: PH

No issues. City of Wasilla.

Sent from my iPad

Begin forwarded message:

> **From:** Jim Jenson <James.Jenson@matsugov.us>
> **Date:** January 14, 2016 at 9:52:56 AM AKST
> **To:** Will Barickman <Will.Barickman@matsugov.us>, Scott Sanderson <Scott.Sanderson@matsugov.us>
> **Subject: FW: Request for Comments for Mission Hills Ph II B/7 L/12A Case #2016-003 Tech: PH**
>
> COW
>
> **From:** Peggy Horton **On Behalf Of** Platting
> **Sent:** Thursday, January 14, 2016 9:49 AM
> **To:** holly.zafian@alaska.gov; mark.fink@alaska.gov; brian.young@usps.gov; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil); 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:** Platting
> **Subject:** Request for Comments for Mission Hills Ph II B/7 L/12A Case #2016-003 Tech: PH
>
> Good Morning,
>
> Attached is an abbreviated plat to eliminate a common lot line, within the City of Wasilla. Please review and provide any comments by February 1, 2016.
>
> Peggy Horton
> Platting Technician
> Matanuska-Susitna Borough
> (907) 861-7881 direct
> (907) 861-8407 fax
> peggy.horton@matsugov.us (email)

EXHIBIT D

Peggy Horton

From: Richard Boothby
Sent: Thursday, January 14, 2016 1:11 PM
To: Platting
Cc: James Steele; Ken Barkley; Lisa Behrens; Bill Gamble
Subject: RE: Request for Comments for Mission Hills Ph II B/7 L/12A Case #2016-003 Tech: PH

The Central Mats-Su FSA and DES has no objection to eliminate this property line.

From: Peggy Horton **On Behalf Of** Platting
Sent: Thursday, January 14, 2016 9:49 AM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; brian.young@usps.gov; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil); 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: Platting
Subject: Request for Comments for Mission Hills Ph II B/7 L/12A Case #2016-003 Tech: PH

Good Morning,

Attached is an abbreviated plat to eliminate a common lot line, within the City of Wasilla. Please review and provide any comments by February 1, 2016.

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

EXHIBIT E

MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

RECEIVED
JAN 18 2016
PLATTING

DATE: January 18, 2016

TO: Eileen Probasco, Planning Director

FROM: Land & Resource Management

SUBJECT: Preliminary Plat Comments / Case #2016-003

Platting Tech: Peggy Horton

Public Hearing: February 10, 2016

Applicant / Petitioner: Laba

TRS: 17N01W206
Tax ID: 2767B07L012-L013
Subd: Mission Hills
Tax Map: WA 12

Comments:

- No MSB land affected.
- No objection to lot line elimination.

EXHIBIT F

Peggy Horton

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Monday, January 18, 2016 10:40 AM
To: Peggy Horton
Subject: RE: Request for Comments for Mission Hills Ph II B/7 L/12A Case #2016-003 Tech: PH

Peggy,

The City Planning and Public Works Departments do not have any comments or concerns.

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: Friday, January 15, 2016 8:44 AM
To: Tina Crawford
Subject: FW: Request for Comments for Mission Hills Ph II B/7 L/12A Case #2016-003 Tech: PH

From: Peggy Horton [mailto:Peggy.Horton@matsugov.us] **On Behalf Of** Platting
Sent: Thursday, January 14, 2016 9:49 AM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; brian.young@usps.gov; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil); Planning; publicworks; 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: Platting
Subject: Request for Comments for Mission Hills Ph II B/7 L/12A Case #2016-003 Tech: PH

Good Morning,

Attached is an abbreviated plat to eliminate a common lot line, within the City of Wasilla. Please review and provide any comments by February 1, 2016.

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

EXHIBIT G

Peggy Horton

From: Jessica Thompson <jthompson@mta-telco.com>
Sent: Thursday, January 14, 2016 10:57 AM
To: Peggy Horton
Subject: FW: Request for Comments for Mission Hills Ph II B/7 L/12A Case #2016-003 Tech: PH

Good morning,

MTA has no objections to this proposed plat.

Thank you for the opportunity to comment.

Jessica Thompson
Matanuska Telephone Association, Inc.
Right Of Way Agent
907.761.2510

From: Peggy Horton [mailto:Peggy.Horton@matsugov.us] **On Behalf Of** Platting
Sent: Thursday, January 14, 2016 9:49 AM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; brian.young@usps.gov; cepoa-rd-s@usace.army.mil; Shane M. McCoy (shane.m.mccoy@usace.army.mil) <shane.m.mccoy@usace.army.mil>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; ken@slauson.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; Jennifer Diederich <Jennifer.Diederich@enstarnaturalgas.com>; Robin L. Leighty <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; dblehm@gci.com; stevecolligan@mtaonline.net
Cc: Platting <Platting@matsugov.us>
Subject: Request for Comments for Mission Hills Ph II B/7 L/12A Case #2016-003 Tech: PH

Be wary of unsolicited attachments, even from people you know - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

Good Morning,

EXHIBIT H

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____ 2016 AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

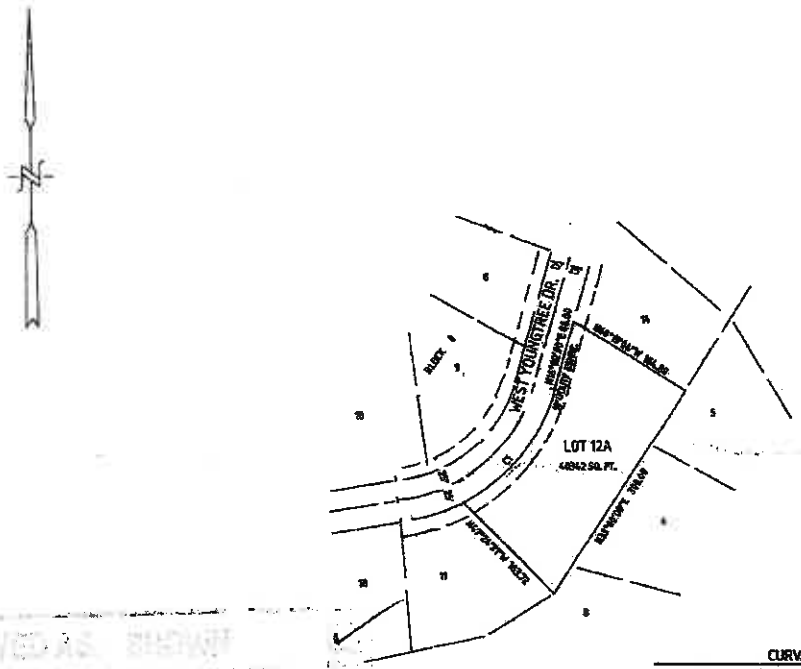
_____ _____
MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT WAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____, DATED _____, 2016 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

_____ _____
PLANNING AND LAND USE DIRECTOR DATE
MATANUSKA-SUSITNA BOROUGH

ATTEST: _____
PLATTING CLERK



SURVEYOR'S CERTIFICATE

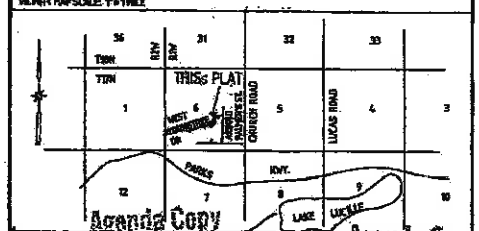
I, DUANE MARK SEWARD, RLS-6978, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT NO. 84-124.

RECEIVED
NOV 1 2 2016
PLATTING

APPROVED AS SHOWN
CONDITIONED
G. Lorah 1/21/16

CURVE 1					
NO.	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	225.00	39°23'39"	154.66	151.75	N25°46'15"E

VICINITY MAP SCALE: 1"=1 MILE



PRELIMINARY PLAT OF

MISSION HILLS SUBDIVISION, PHASE II, LOT 12A, BLOCK 7.
A SUBDIVISION OF MISSION HILLS SUBDIVISION, PHASE II, LOTS 12 & 13, BLOCK 7. PLAT NO. 84-124. LOCATED WITHIN SECTION 6, T17N, R1W, S.M.

PALMER RECORDING DISTRICT CONTAINING 0.93 ACRES

SEWARD & ASSOCIATES LAND SURVEYING
PO BOX 770529
EAGLE RIVER, ALASKA 99577

BOR: MASULA	SCALE: 1"=100'	DATE: JAN. 2016	BOOK/PAGE: N/A
DRAWN: BNS			SHEET: 1 OF 1
CHECKED BY: DMS			

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, CERTIFY THAT I AM THE OWNER OF THIS 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.

_____ _____
ESTATE OF SUSAN MARIE SCHWERER DATE

NOTARY JURAT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2016.
FOR: _____

NOTARY FOR THE STATE OF ALASKA.
MY COMMISSION EXPIRES: _____.

NOTARY JURAT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2016.
FOR: _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____.

EXHIBIT I

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
February 10, 2016

PRELIMINARY PLAT:	**COUNTRY FIELD EST VIII LOTS 2A & 2B**
LEGAL DESCRIPTION:	**SEC 06, T17N, R1E, SEWARD MERIDIAN, AK**
PETITIONER:	**MERIDIAN PARK MEDICAL HOLDING LLC**
SURVEYOR/ENGINEER:	**BESSE ENGINEERING**
ACRES: 3.12	PARCELS: **2**
REVIEWED BY: CHERYL SCOTT	CASE: 2016-006

REQUEST:
The request is to subdivide Lot 2, Block 5, Country Field Estates VIII, Plat #2002-129, into two new lots to be known as Country Field Estates VIII Lots 2A & 2B, containing 3.12 acres more or less.

EXHIBITS:

Vicinity Map	**EXHIBIT A**	**1 pg**
Aerial Photo	**EXHIBIT B**	**1 pg**
Soils Report	**EXHIBIT C**	**3 pgs**

COMMENTS:

MSB Planning	**EXHIBIT D**	**1 pg**
MSB EMS	**EXHIBIT E**	**1 pg**
MSB O&M	**EXHIBIT F**	**1 pg**
City of Wasilla	**EXHIBIT G**	**1 pg**
Enstar	**EXHIBIT H**	**1 pg**
MTA	**EXHIBIT I**	**1 pg**
DOT&PF	**EXHIBIT J**	**1 pg**
GCI	**EXHIBIT K**	**1 pg**
MSB Land & Resource Management	**EXHIBIT L**	**1 pg**
MSB Code Compliance	**EXHIBIT M**	**1 pg**

Access:
Both lots will be accessed from N. Meridian Place.

Soils and Topography:
Besse Engineering provided a useable area report. The engineer stated that both Lots 2A & 2B have at least 10,000 sq. ft. useable building area and 10,000 sq. ft. useable septic area. Mr. Besse stated the useable septic area determination was based upon a test hole that was dug on the property during the January, 2016 soils exploration. **(Exhibit C)**

Comments:
MSB Planning Department has no comment. **(Exhibit D)**

MSB Emergency Services has no objection. **(Exhibit E)**

MSB O&M has no issues. **(Exhibit F)**

City of Wasilla Planning and Public Works Departments have no concerns with the proposed subdivision.**(Exhibit G)**

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

MTA has no objections to the proposed plat. **(Exhibit I)**

DOT&PF commented that no direct access will be granted to Seward Meridian as both lots have easy access to N. Meridian Place and access to Lot 2A needs to be a minimum of 100 feet from the intersection of Seward Meridian and Meridian Place. **(Exhibit J)**

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

MSB Land & Resource Management stated no MSB land affected and they have no objections. **(Exhibit L)**

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

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

CONCLUSION for ABBREVIATED PLAT:
The proposed plat for **Country Field Estates VIII RSB B/5 L/2, located within Section 06, Township 17 North, Range 1 East, Seward Meridian, Alaska** is consistent with **AS 29.40.070 Platting Regulations; and MSB 43.15.025.**

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

RECOMMENDATIONS for ABBREVIATED PLAT:
Staff recommends approval of **Country Field Estates VIII RSB B/5 L/2, located within Section 06, Township 17 North, Range 1 East, Seward Meridian, Alaska** contingent on the following 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. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.

6. Surveyor to provide plat notes to state: No direct access to N. Seward Meridian Parkway from Lot 2A. Access to Lot 2A needs to be a minimum of 100' from the edge of the pavement of Seward Meridian Parkway on N. Meridian Place per ADOT&PF comments.

7. Provide signatory authority documentation to platting staff for LLC.

8. List easement of record 2005-00867-0 per MSB 43.15.051(P)

9. Submit final plat in full compliance with Title 43.

FINDINGS for ABBREVIATED PLAT:

1. The plat of **Country Field Estates VIII RSB B/5 L/2, located within Section 06, Township 17 North, Range 1 East, Seward Meridian, Alaska** is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats and MSB 43.15.016 Preliminary Plats Submittal and Approval.

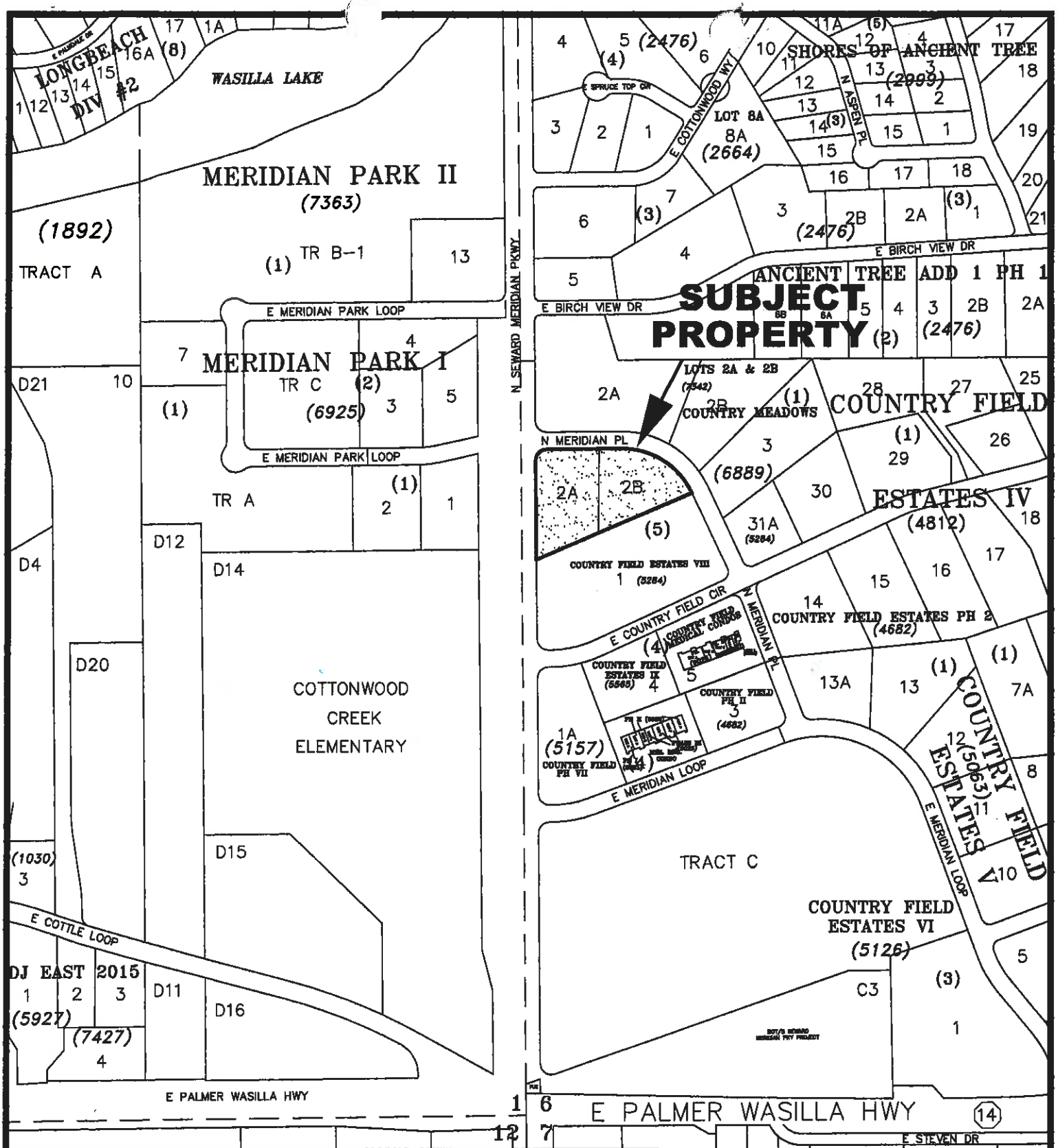
2. There are no agency, MSB department or public objections.

3. Besse Engineering stated each lot will have at least 10,000 square feet of useable building area and at least 10,000 square feet of useable septic area as required by MSB 43.20.281 Area.

4. Both lots will be accessed from N. Meridian Place and Lot 2A access needs to be a minimum of 100' from the edge of the pavement on Seward Meridian Parkway per ADOT&PF review.

5. Subdivision Construction Manual allows for driveways 40' from curve return.

6. This subdivision is within one mile of the City of Wasilla boundary. City Planning and Public Works had no concerns.



VICINITY MAP

FOR PROPOSED COUNTRY FIELD ESTATES VIII
RSB LOT 2 BLOCK 5
LOCATED WITHIN
SECTION 06, T17N, R1E, SEWARD MERIDIAN, ALASKA

WASILLA 10 MAP

EXHIBIT A

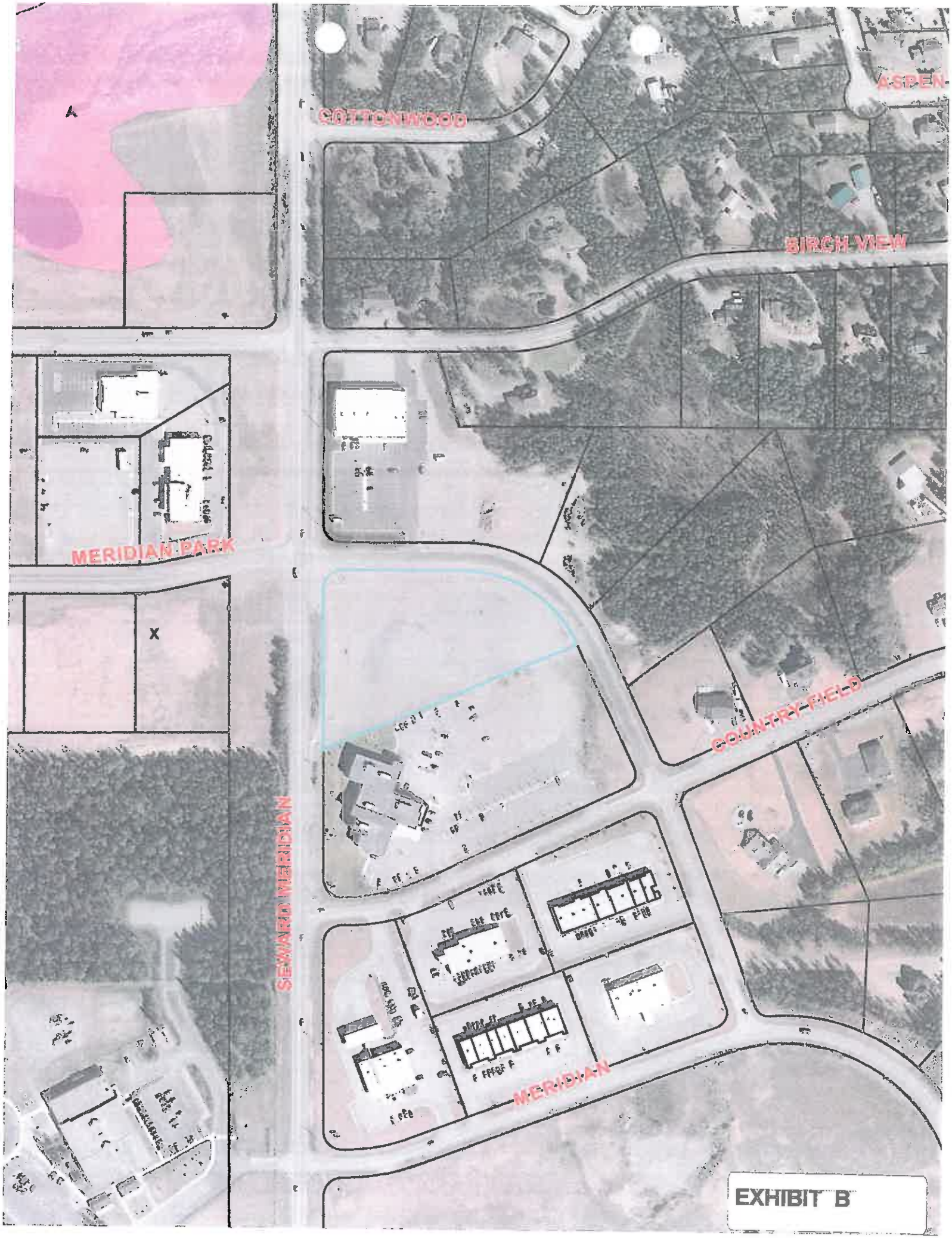

A
COTTONWOOD
ASPEN
BIRCH VIEW
MERIDIAN PARK
X
COUNTRY FIELD
SEWARD MERIDIAN
MERIDIAN

EXHIBIT B

BESSE ENGINEERING
1890 Jaime Marie Cir.
Wasilla, Alaska 99654
907-357-4257

RECEIVED
JAN 08 2016
PLATTING

January 7, 2015

Mat Su Borough
Platting Division
350 E. Dahlia
Palmer, Alaska 99645

Re: Proposed Lots 2A & 2B, Block 5, Country Field Estates VIII

Attn: Ms. Peggy Horton

Dear Ms. Horton,

Proposed Lots 2A & 2B, Block 5, Country Field Estates VIII, have at least 10,000 sq. ft. of useable building area and 10,000 sq. ft. of contiguous useable septic area as per 43.20.281 of the Borough Code. I have based the useable septic area upon the test hole that was dug on the property during the January, 2016 soils exploration. A copy of the test hole logs and site drawings are attached.

If you have any questions about the project or need further information for your review, please feel free to call me at 357-4257.

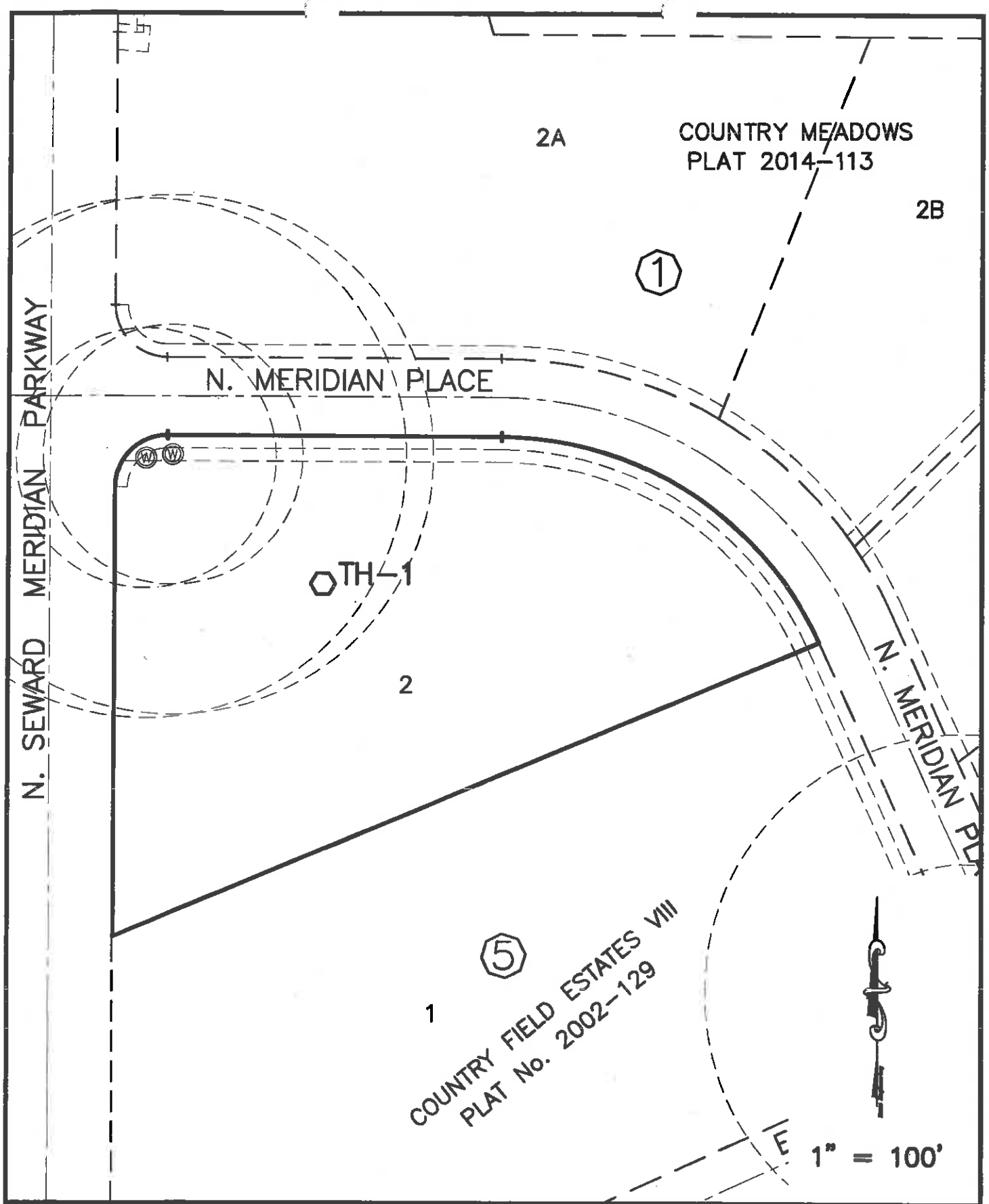
Sincerely,
BESSE ENGINEERING

Richard L. Besse PE, RLS

Attachments as noted

STATE OF ALASKA
Richard L. Besse
No. 117116
REGISTERED PROFESSIONAL ENGINEER

EXHIBIT C



BESSE ENGINEERING 1890 Jaime Marie Circle WASILLA, AK. 99654 907-357-4257	TEST BORING LOCATION MAP	**LOT 2, BLOCK 5** **COUNTRY FIELD ESTATES VIII** LOCATED WITHIN THE SW1/4, SECTION 6, T 17 N, R 1 E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, ALASKA.

Phone (907) 357-4257
Fax (907) 357-9641
Cell (907) 354-8074

FIELD LOG

KESSE ENGINEER
Civil Engineering & Surveying
1890 JAIME MARIE CIR
WASILLA AK 99654

TEST PIT NO. 1
PROJECT B15-16
CLIENT Meridian Medical Holdings
LOGGED BY M Keller
TIME START 10:10 am FINISH. 10:30 am
EQUIPMENT Hitachi 300

W.O.
DATE 05 JAN 16
WATER LEVEL None
EXCAVATOR
SLOPE
ORIENTATION

PVC

GRAB SAMPLE / SAMPLE DEPTH	FROST	DEPTH FEET	HORIZONTAL EXTENT (FT.)
		1	
		2	
		3	
		4	
		5	NFS Gravel (SP)
		6	
		7	
		8	
		9	
		10	
		11	
		12	
		13	
		14	
		15	
		16	
		17	
		18	
		19	
		20	

COMMENTS:

Cheryl Scott

From: Susan Lee
Sent: Thursday, January 14, 2016 11:34 AM
To: Platting
Subject: RE: Country Field Est VIII RSB B/5 L/2 16-006 (CS)

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: Wednesday, January 13, 2016 4:13 PM
To: planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; CEPOA-RD-S@usace.army.mil; allen.kemplen@alaska.gov; Andy Dean; Bob Walden; Brad Sworts; brian.young@usps.gov; Capital Projects; Cindy Corey; dblehm@gci.com; Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; holly.zafian@alaska.gov; Jennifer Ballinger; jennifer.diederich@enstarnaturalgas.com; Jessica Smith; Jim Jenson; John Aschenbrenner; jthompson@mta-telco.com; kevin.vakalis@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; melanie.nichols@alaska.gov; Nicole Wilkins; ospdesign@gci.com; Permit Center; Richard Boothby; rglenn@mta-telco.com; robin.leighty@enstarnaturalgas.com; Sandra Cook; Shane.M.McCoy@usace.army.mil; Sheila Armstrong; steven.banse@alaska.gov; Susan Lee; Terry Dolan; Theresa Taranto; Tracy McDaniel; tucker.hum@alaska.gov
Cc: Platting
Subject: Country Field Est VIII RSB B/5 L/2 16-006 (CS)

Attached is a Request for Comments for Country Field Estates VIII RSB B/5 L/2, MSB Case # 2016-006, Tech CS. Also Attached is the vicinity map, soils report, owner's statement and preliminary plat. Comments are due by February 3, 2016.

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

EXHIBIT D

Cheryl Scott

From: Richard Boothby
Sent: Thursday, January 14, 2016 4:07 PM
To: Platting
Cc: James Steele; Ken Barkley; Bill Gamble; Lisa Behrens
Subject: RE: Country Field Est VIII RSB B/5 L/2 16-006 (CS)

The Central Mat-Su FSA and DES has no objections to the divide.

From: Cheryl Scott **On Behalf Of** Platting
Sent: Wednesday, January 13, 2016 4:13 PM
To: planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; CEPOA-RD-S@usace.army.mil; allen.kemplen@alaska.gov; Andy Dean; Bob Walden; Brad Sworts; brian.young@usps.gov; Capital Projects; Cindy Corey; dblehm@gci.com; Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; holly.zafian@alaska.gov; Jennifer Ballinger; jennifer.diederich@enstarnaturalgas.com; Jessica Smith; Jim Jenson; John Aschenbrenner; jthompson@mta-telco.com; kevin.vakalis@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; melanie.nichols@alaska.gov; Nicole Wilkins; ospdesign@gci.com; Permit Center; Richard Boothby; rglenn@mta-telco.com; robin.leighty@enstarnaturalgas.com; Sandra Cook; Shane.M.McCoy@usace.army.mil; Sheila Armstrong; steven.banse@alaska.gov; Susan Lee; Terry Dolan; Theresa Taranto; Tracy McDaniel; tucker.hurn@alaska.gov
Cc: Platting
Subject: Country Field Est VIII RSB B/5 L/2 16-006 (CS)

Attached is a Request for Comments for Country Field Estates VIII RSB B/5 L/2, MSB Case # 2016-006, Tech CS. Also Attached is the vicinity map, soils report, owner's statement and preliminary plat. Comments are due by February 3, 2016.

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

EXHIBIT E

Cheryl Scott

From: Will Barickman
Sent: Thursday, January 14, 2016 3:05 PM
To: Cheryl Scott
Cc: Jim Jenson; Terry Dolan
Subject: Re: Country Field Est VIII RSB B/5 L/2 16-006 (CS)

No issue with O&M

Sent from my iPad

On Jan 13, 2016, at 5:59 PM, Jim Jenson <James.Jenson@matsugov.us> wrote:

> Rsa 25
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** Platting <Platting@matsugov.us>
> > **Date:** January 13, 2016 at 4:12:36 PM AKST
> > **To:** "planning@ci.wasilla.ak.us" <planning@ci.wasilla.ak.us>, "publicworks@ci.wasilla.ak.us" <publicworks@ci.wasilla.ak.us>, " CEPOA-RD-S@usace.army.mil" <CEPOA-RD-S@usace.army.mil>, "allen.kemplen@alaska.gov" <allen.kemplen@alaska.gov>, Andy Dean <Andy.Dean@matsugov.us>, Bob Walden <robert.walden@matsugov.us>, Brad Sworts <Brad.Sworts@matsugov.us>, "brian.young@usps.gov" <brian.young@usps.gov>, Capital Projects <Capital.Projects@matsugov.us>, Cindy Corey <Cindy.Corey@matsugov.us>, "dblehm@gci.com" <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" <holly.zafian@alaska.gov>, Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>, "jennifer.diederich@enstarnaturalgas.com" <jennifer.diederich@enstarnaturalgas.com>, Jessica Smith <Jessica.Smith@matsugov.us>, Jim Jenson <James.Jenson@matsugov.us>, John Aschenbrenner <John.Aschenbrenner@matsugov.us>, "jthompson@mta-telco.com" <jthompson@mta-telco.com>, "kevin.vakalis@alaska.gov" <kevin.vakalis@alaska.gov>, "mark.fink@alaska.gov" <mark.fink@alaska.gov>, "mearow@matanuska.com" <mearow@matanuska.com>, "melanie.nichols@alaska.gov" <melanie.nichols@alaska.gov>, Nicole Wilkins <Nicole.Wilkins@matsugov.us>, "ospdesign@gci.com" <ospdesign@gci.com>, Permit Center <PermitCenter@matsugov.us>, Richard Boothby <Richard.Boothby@matsugov.us>, "rglenn@mta-telco.com" <rglenn@mta-telco.com>, "robin.leighty@enstarnaturalgas.com" <robin.leighty@enstarnaturalgas.com>, Sandra Cook <Sandra.Cook@matsugov.us>, "Shane.M.McCoy@usace.army.mil" <Shane.M.McCoy@usace.army.mil>, Sheila Armstrong <Sheila.Armstrong@matsugov.us>, "steven.banse@alaska.gov" <steven.banse@alaska.gov>, Susan Lee <Susan.Lee@matsugov.us>, Terry Dolan

EXHIBIT F

Cheryl Scott

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Monday, January 18, 2016 10:40 AM
To: Cheryl Scott
Subject: RE: Country Field Est VIII RSB B/5 L/2 16-006 (CS)

Cheryl,

The City Planning and Public Works departments do not have any concerns with the proposed subdivision.

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: Thursday, January 14, 2016 8:15 AM
To: Tina Crawford
Subject: FW: Country Field Est VIII RSB B/5 L/2 16-006 (CS)

From: Cheryl Scott [mailto:Cheryl.Scott@matsugov.us] **On Behalf Of** Platting
Sent: Wednesday, January 13, 2016 4:13 PM
To: Planning; publicworks; CEPOA-RD-S@usace.army.mil; allen.kemplen@alaska.gov; Andy Dean; Bob Walden; Brad Sworts; brian.young@usps.gov; Capital Projects; Cindy Corey; dblehm@gci.com; Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; holly.zafian@alaska.gov; Jennifer Ballinger; jennifer.diederich@enstarnaturalgas.com; Jessica Smith; Jim Jenson; John Aschenbrenner; jthompson@mta-telco.com; kevin.vakalis@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; melanie.nichols@alaska.gov; Nicole Wilkins; ospdesign@gci.com; Permit Center; Richard Boothby; rglenn@mta-telco.com; robin.leighty@enstarnaturalgas.com; Sandra Cook; Shane.M.McCoy@usace.army.mil; Sheila Armstrong; steven.banse@alaska.gov; Susan Lee; Terry Dolan; Theresa Taranto; Tracy McDaniel; tucker.hurn@alaska.gov
Cc: Platting
Subject: Country Field Est VIII RSB B/5 L/2 16-006 (CS)

Attached is a Request for Comments for Country Field Estates VIII RSB B/5 L/2, MSB Case # 2016-006, Tech CS. Also Attached is the vicinity map, soils report, owner's statement and preliminary plat. Comments are due by February 3, 2016.

Please contact me if you have any questions.

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

EXHIBIT G

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

January 14, 2016

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

Subject: Abbreviated Plat Request for Comments – **Country Field Estates VIII RSB Block 5, Lot 2 (Case No. 2016-006)**

Dear Ms Scott:

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

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

Sincerely,

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

EXHIBIT H

Cheryl Scott

From: Jessica Thompson <jthompson@mta-telco.com>
Sent: Thursday, January 14, 2016 11:00 AM
To: Peggy Horton
Cc: Becky Glenn
Subject: FW: Country Field Est VIII RSB B/5 L/2 16-006 (CS)
Attachments: S011000628_1601130854000.pdf; Country Fld Est VIII RSB B5 L2 Plat.TIF

MTA has no objections to the proposed plat.

Thank you for the opportunity to comment.

Jessica Thompson
Matanuska Telephone Association, Inc.
Right Of Way Agent
907.761.2510

From: Cheryl Scott [mailto:Cheryl.Scott@matsugov.us] **On Behalf Of** Platting
Sent: Wednesday, January 13, 2016 4:13 PM
To: planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; CEPOA-RD-S@usace.army.mil <CEPOA-RD-S@usace.army.mil>; allen.kemplen@alaska.gov; 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>; 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; 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>; kevin.vakalis@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; melanie.nichols@alaska.gov; 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>; Shane.M.McCoy@usace.army.mil; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; steven.banse@alaska.gov; Susan Lee <Susan.Lee@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; tucker.hurn@alaska.gov
Cc: Platting <Platting@matsugov.us>
Subject: Country Field Est VIII RSB B/5 L/2 16-006 (CS)

EXHIBIT I

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

January 21, 2016

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

Re: Plat Review

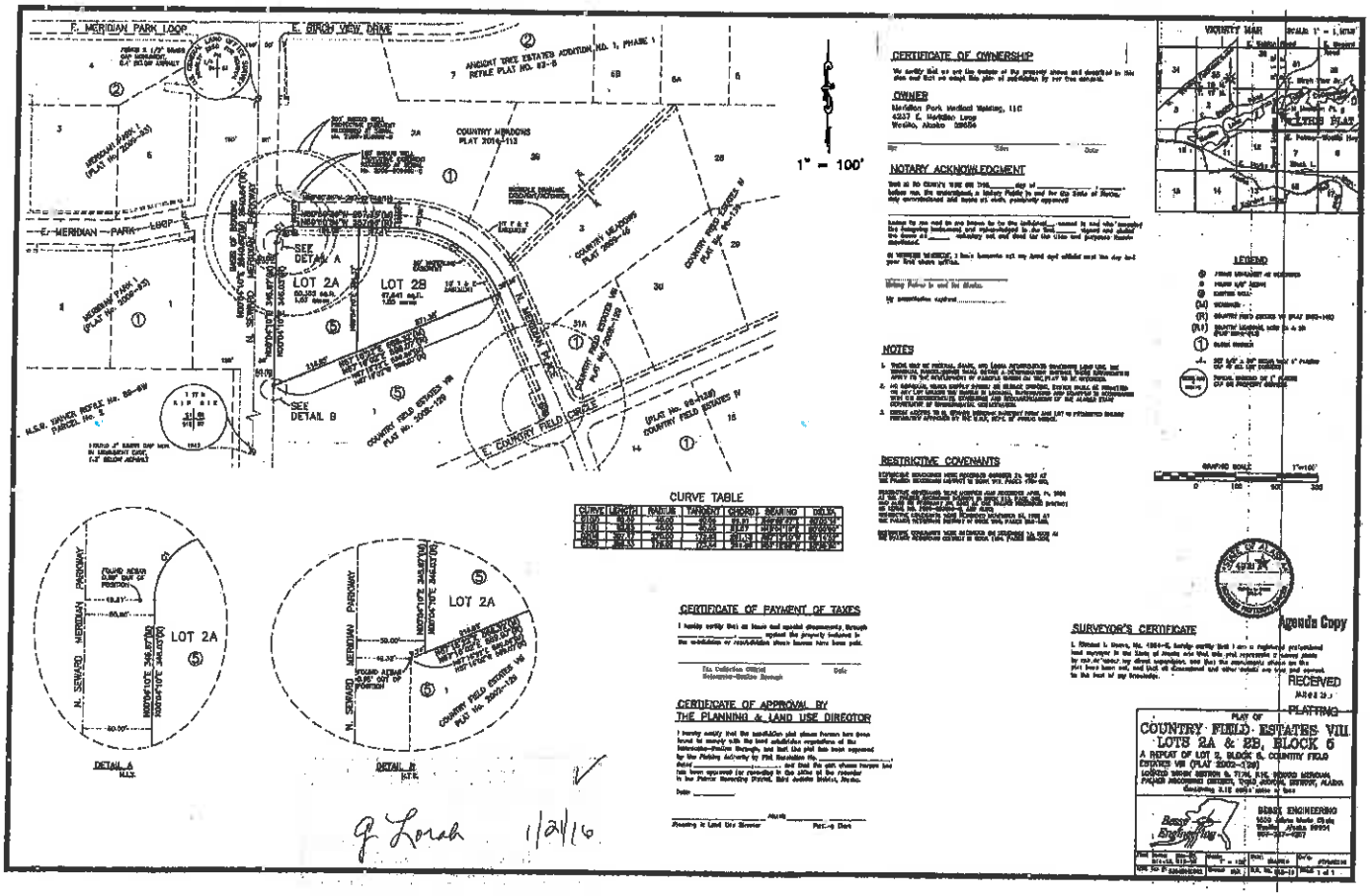
Dear Platting Officer:

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

- **Tax Map WA13 Sec 29, T17N, R01W**
- **Dandy Bluffs**
  - Though we have no comments concerning issues with the plat, we would like to thank the petitioners for addressing our previous concerns and for working with us.

ADOT&PF has also reviewed the following plats and has the following comments:

- **Tax Map SU Sec 28, T19N, R03E**
  - Petitioners must apply for a driveway permit for access to the Glenn Highway.
  - The application indicates that all lots will be sharing a single access point, but we want to reiterate that only one access point to the Glenn Highway.
- **Kenlar Business Park**
  - No additional access will be granted to Big Lake Road. Both lots will need to share access. The petitioners may choose where to place the access point, but only one will be granted.
- **Country Field Estates**
  - No direct access will be granted to Seward Meridian as both lots have easy access to N. Meridian Place.
  - Access to Lot 2A needs to be placed a minimum of 100 feet from the intersection of Seward Meridian and Meridian Place.
- **Wondrak Lakeside Villa**
  - We request that Lot 2 & 3 share access to Crystal Lake Road. Lot 1 may keep current access to Crystal Lake Road.
- **Granite Creek Ridge**
  - Only one access point to the Glenn Highway will be granted, so all lots must share access.



Agenda Copy

G. Lorah 1/24/16

EXHIBIT K

MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635

RECEIVED
JAN 21
PLATTING

MEMORANDUM

DATE: January 21, 2016

TO: Eileen Probasco, Planning Director

FROM: Land & Resource Management NSC

SUBJECT: Preliminary Plat Comments / Case #2016-006

Platting Tech: Cheryl Scott

Public Hearing: February 10, 2016

Applicant / Petitioner: Nugent

TRS: 17N01E06
Tax ID: 5284B051.002
Subd: Country Fields Estates VIII
Tax Map: WA 10

Comments:

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

EXHIBIT L

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Comments Due: February 3, 2016

January 13, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anch
AK Dept. of Transportation – Palm
AK Dept. of Transportation – Aviatio
AK DNR, Division of Mining/Land/W
AK DNR, Public Access Defense
AK DNR, Division of Agriculture
AK DF&G, Habitat Mgmt. & Permittir
AK DF&G, Division of Sport Fish
AK Railroad, Engineering Departme
Corp of Engineers
U.S. Postmaster
City of: Wasilla
Community Council: South Lakes
Fire Service Area: #130 Central Mat-Su
Road Service Area: #25 Bogard
MSB – Borough Attorney
MSB – Emergency Services

Open Cases Y or N (N)

SpUD Y or N (N)

Core Area

FIRM # 8105 Zone X

Comments:

Date: 2/1/16 By: [signature]

Assembly District #3

Title:	Country Field Estates VIII RSB B/5 L/2
Location:	Sec 6, T17N, R01E, S.M, AK
Petitioner:	Howard Nugent, Meridian Park Medical Holdings, LLC
Address:	4237 E. Meridian Loop Wasilla, AK 99654
Surveyor:	Besse Engineering
Address:	1890 Jaime Marie Circle Wasilla, AK 99654

The request is to divide Lot 2, Block 5, Country Field Estates VIII, into 2 lots to be known as Lots 2A & 2B, Block 5, Country Field Estates VIII, containing 3.12 acres more or less. Located in the SW1/4 of Section 6, Township 17 North, Range 1 East, Seward Meridian, Alaska.

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

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **February 3, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **February 10, 2016.**

Kindest Regards,

Cheryl Scott

Cheryl Scott
Platting Technician
cheryl.scott@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case # 2016-006 Tax ID 5284B05L002 Tax Map # WA 10 Pre-App Date 12-23-2015 Counter

EXHIBIT M

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 10, 2016

ABBREVIATED PLAT:	**WONDRAK LAKESIDE VILLA**
LEGAL DESCRIPTION:	**SEC 25, T19N, R05W, SEWARD MERIDIAN, AK**
PETITIONERS:	**DIETMAR & INGEBORG WONDRAK**
SURVEYOR/ENGINEER:	**ALASKA RIM ENGINEERING, INC.**
ACRES: 26.81 ±	PARCELS: **4**
REVIEWED BY:	AMY OTTO-BUCHANAN CASE: 2016-008

REQUEST: The request is to create four lots from Parcel A, MSB Waiver #94-22PWm, recorded in Book 785, Page 397 (Tax Parcel D10) Section 25, Township 19 North, Range 05 West, SM AK, to be known as WONDRAK LAKESIDE VILLA, containing 26.81+ acres.

EXHIBITS

Vicinity Map, Aerial Photo & Bare Earth Imagery	**Exhibit A – 3 pgs**
Geotechnical Engineering Report	**Exhibit B – 4 pgs**
AGENCY COMMENTS	
Capital Projects Department	**Exhibit C – 1 pg**
Code Compliance	**Exhibit D – 1 pg**
Permit Center	**Exhibit E - 1 pg**
Planning	**Exhibit F – 1 pg**
Land & Resource Management Division	**Exhibit G - 1 pg**
Cultural Resources	**Exhibit H – 1 pg**
Department of Emergency Services & #35 FSA	**Exhibit I - 1 pg**
Utilities	**Exhibit J – 2 pgs**
Agencies	**Exhibit K - 5 pgs**

DISCUSSION: The subject parcel is located north of N. Nancy Lake Parkway, directly east of W. Crystal Lake Road, at the intersection of W. Crystal Lake Road and N. Easy Street and is on the northwestern shore of the eastern lobe of Rainbow Lake. Access for Lots 1-3 is W. Crystal Lake Road and access for Lot 4 is N. Easy Street. W. Crystal Lake Road is owned and maintained by ADOT&PF; N. Easy Street is a Borough owned and maintained road. Lot 1 is approximately 13 acres; Lot 2 is approximately 5 acres, Lot 3 approximately 4.5 and Lot 4 is approximately four acres. Lots 3 and 4 have 125' of lake frontage on Rainbow Lake; Lots 1-2 have in excess of 125' of lake frontage as required by MSB 43.20.340 Lot Dimensions.

Soils: Geotechnical report, submitted per MSB 43.20.280(A) at **Exhibit B.** Mary L. Shreves, PE, Alaska Rim Engineering, Inc. notes all lots have greater than 40,000 sf of total area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB 43.20.280. A map, showing location of two testholes, ranging in depths from 13'-14', is attached. Testholes were excavated on September 15, 2015 and were visually rated by Ms. Shreves. Testhole #1 generally consisted of surface organics overlaying silty soils to 3', underlain by sand with gravel and silt to 7', underlain by silty gravel to the bottom at 12' (see ***Recommendation*** #7). No groundwater or impermeable layers were encountered. Testhole #2 consists of organics and silt to 3', underlain by silty gravel with sand to the bottom at 13'. No groundwater or impermeable layers were encountered. The soils are acceptable for constructing onsite wastewater disposal systems. Lots 2-4 will have a minimum of 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area. Lot 1 is greater than 400,000 sf (9.183 acres) and falls under MSB 43.20.281(A)(1)(i)(i).

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements are met. Pursuant to MSB 43.20.320 Frontage, each lot has over 60' frontage onto W. Crystal Lake Road and N. Easy Street.

Comments: Capital Projects Department (**Exhibit C**) notes N. Easy Street looks like a narrow right-of-way. Questioned whether Lot 3 and Lot 4 will be affected if additional right-of-way was required to improve this section of N. Easy Street. *Staff notes N. Easy Street is a 50' wide right-of-way with an additional 10' wide granted at Book/Page 134/345. N. Easy Street is Borough maintained; no upgrade of the road is required by petitioner.* Code Compliance notes (**Exhibit D**) this parcel is in FIRM #7080, Zone X, no open cases, not in a Special Land Use District (SpUD) and has no further comments. Permit Center (**Exhibit E**) notes any new or existing access from proposed Lot 4 to N. Easy Street will require a driveway permit. W. Crystal Lake Road is an ADOT&PF owned easement. Planning Division (**Exhibit F**) notes structures shall be in compliance with setback requirements. Land and Resource Management Division (**Exhibit G**) notes no MSB owned lands are affected by the subdivision and have no objection to the subdivision. Cultural Resources (**Exhibit H**) has no objections to the platting action; however, they recommend caution during construction in the event cultural remains may be recovered. Central Mat-Su Fire Service Area #35 and Department of Emergency Services (**Exhibit I**) has no objections to the subdivision. Access provided meets the requirements of the International Fire Code (IFC).

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

Agencies: (**Exhibit K**)

a. ADF&G notes the outlet of Rainbow Lake is catalogued as important habitat for the spawning, rearing, and migration of coho and Chinook salmon species (AWC 247-41-10200-2120-3010). Activities occurring below the ordinary high water mark of catalogued waterbodies that may affect the spawning, rearing or migration of anadromous fishes or potentially provide blockages to the efficient passage of resident fish species, are regulated by state law and may require a Fish Habitat Permit from ADF&G, Division of

Habitat. Public access below the ordinary high water mark of Rainbow Lake and its outlet should not be blocked or removed. There do not appear to be any actions that would block or remove public access to public lands or waters. ADF&G has no objections.

b. State of Alaska, Department of Natural Resources, Division of Mining, Land & Water, Survey Section requests section line easements, if they exist, be depicted, labeled and dimensioned on final plat (see ***Recommendation #6***).
c. ADOT&PF requests that Lots 2 and 3 share access to W. Crystal Lake Road. Lot 1 may keep the current existing access to W. Crystal Lake Road. *Staff notes that due to topography issues, it is not feasible for Lots 2 and 3 to share a common access point. Staff suggests a plat note be added that Lot 3 will be required to take access from N. Easy Street, a Borough maintained street* (see ***Recommendation #5***). *This satisfies the ADOT&PF requirement of two accesses only onto W. Crystal Lake Road.*
d. Department of Natural Resources, Division of Mining, Land and Water South Central Regional Office – Easements, notes the identification of the 33' wide Section Line Easement along the eastern boundary of proposed Lot 1 and the southern boundary of Lot 4 is needed (see ***Recommendation #6***). They also concur with the widths of W. Crystal Lake Road and N. Easy Street as shown on existing documents.

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; Willow Community Council; Road Service Area #20 Greater Willow; MSB Department of Public Works Operations and Maintenance, Assessments and Pre-Design Division; MEA or MTA.

CONCLUSION: The abbreviated plat of Wondrak Lakeside Villa is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats, and MSB 43.15.025 Abbreviated Plats. There were no objections to the plat from any federal or state agency, or Borough department. There were no objections received from the general public in response to the Notice of Public Hearing. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. Each lot has 125' of lake frontage as required by MSB 43.20.340 Lot Dimensions. The engineer has provided a geotechnical report pursuant to MSB 43.20.281(A).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

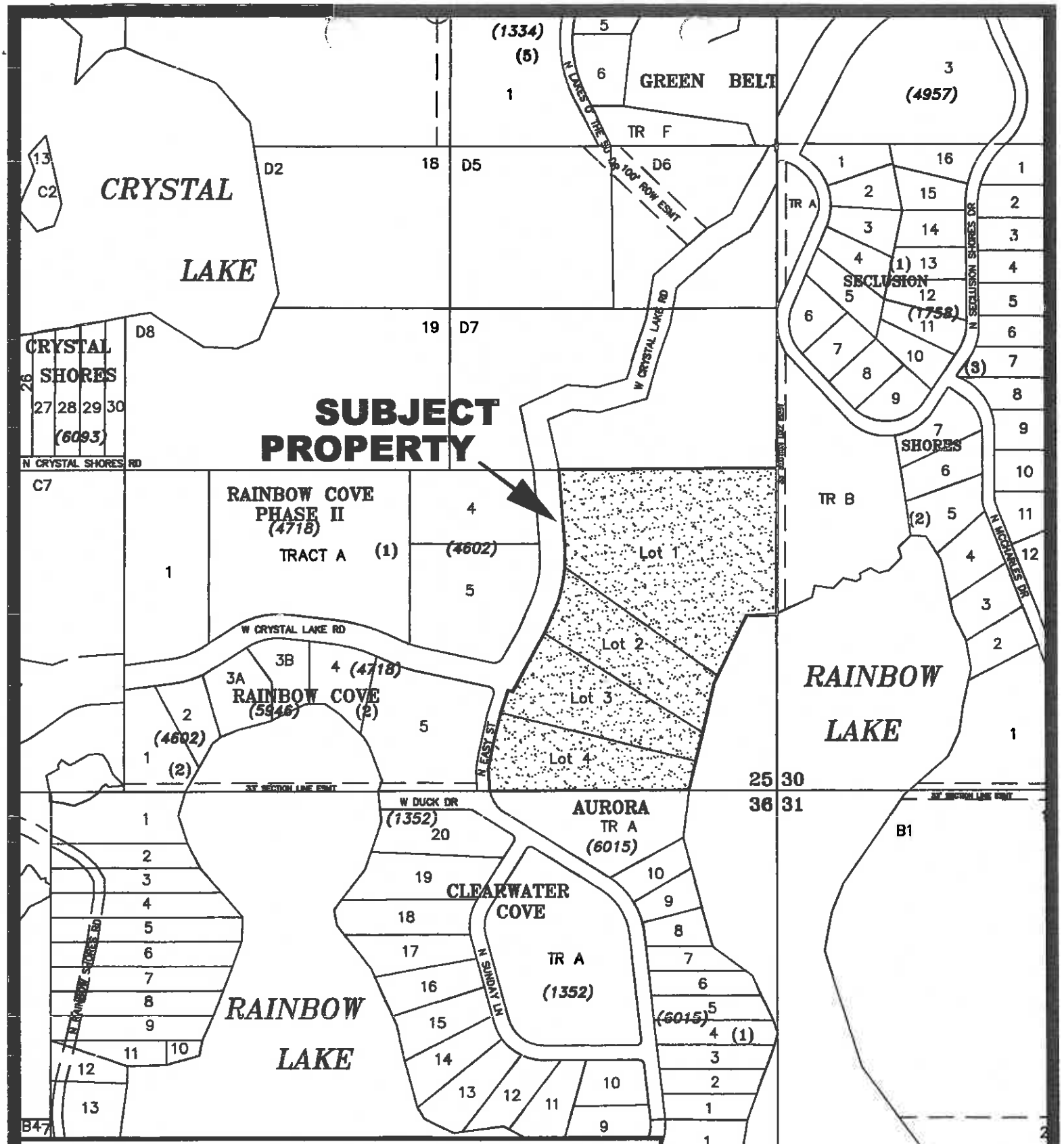
Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be current prior to the recording of each phase plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Pay postage and advertising fees of $42.20.
3. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
4. Show or list all easements of record.
5. Add plat note to read: Lot 3 must take access from N. Easy Street.
6. If Section Line Easements exist on the eastern boundary of Lot 1 and the southern boundary of Lot 4, depict, label and dimension on final plat; or provide research documentation there are none.

7. Provide sieve analysis for Testhole #1, as soils consist of SM and GM. MSB 43.20.281(A)(1)(f)(ii) states: "Soils in a useable wastewater disposal area must be... clearly shown to be GM or SM under the Unified Soils Classification System by a sieve analysis...."
8. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
9. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT:

1. The plat of Wondrak Lakeside Villa is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats and MSB 43.15.025 Abbreviated Plats.
2. There were no objections to the plat from any federal or state agencies, Borough department, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; Willow Community Council; Road Service Area #20 Greater Willow; MSB Department of Public Works Operations and Maintenance, Assessments and Pre-Design Division; MEA or MTA.
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 Lot 2-4 have 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area. Lot 1 is over 400,000 sf (9.183) acres and falls under MSB 43.20.281(A)(1)(i)(i).
7. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
8. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access, as W. Crystal Lake Road is constructed and maintained by ADOT&PF and N. Easy Street is constructed and maintained by MSB.
9. Each lot has 125' of lake frontage as required by MSB 43.20.340 Lot Dimensions.
10. ADOT&PF has requested two accesses only onto W. Crystal Lake Road, the existing access for proposed Lot 1 and one other access. A plat note restricting access for Lot 3 onto N. Easy Street satisfies ADOT&PF's request.



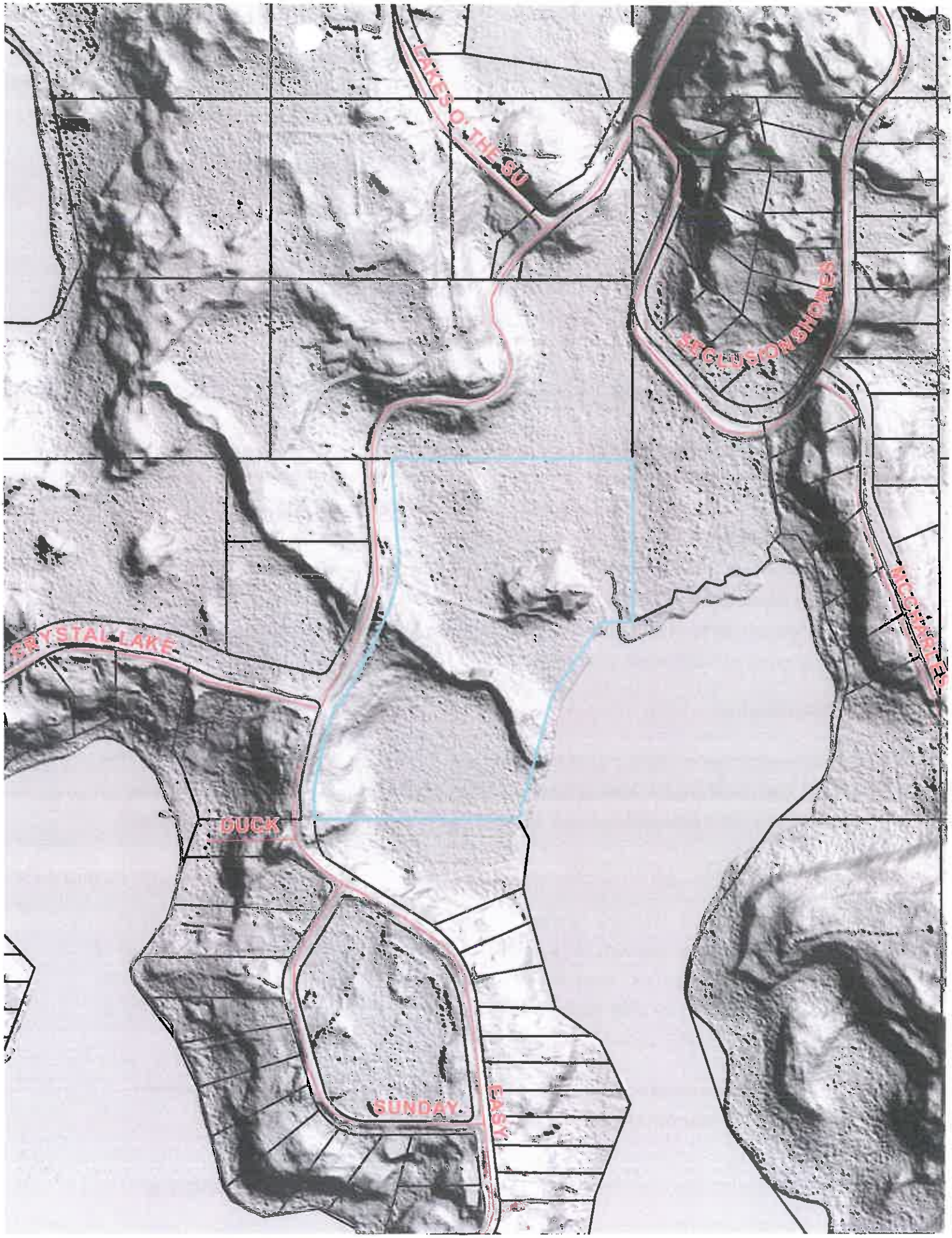
VICINITY MAP

FOR PROPOSED WONDRAK LAKESIDE VILLA
LOCATED WITHIN
SECTION 25, T19N, R05W, SEWARD MERIDIAN,
ALASKA

WILLOW 14 MAP

EXHIBIT A


LAKES OF THE SUN
RECLUSION SHORES
CRYSTAL LAKE
DUCK
SUNDAY
EAST


LAKES O' THE SU
HUDSON SHORES
CRYSTAL LAKE
DUCK
SUNDAY
EASY

ALASKA RIM ENGINEERING, INC.
ENGINEERS – PLANNERS – SURVEYORS
9131 E. Frontage Rd.,
Palmer, Alaska 99645
Telephone (907) 745-0222
Fax (907) 746-0222

Online at: www.alaskarim.com

January 7, 2016

Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

Re: **Useable Area Report, for Proposed Subdivision of Parcel A, Waiver Resolution Serial No. 94-22PWm,**
Located within US Govt Lot 23, Section 25, T19N, R15W, S.M., AK
AK Rim File No. 1500729

Platting Officer:

The owner of the above referenced parcel is proposing to subdivide the land into four lots, to be known as Lots 1 – 4, Wondrak Lakeside Villa (see attached, Preliminary Plat). The Proposed Lots 1 - 4 will be 12.942 acres, 4.932 acres, 4.694 acres, and 4.258 acres in size, respectively. The new lots will be in excess of 40,000 square feet, meeting the Borough's minimum lot size requirement for onsite wastewater disposal.

TOPOGRAPHY

This development is bounded by West Crystal Lake Road on the west and Rainbow Lake to the east. The natural ground slopes gradually from the road toward the lake to the east. Slopes greater than 25% exist within portions of Lots 2, 3, and 4, as shown on the Preliminary Plat.

SUBDIVISION DESIGN CRITERIA

Proposed Lots 1 – 4, Wondrak Lakeside Villa, will each be 40,000 SF or greater of total area. Lots 2-4 will have a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.281(A)(1). Lot 1 will have greater than 400,000 SF and will fall under MSB Code 43.20.281(A)(1)(i).

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

EXHIBIT B

USEABLE AREA

A subsurface soils investigation was conducted to determine if the onsite soils could support a wastewater disposal system. On September 15, 2015, two test holes were excavated on the parcel, and the test hole locations are shown on the Preliminary Plat. It can be seen that the locations of the test holes are applicable in the determination of useable area for the proposed subdivision.

The test holes were visually rated by Mary Shreves, P.E., with Alaska Rim Engineering, Inc. The soils encountered in TH#1 consist of surface organics overlaying silty soils to 3 ft, underlain by sand with gravel and silt to 7 ft, underlain by silty gravel to the bottom of the test hole at 12 ft. No groundwater and no impermeable layers were encountered in the test hole (see attached Soil Log, TH#1). The soils encountered in TH#2 consist of organics and silt to 3 ft, underlain by silty gravel with sand to the bottom of the test hole at 13 ft. No groundwater and no impermeable layers were encountered in the test hole (see attached, Soil Log, TH#2).

The soils are acceptable for constructing onsite wastewater disposal systems.

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

Sincerely,
ALASKA RIM ENGINEERING, INC.

Mary L. Shreves
Professional Engineer

STATE OF ALASKA
49TH
Mary L. Shreves
CE 9351
REGISTERED PROFESSIONAL ENGINEER
01/07/16

Cc: AK Rim File No. 15-00729

Attachments:

- Preliminary Plat
- Soil Logs (2)

SOIL LOG

Project: **Tax Parcel D10, Section 25, T19N, R5W, S.M., AK**

Date: **September 15, 2015** Logged By: **Mary Shreves, P.E.**

TEST HOLE NO. 1

AK Rim File No. 1500729

Depth (feet)	Description
1	Organics (0 - 6") Silt, brown, dense, dry (6" - 3')
2	
3	Sand w/ gravel and some silt, brown-grey,
4	some cobbles (SP-SM) (3' - 4') Silt, brown, dense, dry (4' - 7')
5	
6	
7	Silty gravel, brown, dense, dry,
8	some cobbles (GM) (7' - 12')
9	
10	
11	
12	Bottom of Test Hole
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	

STATE OF ALASKA
49TH
Mary L. Shreves
CE 9351
REGISTERED PROFESSIONAL ENGINEER
9/16/15

TEST HOLE LOCATION:
See Test Hole Location Map

COMMENTS:
No water or bedrock layer were encountered.

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

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

SOIL LOG

Project: **Tax Parcel D10, Section 25, T19N, R5W, S.M., AK**

Date: **September 15, 2015** Logged By: **Mary Shreves, P.E.**

TEST HOLE NO. 2

AK Rim File No. 1500729

Depth (feet)	Description
1	Organics (0 - 1')
2	Silt, brown, dense, dry (1' - 3')
3	Silty gravel w/ sand, grey-brown, dense, dry,
4	some cobbles (GM) (3' - 13')
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	

STATE OF ALASKA
49TH
Mary L. Shreves
CE 9351
REGISTERED PROFESSIONAL ENGINEER
9/16/15

TEST HOLE LOCATION:
See Test Hole Location Map

COMMENTS:
No water or bedrock layer were encountered.

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

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

Amy Otto-Buchanan

From: Bob Walden
Sent: Wednesday, February 03, 2016 1:55 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Wondrak Lakeside Villa #16-008 AOB

Jamie and I are reviewing this and have one comment. N Easy Street is not coming up in Cartegraph and looks like it has narrow ROW. Need to check that and Lot 3 and 4 will be effected if they need to give us some ROW to improve that section.

Bob Walden

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Friday, January 15, 2016 8:53 AM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; eric.moore@alaska.gov; Horton, George C (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; dave.schade@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Randall Kowalke; chair@waco-ak.org; sec@waco-ak.org; debiebloom@gmail.com; willowseniors@yahoo.com; comet62@gci.net; trs@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Wondrak Lakeside Villa #16-008 AOB

Attached is the Request for Comments (RFC) for Wondrak Lakeside Villa, MSB Case #2016-008 Tech AOB. Also attached is the Vicinity Map, Owner's Statement, geotechnical report and the preliminary plat. Comments are due by February 3, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT C

Matanuska - Susitna Borough
Development Services
JAN 15 2016
Received

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

Comments Due: February 3, 2016

Date: January 15, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage
AK Dept. of Transportation – Palmer
AK Dept. of Transportation – Aviation
AK DNR, Division of Mining/Land/Water
AK DNR, Public Access Defense
AK DNR, Division of Agriculture
AK DF&G, Habitat Mgmt. & Permitting
AK DF&G, Division of Sport Fish
AK Railroad, Engineering Department
Corp of Engineers
U.S. Postmaster
City of:
Community Council: Willow
Fire Service Area: #20 Greater Willow
Road Service Area: #35 Willow
MSB – Borough Attorney

MSB – Emergency Services

Open Cases Y or (N) SpUD Y or (N)

FIRM # 7080 Zone X

Comments:

Date: 2/1/16 By: [signature]

Assembly District #7

Title:	WONDRAK LAKESIDE VILLA
Location:	SEC 25, T19N, R05W, S.M, AK
Petitioner:	DIETMAR & INGEBORG WONDRAK
Address:	AMSCHMEIDBERG 5 83625 WEYARN GERMANY
Surveyor/Engineer:	ALASKA RIM ENGINEERING, INC.
Address:	9131 E. FRONTAGE ROAD, SUITE #1 PALMER AK 99645

The request is to create four lots from Parcel A, MSB Waiver #94-22PWm, recorded in Book 785, Page 397 (Tax Parcel D10) Section 25, Township 19 North, Range 05 West, SM AK, to be known as WONDRAK LAKESIDE VILLA, containing 26.81+ acres.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **February 3, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **February 10, 2016.**

Sincerely,

Amy Otto-Buchanan
Platting Technician
direct line: 861-7872
amy_otto-buchanan@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-008 Tax ID: 219N05W25D010 Tax Map #: WI 14 Pre-App Date: 07/16/2015

EXHIBIT D

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

Comments Due: February 3, 2016 **Date: January 15, 2016**

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	**MSB – Emergency Services**
AK Dept. of Transportation – Palmer	**MSB – Community Development**
AK Dept. of Transportation – Aviation	**MSB – Cultural Resources**
AK DNR, Division of Mining/Land/Water	**MSB – Capital Projects, Engineering**
AK DNR, Public Access Defense	**MSB – Public Works, O&M**
AK DNR, Division of Agriculture	**MSB – Assessments**
AK DF&G, Habitat Mgmt. & Permitting	**MSB – Code Compliance**
AK DF&G, Division of Sport Fish	**MSB – Planning Division**
AK Railroad, Engineering Department	**MSB – Pre-Design Division**
Corp of Engineers	**MSB – Permit Center**
U.S. Postmaster	**M.E.A.**
City of:	**M.T.A.**
Community Council: Willow	**Enstar**
Fire Service Area: #20 Greater Willow	**GCI**
Road Service Area: #35 Willow	**Assembly District #7**
MSB – Borough Attorney	

Title:	WONDRAK LAKESIDE VILLA
Location:	SEC 25, T19N, R05W, S.M, AK
Petitioner:	DIETMAR & INGEBORG WONDRAK
Address:	AMSCHMEIDBERG 5 83625 WEYARN GERMANY
Surveyor/Engineer:	ALASKA RIM ENGINEERING, INC.
Address:	9131 E. FRONTAGE ROAD, SUITE #1 PALMER AK 99645

The request is to create four lots from Parcel A, MSB Waiver #94-22PWm, recorded in Book 785, Page 397 (Tax Parcel D10) Section 25, Township 19 North, Range 05 West, SM AK, to be known as WONDRAK LAKESIDE VILLA, containing 26.81+ acres.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **February 3, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **February 10, 2016.**

Advisory
Apply for any new or existing access from Lot 4 to Easy Street.
Crystal Lake Road is a 50' owned easement.

Sincerely,

Amy Otto-Buchanan
Platting Technician
direct line: 861-7872
amy.otto-buchanan@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-008 Tax ID: 219N05W25D010 Tax Map #: WI 14 Pre-App Date: 07/16/2015

EXHIBIT E

Amy Otto-Buchanan

From: Susan Lee
Sent: Friday, January 15, 2016 1:54 PM
To: Platting
Subject: RE: Wondrak Lakeside Villa #16-008 AOB

Structure(s) should be in compliance with setback requirements.

Susan

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

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Friday, January 15, 2016 8:53 AM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; eric.moore@alaska.gov; Horton, George C (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; dave.schade@alaska.gov; Zaflan, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Randall Kowalke; chair@waco-ak.org; sec@waco-ak.org; debiebloom@gmail.com; willowseniors@yahoo.com; comet62@gci.net; trs@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Wondrak Lakeside Villa #16-008 AOB

Attached is the Request for Comments (RFC) for Wondrak Lakeside Villa, MSB Case #2016-008 Tech AOB. Also attached is the Vicinity Map, Owner's Statement, geotechnical report and the preliminary plat. Comments are due by February 3, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT F

MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635

RECEIVED
JAN 18 2016
PLATTING

MEMORANDUM

DATE: January 18, 2016

TO: Eileen Probasco, Planning Director

FROM: Land & Resource Management

SUBJECT: Preliminary Plat Comments / Case #2016-008

Platting Tech: Amy Otto-Buchanan

Public Hearing: February 10, 2016

Applicant / Petitioner: Wondrak

TRS: 19N05W25
Tax ID: 219N05W25D010
Subd: Wondrak Lakeside Villa
Tax Map: WI 14

Comments:

- No MSB land affected.
- No objections to proposed subdivision.

EXHIBIT G

MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Cultural Resources Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9859 • Fax (907) 745-9876

MEMORANDUM

DATE: 18 January 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Abbreviated Plat
TITLE: Wondrak Lakeside Villa
LEGAL: Section 25, T19N, R5W, SM
TAX MAP: WI 14

NO OBJECTION

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

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

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

Sincerely,

Sandra Cook
Architectural Historian

NOTE§A.S.11.46.482 (a) of the Alaska Statutes states that
A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right…
(3) If a person knowingly
(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

EXHIBIT H

Amy Otto-Buchanan

From: Richard Boothby
Sent: Friday, January 15, 2016 9:09 AM
To: Platting
Cc: Mahlon Greene; James Steele; Ken Barkley; Lisa Behrens; Bill Gamble
Subject: RE: Wondrak Lakeside Villa #16-008 AOB

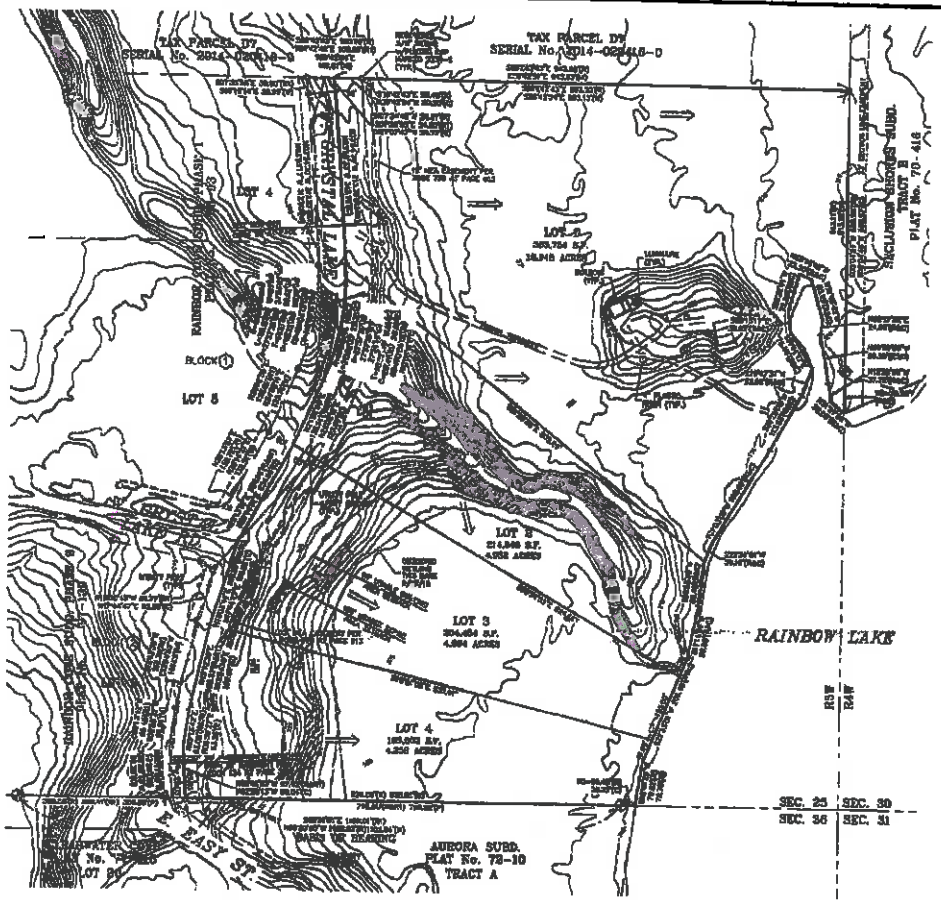
Willow FSA and DES has no objections to the subdivide. Access provided to the lots meets the require by the international fire code.

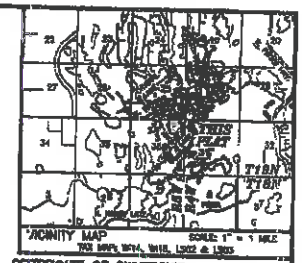
From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Friday, January 15, 2016 8:53 AM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; eric.moore@alaska.gov; Horton, George C (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; dave.schade@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Randall Kowalke; chair@waco-ak.org; sec@waco-ak.org; debiebloom@gmail.com; willowseniors@yahoo.com; comet62@gci.net; trs@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Wondrak Lakeside Villa #16-008 AOB

Attached is the Request for Comments (RFC) for Wondrak Lakeside Villa, MSB Case #2016-008 Tech AOB. Also attached is the Vicinity Map, Owner's Statement, geotechnical report and the preliminary plat. Comments are due by February 3, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT I





CERTIFICATE OF OWNERSHIP

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

DATE

DATE

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID ON THE PROPERTY DESCRIBED IN THIS SUBDIVISION OR RESUBDIVISION, NEWLY DEDICATED STREETS AND ALLEYS.

TAX COLLECTION OFFICIAL, FOR THE BOROUGH

DATE

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 THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR — DATE

ATTEST: PLATTING CLERK

Agenda Copy

RECEIVED
JAN 7 1986
PLATTING

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHOULD OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
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. NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN 100' FROM ANY BODY OF WATER OR WATERCOURSE.
4. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON OCTOBER 19, 1984 IN BOOK 780 AT PAGE 455, AND AMENDED JANUARY 18, 1995 IN BOOK 794 AT PAGE 456.

LEGEND

- RECOVERED ALUMINUM CAP MONUMENT
- RECOVERED 5/8" REBAR WITH PLASTIC CAP
- RECOVERED 5/8" REBAR
- SET 5/8"x24" REBAR W/PLASTIC CAP MARKED AK RW TOWER-5
- (P) PROPORTIONED DATA
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (R) RECORD DATA DERIVED FROM RECORD OF SURVEY 84-0915
- (R1) RECORD DATA DERIVED FROM RAINBOW CONC. SUBD., PHASE 1, PLAT No. 86-83
- DRAINAGE ARROW
- TH TEST HOLE
- SLOPES 25% OR GREATER

TOPOGRAPHY NOTE

1. TOPOGRAPHY DERIVED FROM NAT-50 DERIVED BEAR TOPOGRAPHIC MAP 96-034W & 96-034W DATED 2001. HORIZONTAL DATUM IS BASED ON NAD83.
2. CONTOURS ARE IN 5 FOOT INTERVALS AND ARE BASED ON NAVD 88 BASED ON VERTICAL DATUM.

STATE OF ALASKA
49TH
Robert A. Parker
9903-S

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 THIS PLAT ACCURATELY DEPICT AS SURVEYED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE

STATE OF ALASKA
49TH
Robert A. Parker
9903-S

A PLAT OF
WONDRAK LAKESIDE VILLA
A SUBDIVISION OF
PARCEL 4, PARCEL 5 AND PARCEL 6 OF PLAT No. 86-83
PALMER RECORDING DISTRICT
LOCATED WITHIN U.S. GOVT. LOT 23, SECTION 25, T18N, R3W, S.M., AK
CONTAINING 20.00 ACRES

ALASKA RIVER ENGINEERING, INC.
BOX 1, PALMER, ALASKA 99645
PH. 907-745-5880 FAX 907-746-4578
ARE

CALC. [illegible]	DATE JAN. 2016
DRAWN BY JRS	SCALE 1" = 100'
FLD. 1987/[illegible]	SHEET 1 OF 1

EXHIBIT J

G. Lorah 1/21/16

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

January 15, 2016

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

Subject: Abbreviated Plat Request for Comments – Wondrak Lakeside Villa
(Case No. 2016-008)

Dear Ms Otto-Buchanan:

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

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

Sincerely,

Cassie Wohlgemuth

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

Sent via e-mail to platting@matsugov.us

Amy Otto-Buchanan

From: Zafian, Holly K (DFG) <holly.zafian@alaska.gov>
Sent: Wednesday, February 03, 2016 3:13 PM
To: Amy Otto-Buchanan
Cc: Bethe, Michael L (DFG); Ivey, Samuel S (DFG); Fink, Mark J (DFG)
Subject: FW: Wondrak Lakeside Villa #16-008 AOB
Attachments: RFC Wondrak Lksd Villa.pdf; Wondrak Lksd Villa.PDF

Good afternoon,

The Alaska Department of Fish and Game has reviewed the preliminary plat which requests to subdivide Parcel A, MSB Waiver 94-22PWm located in Section 25, T. 19 N., R. 5 W., S.M., Alaska in order to create 4 new lots to be known as Wondrak Lakeside Villa. The subject property is located along the northwest shore of Rainbow Lake and appears to be crossed by the lake outlet which flows into Long Lake.

The outlet of Rainbow Lake is catalogued by ADF&G as important habitat for the spawning, rearing, and migration of coho and Chinook salmon species (AWC 247-41-10200-2120-3010). Activities occurring below the ordinary high water mark of catalogued waterbodies that could affect the spawning, rearing or migration of anadromous fishes, or potentially provide blockages to the efficient passage of resident fish species, are regulated by state law and require a Fish Habitat Permit from ADF&G, Division of Habitat. Public access below the ordinary high water mark of Rainbow Lake and its outlet should not be blocked or removed.

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

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

From: Amy Otto-Buchanan [mailto:Amy.Otto-Buchanan@matsugov.us] **On Behalf Of** Platting
Sent: Friday, January 15, 2016 8:53 AM
To: Kemplen, Allen (DOT); Vakalis, Kevin A (DOT); Hurn, John T (DOT); Nichols, Melanie A (DOT); Moore, Eric A (DNR); Horton, George C (DNR); Walker, James H (DNR); dave.schade@alaska.gov; Zafian, Holly K (DFG); Fink, Mark J (DFG); CEPOA-RD-S@usace.army.mil; shane.m.mcoy@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Randall Kowalke; chair@waco-ak.org; sec@waco-ak.org; debiebloom@gmail.com; willowseniors@yahoo.com; comet62@gci.net; trs@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Sworts, Brad (DOT sponsored); O'Donnell-Armstrong, Sheila (DNR sponsored); McDaniel, Tracy (DNR sponsored); Jennifer Ballinger; Terry Dolan; Jim Jenson; Wilkins, Nicole (DNR sponsored); Theresa Taranto; susan.lee@matsugov.us; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Wondrak Lakeside Villa #16-008 AOB

EXHIBIT K

Amy Otto-Buchanan

From: Horton, George C (DNR) <george.horton@alaska.gov>
Sent: Wednesday, January 20, 2016 9:44 AM
To: Platting
Subject: RE: Wondrak Lakeside Villa #16-008 AOB

Hi Amy,
If section-line easements exist within this subdivision the DNR, DML&W, Survey Section requests that they be depicted, labeled and dimensioned on the final plat.
Thank you for the opportunity to comment.
Regards,

George

George Horton, PLS, CFedS
Land Surveyor I
(907) 269-8610
george.horton@alaska.gov
http://dnr.alaska.gov/mlw/survey/index.htm

"Do not go where the path may lead: go instead where there is no path and leave a trail." (Ralph Waldo Emerson)

From: Amy Otto-Buchanan [mailto:Amy.Otto-Buchanan@matsugov.us] **On Behalf Of** Platting
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Subject: Wondrak Lakeside Villa #16-008 AOB

Attached is the Request for Comments (RFC) for Wondrak Lakeside Villa, MSB Case #2016-008 Tech AOB. Also attached is the Vicinity Map, Owner's Statement, geotechnical report and the preliminary plat. Comments are due by February 3, 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)

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

January 21, 2016

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

Re: Plat Review

Dear Platting Officer:

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

- **Tax Map WA13 Sec 29, T17N, R01W**
- **Dandy Bluffs**
  - Though we have no comments concerning issues with the plat, we would like to thank the petitioners for addressing our previous concerns and for working with us.

ADOT&PF has also reviewed the following plats and has the following comments:

- **Tax Map SU Sec 28, T19N, R03E**
  - Petitioners must apply for a driveway permit for access to the Glenn Highway.
  - The application indicates that all lots will be sharing a single access point, but we want to reiterate that only one access point to the Glenn Highway.
- **Kenlar Business Park**
  - No additional access will be granted to Big Lake Road. Both lots will need to share access. The petitioners may choose where to place the access point, but only one will be granted.
- **Country Field Estates**
  - No direct access will be granted to Seward Meridian as both lots have easy access to N. Meridian Place.
  - Access to Lot 2A needs to be placed a minimum of 100 feet from the intersection of Seward Meridian and Meridian Place.
- **Wondrak Lakeside Villa**
  - We request that Lot 2 & 3 share access to Crystal Lake Road. Lot 1 may keep current access to Crystal Lake Road.
- **Granite Creek Ridge**
  - Only one access point to the Glenn Highway will be granted, so all lots must share access.

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

Sincerely,

Melanie Nichols
Mat-Su Area Planner

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

Amy Otto-Buchanan

From: Sherwood, Elizabeth (DNR) <elizabeth.sherwood@alaska.gov>
Sent: Friday, January 29, 2016 2:03 PM
To: Amy Otto-Buchanan
Cc: Moore, Eric A (DNR); Zuelow-Osborne, Cynthia J (DNR)
Subject: FW: Wondrak Lakeside Villa #16-008 AOB
Attachments: RFC Wondrak Lksd Villa.pdf; Wondrak Lksd Villa.PDF

Re: Section 25, Township 19 North, Range 05 West, Seward Meridian

Hello Amy,

The Southcentral Regional Office has the following comments for Matanuska-Susitna Borough Platting Division regarding the proposed subdivision to be known as Wondrak Lakeside Villa #2016-008 AOB:

- We recommend the identification/reservation of a 33 foot Section Line Easement along the eastern boundary of proposed Lot 1 of Wondrak Lakeside Villa in Section 25, Township 19 North, Range 5 West, Seward Meridian;
- We recommend the identification/reservation of a 33 foot Section Line Easement along the southern boundary of proposed Lot 4 of Wondrak Lakeside Villa in Section 25, Township 19 North, Range 5 West, Seward Meridian;
- We concur with the reservation of an easement to the State of Alaska Department of Highways for the purpose of constructing and maintaining a local service road as recorded in the Palmer Recording District, Book 88, Page 774 (a.k.a. Crystal Lake Road); and
- We concur with the reservation of an easement to run with the land for a 50 foot easement with a 10 foot easement adjacent to said 50 feet as recorded in the Palmer Recording District, Book 134, Page 345 (a.k.a. an extension of Easy Street).

Thank you for the opportunity to comment. Please continue to include this office on the Platting Division's distribution list.

-Elizabeth

Elizabeth Sherwood
Natural Resource Specialist II
Alaska Department of Natural Resources
DMLW - SCRO Easements
550 West 7th Avenue, Suite 900C
Anchorage, AK 99501-3577
(907) 269-7472
elizabeth.sherwood@alaska.gov

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