

of lot lines. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report is not required, pursuant to MSB 43.15.025(E).

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 recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
3. Pay postage and advertising fees of \$56.45.
4. Show all easements of record on final plat, to include the 33' wide easement to the south, if applicable.
5. Add Note #3: MEA Blanket Easement, September 29, 1961, Book/page 38/335.
6. Add Note #4: Covenants, Conditions and Restrictions, recorded October 14, 1970, Book/page Misc 15/215.
7. Provide signatory authority documentation for the Independent Baptist Church.
8. Submit recording fees, payable to SOA/DNR.
9. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Birch Park RSB Block 2, Lots 7-10 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025(E) Abbreviated Plats, exemptions for removal of lot lines
2. There were no objections from the general public in response to the Notice of Public Hearing.
3. A soils report is not required, pursuant to MSB 43.15.025(E), exemptions for elimination of common lot lines.
4. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required.
5. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
6. At the time of staff report write-up, there were no responses from USACE, ADF&G or US Postmaster.
7. All utility easements will remain unchanged.
8. Surveyor will provide research documentation on the existence or non-existence of a 33' wide Section Line Easement on the south boundary.

S BIRCH LAKE DR

HO11

S17N03W15

W BIG LAKE RD

S SOUTH PARK RD

W MAPLEWOOD DR

HO14

S17N03W22

S KNOLLWOOD DR





Matanuska - Susitna Borough
Development Services

FEB 03 2016

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488

PHONE 861-7874 • FAX 861-8407

Received

RECEIVED

FEB 24 2016

PLATTING

Comments Due: February 24, 2016

Date: February 2, 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:
 Fire Service Area:
 Road Service Area:
 MSB – Borough Attorney

Open Cases Y or N N SpUD Y or N N

FIRM # 8000 Zone X

Comments: _____

Date: 2/24/16 By: [Signature]

GCI
Assembly District #5

Title: BIRCH PARK RSB BLOCK 2, LOTS 7-10
 Location: SEC 15, T17N, R03W, S.M, AK
 Petitioner: INDEPENDENT BAPTIST CHURCH, DOUG FERRETT, PASTOR
 Address: PO BOX 520308 BIG LAKE AK 99622
 Surveyor: COTTINI LAND SURVEYING
 Address: PO BOX 2748 PALMER AK 99645

The request is to eliminate the common lot lines between Lots 7-10, Block 2, Birch Park, Plat No. 70-37, Section 15, Township 17 North, Range 03 West, SM AK, to be known as LOT 7A, containing 2.843+ 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 24, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 3, 2016**.

Sincerely,

[Signature]

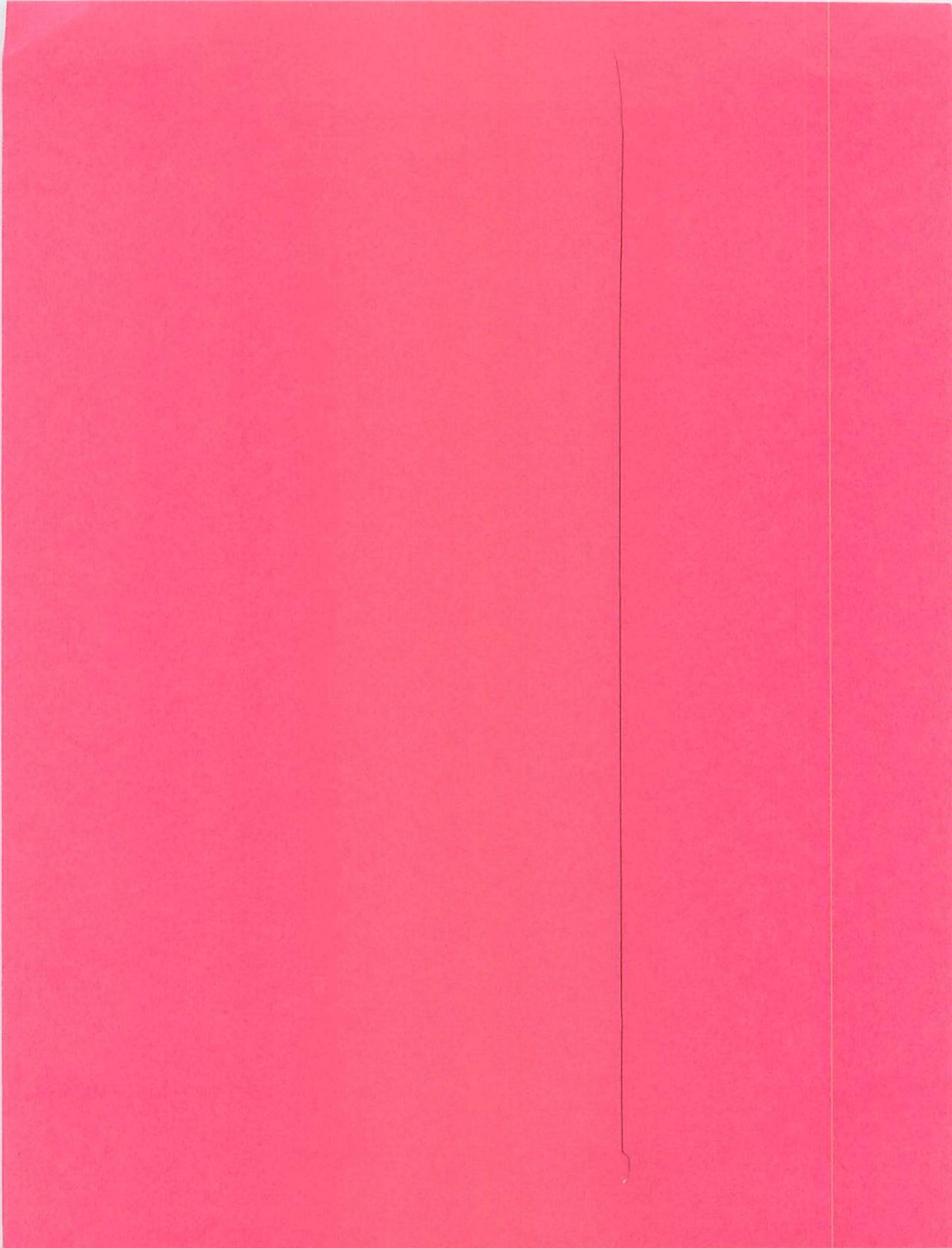
Amy Otto-Buchanan
Platting Technician
direct line: 861-7872

amy.otto-buchanan@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-015 Tax ID: 56044B021.007-L010 Tax Map #: HO 11 Pre-App Date: 01/15/2013

EXHIBIT B



**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 2, 2016**

ABBREVIATED PLAT: **KENLAR BUSINESS PARK 2016**
LEGAL DESCRIPTION: **SEC 14, T17N, R03W, SEWARD MERIDIAN, AK**
PETITIONERS: **TERRA HOLDING COMPANY, LLC**
SURVEYOR: **KEYSTONE LAND SURVEYING**
ACRES: 34.5 ± **PARCELS: 2**
REVIEWED BY: **AMY OTTO-BUCHANAN** **CASE: 2016-017**

REQUEST: The request is to create two lots from Tract A-2, Kenlar Business Park Tracts A-1 and A-2, Plat No. 2009-25, Section 14, Township 17 North, Range 03 West, SM AK, to be known as KENLAR BUSINESS PARK 2016, containing 34.5+ acres.

EXHIBITS

Vicinity Map & Aerial Photo
Geotechnical Report

Exhibit A – 3 pgs
Exhibit B – 5 pgs

AGENCY COMMENTS

Department of Public Works
Code Compliance
Permit Center
Planning
Land & Resource Management Division
Cultural Resources
Utilities
Agencies
Location of Herning Trail

Exhibit C - 1 pg
Exhibit D – 1 pg
Exhibit E - 1 pg
Exhibit F - 1 pg
Exhibit G - 1 pg
Exhibit H – 1 pg
Exhibit I – 1 pg
Exhibit J - 2 pgs
Exhibit K – 1 pg

DISCUSSION: The subject parcel is located directly north of W. Big Lake Road, approximately one and a half miles from the intersection of W. Parks Highway, and directly west of S. Kenlar Road. Meadow Creek forms the northern boundary of proposed Tract 3. Proposed Lot 3 is three acres; proposed Tract 3 is 31.5 acres. Access for proposed Lot 3 will be from W. Big Lake Road, at the common access easement in the southwest corner, created on Kenlar Business Park, Plat No. 2004-77. Proposed Tract 3 has access from another common access easement in the southeast corner; however, both ADOT&PF and Department of Public Works Operations and Maintenance request access for Tract 3 be from S. Kenlar Road only. This common access easement was also created by Kenlar Business Park, Plat No. 2004-77. W. Big Lake Road is ADOT&PF owned and maintained; S. Kenlar Road is maintained by the City of Houston. This proposed plat is within the City of Houston limits. The City of Houston did not reply to the Request for Comments; however, they commented at the pre-application phase and do not have any issues with the replat.

Surveyor has shown a Flood Hazard Area in the area of Meadow Creek. This flood hazard area was identified on previous plats as was required by code at the time, and is required to be shown on this plat. Any development in the Flood Hazard Area will require a Flood Hazard Development Permit.

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering notes only Lot 3 is subject to soils/useable area verification. The soils evaluation included reviewing our earlier testhole information, review of newer 2' topography mapping and other observations on site. Attached is a testhole location, drainage and topography map for details, along with soils logs. The undeveloped portions of the parcel are covered with native vegetation, typically second growth spruce or burnt birch and spruce trees and marsh brush along the creek. Some areas were previously stripped or filled, generally with sandy soils. A total of ten testholes were previously logged. Soils encountered were typically clean sands and gravels with .5' to 2' layer of silt and organic materials at the surface. Occasionally, a thin band of silt or silty sand was noted. The parcel contains shallow gradients with a general slope to the west and towards the creek. Average terrain slope is less than 4%. No large areas with slopes greater than 25% were noted, although three minor areas exist on Lot 3. Total elevation differential is approximately 28'. Groundwater was not encountered in either of the two proximate testholes, both dug to 12' during high season. The larger tract is over 400,000 sf and does not require area verification. Based on the available soils and water table information, topography, MSB code, and observations at the site, proposed Lot 3 will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. No road construction is required, no drainage plan is required; however, drainage arrows are provided on the attached map to indicate general existing drainage patterns.

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. Big Lake Road and S. Kenlar Road.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) notes Big Lake Road is an arterial road owned by the State of Alaska; Kenlar Road is a collector owned by City of Houston. Access should come from Kenlar Road. Permit Center (**Exhibit D**) notes the right-of-way belongs to the City of Houston and State of Alaska and has no further comments. Code Compliance notes (**Exhibit E**) this parcel is in FIRM #8010, Zone X, no open cases, not in a SpUD, in the City of Houston, and has no further comments. Planning Division (**Exhibit F**) has no comments. Land and Resource Management Division (**Exhibit G**) notes no MSB owned lands are affected and has no objection to the subdivision. Cultural Resources (**Exhibit H**) has no objection to the platting action; however, they note the Herning Trail cuts through the parcel. It is a contributing resource to the Iditarod Dog Sledding Historic District. The trail is approximately ten miles long and extends from the historic townsite of Knik, on Knik-Goose Bay Road to ¾ mile north of the Big Lake Cutoff, and ends just north at the point where it meets the Alaska Railroad. The location is based on historical evidence mapped by the Alaska Department of Natural Resources, Division of Land. However, the attached map shows the Herning Trail, an RS 2477 created by the State, is west and north of the subject property (see **Exhibit K**). The other local trail is to the east of the subject parcel, within the Section Line Easement of Sections 11 and 12 and Sections 13 and 14.

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

Agencies: (Exhibit J) ADOT&PF requests removal of the common access for Tract A-1 and Lot 2 of Kenlar Business Park, as the corner clearance to S. Kenlar Road is too short per ADOT&PF standards. They also request shared access for existing Lot 2 and proposed Lot 3. The 50' X 50' common accesses for Tract A (proposed Tract A-3) and Lot 2, and Tract A and Lot 1 of Kenlar Business Park was recorded on Kenlar Business Park, Plat No. 2004-77, as required by ADOT&PF at that time of that plat's recordation. Staff notes petitioner would be unable to remove the common access easement for Lot 2 and proposed Tract A-3, as they do not own Lot 2. However, a plat note will be added that states: "Tract 3 access is from S. Kenlar Road only, unless otherwise authorized by the permitting agency" (see *Recommendation #5*). Previous plat notes brought forward from Kenlar Business Park, Plat No. 2004-77 and Kenlar Business Park Tracts A-1 and A-2, Plat No. 2009-25, are "No direct access is allowed to W. Big Lake Road except as shown hereon as 'common access area'" and "No direct access to State maintained right-of-ways permitted unless approved by the State of Alaska, Department of Transportation."

ADF&G notes the parcel is bounded to the north by the centerline of Little Meadow Creek, which is catalogued as important habitat for chum, coho, pink and sockeye salmon species (AWC 247-50-10330-2050-3050). Activities occurring below the ordinary high water mark of Little Meadow Creek that could affect the spawning, rearing or migration of anadromous fishes, or potentially provide blockages to the efficient passage of resident fishes are regulated by state law and require a Fish Habitat Permit from ADF&G, Division of Habitat. Public access to the public waters of Little Meadow Creek below the ordinary high water mark of the creek should not be blocked by the applicant. There does not appear to be any actions that would block or remove public access to public lands or waters; ADF&G has no objections to the plat as proposed.

At the time of staff report write up, there were not responses to the Request for Comments from USACE; City of Houston; MSB Emergency Services, Capital Project Department, Assessments or Pre-Design Division; MEA, MTA or GCI.

CONCLUSION: The plat of Kenlar Business Park 2016 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report was provided, pursuant to MSB 43.20.281.

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 recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.

3. Pay postage and advertising fees of \$38.32.
4. Show all easements of record on final plat.
5. Add plat note to read: "Tract A-3 access is from S. Kenlar Road only, unless otherwise authorized by the permitting agency."
6. Submit recording fees, payable to SOA/DNR.
7. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Kenlar Business Park 2016 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There were no objections from the general public in response to the Notice of Public Hearing.
3. At the time of staff report write up, there were not responses to the Request for Comments from USACE; City of Houston; MSB Emergency Services, Capital Project Department, Assessments or Pre-Design Division; MEA, MTA or GCI.
4. A soils report was submitted, pursuant to MSB 43.20.281. Engineer verified the smaller lot has 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area. The larger tract is not subject to soils verification, pursuant to MSB 43.20.2810(A)(1)(i)(i).
5. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
7. The common access easements are existing, granted on Plat No. 2004-77.
8. Signatory authority documentation for Terra Holding Company, LLC, is on file with Platting staff.
9. Land and Resource Management Division provided a copy showing the RS 2477 Herning Trail location and the location of another local trail.
10. Any development in the Flood Hazard Area will require a Flood Hazard Development Permit.

LONG LAKE -
TWIN LAKE
TRACT C

(2509)

D5

11

50'-SECTION LINE-ESWT

B4

KENLAR BUSINESS PARK TRACTS
A-1 & A-2

A8 14

(6874)

MEADOW CREEK

A-1 & A-2

TRACT A-1

S KENLAR RD
A10 A9

TRACT A-3

**SUBJECT
PROPERTY**



C18 C19

KENLAR
BUSINESS
PARK
(5540)

Lot 3

1

A7

W WASEY WAY

W BIG LAKE RD

A6

(2)

1

10

9

8 (2891)

D13

D5

CREEK VIEW

(5113)

(5954)

(1)

3A

5A

6A

7A

2 BUSINESS PARK

VICINITY MAP

FOR KENLAR BUSINESS PARK 2016

LOCATED WITHIN

SECTION 14, T17N, R03W, SEWARD MERIDIAN,
ALASKA

HOUSTON 11 MAP

EXHIBIT A



BIG LAKE

SMYTHS

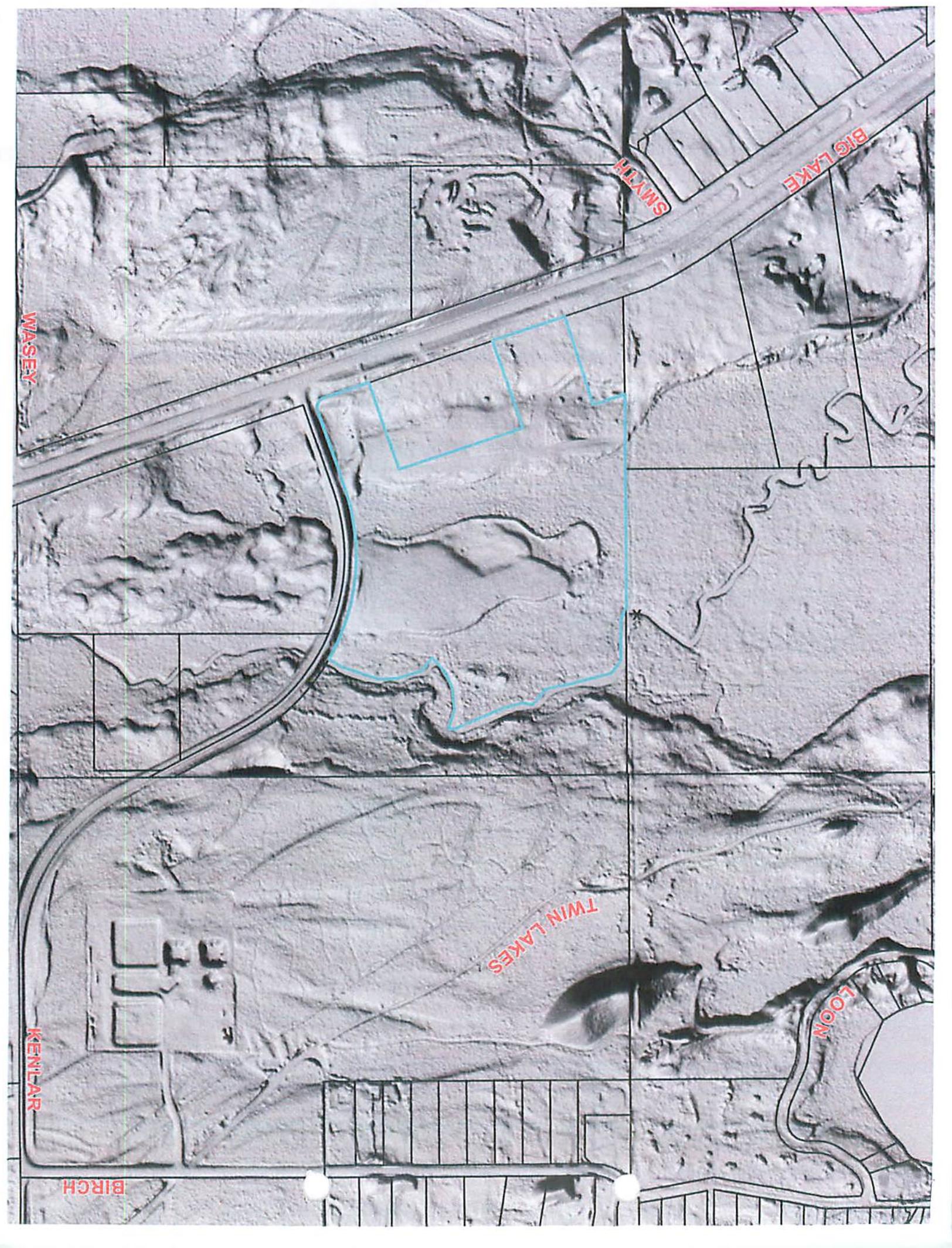
LOON

TWIN LAKES

BIRCH

KENLAR

WASEY



WASEY

SMYTH

BIG LAKE

KENIAR

BIRCH

TWIN LAKES

LOON



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

February 4, 2016

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

RECEIVED

FEB 04 2016

PLATTING

Re: **Kenlar Business Park 2016**; Useable Areas and Drainage
HE# 03064

Dear Ms. Probasco:

At the request of the project owners, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will divide an existing tract, forming a new 3 acre lot and a new 31.5 acre tract. Only the proposed new Lot 3 is subject to soils/useable area verification. Our soils evaluation included reviewing our earlier testhole information, review of newer 2' topography mapping and our other observations at the site. See the attached testhole location, drainage and topography map for details.

Soils. The undeveloped portions of the parcel are covered with native vegetation, typically second growth or burnt Birch and Spruce trees and marsh brush along the creek. Some areas have been previously stripped or filled, generally with sandy soils. A total of 10 testholes were previously logged, with holes 4 & 5 located on or near proposed Lot 3. Soils encountered in the holes were typically clean sands and gravels with a 0.5' to 2' layer of silt and organic materials at the surface. Occasionally, a thin band of silt or silty sand was noted at depth. The soils are consistent with our prior experience in the surrounding area. Copies of the 2 testhole logs are attached.

Topography. The proposed subdivision contains shallow gradients with a general slope to the west, and towards the creek. Average terrain slope is less than 4%. No large areas with slopes >25% were noted, although 3 minor areas exist on Lot 3. Topography will not significantly impact useable building or septic areas. Other minor steep areas exist in other areas of the tract, but were not delineated on the attached sketch. The total elevation differential on the provided map is around 28'.

Groundwater. Groundwater was not encountered in either of the two proximate testhole, both dug to 12' during the high season. Areas with less than 8' to groundwater exist

elsewhere on the tract and a small portion of Lot 3; the approximate limits near Lot 3 are shown on the sketch.

Useable Areas. There are several limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, steep areas with over 25% grade, and areas with high groundwater. For building areas, lotlines, utility easements and ROW/PUE setbacks will be limiting factors. The larger tract will be well over 400,000 ft² and does not require area verification. The small lot will contain adequate unencumbered area to meet the useable area requirements.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *proposed Lot 3 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*

Preliminary Drainage Plan. As no road construction is needed, no drainage plan is required. Nonetheless, drainage arrows were provided on the attached map to show general drainage patterns in the area. Area drainage will not be significantly affected by the project.

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

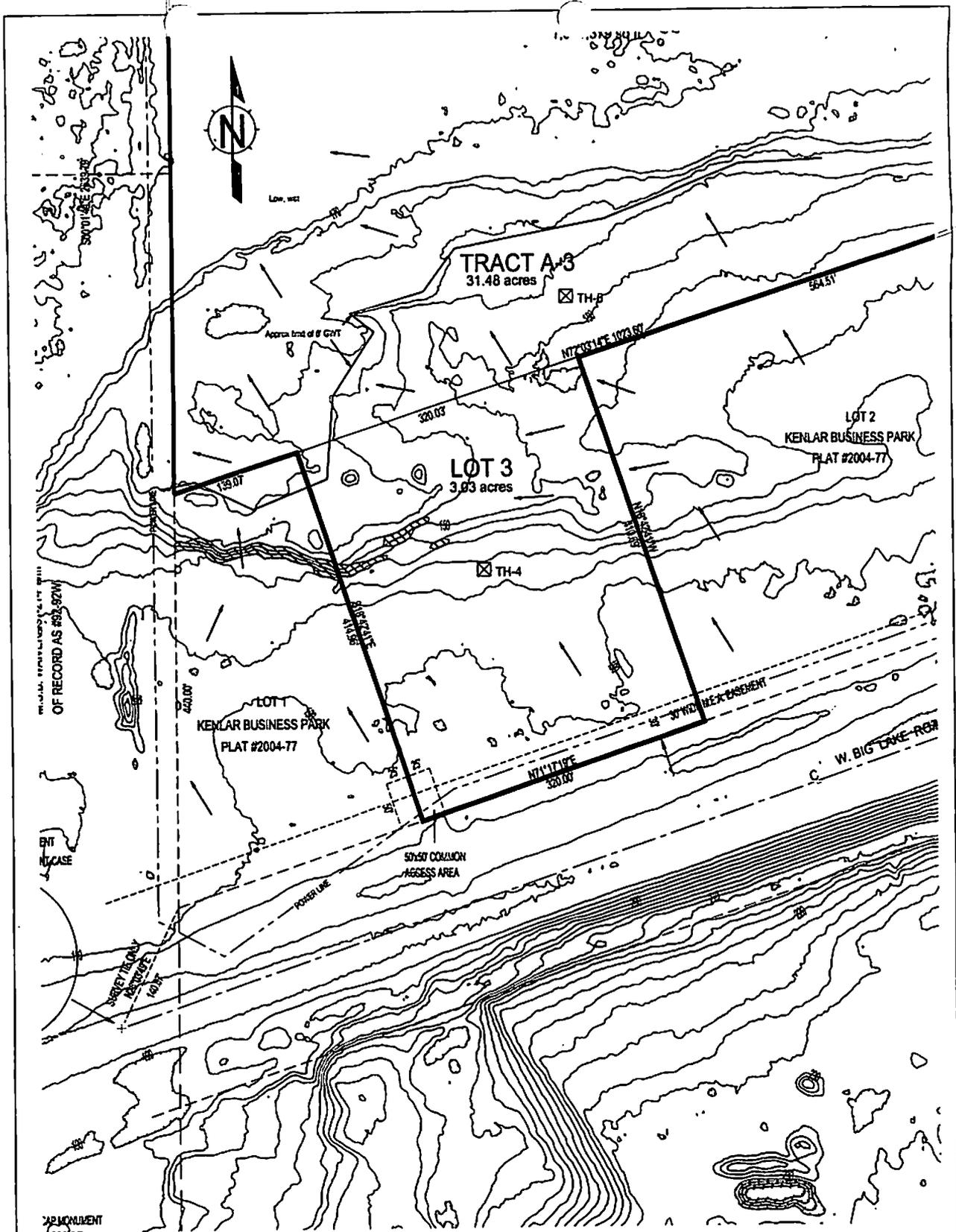
Sincerely,



Curtis Holler, PE

c: S. Foster, w/attachments

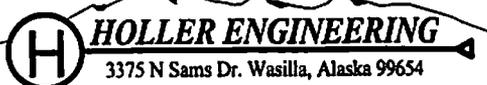




Notes:

1. Arrows denote apparent drainage patterns.
2. Base drawing & improvement locations provided by others.
3. MSB 7' LiDAR contours provided by others.
4. Hatched areas have +25% grade.

Kenlar Business Park 2016
 Testhole Location, Useable Area & Topography.

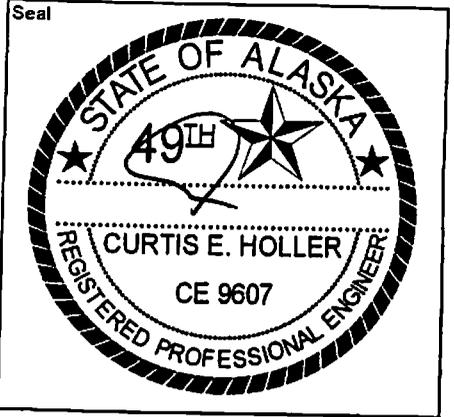


Job # 03064 | 2-03-16 | Scale: 1"=100'



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska (907) 376-0410



SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 12

Performed For: V. Pinnick

Legal Description: Kenlar Business Park w/in NE1/4 S14 T17N R3W

Depth, feet	Soil Type	CLEAR/CUT	Slope	Site Plan		
1	SP, CLEAN, COARSE			See testhole location & topo map		
2	SP, CLEAN, <i>diver color</i>					
3	MEDIUM GRAIN					
4						
5						
6						
7						
8	ML, SOFT, BROWN SILT		Slope			
9	SP TO SPW/GRAVEL	WAS GROUNDWATER ENCOUNTERED? <u>No</u>				
10	SMALL STONES	IF YES, AT WHAT DEPTH? <u>N/A</u>				
11		DEPTH AFTER MONITORING? <u>N/A</u>				
12	No GWT					
13	PERCOLATION TEST					
	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
14	N/A visual analysis only					
15						
16						
17						
18						
19						
20						
21						
22						

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- Comments: _____

- PERFORMED BY: C. Holler DATE: 10-01-07

Amy Otto-Buchanan

From: Jamie Keller
Sent: Friday, February 19, 2016 12:04 PM
To: Platting
Cc: Amy Otto-Buchanan; Bob Walden
Subject: RE: Kenlar Bsns Pk 2016 #16-017 AOB

My comments are as follows:

- Big Lake Rd is an arterial road owned by the State of Alaska. Kenlar Road is a collector owned by the City of Houston. Access to the subject property should come from Kenlar Road.

Jamie Keller

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Friday, February 05, 2016 11:34 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; 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; brian.young@usps.gov; John Aschenbrenner; Randall Kowalke; regpagemaster@usace.army.mil; Sonya Dukes (sdukes@houston-ak.gov); Tom Copelin (tcopelin@houston-ak.gov); chumble@houston-ak.gov; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Kenlar Bsns Pk 2016 #16-017 AOB

Attached is the Request for Comments (RFC) for Kenlar Business Park 2016, MSB Case #2016-017, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Geotechnical Report, and the preliminary plat. Comments are due by **February 24, 2016**. Please let me know if you have any questions. Thanks. A.

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



Matanuska - Susitna Borough
Development Services

FEB 08 2016

Received

MATANUSKA-SUSITNA BOROUGH

RECEIVED

• PLATTING DIVISION •

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

FEB 24 2016

Comments Due: February 24, 2016

Date: February 5, 2016

PLATTING

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	Open Cases Y or <input checked="" type="radio"/> N
AK Dept. of Transportation – Aviation	SpUD Y or <input checked="" type="radio"/> N
AK DNR, Division of Mining/Land/Water	<u>City of Houston</u>
AK DNR, Public Access Defense	FIRM # <u>8010</u> Zone <u>X</u>
AK DNR, Division of Agriculture	Comments: _____
AK DF&G, Habitat Mgmt. & Permitting	_____
AK DF&G, Division of Sport Fish	_____
AK Railroad, Engineering Department	Date: <u>2/24/16</u> By: <u>[Signature]</u>
Corp of Engineers	Assembly District #7
U.S. Postmaster	
City of: Houston	
Community Council:	
Fire Service Area:	
Road Service Area:	
MSB – Borough Attorney	

Title:	KENLAR BUSINESS PARK 2016
Location:	SEC 14, T17N, R03W, S.M, AK
Petitioner:	TERRA HOLDING COMPANY, LLC STEVE FOSTER, MANAGER
Address:	PO BOX 521405 BIG LAKE AK 99622
Surveyor:	KEYSTONE LAND SURVEYING
Address:	PO BOX 2216 PALMER AK 99645
Engineer:	HOLLER ENGINEERING
Address:	3375 N. SAMS DRIVE WASILLA AK 99654

The request is to create two lots from Tract A-2, Kenlar Business Park Tracts A-1 and A-2, Plat No. 2009-25, Section 14, Township 17 North, Range 03 West, SM AK, to be known as KENLAR BUSINESS PARK 2016, containing 34.5+ 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 24, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 2, 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 #: 2016-017 Tax ID: 56874000T00A-2 Tax Map #: HO 11 Pre-App Date: 01/26/2016

EXHIBIT D



MATANUSKA-SUSITNA BOROUGH
• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-8400
PHONE 861-7874 • FAX 861-8407

RECEIVED
FEB 08 2016
PLATTING

Comments Due: February 24, 2016

Date: February 5, 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: Houston	M.T.A.
Community Council:	Enstar
Fire Service Area:	GCI
Road Service Area:	Assembly District #7
MSB – Borough Attorney	

Title:	KENLAR BUSINESS PARK 2016
Location:	SEC 14, T17N, R03W, S.M, AK
Petitioner:	TERRA HOLDING COMPANY, LLC STEVE FOSTER, MANAGER
Address:	PO BOX 521405 BIG LAKE AK 99622
Surveyor:	KEYSTONE LAND SURVEYING
Address:	PO BOX 2216 PALMER AK 99645
Engineer:	HOLLER ENGINEERING
Address:	3375 N. SAMS DRIVE WASILLA AK 99654

The request is to create two lots from Tract A-2, Kenlar Business Park Tracts A-1 and A-2, Plat No. 2009-25, Section 14, Township 17 North, Range 03 West, SM AK, to be known as KENLAR BUSINESS PARK 2016, containing 34.5+ 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 24, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 2, 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 #: 2016-017 Tax ID: 56874000T00A-2 Tax Map #: HO 11 Pre-App Date: 01/26/2016

City & SOA Row's

No Comment.

EXHIBIT E

Amy Otto-Buchanan

From: Susan Lee
Sent: Friday, February 05, 2016 1:11 PM
To: Platting
Subject: RE: Kenlar Bsns Pk 2016 #16-017 AOB

No comment.

Susan

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

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

Sent: Friday, February 05, 2016 11:34 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; 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; brian.young@usps.gov; John Aschenbrenner; Randall Kowalke; regpagemaster@usace.army.mil; Sonya Dukes (sdukes@houston-ak.gov); Tom Copelin (tcopelin@houston-ak.gov); chumble@houston-ak.gov; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)

Subject: Kenlar Bsns Pk 2016 #16-017 AOB

Attached is the Request for Comments (RFC) for Kenlar Business Park 2016, MSB Case #2016-017, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Geotechnical Report, and the preliminary plat. Comments are due by **February 24, 2016**. Please let me know if you have any questions. Thanks. A.

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



MATANUSKA-SUSITNA BOROUGH

Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

DATE: February 5, 2016
TO: Eileen Probasco, Planning Director
FROM: Land & Resource Management *NSC*
SUBJECT: Preliminary Plat Comments / Case #2016-017

RECEIVED

FEB 05 2016

PLATTING

Platting Tech: Amy Otto-Buchanan
Public Hearing: March 2, 2016
Applicant / Petitioner: Terra Holding Company, LLC
TRS: 17N03W14
Tax ID: 56874000T00A-2
Subd: Kenlar Business Park 2016
Tax Map: HO 11

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 February 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Abbreviated Plat
TITLE: Kenlar Business Park RSB T/A
LEGAL: Section 14, T17N, R03W, SM
TAX MAP: HO 11

NO OBJECTION

Cultural Resources Division staff has reviewed the above application and finds there is a **known recorded trail** that cuts through said property. This conclusion was derived through research of the documented site 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.

- The Henning Trail is a contributing resource to the Iditarod Dog Sledding Historic District. The trail is approximately 10 miles long and extends from the historic townsite of Knik, on Knik-Goose Bay Road to $\frac{3}{4}$ mile north of the Big Lake cutoff, and ends just north at the point where it meets the Alaska Railroad. The location is based on historical evidence mapped by the Alaska Department of Natural Resources, Division of Land.

We have no objection to the proposed Platting action on the said property, because the frontage properties on Big Lake Road are already developed.

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.

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



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

February 5, 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 – **Kenlar Business Park 2016**
(Case No. 2016-017)

Dear Ms. Otto-Buchanan:

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

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

Sincerely,

A handwritten signature in blue ink that reads "Cassie Wohlgemuth". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

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

February 10, 2016

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

Re: Plat Review

Dear Ms. Probasco:

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

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

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

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

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

Sincerely,

Allen Kemplen, AICP-CTP
Mat-Su Area Planner

"Keep Alaska Moving through service and infrastructure."

EXHIBIT J

Amy Otto-Buchanan

From: Zafian, Holly K (DFG) <holly.zafian@alaska.gov>
Sent: Wednesday, February 24, 2016 1:55 PM
To: Amy Otto-Buchanan
Cc: Bethe, Michael L (DFG); Ivey, Samuel S (DFG); Fink, Mark J (DFG)
Subject: FW: Kenlar Bsns Pk 2016 #16-017 AOB
Attachments: RFC Kenlar Bsns Pk 16 16-017.pdf; Kenlar Bsns Pk 2016.PDF

Good afternoon,

The Alaska Department of Fish and Game (ADF&G) has reviewed the preliminary plat which requests to subdivide Tract A-2, Kenlar Business Park Tracts A-1 and A-2 located in Section 14, T. 17 N., R. 3 W., S.M., Alaska in order to create 2 new lots to be known as Lot 3 and Tract A-3, Kenlar Business Park 2016. The subject property is bounded to the north by the centerline of Little Meadow Creek.

Little Meadow Creek is catalogued by ADF&G as important habitat for chum, coho, pink, and sockeye salmon species (AWC 247-50-10330-2050-3050). Activities occurring below the ordinary high water mark of Little Meadow Creek that could affect the spawning, rearing or migration of anadromous fishes, or potentially provide blockages to the efficient passage of resident fish species, are regulated by state law and require a Fish Habitat Permit from ADF&G, Division of Habitat. Public access to the public waters of Little Meadow Creek below the ordinary high water mark of the creek should not be block by the applicant.

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, February 05, 2016 11:34 AM
To: Kemplen, Allen (DOT); Vakalis, Kevin A (DOT); Hurn, John T (DOT); Nichols, Melanie A (DOT); Banse, Steven J (DOT); Zafian, Holly K (DFG); Fink, Mark J (DFG); brian.young@usps.gov; John Aschenbrenner; Randall Kowalke; regpagemaster@usace.army.mil; Dukes, Sonya (GOV sponsored); Tom Copelin (tcopelin@houston-ak.gov); chumble@houston-ak.gov; 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; Jamie Keller; 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: Kenlar Bsns Pk 2016 #16-017 AOB

COMMENTS:

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

Jeff Miks owner Lot 1, Block 7, Memory Lake Estates #1 emailed; stating he objects to this request due to a lack of details available for his review of the proposed platting action. Staff notes Mr. Miks did not specify his concerns and contact was attempted with Mr. Miks via telephone and email. (Exhibit D)

CONCLUSION for ABBREVIATED PLAT:

The proposed plat for Memory Lake Estates #1, Lot 2A, Block 7, located within Section 26, Township 18 North, Range 1 West, Seward Meridian, Alaska is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions* for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code which require useable area report submittals, legal and physical access, as-built survey and topographic information.

There are no agency or MSB department objections to this plat.

Staff has done a review of plat and listed changes in the recommendations.

RECOMMENDATIONS for ABBREVIATED PLAT:

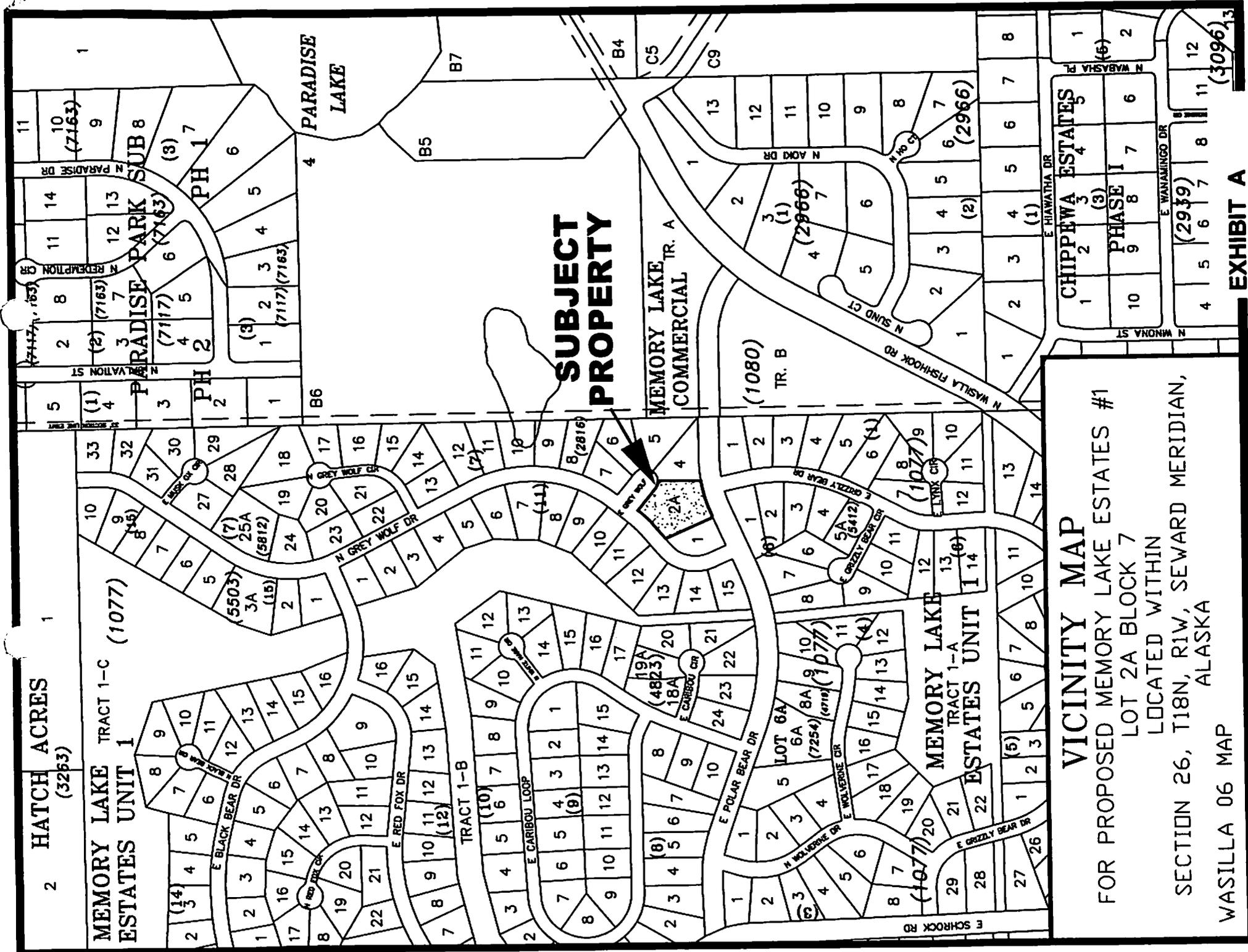
Staff recommends approval of Memory Lake Estates #1, Lot 2A, Block 7, located within Section 26, Township 18 North, Range 1 West, Seward Meridian, Alaska contingent on the following recommendations:

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. Apply for a driveway permit for the existing driveway from MSB ROW Coordinator at the MSB Permit Center.
6. Show or list all easements of record on final plat, to include the 60'x10' utility easement on south end of each side of the common lot line of Lot 1 and proposed Lot 2A on the recorded on plat #72-58.
7. Planning & Land Use Director's Certificate should reflect "plan" instead of "plat" on the first line.

8. Surveyor's Certificate should state "I, (surveyor's name & land surveyor #), hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat....".
9. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
10. Submit final plat in full compliance with Title 43.

FINDINGS for ABBREVIATED PLAT:

1. The abbreviated plat of Memory Lake Estates #1, Lot 2A, Block 7 is consistent with AS 29.40.070 *Platting Regulations* and is pursuant to MSB 43.15.025, *Exemptions* for elimination of common lot lines.
2. There was one public objection and no agency or MSB department objections.
3. The proposed lot has frontage onto a public road.
4. Two lots are being combined into one lot containing .98 acres more or less.
5. Per MSB 43.15.025(B) plats that remove lot lines on a subdivision plat of record are exempt from provisions of the code which require useable area reports submittal, legal and physical access, as-built survey and topographic information.
6. Per MSB 43.15.054 (G) *Exemption*. A subdivision plat, the sole purpose of which is to eliminate lot lines on a subdivision plat of record, shall be exempt from the survey and monumentation requirements of this section.



**SUBJECT
PROPERTY**

VICINITY MAP
 FOR PROPOSED MEMORY LAKE ESTATES #1
 LOT 2A BLOCK 7
 LOCATED WITHIN
 SECTION 26, T18N, R1W, SEWARD MERIDIAN,
 ALASKA
 WASILLA 06 MAP

EXHIBIT A





MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Matanuska - Susitna Borough
Development Services

FEB 09 2016

Comments Due: February 22, 2016

February 9, 2016

Received
VED

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	Open Cases Y or N <u>N</u>	SpUD Y or N <u>N</u>	F 23 2016
AK Dept. of Transportation – Palmer		<u>Core Area</u>	
AK Dept. of Transportation – Aviation	FIRM # <u>8085</u> Zone <u>X</u>		PLATTING
AK DNR, Division of Mining/Land/Water	Comments: _____		
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	Date: <u>2/22/16</u> By: <u>[Signature]</u>		
Corp of Engineers			
U.S. Postmaster			
City of: N/A			
Community Council: Tanaina			
Fire Service Area: # 130 Central Mat-Su	GCI		
Road Service Area: # 28 Gold Trail	Assembly District # 6		
MSB – Borough Attorney			

Title:	MEMORY LAKE ESTATES #1, LOT 2A, BLOCK 7
Location:	SEC 26 , T18N, R01, S.M, AK
Petitioner:	PATRICIA ANN ROGERS
Address:	PO BOX 874602 WASILLA, AK 99687
Surveyor:	BULL MOOSE SURVEYING
Address:	200 HYGRADE LANE WASILLA, AK 99654

The request is to remove the common lot line between Lots 2 & 3, Block 7, Memory Lake Estates #1, Plat 72-58 to create one new lot to be called Lot 2A, Block 7, Memory Lake Estates #1, containing .98 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 22, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 2, 2016**.

Kindest Regards,

Cheryl Scott
Platting Technician
cheryl.scott@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-019 Tax ID: 1077H07L002 & L003 Tax Map #: WA06 Pre-App Date: N/A

Cheryl Scott

From: Jeff Miks <miks.jeff@gmail.com>
Sent: Thursday, February 18, 2016 5:36 AM
To: Platting
Subject: Fwd: Case #16-019 CS

Hello MatSu Platting Officer,

We own the property located at Memory Lake Estates - Unit 1, Lot 1, Block 7. and have concerns over the petition (Case #16-019).

Since we are unable to attend the meeting in March 2nd, and have no other details available for our review, we have no option but to formally object to this petition at this time. Thus, we ask for you to delay any decision until we have a chance to fully review the long term plans of the petitioner.

Please let us know what actions are needed from our side, to officially object to the petition.

Jeff and Megan Miks
[480-961-0552](tel:480-961-0552)

requirements are met. Pursuant to MSB 43.20.320 Frontage, each lot has over 60' frontage onto N. Knapp Drive and N. Arctic Loon Circle.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Code Compliance notes (**Exhibit D**) this parcel is in FIRM #8005, Zone X, no open cases, not in a SpUD, and has no further comments. Permit Center (**Exhibit E**) notes a driveway permit application for access onto N. Arctic Loon Circle is on file; however, the driveway onto N. Knapp Drive does not have a driveway permit. Petitioner may apply for the access onto N. Knapp Drive, or remove the driveway (see *Recommendation #5*). An encroachment permit has been granted for the well within the utility easement on the north side of proposed Lot 1. Planning Division (**Exhibit F**) notes structures should be in compliance with setback requirements. *Staff notes the adjustment of the lot line will eliminate the side lot line setback encroachment for proposed Lot 1's structures. The greenhouse and the 3.8' X 7.2' shelter, which encroach into the 10' setback of the back (north to south) lot line on proposed Lot 2, will be removed (see Recommendation #6).* Land and Resource Management Division (**Exhibit G**) notes no MSB owned lands are affected and has no objection to the subdivision. Cultural Resources (**Exhibit H**) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered. Department of Emergency Services and West Lakes Fire Service Area #136 has no objection to this lot line adjustment (**Exhibit I**).

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

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G, Big Lake Community Council; Road Service Area #21 Big Lake; MSB Capital Projects Department, Assessments or Pre-Design Division; MEA, MTA or GCI.

CONCLUSION: The plat of Arctic Loon is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, borough departments or utilities. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report is not required, pursuant to MSB 43.20.281(A)(1)(i)(ii).

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 recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
3. Pay postage and advertising fees of \$39.30.
4. Show all easements of record on final plat.
5. Apply for a driveway permit for access onto N. Knapp Drive; or remove driveway and provide proof of removal to Platting staff.

6. Remove the structures that encroach into the 10' back lot line setback and provide proof of removal to Platting staff; or provide an updated as-built.
7. Submit recording fees, payable to SOA/DNR.
8. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

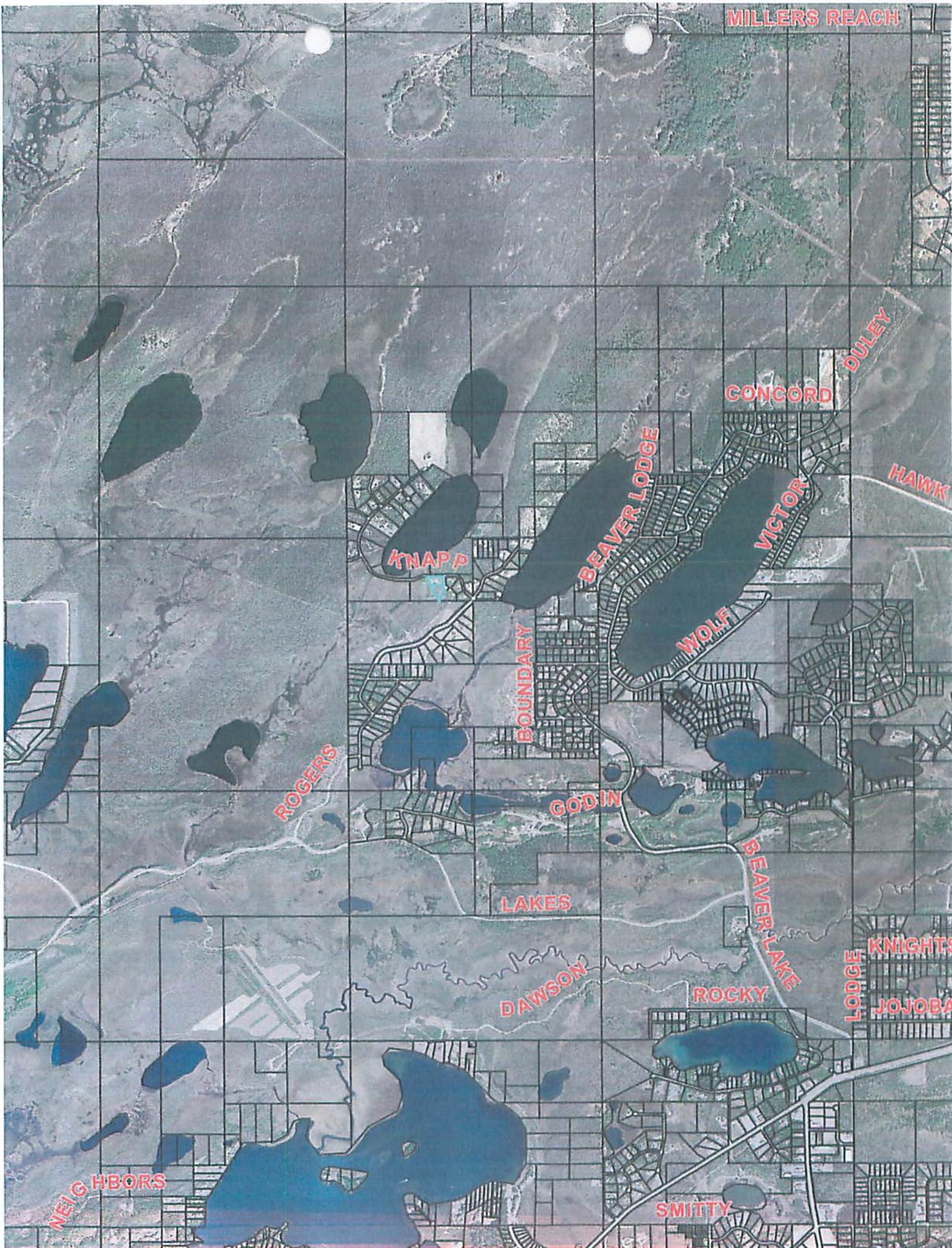
1. The plat of Arctic Loon is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There were no objections from the general public in response to the Notice of Public Hearing.
3. At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G, Big Lake Community Council; Road Service Area #21 Big Lake; MSB Capital Projects Department, Assessments or Pre-Design Division; MEA, MTA or GCI.
4. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(ii), as the lot line is being adjusted less than ten feet and the Alaska State Department of Environmental Conservation (ADEC) approved Fox Ridge Subdivision in 1976.
5. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
7. A driveway permit for access onto N. Knapp Drive will be required, or the driveway will need to be removed.
8. Structures that encroach into the 10' side lot line setback will be removed.

ROGERS

ARCTIC LOON

KNAPP





MILLERS REACH

DULEY

CONCORD

BEAVER LODGE

VICTOR

HAWK

KNAPP

BOUNDARY

WOLF

GODIN

ROGERS

LAKES

BEAVER LAKE

DAWSON

ROCKY

KNIGHTS

JOJOBA

NEIGHBORS

SMITTY

KNAPP

ARCTIC LOON

ROGERS

NOTES

1. THE MAP IS CONTAINED WITHIN THE OFFICIAL RECORDS OF THE ALASKA DEPARTMENT OF NATURAL RESOURCES.
2. THE VERTICAL DATUM IS MSL (MEAN SEA LEVEL).
3. THE VERTICAL DATUM IS MSL (MEAN SEA LEVEL).

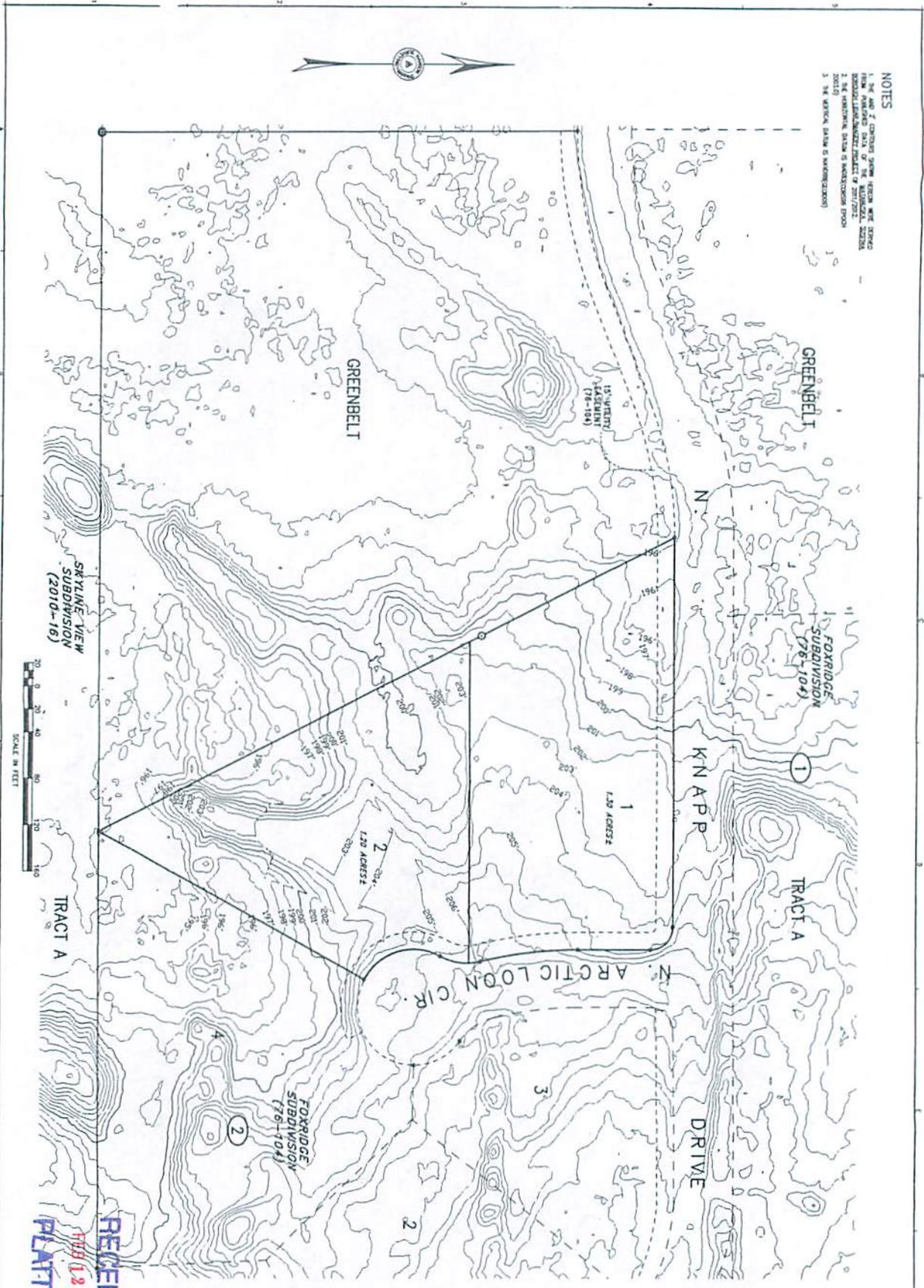
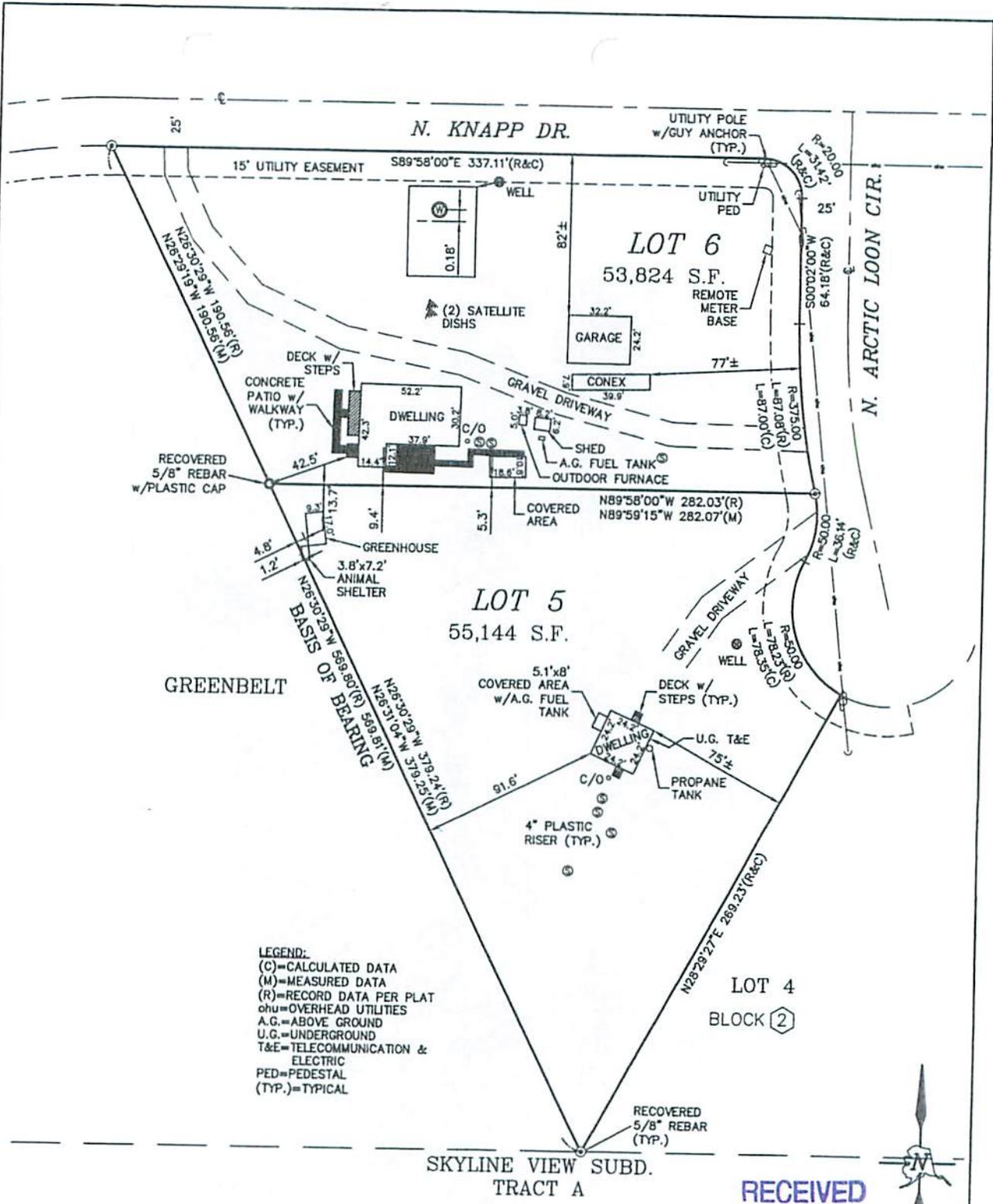


EXHIBIT B

SHEET 2 OF 3 PLANNING RECEIVED FEB 12 2016	TITLE: 15-112 DESIGN: CEN DRAWN BY: SEN CHECKED: CEN DATE: 02-11-18	PALMER, ALASKA ARCTIC LOON SUBDIVISION LOTS 1 AND 2 CONTOURS	<table border="1"> <tr> <th>REV.</th> <th>REVISION</th> <th>DATE BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV.	REVISION	DATE BY																SCALE: HORIZONTAL: 1"=40' VERTICAL: 1"=10' NORTH ARROW: AS SHOWN	FIELD BOOKS: DESIGN: STAMP: AS-BUILT:	
	REV.	REVISION	DATE BY																					



RECEIVED
 FEB 05 2016
 PLATTING



AS-BUILT

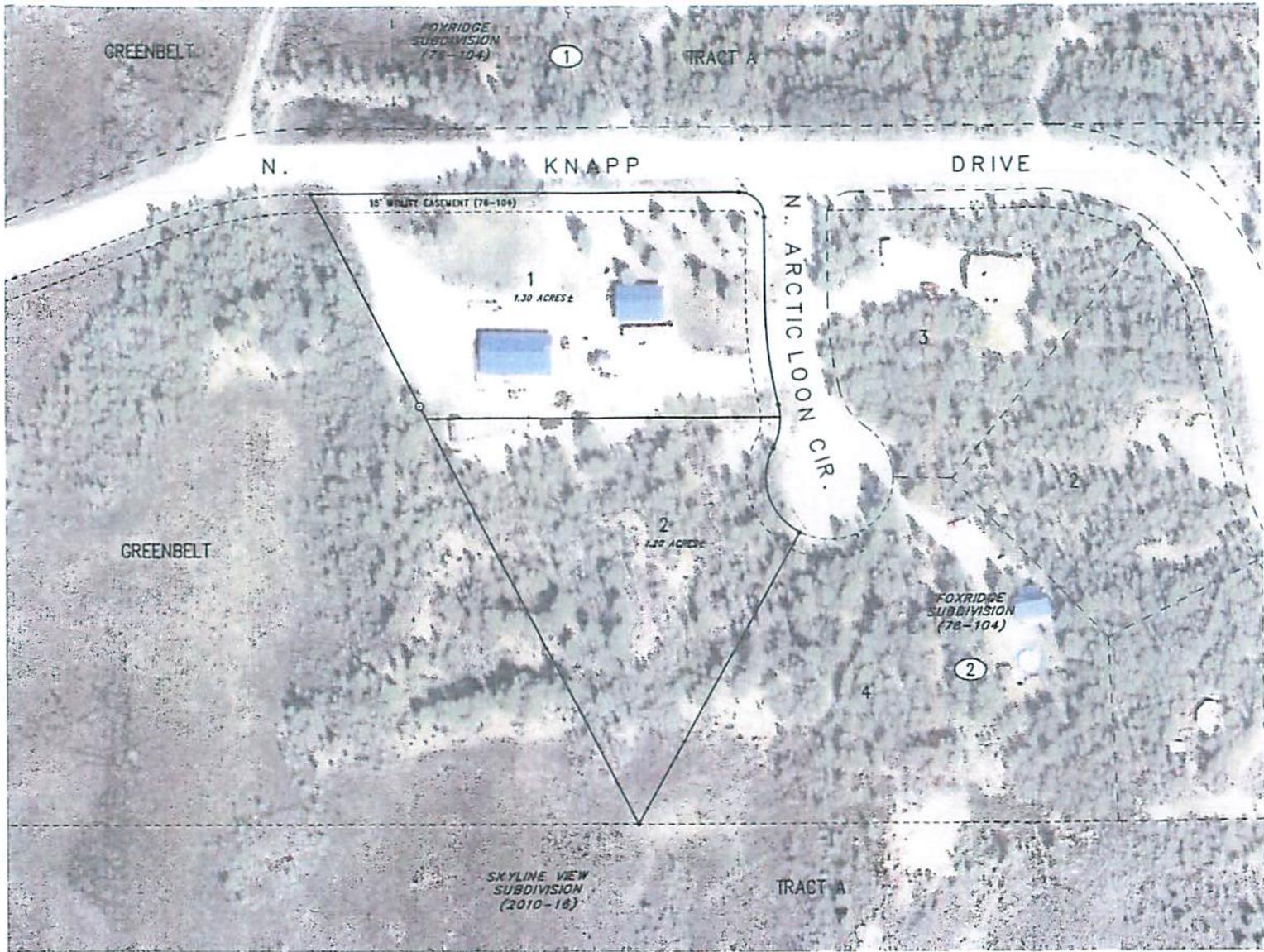
ALASKA RIM ENGINEERING, INC.	
9131 E. FRONTAGE RD. PALMER, ALASKA 99645	
PH: (907)745-0222 : FAX: (907)746-0222	
EMAIL: akrim@alaskarim.com : WEB: www.alaskarim.com	
WO: 1500948	FB: 15-14
PAGE: 1 of 1	TM: H012
SCALE: 1" = 50'	FILE: 1500948AS

I HEREBY CERTIFY THAT A MORTGAGE INSPECTION WAS PERFORMED UNDER MY DIRECTION ON THE FOLLOWING DESCRIBED PROPERTY:
 FOXRIDGE SUBDIVISION, BLOCK 2, LOT 6,
 PLAT No. 76-104, PALMER RECORDING DISTRICT, PALMER, ALASKA.
 SURVEYED ON THE 21st OF OCTOBER, 2015.

NOTES

1. THE BOUNDARY SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATHEMATICAL SECTION, BUREAU OF LAND/MANAGEMENT PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83(EPOCH 2011.0)
3. THE VERTICAL DATUM IS NAVD83(GEOID09)

RECEIVED
FEB 1 & 2016
PLATTING



ALASKA BOARD OF PROFESSIONAL ENGINEERS
 300 E. FRONT ST.
 PALMER, ALASKA 99574
 (907) 766-1775



FIELD BOOKS:
 DESIGN:
 STAKING:
 AS-BUILT:

SCALE:
 HORIZONTAL: 1"=40'
 VERTICAL: 1"=10'
 VERTICAL DATUM: NAVD83
 LOCATION: YTTN.E.J.R.S. & SW

REV.	REVISION	DATE BY

PALMER, ALASKA
 ARCTIC LOON SUBDIVISION
 LOTS 1 AND 2
 PROJECT OVERVIEW

FILE: 15-170
 DESIGN: CEH
 DRAWN BY: SSM
 CHECKED: CEH
 DWG #: 15-170CS
 DATE: 02-11-16

REFERENCE NUMBER:
 V-1
 SHEET 1 OF 3

Amy Otto-Buchanan

From: Jamie Keller
Sent: Monday, February 22, 2016 8:30 AM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Arctic Loon #16-018 Tech AOB

No comment.

Jamie Keller

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Monday, February 08, 2016 10:59 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; Dan Mayfield; billkramer@mtaonline.net; browne@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; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Arctic Loon #16-018 Tech AOB

Attached is the Request for Comments (RFC) for Arctic Loon, MSB Case 2016-018, Tech AOB. Also attached is the vicinity map, geotechnical report, Owner's Statement and the preliminary plat. Comments are due by **February 24, 2016**. Please let me know if you have any questions. Thanks. A.

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



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

Borough
 Division

FEB 18 2016

Comments Due: February 24, 2016

Date: February 8, 2016

Received
 RECEIVED

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services	FEB 24 2016
AK Dept. of Transportation – Palmer	Open Cases Y or N <input checked="" type="radio"/> N	SpUD Y or N <input checked="" type="radio"/> N
AK Dept. of Transportation – Aviation	FIRM # <u>8005</u> Zone <u>X</u>	PLATTING
AK DNR, Division of Mining/Land/Water	Comments: _____	
AK DNR, Public Access Defense	_____	
AK DNR, Division of Agriculture	_____	
AK DF&G, Habitat Mgmt. & Permitting	Date: <u>2/24/16</u> By: <u>[Signature]</u>	
AK DF&G, Division of Sport Fish	Assembly District #5 Dan Mayfield	
AK Railroad, Engineering Department		
Corp of Engineers		
U.S. Postmaster		
City of:		
Community Council: Big Lake		
Fire Service Area: #136 West Lakes		
Road Service Area: #21 Big Lake		
MSB – Borough Attorney		

Title:	ARCTIC LOON
Location:	SEC 08, T17N, R03W, S.M, AK
Petitioner:	C. L. HAMMOND
Address:	546 N. KNAPP DRIVE WASILLA AK 99654
Surveyor:	HANSON SURVEYING & MAPPING
Address:	305 E. FIREWEED DRIVE PALMER AK 99645
Engineer:	MARK HANSEN PE
Address:	2605 N. OLD GLENN HIGHWAY PALMER AK 99645

The request is to adjust the lot line between Lots 5 and 6, Block 2, Fox Ridge Subdivision, Plat No. 76-104, Section 08, Township 17 North, Range 03 West, SM AK, to be known as ARCTIC LOON, LOTS 1 AND 2, containing 2.5+ 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 24, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 2, 2016**.

Sincerely,

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

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-018 Tax ID: S1260B02L005 & L006 Tax Map #: HO 12 Pre-App Date: 12/23/2015

EXHIBIT D



MATANUSKA-SUSITNA BOROUGH

Planning Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-8158

www.matsugov.us

RECEIVED
FEB 12 2016
PLATTING

Date: 2/12/2016

RE: Abbreviated Plat Review – Arctic Loon Subdivision – C.L. Hammond

Date of Application: 2/8/2016

Reviewed By: Andy Dean ROW Coordinator

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

Comments:

1. Advisory: Driveway access to Arctic Loon Circle has been applied for the proposed Lot 6, Blk 2, Arctic Loon Subdivision from the existing access.
2. Existing access to Knapp Drive has no MSB permit on file. Please apply for this access with a driveway application to the Borough if it is to remain or block access by restoring ditches to original grades. If permit exists from another agency allowing this access, please provide proof to the permit center so that we can then place the information on file for the parcel. Questions about the driveway permits can be addressed to the permit center at 861-7822.
3. Advisory: An encroachment permit has been granted for the well within the utility easement on the Knapp Drive frontage side of Lot 6.

Matanuska Susitna Borough
Planning Department
Permit Center
Row Coordinator

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Amy Otto-Buchanan

From: Susan Lee
Sent: Monday, February 08, 2016 1:37 PM
To: Platting
Subject: RE: Arctic Loon #16-018 Tech 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: Monday, February 08, 2016 10:59 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; Dan Mayfield; billkramer@mtaonline.net; browne@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; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Arctic Loon #16-018 Tech AOB

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



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

MEMORANDUM

DATE: February 9, 2016
TO: Eileen Probasco, Planning Director
FROM: Land & Resource Management *WSE*
SUBJECT: Preliminary Plat Comments / Case #2016-018

RECEIVED
FEB 10 2016
PLATTING

Platting Tech: Amy Otto-Buchanan
Public Hearing: March 2, 2016
Applicant / Petitioner: Hammond
TRS: 17N03W08
Tax ID: 51260B01L005 & L006
Subd: Arctic Loon
Tax Map: HO 12

Comments:

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

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 February 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Abbreviated Plat
TITLE: Arctic Loon
LEGAL: Section 8, T17N, R3W, SM
TAX MAP: HO 12

NO OBJECTION

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

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

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

Sincerely,

A handwritten signature in cursive script, appearing to read "S. Cook".

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: Monday, February 08, 2016 12:26 PM
To: Platting
Cc: John Fairchild; James Steele; Ken Barkley; Bill Gamble; Lisa Behrens
Subject: RE: Arctic Loon #16-018 Tech AOB

West Lakes FSA and DES has no objections to this lot line adjustment.

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Monday, February 08, 2016 10:59 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; Dan Mayfield; billkramer@mtaonline.net; browne@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; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Arctic Loon #16-018 Tech AOB

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

EXHIBIT I



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

February 9, 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 – Arctic Loon
(Case No. 2016-018)

Dear Ms. Otto-Buchanan:

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

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

Sincerely,

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

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

EXHIBIT J