

AGENDA

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA**

REGULAR MEETING

1:00 P.M.

APRIL 7, 2016

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

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

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

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

PUBLIC HEARING PROCEDURES

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

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

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD AGENDA**

PLATTING BOARD

Jay Van Diest, Chairman
Tait Zimmerman, Vice Chairman
Stan Gillespie
LaMarr Anderson
Jordan Rausa
Patrick Johnson
Marty Van Diest, Alt #1
Gregory Pugh, Alt #2
District #7, Vacant



PLATTING DEPARTMENT
Fred Wagner, Platting Officer
Peggy Horton, Platting Technician
Amy Otto-Buchanan, Platting Technician
Cheryl Scott, Platting Technician
Sloan Von Gunten, Platting Div. Specialist

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

**APRIL 7, 2016
ASSEMBLY CHAMBERS
REGULAR MEETING
1:00 P.M.**

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Administrative Specialist)
- B. Pledge of Allegiance
- C. Approval of the Agenda

2. APPROVAL OF MINUTES

- A. March 17, 2016

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

A. BONNIE B. GROVER, TRUSTEE & REVOCABLE TRUST (owners/petitioners):

The request is to create six lots from Parcel #2, MSB Waiver 77-56, recorded as 77-123W, to be known as **SUNLIT FIELDS**, containing 5 acres +/- . Access will be from a newly created street, N. Sunlit Circle. Lots will be connected to the City of Palmer water system. Located within SW ¼ NE ¼ Sec 32, T18N, R02E, S.M. AK, lying west of N. Glenn Highway and south of E. Scott Road. Community Council: N/A, Assembly District: #2: Matthew Beck

B. DOUGLAS & PAULA ABBAS AND WILLIAM & ELAINE LOEW

(owners/petitioners): The request is to reconfigure Parcels B & C of MSB Waiver 83-126-PWm, recorded as 83-268W, into two lots to be known as **ABBAS ACRES**, containing 20 acres +/- . This action will resolve a structural encroachment over the common property line. Fly-in access to the unnamed lake exists. Located within NE ¼ SW ¼ Sec 33, T16N, R03W, S.M. AK, lying north of Point MacKenzie Road and west of S. Lewis Loop. Community Council: Knik-Fairview, Assembly District: #5: Dan Mayfield

C. STATE OF ALASKA, DNR (owners/petitioners): The request is to vacate the 50' wide Section Line Easements within Lots 1, 2, 6, 12, 13 & 14, **US SURVEY 3504** and replace them with 100' wide Public Access Easements and Utility Easements along property lines to unencumber the potential building sites and allow for better, more efficient use of the

property. Located within Sec 01, T06N, R08W and Sec 06 & 07, T06N, R07W, C.M. AK, lying along the western shore of Lake Louise. Community Council: Louise/Susitna, Assembly District: #1: Jim Sykes

5. MISCELLANEOUS

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

6. RECONSIDERATIONS/APPEALS

7. PERSONS TO BE HEARD

8. PLATTING OFFICER COMMENTS

9. BOARD COMMENTS

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

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 17, 2016, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 1:00 P.M. by the Chairman, Mr. Jay Van Diest.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

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

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Mr. Johnson.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

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

GENERAL CONSENT: The minutes for March 3, 2016, were approved without objection.

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

A. LONGENECKER HOMESTEAD

Sloan Von Gunten (Administrative Specialist)

- Stated that 24 public hearing notices were mailed out on February 25, 2016, to this date there have been no returns, no objection, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview of the case.
- Would like to change the wording to recommendation #9.

Jay Van Diest (Chairman)

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

Larry Longenecker (Petitioner)

- Does not believe the road name on the plat is named correctly.
- Talked with MEA and is having a hard time in getting approval on the location of utility easement.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Longenecker Homestead, seconded by Mr. Rausa. Modify Recommendation #9.

RECOMENDATIONS:

- Modify #9: Provide sign-off for utility easements from MEA & MTA.

VOTE:

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

TIME: 1:26 P.M.

CD: 0:24:44

B. E. DEPOT ROAD PUE

Sloan Von Gunten (Administrative Specialist)

- Stated that 88 public hearing notices were mailed out on February 25, 2016, to this date there have been 4 returns, no objection, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview of the case.

Jay Van Diest (Chairman)

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

The Petitioner and the Petitioner's Representative is not at the meeting.

MOTION:

- Mr. Anderson moved to approve the E. Depot Road Public Use Easement, seconded by Mr. Pugh.

DISCUSSION:

- Talked about the railroad and the action of the public use easement.

VOTE:

- The motion passed with all in favor. There are 7 findings.

TIME: 1:33 P.M.

CD: 0:32:06

C. BIRCHWOOD EST

Sloan Von Gunten (Administrative Specialist)

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

Peggy Horton (Platting Technician)

- Petitioner is requesting to continue the case to April 21, 2016 to resolve platting design issues.

Jay Van Diest (Chairman)

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

Dave Malette speaking for Rita Brainard (son of owner - Parcel B7)

- Read into the record comments by Rita, Owner of Parcel B7.
- Concerned on being landlocked without a driveway to her property.

George Strother

- Concerned about the development and location of the roadway and driveways.
- Concerned about access to other parcels in the area, described the land and is hoping for a good re-design on the roadways

Jay Van Diest (Chairman)

- Kept the public hearing open.

MOTION:

- Mr. Johnson moved to continue the preliminary plat to for Birchwood Estates to April 21, 2016, seconded by Mr. Pugh.

VOTE:

- The motion passed with all in favor.

TIME: 1:50 P.M.

CD: 0:49:25

D. VISTA ROSE

Sloan Von Gunten (Administrative Specialist)

- Stated that 133 public hearing notices were mailed out on February 25, 2016, to this date there have been 6 returns, no objection, no non-objections, and 2 concerns.

Cheryl Scott (Platting Technician)

- Gave an overview of the case.

Jay Van Diest (Chairman)

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

Tom Hoffman (Petitioner's Representative)

- Explained the design of the plat as the project is for senior housing.
- Agrees with all the recommendations.

MOTION:

- Mr. Johnson moved to approve the preliminary plat and variances from MSB 43.20.120(A) Legal Access and MSB 43.20.140(A) Physical Access for Vista Rose, seconded by Mr. Anderson.

VOTE:

- The motion passed with all in favor. There are 15 findings.

TIME: 2:11 P.M.

CD: 01:09:40

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

7. PERSONS TO BE HEARD

Gary LoRusso (Keystone Surveying)

- Would like to work on more items under Title 43 when the board starts up their work sessions.

8. PLATTING OFFICER COMMENTS

Eileen Probasco

- We will have a new platting officer, Mr. Fred Wagner, at the next platting board meeting.
- Will be putting the platting assistant job out for hire hopefully at the end of the month.

9. BOARD COMMENTS

- Mr. Rausa asked when the code changes that the assembly approved will be updated in their books.
- Platting Staff will provide a temporary write in copy for the platting board books.

Adjourned 2:23 P.M.

CD: 01:21:41

Jay Van Diest, Chairman

**Sloan Von Gunten, Platting Division
Administrative Specialist**

4A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 7, 2016**

PRELIMINARY PLAT: **SUNLIT FIELDS**
LEGAL DESCRIPTION: **SEC 32, T18N, R02E, SEWARD MERIDIAN, AK**
PETITIONER(S): **BONNIE B. GROVER, TRUSTEE,
 BONNIE B. GROVER REVOCABLE TRUST**
SURVEYOR/ENGINEER: **KEYSTONE SURVEYING/HOLLER ENGINEERING**
ACRES: 5 ± PARCELS: 6
REVIEWED BY: **AMY OTTO-BUCHANAN** **CASE: 2016-022**

REQUEST: The request is to create six lots from Parcel #2, MSB Waiver 77-56, recorded as 77-123w, Section 32, Township 18 North, Range 02 East, SM AK, to be known as SUNLIT FIELDS, containing 5+ acres. Access will be from a newly created street, N. Sunlit Circle. Lots will be connected to the City of Palmer water system.

EXHIBITS

Vicinity Map, Aerial Photo, Bare Earth Imagery	Exhibit A – 3 pgs
Geotechnical Engineering Report	Exhibit B – 8 pgs
Preliminary Plan Water Main Extension	Exhibit C – 4 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance	Exhibit D - 1 pg
Code Compliance	Exhibit E – 1 pg
Permit Center	Exhibit F – 1 pg
Planning	Exhibit G – 1 pg
Land & Resource Management Division	Exhibit H - 1 pg
Cultural Resources	Exhibit I – 1 pg
Utilities	Exhibit J – 2 pgs
Agencies	Exhibit K - 2 pgs
City of Palmer	Exhibit L – 1 pg
Site Visit Report w/Photos, dated 03/23/2016	Exhibit M – 5 pgs

DISCUSSION: The subject parcel is located west of the N. Glenn Highway/E. Scott Road intersection, north of E. Bogard Road and directly south of E. Scott Road. Petitioner will be constructing N. Sunlit Circle in a 60' wide right-of-way to be dedicated on this plat, with an adjoining 15' wide utility easement (see *Recommendation #6*). A 20' wide utility easement will run adjoining E. Scott Road and a 20' wide water easement is centered between Lots 3 and 4 from the south boundary line to the cul-de-sac. Pursuant to MSB 43.20.281(A)(2), lots may be less than 40,000 sf if serviced by a community water system. Connection to City of Palmer water is proposed (see **Exhibit C** for the preliminary plans for the extension of the

water main). Pursuant to MSB 43.15.016(A)(2), prior to final plat approval, ADEC review and approval is required for connection to the water system; final plat approval will also require as-builts or record drawings for the municipal water system installed (see **Recommendation #5**). Access for all lots will be from N. Sunlit Circle once it is constructed. Lots 1 and 6 are .81 acres; Lots 2 and 5 are .71 acres; and Lots 3 and 4 are .46 acres.

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering notes the soils evaluation included logging five new testholes, review of the provided topography information and other observations on site. Attached is a testhole location, drainage and topography map for details, along with soils log. The parent parcel occupies part of a gentle bench feature and is relatively level, with one low area near the center. No slopes over 25% were noted; grades generally slope towards the center or southwest portion. Total elevation differential is approximately 12'. There is a grassy central portion which appears to have been cleared for farming in the past; the remainder is undisturbed moderate density mature birch, spruce, poplar and cottonwood. Soils logged were sands and gravels with slight trace amounts of silt, typically under thick topsoil layers. Groundwater was encountered at depths between 9' and 11'3" in five testholes, which were excavated to depths of 11' and 13'. Where groundwater was encountered at less than 10', it was logged during the high summer season. Based on the available soils and water table information, topography, MSB Title and observations at the site, each of the proposed lots contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area.

Construction and Drainage: Drainage arrows are provided on the attached map to show drainage along the proposed roads and general drainage patterns in the area. Proposed culverts and infiltration points are also shown. Due to regrading for road construction and 2' topography contours, the plan will be subject to some field modification and improvement during construction. Multiple rock-filled infiltration points along the road are planned. Road construction should not negatively impact drainage for adjacent properties and no concentrated runoff will leave the site. Overall area drainage will be minimally affected by the construction. The proposed plat requires construction of approximately 470' of residential street and a cul-de-sac. Existing NSF base soils will serve well for a road base and there is a nearby gravel pit source. All roads can be designed and constructed with a maximum grade of less than 6% with no cut and fill area. Construction details will meet shape requirements in the SCM/NELB for residential sub-collector or residential streets and cul-de-sacs. Each lot will have a reasonable access point.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met with the dedication and construction of the street. Pursuant to MSB 43.20.320 Frontage, each lot will have over 60' frontage onto Borough residential standards streets, with the exception of Lots 3 and 4, which will have 45' of frontage onto the cul-de-sac.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) requests that some of the low-lying areas on Lots 1 and 2 be preserved for storage of storm water away

from the road prism. *Staff notes the water will run in the ditches on either side of the proposed N. Sunlit Circle, from north to south, downhill, and then into the infiltration point at the southern end, which will be constructed with bone rock. A drainage easement will be overlaid on the water line easement (see Recommendation #7).* Permit Center (**Exhibit E**) Right-of-Way Coordinator notes E. Scott Road is ADOT&PF's jurisdiction. A permit is required from the City of Palmer for water service connection; if the water line is established as part of the subdivision, no MSB permit is required; however, if it is not part of the subdivision, an encroachment permit may be required after plat recordation. Code Compliance notes (**Exhibit F**) this parcel is in FIRM #8135, Zone X, no open cases, not in a Special Land Use District (SpUD), and has no further comments. Planning Division (**Exhibit G**) has no comments. Land and Resource Management Division (**Exhibit H**) notes no MSB owned lands are affected and has no objection to the subdivision. Cultural Resources (**Exhibit I**) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered. Site visit report with photos, dated March 23, 2016 at **Exhibit M**.

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

Agencies: (**Exhibit K**) ADOT&PF has no comments, but want to thank the petitioner for using a single point of access in the form of a cul-de-sac.

City of Palmer: (**Exhibit L**) City of Palmer City Manager, Building Inspector and Fire Chief see no changes necessary. Community Development notes the lots would exceed the required minimum lot width of 60' and required minimum lot area of 8,400 sf if these lots were located in a residential area inside city limits. Public Works states water main extension will require a Utility Extension Agreement with the city (see *Recommendation #5*). This property is a natural drainage course for the area. Developers should design finish grade and drainage structures accordingly. The developer should be advised that this property is the natural drainage course for upland area and certain precipitation and/or thaw events (usually in the spring), large amounts of surface water flow across this property in a north-to-south direction. No water plans or Utility Extension Agreement has been submitted to the City for water. Planning and Zoning Commission questioned if there could be a future impact as a result of the drainage generated by Sunlit Fields on Bogard Road or the existing subdivisions surrounding.

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Road Service Area #16 South Colony; MSB Emergency Services, Capital Projects Department, Assessments and Pre-Design Division; MEA or GCI.

CONCLUSION: The preliminary plat of Sunlit Fields is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections to the plat from any federal or state agency, Borough department or utilities. No objections were received from the general public in response to the Notice of Public Hearing. Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access

Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage. The engineer has provided a geotechnical report pursuant to MSB 43.20.281(A). Pursuant to MSB 43.20.281(A)(2), the lots may be less than 40,000 sf as they will be served by City of Palmer water.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

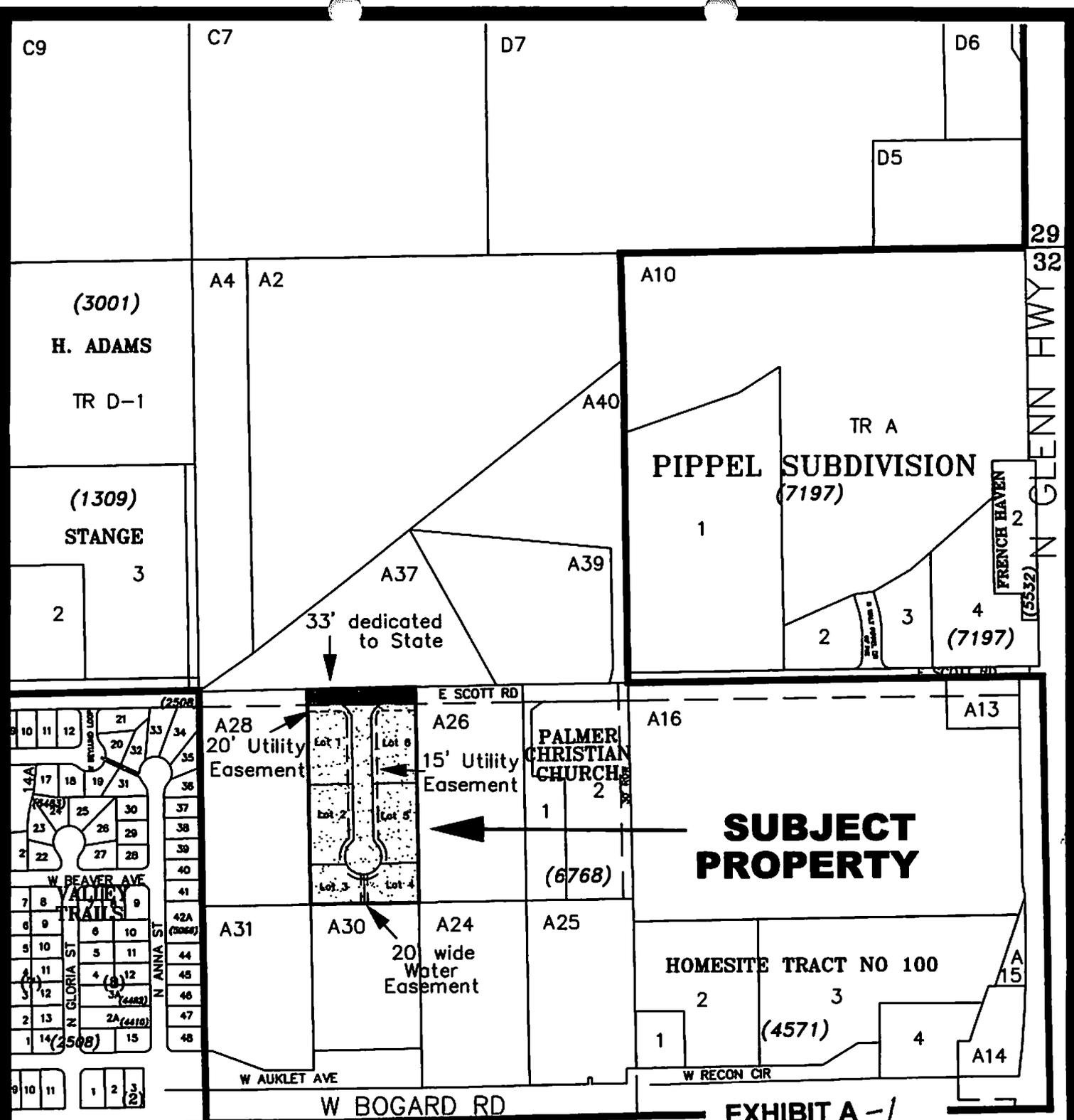
Suggested motion: "I move to approve the preliminary plat of Sunlit Fields, Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Pay mailing and advertising fees.
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. Provide ADEC review and approval of connection to the City of Palmer water system and an as-built or record drawings for the municipal water system installed. Provide a Utility Extension Agreement from the City of Palmer.
6. Construct N. Sunlit Circle, to residential street standards:
 - a. Submit cost estimate, arrange a pre-construction meeting with Capital Projects Department (CPD), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the *No Engineer Left Behind* for final road inspection.
 - b. Provide CPD acceptance of the road to Platting staff.
7. Show the location of the drainage easement on final plat.
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 Sunlit Fields is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
- 2) There were no objections to the plat from any federal or state agencies, Borough departments, or utilities.
- 3) There were no objections from the general public in response to the Notice of Public Hearing.
- 4) At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Road Service Area #16 South Colony; MSB Emergency Services, Capital Projects Department, Assessments and Pre-Design Division; MEA or GCI.
- 5) Lot sizes and useable area are consistent with MSB 43.20.281(A)(2) Area.
- 6) Petitioners' engineer of record submitted an engineering statement pursuant to MSB 43.20.281(A) Area, verifying all proposed lots have 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.

- 7) Pursuant to MSB 43.20.281(A)(2), the lots may be less than 40,000 sf as they will be served by City of Palmer water.
- 8) Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage.
- 9) Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.
- 10) A plat note is provided that all lots will take access from N. Sunlit Circle and no access to E. Scott Road is allowed.



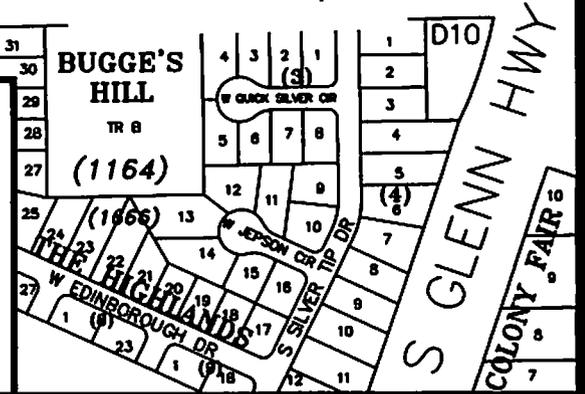
SUBJECT PROPERTY

EXHIBIT A - /



VICINITY MAP
 FOR PROPOSED SUNLIT FIELDS
 LOCATED WITHIN
 SECTION 32, T18N, R02E, SEWARD MERIDIAN,
 ALASKA

PALMER 05 MAP





SCOTT

AUKLET

BOGARD

RECON

FELTON

EDINBOROUGH

MONTGOMERY

JOSH

EXHIBIT A-2

FELTON

JOSH

EDINBOROUGH

MONTGOMERY

EXHIBIT A

BOGARD

AUKLET

REGON

SCOTT





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

February 12, 2016

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

RECEIVED

FEB 12 2016

PLATTING

Re: *Sunlit Meadows*; Useable Areas, Drainage and Road Construction
HE# 16008

Dear Ms. Probasco:

At the request of Byler Contracting, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 6 new lots and new ROW from an existing 5-acre parcel; a community water system installation is planned. Our soils evaluation included logging 6 testholes, review of the provided topography information and our other observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The parent parcel occupies part of a gentle bench feature and is relatively level, with one low area near its center. No substantial areas with slopes over 25% were noted on the parcel, but the minimal amount that does exist is delineated on the attached map. Grades generally slope towards the center or southwest portion of the parcel where local low areas are located. The total elevation differential on the provided map is approximately 12'.

Soils & Vegetation. Although the grassy central portion of the parent parcel appeared to have been cleared for farming at some point in the past, the remainder remains undisturbed, with moderate density mature birch, spruce, poplar and cottonwood trees. Receiving soils logged in the 5 testholes were sands and gravels with slight trace amounts of silt, typically under rather thick topsoil layers. The soil types encountered are consistent with our prior experiences on other properties in this area, including just to the east on the same bench. Copies of the logs and a location/topography/useable area map are attached.

Groundwater. Groundwater was encountered at depths between 9 and 11 feet in 3 of the 5 testholes, which were excavated to depths between 11 and 13 feet. Where groundwater was encountered at less than 10', it was logged during the high summer season. Note that testhole 2 did not encounter water but was excavated to a depth of 9'; this is due to the

first round of testholes having a different purpose. Testhole 2 is included as supplemental information, and the other holes are adequate to verify useable area.

Useable Areas. For these proposed lots, areas defined by MSB code as *useable septic area* will be limited by lotlines and areas with grades over 25%. All proposed lots appear to contain enough area to meet the useable area requirements. Based on the available soils testing, topography & water table information, MSB Code definitions, and our observations at the site, *each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area.*

Preliminary Drainage Plan. Drainage arrows were provided on the attached map to show drainage along the proposed roads and general drainage patterns in the area. Proposed culverts and infiltration points are also shown. Due to the re-grading which will be undertaken for road construction, and the 2' topography contours, the plan will likely be subject to some field modification and improvement during construction. Based on prior experiences, during construction the low grades and gravelly/sandy soils typically will adequately control erosion. Multiple rock-filled infiltration points along the roads are planned, and coupled with the open soil types will provide mitigation to address runoff within the property. Road construction should not negatively impact drainage for adjacent properties, and no concentrated runoff will leave the site. Overall area drainage will be minimally affected by the construction.

Road Construction. The proposed plat will require construction of about 470' of *residential* street, and a cul-de-sac. The developer may elect to upgrade to *residential sub-collector* standards to better facilitate eventual paving. Existing NSF base soils will serve well for a road base, and there is a nearby gravel pit source. Road topping materials will need to be screened onsite or imported during road construction. Based on our calculations, all roads can be designed and constructed with a maximum grade of less than 6% with no significant cut and fill areas. Construction details in all areas will meet shape requirements in the SCM/NELB for *residential subcollector* or *residential* streets and cul-de-sacs. Each proposed lot will have a reasonable access point and private drives can be constructed with reasonable grades.

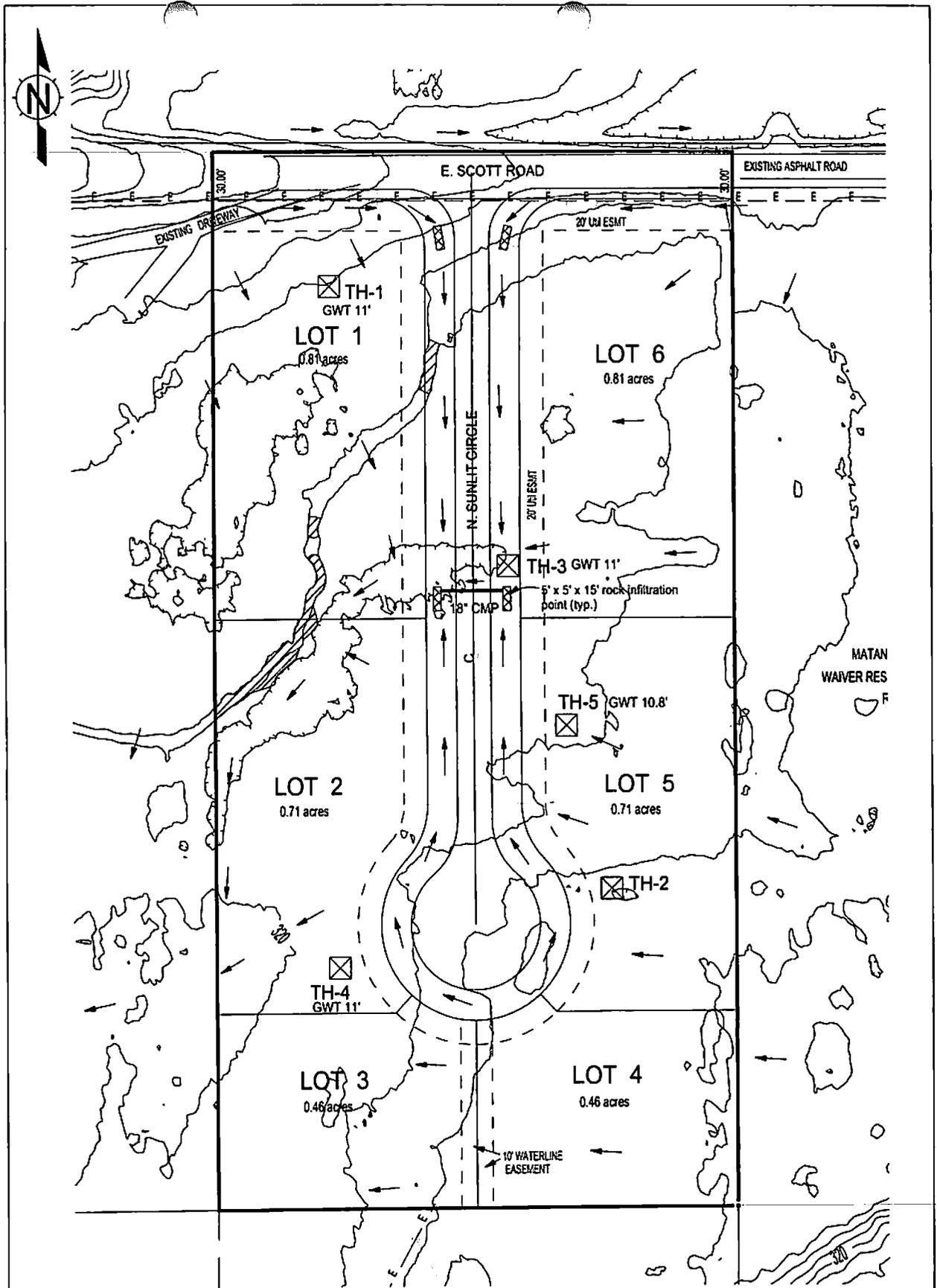
Thank you for your assistance, and please feel free to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: Byler Contracting, w/attachments





Notes:

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

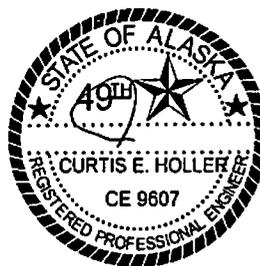


EXHIBIT B-3

Sunlit Meadows
Topography, Drainage and Testhole Location Map

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 16008

2-11-16

Scale: 1"=60'



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 5
Performed For: Byler Contracting
Legal Description: Sunlit Meadows

Depth, feet	Soil Type	Slope	Site Plan
1	OL, ROOTS		See attached testhole & topo map
2	ML, w/few ROOTS		
3	SOFT BROWN LOESS		
4			
5		<p>WAS GROUNDWATER ENCOUNTERED? <u>No</u></p> <p>IF YES, AT WHAT DEPTH? <u>N/A</u></p> <p>DEPTH AFTER MONITORING? <u>N/A</u></p>	
6	SM, FINE SANDS/COARSE SILTS, BROWN, SOFT		
7			
8			
9	SP-GP to GP-SP		
10	Reel to 8"		
11	(1) 20"		
12	Brown, Rubbed Rock MED-COARSE SANDS		
13	SP-GP w/SILT VARIES TO SM-GM		
14	NO GWT/NO STEPS		
15			
16			
17			
18			
19			
20			
21			
22			

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

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

- TEST RUN BETWEEN 1 FT AND _____ FT DEPTH

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

- PERFORMED BY: C. Holler

DATE: 6-26-2013

EXHIBIT B-4



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 5
Performed For: Byler Contracting
Legal Description: Sunlit Meadows

Depth, feet	Soil Type	Slope
0 - 1	OL	
1 - 5	ML, ML-SM SOFT BROWN LOESS SILT & FINE SAND	
5 - 9	SP-GP to GP-SF ROCK TO 8" OLIVE, CLEAN to SILTY CLAY SILT, MEDIUM-COARSE SANDS	

Site Plan

See attached testhole & topo map

↑
N
↓

WAS GROUNDWATER ENCOUNTERED?
No

IF YES, AT WHAT DEPTH?
N/A

DEPTH AFTER MONITORING?
N/A

Slope

No GWT

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

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- PERFORMED BY: C. Holler

DATE: 6-26-2013

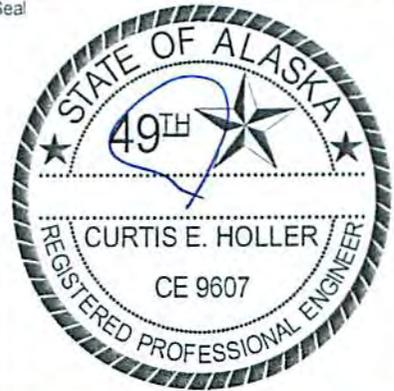
EXHIBIT B-5



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 5
Performed For: Byler Contracting
Legal Description: Sunlit Meadows

Depth, feet	Soil Type	Slope	Site Plan
1	SM (LOESS), BROWN COLOR FROZEN TO 18"		See attached testhole & topo map
2			
3			
4			
5			
6			
7			
8	SP-UP VARIES TO SP W/GP, ROCKS TO 3"		<p style="text-align: center;">↑ N ↓</p>
9	W/TRALE SILT TO 10'		
10			
11			
12			

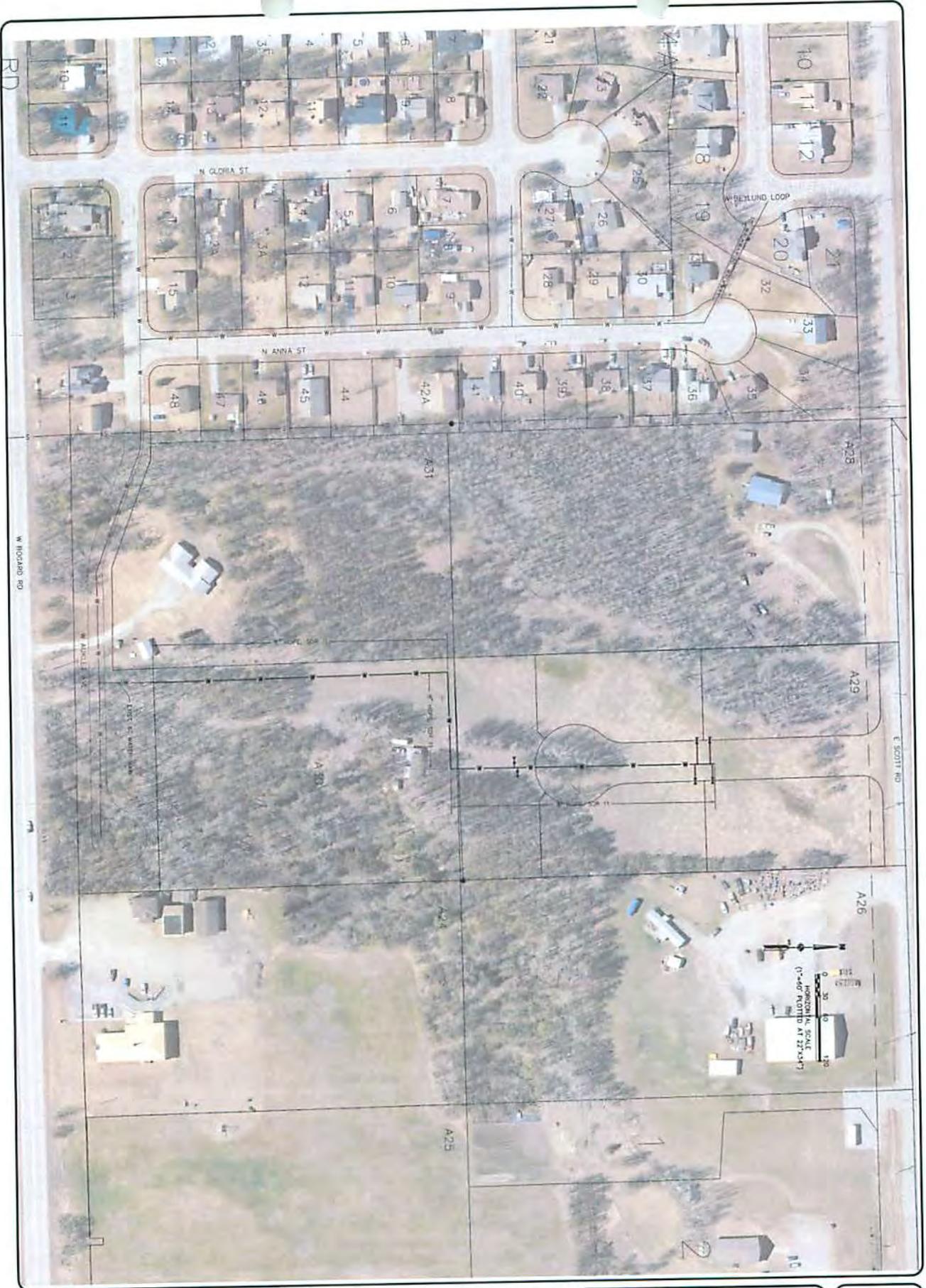
WAS GROUNDWATER ENCOUNTERED? Yes
 IF YES, AT WHAT DEPTH? 10.8'
 DEPTH AFTER MONITORING? N/A

Slope

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

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - _____
 - PERFORMED BY: L. Holler DATE: 1-15-2016





SHEET
00.0

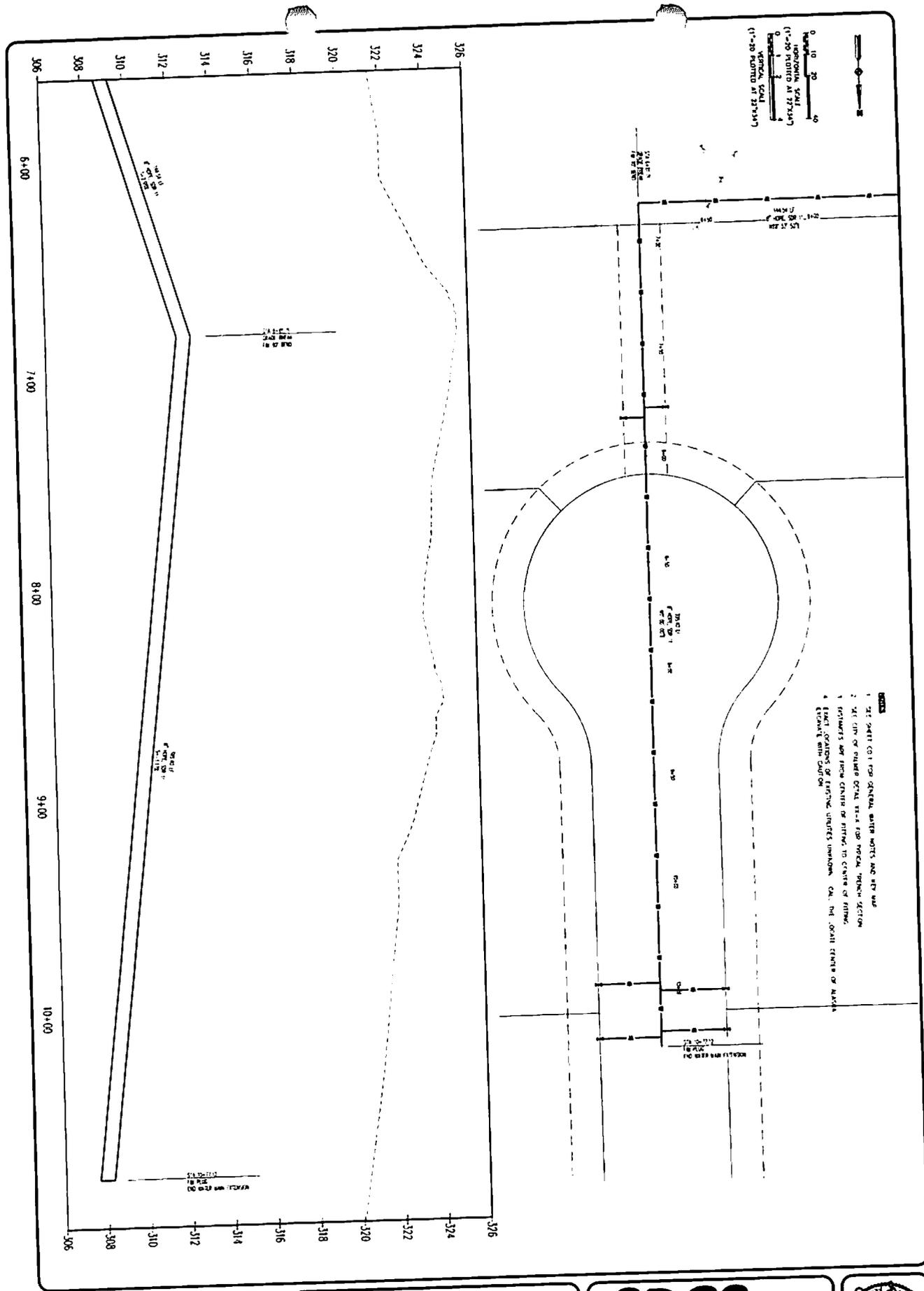
JOB NO.: 26.011
DATE: 2/7/2016
DRAWN: DCS
CHECKED: DCS

BY	DATE	REVISIONS

SUNLIT FIELDS SUBDIVISION
WATER MAIN EXTENSION
PALMER, ALASKA

SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608





- NOTES**
1. SEE SHEET C01 FOR GENERAL WATER MAINS AND HYDRANTS
 2. ALL DIMENSIONS SHOWN SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
 3. HYDRANTS ARE TO BE INSTALLED IN CENTER OF MAIN
 4. EXACT COORDINATES OF EXISTING UTILITIES UNKNOWN. C.A. THE LOCAL ENGINEER OF ALASKA IS REQUESTED TO VERIFY.

SHEET
011

SHEET TITLE
WATER MAIN
EXTENSION
STA. 5+60 TO END

DATE NO. 16.011
DATE 2/17/2016
DRAWN RKS
CHECKED RKS

BY	DATE	REVISIONS

**SUNLIT FIELDS SUBDIVISION
WATER MAIN EXTENSION**
PALMER, ALASKA

SDCS, LLC
STERIOR DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PALM (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608



Amy Otto-Buchanan

From: Jamie Keller
Sent: Wednesday, March 16, 2016 4:47 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Sunlit Fields #16-022 AOB

My comments are as follows:

- Preserve some of the low-lying area on lots 1 & 2 for storage of storm water away from the road prism

Thank you,

Jamie Keller, PE
Civil Engineer
Matanuska-Susitna Borough
t: 907-861-7765 c: 907-355-9810
jamie.keller@matsugov.us
<http://www.matsugov.us/>

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Friday, February 19, 2016 1:58 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; 'steven.banse@alaska.gov' (steven.banse@alaska.gov); brian.young@usps.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; Matthew Beck; Kimberly McClure (kmccclure@palmerak.org); Sandra Garley; retirees@matonline.net; edstrabelak@gmail.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com
Subject: Sunlit Fields #16-022 AOB

Attached is the Request for Comments (RFC) for Sunlit Fields, MSB Case #2016-022, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Geotechnical Report, preliminary plans for water main extension and the preliminary plat. Comments are due by **March 23, 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

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

FEB 22 2016

RECEIVED

MAR 21 2016

Received

PLATTING

Comments Due: March 23, 2016

Date: February 19, 2016

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Development
AK Dept. of Transportation – Aviation	Open Cases Y or N
AK DNR, Division of Mining/Land/Water	SpUD Y or N
AK DNR, Public Access Defense	
AK DNR, Division of Agriculture	FIRM # <u>8135</u> Zone <u>X</u>
AK DF&G, Habitat Mgmt. & Permitting	Comments: _____
AK DF&G, Division of Sport Fish	_____
AK Railroad, Engineering Department	_____
Corp of Engineers	Date: <u>3/21/16</u> By: <u>[Signature]</u>
U.S. Postmaster	
City of: Palmer	
Community Council:	
Fire Service Area: #132 Greater Palmer	
Road Service Area: #16 South Colony	
MSB – Borough Attorney	Assembly District #2 Malheur Beck

Title:	SUNLIT FIELDS
Location:	SEC 32, T18N, R02E, S.M, AK
Petitioners:	BONNIE B. GROVER – TRUSTEE, BONNIE B. GROVER REVOCABLE TRUST
Address:	PO BOX 2444 PALMER AK 99645-2444
Surveyor:	KEYSTONE SURVEYING, GARY LoRUSSO, PLS
Address:	PO BOX 2216 PALMER AK 99645
Engineer:	HOLLER ENGINEERING
Address:	3375 N. SAMS DRIVE WASILLA AK 99654

The request is to create six lots from Parcel #2, MSB Waiver 77-56, recorded as 77-123w, Section 32, Township 18 North, Range 02 East, SM AK, to be known as SUNLIT FIELDS, containing 5+ acres. Access will be from a newly created street, N. Sunlit Circle. Lots will be connected to the City of Palmer water system.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 23, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **April 7, 2016**.

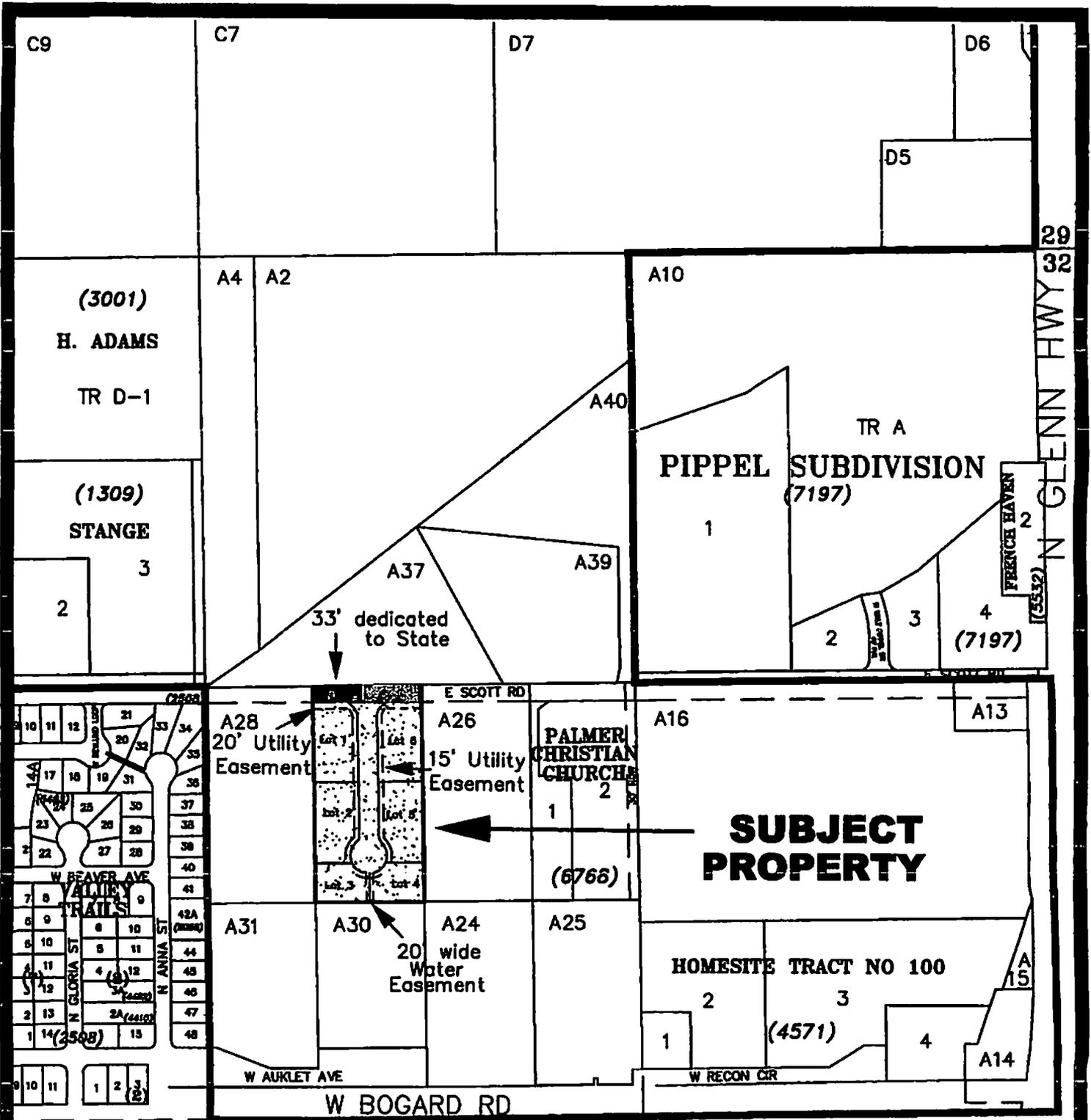
Sincerely,

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

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

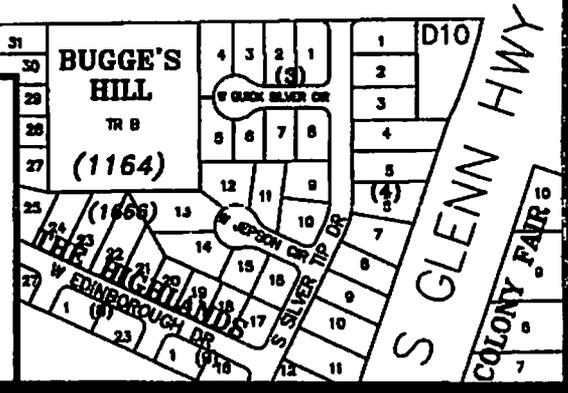
Case #: 2016-022 Tax ID: 118N02E32A029 Tax Map #: PA 05 Pre-App Date: 12/17/2015

EXHIBIT E



VICINITY MAP
 FOR PROPOSED SUNLIT FIELDS
 LOCATED WITHIN
 SECTION 32, T18N, R02E, SEWARD MERIDIAN,
 ALASKA

PALMER 05 MAP



S GLENN HWY
COLONY FAIR



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

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 MAR 10 2016
 PLATTING

Comments Due: March 23, 2016

Date: February 19, 2016

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, 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: Palmer	M.T.A.
Community Council:	Enstar
Fire Service Area: #132 Greater Palmer Consol.	GCI
Road Service Area: #16 South Colony	Assembly District #2 Matthew Beck
MSB – Borough Attorney	

Title:	SUNLIT FIELDS
Location:	SEC 32, T18N, R02E, S.M, AK
Petitioners:	BONNIE B. GROVER – TRUSTEE, BONNIE B. GROVER REVOCABLE TRUST
Address:	PO BOX 2444 PALMER AK 99645-2444
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Address:	PO BOX 2216 PALMER AK 99645
Engineer:	HOLLER ENGINEERING
Address:	3375 N. SAMS DRIVE WASILLA AK 99654

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Sincerely,

Amy Otto-Buchanan

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

amy.otto-buchanan@matnugov.us

1. Scott Road is SCA Jurisdiction @ location.
 2. Palmer connect permit required to hook up to City water services
 3. ~~If a waterline established as part of subdivision agreement no MSB permit may be needed. If not A construction permit to leave the road limit will be needed after plat recordation.~~ Please apply for construction permit at time of platting application.
 A.R. Revisions
 3/11/16 A.R.
 3/29/16

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-022 Tax ID: 118N02E32A029 Tax Map #: PA 05 Pre-App Date: 12/17/2015

EXHIBIT F

Amy Otto-Buchanan

From: Susan Lee
Sent: Monday, February 22, 2016 8:49 AM
To: Platting
Subject: RE: Sunlit Fields #16-022 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 19, 2016 1:58 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; 'steven.banse@alaska.gov' (steven.banse@alaska.gov); brian.young@usps.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; Matthew Beck; Kimberly McClure (kmclure@palmerak.org); Sandra Garley; retirees@matonline.net; edstrabelak@gmail.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com
Subject: Sunlit Fields #16-022 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

RECEIVED

FEB 22 2016

PLATTING

MEMORANDUM

DATE: February 22, 2016
TO: Eileen Probasco, Planning Director
FROM: Land & Resource Management *MSC*
SUBJECT: Preliminary Plat Comments / Case #2016-022

Platting Tech: Amy Otto-Buchanan Peggy Horton Cheryl Scott
Public Hearing: April 7, 2016
Applicant / Petitioner: *Glover*
TRS: 18N02E32
Tax ID: 118N02E32A029
Subd: Sunlit Fields
Tax Map: PA 05

Comments:

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

EXHIBIT H



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9859 • Fax (907) 745-9876

MEMORANDUM

DATE: 10 March 2016
TO: Amy Otto Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Preliminary App
TITLE: Sunlit Fields
LEGAL: Section 32, T18N, R02E, SM
TAX MAP: PA05

NO OBJECTION

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

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Monday, February 29, 2016 9:09 AM
To: Platting
Cc: Jessica Thompson
Subject: RE: Sunlit Fields #16-022 AOB

Amy,

MTA has reviewed the preliminary plat for Sunlit Fields. MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn
MTA

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] **On Behalf Of** Platting
Sent: Friday, February 19, 2016 1:58 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; melanie.nichols@alaska.gov; 'steven.banse@alaska.gov' (steven.banse@alaska.gov) <steven.banse@alaska.gov>; brian.young@usps.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Matthew Beck <Matthew.Beck@matsugov.us>; Kimberly McClure (kmclure@palmerak.org) <kmclure@palmerak.org>; Sandra Garley <sgarley@palmerak.org>; retirees@matonline.net; edstrabelak@gmail.com; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Keller <Jamie.Keller@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; marty@valleymarket.com; winforhim@aol.com
Subject: Sunlit Fields #16-022 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.



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

March 2, 2016

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

Subject: Preliminary Plat Request for Comments – Sunlit Fields
(Case No. 2016-022)

Dear Ms. Otto-Buchanan:

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

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

Sincerely,

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

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



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation
And Public Facilities

CENTRAL REGION
Planning & Administrative Services

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

February 24, 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:

- **Tax Map SU 13 Sec 28, T19N, R03E**
 - Petitioner must apply for a driveway permit for access to the Glenn Highway.
 - ADOT&PF wishes to restate our previous comments from January 21, 2016, in that only a single access point will be allowed to the Glenn Highway from Parcels B9, B10, and B11. Currently, all these lots share a single access point and ADOT&PF will now allow for more access points. If the petitioner chooses to move forward with the current application and use the flag lot as its access point, the current shared access will be removed and Parcel B9, B10, and B11 will all have to access from that flag lot.
 - We suggest that the petitioner does not move forward with using the flag lot as its access point, but rather maintain and develop their current access; this would need to include formalizing an agreement between all the lots so that in the future, if the lots are subdivided or sold off, all future owners will maintain that same access.
- **Gemstone Estates Phase I**
 - While the petitioner has attempted to match our comments from the letter of February 11, 2016, the PUE submitted doesn't match either Figure 1 or Figure 2 that were given in the position paper attached to that letter. The PUE submitted appears to end at the southern edge of Tract A and does not connect to the eastern edge of the property, where it would be able to connect to Stoney Hollow Drive. A copy of the letter and the position paper have been attached to this letter for the petitioner to review.
- **Sunlit Fields**
 - We have no comment, but want to thank the petitioner for using a single point of access for the subdivision in the form of a cul-de-sac.

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

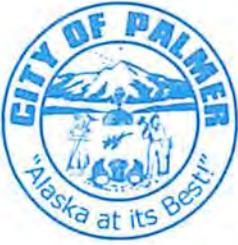
Sincerely,



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

Enclosure: Letter from February 02, 2016



MEMORANDUM

TO: Eileen Probasco
FROM: Kimberly McClure, Planning Technician
DATE: March 21, 2016
SUBJECT: 18N02E32A029

Inside City Limits

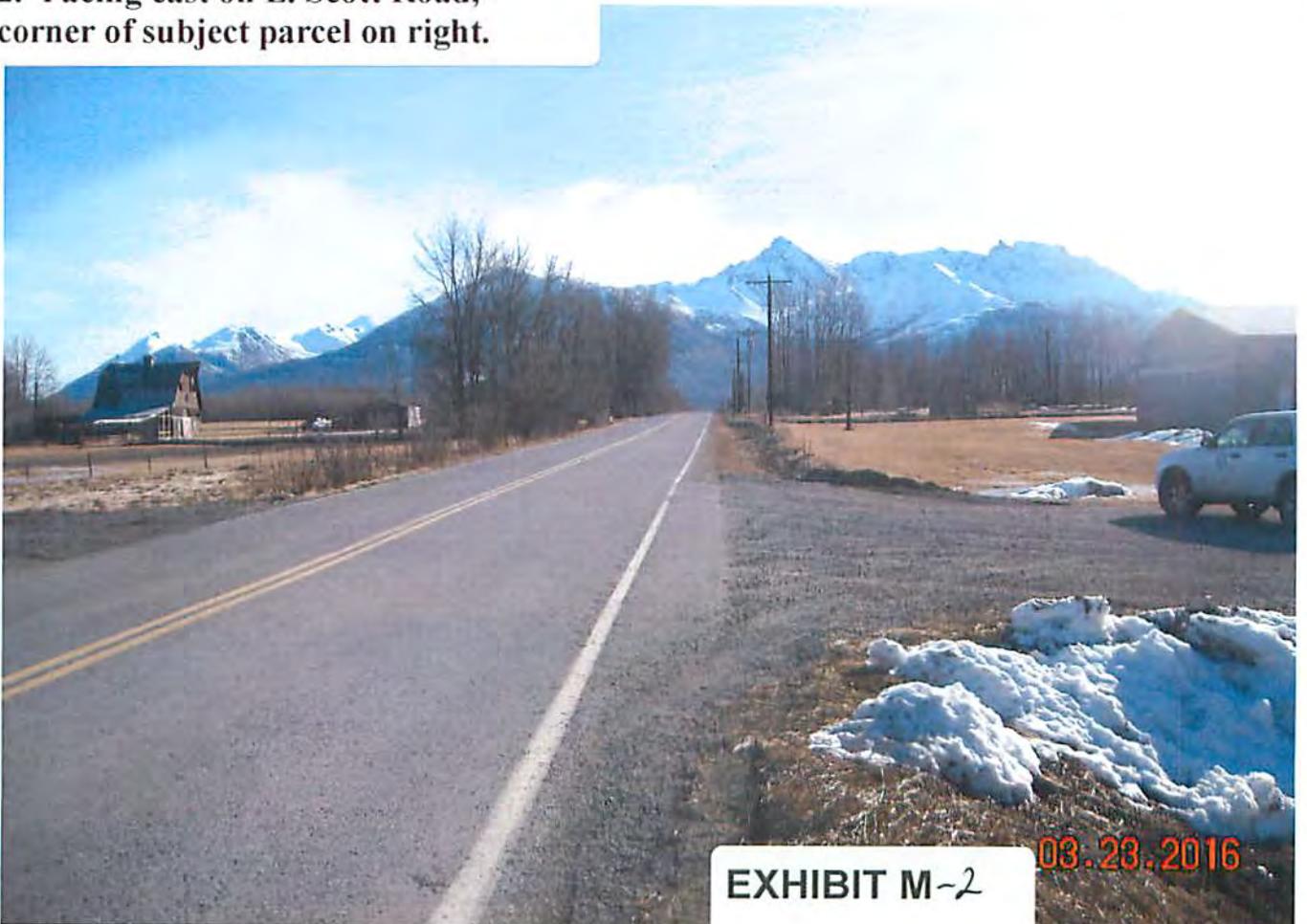
Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: No changes necessary.
3. Community Development: The proposed lots would exceed the required minimum lot width of 60 feet and required minimum lot area of 8,400 square feet if these lots were located in a residential area inside Palmer city limits. Proposed access will be from the newly created Sunlit Circle.
4. Fire Chief: No changes necessary.
5. Public Works: Water main extension will require a Utility Extension Agreement with the City. This property is a natural drainage course for the area. Developers should design finish grade and drainage structures accordingly. The developer should be advised that this property is the natural drainage course for upland areas and under certain precipitation and/or thaw events (usually in the spring), large amounts of surface water flow across this property in a north-to-south direction. No water plans or Utility Extension Agreement has been submitted to City of Palmer for water to this subdivision.
6. Planning and Zoning Commission: The Commission questioned if there could be a future impact as a result of the drainage generated by Sunlit Fields subdivision on Bogard Road or the existing subdivisions surrounding this proposed development.



1. Facing west on E. Scott Road, subject parcel on left.
2. Facing east on E. Scott Road, corner of subject parcel on right.



3. Facing west on E. Scott Road.
Culvert shown by arrow.



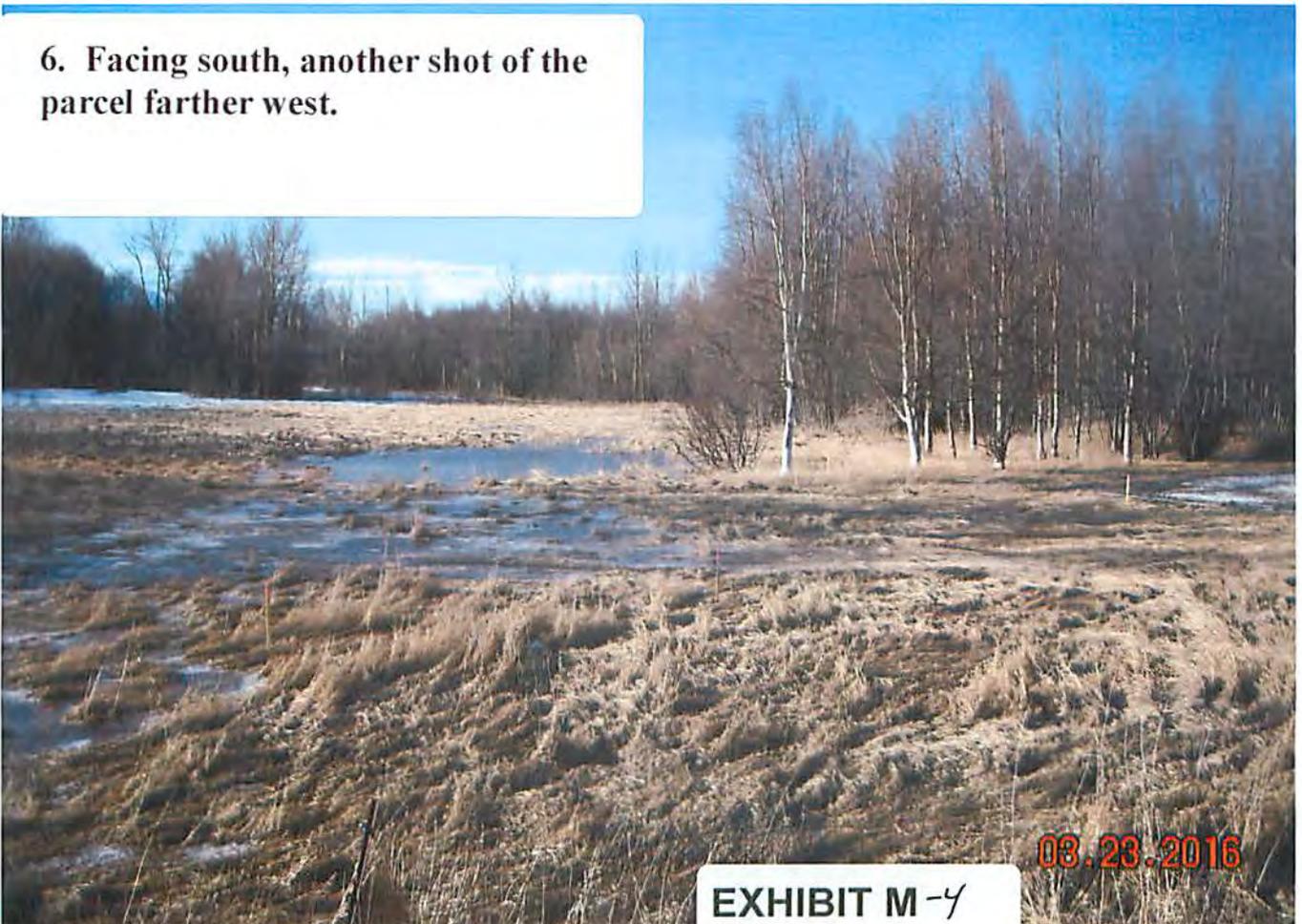
4. Facing south from E. Scott Road
showing the parcel.



5. Showing culvert across E. Scott Road.

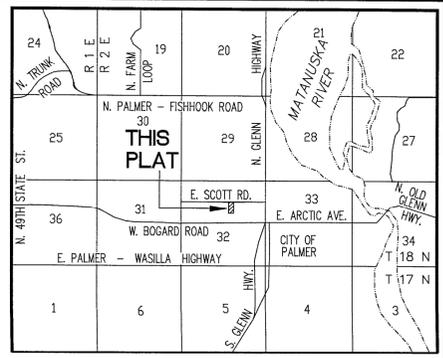
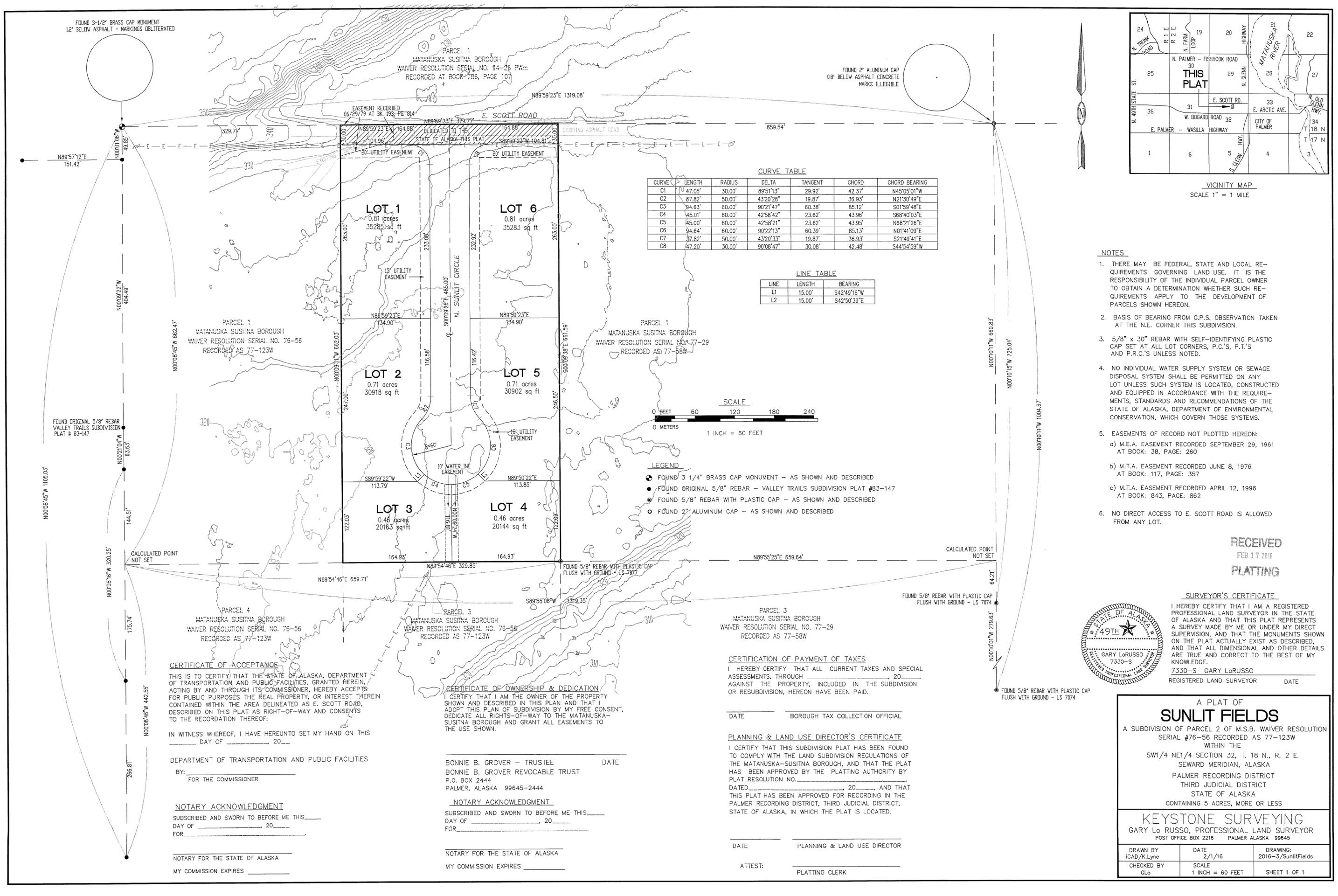


6. Facing south, another shot of the parcel farther west.





7. Facing southwest, showing the existing well on the parcel.



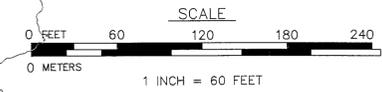
VICINITY MAP
SCALE 1" = 1 MILE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	47.05'	30.00'	89°51'13"	29.92'	42.37'	N45°05'01"W
C2	87.82'	50.00'	43°20'28"	19.87'	36.93'	N21°30'49"W
C3	94.63'	60.00'	90°21'47"	60.38'	85.12'	S01°59'48"E
C4	45.01'	60.00'	42°58'42"	23.62'	43.96'	S68°40'03"E
C5	45.00'	60.00'	42°58'21"	23.62'	43.95'	N68°21'26"E
C6	94.64'	60.00'	90°22'13"	60.39'	85.13'	N01°41'09"E
C7	37.82'	50.00'	43°20'33"	19.87'	36.93'	S21°49'41"E
C8	47.20'	30.00'	90°08'47"	30.08'	42.48'	S44°54'59"W

LINE TABLE

LINE	LENGTH	BEARING
L1	15.00'	S42°49'16"W
L2	15.00'	S42°50'39"E



- LEGEND**
- FOUND 3 1/4" BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
 - FOUND ORIGINAL 5/8" REBAR - VALLEY TRAILS SUBDIVISION PLAT #83-147
 - FOUND 5/8" REBAR WITH PLASTIC CAP - AS SHOWN AND DESCRIBED
 - FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, GRANTED HEREIN, ACTING BY AND THROUGH ITS COMMISSIONER, HEREBY ACCEPTS FOR PUBLIC PURPOSES THE REAL PROPERTY, OR INTEREST THEREIN CONTAINED WITHIN THE AREA DELINEATED AS E. SCOTT ROAD, DESCRIBED ON THIS PLAT AS RIGHT-OF-WAY AND CONSENTS TO THE RECORDATION THEREOF:

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND ON THIS DAY OF _____, 20____

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
BY: _____
FOR THE COMMISSIONER

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNERSHIP & DEDICATION

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

BONNIE B. GROVER - TRUSTEE DATE _____
BONNIE B. GROVER REVOCABLE TRUST
P.O. BOX 2444
PALMER, ALASKA 99645-2444

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

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.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

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 _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR _____
ATTEST: _____ PLATTING CLERK _____

- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 - BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE N.E. CORNER THIS SUBDIVISION.
 - 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 - EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - M.E.A. EASEMENT RECORDED SEPTEMBER 29, 1961 AT BOOK: 38, PAGE: 260
 - M.T.A. EASEMENT RECORDED JUNE 8, 1976 AT BOOK: 117, PAGE: 357
 - M.T.A. EASEMENT RECORDED APRIL 12, 1996 AT BOOK: 843, PAGE: 862
 - NO DIRECT ACCESS TO E. SCOTT ROAD IS ALLOWED FROM ANY LOT.

RECEIVED
FEB 17 2016
PLATTING

SURVEYOR'S CERTIFICATE

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



7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE _____

A PLAT OF SUNLIT FIELDS

A SUBDIVISION OF PARCEL 2 OF M.S.B. WAIVER RESOLUTION SERIAL #76-56 RECORDED AS 77-123W

WITHIN THE SW1/4 NE1/4 SECTION 32, T. 18 N., R. 2 E. SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 5 ACRES, MORE OR LESS

KEYSTONE SURVEYING
GARY Lo RUSSO, PROFESSIONAL LAND SURVEYOR
POST OFFICE BOX 2216 PALMER ALASKA 99645

DRAWN BY ICAD/K.Lyne	DATE 2/1/16	DRAWING: 2016-3/SunlitFields
CHECKED BY Glo	SCALE 1 INCH = 60 FEET	SHEET 1 OF 1

4B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
April 7, 2016**

PRELIMINARY PLAT: **ABBAS ACRES**
LEGAL DESCRIPTION: **SEC 33, T16N, R3W, SEWARD MERIDIAN, AK**
PETITIONER: **DOUGLAS & PAULA ABBAS AND
WILLIAM & ELAINE LOEW**
SURVEYOR: **BULL MOOSE SURVEYING**
ACRES: **20** **PARCELS: 2**
REVIEWED BY: **PEGGY HORTON** **CASE: 2016-020**

REQUEST

The request is to reconfigure Parcels B & C of MSB Waiver 83-126-PWm, recorded as 83-268W, into two lots to be known as Abbas Acres, containing 20 acres more or less. This action will resolve a structural encroachment over the common property line. Fly-in access to the unnamed lake exists.

EXHIBITS:

Vicinity Maps **EXHIBIT A**

COMMENTS:

Capital Projects	EXHIBIT B
Development Services Planner	EXHIBIT C
Code Compliance	EXHIBIT D
ROW Coordinator	EXHIBIT E
Land Management	EXHIBIT F
Cultural Resources	EXHIBIT G
MTA	EXHIBIT H
SOA DNR Public Access Unit	EXHIBIT I

DISCUSSION

Location: This property is located to the north and west of W. Point MacKenzie Rd (**Exhibit A**).

Access: Subdivision access is fly-in to the unnamed lake on the western side of the lots. The lots were created by waiver with fly-in access. Alternate access is from a private road from S. Lewis Loop (**Exhibit A-3**). The petitioners do not own the land through which the private

road traverses, and the length of that private road is over one mile. Therefore staff recommends fly-in access is the subdivision quality access available for these parcels. MSB 43.20.100, *Access Required*, states “Upon finding that no practical means of providing road access to a proposed subdivision exists and upon a showing that permanent public access by air, water, or railroad is both practical and feasible, the platting board shall waive the road requirements.... If other than road access is approved, the mode of access shall be noted on the plat.” Staff recommends a plat note be added to read: water access at time of plat filing or similar wording (**Recommendation #7**).

Water Frontage: Each lot has over 125’ of water frontage, as measured directly between property corners at the waterline as required in MSB 43.20.340, *Lot Dimensions*.

Topography: MSB 43.20.281(A)(1)(i)(i) 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 lot size is 400,000 sq ft or greater and an engineer or land surveyor submits a detailed topographic narrative. The surveyor, Bob Hoffman, provided topographic contours on the preliminary plat instead of a narrative.

Comments: Dept of Public Works Engineer has no comments (**Exhibit B**). Development Services Planner stated the structures should be in compliance with setbacks (**Exhibit C**). Staff notes the as-built shows the structures will be in compliance with existing setbacks once the plat records. Code Compliance commented that the property lies within the Knik Sled Dog & Recreational Special Land Use District and is not in a FEMA mapped Special Land Use District (**Exhibit D**). The ROW Coordinator had no comment (**Exhibit E**). Land & Resource Management said no MSB land is affected and they have no objection to the subdivision (**Exhibit F**). Cultural Resources stated there are no known recorded sites on the property (**Exhibit G**). MTA has no comments (**Exhibit H**). State of Alaska DNR, Public Access Assertion & Defense Unit commented that they have not yet determined if the unnamed lake was navigable-for-title on the date of statehood (**Exhibit I**). In its current condition the lake is likely navigable-in-fact. Until the characteristics of the lake at the date of statehood can be ascertained the State of Alaska will maintain a potential claim to the lands underlying the unnamed lake.

CONCLUSION

The preliminary plat for Abbas Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 *Preliminary Plat Submittal and Approval*. The access for this subdivision is fly-in to the unnamed lake. Access by water is allowed per MSB 43.20.100(B). There were no objections from any borough departments, outside agencies, or the public.

RECOMMENDATIONS

Recommended motion: “I move to approve the preliminary plat of Abbas Acres, located within Section 33, Township 16 North, Range 3 West, Seward Meridian, Alaska contingent on the following staff recommendations:”

1. Submit the mailing 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 per MSB 43.15.053.
3. Establish or confirm the prior establishment of at least two permanent control monuments on the boundaries of the land being subdivided per MSB 43.15.054(B).
4. Submit recording fee, payable to the State of Alaska, DNR.
5. Taxes and special assessments must be current prior to recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
6. Submit final plat in full compliance with Title 43.
7. Add a plat note "Water Access at time of plat filing" or similar wording.

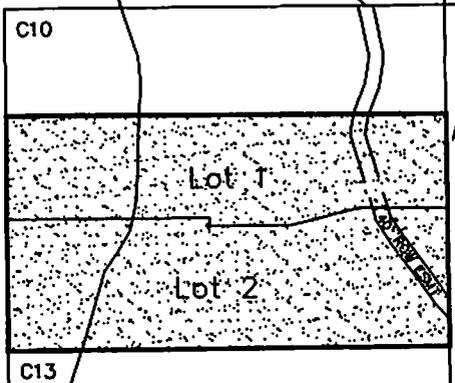
FINDINGS

1. The plat of Abbas Acres is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 *Preliminary Plat Submittal and Approval*.
2. The lot design comports with MSB 43.20.300, *Lot and Block Design* and 43.20.340, *Lot Dimensions*.
3. Access to the lots is by water from the unnamed lake on the western side of the lots consistent with MSB 43.20.100(B).
4. There is a private road from S. Lewis Loop that traverses over other property owner's land to get to these parcels.
5. There were no objections from any borough departments, outside agencies, or the public.
6. MSB 43.20.281(A)(1)(i)(i) 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 lot size is 400,000 sq ft or greater and an engineer or land surveyor submits a detailed topographic narrative. The surveyor provided topographic contours instead of a narrative.
7. Each lot has over 125' of water frontage, as measured directly between property corners at the waterline as required in MSB 43.20.340, *Lot Dimensions*.
8. MSB 43.20.100 requires that if other than road access is approved, the mode of access shall be noted on the plat. Staff suggested wording for the plat note.

SCHUESSLER SUB		7
4	(6277)	6

(PRIVATE) W LITTLE HARBOR DR
 S SHANNON ST (PRIVATE)

**SUBJECT
PROPERTY**



UNNAMED
LAKE

LAKE BETH

C2

W POINT MACKENZIE RD

32 33
5 4 B3

A5

A16

VICINITY MAP
 FOR PROPOSED ABBAS ACRES
 LOCATED WITHIN
 SECTION 33, T16N, R3W
 SEWARD MERIDIAN, ALASKA

GOOSE BAY 07 MAP

EXHIBIT A-1

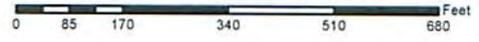


EXHIBIT A-2



Matanuska Susitna Borough
Platting Division
Date: 11/30/2015

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



LEWIS LOOP

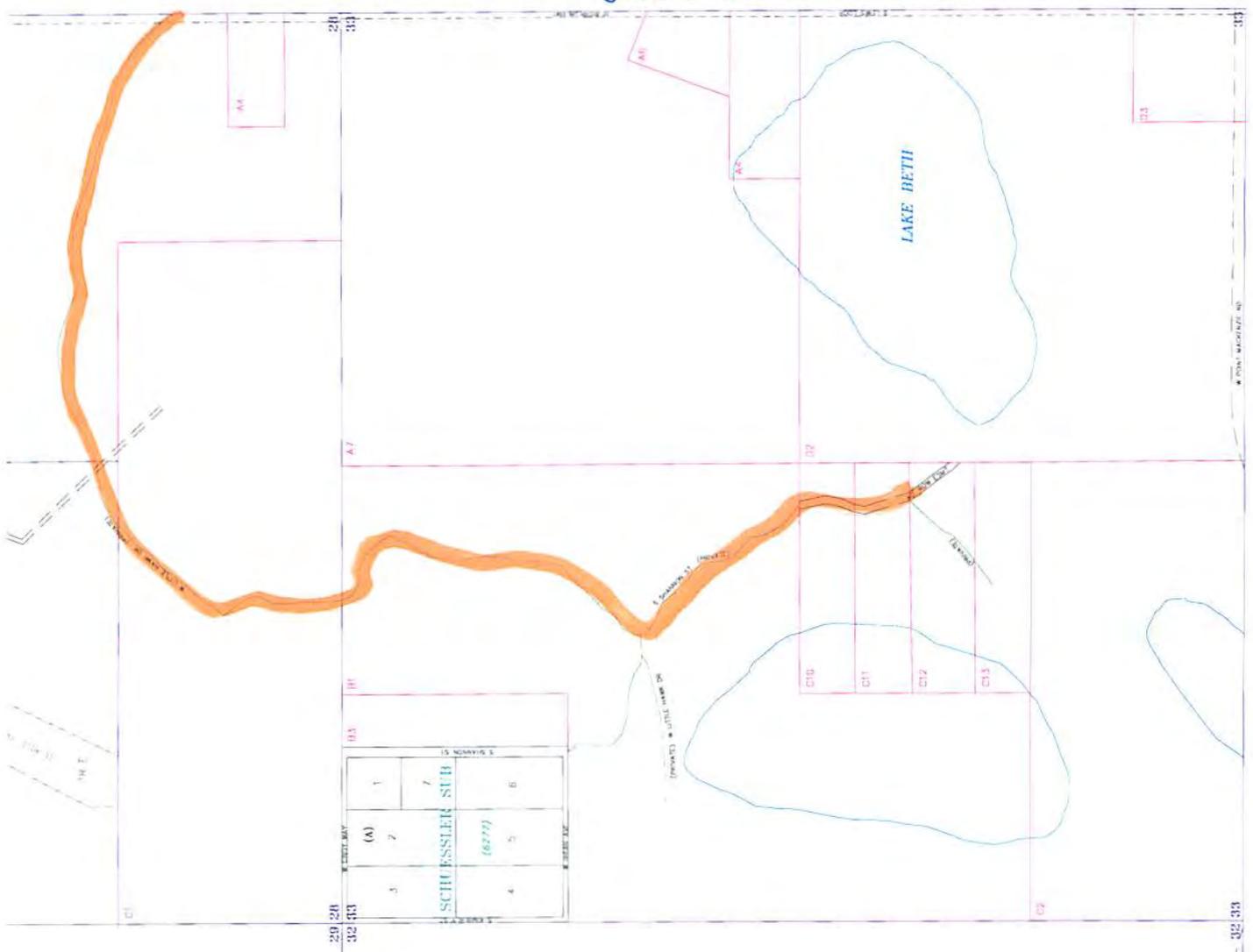


EXHIBIT A-3

05/27/05



Peggy Horton

From: Jamie Keller
Sent: Monday, February 22, 2016 8:42 AM
To: Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Abbas Acres Case #2016-020 Tech: PH

No comment.

Jamie Keller

From: Peggy Horton **On Behalf Of** Platting
Sent: Thursday, February 11, 2016 11:06 AM
To: Eric A Moore (DNR) (eric.moore@alaska.gov); james.walker2@alaska.gov; dave.schade@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; regpagemaster@usace.army.mil; 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; John Aschenbrenner; Dan Mayfield; brian.young@usps.gov; kelle yg@mtaonline.net; cc1@wwdb.org; ken@slauson.us; mikeasaun@yahoo.com
Cc: jay@valleymarket.com; winforhim@aol.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); tait@zimmermanteamak.com; jordan@alaskaplans.com; stan.gillespie@gmail.com; lamarra05@gmail.com
Subject: Request for Comments for Abbas Acres Case #2016-020 Tech: PH

Good Morning,

Attached is a request for preliminary plat approval for a subdivision in the Knik-Fairview area. Please review and provide your comments by March 25, 2016.

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

EXHIBIT B

Peggy Horton

From: Susan Lee
Sent: Tuesday, February 16, 2016 9:43 AM
To: Platting
Subject: RE: Request for Comments for Abbas Acres Case #2016-020 Tech: PH

Structures should be in compliance with setback requirements.

Susan

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

From: Peggy Horton **On Behalf Of** Platting
Sent: Thursday, February 11, 2016 11:06 AM
To: Eric A Moore (DNR) (eric.moore@alaska.gov); james.walker2@alaska.gov; dave.schade@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn (rqlenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; regpagemaster@usace.army.mil; 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; John Aschenbrenner; Dan Mayfield; brian.young@usps.gov; kelle yg@mtaonline.net; cc1@wwdb.org; ken@slauson.us; mikeasaun@yahoo.com
Cc: jay@valleymarket.com; winforhim@aol.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); tait@zimmermanteamak.com; jordan@alaskaplans.com; stan.gillespie@gmail.com; lamarra05@gmail.com
Subject: Request for Comments for Abbas Acres Case #2016-020 Tech: PH

Good Morning,

Attached is a request for preliminary plat approval for a subdivision in the Knik-Fairview area. Please review and provide your comments by March 25, 2016.

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

EXHIBIT C



Matanuska - Susitna Borough
Development Services

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

FEB 11 2016

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488

PHONE 861-7874 • FAX 861-8407

Received

Comments Due: March 25, 2016

February 11, 2016

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	Open Cases Y or <u>N</u>
AK Dept. of Transportation – Avia	SpUD <u>Y</u>
AK DNR, Division of Mining/L.	<u>Knik Dred dig: Rec</u>
AK DNR, Public Access Deferral	FIRM # <u> </u> Zone <u> </u>
AK DNR, Division of Agriculture	Comments: <u>Not mapped</u>
AK DF&G, Habitat Mgmt. & Planning	
AK DF&G, Division of Sport Fishing	
AK Railroad Engineering Department	
Corp of Engineers	
U.S. Postmaster	Date: <u>3/24/16</u> By: <u>[Signature]</u>
City of	
Community Council: Knik-Fa	
Fire Service Area: #130 Central Matanuska	Assembly District #5
Road Service Area: #17 Knik	
MSB – Borough Attorney	

Title	Abbas Acres
Location:	Sec 33, T16N, R3W, S.M, AK
Petitioner:	Douglas & Paula Abbas
Address:	12900 S. Shannon St., Wasilla AK 99623
Petitioner:	William & Elaine Loew
Address:	PO Box 111888, Anchorage AK 99511
Surveyor	Bull Moose Surveying
Address:	200 Hygrade Ln, Wasilla AK 99654

The request is to reconfigure Parcels B & C of MSB Waiver 83-126-PWm, recorded as 83-268W, into two lots to be known as Abbas Acres, containing 20 acres more or less. This action will resolve a structural encroachment over the common property line. Fly-in access to the unnamed lake exists.

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

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 25, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **April 7, 2016**.

Kindest Regards,

[Signature]

Peggy Horton
Platting Technician
peggy.horton@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

EXHIBIT D



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

RECEIVED
 MAR - 9 2016
PLATTING

Comments Due: March 25, 2016

February 11, 2016

Preliminary Plat Request for Comments

AK Dept of Transportation – Anchorage	MSB – Emergency Services
AK Dept of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, 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: #17 Knik	Assembly District #5
MSB – Borough Attorney	

Title	Abbas Acres
Location	Sec 33, T16N, R3W, S.M, AK
Petitioner:	Douglas & Paula Abbas
Address:	12900 S Shannon St., Wasilla AK 99623
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All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 25, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on April 7, 2016.

Kindest Regards, *No comments, Private Row around island of public easement as drawn.*

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

A.D.
 3/9/16

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

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

DATE: February 11, 2016
TO: Eileen Probasco, Planning Director
FROM: Land & Resource Management, *W.C.F.*
SUBJECT: Preliminary Plat Comments / Case #2016-020

Platting Tech: Peggy Horton
Public Hearing: April 7, 2016
Applicant / Petitioner: Abbas
TRS: 16N023W33
Tax ID: 16N023W33C011 & C012
Subd: Abbas Acres
Tax Map: GB 027

Comments:

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

EXHIBIT F



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: 1 December 2015
TO: Peggy Horton, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Pre-Application
TITLE: Douglas & Paula Abbas
LEGAL: Section 33, T16N, R3W, SM
TAX MAP: GB 07

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 G

Peggy Horton

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Friday, February 12, 2016 8:15 AM
To: Platting
Subject: RE: Request for Comments for Abbas Acres Case #2016-020 Tech: PH

Peggy,

MTA has no objections / comments.

Becky Glenn
MTA

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] On Behalf Of Platting
Sent: Thursday, February 11, 2016 11:06 AM
To: Eric A Moore (DNR) (eric.moore@alaska.gov) <eric.moore@alaska.gov>; james.walker2@alaska.gov; dave.schade@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; regpagemaster@usace.army.mil; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Keller <Jamie.Keller@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; brian.young@usps.gov; kelleyg@mtaonline.net; cc1@wwdb.org; ken@slauson.us; mikeasaun@yahoo.com
Cc: jay@valleymarket.com; winforhim@aol.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com) <marty@valleymarket.com>; tait@zimmermanteam.com; jordan@alaskaplans.com; stan.gillespie@gmail.com; lamarra05@gmail.com
Subject: Request for Comments for Abbas Acres Case #2016-020 Tech: PH

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

Good Morning,

Attached is a request for preliminary plat approval for a subdivision in the Knik-Fairview area. Please review and provide your comments by March 25, 2016.

Peggy Horton
Platting Technician
Matanuska-Susitna Borough

Peggy Horton

From: Sorensen, Kevin L (DNR) <kevin.sorensen@alaska.gov>
Sent: Friday, March 25, 2016 4:29 PM
To: Peggy Horton
Subject: Request for Comments for Abbas Acres Case #2016-020 Tech: PH

Peggy,

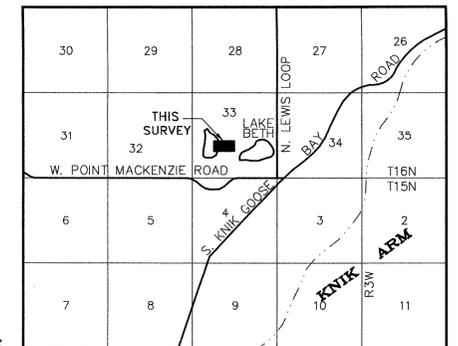
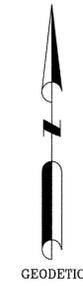
The Public Access Assertion Defense Team has not yet determined if the unnamed lake was navigable-for-title on the date of statehood. As of now, the characteristics of the lake on the date of statehood are not certain to us. The characteristics of that lake seemed to have changed between 1911 and 1972. In its current condition the lake is likely navigable-in-fact and it appears that that is not the case in 1911. The characteristics of the lake appear to be stable from 1972 to today. Until the characteristics of the lake at the date of statehood can be ascertained the State of Alaska will maintain a potential claim to the lands underlying the unnamed lake.

Kevin Sorensen,
Public Access Assertion & Defense Unit
Div. of Mining, Land & Water
Dept. of Natural Resources
State of Alaska
(907)269-6008

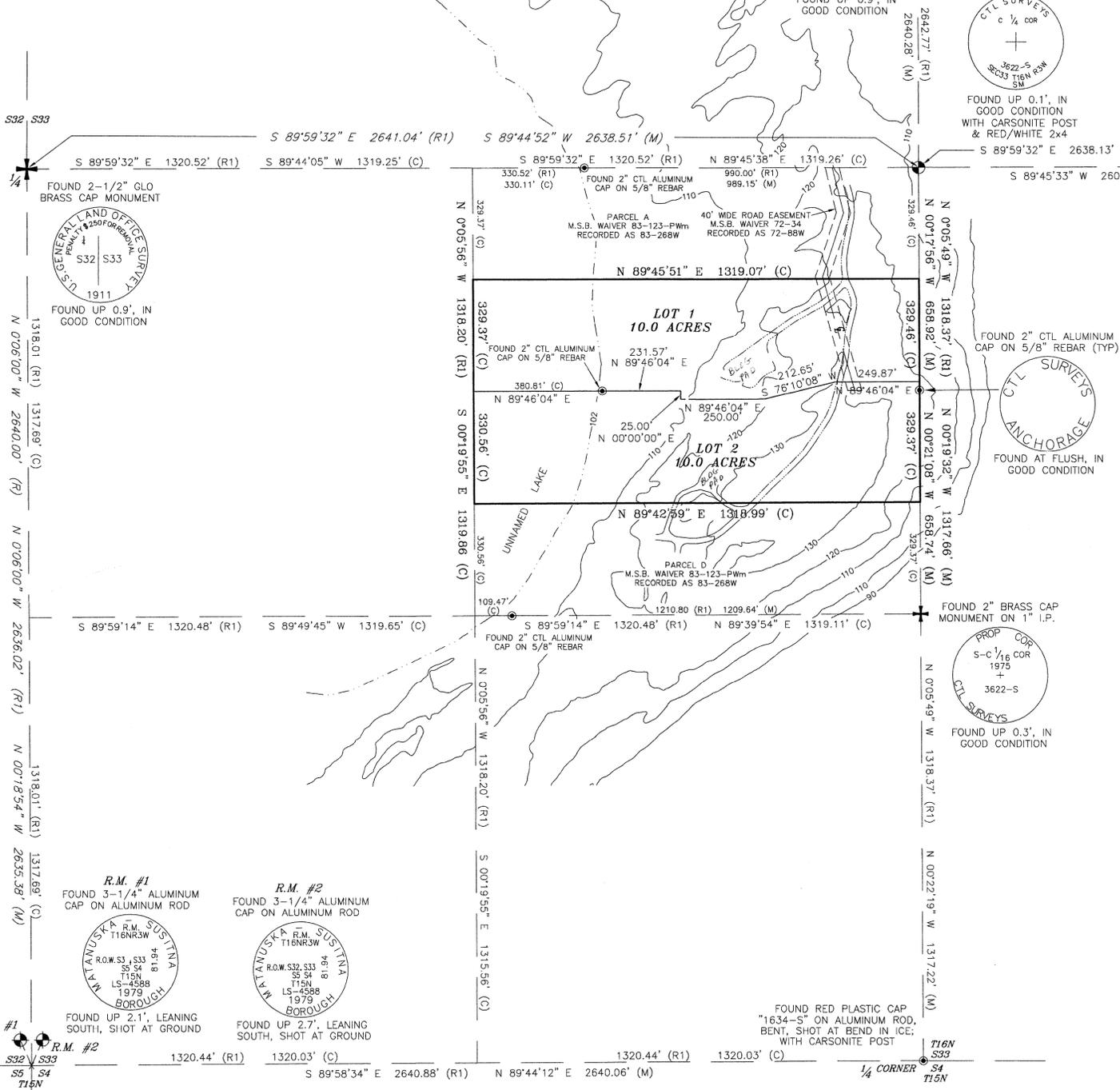
EXHIBIT I

LEGEND:

- OR + FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- (R) RECORD VALUE PER ORIGINAL GLO TOWNSHIP SURVEY, DATED Oct. 24, 1914
- (R1) RECORD VALUE PER "PROPERTY SURVEY" BY CTL SURVEYS 1975 AS PROVIDED BY PROPERTY OWNER
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)



VICINITY MAP: 1" = 1 MILE



CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

OWNERSHIP CERTIFICATE

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

DOUGLAS J. ABBAS _____ DATE _____
 12900 S. SHANNON ST.
 WASILLA, AK 99623

PAULA L. ABBAS _____ DATE _____
 12900 S. SHANNON ST.
 WASILLA, AK 99623

WILLIAM P. LOEW _____ DATE _____
 P.O. BOX 111888
 ANCHORAGE, AK 99511

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
 THIS _____ DAY OF _____
 FOR DOUGLAS J. ABBAS
 FOR PAULA L. ABBAS
 FOR WILLIAM P. LOEW

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

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

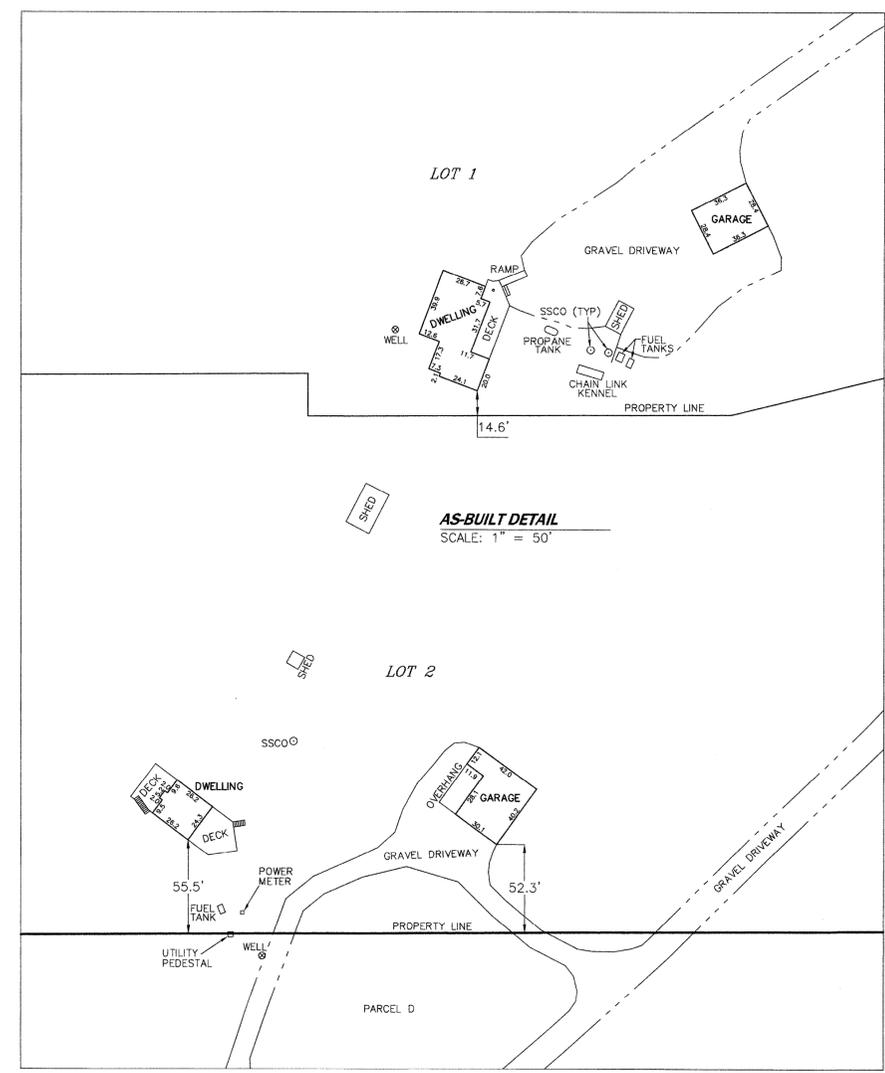
PLANNING AND LAND USE DIRECTOR _____ DATE _____
 ATTEST: _____ PLATTING CLERK _____

PRELIMINARY

A PLAT OF **RECEIVED**
ABBAS ACRES FEB 10 2016
 Agenda Copy A REPLAT OF: **PLATTING**
 PARCELS B & C
 MATANUSKA-SUSITNA BOROUGH WAIVER
 RESOLUTION SERIAL No. 83-126-PWm
 RECORDED AS 83-268W

LOCATED WITHIN: **Agenda Copy**
 SECTION 33, T16N R3W
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 20.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING
 ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6957
 200 HYGRADE LANE WASILLA, ALASKA 99654 FAX: (907) 357-6977
 DRAWN BY: EEG DRAWING SCALE:
 DATE: 2/4/2016 1"=200'
 CHECKED BY: RSH SHEET
 1 OF 1



AS-BUILT DETAIL
 SCALE: 1" = 50'

SURVEYOR'S CERTIFICATE

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



ROBERT S. HOFFMAN, P.L.S. _____
 LS 10609 PROFESSIONAL LAND SURVEYOR DATE 2/10/16

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. UTILITY EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. FOR THE EAST 30 FEET, AND THE NORTH 15 FEET OF THE EAST 630 FEET OF PARCEL No. 1; RECORDED DECEMBER 1, 2000 IN BOOK 1102, PAGE 667
4. UTILITY EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. FOR THE EAST 30 FEET, OF PARCEL No. 2; RECORDED DECEMBER 15, 2000 IN BOOK 1104, PAGE 620
5. UTILITY EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. FOR THE SOUTH 15 FEET OF THE EAST 630 FEET OF PARCEL No. 2; RECORDED JANUARY 16, 2001 IN BOOK 1110, PAGE 213
6. BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JULY 5, 2001 IN BOOK 1146, PAGE 398
7. BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JULY 5, 2001 IN BOOK 1146, PAGE 399
8. PUBLIC USE EASEMENT LYING NORTH OF THE 33' SECTION LINE EASEMENT OF SECTION 32 AND SOUTH OF THE LINES AS DEFINED IN THE LINE TABLE BY L19-C22, RECORDED APRIL 4, 2008 AS-RECEPTION No. 2008-007381-0
9. THE BASIS OF BEARING IS GEODETTIC NORTH. THIS SURVEY WAS CONDUCTED USING GLOBAL POSITIONING SYSTEM (GPS) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETTIC SURVEY (NGS) GEIOD 99 (ALASKA).

4C

Public Noticing: Lauren Rouen from DNR provided an affidavit stating the vacation was posted and provided information on further noticing performed by DNR (**Exhibit D& E**). The posting notice informed the public of the date, time, and place of the public hearing. Since there are no developed trails on the property and the state requested public noticing in a different fashion for fiscal reasons, the Acting Platting Officer allowed posting of the vacation in community centers and notification of local snowmachine clubs. Notices were sent to the Glennallen Postmaster, Copper Valley Community Library, Lake Louise Lodge and Eureka Lodge for posting on the community bulletin boards. Notices were also mailed to the Lake Louise Snowmachine Club (also known as The Wolf Pack) and Anchorage Snowmobile Club. The state also has a posting requirement which included posting to the State Online Notices site, Newspaper ads, and copying the decision to various state and local agencies.

Vacations: MSB 43.15.035(B)(1)(a), *Vacations* allows for vacations of public rights-of-way if the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation, which this plat is doing. Within the preliminary decision, under the title "Public Use Patterns" it states, "The current state of the subject SLEs are not constructed. DMLW, Survey Section has no known information that vehicles, pedestrians or other public interests have been or are using those portions of the SLE proposed to be vacated. A field inspection was not conducted.

MSB 43.15.035(2)(b) states "the platting board shall not ordinarily approve vacations of public interests in land if the vacation is of a public right-of-way providing access to a lake, river, or other area with public interest or value, unless alternate or better access is provided or exists." Staff notes the plat shown alternate access is being dedicated with this plat to provide access both to Lake Louise and to the surrounding properties with a public access easement along the lake front and upland to adjoining state land.

Alternate Routes: The proposed alternate routes consists of 50 and 100 foot wide public access easements and 15, 20, and 30 foot wide public utility easements which will be dedicated on the section line easement vacation plat. In addition, a 50 foot wide public access easement upland of and contiguous with the ordinary high water line of Lake Louise, will be reserved on the plat.

The vacation complies with AS 19.30.410 and 11AAC 51.065, which state in part "Before any vacation, modification, or relocation of a public easement, the applicant must demonstrate to the satisfaction of the department that equal or better access is available". Per MSB 43.15.040(B)(8), *Section Line and State Recognized RS-2477 Easement Vacations* and AS 19.30.410, *Vacations of rights-of-way*, the petitioner has demonstrated that a reasonably comparable, established alternate right-of-way or means of access exists that is sufficient to satisfy all present and reasonable foreseeable uses. A quote from The Preliminary Decision from the State of Alaska Department of Natural Resources, "Based on our findings, the applicant met DNR's requirements to vacate the subject section line easement."

COMMENTS

MSB Dept of Public Works Engineer had no comments (**Exhibit F**). MSB Code Compliance stated the property does not have any open Code Compliance cases, is not within a FEMA

mapped Special Flood Hazard Area and is not within a Special Land Use District (**Exhibit G**). MSB Development Services Planner had no comment (**Exhibit H**). MSB Land and Resource Management stated there is no MSB land affected and they have no objection (**Exhibit I**). MSB ROW Coordinator requested the state show the 20' utility easement going all the way to the west property line of Lot 6 (**Exhibit J**). Staff notes the state responded that they do mean to show that easement, it appears it was hidden behind a text wipeout.

Alaska DOT&PF South Central Region recommends consideration of an access easement along the side of the lots opposite the lake shore to accommodate future road/trail access along the land side of the lots for access to the parcels behind (**Exhibit K**). Staff notes this property is within the DOT&PF's Northern Region and Northern Region's comment was that they agree with the proposed dedications and vacations.

DNR responded to the South Central Region's comments with they are not going to add an access easement along the side of the lots opposite the lake shore. All lots within the US Survey have lake access. All the land behind the government lots is State of Alaska lands. State regulation 11 AAC 96.025-025 General Allowed Uses provide access to all of the State lands west of the US Survey. Should they decide to create a new subdivision in the future; we will dedicate access at that time, to provide the most efficient access meeting the Borough's design standards to all parcels. The section line easements they are vacating only provide access from the State land west of the US Survey to the Lake. They are replacing those vacated section line easements with new shorter, more direct easements between the lake and the land to the west.

CONCLUSION

The vacation is pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035, *Vacations*. The vacation meets the requirements of MSB 43.15.040, *Section Line and State Recognized Rs-2477 Easement Vacations*.

The proposed alternate routes consists of 50 and 100 foot wide public access easements and 15, 20, and 30 foot wide public utility easements which will be dedicated on the section line easement plat. In addition, a 50 foot wide public access easement upland of and contiguous with the ordinary high water line of Lake Louise, will be reserved on the plat.

There were no objections received from Borough offices, outside agencies, or the public.

RECOMMENDATIONS:

"I move to approve the vacation the 50' wide Section Line Easements within Lots 6, 11, 12, 13 & 14, US Survey 3504 and replace them with 50 and 100-foot wide Public Access Easements and 15, 20, and 30-foot wide Utility Easements along property lines. Located within Sections 6 & 7, T6N, R7W, and Section 1, T6N, R8W Copper River Meridian, Alaska contingent upon the staff recommendations and findings:"

1. Pay Postage and Advertising fee.

2. Obtain the Borough Assembly approval of the vacation within 30 days of Platting Board's written Notification of Action. MSB Assembly has 30 days from the date of the Platting Board decision to deny the request.
3. Submit final section line easement vacation plat, signed by the State and those with a legal and beneficial interest in full compliance with Title 43.
4. Show the replacement public access and utility easements on the section line easement vacation plat as shown on the preliminary plat.
5. Obtain DNR Final Decision of Approval for the Section Line Easement Vacation.
6. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of legal and equitable interest, if any.

FINDINGS:

1. The vacation is pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035 *Vacations*.
2. The vacation meets the requirements of MSB 43.15.040 *Section Line and State-Recognized RS-2477 Easement Vacations*.
3. The vacation is consistent with MSB 43.15.035(B)(1)(a) & 43.15.035(B)(2)(b) as the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation and alternate or better access to the lake is being provided on the plat.
4. SOA DNR has issued a preliminary decision approving the vacation of the section line easements (EV-3-239).
5. The vacations are requested to unencumber the potential building sites and allow for better, more efficient use of the property.
6. Public notice was posted for the section line easement vacation notifying the public of the date, time and place of the public hearing.
7. The properties are undeveloped at this time. DMLW, Survey Section has no known information that vehicles, pedestrians or other public interests have been or are using those portions of the SLE proposed to be vacated. A field inspection was not conducted.
8. Petitioners' surveyor of record has provided documentation of the existence of the section line easements within the area to be vacated and adjoining section lines as required by MSB 43.15.040(B)(2).

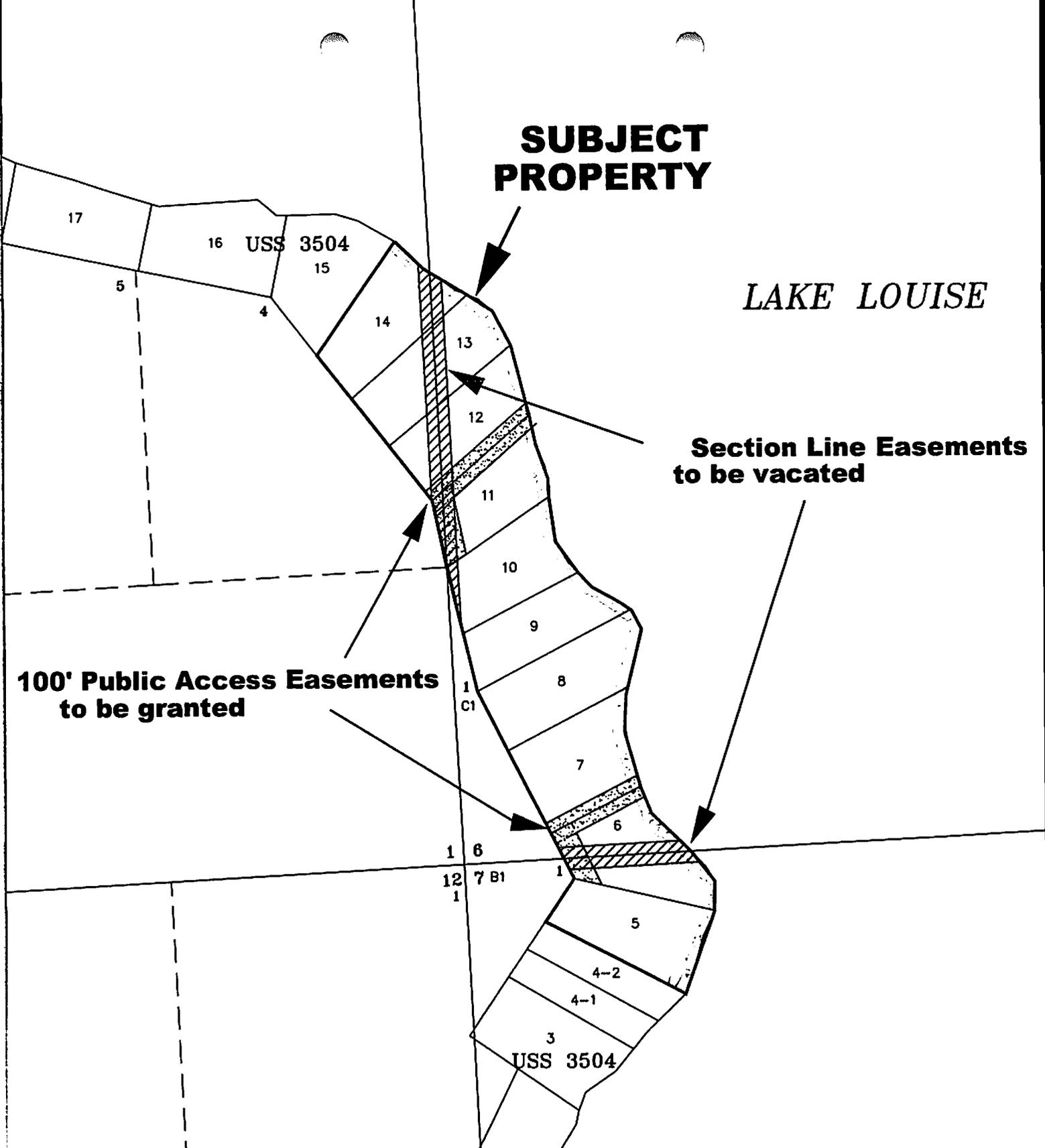
9. The petitioner is dedicating 50 and 100-foot wide public access easements and 15, 20 and 30-foot wide utility easements along property lines to replace the vacated easements consistent with MSB 43.15.040(B)(8) and MSB 43.15.035(B)(2)(b).
10. A 50 foot wide public access easement upland of and contiguous with the ordinary high water line of Lake Louise, will also be reserved on the plat.
11. The existing section line easements are not constructed. No construction of the replacement public access easement is required.
12. Public notices were sent to the Glennallen Postmaster, Copper Valley Community Library, Lake Louise Lodge and Eureka Lodge for posting on the community bulletin boards. Notices were also mailed to the Lake Louise Snowmachine Club (also known as The Wolf Pack) and Anchorage Snowmobile Club. The state also has a posting requirement which included posting to the State Online Notices site, Newspaper ads, and copying the decision to various state and local agencies.
13. There are no objections from borough developments, outside agencies, or the public.

**SUBJECT
PROPERTY**

LAKE LOUISE

**Section Line Easements
to be vacated**

**100' Public Access Easements
to be granted**



VICINITY MAP
FOR PROPOSED SECTION LINE EASEMENT VACATIONS
LOCATED WITHIN US SURVEY 3504
SECTIONS 6 & 7, T6N, R7W and SECTION 1,
T6N, R8W, COPPER RIVER MERIDIAN, ALASKA
LAKE LOUISE 10 & 11 MAPS

EXHIBIT A

RECEIVED

FEB 19 2016

PLATTING

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
SURVEY SECTION

Preliminary Decision

Petitioner: State of Alaska LSCAS

Section Line Easement Vacation

EV-3-239

Petitioned Action:

The proposed action consists of vacating portions of the 50' section-line easements (SLEs) lying within US Survey 3504, Sections 6 & 7, T6N, R7W, CRM and Section 1, T6N, R8W, CRM, as depicted in Attachment A.

The reason cited by the applicant: "The section line easements run through the middle of existing government [Small Tracts] lots. The vacation will un-encumber the potential building sites and allow for better, more efficient use of the property."

Legal Authority:

AS 19.10.010, AS 19.30.410, AS 38.05.035(e), AS 38.05.945, 11 AAC 51.025, 11 AAC 51.065 and 11 AAC 51.100

The Alaska Department of Transportation and Public Facilities (DOT/PF) and the Department of Natural Resources (DNR) have concurrent authority for approving the vacation of SLEs.

Administrative Record:

The DNR Survey Case File EV-3-239 constitutes the administrative record used for the basis of this decision.

Borough:

The proposed action is located within the Matanuska Susitna Borough (MSB).

State Easement Interest:

A 50-foot wide section-line easement exists within the subject property pursuant to AS 19.10.010. (See Discussion 2b, page 3).

Underlying Interest:

The petitioner owns the estate underlying the SLE proposed for vacation.

EXHIBIT B

Alternate Route:

The proposed alternate routes consists of 50 and 100 foot wide public access easements and 15, 20 and 30 foot wide public utility easements reserved in the Contracts for Sale of Real Property associated with certain parcels as shown on Attachment A. These easements will be dedicated to the public by the associated section-line easement vacation (SLEV) plat. The public access and public utility easements associated with the remaining parcels not currently under contract will be dedicated by said SLEV plat. In addition, a 50 foot wide public access easement upland of and contiguous with the ordinary high water line of Lake Louise, as shown on Attachment A, is reserved in said Contracts for Sale of Real Property pursuant to AS 38.05.127 and will be reserved by said SLEV plat.

Land Management Policies:

1) Pursuant to 11 AAC 51.065, before any vacation, modification, or relocation of a public easement, the petitioner must demonstrate to the satisfaction of the department that equal or better access is available. Equal or better access must be access that is:

- protected by an easement of record that is adequately wide for the purpose; if the easement of record is new, the petitioner must arrange for a note in the vacation document to be recorded that identifies the new easement as a replacement for the vacated easement; and,
- at least equally usable, considering length, type of terrain, and level of improvement, as the easement to be vacated; if development or improvement is needed to make the replacement easement at least equally usable, the petitioner must arrange for the development or improvement to be completed before the vacation takes effect.
- the department will determine if the vacation is in the State's best interest

Public Use Patterns:

The current state of the subject SLEs are not constructed. DMLW, Survey Section has no known information that vehicles, pedestrians or other public interests have been or are using those portions of the SLE proposed to be vacated. A field inspection was not conducted.

Practicality of Use:

The SLEs proposed to be vacated, and the proposed alternate access, run through nearly level, forested terrain and are not constructed, as seen on aerial imagery (Google Earth Pro). Sufficient public access will be reserved and/or dedicated and if approved, will provide access to the adjoining lands.

Agency Review:

Initial Agency review of the proposed action began on September 9, 2015 and concluded October 29, 2015. Agencies notified included Department of Transportation/Public Facilities (DOT/PF) Northern Region, Alaska Department of Fish and Game (ADFG), DNR Division of Mining, Land and Water – South Central Regional Office (SCRO), Alaska Mental Health Trust Land Office (MHTLO) and DNR Division of Parks and Outdoor Recreation (DPOR).

Agency Comments:

1. All agencies submitted comments of non-objection.
2. No other comments or objections on the proposed action were received.

Discussion:

1. Determination of the existence of Section-Line Easements:

- a. The BLM plat of U.S. Survey No. 3405, embracing Lots 1 to 17 inclusive, was accepted by the Chief, Division of Engineering on April 9, 1963. On this date said Lots 1-17 became reserved pursuant to the Act of June 1, 1938 (52 Stat 609); the Small Tracts Act.
 - The Rectangular Survey Plats for Township 6 North, Range 7 West, and Township 6 North, Range 8 West, Copper River Meridian, Alaska were accepted by the BLM on March 6, 1978.
 - Since the subject lands were reserved prior to rectangular survey plat approval public highway rights (e.g. section-line easements) pursuant to the Act of July 26, 1866 (RS 2477), now codified under 43 USC 932, did not arise by operation of statute; however,
- b. The lands underlying the SLEs proposed to be vacated were then conveyed to the State of Alaska by Federal Patent No's. 50-96-0130 and 50-96-0143 on December 15, 1995 and January 12, 1996 respectively. For surveyed or unsurveyed land owned by the state on or after July 1, 1960, the width, as identified in AS 19.10.010, is 50 feet (11 AAC 51.025, editor's note #7).

2. The proposed alternate access meets the requirements for vacation of those portions of the subject section-line easement pursuant to 11 AAC 51.065. The proposed alternate route is equally useable, will be protected by easements to be dedicated and that are adequately wide to satisfy all present and reasonable foreseeable uses. Continued access to adjacent lands is ensured by the remaining unconstructed SLEs, to be dedicated easements and water access from Lake Louise.

3. Pursuant to 11 AAC 51.065(e)(1), the department will give consideration to the recommendations of the MSB Planning Commission regarding this action when a copy of the Approved Minutes are received at DNR.

Approval of the proposed action is contingent upon the following conditions:

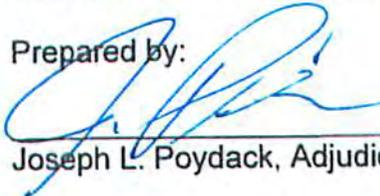
1. Pursuant to AS 38.05.945, a Public Notice must be completed. The Department of Natural Resources may modify the decision after analyzing public comments.
2. Comply with MSB's conditions of approval unless waived by the Director, DMLW.
3. A final plat (owner signed / surveyor sealed Mylar) must be submitted to DNR within two years from the date of approval of the Final Decision unless extended by DMLW, Survey Section.

4. Submittal of a Certificate to Plat, current within 90-days, with the final plat.

Recommendation:

Based on our findings, the applicant meets DNR's requirements to vacate the subject section-line easements. The proposed vacation may be in the state's best interest. Therefore, the Division of Mining, Land and Water, Survey Section recommends approval of this action and may proceed with adjudication and public notice in accordance with AS 38.05.945 and 40.15.305(e).

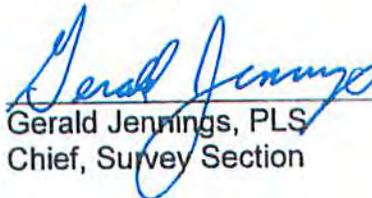
Prepared by:



Joseph L. Poydack, Adjudicator

13 Nov 2015
Date

Approved by:



Gerald Jennings, PLS
Chief, Survey Section

Nov 13, 2015
Date

PUBLIC NOTICE:

**Notice of Preliminary Decision
Section Line Easement Vacation
EV-3-239**

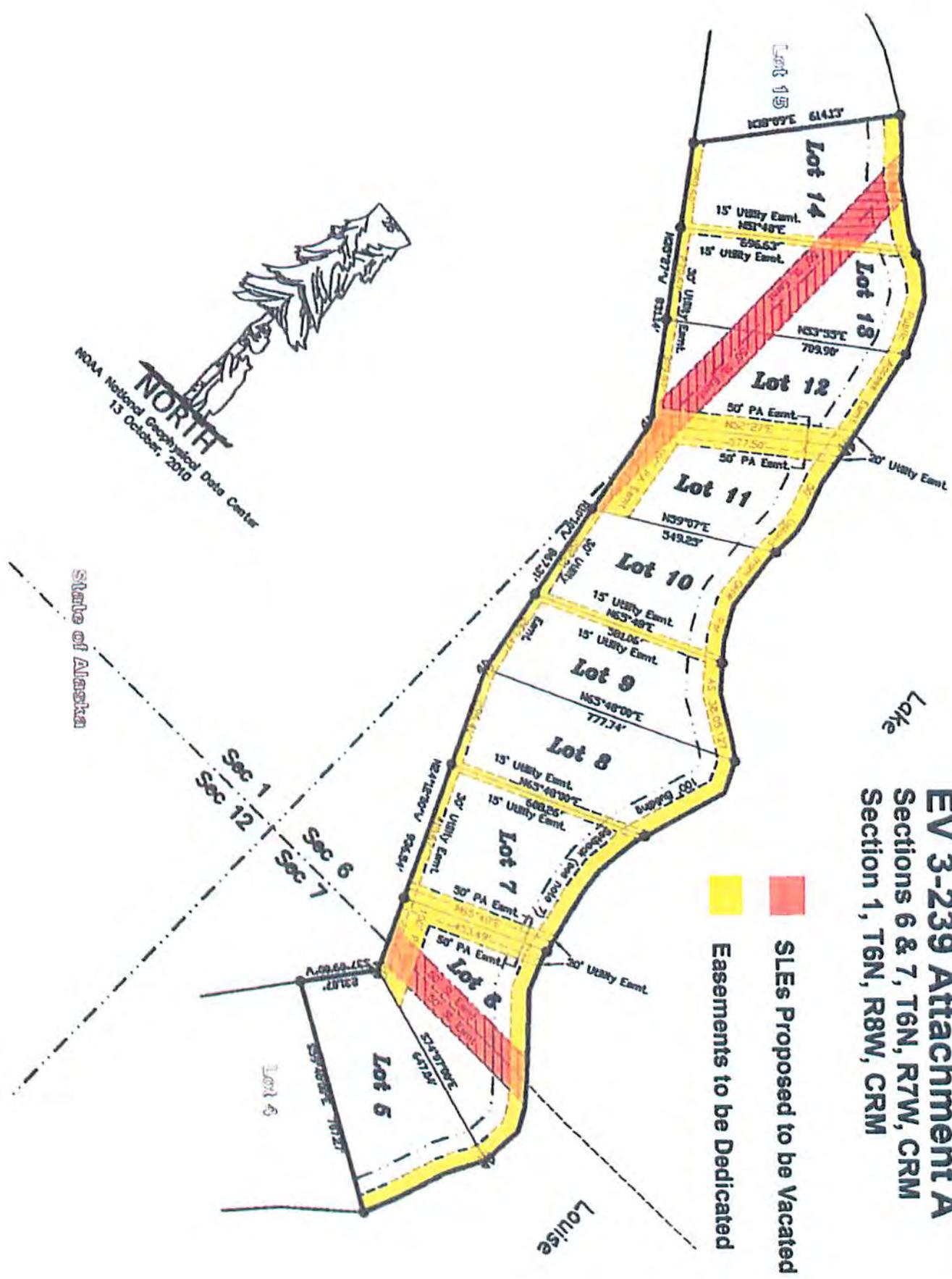
Per AS 19.30.410, the Department of Natural Resources, Division of Mining, Land and Water has made a Preliminary Decision (PD) giving contingent approval to a petition to vacate portions of the 50-foot section line easements lying within US Survey 3504, Sections 6 & 7, T6N, R7W and Section 1, T6N, R8W, CRM.

The public is invited to comment on the PD. Copies are available from DMLW, 550 W. 7th Avenue, Suite 650, Anchorage, AK 99501-3576 or <http://notes3.state.ak.us/pn/>. All comments must be received in writing at DMLW by 5:00 p.m. on December 30, 2015. **To be eligible to appeal, one must respond in writing during the comment period.** If public comment analysis indicates the need for significant changes to the PD, additional public notice will be given. If no significant change is required, the PD, including any minor changes, will be issued as a Final Decision (FD). To obtain PD/FD copy, reference case number EV-3-239; include date, your email and mailing address and telephone number. If you have any questions, contact DNR, Joseph L. Poydack, 375-7733 or joseph.poydack@alaska.gov.

DMLW reserves the right to waive technical defects in this publication.

Those with audio impairments may call Anchorage DNR Public Information Center, 10-5, M-F, TDD#269-8411.

EV 3-239 Attachment A
Sections 6 & 7, T6N, R7W, CRM
Section 1, T6N, R8W, CRM



NORTH
 NOAA National Geophysical Data Center
 13 October, 2010

EXHIBIT B

PETITION FOR VACATION OF SECTION LINE EASEMENT OR RS 2477

RECEIVED
FEB 19 2016
PLATTING

WITHIN A SUBDIVISION USS 3504
OUTSIDE A SUBDIVISION _____

Comes now the undersigned, State of Alaska, and petitions the Matanuska-Susitna Borough to vacate the section line easement lying within the following described property, to-wit:
Lots 6, 11-14 US Survey 3504

Said easement being more fully described as (legal description): Easements associated with Sections 6 & 7T6N, R7W, CRM and Section 1 T6N, R8W, CRM, as they pass through U.S. Survey 3504.

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. Preliminary finding of approval from SOA/DNR.
2. Section line easement documentation including adjacent easements
A. Patents B. Dates of entry C. Government survey plat D. Affidavit
3. The action sought by this petition is for the following reason(s): *(ATTACH PAGES, IF NEEDED)*
See Petition to amend or alter plat (Attached) and the attached petition to vacate submitted to DNR (attached).
4. Copies of the plat showing the section line easement to be vacated.
5. **\$500.00** Section Line Easement Vacation or RS 2477 Vacation Fee or **\$250.00** with Regular Plat.

**APPLICANT
OR
OWNER**

Name: State of Alaska Email: Kathryn.young@alaska.gov
Mailing Address: 550 W 7th Ave., Ste. 640, Anchorage Zip: 99501
Contact Person: Kathryn Young Phone: 269-8672

SURVEYOR

Name (FIRM): State of Alaska Email: Clifford.baker@alaska.gov
Mailing Address: 550 W 7th Ave., STE 650, Anchorage, AK Zip: 99501
Contact Person: Cliff Baker Phone: 269-8522

SIGNATURES OF PETITIONER(S):

Kathryn Young

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



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

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

3/1/16
DATE

Robert Hunter
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 4/7/16

SECTION LINE OR RS 2477 EASEMENT VACATION POSTING AFFIDAVIT

In accordance with MSB 43.15.040(B)(7), I hereby certify that I posted the prescribed vacation notice as agreed to with Matanuska Susitna Borough Platting Division.

Date Posted: 3/7/16 + 3/8/16

Platting Case #: 2016-034

Lauren Rowen

Printed Name
550 W. 7th Avenue, Ste 640

Mailing Address
Anchorage, AK zip 99501

Lauren Rowen
Signature

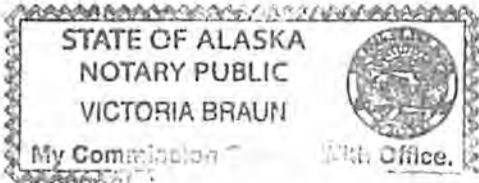
907-269-8851
Phone Number

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 31st day of April

2016 by Lauren Rowen
(name of signers(s))



Victoria Braun
(signature and seal of notary)
My commission expires: w/office

Please complete and return this Statement of Posting to the Department of Natural Resources in the enclosed self-addressed, stamped envelope.

STATEMENT OF POSTING

I posted a copy of the enclosed public notice regarding an easement vacation for USS 3504.

The notice was posted in the following location accessible to the general public,

Lake Louise Lodge bulletin board (e.g., community bulletin board), in:

U.S. Post Office _____, Alaska _____ Branch

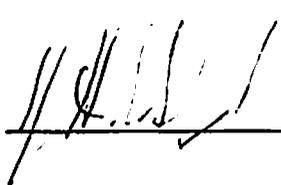
Public Library at _____

Other location Lake Louise Lodge

I intend to leave this notice posted in the above location for at least 30 days and until 1 pm, Thursday, April 7, 2016.

Date of posting: 3/7/16

Signature:



Yvette M. Delaguerre

Printed Name

Please complete and return this Statement of Posting to the Department of Natural Resources in the enclosed self-addressed, stamped envelope.

STATEMENT OF POSTING

I posted a copy of the enclosed public notice regarding an easement vacation for USS 3504.

The notice was posted in the following location accessible to the general public,
USPS (e.g., community bulletin board), in:

- U.S. Post Office Glennallen, Alaska APO Branch
- Public Library at _____
- Other location _____

I intend to leave this notice posted in the above location for at least 30 days and until 1 pm,
Thursday, April 7, 2016.

Date of posting: 3-8-2016

Signature: *Gene Tarver*

Gene Tarver

Printed Name



Peggy Horton

From: Rouen, Lauren F (DNR) <lauren.rouen@alaska.gov>
Sent: Thursday, March 31, 2016 8:43 AM
To: Peggy Horton; Baker, Clifford E (DNR)
Cc: Young, Kathryn R (DNR)
Subject: RE: 2016-034

Peggy,

The Surveys Public Notice process included posting on the State Online Notices site from 11/30-12/30/2015. Newspaper ads were placed in the ADN on 11/30/2015 and 12/7/2015, and copies of the decision were provided to state agencies and the Mat-Su Borough.

Thank you,
Lauren

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>]
Sent: Thursday, March 31, 2016 8:36 AM
To: Baker, Clifford E (DNR)
Cc: Rouen, Lauren F (DNR); Young, Kathryn R (DNR)
Subject: RE: 2016-034

Thank you for this. Yes, please provide those public notice details. The Platting Board may find it helpful.

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

From: Baker, Clifford E (DNR) [<mailto:clifford.baker@alaska.gov>]
Sent: Thursday, March 31, 2016 8:33 AM
To: Peggy Horton
Cc: Rouen, Lauren F (DNR); Young, Kathryn R (DNR)
Subject: FW: 2016-034

Good Morning Peggy

Please find attached copies of the posting notarized affidavit and statements of posting. Below Lauren mentions all the other notices she sent out as well. Lauren also mentions below we can provide the details of Surveys public notice process in the State's decision to vacate. Please let me know if you think this would be helpful.

Thank You

CB

Peggy Horton

From: Baker, Clifford E (DNR) <clifford.baker@alaska.gov>
Sent: Thursday, March 31, 2016 8:33 AM
To: Peggy Horton
Cc: Rouen, Lauren F (DNR); Young, Kathryn R (DNR)
Subject: FW: 2016-034
Attachments: Statements of PN posting - USPS - Lake Louise Lodge.pdf; USS 3504 vac posting affidavit signed.pdf

Good Morning Peggy

Please find attached copies of the posting notarized affidavit and statements of posting. Below Lauren mentions all the other notices she sent out as well. Lauren also mentions below we can provide the details of Surveys public notice process in the State's decision to vacate. Please let me know if you think this would be helpful.

Thank You

CB

From: Rouen, Lauren F (DNR)
Sent: Thursday, March 31, 2016 8:23 AM
To: Baker, Clifford E (DNR)
Subject: RE: 2016-034

Cliff,

Notices were mailed to the Glennallen Postmaster, Copper Valley Community Library, Lake Louise Lodge and Eureka Lodge for posting on community bulletin boards. I only received confirmations of posting from the Glennallen Postmaster and the Lake Louise Lodge (attached).

Notices were also mailed to the Lake Louise Snowmachine Club (also known as The Wolf Pack) and Anchorage Snowmobile Club. I spoke with Harry Holt, President of the Lake Louise Snowmachine Club on 3/7, and he confirmed that he had received the notice.

Additional Public Notice was conducted previously as part of the state's decision process, including posting on the state's online PN system, among other things. If it's helpful to Peggy to have details on that PN process, I can ask Joe to provide them.

Thanks,
Lauren

From: Baker, Clifford E (DNR)
Sent: Thursday, March 31, 2016 7:33 AM
To: Rouen, Lauren F (DNR)
Subject: FW: 2016-034

Good Morning Lauren

Can you provide me with the info Peggy is asking for below?

CB

Peggy Horton

From: Jamie Keller
Sent: Thursday, March 17, 2016 8:37 AM
To: Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Section Line Easement Vacation Plat on USS 3504 Case # 2015-034 Tech: PH

No comment.

Jamie Keller, PE
Civil Engineer
Matanuska-Susitna Borough
t: 907-861-7765 c: 907-355-9810
jamie.keller@matsugov.us
<http://www.matsugov.us/>

From: Peggy Horton On Behalf Of Platting
Sent: Tuesday, March 01, 2016 12:04 PM
To: Kemplen, Allen (DOT); kevin.vakalis@alaska.gov; Tucker Hurn (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; steven.banse@alaska.gov; Eric A Moore (DNR) (eric.moore@alaska.gov); james.walker2@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; vikings1@alaska.net; Jeffrey Urbanus (jeffurbanus@gmail.com); 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; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Jim Sykes (jimsykesdistrict1@gmail.com)
Subject: Request for Comments for Section Line Easement Vacation Plat on USS 3504 Case #2015-034 Tech: PH

Good Morning,

Attached is a request for comments for a Section Line Easement vacation by the State of Alaska, DNR within the Lake Louise area.

Please review and provide any comments by March 25, 2016.

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



Matanuska-Susitna Borough
Development Services
MAR 11 2016

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

Received

Comments Due: March 25, 2016

March 1, 2016

Section Line Easement Vacation Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Avi	Open Cases Y or <input checked="" type="radio"/> N
AK DNR, Division of Mining/L:	SpUD Y or <input checked="" type="radio"/> N
AK DNR, Public Access Defon	FIRM # _____ Zone _____
AK DNR, Division of Agriculture	Comments: <u>Not mapped</u>
AK DF&G, Habitat Mgmt. & Po	_____
AK DF&G, Division of Sport Fi	Date: <u>3/4/16</u> By: <u>[Signature]</u>
AK Railroad, Engineering Depar	_____
Corp of Engineers	_____
U.S. Postmaster	_____
City of:	_____
Community Council: Louise, 5	_____
Fire Service Area:	_____
Road Service Area:	_____
MSB – Borough Attorney	_____

Title:	U.S. Survey 3504 Section Line Easement Vacation
Location:	Sec 6 & 7, T6N, R7W Copper River Meridian, AK & Sec 1, T6N, R8W, Copper River Meridian, AK
Petitioner:	State of Alaska Dept of Natural Resources
Address:	550 W. 7 th Ave, Ste 640, Anchorage AK 99501

The request is to vacate the 50' wide Section Line Easements within Lots 1, 2, 6, 12, 13 & 14, US Survey 3504 and replace them with 100' wide Public Access Easements and Utility Easements along property lines to unencumber the potential building sites and allow for better, more efficient use of the property. Located within Section 1, T6N, R8W and Sections 6 & 7, T6N, R7W, Copper River 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 preliminary plat to help us more effectively enforce our subdivision regulations.

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 25, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **April 7, 2016**.

Kindest Regards,

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

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Peggy Horton

From: Susan Lee
Sent: Tuesday, March 01, 2016 2:38 PM
To: Platting
Subject: RE: Request for Comments for Section Line Easement Vacation Plat on USS 3504 Case # 2015-034 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: Tuesday, March 01, 2016 12:04 PM
To: Kemplen, Allen (DOT); kevin.vakalis@alaska.gov; Tucker Hurn (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; steven.banse@alaska.gov; Eric A Moore (DNR) (eric.moore@alaska.gov); james.walker2@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; vikings1@alaska.net; Jeffrey Urbanus (jeffurbanus@gmail.com); 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; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Jim Sykes (jimsykesdistrict1@gmail.com)
Subject: Request for Comments for Section Line Easement Vacation Plat on USS 3504 Case #2015-034 Tech: PH

Good Morning,

Attached is a request for comments for a Section Line Easement vacation by the State of Alaska, DNR within the Lake Louise area.

Please review and provide any comments by March 25, 2016.

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

EXHIBIT H



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: March 1, 2016
TO: Eileen Probasco, Planning Director
FROM: Land & Resource Management *MSC*
SUBJECT: Preliminary Plat Comments / Case #2016-034

RECEIVED
MAR 11 2016

PLATTING DIV

Platting Tech: Peggy Horton
Public Hearing: April 7, 2016
Applicant / Petitioner: SOA / DNR
TRS: 6N07W06 & 07 (CM)
Tax ID: 4U035040001.05-L14
Subd: US Survey 3504 SLEV
Tax Map: LL10 & 11

Comments:

- No MSB land affected.
- No objection.

EXHIBIT I



MATANUSKA-SUSITNA BOROUGH
 • PLATTING DIVISION •
 350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6468
 PHONE 861-7874 • FAX 861-0407

RECEIVED
 MAR 14 2016
 PLATTING

Comments Due: March 25, 2016

March 1, 2016

Section Line Easement Vacation 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: Louise, Susitna, Tyone	Enstar
Fire Service Area:	GCI
Road Service Area:	Assombly District #1
MSB – Borough Attorney	

Title:	U.S. Survey 3504 Section Line Easement Vacation
Location:	Sec 6 & 7, T6N, R7W Copper River Meridian, AK & Sec 1, T6N, R8W, Copper River Meridian, AK
Petitioner:	State of Alaska Dept of Natural Resources
Address:	550 W. 7 th Ave, Ste 640, Anchorage AK 99501

The request is to vacate the 50' wide Section Line Easements within Lots 1, 2, 6, 12, 13 & 14, US Survey 3504 and replace them with 100' wide Public Access Easements and Utility Easements along property lines to unencumber the potential building sites and allow for better, more efficient use of the property. Located within Section 1, T6N, R8W and Sections 6 & 7, T6N, R7W, Copper River 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 preliminary plat to help us more effectively enforce our subdivision regulations.

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 25, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **April 7, 2016**.

Kindest Regards,

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

*Show utility Easert going all the way
 to west p/c of Lot 6.
 (Comments)*

*A.R.
 3/14/16*

Providing Outstanding Borough Services to the Matanuska-Susitna Community.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

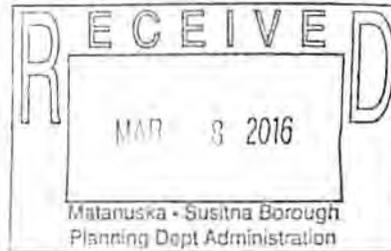
Department of Transportation
And Public Facilities

CENTRAL REGION
Planning & Administrative Services

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

March 3, 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 no comments:

- **Palmer-Wasilla Hwy Center Left Turn Lane Widening ROW Acquisition Plat**
- **Freeman Anthony RSB Block 1 Lot 1 (W. Trevett Avenue)**

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

- **Tax Map PA02, Sec 5, T18N, R03E**
 - The new trail must be developed to the same quality as the existing trail before the trail vacation would be approved.
- **Tax Map PA 11, Sec 14, T17N, R02E**
 - No access will be granted to Old Glenn Highway. All lots must access E. North Bridge Road
- **US Survey 3504 SLE Vacation**
 - ADOT&PF recommends consideration of an access easement along the side of the lots opposite the lake shore to accommodate future road/trail access along the land side of the lots for access to the parcels behind.

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

"Keep Alaska Moving through service and infrastructure."

EXHIBIT K

Peggy Horton

From: Baker, Clifford E (DNR) <clifford.baker@alaska.gov>
Sent: Tuesday, March 22, 2016 3:30 PM
To: Peggy Horton
Subject: RE: USS 3504 SLEV Comments
Attachments: EV 3-239 DOT&PF Official Comment.pdf

Afternoon Peggy

We can add the 20 ft. utility easement all the way back to the west P/L of Lot 6. It was there, just hidden behind text wipeouts, sorry.

No, I am not going to add an access easement along the side of the lots opposite the lake shore. All lots within the US Survey have lake access. All the land behind the government lots is State of Alaska lands. State regulation 11 AAC 96.020-025 General Allowed uses provide access to all of the State lands west of the US Survey. Should we decide to create a new subdivision in the future; we will dedicated access, at that time, to provide the most efficient access meeting the Borough's design standards to all parcels.

The section line easements we are vacating only provide access from the State land west of the US Survey to the Lake. We are replacing those vacated section line easements with new shorter more direct easements between the lake and the land to the west.

I don't see any benefit to DOT/PF Central Region's request. Since Lake Louise is in the DOT/PF's Northern Region; they should be the ones to comment on this plat. I have attached DOT/PF Northern Region's comment from when we did our own request for agency reviews.

Thank you for the notice of comments.

Cliff

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>]
Sent: Tuesday, March 22, 2016 10:05 AM
To: Baker, Clifford E (DNR)
Subject: USS 3504 SLEV Comments

We've received these comments from ADOT&PF and our ROW Coordinator. All other comments have been "no comment, no objection." Please review and let me know if these requests are something you're willing to put on the plat. If not, please provide reasons why.

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

From: Poydack, Joseph L (DNR)
Sent: Tuesday, March 22, 2016 3:28 PM
To: Baker, Clifford E (DNR)
Subject: FW: EV 3-239 DOT&PF Official Comment

*JOE POYDACK
NATURAL RESOURCE SPECIALIST II
DEPARTMENT OF NATURAL RESOURCES
SURVEY SECTION
JOSEPH.POYDACK@ALASKA.GOV
PHONE – 375-7733
FAX – 269-8914*

From: Hoskins, Duane S (DOT)
Sent: Thursday, October 29, 2015 11:40 AM
To: Poydack, Joseph L (DNR)
Subject: EV 3-239 DOT&PF Official Comment

Joe,
DOT&PF agrees with the proposed dedications and vacations. Should be noted that DOT&PF doesn't have right of way located within this replat/subdivision.

Thanks!
Duane

Duane S. Hoskins, Eastern Area Planner
Alaska Dept. of Transportation & Public Facilities, Northern Region
2301 Peger Road Fairbanks, AK 99709 | Ph: 907.451.2382 | Email: duane.hoskins@alaska.gov

EXHIBIT K

SECTION LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATIONS

STATE OF ALASKA DEPT. OF TRANSPORTATION & PUBLIC FACILITIES

The vacation statement, as shown hereon, has been reviewed by the Northern Region office and is hereby recommended for approval by the commissioner.

Recommended by _____ Date _____
Title: Regional Chief Right-of-Way Agent

STATE OF ALASKA DIV. OF MINING, LAND & WATER

The vacation statement, as shown hereon, has been reviewed by the Division of Mining, Land & Water and is hereby recommended for approval by the commissioner.

Recommended by _____ Date _____
Title: Director, Division of Mining, Land & Water

The State of Alaska, acting by and through the commissioner of the Department of Natural Resources and the Commissioner of Department of Transportation & Public Facilities, Does hereby state and declare that the State of Alaska vacates and releases all rights and title to any and all portions of section line easements for the public highways reserved to it under A.S. 19.10.010. (Specific area delineated by diagonal hatching on this plat).

Date: _____ Approved: _____
Commissioner
Department of Transportation & Public Facilities

Date: _____ Approved: _____
Commissioner
Department of Natural Resources

NOTES:

- This Plat does not constitute a subdivision as defined by A.S. 40.15.900 (5).
- All parcels of land owned by the State of Alaska, located within 50 ft. of, or bisected by, a surveyed or protracted section line, are subject to a fifty ft. (50') easement, each side of the section line, which is reserved to the State of Alaska for public highways under A.S. 19.10.010.
- Diagonally hatched area indicates portions of the section line easements being vacated within Sections 6 & 7 T6N, R7W and Sections 1 & 12 T6N, R8W CRM. It is not the intent of this plat to vacate any other dedicated public rights-of-way or easements.
- No field survey has been conducted in relation to the preparation of this section line vacation plat. All dimensions and other details as shown hereon are from US Survey 3504 accepted 9 April 1963.
- This section line easement vacation is in compliance with the final decision EV-3-239 approved _____
- Alternate public access and utility easements are reserved as shown.
- 100' ft. building setback created by the ADL 231196 Final Finding Decision, effective date 2 December, 2012.

CERTIFICATE OF CONTRACTEE

I, the undersigned, hereby certify that I am the Contractee for Lot 9, ADL 232072, U. S. Survey 3504, shown hereon. I approve this survey and plat.

Joshua Charlton Lester Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this _____ day of _____, 20__.

For: _____

Notary for the State of Alaska
My commission expires _____

CERTIFICATE OF CONTRACTEE

I, the undersigned, hereby certify that I am the Contractee for Lot 7, ADL 232070, U. S. Survey 3504, shown hereon. I approve this survey and plat.

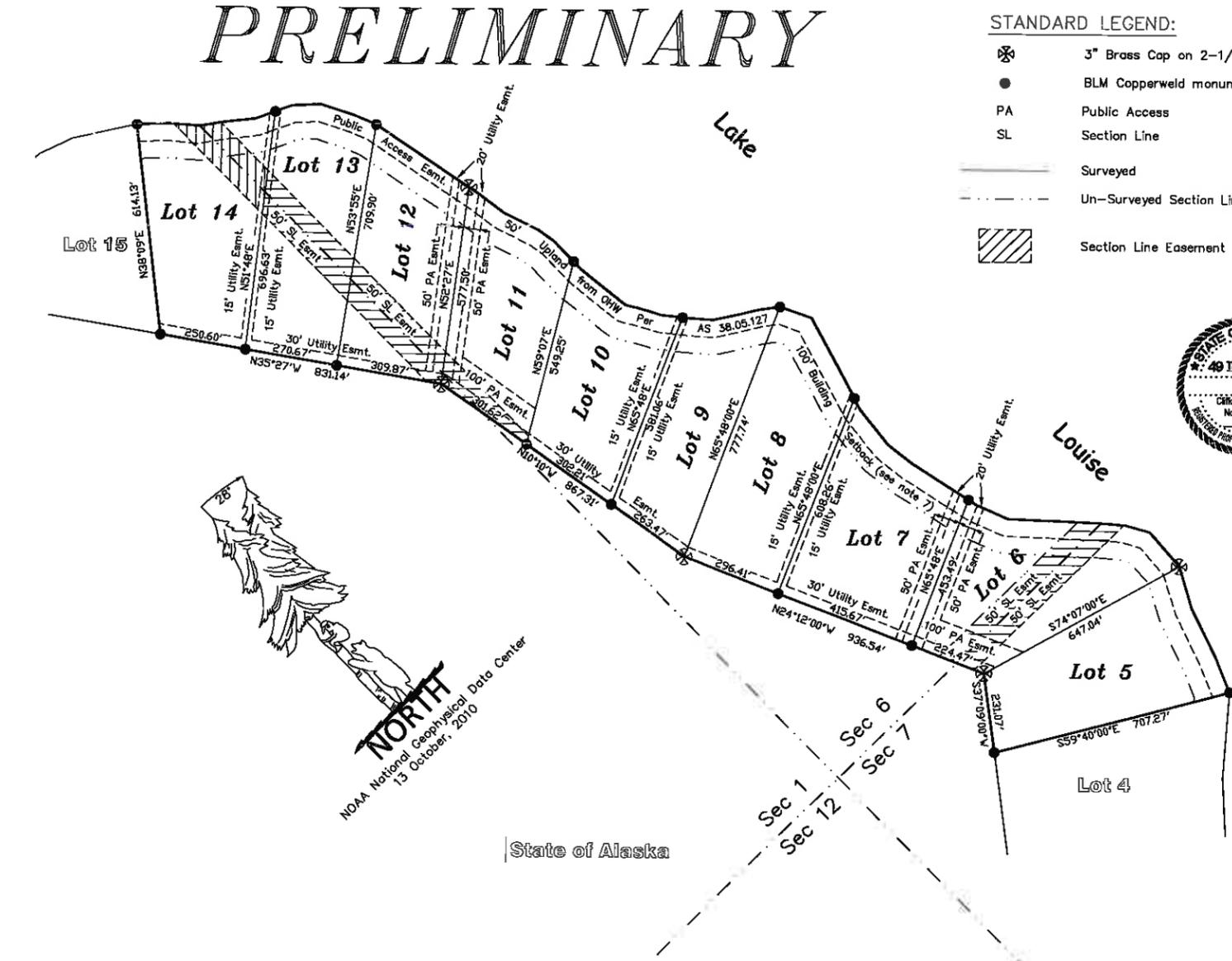
Karen Sue Farnsworth Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this _____ day of _____, 20__.

For: _____

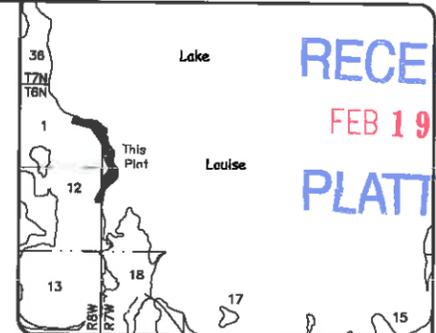
Notary for the State of Alaska
My commission expires _____



PRELIMINARY

STANDARD LEGEND:

- ⊗ 3" Brass Cap on 2-1/2" Iron Pipe
- BLM Copperweld monument
- PA Public Access
- SL Section Line
- Surveyed
- - - Un-Surveyed Section Line
- ▨ Section Line Easement Vacated this Plat



RECEIVED
FEB 19 2016
PLATTING

SURVEYOR'S CERTIFICATE

I, Clifford E. Baker, LS 5152, hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat was drafted under my direct supervision, and that all data shown hereon is true and correct as compiled from existing record information.

Dated _____ Registration Number _____
Clifford E. Baker

CERTIFICATE OF OWNERSHIP & DEDICATION:

I, the undersigned, certify that the State of Alaska is the owner of Lots 5-14 of U. S. Survey 3504, as shown on this plat. The State of Alaska approves this section line easement vacation and grants all easements for public or private use as shown and described hereon.

Date _____ Kathryn Young

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this _____ day of _____, 20__.

For: _____

Notary for the State of Alaska
My commission expires _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that this section line vacation plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by plat resolution number _____ dated _____, 20__ and that this plat has been approved for recording in the office of the recorder in the _____ district, Third Judicial District, State of Alaska in which this plat is located.

Planning & Land Use Director _____

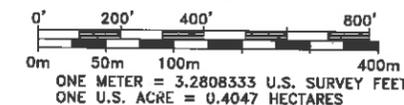
CERTIFICATION OF PAYMENT OF TAXES

I hereby certify that current taxes and special assessments, through _____, 20__, against the property, included in the section vacation plat, hereon have been paid.

_____, 20__

Tax Collection Official _____

SCALE



DATE OF SURVEY: _____ SURVEYOR: DNR, DMLW, Survey Section 550 W. 7th, Suite 650 Anchorage, AK 99501

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND, AND WATER
ANCHORAGE, ALASKA

SECTION-LINE EASEMENT VACATION PLAT
Associated with US Survey 3504

Located within Sections 6 - 7, T. 6 N., R. 7 W., Protracted Sections 1, T. 6 N., R. 8 W., Copper River Meridian, Alaska Talkeetna Recording District

DRAWN BY: CB APPROVAL RECOMMENDED
DATE: 2 Feb., 16 STATEWIDE PLATTING SUPERVISOR DATE:
SCALE: 1" = 200' CHECKED: _____ DNR FILE NO. EV-3-239

CERTIFICATE OF CONTRACTEE

We, the undersigned, hereby certify that we are the Contractees for Lot 8, ADL 232071, U. S. Survey 3504, shown hereon. We approve this survey and plat.

Nathan Noel McMurtry Date _____

Lin Bo McMurtry Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this _____ day of _____, 20__.

For: _____

Notary for the State of Alaska
My commission expires _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this _____ day of _____, 20__.

For: _____

Notary for the State of Alaska
My commission expires _____

CERTIFICATE OF CONTRACTEE

We, the undersigned, hereby certify that we are the Contractees for Lot 5, ADL 232068, U. S. Survey 3504, shown hereon. We approve this survey and plat.

Steven Wayne Shiell Date _____

Cindy Lee Shiell Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this _____ day of _____, 20__.

For: _____

Notary for the State of Alaska
My commission expires _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this _____ day of _____, 20__.

For: _____

Notary for the State of Alaska
My commission expires _____

CERTIFICATE OF CONTRACTEE

We, the undersigned, hereby certify that we are the Contractees for Lot 10, ADL 232073, U. S. Survey 3504, shown hereon. We approve this survey and plat.

Harald Lelendecker Date _____

Kirstin Lelendecker Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this _____ day of _____, 20__.

For: _____

Notary for the State of Alaska
My commission expires _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this _____ day of _____, 20__.

For: _____

Notary for the State of Alaska
My commission expires _____