AGENDA

MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA

REGULAR MEETING **1:00 P.M.** **MAY 5, 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
Amy Hansen
Marty Van Diest, Alt #1
Gregory Pugh, Alt #2

PLATTING DEPARTMENT
Fred Wagner, Platting Officer
VickieLee Fenster, Platting Assistant
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

MAY 5, 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. April 21, 2016

3. UNFINISHED BUSINESS

A. **ARCTIC DEVCO, INC.** (owners/petitioner): The request is to modify **THE RANCH MASTER PLAN PHASING** to allow development of an additional 20 lots prior to the completion of Trunk Road South with the agreement that all traffic related to these lots are directed to only use Nelson Road for ingress and egress from the Ranch Subdivision, containing 973.21 acres +/-. The lots to be developed would be located on the south side of Nelson Road and east of Machetanz Elementary School. Located within Sec 17, 19, 20 & 21, T17N, R01E, S.M. AK, lying south and west of the Alaska Railroad and bisected by Wasilla Creek. Community Council: Gateway, Assembly District: #3: George McKee

4. PUBLIC HEARINGS

A. **MATTHEW C. KNEPPER** (owners/petitioners): The request is to vacate an unconstructed 20' wide portion E. Radon Drive right-of-way and combine Lots 5, 8, 13A & 14, Barry's Finger Lake #2, Plat #61-56, to create a new lot to be known as **LOT 5A, BARRY'S FINGER LAKE #2**, containing 1 acre +/-. This case will be heard under MSB 43.15.065, Waiver of Standards for Re-Subdivision of Substandard Lots, as these lots were created in 1961, prior to borough incorporation. Current access is from a common driveway with adjoining Lot 6 onto E. Bogard Road. Located within Sec 33, T18N, R01E, S.M. AK, lying south of Bogard Road, east of Cottonwood Creek, with shoreline on Finger Lake. Community Council: North Lakes, Assembly District: #3: George McKee

B. **NANCY MITCHELL & KENNETH R. ADAMS REVOCABLE TRUST** (owners/petitioners): The request is to create five lots from Lots 1, 2 and 6, Block 1, and Tract A, Sandy Shores, Plat No. 85-90, refiled as 85-188, to be known as **TRACTS A1-A5, SANDY SHORES**, containing 152.56 acres +/-. Access is water access from DeLyndia Lake. Located within SW ¼ Sec 02, NW ¼ Sec 11, NE ¼ Sec 10, and SE ¼ Sec 03, T17N, R05W, S.M. AK, lying on the western and southern shore of Delyndia Lake, southeast of Red Shirt Lake and northwest of Big Lake. Community Council: Big Lake, Assembly District: #5: Dan Mayfield

C. **NORTHGATE ALASKA** (owners/petitioners): The request is to create a 60' wide, 300' long Public Use Easement with a T-turnaround, in the northeast corner of Tract B, Gemstone Estates, Phase 1, to be known as **N. NORTHGATE PLACE.** Located within NE ¼ NE ¼ Sec 31, T18N, R01E, S.M. AK, lying west of E. Bogard Road, east of N. Tait Drive and south of E. Seldon Road. Community Council: North Lakes, Assembly District: #3: George McKee

D. **JOHNNIE & ANNETTE JOHNSON** (owners/petitioners): The request is to create two lots from Parcel No. 3, MSB Waiver 80-36-PWm, recorded as 89-78W, to be known as **WINDY RIDGE**, containing 4.98 acres +/-. Access is from N. Sandra J. Circle. Petitioner will be constructing a 60' T-turnaround. Located within NE ¼ SW ¼ Sec 20, T18N, R02E, S.M. AK, lying west of N. Glenn Highway and the Matanuska River, north of N. Palmer-Fishhook Road and west of N. Sandra J. Circle. Assembly District: #1: Jim Sykes

E. **CRAIG RAPPE AND OLYMPIC INVESTMENTS LLC** (owners/petitioners): The request is to vacate the western portion of W. Olympic Circle and create four lots from Tract 2, Naomi, Plat No. 73-86 and Lot 3D, Olympic, Plat No. 2006-214, to be known as **OLYMPIC 2016**, containing 7.08 acres +/-. Lot 3D of Olympic is within the city limits of the City of Wasilla; Naomi is not within the city limits. Located within NW ¼ Sec 12, T17N, R02W, S.M. AK, lying south of W. Parks Highway, north of Alaska Railroad and west of Jacobsen Lake and directly west of S. Lamont Circle. Community Council: Meadow lakes, Assembly District: #4: Steve Colligan

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

A. **ARC LAND DEVELOPMENT LLC** (owners/petitioners): The petitioner for **VISTA ROSE SUBDIVISION** requests reconsideration from plat conditions 5, 12 and 13. The preliminary plat of Vista Rose and variances from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access were approved by the Platting Board on March 17, 2016 contingent upon 15 conditions. The petitioner requests removal of those conditions that require construction of roads, sewer and water lines be completed prior to plat recordation, containing 4.71 acres +/-. Located within SE ¼ NE ¼ Sec 04, T17N, R01W, S.M. AK, lying north of W. Nelson Avenue and directly west of N. Lucille Street. City of Wasilla, Assembly District: #4: Steve Colligan

7. **AUDIENCE PARTICIPATION** (*Three minutes per person, for items not scheduled for public hearing*)

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 April 21, 2016, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 1:00 P.M. by the Chairman, Mr. Jay Van Diest.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

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

Staff in attendance:

Ms. Josi Willcox, Acting Administrative Specialist
Mr. Fred Wagner, Platting Officer
Ms. Peggy Horton, Platting Technician
Ms. Amy Otto-Buchanan, Platting Technician
Ms. Cheryl Scott, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Ms. Amy Hansen.

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 with changes without objection.

2. APPROVAL OF MINUTES

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

- Correction on page 2 spelling for "Sunlit".

GENERAL CONSENT: The minutes for April 7, 2016, were approved without objection.

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

A. FREEMAN ANTHONY RSB L/1A

Josi Willcox (Acting Administrative Specialist)

- Stated that 42 public hearing notices were mailed out on March 31, 2016, to this date there have been 1 return, no objection, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview of the case.

Jay Van Diest (Chairman)

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

Tendra Nicodemus (Petitioner's Representative)

- Would like to add another recommendation for the right-of-way.
- Agrees with all the recommendations.

MOTION:

- Mr. Zimmerman moved to approve the preliminary plat for Freeman Anthony RSB Block 1 Lot 1 and the partial vacation of W. Trevett Avenue, seconded by Mr. Gillespie.

RECOMMENDATIONS:

- Add #11: Show the vacated portion of the easement to be replaced with a snow storage, utility, and maintenance easement.

VOTE:

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

TIME: 1:16 P.M.
CD: 0:15:25

B. BIRCHWOOD ESTATES

Josi Willcox (Acting Administrative Specialist)

- Stated that 66 public hearing notices were mailed out on February 11, 2016, to this date there have been 2 returns, no objection, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- The Petitioner would like to continue the case for 6 months or until several design details can be worked out.

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.

MOTION:

- Mr. Gillespie moved to continue the preliminary plat for Birchwood Estates for 6 months or until several design details can be worked out, seconded by Mr. Johnson.

VOTE:

- The motion passed with all in favor.

TIME: 1:20 P.M.
CD: 0:19:22

5. MISCELLANEOUS

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

Mr. Jay Van Diest suspended the Rules for the work session

Peggy Horton (Platting Technician)

- Went through the ordinance packet on the proposed amendments and changes to Title 43.

TIME: 2:32 P.M.
CD: 01:31:54
BREAK
TIME: 2:43 P.M.
CD: 01:42:57

Peggy Horton (Platting Technician)

- Continued going through the ordinance packet on Title 43.

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

6. RECONSIDERATIONS/APPEALS

7. AUDIENCE PARTICIPATION

The following person came in during the meeting at 2:43: Mr. Eugene Carl Haberman.

8. PLATTING OFFICER COMMENTS

- No work session at the next platting Board meeting.

9. BOARD COMMENTS

- Mr. Rausa will not be at the May 5th, June 2nd, and June 16th meeting.
- No other comments.

Adjourned 3:51 P.M.
CD: 02:51:03

Jay Van Diest, Chairman

Josi Willcox
Acting Administrative Specialist

DRAFT

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 5, 2016

PRELIMINARY PLAT:	**THE RANCH MASTER PLAN**
LEGAL DESCRIPTION:	**SEC. 17, 19, 20 & 21, T17N, R1E, SEWARD MERIDIAN, AK**
PETITIONER:	**INGEBORG TURNER/REXFORD TURNER/ARCTIC DEVCO, INC.**
SURVEYOR:	**BESSE ENGINEERING**
ACRES: **973.38**	
REVIEWED BY:	PEGGY HORTON CASE: 1984-416

The request is to modify The Ranch Master Plan phasing to allow development of an additional 20 lots prior to the completion of Trunk Road South with the agreement that all traffic related to these lots are directed to only use Nelson Road for ingress and egress from The Ranch Subdivision. The lots to be developed would be located on the south side of Nelson Rd, east of Machetanz Elementary School. Lying within Sections 17, 19, 20, & 21, T17N, R01E, Seward Meridian, Alaska, lying south and west of the Alaska Railroad and bisected by Wasilla Creek.

EXHIBITS

Vicinity Map	**EXHIBIT A**
Petitioner's Request	**EXHIBIT B**
Borough Manager's Letter	**EXHIBIT C**
Prior NOAs & Minutes	**EXHIBIT D**
Soils Report	**EXHIBIT E**

COMMENTS:

Capital Projects, Engineering	**EXHIBIT F**
Dept of Public Works	**EXHIBIT G**
Central Mat-Su FSA & DES	**EXHIBIT H**
Code Compliance	**EXHIBIT I**
Planner	**EXHIBIT J**
City of Wasilla	**EXHIBIT K**
ADF&G	**EXHIBIT L**
US Army Corps of Engineers	**EXHIBIT M**
Public	**EXHIBIT N**

HISTORY

May 1984	--	The Master Plan with 7 phases was approved for 8 years with community water system.
May 1992	--	A 2-year extension to May 1994. Due to the economic downturn petitioners were allowed to request extension of 2 years.
Nov 1993	--	Redesign of the Master Plan to reflect lands returned to Mr. Pippel.
Jul 1994	--	A 9-month extension to Apr 1995, conditioned upon involving neighboring residents to address concerns of increased traffic.
Dec 1995	--	A 5-year extension to Dec 2000 with new conditions. Contingent upon resolving with staff the construction requirements of the Subdivision Construction Manual to include DPWs comments dated 11/9/1995. Petitioner committed to not connecting to Abby (north) or Crane (west).
Dec 2000	--	A 3-year extension to Oct 2003, contingent upon prior conditions only.
Dec 2003	--	A 5-year extension to Dec 2008, contingent upon resolving construction requirements of the Subdivision Construction Manual and prior recommendations as they relate to Title 16.
Oct 2005	--	Phase 4 recorded creating 106 lots and 8 tracts. This was the first phase to record.
Jun 2007	--	An adjustment of the phase lines was approved which increased the number of phases from 7 to 10. This allowed the Alaska Railroad obtain right-of-way through Phase 6B and allowed the recordation of Phase 7A.
Jul 2007	--	Phase 6B recorded creating 39 lots subsequently transferred to AKRR. Remainder: 2 tracts.
Nov 2007	--	Phase 4 Tract B resubdivided into 3 tracts creating the Machetanz School site and 2 other tracts.
Mar 2008	--	Revised Master Plan approved and signed by Owners and Planning Director
Dec 2008	--	Revisions to the Master Plan approved to bring Phases 1, 2, 3, and 5 more in line with Title 27 requirements and the approval was extended another 5 years until Dec 4, 2013.
Aug 2010	--	Phase 7A recorded creating 58 lots and 1 tract. This was the second phase to record creating marketable lots.
Mar 2011	--	The Alaska Railroad resubdivided Phase 6B into three tracts, now called The Ranch 2010 to facilitate the track realignment.
Dec 2011	--	The Platting Board approved a Paving Plan in exchange for recording 3 Phases (123 lots).
May 2012	--	Phase 6A recorded creating 21 lots, now called The Ranch 2012. This is the first phase to record as part of the Paving Plan.
May 2012	--	A 5-year administrative extension to December 4, 2018 was granted per MSB 43.15.015(C)(3)(a).
Aug 2012	--	The Ranch Greatland recorded creating 4 tracts, allowing portions of the property to be sold to The Great Land Trust which expands the public ownership of the Palmer Hay Flats.
Sep 2012	--	A portion of the trail easement within Phase 6A was vacated and a public use easement was dedicated; a 20' trail easement remains.

Jan 2013 -- Phase 7B recorded creating 59 lots and 1 tract. This is the second phase to record as part of the Paving Plan.
Mar 2013 -- The Alaska Railroad resubdivided several lots within Creekside Preserve 3, The Ranch Phase 4, and Phase 7B, now known as Ranch Creekside 2012 to facilitate the track realignment.
Sep 2013 -- The Platting Board approved a change in the phase plan and to allow Phase 3A (43 lots) to be substituted for Phase 5A as part of the paving plan.
Jun 2014 -- The Platting Board approved a change in the phase plan and to allow Phase 3A-1 (20 lots) and Phase 6C (23 lots) to be substituted for Phase 3A as part of the paving plan.
Aug 2014 -- The Ranch Phase 6C recorded creating 23 lots.
Mar 2015 -- The Ranch Phase 3A-1 recorded creating 20 lots and 1 tract. This was the last phase to record as part of the Paving Plan.
Oct 2015 -- Petitioner requested allowance for additional development
Feb 2016 -- Borough Manager issued Support for Phased Development Letter
Mar 2016 -- Petitioner requested public hearing for adjustment of phase lines and modification of Access Condition #5.

Recorded phases	
Lots in Phase 4:	106
Lots in Phase 6B	39
Lots in Phase 7A	58
Lots in Phase 6A	21
Lots in Phase 7B	59
Lots in Phase 6C	23
Lots in Phase 3A-1	20
Total lots transferred to AKRR:	*53*
*# of platted lots **not** owned by AKRR:*	*273*

Unrecorded phases	
Lots in Phase 1	22
Lots in Phase 2	80
Lots in Phase 3A-2	23
Lots in Phase 3B	71
Lots in Phase 5A	43
Lots in Phase 5B	85
Total unrecorded lots	*324*

DISCUSSION:

The petitioners request is to adjust the phase lines to create 2 phases from Phase 3A-2, and plat 20 more lots within The Ranch Phase 3A-2A **(Exhibit B)**. Mr. Moosey, Borough Manager, consulted with staff and wrote a letter of support to Mr. Turner with a condition that all traffic be required to use Nelson Road from the east to Fireweed Road for ingress and egress to this phase **(Exhibit C)**. That requirement is for construction vehicles, builders, real estate agency and open house traffic to use the eastern access, and that the developer would be responsible for ensuring that occurs.

The Ranch Master Plan was approved in May, 1984 under Title 16 and throughout the years has remained under Title 16 with right-of-way revisions added in December 2008 to bring the rights-of-way up to current standards in terms of width and design.

Existing Conditions of Approval: Prior conditions of approval that apply to this phase include municipal water service to all lots; 20,000 sq ft lots or larger with 20,000 sq ft of useable area on each lot; fire hydrant installation; and residential road construction.

Conditions of approval prior to December, 2011 allowed 2 phases to record prior to a northern access. Phase 4 and Phase 7A were those phases (164 lots). The Platting Board approved a paving plan on December 1, 2011 (written decision December 6, 2011), which allowed three additional phases (123 lots) to record with the existing access in place in exchange for paving certain roads; see a copy of NOA at **Exhibit D**. Condition #5 stated "Other than the three phases laid out in the petitioner's paving plan dated November 14, 2011, no additional phases are to record until a collector standard road is constructed connecting Nelson Road to an equal or higher standard public road." The petitioner has completed the paving required in the paving plan and all three phases in that plan have recorded.

Access: At this time, there is no northern access to The Ranch lots except through Creekside Preserve and Garden Terrace Subdivisions. There are currently 273 platted lots with access to Fireweed Road and the Parks Hwy from Nelson Road to the East and access to Fairview Loop via Creekside Drive, Brome Ave and Abby Blvd to the North.

Soils: In 1984, Department of Environmental Conservation was reviewing the soils information for developing subdivisions. Soils are now reviewed by the borough, so an updated useable area report is necessary for each additional phase. Mr. Rick Besse, civil engineer, stated each lot within Phase 3A-2A has 20,000 sq ft of useable area as defined in Title 16 **(Exhibit E)**. Seven Test Hole Logs and a Test Hole map are attached. Water was not found in any of the test holes. Useable area, as defined in Title 16, is "that area where seasonal high water table is a minimum eight feet below the surface and not within an area dedicated to public use."

COMMENTS:

Brad Sworts, MSB Pre-Design & Engineering Division Manager, stated: The Trunk Road Extension South project has restarted (now out of winter shut-down) with the following work either completed or in process **(Exhibit F)**:

- The base for the road embankment between Nelson Road and the ARRC tracks has been placed with additional material stockpiled on top to accelerate any settlement that may occur.
- The foundation and (MSE) retaining wall on the north side of the ARRC tracks are being constructed for the road bridge over the railroad.
- The foundation and (MSE) retaining wall on the south side of the ARRC tracks will be constructed in early to mid-May.
- The concrete girders for the road bridge over the railroad are being created in Washington State this week. Mid-June the girders they will leave Seattle by barge. By first week of July girders should be trucked to the project site.
- Completion of the roundabout has been affected/delayed by ADOT&PF's Parks Highway repaving project, but roundabout should be finished in August – September timeframe.

Funding is available to complete the roundabout and the bridge over the railroad. The project will need additional funding to complete the road approaches (bring the embankment elevations up to final grade) to the bridge on both the north and south sides of the track.

The Public Works Engineer and the Road Maintenance Superintendent for this area concurs with Manager Moosey that any and all traffic related to Phase 3A-2A must use Nelson Road/Fireweed Road for all ingress and egress and that it is the developer's responsibility to ensure this occurs. They would like to know how the developer will guarantee compliance to this requirement and what will happen if it is violated **(Exhibit G)**. Staff notes the petitioner has not described how traffic will be addressed.

Central Mat-Su FSA and Dept of Emergency Services have no objections as long as the hydrant system is extended into this area **(Exhibit H)**. They also understand that this will put more than 30 lots on a single access route, but with the addition of future phases this will connect to additional roads making a secondary ingress/egress routes. Code Compliance stated the next phase to be developed is not within a Special Land Use Area and not within a Special Flood Hazard Area **(Exhibit I)**. MSB Planner stated the property is within the Core Area **(Exhibit J)**.

City of Wasilla Planning and Public Works Departments do not have any comments or concerns **(Exhibit K)**. ADF&G has no objection the phase changes as proposed **(Exhibit L)**. US Army Corps of Engineers advised the developer that wetlands may be on some of the lots within this new phase **(Exhibit M)**. Additional wetlands were discovered during the planning for the Trunk Road Extension east of this location.

Richard Buzby, owner of Lot 11, Creekside Preserve II, objects to this action **(Exhibit N-1)**. He states, "No way! Get those roads done first. Over 600 cars a day past my place. We are over built now and present roads into the subdivision can't support the ranch now."

Deb Walser, owner of Lot 14, Creekside Preserve II, objects to this action **(Exhibit N-2)**. She states, "No more!!! No curbs, no sidewalks – traffic keeps increasing – what is it going to take before people quit developing everything? NO MORE DEVEPMENT (sic) BEFORE INFRASTRUCTURE."

CONCLUSION:

The petitioners request is to adjust the phase lines and plat 20 more lots within The Ranch Phase 3A-2A. The Borough supports this development of a limited number of lots with a condition that it be the developer's responsibility to ensure all traffic use Nelson Road from Fireweed Road from the east for ingress and egress to this subdivision. Trunk Road Extension South construction is in progress. Additional funding is still needed to complete the construction from Trunk Road to Nelson Road.

Engineer has provided useable area report for the 20 lots in Phase 3A-2A to comply with Title 16.

Two objections for further development have been received from nearby property owners as a result of the public noticing.

RECOMMENDATIONS:

***Suggested motion:* "I move to approve the modification of phase lines within The Ranch Master Plan Phase 3A-2 and the recordation of Phase 3A-2A prior to completion of the Trunk Road Extension South construction from the Parks Hwy to Nelson Road, contingent upon staff recommendations and findings."**

1. Other than Phase 3A-2A, no additional phases are to record until a collector standard road is constructed connecting Nelson Road to an equal or higher standard public road.

2. It is the developer's responsibility to ensure that Nelson Road from the east is used as ingress and egress of construction vehicles, builders, real estate agency traffic, and open house traffic to lots within Phase 3A-2A, The Ranch.

3. Comply with the prior conditions of approval, not related to access. This decision sets forth all conditions concerning access which are now in effect.

FINDINGS

1. The Ranch Master Plan currently expires December 4, 2018.

2. The recordation of Phase 3A-2A will create 20 lots. The recordation of Phase 3A-2A does not change the existing conditions of approval.

3. There are 273 platted lots with access to Fireweed Road and the Parks Hwy from Nelson Road to the East and access to Fairview Loop via Creekside Drive, Brome Ave and Abby Blvd to the North.

4. The Mat-Su Borough supports this limited development of 21 lots if Arctic Devco, Inc. is in agreement that all traffic related to these lots are directed to only use Nelson road for ingress and egress from the Ranch Subdivision.

5. This is the final amendment of this sort that the borough will support, as completion of the Trunk Road South is essential to ensuring safe and efficient circulation for The Ranch Subdivision residents and Machetanz Elementary School staff, parents and students.

6. A Civil Engineer certified that the lots in Phase 3A-2A have 20,000 sq ft of useable area as required in MSB 16.20.280.

7. Our local home construction economy is an important component of our Valley's wellbeing.

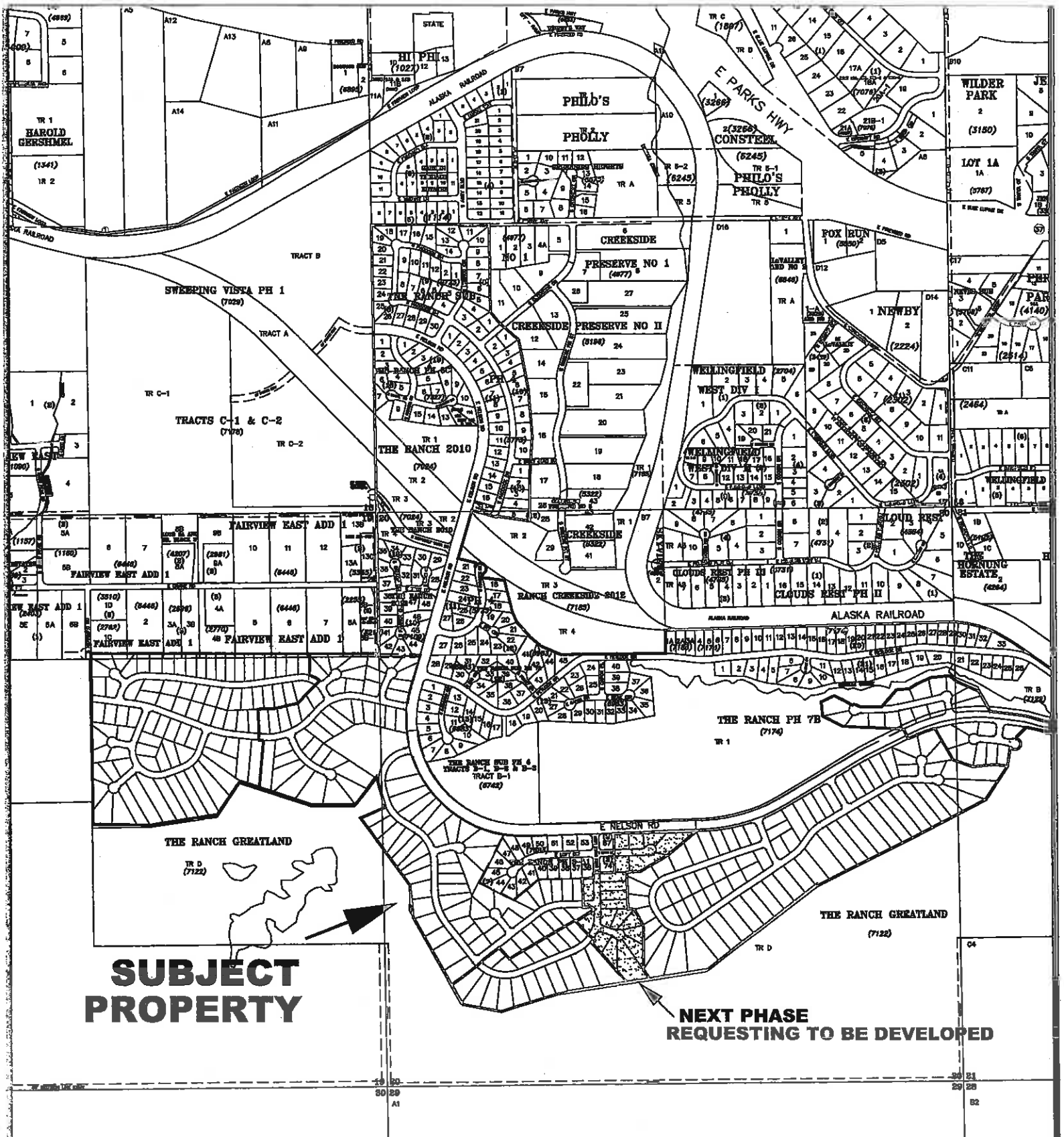
8. Brad Sworts, MSB Pre-Design & Engineering Division Manager, stated: "The Trunk Road Extension South project has restarted (now out of winter shut-down) with the following work either completed or in process:
   - The base for the road embankment between Nelson Road and the ARRC tracks has been placed with additional material stockpiled on top to accelerate any settlement that may occur.
   - The foundation and (MSE) retaining wall on the north side of the ARRC tracks are being constructed for the road bridge over the railroad.
   - The foundation and (MSE) retaining wall on the south side of the ARRC tracks will be constructed in early to mid-May.
   - The concrete girders for the road bridge over the railroad are being created in Washington State this week. Mid-June the girders they will leave Seattle by barge. By first week of July girders should be trucked to the project site.
   - Completion of the roundabout has been affected/delayed by ADOT&PF's Parks Highway repaving project, but roundabout should be finished in August – September timeframe.
   - Funding is available to complete the roundabout and the bridge over the railroad. The project will need additional funding to complete the road approaches (bring the embankment elevations up to final grade) to the bridge on both the north and south sides of the track."

9. The Trunk Road South project is needed for several reasons: Nelson Road, because it is gravel, requires more maintenance than if it were paved; school buses currently travel on Nelson Road which is a circuitous route to get to Machetanz Elementary School; Emergency Services will also be enhanced with more direct access; and the existing population will have a better route to the Parks Highway with the Trunk Road South extension.

10. Brad Sworts, MSB Transportation Planner has previously stated that once Trunk Road South is completed and Nelson Road is paved, that route would become the primary route to the school because of the numerous sharp angles, speed bumps and stop signs drivers are faced with going through Abby, Brome and Creekside Dr.

11. The petitioner has not demonstrated how traffic will be prohibited from using ingress and egress other than Nelson Road, which is a requirement for the borough's support.

12. Two objections from nearby property owners were received as a result of the public noticing. Mr. Buzby does not support the addition of more lots as roads do not support the current traffic. Ms. Walser does not want more development until infrastructure is completed.



VICINITY MAP

FOR PROPOSED REVISION TO THE RANCH MASTER PLAN LOCATED WITHIN SECTIONS 17, 19, 20 & 21, T17N, R1E SEWARD MERIDIAN, ALASKA

PALMER 10 & 15 MAPS

EXHIBIT A

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

RECEIVED
MAR 24 2016
PLATTING

March 23, 2016

Ms. Eileen Probasco
Planning Director and Acting Platting Officer
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Re: The Ranch Subdivision Master Plan
Request for Modification of Access Condition

Dear Ms. Probasco:

The development of The Ranch Subdivision has proceeded according to a Master Plan that was approved many years ago. The Master Plan has been modified several times over the years to adjust the development to current conditions. As a portion of the development, Rex and Inga Turner, the Developers, have donated the site for the Machetanz Elementary School and dedicated a majority of the right-of-way for the construction of Trunk Road South. Trunk Road South connects the east end of The Ranch at Nelson Road, crosses the Alaska Railroad and connects to the Parks Highway to the north.

The most recent modification to The Ranch Master Plan was in 2011. This modification allowed additional phases to be recorded in exchange for paving portions of Nelson Road from the Machetanz School Site to the intersection of Trunk Road South and from Ranch 6A to the northwest corner of the Nelson Road dedication. Also the dedication of the majority of the Trunk Road South Right-of-Way from Nelson Road to the intersection with the Parks Highway.

The Trunk Road Project continues to be constructed. It is our understanding that The Matanuska-Susitna Borough has the funding available to construct gravel street improvements and the bridge over the Alaska Railroad. The connection is expected to be complete late this year or early in 2017.

Since the recorded lots that were allowed in the Platting Board Modification on December 6, 2011 have been developed, the Developer is requesting a modification to allow an additional 20 lots to be developed. See Phase 3A-2A in the attached revised Master Plan. We feel that there has been a significant change of circumstances concerning the Trunk Road South Project since the 2011 modification. After reviewing the findings from the 2011 modification, we conclude that the Board expected the project to be completed by December, 2014.

EXHIBIT B

We have met with Mr. John Moosey regarding the request to allow an additional phase to be developed. A copy of the letter we received from Mr. Moosey is attached to this letter. Basically, Mr. Moosey supports the platting of an additional 20 lots. We agree that the local home construction economy is an important component of our Valley's well-being. The builders that have helped develop The Ranch Subdivision need to be supported.

If you have any questions about the above, feel free to call me at 907-354-8074.

Sincerely,
BESSE ENGINEERING

Richard L. Besse P.E.

Cc: Mr. Rex Turner, Arctic Devco

EXHIBIT B

Matanuska-Susitna Borough

February 22, 2016

Arctic Devco, Inc
PO Box 3489
Palmer AK 99645

RE: Support For Phased Development

Dear Mr. Turner,

Thank you for meeting with us concerning your request to modify condition of approval #5 of the December, 2011 revision to the Ranch Subdivision master plan, (which was originally granted preliminary approval in 1984 under Title 16), to allow further development pending the completion of Trunk Road South.

In review of your proposal I am supportive and in agreement that it makes sense for a limited release of 21 lots for development. Please understand, however, that the final decision on whether or not to grant this modification is subject to Platting Board approval. If Arctic Devco, Inc. is in agreement that all traffic related to these 21 lots are directed to only use Nelson Road for ingress and egress from the Ranch Subdivision, then the concerns raised by myself earlier are satisfied. Prohibiting construction vehicles, builders, real estate agency traffic and open house traffic from using ingress and egress other than Nelson is a requirement. It will be your responsibility, as developer, to ensure that this occurs.

Please be advised that this is the final amendment of this sort that I will support, as completion of the Trunk Road South is essential to ensuring safe and efficient circulation for The Ranch Subdivision residents and Machetanz Elementary School staff, parents and students.

Our local home construction economy is an important component of our Valley's wellbeing.

Sincerely,

John M. Moosey
Borough Manager

John M. Moosey * Borough Manager * 350 E. Dahlia Avenue * Palmer, AK 99645
907.861.8689 * john.moosey@matsugov.us

EXHIBIT C

Matanuska-Susitna Borough

BOX B, PALMER, ALASKA 99645 • PHONE 745-4801

PLANNING DEPARTMENT

LAND MANAGEMENT - PLATTING - PLANNING

DATE: June 4, 1984

NOTIFICATION OF PLATTING BOARD ACTION

TO: Turner Construction
Box 589
Eagle River, AK 99577

RE: The Ranch Master Plan

Consideration was given the above-mentioned at the Platting Board's meeting of May 17, 1984. Action taken by the Board is as follows:

The PRELIMINARY PLAT was APPROVED CONTINGENT.

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL OF A SUBDIVISION OR OF A WAIVER OF PLATTING REQUIREMENTS BY THE PLATTING BOARD SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS MSB 15.38. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

ON THESE NOTICE OF PLATTING BOARD ACTIONS WHERE ROAD CONSTRUCTION IS REQUIRED PLEASE NOTE THE FOLLOWING CONDITIONS:

1. Notice of cost estimate to be submitted by an engineer or a copy of the construction contract or the contractor's proposal, to be approved by the Borough Engineering Department.
2. Payment of a 2% fee based on approved estimate submitted.
3. Notice to proceed must be issued prior to construction as no road inspection is authorized without this notice.

If this is in reference to a plat application recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

PLEASE SEE REVERSE SIDE FOR CONDITIONS AND/OR REASONS.

Yours truly,

W. Ray Niemi, PLS
Platting Officer

cc: MSB Engineering
Datum Engineering

EXHIBIT D -1

CONDITIONS AND/OR REASONS

1 Comply with DEC comments and submittal of their approval to this office. Submittal of those items requested by DEC to the Borough. Construction of the water systems. Submittal of 2 as-built drawings of the system stamped by a registered professional engineer and signed by DEC as approved. Provide for the maintenance and operation of the system. Designate separate tracts for the well sites and provide any necessary maintenance easements. The same applies for any sewage treatment plant which may be constructed in the future.

2 Provide all utility easements as requested, MEA, MTA and Enstar.

3 Comply with DOT, Fish & Game comments. Obtain DOT approval for any intersections with state maintained highways. Prohibit direct access to Nelson Road from any lot.

4 Show all contiguous ownership property including the area to the south and to the east. Comply with any provisionsof the Palmer Hay Flats Special Use District for any lots which may be subject to that district.

5 Deliniate phase lines on the master plan.

6 Eliminate cul-de-sac roads where possible, to be worked out with staff.

7 Designate use of all tracts. If airstrip is contemplated, acquire FAA Airspace review for airstrip.

8 Delete portions of those lots within Blocks 20, 17 and 16 extending outside the subdividable area. Lot boundaries to end at bottom of bluff. This will also avoid exceeding the 3:1 lot ratio requirement on many lots.

9 Dedicate 10' of right of way along the north boundary to match the 40' dedication of Brome Ave to create a 50' right of way.

10 Show location of all fire storage tanks and easements for maintenance.

11 Provide at least 2 points of access for Phase I or provide for a collector road or dedicate the entire length of Nelson Road on the 1st phase plat.

12 Name all roads and rename those roads; ARR Road Court, Abby Blvd Court, Nelson Road Court, and Crane Road Court, unless they are to be an extension.

13 Redesign or eliminate Lot 1 of Block 12 to eliminate the Enstar Gas Line from traversing through the center of the lot.

14 Incorporate a minimum of 175' radius for those roads with 90 degree angles or install a warning sign with a 15 MPH speed advisory sign.

15 Stub Nelson Road to the west or place a note on the plat restricting that lot (lot 1, Block 23) from development until such time as a route to Fairview Loop is secured.

16 Show a 100' turnaround on 2nd Street adjacent to tract "E" and west boundary of W Street.

17 All bridging across Wasilla Creek to comply with DOT and Dept of Fish and Game recommendations and approval. To be designed for H20 load requirements.

18 Obtain legal access from north end of Nelson Road to Fairview Loop Road and meet all requirements of the ARR for the crossing. If this access is unobtainable, access shall be through Garden Terrace and Fairview East to the north and the Parks Highway from the southeast.

19 Construction of Nelson Road to arterial standards or greater. Construction of Abby Blvd to Fairview Loop, ARR Road and "W" Street to collector standards,Construct Crane Road within the subdivision only to collector standards, with the remainder of the roads to residential standards. Installation of road name and stop signs. Speed limit signs would be desirable due to the high density of this subdivision. Inspection by the road service areas and engineering Department. If Nelson Road to Fairview Loop cannot be obtained, as access, it is the recommendation of the Eng. Dept to post an advisory sign that the 55 MPH speed limit will end at the intersection of Nelson and Abby Blvd.

20 Documentation of all section line easements and redesign lots accordingly to 20,000 sq. ft. of usable area.

21 Provide at least a 15' creek maintenance easement from cut bank of Wasilla Creek.

22 Strip paving to comply with recommendations of the road service areas in order to be eligible for maintenance. Snow storage sites to be reserved in accordance with their

recommendations.

23 Renumber blocks accordingly.

24 Buffers to separate all residential/commercial lots, 15' in width.

25 Dedicate trail system in compliance with Planning Dept comments. Width of trial to be determined by the Platting Board. Within the Enstar Easement the trail is to be 50' in width. Block 26, Lots 4 through 27, to be 20' in width as per the Planning Department.

26 Submittal of final phase plats in full compliance with Title 16.

VARIANCES

1 Lot ratio, Approved due to the topography of those lots within portions of Block 20 and 17 and subject to the submittal of a formal variance request.

2 Less than 175 radius. Approved subject to installation of appropriate warning and speed limit signs conforming to State code and subject to the submittal of a formal variance request.

3 15" culverts for driveways, Approved based on recommendation by the road service area and subject to the submittal of a formal variance request.

4 Cross Intersections, Approved subject to installation of appropriate stop signs and subject to the submittal of a formal variance request.

5 Master plan approval for 8 years from the date of Platting Board approval, Approved due to the size of the subdivision, staff has no objections and that there will be update and review hearings to review the progress in the subdivision at three year intervals.

6 Cul-de-sac serving more than 20 lots, Approved since 5th Court cannot be extended further due to topo and a stub road to break up the length would not be practical and subject to the submittal of a formal variance request.

APPROVED AS PRESENTED
6-7-84

MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD

REGULAR MEETING MAY 17, 1984

The regular meeting of the Matanuska-Susitna Borough Platting Board was called to order at 8:02 AM by Chairman Bob Tucker. Members present establishing a quorum were Chairman Tucker, Pat Johnson, Ralph Foster and Paul Campbell. Donna Ramsey had an excused absence. Also present were Ray Niemi, Platting Officer; Platting Technicians; Sharon Alcantra, Marcy Martin, Rick Brown, and Rod McConnell, and Judy Gilbert of the Borough Clerk's Office. CALL TO ORDER QUORUM ESTABLISHED

Chairman Tucker asked for any changes or additions to the agenda. Mr. Niemi indicated that Item C under Miscellaneous Business should be added regarding right-of-way at Finger Lake South View, Tract A and Item D, Butte Subdivision Lot No. 9. Being no further changes or additions, the agenda stood as approved. AGENDA APPROVED

Chairman Tucker then asked for any changes or additions to the minutes of April 19, 1984. Following some discussion, Mr. Foster moved, Mr. Campbell seconded, to postpone action on the April 19, 1984 minutes until later in the meeting, but acting on them at this meeting, due to the fact that the Board had not had an opportunity to read them as yet. Voting on the motion, it carried unanimously. MINUTES

IV. OLD BUSINESS OLD BUSINESS

ITEM A: WITMAN MASTER PLAN EXTENSION REQUEST WITMAN MASTER PLAN EXTENSION

Mr. Niemi gave a brief overview of the plat, stating that this was submitted, and received preliminary approval, 3 years ago. Since that time, no master plan had been submitted, nor anything else. Mr. Niemi then stated that due to these facts, and the fact that staff has several problems with the plat, they recommend denial of the extension request.

On a question from Mr. Campbell, Mr. Niemi indicated that the surveyor representing the petitioner on this project, had stated that no work has been accomplished within the subdivision.

There was no one present in the audience to represent the petitioner or the master plan.

Following some general discussion on the matter, Ms. Johnson moved, Mr. Campbell seconded, to deny the extension request for Witman Master Plan due to the fact that the subdivision does not meet current Title 16 requirements, also due to the fact that nothing has been accomplished within the subdivision, and no master plan has been submitted. On a roll call vote, the motion carried unanimously.

V. PUBLIC HEARINGS AND RELATED PRELIMINARY PLATS PUBLIC HEARINGS

ITEM A: PRELIMINARY PLAT FOR FOUR CORNERS SUBDIVISION located within Section 34, T18N, R1E, S.M. AK. FOUR CORNERS SUBDV.

EXHIBIT D-5

Mr. Niemi stated that on April 11, 1984, 11 letters had been mailed out, and as of May 9, 1984 there were none returned and no objections received. Mr. Niemi then indicated that this was originally a short plat heard on May 9, 1984.

Ms. Alcantra gave a brief overview of the plat and addressed the staff recommendations. She also stated that there are right-of-ways requested by MSB Right of Way Department within the subdivision which need to be addressed.

Pat Lancaster, Borough Right-of-Way Agent, then came forward to address the right-of-ways within this subdivision, those right-of-ways being in regard to the realignment of Trunk Road and the right-of-ways the Borough will require for this realignment. Mr. Lancaster indicated that a vital part of the plan is that the Borough acquire the right-of-way along the section line. Much general discussion on this matter followed.

Chairman Tucker then opened the public hearing.

Jay Russell, a property owner in the area, came forward asking Mr. Lancaster the location of the proposed realignment of Trunk Road. Mr. Lancaster indicated it is east of the present road alignment. Mr. Russell stated that he owns property to the west of the present Trunk Road.

Being no one further wishing to be heard, Chairman Tucker closed the public hearing.

Ed McCain, representing the petitioner, and Weldon Leckwold, the petitioner, came forward to be heard. Mr. McCain then addressed the staff recommendations and the proposed realignment of Trunk Road. Mr. Leckwold also addressed the proposed realignment of Trunk Road.

Following much discussion on the matter, Mr. Campbell stated he could not see how this Board could ask someone to give a right-of-way when the Board does not know what the final plan is, we don't even know for sure this is where the road is going to go, and it is not fair to ask for 75 feet under those conditions. Chairman Tucker agreed with Mr. Campbell.

Following more discussion on the matter, Mr. Campbell moved, Mr. Foster seconded, to approve the preliminary plat for Four Corners Subdivision contingent upon staff recommendations 1 through 5, deleting #4, and granting variance #1 for reasons as stated by staff in the packet. On a roll call vote, the motion carried unanimously.

RANCH MASTER PLAN

ITEM B: PUBLIC HEARING AND PRELIMINARY PLAT FOR THE RANCH MASTER PLAN located within Sections 17, 19, 20 & 21, T17N, R1E, S.M., AK.

Mr. Niemi stated that on April 26, 1984, 145 letters had been mailed out, 2 returned, and one objection received which could be found either in the packet or in the hand outs.

EXHIBIT D-6

Ms. Alcantra gave a brief overview of the plat and addressed the staff recommendations, requesting several changes to the staff recommendations.

The Board then recessed at 9:16 AM, reconvening at 9:45 AM. RECESS

Chairman Tucker then opened the public hearing.

Mike Bronson came forward to the heard, stating he had written the letter of objection contained in the hand outs. Mr. Bronson then addressed the ponds and the water system contained within the proposed subdivision.

Being no one further wishing to be heard, Chairman Tucker closed the public hearing.

Jack Felton of Datum Engineering, representing the petitioner, came forward to be heard, indicating he had no objection to the staff recommendations as amended by Ms. Alcantra.

Much general discussion then followed regarding Matanuska Pete's Cabin, the proposed air strip, and the request to allow 8 years for development of the master plan.

Mr. Campbell then moved, Ms. Johnson seconded, to approve the preliminary plat for the Ranch Master Plan, contingent upon staff recommendations 1 through 27, changing #11 to read, "Show location of all fire storage tanks and easements for maintenance.", changing #20 to read, "Construction of Nelson Road to arterial standards or greater. Construction of Abby Blvd to Fairview Loop, ARR Road and "W" Street to collector standards, construct Crane Road within the subdivision only to collector standards, with the remainder of the roads to residential standards. Installation of road name and stop signs. Speed limit signs would be desirable due to the high density of this subdivision. Inspection by the road service areas and engineering Department. If Nelson Road to Fairview Loop cannot be obtained, as access, it is the recommendation of the Engineering Department to post an advisory sign that the 55 MPH speed limit will end at the intersection of Nelson and Abby Blvd.", changing #26 to read, "Dedicate trail system in compliance with Planning Department comments. Width o trail to be determined by the Platting Board. Within the Enstar Easement the trail is to be 50' in width. Block 26, Lots 4 through 27, to be 20' in width as per the Planning Department.", and granting variances 1 through 6 for reasons as stated by staff in the packet, adding to variance #5 that due to the size of the subdivision, staff has no objections, and that there will be update and review hearings to review the progress in the subdivision at three year intervals.

Following some discussion, Mr. Campbell amended his motion, Ms. Johnson amended her second, to delete staff recommendation #9.

Voting on the motion as amended, it carried unanimously.

ITEM C: PUBLIC HEARING AND PRELIMINARY PLAT FOR MATHEWS SUBDIVISION OF LOT 5 located within Section 26, T17N, R2E, S.M., AK. MATHEWS SUBDV.

EXHIBIT D-7

Matanuska-Susitna Borough
350 E. DAHLIA AVE. PALMER, ALASKA 99645 • PHONE 745-4801
DEPARTMENT OF PLANNING - PLATTING DIVISION

May 22, 1992

NOTIFICATION OF PLATTING BOARD EXTENSION

INGEBORG M. TURNER
P.O. Box 3489
PALMER, AK 99645

RE: THE RANCH

CASE: PW-47

Dear Ms. Turner:

On April 4, 1991, the Platting Board of the Matanuska-Susitna Borough granted a two (2) year extension to all subdivisions on file as of April 4, 1991. This action was necessitated by the current economic conditions in the Borough. In order for the extension to be granted the petitioner's must request the extension and there can be no changes to the Platting Board conditions of approval requested by the petitioner. If there are changes necessitated, the extensions must be presented to the Platting Board.

THE EXTENSION REQUESTED BY YOUR LETTER OF May 5, 1992 was APPROVED. TWO YEAR EXTENSION TO EXPIRE MAY 17, 1994.

Please note: This will be the final 2 year extension option to be granted by the Platting Board of the Matanuska-Susitna Borough.

Should you have any questions, please feel free to contact this office.

Yours truly,

Rick Brown
Platting Officer

pc:

PLT/JSC/2yrext

EXHIBIT D -8

Mr. Hulbert gave an overview of the case. Mr. Tucker opened the public hearing. No one wishing to speak the public hearing was closed. Mr. Brown gave staff findings of fact. Paul Campbell moved to accept ASLS 88-170 with Staff Recommendations 1. through 3. (a. through j.) with Findings numbers 1 through 2.

Terry Maw seconded the motion. Voting on the motion it passed unanimously.

D. PUBLIC HEARING AND PRELIMINARY PLAT FOR ASLS 90-14, located W/I Section 32, T20N, R8E, S.M., AK.

Mr. Brown stated that on March 14, 1991, nine Public Hearing notices were mailed out, none were returned and no objections were received.

Mr. Hulbert gave an overview of the case. Mr. Tucker opened the public hearing, no one wishing to speak, the public hearing was closed.

Ms. Scorup questioned the wording in item "4." of Staff Recommendations; ADL number should read 218862 instead of ADL 21886.

Mr. Campbell moved the accept ASLS 90-14 with Staff Recommendations 1. through 3. (a. through h.) with Findings numbers 1 through 2. Diana Herschbach seconded the motion. Voting on the motion it passed unanimously.

V. MISCELLANEOUS BUSINESS

A. REVIEW OF 2 YEAR EXTENSION POLICY

Mr. Maw moved to renew the existing 2 year extension policy on preliminary subdivisions, requesting that a note be added to the extension letter format stating that this would be the last two year extension granted by the Platting Board. Mr. Campbell seconded the motion. Voting on the motion it passed unanimously.

B. WORK SESSION - Subdivision Construction Manual continued from March 21, 1991 meeting.

The Platting Board discussed the Subdivision Construction Manual on a page by page basis.

Mr. Gary LoRusso, representing the Valley Board of Realtors addressed the board and asked that the realtors be given time to review the draft. He indicated he would represent the Valley Board of Realtors at future workshops and committee work.

A motion was made by Terry Maw that the Work Session discussion be suspended and item "V.D." be discussed. Mr. Campbell seconded the motion and it passed unanimously.

EXHIBIT D-9

MATANUSKA-SUSITNA BOROUGH
• PLATTING DIVISION •
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 745-9874 • FAX 745-9876

July 13, 1994

NOTIFICATION OF PLATTING BOARD ACTION

INGE TURNER
POB 3489
PALMER, AK 99645

RE: THE RANCH MP EXT REQUEST
CS: PW-47

Action taken by the Platting Board on July 7, 1994 is as follows:

The REQUEST FOR EXTENSION OF PRELIMINARY MP APPROVAL was APPROVED FOR A NINE MONTH PERIOD TO EXPIRE APRIL 7, 1995, CONTINGENT UPON ORIGINAL CONDITIONS OF APPROVAL & ADDITIONAL CONDITIONS ATTACHED:

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL OF A SUBDIVISION OR OF A WAIVER OF PLATTING REQUIREMENTS BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

IF ROAD CONSTRUCTION IS REQUIRED PLEASE NOTE THE POLLOWING CONDITIONS:

1. Notice of cost estimate to be submitted by an engineer or a copy of the construction contract or the contractor's proposal, to be approved by the Borough Dept of Public Works
2. Payment of a 2% fee based upon the approved estimate submitted.
3. Notice to proceed must be issued prior to construction as no road inspection is authorized without this notice.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Rick Brown
Platting Officer

pc: KENNETH G LANG, 1731 GEORGE BELL CIR, ANCHORAGE, AK 99515

EXHIBIT D – 10

CONDITIONS AND/OR REASONS:

The Matanuska-Susitna Borough Platting Board ruled at their meeting of July 7, 1994 to extend the preliminary approval for The Ranch Subdivision Master Plan to April 7, 1995 with the following conditions:

1. The petitioner presenting and working with the platting and public works staff to upgrade the conditions of approval in light of new regulations and new conditions;

2. Petitioner must involve representative of residents of neighboring subdivisions in addressing concerns of increases in traffic, the burdens imposed on people by increased traffic to and from the subdivision;

3. Revision process insure that phase plat for the first phase or phases intended to be developed be submitted;

4. All permits required by state and federal agencies either be granted by the end of the nine month period or that satisfactory evidence of progress toward obtaining those permits be presented.

MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD

REGULAR MEETING JULY 7, 1994

The regular meeting of the Matanuska-Susitna Borough Platting Board was called to order by Ms. Scorup, Chair, at 8:30 AM.

Present and establishing a quorum were Mr. Nicodemus, Ms. Roberts, Mr. Sterling, Ms. Larson, Ms. Scorup, and Mr. Sorensen, alternate. Ms. Herschbach was absent, excused.

Staff present were Mr. Brown, Platting Officer; Ms. Carricaburu, Secretary; Mr. Hulbert, Platting Technician and Mr. Strother, Engineering Division Manager.

APPROVAL OF MINUTES

June 16, 1994

Mr. Sterling moved to approve the minutes as presented. Ms. Roberts seconded the motion. With no objection the minutes were unanimously approved with Ms. Scorup abstaining.

OLD BUSINESS

CONTINUATION OF EXTENSION REQUEST FOR THE RANCH MP (Continued from meetings of June 2 and June 16, 1994)

Mr. Sorensen asked to be excused from this case. Ms. Scorup agreed. Mr. Sorensen left the room.

Mr. Brown called attention to two handouts. The board chose to take a few minutes to review them. Ms. Scorup reminded the board that the public hearing had been closed previously.

Rex Turner, petitioner's representative, addressed the board stating that he was willing to agree to additional conditions of approval as well as previous conditions of approval. Lengthy discussion followed.

Mr. Sterling moved to grant a nine month (from this date) extension for The Ranch preliminary master plan approval subject to, (1) the petitioner presenting and working with the platting and public works staff to upgrade the conditions of approval in light of new regulations and new conditions; (2) petitioner must involve representatives of residents of neighboring subdivisions in addressing concerns of increases in traffic, the burdens imposed on people by increased traffic to and from the subdivision and; (3) revision process insure that phase plats for the first phase or phases intended to be developed be submitted; and (4) all permits required by state and federal agencies either be granted by the end of the nine month period or that satisfactory evidence of progress toward obtaining those permits

EXHIBIT D-12

be presented. Ms. Larson seconded the motion. Discussion as to who would represent the homeowners followed, it was stated that the subdivision was in the Knik-Fairview Community Council area.

Andrew Evans, Garden Terrace Subdivision, stated that the residents along Abby Blvd are represented by him.

Marcia Boyd, from the Fairview East Subdivision, stated that there was not currently a homeowners association but that she will get a group together to represent the wishes of the people who had objected.

Mr. Brown stated that in reviewing the original conditions of approval if it is found that changes need to be made then they will be changed by the platting board. The board would definitely be interested in the revised master plan. The board requested maps that are easier to read the next time this case comes before them.

Voting on the motion it passed unanimously with Mr. Sorensen abstaining.

Ms. Scorup called for a ten minute break at 9:30 AM. The board reconvened at 9:40 AM.

YAN SUBDIVISION - EXTENSION REQUEST

Mr. Brown stated that on June 16, 1994, 38 public hearing notices were mailed. To date one has been returned and no objections received, he then gave a brief overview. Request is for a two year extension.

Ms. Scorup opened the public hearing. With no one present wishing to speak the public hearing was closed. Discussion followed.

Jushin S Yan, petitioner, addressed the board stating that she feels she can complete her subdivision within the two year extension. Discussion followed.

Mr. Sterling moved to approve the two year extension request contingent on recommendations one through three and attached findings. Mr. Nicodemus seconded the motion. Voting on the motion it passed unanimously.

PUBLIC HEARING FOR REVISION OF CONDITIONS - SEYMOUR LAKE WEST

Ms. Carricaburu stated that on June 15, 1994 93 public hearing notices were mailed out. To date one has been returned and no written objections received. Mr. Hulbert gave an overview of the case. Mr. Brown joined the audience as representative for the petitioner, Mat-Su Borough.

Ms. Scorup opened the public hearing.

Darlene Candee, Lot 4, Block 3 and Lot 5 Block 1 Scenic Shores Subdivision, addressed the

EXHIBIT D-13

MATANUSKA-SUSITNA BOROUGH
• PLATTING DIVISION •
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 745-9874 • FAX 745-9876

December 11, 1995

NOTIFICATION OF PLATTING BOARD ACTION

INGEBORD TURNER
POB 3489
PALMER, AK 99645

RE: THE RANCH MP
EXTENSION REQUEST
CS: PW-47

Action taken by the Platting Board on December 7, 1995 is as follows:

The REQUEST for EXTENSION OF MASTER PLAN was APPROVED TO 10/12/00 - CONTINGENT ON CONDITIONS AND/OR REASONS. (ATTACHED):

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL OF A SUBDIVISION OR OF A WAIVER OF PLATTING REQUIREMENTS BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

IF ROAD CONSTRUCTION IS REQUIRED PLEASE NOTE THE FOLLOWING CONDITIONS:

1. Notice of cost estimate to be submitted by an engineer or a copy of the construction contract or the contractor's proposal, to be approved by the Borough Dept of Public Works.
2. Payment of a 2% fee based upon the approved estimate submitted.
3. Notice to proceed must be issued prior to construction as no road inspection is authorized without this notice.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Rick Brown
Platting Officer

pc: KENNETH G. LANG, 1731 GEORGE BELL CIR, ANCHORAGE, AK 99515

EXHIBIT D-14

The platting board approved the five year extension request for the Ranch Master Plan contingent on the following:

1. Submittal of a final master plan bearing the necessary approval certificates;

2. Comply with prior conditions of approval;

3. Work with staff to resolve the phasing sequence and the construction requirements of the *MSB Subdivision Construction Manual*. This is to include DPW comments dated 11/9/95. (see below)

FINDINGS

FINDING The developer has complied with the conditions of approval as directed by the platting board's written decision dated July 13, 1994.

FINDING Access through Garden Terrace and Fairview East has been eliminated. This will resolve the adjacent land owner's concerns regarding the impact of additional traffic through their respective subdivisions.

FINDING This request meets the requirements of MSB 16.15.015(B)(2) and (3) allowing approval of the extension by the platting board.

MSB Dept of Public Works' comments from memorandum of November 9, 1995:

1. Nelson Road:

   a. Complete to Phase I to AASHTO standards;

   b. Plat and build 100' past Saddle Horn Circle;

   c. Road design to be by a PE for expected traffic;

2. Prior to recording Phase III, a north access ROW to be acquired;

3. Construct north access prior to recording Phase IV;

4. Developers 10/30/95 letter, first page, last sentence, does not match Master Plan. Letter states phases go east to west. MP shows Phase IV on north prior to V, VI and VII along Nelson road;

5. MSB Dept of Public Works does not object to Abby Way access.

MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD

REGULAR MEETING **DECEMBER 7, 1995**

The regular meeting of the Matanuska-Susitna Borough platting board was called to order by Ms. Scourp, Chairman, at 8:35 AM.

Present and establishing a quorum were: Ms. Scorup, Ms. Elkins, Mr. Tucker, Ms. Roberts, Mr. Nicodemus and Mr. Sorensen.

Staff present were; Mr. Brown, Platting Officer; Ms. Carricaburu, Administrative Assistant; Mr. Hulbert, Platting Technician; and Mr. Strother, Engineering Division Manager.

Ms. Scorup asked for any changes to the agenda. Mr. Brown stated he has received a request to continue item IVC, to the June 20, 1996 meeting. Item IVD, is to be placed under the Consent portion of the agenda.

APPROVAL OF MINUTES

November 16, 1995

Ms. Roberts moved to approve the minutes as presented. Mr. Nicodemus seconded the motion. The motion passed unanimously with Ms. Scorup abstaining.

Ms. Larson arrived.

OLD BUSINESS

THE RANCH SUBDIVISION M.P. - EXTENSION REQUEST

Mr. Brown stated that on November 15, 1995, 99 public hearing notices were mailed. To date, three have been returned and no objections received. One non-objection was received. He then gave an overview.

Ms. Scorup opened the public hearing.

Beatrice Adler, resident of Garden Terrace Subdivision, does not want an access past her home. Agrees with Abbey Blvd and Crane Road not becoming thoroughfares as noted in the master plan. Discussion followed.

Geoffrey Tamplin, resides at the corner of Abby Blvd and Timothy Lane in Garden Terrace Subdivision, stated concerns that eventually another access will be necessary and inquired whether EMS is aware of the size of this proposed subdivision. Discussion followed.

Marcia Boyd, resident of Fairview East Subdivision, is concerned that in the future her road may turn into an access for the Ranch Subdivision. Staff reported that another eventual access is planned off of the Parks Highway alleviating any need to use Abbey or Crane for access. Discussion followed.

Dolores McKee, resident in the area requested a continuance. She presented a brief that had been submitted

EXHIBIT D ~ 16

previously at the BOAA by Mr. McKee with several concerns. Ms. McKee feels that the petitioners did not contact a majority of the residents to discuss access proposals and may wish to change the plan again in the future. Ms. McKee was informed that in order to make any major changes to the master plan another public hearing would be required and petitioners would need to come back before the board. Discussion followed.

Andy Evans, resident of Garden Terrace Subdivision, addressed the board stating that he is not the president of any homeowner's association as had been stated in a previous document. He was contacted by Mr. Turner who assured him that Abby Blvd would not be used as an access to The Ranch Subdivision. He is satisfied with that assurance and has no problem with the subdivision. With no one else wishing to speak the public hearing was closed.

Rex Turner, petitioner, addressed the board, answering questions of the board and explaining the scope of the project. The project is ongoing and the overall development is designed to adapt to the existing communities and provide future amenities to the community. Discussion followed.

Ms. Roberts moved to approve the extension of the master plan for a five year period contingent on conditions one through three and findings. Mr. Nicodemus seconded the motion. Voting on the motion it passed unanimously.

PUBLIC HEARINGS - CONSENT

PUBLIC HEARING & PRELIMINARY PLAT FOR ASLS 95-39

Mr. Brown stated that on November 14, 1995, seven public hearing notices were mailed out. To date none have been returned and no objections received. This is a consent item and petitioner agrees with recommendations.

Ms. Scorup opened the public hearing. With no one present wishing to speak the public hearing was closed.

Ms. Larson moved to approve the preliminary plat contingent on conditions one through six and findings. Ms. Roberts seconded the motion. Voting on the motion it passed unanimously.

PUBLIC HEARINGS

CONTINUATION OF PUBLIC HEARING & PRELIMINARY PLAT FOR ASLS 92-136, (continued from meeting of November 2, 1995)

Mr. Brown explained that this case had been continued in order to allow the petitioner time to resolve access concerns with DNR. He added that all concerns have been resolved.

Ms. Scorup re-opened the public hearing with no one present wishing to speak the public hearing was closed.

Dan Wagner, petitioner's representative, addressed the board, providing an air photo of the property in question. He reiterated the fact that all concerns have been resolved.

Ms. Roberts moved to approve the preliminary plat contingent on recommendations one through seven, adding an eighth condition to read, "Comply with DNR's letter signed by Mr. Bernard, dated November 20, 1995," also approving findings. Ms. Larson seconded the motion. Voting on the motion, it passed unanimously.

EXHIBIT D-17

MATANUSKA-SUSITNA BOROUGH
• PLATTING DIVISION •
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 745-9874 • FAX 745-9876

December 18, 2000

NOTIFICATION OF PLATTING BOARD ACTION

INGEBORG TURNER
POB 3489
PALMER, AK 99645

RE: THE RANCH M.P. EXT REQUEST
CS: PW-47

Action taken by the Platting Board on December 7, 2000 is as follows:

The EXTENSION REQUEST was APPROVED FOR A 3-YEAR PERIOD CONTINGENT UPON CONDITIONS AND/OR REASONS (attached) - TO EXPIRE 10/12/2003

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL OF A SUBDIVISION OR OF A WAIVER OF PLATTING REQUIREMENTS BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

IF ROAD CONSTRUCTION IS REQUIRED PLEASE NOTE THE FOLLOWING CONDITIONS:

1. Notice of cost estimate to be submitted by an engineer or a copy of the construction contract or the contractor's proposal, to be approved by the Borough Dept of Public Works.
2. Payment of a 2% fee based upon the approved estimate submitted.
3. Notice to proceed must be issued prior to construction as no road inspection is authorized without this notice.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Sincerely,

Paul Hulbert
Acting Platting Officer

XC: KENNETH G LANG, 1731 GEORGE BELL CIRCLE, ANCHORAGE, AK 99515, MSB-DPW

EXHIBIT D - 18

CONDITIONS AND/OR REASONS

The Platting Board approved a 36-month extension for the preliminary master plan contingent upon completion of all prior conditions of approval.

FINDINGS OF FACT

1. The approval of a 3-years extension is consistent with the platting board's option to approve this requests.

2. The applicant was required to obtain numerous permits from several state and federal agencies.

3. The case was held up on appeals which the Board of Adjustment and Appeals ruled in favor of the petitioner.

4. The master plan was revised so that no access will be given through Garden Terrace Subdivision and Fairview East Addition Number 1.

5. The applicant has obtained the necessary permits from the required state and federal agencies.

6. Public objections have been received for this extension request.

7. The petitioner has obtained the necessary permits and the MSB Dept of Public Works has reviewed proposed creek crossing and materials have been acquired.

8. The petitioner's representative has stated that they are willing to meet with adjacent property owners to address the master plan in detail.

EXHIBIT D – 19

are some problems with the roads. He agrees with the request for extension and is working with the developer to improve the roads.

With no one else present wishing to speak, the public hearing was closed. The petitioner was not present. The board had no discussion.

Mr. Darnell moved to approve the extension request for two-years contingent on compliance with all previous conditions of approval. Mr. Tucker seconded the motion. Voting on the motion it passed.

Five findings were adopted adding, "MSB Dept of Public Works has no objections to the granting of the extension."

THE RANCH MASTER PLAN

Ms. Carricaburu stated that on November 14, 2000, 122 public hearing notices were mailed. To date, two have been returned and two objections have been received. One letter of non-objection was received. Ms. Larson gave the board a minute to review the two handout letters after which the board determined that the letters were actually letters of concern and not objections. Mr. Hulbert gave an overview.

Ms. Larson opened the public hearing.

Anne Drago, testified that she has lived on Crane Road for over ten years. She is happy with her quiet neighborhood and worried that eventually Crane Road may be accessed from this proposed subdivision. Less than 12 cars pass by her house daily. She is concerned that this project was approved in 1984 and they had never heard about this subdivision. She is concerned with the possible loss of lifestyle and the loss of her view. She feels that the extension should be denied and the petitioner should have to start over. Discussion followed.

Ronald Arvin, resident of Clouds Rest Subdivision, asked that this request be tabled until the next meeting to allow residents in his subdivision the ability to review the master plan. Preferable a month continuance would be adequate. His subdivision has extremely stringent covenants. He was aware of this plan when he bought his property. Discussion followed.

George Strother, stated that the petitioners have obtained several permits, state and federal, and have received borough approval on the bridge. The approaches have been constructed, the plan has been progressing, all materials for the bridge have been secured. Discussion followed.

With no one else present wishing to speak, Ms. Larson closed the public hearing.

Richard Resse, representing Rex and Inge Turner, stated that there have been many permits obtained, including wetlands and fish and game permits. The creek crossing was approved, and bridge approaches constructed. He understands that in the third phase there is an alternative access required to Fairview Loop. The access road off of Nelson Road has been built. Portions of this project is part of the Palmer Hay Flats which is private property. The federal and state

EXHIBIT D-20

wildlife people have been involved in this process. He stated that Mr. Turner would be happy to meet with any of those having questions and will be glad to provide copies of the plan to interested parties. Discussion followed.

Ms. Laub-Elkins moved to approve the 36-month extension contingent on completion of all prior conditions of approval. Mr. Tucker seconded the motion. Voting on the motion it passed.

Six findings were adopted amending the forth finding by adding the words, "...and Fairview Estates Addition #1." Amend the sixth finding to read, "Public objections have been received for this extension request." The board added the following findings, "the petitioner has obtained necessary permits. MSB Dept of Public Works has reviewed plans for creek crossing, bridge materials have been acquired. The petitioner's representative has stated that they are willing to meet with adjacent property owners to address the master plan in detail."

Ms. Larson called for a 15 minute break. The meeting reconvened at 10:20 AM.

D J SANDSTROM SUBDIVISION

Ms. Carricaburu stated that on November 14, 2000, 24 public hearing notices were mailed. To date, one has been returned and no objections received. Mr. Hulbert gave an overview.

Ms. Larson opened the public hearing.

George Strother, stated that the developer has been working well with the borough and he supports this extension. He would support a two-year extension granted.

With no one else present wishing to speak, the public hearing was closed.

Mr. Darnell moved to approve the request with all previous conditions of approval for a 2-year period. Ms. Laub-Elkins seconded the motion. Voting on the motion it passed.

Four findings of fact were adopted amending item one to replace, "one-year," with, "two-year extension subject to all prior conditions of approval." The board also added, "petitioner was not present," and, "extension was changed to two-years on the recommendations of MSB Dept of Public Works."

PUBLIC HEARINGS

FINGER COVE ESTATES LOTS 10A, 11A, & 16A, BLOCK 2, W/VACATIONS

Ms. Carricaburu stated that on November 14, 2000, 49 public hearing notices were mailed. To date, one has been returned and one objection received. Mr. Hulbert gave an overview reading the letter of objection into the record from Mr. and Ms. Krause.

Ms. Larson requested a brief overview from the petitioner.

Carol Christiansen, addressed the board, giving an overview. He plans to move the walkway

0020

EXHIBIT D -21

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE PALMER, ALASKA 99645-6488
PHONE 745-9874 FAX 746-7407

December 15 2003

NOTIFICATION OF PLATTING BOARD ACTION

INGEBORG TURNER
TURNER CORPORATION
P O BOX 3489
PALMER, ALASKA 99645.

RE: THE RANCH MASTER PLAN EXTENSION REQUEST

CS: 1984-416

Action taken by the Platting Board on DECEMBER 4, 2003 is as follows:

The EXTENSION OF THE RANCH MASTER PLAN UNTIL DECEMBER 4, 2008 WAS APPROVED CONTINGENT UPON THE FOLLOWING CONDITIONS/REASONS (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Janet Kincaid

Ms. Janet Kincaid
Platting Board Chair

pc: BESSE ENGINEERING
1890 JAIME MARIE CIRCLE
WASILLA, ALASKA 99654/ **DPW/MSB**

EXHIBIT D -22

CONDITIONS/REASONS

The platting board approved the Ranch Master Plan Extension of approval contingent upon the following:

(1) Submittal of final Master Plan bearing the necessary approval certificates.

(2) Comply with prior conditions of approval.

(3) Work with staff to resolve construction requirements of the MSB Subdivision Construction Manual for construction of roads.

(4) Resolve with staff /compliance with prior recommendations as they relate to present regulations of MSB Title 16

FINDINGS

FINDING (1) The approval of a 5-year extension is consistent with the platting board's options.

FINGING (2) The applicant has obtained the necessary permits from the Army Corps of Engineers and Fish & Game Dept.

FINDING (3) Three water wells have been drilled and the test flows meet the requirements for production with the community water. A Department of Natural Resources permit has been submitted for water rights.

FINDING (4) Public objections have been received from this extension request and considered.

FINDING (5) The petitioner has agreed to fence the airstrip of the neighboring subdivision to promote the safety of the future lot owners.

FINDING (6) Hydrology testing by J. A. Munter Consulting, Inc., June 2, 2003 (page 6,), Water Quality states Levels of Manganese in well #3 and water PH of well #1 is slightly exceeded secondary maximum contaminant levels, but that secondary maximum containment levels are generally established for aesthetic reasons, rather than health based consideration.

FINDING (7) This Master Plan conforms to the current Title 16 standards.

FINDING (8) The Alaska Railroad has many issues that must be resolved.

FINDING (9) Development of first three phases (Nelson accessing the Glenn Hwy) required DOT/PF to complete the Glenn Hwy-Parks Hwy interchange and the Trunk Road frontage road.

EXHIBIT D-23

MEA on utility easement design." Adding No. 12, "Alaska Rim has submitted revised soils information on all 10 lots with useable area showing minimum 20,000 sq. ft." Adding No. 13, "A 50' curve radius return in and out of cul-de-sac have been standard policy of Dept of Public Works for years but this plat has 60' right-of-way and the cul-de-sac is centered in the 60' right-of-way. The radius curve return at the intersection of Larkspur Circle and E. Frances Dr. will not be enforced by DPW A 13.1 Corner Sight Distance, because the radius return would increase setback requirements on Lot 12, Block 4, Finger Lake Heights Subdivision. There are no utilities installed within the 30' utility easement on that lot. If the utility easement is vacated, the building set back will be applied." Adding No. 14, "Extreme topographic restraints had to be considered to realign the road and redesign the plat." Adding No. 15. "All decisions of the board are final unless appealed to the Board of Adjustments and Appeals as per MSB 15.39."

PUBLIC HEARINGS

THE RANCH SUBDIVISION extension

Ms. Thompson stated that on November 26, 2003 156 notices were mailed and to date there has been 10 returns and 6 objections and two non-objections and also a mailout on October 26, 2003. Mr. Hulbert stated a brief history and asked that the board hear the public and the petitioner.

Ms. Kincaid opened the public hearing.

Mr. Berkley Tilton, stated that the subdivision developer has been trying to comply with the rules over the years. His main concern was the adjoining subdivision having an airstrip and would like to see a fence around the strip to protect the children of the proposed development and perhaps prevent the problems with use of the open area. He stated that he was not representing the council just a concern of the subdivision. He is in Knik-Fairview Community Council the proposed sub is in Gateway Community Council Area.

Mr. Hulbert asked where the runway ended on the east. Mr. Tilton stated along Lot 7 & Lot 6 Block 27. Mr. Hulbert also asked if the airstrip had a navigation easement over the subdivision surrounding. Mr. Hulbert asked if there was a restriction as per FAA. Mr. Tilton stated that trees there are 40' tall trees and take off would have to be higher so probably not a problem for new development unless they would be greater than that.

Ms. Whitfield, asked what permit was given by FAA. Mr. Tilton stated that it was a Flight pattern from FAA.

Mr. Bruu asked if right or left and Mr. Tilton stated that is was left pattern but the users go right due to topography.

Mr. James Day, Creekside Preserve lot owner, stated that he was concerned about the tremendous impact on traffic through subdivision.

EXHIBIT D-24

Ms. Kincaid closed the public hearing.

The petitioner's representative, Mr. Rick Besse, surveyor, stated that construction of fence along the airstrip would not be a problem for the development but he stated that the developer would like to see the maintenance of the fence be the responsibility of the owner of land.

Ms. Whitfield, asked if DEC approved the well system. Mr. Besse state the wells were applied for 5 years ago. He also stated that the developer was securing the water rights and establishing the system. Mr. Besse stated the developer was now in the process of designing pumps and pressure system. Ms. Whitfield stated that she was concerned about the water testing and asked the questions concerning hydrology.

Mr. Jim Munter, hydrologist, maganese (esthetic) standard meant staining but not unhealthy. He further stated that the PH is slightly high. That is the acidity of the tests. He stated that the term (Secondary) standards means esthetic.

Ms. Roberts, asked if 60 month continuation would be better than 36 month since it is such a large project.

Mr. Besse stated that he would like to have more time.

Mr. Hulbert asked about the secondary access and how is it progressing. Mr. Besse stated that the Alaska Railroad would realign and probably and would design a bridge or overpass that will address phase 3 lots. Mr. Besse stated that if the Alaska Railroad does not go forward with their plan then there is a plan for alternate access.

Ms. Whitfield asked about a letter from Alaska Railroad from earlier discussion on previous meeting. Mr. Besse stated that there is a purchase of additional property by The Alaska Railroad so he feels that the plan is a go.

Ms. Roberts moved to extend 60 months of Preliminary Plat Master Plan of the Ranch.

Mr. Bruu stated his concern with traffic through other subdivisions close by.

Ms. Whitfield, concerned also about the traffic; Ph I & II are on Glenn Hwy and Ph III will have alternate access.

Mr. Besse distributed aerial photos with proposed new highway design imposed on it.

Ms. Whitfield asked if the recommendations should be rewritten.

Mr. Hulbert stated that he would add recommendation No. 4 which would delete non-code requirements of previous approval of 1984 conditions.

Ms. Roberts asked if the petitioner would like to have the recommendations reworked or modified to update to new Title 16. requirements.

Mr. Besse stated he intended to comply

Ms. Roberts moved to approve the extension of the Ranch Master Plan approval for 60 months with 3 recommendations. Adding no. 4 "The petitioner is to resolve with staff to comply with current requirements and previous recommendations of 1984 that comply with the present Title 16 requirements." Mr. Larson second all voted in favor. There were 4 findings. Adding No. 5, "The petitioner has agreed to fence the airstrip of the neighboring subdivision to promote the safety of the future lot owners." Adding No. 6, "Hydrology testing by J. A. Munter, Consulting, Inc., June 2, 2003 (page 6), Water Quality states Levels of Manganese in well #3 and water PH of well #1 slightly exceeds secondary maximum contaminant levels, but that secondary maximum containment levels are generally established for aesthetic reasons, rather than health based consideration." Adding No. 7, "This Master Plan conforms to the current Title 16 standards." Adding No. 8, The Alaska Railroad has many issues that must be resolved." Adding No. 9, "Development of the first three phases (Nelson Accessing the Glenn Hwy) require State DOT/PF to complete the Glenn Hwy-Parks Hwy interchange and Trunk Road." Findings adopted.

GODIN SECTION LINE EASEMENT VACATION

Ms. Thompson stated that there was no new noticing but that it was advertised in the paper. Mr. Hulbert stated that Mr. Godin is working with the state to achieve an access alternate to the section line easement to be vacated.

Ms. Kincaid opened and closed the public hearing.

Mr. Arthur Godin, the petitioner stated that he has been working with the state in an ongoing effort to achieve the desired alternate easement. He stated that he has done much research and speaking with neighbors and adjacent property owners to achieve the required information for the state.

Ms. Kincaid asked the petitioner if he would like more than 6 months to finish the process and seek approval.

Mr. Godin stated that yes, he would like to have longer to resolve the issue with the state. He stated that there has been many alternatives to the easement but mostly have swamp and may not have to have an alternate easement.

Ms. Whitfield approve the request for 1 year extension of the Godin Section Line easement vacation, Mr. Bruu seconded and all voted to approve.

EXHIBIT D -26

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Platting Division
350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 745-9874 • Fax (907) 746-7407

July 2, 2007

NOTIFICATION OF PLATTING BOARD ACTION

RE: **REVISION OF THE RANCH MASTER PLAN**

INGEBORG TURNER
TURNER CONSTRUCTION
P O BOX 3489
PALMER, ALASKA 99645

CASE: 1984-416

Action taken by the Platting Board on June 21, 2007 is as follows:

THE REVISION OF THE RANCH MASTER PLAN WAS APPROVED CONTINGENT UPON THE FOLLOWING CONDITIONS/REASONS (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Paul Adkins

for Mr. Patrick Johnson
Platting Board Chair

CC:
BESSE ENGINEERING
1890 JAIME MARIE CIRCLE
WASILLA, AK 99654 MSB/DPW

EXHIBIT D -27

REASONS/CONDITIONS

The Platting Board approved the revision of The Ranch Master Plan contingent on the following recommendations:

1. Comply with prior conditions of approval.

2. Provide master plan for review and approval. Once approved in final stage, submit 4 signed original paper copies to platting staff.

FINDINGS

1. There were no objections to the adjustment of the phase lines from borough departments or utilities.

2. The Alaska Railroad has offered to purchase 14 lots within Phase 4 and the 39 lots within the proposed Phase 6 to allow for a planned realignment of the railroad tracks.

3. The Alaska Railroad has purchased 11 lots within Creekside Preserve No. 3 for the realignment.

4. The developer wishes to plat those lots within Phase 6 that are being purchased by the Railroad and make tracts out of the remaining parcels.

5. The Alaska Railroad has stated they have no plan to place any of the purchased lots back on the market if the realignment does not get built. They would have to replat and the proceeds would return to the Federal Transportation Agency.

6. Phase 7 contains 117 lots and a large tract that contains a 100' wide conservation easement along Wasilla Creek. The developer wishes to divide this into two phases to make it more manageable.

7. The developer is planning on dedicating a trail easement within Phase 7, following Wasilla Creek.

8. Currently, the only part of Nelson Road that hasn't been constructed is on the south side of Tract B, however it is passable.

9. Approval of the proposed Sweeping Vista Master Plan provides for the extension of Nelson Road crossing the railroad to Fairview Loop. The Matanuska-Susitna Borough is involved with the project as Nelson Road provides the necessary access to Tract B-1.

10. Phase 4 created 96 lots and 6 tracts which are served by the community water system.

11. The community water system is connected to the system within Garden Terrace and Creekside Heights and it is owned and maintained by the City of Wasilla.

12. Master Plan expiration date is December 4, 2008.

EXHIBIT D-28

13. The applicant may seek modifications of the Master Plan Under MSB 16.15.015 preliminary plat (C) modification. Pursuant to MSB 16.10.060 (B).

14. The original conditions of approval required a secondary access to be provided after the second phase is recorded. Phase 6B is to be sold to the Alaska Railroad, Ph 6A and 6C are to be left as tracts. Phase 7A containing 58 lots is to be the second phase recorded which will be a reduction in lots from the original proposal.

EXHIBIT D -29

I. CALL TO ORDER

The meeting of the Platting Board of the Matanuska-Susitna Borough by Mr. Patrick Johnson, Chair, at 8:30 AM in the Assembly Chambers, Dorothy Swanda Jones Building.

Platting Board present were: Mr. Patrick Johnson Chair, Mr. Terry Nicodemus, Vice-Chair, Ms. Mae Sprague, Mr. Alan Larson, Mr. Jim Spangler. And Ms. Anne Winckler.

Staff present were Mr. Paul Hulbert, Platting Officer, Ms. Peggy Fowler, Platting Tech, , Judy Thompson, Admin Secretary, and Mr. Bill Klebesadel, Dept of Public Works. Sandy Jensen (Acting Platting Officer) until Mr. Paul Hulbert, (Platting Officer) enters the meeting.

II. APPROVAL OF MINUTES

MOTION Mr. Nicodemus moved to approve the minutes of June 7, 2007. As members were absent there were not enough from the attendance of that meeting to have a quorum for a vote. Therefore; the minutes will be brought up in the next meeting package.

III. OLD BUSINESS

A. THE RANCH MASTER PLAN

CD: 8:35

Ms. Thompson (Secretary)

- Stated that on March 31, 2007, 247 notices were mailed and to date there have been 7 returns and one non-objection.

Ms. Fowler (Platting Tech)

- Stated that the revision was needed as the railroad will be purchasing some lots due to realignment.
- Phase changes need to be made to address this.
- There is one objection to using Abby Blvd as access for this subdivision.
- Phase 6 will be divided into 3 phases depending on the railroad realignment.

Mr. Nicodemus (Vice-Chair)

- Stated that Garden Terrace had its own water system due to a problem with wells.

Ms. Winckler (Member)

- How are the lots in 6B going to access as it looks like there is no access.
- It looks as if Creekside Preserve will have the railroad going through those lots.

Ms. Fowler (Platting Tech)

- Stated that the railroad has already negotiated with Creekside for their portion.

Mr. Patrick Johnson (Chair)

- Opened the public hearing

Mr. Patrick Johnson (Chair)

- Closed the public hearing and asked the petitioner to come forward.

Mr. Rick Besse (Petitioner's Representative)

- Stated that they were given information for the railroad and need to adjust for that.
- There is Creekside Drive and Billy Jean access.
- The roads are paved and done for first phase.
- The water system has three wells and they are operating very well.
- His water system is being used by the City of Wasilla for Garden Terrace portion.
- The order of phases needs to reflect the change of access.
- School site is being leveled and prepared now.
- Sweeping Vista approval extended Nelson Rd to Fairview Loop.

CD 8:58:21

Mr. Nicodemus (Vice-Chair)

- Concerned about the access to the lots that are now available for purchase to the public.

Mr. Besse (Petitioner's Representative)

- The Phase 4 is built and Fetlock is constructed. There is a bridge built over Wasilla Creek and all will be paved when dirt work is done.

Mr. Nicodemus (Vice-Chair)

- At this time the access is through Creekside Preserve.
- Garden Terrace folks were worried that Abby Blvd would be the primary access to this subdivision.
- The phases need to be finished to complete the alternate access so Abby Blvd will be less traversed.

Ms. Jensen (Acting Platting Officer)

- Is Sweeping Vista access getting to a point to be closed there and alternate railroad be put in use.

Mr. Klebesadel (DPW)

- There is a road replacement and the Valley Block Site crossing is being upgraded and then when done the Abby Crossing will be stopped.

CD: 9:09

Mr. Johnson (Chair)

- What is the standard of Abby Blvd.

EXHIBIT D-31

Mr. Klebesadel (DPW)

- Rural Sub-Collector and would be long-term

Mr. Hulbert (Platting Officer)

- *Entered the meeting at 9:12:26*

Mr. Nicodemus (Vice-Chair)

- Concerned the Master Plan that was started in 1984 and many lots.
- It is being approved under the old Title 16 and not good access.

Mr. Hulbert (Platting Officer)

- Reviewed the history of the Master Plan.

Mr. Rex Turner (Petitioner)

- Access has to be accomplished before any more phases can be recorded.
- Phase 6 will be "taken" by the Railroad in part and would like to plat Phase 6 now to get through the realignment of the railroad.
- The railroad is going to build an embankment when they realign then would be a better time to plat Phase 6.

Mr. Larson (Member)

- Gave a history of the reasons why this board extended the master plan and the railroad situation.

Mr. Johnson (Chair)

- Asked if the connection from Abbey Blvd, Brome, and Creekside can handle the load until the alternate access is constructed.
- Was told by Mr. Klebesadel that the added traffic can be handled by these paved roads.

MOTION: Mr. Larson moved to approve the revision of The Ranch Master Plan with 2 recommendations and Mr. Spangler seconded.

VOTE: The motion passed with all in favor. There were 12 findings. Adding No. 13. The applicant may seek modifications of the Master Plan Under 16.15.015 preliminary plat (C) modification. Pursuant to MSB 16.10.060(B) Adding No. 14., The original conditions of approval required a secondary access to be provided after the second phase is recorded. Phase 6D is to be sold to the Alaska Railroad, Ph 6B and 6C will be left as tracts. Phase 7A containing 58 lots is to be the second phase recorded which will be a reduction in lots from the original proposal.

EXHIBIT D-32

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Platting Division
350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 745-9874 • Fax (907) 746-7407

December 26, 2008

NOTIFICATION OF PLATTING BOARD ACTION

RE: THE RANCH MASTER PLAN

Turner Construction & Ingeborg Turner
PO Box 3489
Palmer, AK 99645

CASE: 1984-416

Action taken by the Platting Board on December 18, 2008 is as follows:

THE REVISIED MASTER PLAN OF THE RANCH WAS APPROVED CONTINGENT UPON THE FOLLOWING CONDITIONS/REASONS (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Patrick Johnson
Platting Board Chair

cc:

MSB/DPW

Mr. Rick Besse
Besse Engineering
1890 Jaime Marie Circle
Wasilla, AK 99654

EXHIBIT D-33

Mr. John & Roxanne Brown
1824 S. Creekside Dr.
Wasilla, AK 99654-8563

Ms. Rose Goodman
PO Box 2883
Palmer, AK 99645

Mr. Bernard & Tammy Smith
601 E. Northern Lights Loop
Anchorage, AK 99503

Mr. Arthur & Tammy Salzman
1985 S. Bronco Circle
Wasilla, AK 99654

EXHIBIT D-34

CONDITIONS OF APPROVAL:

The Platting Board approved the revised Master Plan of The Ranch with an expiration date of December 4, 2013 contingent upon:

1. Comply with the prior conditions of approval.
2. Notification of Platting Board Action will contain the changes as outlined in Exhibit B. These will be attached to the signed Master Plan dated 3/24/2008.
3. The Petitioner is to provide several cross sections on Wasilla Creek to compare flood plains with the soil conservation flood plain survey.

FINDINGS

1. The minor changes to rights-of-way and lot sizes are not significantly changing the design of The Ranch, but will bring the roads within Phases 1, 2, 3, & 5 up to the standards required under Title 27.
2. The developer and DPW are actively working to gain right-of-way for the Nelson Road to Fairview Loop connection.
3. The extension of the Master Plan approval for 5 years is supported by DPW and Platting Staff.
4. Petitioner has installed fire hydrants within existing phases and intends to complete fire hydrants to future phases.
5. City of Wasilla is the current owner of The Ranch water system which, along with the City's extension of their system, provides water to The Ranch and Garden Terrace Estates.
6. Lot sizes and shapes will meet Title 27 standards within all phases with the proposed revisions.
7. The letter of objection does not reference any violations of code.

EXHIBIT D -35

BESSE ENGINEERING
1890 Jaime Marie Cir.
WASILLA, ALASKA 99654
907-357-4257

December 8, 2008

PF
RECEIVED
DEC 8 2008
The Ranch PH6B
PLATTING DIVISION

Ms. Peggy H. Fowler
Matanuska Susitna Borough
Platting Division
350 E. Dahlia Ave.
Palmer, Alaska 99645
Via Fax 746-7407

~~260~~
1984 416
R

Re: The Ranch Master Plan, Case 1984-416

Dear Ms. Fowler,

Attached please find a Revised List of Revisions to Comply with Title 27 that reflect the changes as agreed to at the December 3, 2008 meeting with Paul Hulbert, Bill Klebesadel, Peggy Fowler and Rick Besse.

All of the reconfigured lots shall be a minimum of 20,000 sq. ft. of contiguous useable area.

If you have any questions about the above, feel free to call me at 357-4257.

Sincerely,
BESSE ENGINEERING

Richard L. Besse, PE, RLS

Cc: Mr. Rex Turner, Arctic Devco

EXHIBIT D-36

The Ranch Master Plan
Revisions to Comply with Title 27
(Revised 12/5/08)

PHASE	STREET	REVISION	AFFECTED LOTS & BLOCKS
1	E. Horn Cir.	Increase ROW Width Install 100' Tangent at Nelson Road Intersection Create T-Intersection Cul-De-Sac Install 100' Tangent Between Curves	Lts 1-12, Blk 3
1	E. Saddlehorn Cir.	Increase ROW Width Install 100' Tangent at Nelson Road Intersection Create Eyebrow where Street Turns to The West	Lts 1-6, Blk 1 & Lts 1-8, Blk 2
		Increase Lot Frontage to Allow Driveway to be Constructed a min. of 40' from Radius Return Tangent Point.	Lts 5 & 6, Blk 1
2	S. Pup Circle	Increase ROW Width	Lts 19-24, Blk 3
2	E. Stud Drive	Increase ROW Width East of S. Hen Way	Lts 13-18, Blk 3 & Lts 25-35, Blk 3
2	E. Stud Drive	Install 100' Tan between Curves	Lts 4, 5,8 & 9, Blk 4, Lts 38-41, Blk 3
		Install 100' Tan Between Curves	Lts 49-59, Blk 3 Lts 8-11, Blk 5
3	S. Gable Loop	Increase CL Radius to Residential Sub-Collector Standards (275') Increase Intersection Separation with E. Loose Wheel Dr. (330') Install 100' Tangent at Nelson Road Intersection	Lt 1, Blk 7 & Tract E
3	E. Barn Cir.	Increase ROW Width	Lts 67-74, Blk 3
3	E. Loft Cir.	Increase ROW Width	Lts. 36-53, Blk 7
3	S. Calf Cir.	Increase ROW Width	Lts 22-28, Blk 7
3	E. Chick Cir.	Increase ROW Width	Lts 7-15, Blk 7
3	E. Pony Cir.	Increase ROW Width	Lt 11, Blk 3 & Tract F

EXHIBIT D-3.7

3	E. Silo Cir.	Increase ROW Width	Lts. 79-81 & 85-86, Blk 3
5	E. Loose Wheel Dr	Install 100' Tan between Curves	Lts 15-20 Blk 15, Lts 29-31, Blk 17 & Lts 42-45, Blk 17
		Increase Intersection Separation with E. Fetlock Drive (330')	Lts 46-51, Blk 17 & Tract E
5	S. Pokey Cir.	Increase ROW Width	Lts 31-41, Blk 17
5	S. Hat Cir.	Increase ROW Width	Lts 30-37, Blk 14
5	S. Rope Cir.	Increase ROW Width	Lts 23-28, Blk 14
5	S. Bull Cir.	Increase ROW Width	Lts 1-8, Blk 14
5	E. Chaps Cir.	Increase ROW Width	Lts 1-9, Blk 17
5	E. Spur Cir.	Increase ROW Width	Lts 10-18, Blk 17

DISCUSSION:

- Regarding modular homes, can the access turning radius be a problem on S. Sylvan Road?
- Modular homes being moved in the area is not a construction issue it is a traffic issue.
- DPW stated that long range plan is to connect S. Sylvan Road to Chalk Road and Hollywood Road to have more access in the area.
- Clarification of roads and intersections with pilot cars for moving modular homes.
- No need for site analysis
- 5 year extension to finish project.

Mr. Johnson (Chair)

- Opened the public hearing, seeing no members of the public wishing to speak, closed the public hearing and asked the petitioner or representative to come forward.

Mr. Greg Rumsey (Petitioner)

- Clarifies safety protocol for moving modular homes with pilot cars and flagging personnel.
- Pilot cars stay with the Modular home until it is parked and safely set in its place. They are there for the duration of movement of home.
- Agrees and supports changes on plat note #3.

MOTION:

- Mr. Nicodemus moved to approve the Revised Meadow Lakes Town Center Master Plan contingent on the 15 recommendations. Modifying #3 Provide plat note allowing common access onto S. Sylvan Road from Lots 6 & 7, Block 3. Adding #16 Remove existing driveway on S. Sylvan and relocate to a common access point along the common property line between Lots 6 & 7, Block 3. Graphically show common access point on final Phase 1 plat with either a public use easement or the document number of a recorded private driveway easement. Resolve dimensions with platting staff, provide approved drive way permit from DPW prior to recordation of the Phase 1 plat. Mr. Spangler seconded.

VOTE:

- Motion passed with five members in favor. Mr. Buzard abstained as this is his first hearing. There are 16 Findings with modification to #13 MSB DPW S. Sylvan Road as it is designated as a Minor Collector on the Long Range Transportation Plan and access should be limited. DPW will allow one shared access onto Sylvan Road from Lots 6 & 7, Block 3. Add #17 Final engineering has not been completed for the common driveway to Lot 6 & 7, Block 3. Dimensions of the common access easement will be resolved with platting staff prior to Phase 1 final plat recordation. Add #18 The Petitioner agrees with the recommendations as modified.

CD 8:59:28

B. THE RANCH MASTER PLAN

Ms. Von Gunten (Acting Secretary)

- Stated 281 Public Notices were sent out on November 18, 2008 and to this date there have been Eleven returns, one objection, no non-objection, and three concerns.

Ms. Peggy Fowler (Platting Technician)

- Gave review of the request; public and agency comments.
- Petitioner is asking for a 5 year extension of the 10 phase Master Plan.
- Master Plan approval currently expired December 4, 2008.
- Developer is willing to increase the rights-of-way widths and intersection spacing along Nelson Road.
- Access issues still remain a challenge for this subdivision as the petitioner has waited several years for the Glenn-Highway/Parks Highway interchange to be developed by ADOT&PF.

EXHIBIT D-39

- Developer has been actively working with DPW and adjacent land owners to design connecting road way of Nelson Road with Fairview Loop.
- A finding on December 2007 Platting Board public meeting stated that Phase 7A, with 58 lots, is the phase allowed to record prior to a secondary access being created.
- The developer has held off recording Phase 7A due to poor market conditions.
- Alaska Railroad is working on straightening and adjusting tracks in this area.
- DPW and Platting Staff recommend approval of revision and extension request.

DISCUSSION:

- Minor adjustments on lot sizes.
- Lots will not become smaller. All lots will be over 20,000 square feet.

Mr. Johnson (Chair)

- Opened the public hearing, seeing no members of the public wishing to speak, closed the public hearing and asked the petitioner or representative to come forward.

Mr. Rick Besse (Representative for Petitioner)

- Reiterates the adjustments are minor and the lots will have more acreage.
- Thanks the staff and board.
- School site plat defines the flood area for the east side corner.

DISCUSSION

- A concern with high density of subdivision, and the flood plain area to what it will do to the east side corner and to small lots in area.
- Mr. Nicodeums from the past used the soils conservation study and found flaws when studying them.
- Would like to see a recommendation on the profile and base flood elevation.
- There is a green belt between the creek and land.
- Petitioner concurs with added recommendation.

MOTION:

- Mr. Spangler moved to approve The Ranch Master Plan with the expiration date of December 4, 2013, contingent on the two recommendations. Adding #3 The Petitioner is to provide several cross sections on Wasilla Creek to compare flood plains with the soil of conservation flood plain survey. Mr. Nicodemus seconded.

VOTE:

- Motion passes with all in favor. There were 6 findings. Modify #4 Petitioner has installed fire hydrants within existing phases and intends to complete fire hydrants to future phases. Added #7 The letter of objection does not reference any violations of code.

CD 9:28:21 AM
Break
CD 9:41:40 AM

Mr. Johnson (chair)

- Re-opened the case of The Ranch Master Plan

DISCUSSION

- Finish going over findings for The Ranch Master Plan on fire hydrants and letter of objection.

CD 9:43:55

IV. PUBLIC HEARINGS

EXHIBIT D-40

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Platting Division
350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 745-9874 • Fax (907) 746-7407

December 6, 2011

NOTIFICATION OF PLATTING BOARD ACTION

Turner & Devco Construction, Inc & Ingeborg Turner
PO Box 3489
Palmer, AK 99645

RE: THE RANCH MASTER PLAN **CASE: 1984-416**

Action taken by the Platting Board on December 1, 2011 is as follows:

THE MASTER PLAN FOR THE RANCH ON CURRENT ACCESSES FOR RECORDING ADDITIONAL PHASES WAS APPROVED, AND WILL EXPIRE ON DECEMBER 4, 2013, CONTINGENT UPON THE FOLLOWING CONDITIONS/REASONS (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.
Kindest regards,

Paul Anchor
for Ms. Helga Larson
Platting Board Chair

cc:

MSB/DPW

Besse Engineering
1890 Jaime Marie Circle
Wasilla, AK 99654

EXHIBIT D-41

Richard Buzby
2048 S. Creekside Dr.
Wasilla, AK 99654

Deborah Walser
2130 S. Sweetie Pie St.
Wasilla, AK 99654

Gordon O'Blenness
5053 E. Bit Circle
Wasilla, AK 99654

Patrick Marley
2672 Merrimac Street
Wasilla, AK 99654

Ronald Baird
PO Box 112070
Anchorage, AK 99511

Clay Dahl
1721 N. Driftwood Dr.
Palmer, AK 99645

Nathan Dahl
4956 E. Rhubarb Circle
Wasilla, AK 99654

Gregory Van Thiel
4771 E. Crane Rd.
Wasilla, AK 99654

Terry Nicodemus
600 S. Outlet View Dr.
Wasilla, AK 99654

Victor Hillstron
5102 E. Brome Ave.
Wasilla, AK 99654

EXHIBIT D-42

CONDITIONS of APPROVAL:

The Platting Board approved the master plan for The Ranch on current accesses for recording additional phases, contingent upon:

1. Install 24' wide pavement on Nelson Road from Fetlock to the southeast corner of Tract B-1, which is the Machetanz School Site, in conjunction with recording Phase 6A.

2. Install 24' wide pavement on Nelson Road from the Wasilla Creek Bridge on Nelson Road to the point of curve of the future Trunk Road South Project in conjunction with recording Phase 7B.

3. Install 22' wide pavement on the remainder of Fetlock Drive from Phase 7A to Nelson Road, in conjunction with recording Phase 7B.

4. Install 24' wide pavement on Nelson Road from the southeast corner of Tract B-1, which is the Machetanz School Site, to the Wasilla Creek Bridge in conjunction with recording Phase 5A.

5. Other than the three phases laid out in the petitioner's paving plan dated November 14, 2011, no additional phases are to record until a collector standard road is constructed connecting Nelson Road to an equal or higher standard public road.

6. Prior to recording the first phase of the petitioner's paving plan dated November 14, 2011, enter into an agreement with the borough for dedicating the right-of-way through property owned by the petitioner along the proposed route for the Trunk Road South project.

7. Comply with the prior conditions of approval, not related to access. This decision sets forth all conditions concerning access which are now in effect.

FINDINGS:

1. Public objections and concerns have been received as a result of the noticing. All of the objections or concerns of the continued use of the existing access roads through The Ranch Phase 4, Creekside Preserve, and Garden Terrace for further development.

2. The Lounsbury Traffic Analysis concentrated on the intersections handling of the expected traffic, not on the ability of the internal road system within Garden Terrace and Creekside Preserve to meet the standards of the MSB Subdivision Construction Manual.

3. The traffic analysis concluded that the intersection of Abby Blvd and Fairview Loop and the intersection of Trunk Road and Fireweed Road are sufficient to carry the traffic of the remaining unplatted lots assuming Nelson Road was paved. DPW agreed with this determination.

4. The right-of-way for Creekside Drive and Billy Jean Drive is 50' wide as they cross into The Ranch. 60' wide is the standard for subcollector and higher roads.

EXHIBIT D-43

5. The Ranch Master Plan expires December 4, 2013. The current subdivision code does not allow further extensions.

6. The assembly is reviewing the subdivision regulations and there may be a change to the ability for this and other subdivisions to receive extensions in the future.

7. Conditions 1, 2, 3, & 4 above override condition #3 of the decision dated December 11, 1995, which required acquisition of northern access prior to recording the third phase and construction of a northern access prior to recording the fourth phase.

8. Recordation of Phases 6A (21 lots), 7B (59 lots), and 5A (43 lots), will create a total of 123 additional lots within The Ranch.

9. DPW stated the phased paving of Nelson Road is a realistic plan that will fit in with the proposed Trunk Road South project, which is part of the bond package approved by the borough voters in 2011 and requires matching funds from the State Legislature.

10. Trunk Road South is high on the borough's priority list and will probably be completed within three years, according to Shaune O'Neill, Director of Public Works.

11. DPW stated the funds for Trunk Road South right-of-way acquisition and design are available and when those items are complete the project would be considered shovel-ready, which puts us in a much stronger position to receive funding from the legislature.

12. The phased paving plan up to the Trunk Road South project strengthens the borough's position because public funds wouldn't be used or needed to pave Nelson Road.

13. DPW stated that construction on Trunk Road South would most likely commence two years after full funding.

14. The taxpayers will benefit from this phased paving plan because Mr. Turner has stated publicly that he will provide the right-of-way through his property for the Trunk Road South project. Not having to negotiate for that right-of-way will save the taxpayers enormously.

15. The Trunk Road South project is needed for several reasons: Nelson Road, because it is gravel, requires more maintenance than if it were paved; school buses currently travel on Nelson Road which is a circuitous route to get to Machetanz Elementary School; Emergency Services will also be enhanced with more direct access; and the existing population will have a better route to the Parks Highway with the South Trunk Road extension.

16. Brad Sworts, Transportation Planner for the borough stated that once Trunk Road South is completed and Nelson Road is paved, that route would become the primary route to the school because of the numerous sharp angles, speed bumps and stop signs drivers are faced with going through Abby, Brome and Creekside Dr.

EXHIBIT D-44

17. Mike Weller, Traffic Technician, stated 1,842 cars per day traveled on Abby Blvd during the week of May 6-14, 2010 (counting both directions). At the same time, Nelson Road, at the intersection with Fireweed Road, received only 205 cars per day. School was in session when these counts were done.

18. The Public Works Director is encouraged to look into traffic calming on Abby Road & Creekside Preserve.

19. The developer is encouraged to work with the Public Works Director and establish traffic calming provisions within Garden Terrace and Creekside Preserve.

EXHIBIT D-45

I. CALL TO ORDER

The meeting of the Platting Board of the Matanuska-Susitna Borough was called to order by Ms. Helga Larson, Chairman, at 8:30 AM in the Assembly Chambers, Dorothy Swanda Jones Building.

A. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Mr. David Robinson.

B. INTRODUCTION OF STAFF AND DETERMINATION OF QUORUM

Platting Board members present and establishing a quorum:

Mr. Jim Spangler, District #1
Ms. Helga Larson, District #2 (Chairman)
Mr. John Van Diest, District #3
Mr. David Robinson, District #4
Ms. Anne Winckler, District #5 (Vice Chair)
Ms. Katie Cruthers, District #6
Mr. Ralph Buzard, District #7

Staff in attendance:

Mr. Paul Hulbert, Platting Officer
Ms. Sloan Von Gunten, Platting Clerk
Ms. Peggy Fowler, Platting Technician
Ms. Amy Otto, Platting Technician

C. APPROVAL OF THE AGENDA

- The agenda was approved with all in favor.

II. APPROVAL OF MINUTES

MOTION:

- Mr. Buzard moved to approve the November 17, 2011 minutes, seconded by Mr. Spangler.

VOTE:

- The motion passed with all in favor.

III. UNFINISHED BUSINESS

A. THE RANCH MASTER PLAN

Sloan Von Gunten (Secretary)

- Stated that 227 public hearing notices were mailed out on November 10, 2011, to this date there has been 10 returns, one objection, no non-objections, and one concern.

Peggy Fowler (Platting Technician)

- Gave an overview of the case.
- Would like to eliminate recommendation #7.
- Creekside Preserve No. II Subdivision was fully developed and recorded before The

EXHIBIT D-46

Ranch Subdivision phase 1 was recorded.

- Sweeping Vista has 3 tracts.
- Nelson Road would be part of the connections

DISCUSSION:

- Discussed the roadways on Nelson Road and Trunk Road.

Ronald Baird (Petitioner's Representative) & Richard Besse (Petitioner's Representative)

- Does not agree with some of the recommendations.
- Would like to make changes to recommendation #6 (not constructing the road), #7 (removal of recommendation) & #8 (strike out last sentence and modify to: "Comply with the prior conditions or approval, not related to access. This decision sets forth all conditions concerning access which are now in effect.")
- Will not be doing the railroad crossing at this time.
- Would like to purchase property on the north side of the subdivision.
- Nelson Road has been improved with gravel road standard.
- Will be doing three paving sections and doing the paving of the inner part of Nelson Road.

DISCUSSION:

- Discussion on the roadway and the railroad.
- Land donated to the borough is 100ft wide by 2,000 feet. This is less than 5 acres.
- The public works department does not fund the maintenance of sidewalks to schools.
- Fish and Game does not want Nelson Road updated where it crosses the wetlands.

Helga Larson (Chairman)

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

Patrick Marley (Owner at 2672 Merrimac Street)

- Believes that there should be a condition that is agreed upon in using the railroad crossing instead of going through Creekside Preserve.
- Concerned about the increase of traffic.
- Does not agree with the platting action.

Clay Dahl (Owner of Lot 10, Creekside Preserve No. II)

- Concerned about the access and use of the roadway with the railroad.
- Concerned on the funding for the project.

Nathan Dahl (Owner of Block 3, Lot 3, Garden Terrace Est)

- Concern on traffic and access issue.
- Concerned on the property value

Mr. Richard Buzby (Owner of Lot 11, Creekside Preserve No. II)

- Is against further development of The Ranch Subdivision.

EXHIBIT D-47

- Concerned on traffic control
- Would like to see signs and speed bumps in the subdivision.
- Has lived on his property since 2004.

Gregory Van Thiel (Block 2, Lot 13C, Fairview E. #1)

- The roadways are inadequate at this time.
- Believes that there should be a stipulation when Nelson Road is being paved.
- Any work being done, DPW has a process in getting roads completed.

Terry Nicodemus (Original designer of Creekside Preserve)

- Designed for residential use
- The curves in the road were used to slow traffic.
- The standards for the roadway at the time Creekside Preserve was platted was correct in doing the roadways.

Helga Larson (Chairman)

- Closed the public hearing.

Ronald Baird (Petitioner's Representative) & Richard Besse (Petitioner's Representative)

- Went over Nelson Road and north access information.
- Being used as a gravel pit.
- Went over the old phases on the roadway entering on the side access.
- There are 126 lots under the master plan.

CD 10:09:10 A.M.
BREAK
CD 10:23:35 A.M.

MOTION:

- Mr. Van Diest moved to approve the allowance to use the current access for recording the phases for the Ranch Master Plan, seconded by Mr. Robinson. Remove recommendation #7.

MOTION:

Ms. Winckler moved to amend the motion to have the changes to the recommendations be read into the record, seconded by Mr. Buzard. Modify recommendation #8: Comply with the prior conditions of approval, not related to access. This decision sets forth all conditions concerning access which are now in effect.

DISCUSSSION:

- Reviewed recommendation #8 changes.

VOTE:

- The amended motion passed with all in favor.

EXHIBIT D-48

DISCUSSION:

- Discussed the roadway and access.
- Went over recommendation #5.

Shaune O'Neil (DPW Director)

- Nelson Road will be made as a higher standard roadway.
- Gave an overview of what will be changing on Nelson Road with Trunk Road construction.
- The school bus traffic was off of Abby Road in the past, but is now off of Nelson Road.
- Signage and speed bumps would help alleviate some of the traffic.

DISCUSSION:

- Developer is doing the correct standard for the Lots and the roadways.
- More discussion the roadways.

VOTE:

- The motion passed with all in favor. There are 17 findings. Add #18: The Public Works Director is encouraged to look into traffic calming on Abby Road & Creekside Preserve. Add #19: The developer is encouraged to work with the Public Works Director and establish traffic calming provisions within Garden Terrace and Creekside Preserve.

CD 11:13:50 A.M.
BREAK
CD 11:25:16 A.M.

B. **BOYD NORTH PUE**

Sloan Von Gunten (Secretary)

- Stated that 39 public hearing notices were mailed out on November 10, 2011, to this date there has been one return, no objections, no non-objections, and one concern.

Amy Otto (Platting Technician)

- Gave an overview of the case.
- Agriculture statements will be under the 40-acre exemption.

Helga Larson (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.

Terry Nicodemus (Petitioner's Representative)

- The existing easement is private under the proposed public use easement along the north property line..
- Agrees with all conditions.

EXHIBIT D-49

MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue • Palmer AK 99645-6488
Phone (907) 745-9874 • Fax (907) 746-7407

NOTIFICATION OF ACTION

September 23, 2013

Turner Construction & Ingeborg Turner
PO Box 3489
Palmer, AK 99645

RE: THE RANCH MSP **Case: 1984-416**

Action taken by the Platting Board on September 19, 2013 is as follows:

THE MODIFICATION OF CONDITION #4 OF THE PLATTING BOARD APPROVAL DATED DECEMBER 6, 2011 FOR THE RANCH MASTER PLAN REPLACING PHASE 5A WITH PHASE 3A AND THE DIVISION OF PHASE 3 INTO PHASE 3A WITH 43 LOTS AND PHASE 3B WITH 71 LOTS WAS APPROVED, CONTINGENT UPON THE FOLLOWING CONDITIONS / REASONS (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Katie Cruthers

Ms. Katie Cruthers
Chairman

cc:
MSB/CP-EN

Besse Engineering
1890 Jamie Marie Circle
Wasilla, AK 99654

EXHIBIT D-50

CONDITIONS of APPROVAL:

The Platting Board approved the modification of Condition #4 of the Platting Board Approval dated December 6, 2011 for The Ranch Master Plan replacing Phase 5A with Phase 3A and the division of Phase 3 into Phase 3A with 43 lots and Phase 3b with 71 lots, contingent upon the following:

1. Comply with the prior conditions of approval.

FINDINGS:

1. The Ranch Master Plan currently expires December 4, 2018.

2. Recordation of Phase 3A (43 lots), will create a total of 273 platted lots within The Ranch.

3. Phase 5A contains 43 lots, the same number of lots in Phase 3A, meeting the intent of Condition #4 of the Platting Board conditions of approval dated December 6, 2011.

4. The division of Phase 3 into Phase 3A (43 lots) and Phase 3B (71 lots) does not change the existing conditions of approval.

5. Trunk Road South is high on the borough's priority list and will probably be completed within three years, according to Shaune O'Neill, the previous Director of Public Works.

6. Trunk Road South Extension project is at 75% design status.

7. The taxpayers will benefit from this phased paving plan because Mr. Turner has entered into an agreement to provide the right-of-way through his property for the Trunk Road South project. Not having to negotiate for that right-of-way will save the taxpayers enormously.

8. The Trunk Road South project is needed for several reasons: Nelson Road, because it is gravel, requires more maintenance than if it were paved; school buses currently travel on Nelson Road which is a circuitous route to get to Machetanz Elementary School; Emergency Services will also be enhanced with more direct access; and the existing population will have a better route to the Parks Highway with the South Trunk Road extension.

9. Brad Sworts, Transportation Planner for the borough has previously stated that once Trunk Road South is completed and Nelson Road is paved, that route would become the primary route to the school because of the numerous sharp angles, speed bumps and stop signs drivers are faced with going through Abby, Brome and Creekside Dr.

10. The right-of-way for Creekside Drive and Billy Jean Drive is 50' wide as they cross into The Ranch. 60' wide is the standard for subcollector and higher roads.

11. There were no public comments received as a result of the public noticing.

EXHIBIT D-51

A. THE RANCH MSP

Sloan Von Gunten (Secretary)

- Stated that 184 public hearing notices were mailed out on August 29, 2013, to this date there has been 4 returns, no objections, no non-objections, and no concerns.

Peggy Fowler (Platting Technician)

- Gave an overview of the case.

Katie Cruthers (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.

Rick Besse (Petitioner's Representative)

- Explained that this action is more economical at this time.

Mr. Tait Zimmerman arrived at the meeting.

MOTION:

- Mr. Robinson moved to approve the modification of Condition #4 of the Platting Board Approval dated December 6, 2011 for The Ranch Master Plan replacing Phase 5A with Phase 3A and the division of Phase 3 into Phase 3A with 43 lots and Phase 3B with 71 lots, seconded by Mr. Marty Van Diest.

VOTE:

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

TIME: 8:57 A.M.
CD: 00:34:46

B. MOOSE PARK

Sloan Von Gunten (Secretary)

- Stated that 47 public hearing notices were mailed out on September 4, 2013, to this date there has been no returns, no objections, no non-objection, and no concerns.

Lisa Gray (Platting Technician)

- Gave an overview of the case.

Katie Cruthers (Chairman)

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

Gary LoRusso (Petitioner's Representative) & Bill Klebesadel (Engineer)

- Explained why they are making the correction to the road classification on the plat.

EXHIBIT D-52

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Platting Division
350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Fax (907) 861-8407

June 9, 2014

NOTIFICATION OF ACTION

Arctic Devco, Inc.
PO Box 3489
Palmer, AK 99645

RE: THE RANCH MSP **CASE: 1984-416**

Action taken by the Platting Board on June 5, 2014 is as follows:

THE MODIFICATION OF THE CONDITION OF APPROVAL FOR THE RANCH MASTER PLAN DATED SEPTEMBER 23, 2013 TO REPLACE PHASE 3A (43 LOTS) WITH PHASE 3A-1(30 LOTS) AND PHASE 6C (23 LOTS) AND THE DIVISION OF PHASE 3A & 3B INTO THREE SEPARATE PHASES, WAS APPROVED, CONTINGENT UPON THE FOLLOWING CONDITIONS / REASONS (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Katie Cruthers

Ms. Katie Cruthers
Platting Board Chair

cc:
CPD/ENG
Besse Engineering
1890 Jamie Marie Circle
Wasilla, AK 99654

Richard Buzby
2048 S. Creekside Dr.
Wasilla, AK 99654

Deborah Walser
2130 S. Sweetie Pie St.
Wasilla, AK 99654

David Maniccia
736 Dumaine Ct.
Bossier City, LA 71111-6273

Steven Kessler
2381 S. Paddock Dr.
Wasilla, AK 99654

EXHIBIT D-53

CONDITIONS of APPROVAL:

The Platting Board approved the condition of approval for The Ranch Master Plan dated September 23, 2013 to replace Phase 3A (43 lots) with Phase 3A-1 (20 lots) and Phase 6C (23 lots) and the division of Phase 3A & 3B into three separate phases, contingent upon the following:

1. Comply with the prior conditions of approval.

2. Obtain borough road signoff for Nelson Road between Withers and Trot.

FINDINGS

1. The Ranch Master Plan currently expires December 4, 2018.

2. Recordation of Phase 3A-1 (20 lots) and Phase 6C (23 lots), will create a total of 273 platted lots within The Ranch.

3. Phase 3A contains 43 lots, the same number of lots in Phase 3A-1 & 6C, meeting the intent of Condition #4 of the Platting Board conditions of approval dated December 6, 2011 which approved the Paving Plan.

4. The division of Phase 3A & 3B into Phase 3A-1 (20 lots) and Phase 3A-2 (39 lots) and Phase 3B-1 (55 lots) does not change the existing conditions of approval.

5. The right-of-way for Creekside Drive and Billy Jean Drive is 50' wide as they cross into The Ranch. 60' wide is the standard for subcollector and higher roads.

6. There were three public comments received as a result of the public noticing. Objections to any additional phases being developed due to higher traffic levels, unsafe roads, number of accidents. Objection to construction traffic using S. Paddock.

EXHIBIT D-54

GENERAL CONSENT: The minutes were approved without objection.

3. PRESENTATION

- Brad Sworts and Mike Brown from Capital Projects Department gave a presentation and a brief update on the Trunk Road Extension South project and answered any questions from the board.

TIME: 8:50 A.M.
CD: 00:20:37

4. UNFINISHED BUSINESS

A. <u>THE RANCH MASTER PLAN</u>

Sloan Von Gunten (Secretary)

- Stated that 350 public hearing notices were mailed out on May 15, 2014, to this date there has been 6 returns, 1 objection, no non-objections, and 3 concerns.

Peggy Fowler (Platting Technician)

- Gave an overview of the case.

Mr. Zimmerman, Mr. Gillespie, and Mr. Marty Van Diest let the board know of their involvement as an appeal representative and as a community council member, and asked if they should be excused due to ex-parte contact. The platting board approved that they were not in ex-parte contact or in conflict to the case.

Katie Cruthers (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.

Rick Besse (Petitioner's Representative)

- Gave a brief overview of the changes to the master plan.

MOTION:

- Mr. Jay Van Diest moved to approve the modification of the condition of approval for The Ranch Master Plan dated September 23, 2013 to replace Phase 3A (43 lots) with Phase 3A-1(20 lots) and Phase 6C (23 lots) and the division of Phase 3A & 3B into three separate phases, seconded by Mr. Zimmerman.

DISCUSSION:

- Findings #5, #6, #7, #8 and #9, should be removed as it pertains to the Trunk Road South project, not to the action being considered today.

FINDINGS:

- Remove findings #5, #6, #7, #8 and #9.

EXHIBIT D-55

MOTION to AMEND:

- Ms. Sorenson moved to amend the motion for The Ranch Master Plan to remove findings #5, #6, #7, #8 and #9, seconded by Mr. Gillespie.

VOTE on AMENDMENT:

- The amendment to the motion passed with all in favor.

VOTE on MOTION:

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

TIME: 9:16 A.M.
CD: 00:47:13

5. PUBLIC HEARINGS

A. TIDEWATER ESTATES

Sloan Von Gunten (Secretary)

- Stated that 24 public hearing notices were mailed out on May 15, 2014, to this date there has been no returns, no objections, no non-objections, and 1 concern.

Peggy Fowler (Platting Technician)

- The Petitioner requests a continuance to July 3, 2014 to gather more information from DNR on a trail way.

Katie Cruthers (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, kept the public hearing open.

MOTION:

- Mr. Zimmerman moved to continue the public hearing for Tidewater Estates to July 3, 2014, seconded by Mr. Marty Van Diest.

VOTE:

- The motion passed with all in favor.

TIME: 9:19 A.M.
CD: 00:50:37

B. BRITCHENSTRAP

Sloan Von Gunten (Secretary)

- Stated that 44 public hearing notices were mailed out on May 15, 2014, to this date there has been 1 return, no objections, no non-objections, and 1 concern.

EXHIBIT D-56

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

April 28, 2016

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

Re: Proposed Lots 68 thru 73 & Lots 75 thru 86, Blk 3, Lot 9, Blk 6 & Lot 35, Blk 7, Ranch Phase 3A-2A.

Attn: Ms. Peggy Horton

Dear Ms. Horton,

Proposed Lots 68 thru 73 & Lots 75 thru 86, Blk 3, Lot 9, Blk 6 & Lot 35, Blk 7, Ranch phase 3A-2A, have at least 20,000 sq. ft. of useable area as per Title 16 of the Borough Code. I have based the useable area upon the soils test hole info completed for Phase 3, which has been submitted to you and the topographic mapping that has been submitted to you thru the previous Master Plan Approval.

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

Sincerely,
BESSE ENGINEERING

Richard L. Besse PE, RLS

Attachments as noted

4/28/16

EXHIBIT E-1

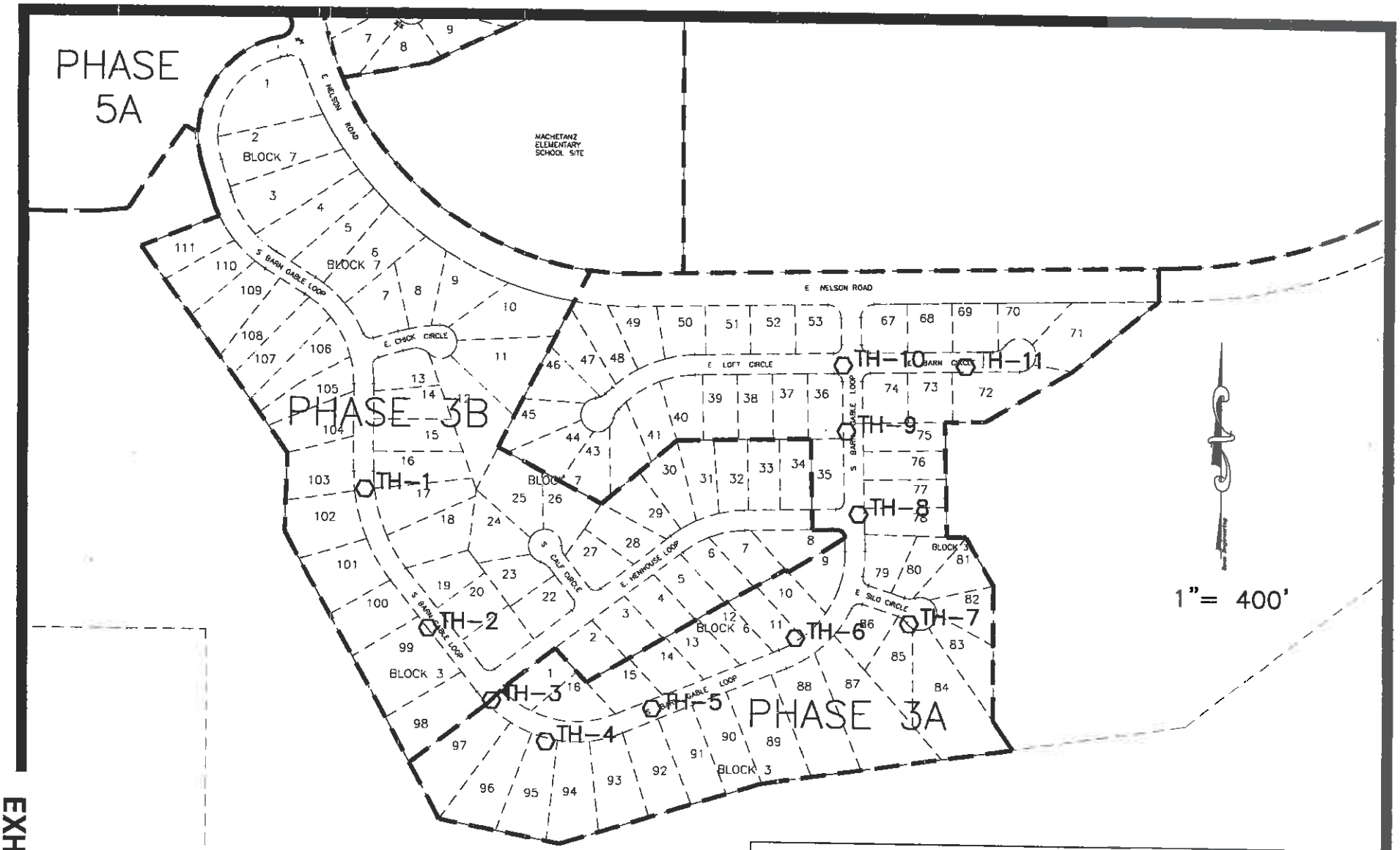


EXHIBIT E

GRAPHIC SCALE 1"=400'

0 400 800

Besse Engineering

1890 JAIME MARIE CIR.
WASILLA, ALASKA 99654

TEST HOLE MAP

THE RANCH SUBDIVISION, PHASE 3A

LOCATED WITHIN SEC. 20, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, ALASKA

	Scale: 1"=400'	Date: 30SEP13
Drawn: MLK	Dw'g. RANCH.DWG	Field Book: B98-03

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

FIELD LOG

BESSE ENGINEER
Civil Engineering & Surveying
11890 JAIME-MARIE CIR.
WASILLA, AK 99654

TEST PIT NO. 7
PROJECT Ranch 3A
CLIENT Arctic Devco
LOGGED BY R. Besse
TIME START 10:00 am FINISH. 10:10 am
EQUIPMENT Hitachi 210

W.O. B98-03
DATE 9/30/13
WATER LEVEL No Water
EXCAVATOR
SLOPE
ORIENTATION

PVC

GRAB SAMPLE / SAMPLE DEPTH	FROST	DEPTH FEET	HORIZONTAL EXTENT (FT.)
		1	Loam and Organics
		2	
		3	
		4	Dirty Gravelly Sand SP
		5	
		6	
		7	
		8	Silt with occasional Cobbles
		9	
		10	
		11	SW
		12	
		13	
		14	
		15	
		16	
		17	
		18	
		19	
		20	

COMMENTS:

EXHIBIT E-3

Phone (907) 357-4257
Fax (907) 357-9641
Cell (907) 351-8074

FIELD LOG

BESSE ENGINEER
Civil Engineering & Surveying
1890 JAIME MARIE CIR.
WASILLA, AK 99654

TEST PIT NO. 8
PROJECT Ranch 3A
CLIENT Arctic Devco
LOGGED BY R. Besse
TIME START 10:15 am FINISH. 10:20 am
EQUIPMENT Hitachi 210

W.O. B98-03
DATE 9/30/13
WATER LEVEL None
EXCAVATOR
SLOPE
ORIENTATION

PVC

HORIZONTAL EXTENT (FT.)

GRAB SAMPLE / SAMPLE DEPTH	FROST	DEPTH FEET	
		1	Organics - Loam
		2	
		3	
		4	
		5	Well Graded Gravel SW
		6	
		7	
		8	
		9	
		10	
		11	
		12	
		13	
		14	
		15	
		16	
		17	
		18	
		19	
		20	

COMMENTS:

EXHIBIT E-4

Phone (907) 357-4257
Fax (907) 357-9641
Cell (907) 351-5077

FIELD LOG

BESSE ENGINEER
Civil Engineering & Surveying
1690 JAIME MARIE CIR.
WASILLA, AK 99654

TEST PIT NO. 9
PROJECT Ranch 3A
CLIENT Arctic Devco
LOGGED BY R. Besse
TIME START 10:30 am FINISH. 10:35 am
EQUIPMENT Hitachi 210

W.O. B98-03
DATE 9/30/13
WATER LEVEL None
EXCAVATOR
SLOPE
ORIENTATION

PVC

GRAB SAMPLE / SAMPLE DEPTH	FROST	DEPTH FEET	HORIZONTAL EXTENT (FT.)
		1	Organics and Loam
		2	
		3	Silt SW
		4	
		5	
		6	Silt with -
		7	Occasional Cobble SW
		8	
		9	
		10	
		11	Sand
		12	Clean SW
		13	
		14	
		15	
		16	
		17	
		18	
		19	
		20	

COMMENTS:

EXHIBIT E-5

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

FIELD LOG

BESSE ENGINEERING
Civil Engineering & Surveying
1890 JANE MARIE CIR.
WASILLA, AK 99654

TEST PIT NO. 10
PROJECT Ranch 3A
CLIENT Arctic Devco
LOGGED BY R. Besse
TIME START 10:38 am FINISH.
EQUIPMENT Hitachi 210

W.O. B98-03
DATE 9/30/13
WATER LEVEL None
EXCAVATOR
SLOPE
ORIENTATION

PVC

HORIZONTAL EXTENT (FT.)

GRAB SAMPLE / SAMPLE DEPTH	FROST	DEPTH FEET	
		1	Loam - Organics
		2–4	Silt with occasional Cobble SW
		6–14	Well Graded Gravel SW

COMMENTS:

EXHIBIT E-6

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

FIELD LOG

BESSE ENGINEERING
Civil Engineering & Surveying
1890 JAIME MARIE CIR.
WASILLA, AK 99654

TEST PIT NO. 11
PROJECT Ranch 3A
CLIENT Arctic Derco
LOGGED BY R. Besse
TIME START 10:52 am FINISH.
EQUIPMENT Hitachi 210

W.O. B98-03
DATE 9/30/13
WATER LEVEL None
EXCAVATOR
SLOPE
ORIENTATION

PVC

HORIZONTAL EXTENT (FT.)

GRAB SAMPLE / SAMPLE DEPTH	FROST	DEPTH FEET	
		1	Organics and Loam
		2	Silt with Occasional Cobbles SW
		3	
		4	
		5	
		6	
		7	Well Graded Gravel SW
		8	
		9	
		10	
		11	
		12	
		13	
		14	
		15	
		16	
		17	
		18	
		19	
		20	

COMMENTS:

EXHIBIT E-7

Peggy Horton

From: Brad Sworts
Sent: Thursday, April 28, 2016 12:12 PM
To: Peggy Horton
Cc: Bob Walden
Subject: RE: Trunk Road Extension South status

Peggy,
The Trunk Road Extension South project has restarted (now out of winter shut-down) with the following work either completed or in process:

- The base for the road embankment between Nelson Road and the ARRC tracks has been placed with additional material stockpiled on top to accelerate any settlement that may occur.
- The foundation and (MSE) retaining wall on the north side of the ARRC tracks are being constructed for the road bridge over the railroad.
- The foundation and (MSE) retaining wall on the south side of the ARRC tracks will be constructed in early to mid-May.
- The concrete girders for the road bridge over the railroad are being created in Washington State this week. Mid-June the girders they will leave Seattle by barge. By first week of July girders should be trucked to the project site.
- Completion of the roundabout has been affected/delayed by ADOT&PF's Parks Highway repaving project, but roundabout should be finished in August – September timeframe.

Funding is available to complete the roundabout and the bridge over the railroad. The project will need additional funding to complete the road approaches (bring the embankment elevations up to final grade) to the bridge on both the north and south sides of the track.

Brad Sworts

MSB Pre-Design & Engineering Division Mgr.
Capital Projects Department

1-907-861-7715 office
mailing: 350 E. Dahlia Ave., Palmer, AK 99645
physical: 533 E. Fireweed Ave., Palmer, AK 99645
web: www.matsugov.us

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From: Peggy Horton
Sent: Thursday, April 28, 2016 10:27 AM
To: Brad Sworts; Bob Walden
Subject: Trunk Road Extension South status

Gentlemen,

The Ranch Master Plan is going back before the Platting Board next week (5/5/2016) to request an additional 20 lots be platted prior to Trunk Road Extension South completion. Mr. Moosey has provided a letter of support for this limited development.

Can I get a status on that project please? Is money available to complete it? Do you have a timeframe for completion?

EXHIBIT F

Peggy Horton

From: Jamie Taylor
Sent: Friday, April 22, 2016 10:08 AM
To: Platting
Cc: Peggy Horton
Subject: RE: Request for comment for The Ranch Master Plan Case #1984-416 Tech: PH

Scott Sanderson and I discussed this today. We concur with Manager Moosey that any and all traffic related to Phase 3A-2A must use Nelson Road/Fireweed Road for all ingress and egress and that it is the developer's responsibility to ensure this occurs. We would like to know how the developer will guarantee compliance to this requirement and what will happen if it is violated.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
http://www.matsugov.us/

From: Peggy Horton **On Behalf Of** Platting
Sent: Thursday, April 07, 2016 11:44 AM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; regpagemaster@usace.army.mil; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; stan.gillespie@gmail.com; ken@slauson.us; Richard Boothby; elliotts@matnet.com; John Aschenbrenner; Elizabeth Weiant; Eric Phillips; Sandra Garley; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; George McKee; brian.young@usps.gov
Cc: jay@valleymarket.com; LaMarr Anderson (lamarra05@gmail.com); stan.gillespie@gmail.com; jordan@alaskaplans.com; Tait Zimmerman (tait@zimmermanteamak.com); patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); Gregory Pugh (winforhim@aol.com)
Subject: Request for comment for The Ranch Master Plan Case #1984-416 Tech: PH
Importance: High

Good Morning,

Attached is a request to revise the Master Plan of The Ranch to allow for an additional 20 lots to be platted (phase 3A-2A). Please review and provide your comments by April 22, 2016.

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

EXHIBIT G

Peggy Horton

From: Richard Boothby
Sent: Sunday, April 17, 2016 9:24 AM
To: Platting
Cc: James Steele; Ken Barkley; Bill Gamble
Subject: Re: Request for comment for The Ranch Master Plan Case #1984-416 Tech: PH

The Central Mat-Su FSA and DES has no objections as long as the hydrant system is extended into this area. We also understand that this will put more than 30 lots on a single access route but with the addition of future phases this will connect to additional roads making a secondary ingress/egress routes.

Sent from my iPad

On Apr 7, 2016, at 3:43 PM, Platting <Platting@matsugov.us> wrote:

> Good Morning,
>
> Attached is a request to revise the Master Plan of The Ranch to allow for an additional 20 lots to be platted (phase 3A-2A). Please review and provide your comments by April 22, 2016.
>
> Peggy Horton
> Platting Technician
> Matanuska-Susitna Borough
> (907) 861-7881 direct
> (907) 861-8407 fax
> peggy.horton@matsugov.us (email)
>
> <rfc & map.pdf>
> <request ltr.pdf>
> <msb support ltr.pdf>
> <images_20160407_0001.PDF>

EXHIBIT H

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488

PHONE 861-7874 • FAX 861-8407

Matanuska - Susitna Borough Development Services

APR 07 2016

Received

Comments Due: April 22, 2016

April 7, 2016

Master Plan Revision Request for Comments

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

Open Cases **Y** or **N** (N)

SpUD **Y** or **N** (N)

FIRM # 8115 Zone X

Comments:

Date: 4/22/16 By: [signature]

ENSTAR
GCI
MSB – Assembly #3 George McKee

Title:	The Ranch Master Plan
Location:	Section 17/19/20/21, T17N, R1E, Seward Meridian, Alaska
Petitioner:	Arctic Devco, Inc.
Address:	Po Box 3489, Palmer AK 99645
Surveyor/Engineer:	Besse Engineering
Address:	1890 Jaime Marie Cir, Wasilla AK 99654

The request is to modify The Ranch Master Plan phasing to allow development of an additional 20 lots prior to the completion of Trunk Road South with the agreement that all traffic related to these lots are directed to only use Nelson Road for ingress and egress from The Ranch Subdivision. The lots to be developed would be located on the south side of Nelson Rd, east of Machetanz Elementary School. Lying within Sections 17, 19, 20 & 21, T17N, R01E, Seward Meridian, Alaska, lying south and west of the Alaska Railroad and bisected by Wasilla Creek.

Please submit your comments in writing, specifying any 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 **April 22, 2016** so that we may incorporate this information into our recommendations to the **Platting Board**, for the public hearing to be held on **May 6, 2016.**

Kindest Regards,

Peggy Horton

Peggy Horton
Platting Technician
peggy.horton@matsugov.us

EXHIBIT I

Providing Outstanding Borough Services to the Matanuska-Susitna Con

Case #:1984-416 Tax ID: 7393000T00C-1 & 7174000T001 Tax Map #: WA 10 & 15 Pre-App Date: N/A

Peggy Horton

From: Mark Whisenhunt
Sent: Tuesday, April 12, 2016 12:02 PM
To: Platting
Subject: RE: Request for comment for The Ranch Master Plan Case #1984-416 Tech: PH

Property within the Core Area. No other comments.

Respectfully,

Mark Whisenhunt
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
Fax: (907) 861-7876
mark.whisenhunt@matsugov.us

From: Peggy Horton **On Behalf Of** Platting
Sent: Thursday, April 07, 2016 11:44 AM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; regpagemaster@usace.army.mil; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; stan.gillespie@gmail.com; ken@slauson.us; Richard Boothby; elliotts@matnet.com; John Aschenbrenner; Elizabeth Weiant; Eric Phillips; Sandra Garley; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; George McKee; brian.young@usps.gov
Cc: jay@valleymarket.com; LaMarr Anderson (lamarra05@gmail.com); stan.gillespie@gmail.com; jordan@alaskaplans.com; Tait Zimmerman (tait@zimmermanteamak.com); patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); Gregory Pugh (winforhim@aol.com)
Subject: Request for comment for The Ranch Master Plan Case #1984-416 Tech: PH
Importance: High

Good Morning,

Attached is a request to revise the Master Plan of The Ranch to allow for an additional 20 lots to be platted (phase 3A-2A). Please review and provide your comments by April 22, 2016.

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

EXHIBIT J

Peggy Horton

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Friday, April 08, 2016 1:34 PM
To: Peggy Horton
Subject: FW: Request for comment for The Ranch Master Plan Case #1984-416 Tech: PH
Attachments: rfc & map.pdf; request ltr.pdf; msb support ltr.pdf; images_20160407_0001.PDF

Importance: High

Peggy,

The City of Wasilla Planning and Public Works departments do not have any comments/concerns.

Thanks,
Tina

Tina Crawford, AICP
City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Planning
Sent: Friday, April 08, 2016 8:27 AM
To: Tina Crawford
Subject: FW: Request for comment for The Ranch Master Plan Case #1984-416 Tech: PH
Importance: High

From: Peggy Horton [mailto:Peggy.Horton@matsugov.us] **On Behalf Of** Platting
Sent: Thursday, April 07, 2016 11:44 AM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; regpagemaster@usace.army.mil; Planning; publicworks; stan.gillespie@gmail.com; ken@slauson.us; Richard Boothby; elliotts@matnet.com; John Aschenbrenner; Elizabeth Weiant; Eric Phillips; Sandra Garley; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; George McKee; brian.young@usps.gov
Cc: jay@valleymarket.com; LaMarr Anderson (lamarra05@gmail.com); stan.gillespie@gmail.com; jordan@alaskaplans.com; Tait Zimmerman (tait@zimmermanteamak.com); patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); Gregory Pugh (winforhim@aol.com)
Subject: Request for comment for The Ranch Master Plan Case #1984-416 Tech: PH
Importance: High

Good Morning,

Attached is a request to revise the Master Plan of The Ranch to allow for an additional 20 lots to be platted (phase 3A-2A). Please review and provide your comments by April 22, 2016.

Peggy Horton

EXHIBIT K

Peggy Horton

From: Zafian, Holly K (DFG) <holly.zafian@alaska.gov>
Sent: Friday, April 22, 2016 2:24 PM
To: Peggy Horton
Cc: Meehan, Joe (DFG); Benkert, Ronald C (DFG); Fink, Mark J (DFG)
Subject: FW: Request for comment for The Ranch Master Plan Case #1984-416 Tech: PH
Attachments: rfc & map.pdf; request ltr.pdf; msb support ltr.pdf; images_20160407_0001.PDF

Importance: High

Good afternoon,

The Alaska Department of Fish and Game (ADF&G) has reviewed the master plan revision request which would divide Phase 3A, The Ranch Master Plan into two phases-- Phase 3A-2A and Phase 3A-2B located in Sections 17, 19, 20, and 21, T. 17 N., R. 1 E., S.M., Alaska and requests to develop the 20 lots in Phase 3A-2A prior to the completion of Trunk Road. The subject property is bordered to the south by Palmer Hay Flats State Game Refuge. There do not appear to be any actions that would block or remove public access to public lands or waters. ADF&G has no objection to the phase changes as proposed. Thank you for the opportunity to review and comment on this proposal. If you have any questions or would like to discuss our comments, please feel free to contact me.

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

From: Peggy Horton [mailto:Peggy.Horton@matsugov.us] **On Behalf Of** Platting
Sent: Thursday, April 07, 2016 11:44 AM
To: Zafian, Holly K (DFG); Fink, Mark J (DFG); regpagemaster@usace.army.mil; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; stan.gillespie@gmail.com; ken@slauson.us; Richard Boothby; elliotts@matnet.com; John Aschenbrenner; Elizabeth Weiant; Eric Phillips; Sandra Garley; Michael Weller; O'Donnell-Armstrong, Sheila (DNR sponsored); McDaniel, Tracy (DNR sponsored); Terry Dolan; Jim Jenson; Jamie Taylor; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; George McKee; brian.young@usps.gov
Cc: jay@valleymarket.com; LaMarr Anderson (lamarra05@gmail.com); stan.gillespie@gmail.com; jordan@alaskaplans.com; Tait Zimmerman (tait@zimmermanteamak.com); patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); Gregory Pugh (winforhim@aol.com)
Subject: Request for comment for The Ranch Master Plan Case #1984-416 Tech: PH
Importance: High

Good Morning,

Attached is a request to revise the Master Plan of The Ranch to allow for an additional 20 lots to be platted (phase 3A-2A). Please review and provide your comments by April 22, 2016.

EXHIBIT L

Peggy Horton

From: Whittier, Amanda L POA <Amanda.L.Whittier@usace.army.mil>
Sent: Wednesday, April 20, 2016 9:40 AM
To: Peggy Horton
Subject: RE: [EXTERNAL] Request for comment for The Ranch Master Plan Case #1984-416 Tech: PH (UNCLASSIFIED)
Attachments: The Ranch (Phase 3A-2A).pdf

Ms. Horton,

Please advise the developer that wetlands maybe on some of the lots of this new phase (see attached). Additional wetlands were discovered during the planning for the Trunk Road Extension east of this location.

Thank you!
~Amanda

Amanda L. Whittier
Acting Chief, South Section
U.S. Army Corps of Engineers (Alaska District)
(907) 753-5582 (desk)
(907) 753-2712 (main)
Amanda.L.Whittier@usace.army.mil

-----Original Message-----
From: Pagemaster, Reg POA
Sent: Friday, April 08, 2016 5:38 AM
To: Whittier, Amanda L POA <Amanda.L.Whittier@usace.army.mil>
Cc: Pagemaster, Reg POA <regpagemaster@usace.army.mil>; Morgan, Shannon R POA <Shannon.R.Morgan@usace.army.mil>
Subject: FW: [EXTERNAL] Request for comment for The Ranch Master Plan Case #1984-416 Tech: PH (UNCLASSIFIED)
Importance: High

CLASSIFICATION: UNCLASSIFIED

Amanda,

Please read and respond if necessary. Please cc Reg Pagemaster if response is needed.

Thank you

Julie

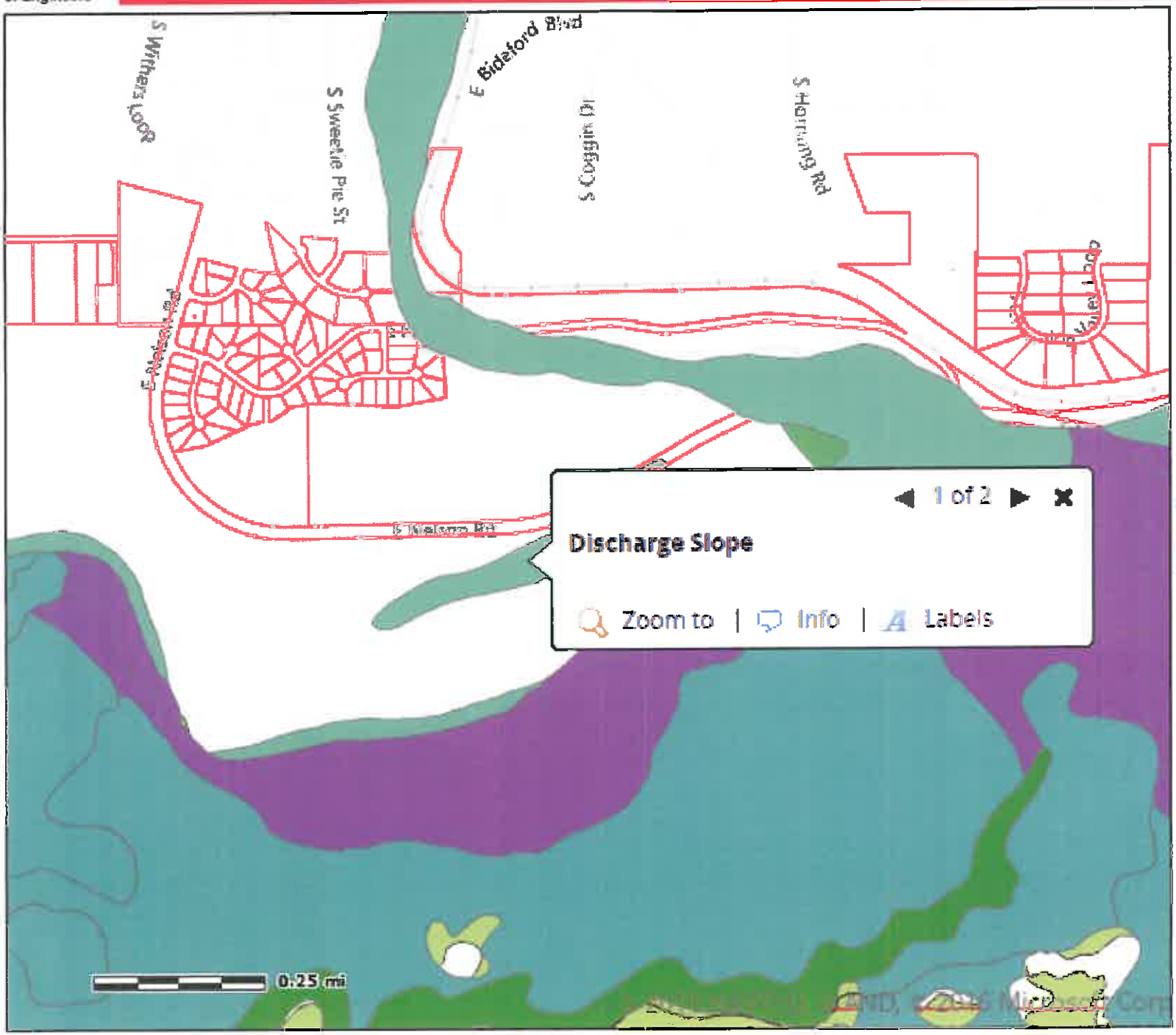
-----Original Message-----
From: Peggy Horton [mailto:Peggy.Horton@matsugov.us] On Behalf Of Platting

EXHIBIT M-1

US Army Corps of Engineers

POA-Regulatory

US ARMY CORPS OF ENGINEERS



LEGEND

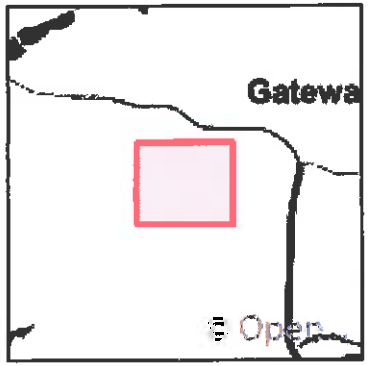
Cook Inlet Wetlands

- DISTURB
- Depression
- Discharge Slope
- Drainageway
- Drainageway / Tidal
- Floating Island
- Headwater Fen
- Kettle
- LAKE
- Lakebed
- Late Snow Plateau
- Riverine
- Spring Fen
- Tidal
- Tidal / Drainageway
- VLD Trough
- Wetland / Upland Complex

Matanuska Susitna Borough

National Wetland Inventory (NWI)

EXHIBIT M-8



US Army Corps of Engineers
This map was produced using the SimSuite web application on:
20 Apr 2016 @ 0912

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

U.S. POSTAGE PITNEY BOWES
ZIP 99645 $ 000.46[5]
02 1W
0001399405 APR 14 2016

FIRST CLASS

RECEIVED
APR 20 2016
PLATTING

55196000L011 39
BUZBY RICHARD J & SAUNDRA
2048 S CREEKSIDE DR
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: ARCTIC DEVCO, INC. (owners/petitioners)

REQUEST: The request is to modify the Ranch Master Plan Phasing to allow development of an additional 20 lots prior to the completion of Trunk Road South with the agreement that all traffic related to these lots are directed to only use Nelson Road for ingress and egress from the Ranch Subdivision. The lots to be developed would be located on the south side of Nelson Road and east of Machetanz Elementary School.

LOCATION: Located within Sec 17, 19, 20 & 21, T17N, R01E, S.M. AK, lying south and west of the Alaska Railroad and bisected by Wasilla Creek.

Community Council: Gateway **Assembly District:** #3: George McKee **Area:** 973.21 Acres +/-

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Master Plan Revision** on ***May 5, 2016.*** The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within the subdivision or within 600' of the petition area. This will be heard before the **PLATTING BOARD** and you are invited to attend.

If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB, Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or Fax (907) 861-8407 or e-mail: platting@matsugov.us. Comments received by 3:00 PM one week prior to the meeting, ***April 28, 2016***, will be included in the Platting Board packet. Comments received from the public up to 4:00 PM one day prior to the meeting will be given to the Platting Board in a "Hand-Out" packet the day of the meeting. To request additional information please contact the Platting Technician, ***Peggy Horton*** at (907) 861-7881 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party*. See MSB 15.39.010 for definition of "*interested Party*". The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough internet home page, (www.matsugov.us), in the Borough Clerk's office, or at various libraries within the borou

EXHIBIT N-1

Please do not send comments or questions directly to the Platting Board members. Boa[illegible] re or engage in ex-parte contact with the applica[illegible] ublic concerning the application or issues presented in the application.

Name: Richard Buzby *Address:* 2048 S Creekside Dr Wasilla 99654

Comments: No way! Get those roads done first. Over 600 cars a day past my place. We are over built now and present roads into the subdivision can't support the ranch now.

Case #1984-416 PH *Note: Vicinity Map Located on Reverse Side*

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

U.S. POSTAGE PITNEY BOWES
ZIP 99645 $ 000.46[5]
02 1W
0001399405 APR 14 2016

objection

FIRST CLASS

RECEIVED
APR 26 2016
PLATTING

55196000L014 358
WALSER FAMILY TR
WALSER VINCENT A & DEBORAH J TRES
2130 S SWEETIE PIE ST
WASILLA AK 99654-6694

NOTIFICATION OF PUBLIC HEARING

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

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EXHIBIT N-2

Please do not send comments or questions directly to the Platting Board members. Boa e or engage in ex-parte contact with the applicat blic concerning the application or issues presented in the application.

Name: Deb Walser *Address:* 2130 S Sweetie Pie St

Comments: NO MORE!! No CURBS, NO SIDEWALKS — TRAFFIC keeps increasing — what is it going to take before people quit developing everything?

Case #1984-416 PH *Note: Vicinity Map Located on Reverse Side*

NO MORE DEVELOPMENT BEFORE INFRASTRUCTURE

1" = 400'

PHASE 4
RECORDED PLAT THE RANCH SUB'D., PHASE 4 PLAT 2006-49

PHASE 6C
RECORDED PLAT THE RANCH SUB'D., PHASE 6C PLAT 2014-90

RECORDED PLAT THE RANCH 2010 PLAT 2011-16

PHASE 6A
RECORDED PLAT THE RANCH 2012 PLAT 2014-26

RECORDED PLAT THE RANCH SUB'D., PHASE 4 PLAT 2006-49

RECORDED PLAT THE RANCH 2012 RANCH CREEKSIDE PLAT 2013-22

PHASE 7B
RECORDED PLAT PHASE 7B THE RANCH REFILE PLAT 2013-9

PHASE 7A
RECORDED PLAT THE RANCH SUBDIVISION, PHASE 7A PLAT 2010-58

PHASE 5B

PHASE 5A

RECORDED PLAT THE RANCH SUB'D., PHASE 4 PLAT 2007-142 TRACT B-1

MACHETANZ ELEMENTARY SCHOOL SITE

RECORDED PLAT THE RANCH PHASE 7B REFILE PLAT 2013-9 TRACT 1

PHASE 1

THE RANCH GREATLAND TRACT B

RECORDED PLAT THE RANCH SUB'D., PHASE 4 PLAT 2006-49 TRACT F

PHASE 2

PHASE 3B

THE RANCH PHASE 3A-1 PLAT 2015-26

PHASE 3A-1

PHASE 3A-2A

PHASE 3A-2B

RECORDED PLAT THE RANCH GREATLAND REFILE PLAT 2012-110 TRACT D

RECORDED PLAT THE RANCH GREATLAND REFILE PLAT 2012-110 TRACT D

SWEEPING VISTA, PHASE 1 PLAT 2011-26

SWEEPING VISTA, PHASE 1 PLAT 2013-15

FAIRVIEW EAST ADDN 1

FAIRVIEW EAST ADDN 1

FAIRVIEW EAST ADD 1 RESUB

CREEKSIDE PRESERVE

CREEKSIDE PRESERVE

WELLINGFIELD WEST DIV I

WELLINGFIELD WEST DIV II

CLOUDS REST PHASE II

CLOUDS REST PH. III

CLOUDS REST

WELLINGFIELD EAST

HARMONY POINTE PHASE 1

HARMONY POINTE PHASE 2

HARMONY POINTE PHASE 3

THE HORNUNG ESTATE

SW1/4 SE1/4 SEC. 16, T17N, R1E, S.M.

SE1/4 SE1/4 SW1/4 SEC. 16, T17N, R1E, S.M.

N1/2 NE1/4 LESS AK RR ROW, THAT PORTION OF SW1/4 NE1/4 LYING NORTH OF AK RR ROW, THAT PORTION OF SE1/4 NE1/4 LYING NORTH OF AK RR ROW SEC. 21, T17N, R1E, S.M.

HAPPY VALLEY

STATE OF ALASKA

STATE OF ALASKA

STATE OF ALASKA

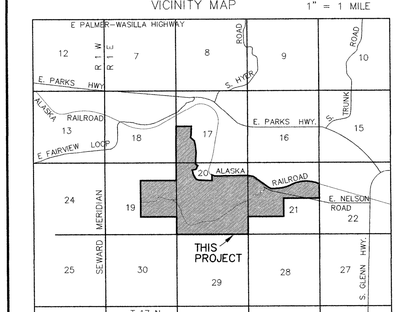
STATE OF ALASKA

STATE OF ALASKA

RECEIVED
MAR 24 2016
PLATTING

GRAPHIC SCALE 1"=400'
0 400 800 1200

VICINITY MAP 1" = 1 MILE



MASTER PLAN OF

THE RANCH SUBDIVISION

LOCATED WITHIN SECTIONS 17, 19, 20 & 21, T17N, R1E SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.

CONTAINING 973.21 ACRES, MORE OR LESS.

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

Field Book: B98-03	Scale: 1" = 400'	Date: 25FEB16	Dw'g. RANCH.DWG
	Drawn: MLK	W. O. No. B98-03	Sheet 1 of 1

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 5, 2016

PRELIMINARY PLAT:	**BARRY'S FINGER LAKE L/5A W/ ROW VACATION**
LEGAL DESCRIPTION:	**SEC 33, T18N, R1E, SEWARD MERIDIAN, AK**
PETITIONER:	**MATTHEW KNEPPER**
SURVEYOR:	**HANSON SURVEYING**
ACRES: **1 AC**	PARCELS: **1**
REVIEWED BY:	PEGGY HORTON CASE: 2016-038

REQUEST

The request is to vacate an unconstructed 20' wide portion E. Radon Drive right-of-way and combine Lots 5, 8, 13A, & 14, Barry's Finger Lake #2, Plat #61-56, to create a new lot to be known as Lot 5A, Barry's Finger Lake #2. This case will be heard under MSB 43.15.065, Waiver of Standards for Subdivision of Substandard Lots, as these lots were created in 1961, prior to borough incorporation. Current access is from a common driveway with adjoining Lot 6 onto E. Bogard Road.

EXHIBITS:

Vicinity Map	**EXHIBIT A**	Legal Nonconforming	**EXHIBIT D**
Plat	**EXHIBIT B**	Vacation Petition	**EXHIBIT E**
Encroachment Permit	**EXHIBIT C**	Private Driveway Easement	**EXHIBIT F**
		Site Visit Photos	**EXHIBIT G**

COMMENTS:

ROW Coordinator	**EXHIBIT H**	ADOT&PF	**EXHIBIT N**
Planning	**EXHIBIT I**	Response	**EXHIBIT O**
Cultural Resources	**EXHIBIT J**	MEA	**EXHIBIT P**
Land Management	**EXHIBIT K**	MTA	**EXHIBIT Q**
Code Compliance	**EXHIBIT L**	Enstar	**EXHIBIT R**
Public Works	**EXHIBIT M**	Public	**EXHIBIT S**

DISCUSSION

History: The existing parcels were created by plat in 1961 **(Exhibit B)**. Lots 5, 8, 13A, and 14 are being combined and a vacation is requested for the 20' platted right-of-way between Lots 8 and 14. Lot 13A, on the plat, contains a spring. All lots are owned by the petitioner.

This property received a Borough Encroachment permit in October 1986, for the existing sewer tank and 7 feet of deck into the 20' wide right-of-way **(Exhibit C)**. The property also received a Pre-Existing Legal Nonconforming Status Determination in January 2006 for the house which was located 2 feet from the platted right-of-way and 3.2 feet from the side lot line **(Exhibit D)**. If the vacation is approved, the legal non-conforming status would remain for the house being 3.2 feet from the side lot line.

MSB 43.15.025, Abbreviated Plats, states, "Plats to remove lot lines on a subdivision plat of record are exempt from provisions of the code which require:
(1) useable area report submittals;
(2) legal and physical access;
(3) as-built survey; and
(4) topographic information.

The lots within this subdivision are substandard as they do not comply with the current standards for size, water frontage, and lot design. MSB 43.15.065, *Waiver of Standards for Resubdivision of Substandard Lots,* allows the platting officer to waive standards applicable to the subdivision of land if one or more of the conditions that make the lot substandard under the present code would be reduced or eliminated under the proposed replat and the number of substandard lots after the replat are not more than before the replat. If approved and recorded, this plat will create a .996 acre lot, which will resolve the nonstandard size of the lot. There are currently 4 substandard lots (Lots 5, 8, 13A and 14), the number after this replat would be one (Lot 5A).

Vacation: The 20' road right-of-way within this proposed lot is not constructed and the petitioners are requesting that it be vacated **(Exhibit E)**. The petitioner also provided a non-objection letter signed by his neighbors **(Exhibit E-5)**. Their statement:
The petitioner wishes to vacate this Right-Of-Way segment to make his land more useable and marketable. He owns 4 substandard lots that stretch from E. Bogard Road to Finger Lake Lagoon. While the original lots created in the 1960's were extremely small and do not conform to present day standards, the petitioner has acquired 4 of them and wishes to merge them into 1 standard lot. The presence of the 20' wide section of ROW makes this impossible.

The 20' wide by 100' long section of ROW that he wishes to vacate cuts across the middle of his parcel and creates difficulty in the utilization of his land. Because of the ROW segment, he cannot physically use his parcels as a single block of land, and no financing activity is available to him or to potential buyers of his land.

Please consider the following points in regards to this proposed vacation:

- *The ROW segment in question is not and apparently never has been used since its creation in 1961.*
- *It is only 20' wide and a Borough standard road cannot be built within this ROW.*
- *The surrounding area is fully developed.*
- *Alternative and superior access is provided and constructed for all properties in the subdivision.*
- *This ROW segment does not provide access to any area of public interest, waterway, or public value.*

- *The petitioner states that he has discussed the proposed vacation with each of those landowners immediately impacted by the action and has heard no objections.*

Staff notes the lot has constructed access onto Bogard Road through a private driveway easement recorded at Book 474, Page 320, which was created to provide adjacent owners (Lots 5 & 8) access for ingress and egress **(Exhibit F)**. Site Visit Photos showing the unconstructed 20' right-of-way and common driveway access are at **Exhibit G**.

The vacation meets the criteria of MSB 43.15.035, *Vacations,* as it 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 the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided. The lot's access is the existing constructed access onto Bogard Road overlaid with a private driveway easement and the frontage of the remaining 20' right-of-way on either side of the combined lot.

The vacation, if approved by the Platting Board, will go to the Assembly for approval per MSB 43.10.065(F) **(See recommendation #2)**.

Comments: MSB ROW Coordinator asked that a utility easement replace the platted right-of-way **(Exhibit H)**. Not all remaining platted lots along Radon Drive have gas and electric service to them. Staff notes, the lots which have no service are not developed and are owned by neighboring developed lots, but that does not prohibit them from being sold as separate lots. MEA, MTA and Enstar did not request additional easements and access to those services is available along Bogard Road, Lagoon Drive and Keith Streets. A utility easement would not be fully useable due to the existing deck and septic tank within the existing 20' right-of-way and replacing this with a utility easement does not lessen the difficulty in the utilization of the land, which the petitioner stated is the motive for the replat and vacation.

Planning stated structures should be in compliance with the setback requirements **(Exhibit I)**. Staff notes an as-built is not required for this platting action. Cultural Resources commented that no known recorded sites are on the property **(Exhibit J)**. Land and Resource Management stated no borough-owned land is being affected and they have no objection **(Exhibit K)**. Code Compliance commented that the property is not within a Special Flood Hazard Area, there are no open code compliance cases and it is within the Core Comprehensive Plan area **(Exhibit L)**. Public Works Engineer has no comment **(Exhibit M).**

ADOT&PF: ADOT&PF objects to the vacation as per the standards outlined in the Highway Preconstruction Manual found in 1190.3 **(Exhibit N)**. Though Radon Drive doesn't appear to be used, it is a dedicated right-of-way that provides all the adjacent properties with alternate access to Bogard (via Lagoon Drive and Keith Street). Both ADOT&PF and the Mat-Su Borough are managing access to Bogard via internal routes and to vacate this right-of-way could force ADOT&PF to allow a new access point along Bogard Road. Though many of the adjacent property owners already have direct access, this lot does not. It shares an access point with an adjacent property owner, which means that if in the future the shared access point is discontinued (such as if the owner of the property with the access chooses to discontinue letting the petitioner use that access point), ADOT&PF would be forced to allow this property direct access to Bogard Road.

MSB 43.15.035(B)(4) states that the platting board shall not routinely approve any vacation of a public interest in land where objections to the vacation are made by any government agency which has a responsibility to the public which may be affected by the vacation, excepting if the beneficiary of the easement refuses to authorize the vacation, the platting board may approve the vacation if the following conditions are met: (a) there are currently no existing improvements within the subject easement of the easement beneficiary or a portion of the easement will remain which includes the improvements; (b) if necessary a substitute easement is provided by document on the plat; and (c) findings of fact support granting the vacation.

Staff notes Radon Drive, in this location, is not constructed and the existing improvements within the right-of-way are a septic tank and deck. Access to either side of the remaining 20' platted road right-of-way will remain. The lot also has constructed access onto Bogard Road through a private driveway easement recorded at Book 474, Page 320, which was created to provide adjacent owners (Lots 5 & 8) access for ingress and egress **(Exhibit F)**.

The petitioner responded to ADOT&PF **(Exhibit O)**

1. The proposed vacation does not eliminate all alternate access to Bogard via a side road. All lots concerned currently have 2 alternate options, both Keith and Lagoon Streets, and the present vacation ensures that each of the parcels retains legal access to their corresponding practical alternative:

A. Those lots lying east of the proposed Lot 5A would clearly want to use Keith Street for access, and those lots west of lots 7 and 13 would clearly want to use Lagoon Drive... the present vacation is in accordance with this.

B. Lots 7 and 13 could conceivable go either direction and the route to Lagoon Drive would indeed traverse approximately 100' over an area of 12% to 14% slope. However, such a slope in a 60' wide ROW presents little difficulty for construction of a driveway and the route to Lagoon drive is 20% shorter. Furthermore, accessing Keith street from these 2 lots would bring their driveway (and anyone else's) within a few feet of the petitioner's legally situated house.

C. Proposed Lot5A retains legal access to both alternative routes.

2. I do not see that vacating this section of ROW would "force ADOT&PF to allow a new access point along Bogard Road".

A. The proposed Lot 5A does in fact currently have direct access to Bogard Road via an Easement recorded in Book 474 on pages 320 to 322. The wording of the Easement is clear in establishing that no owner of Lots 6 and/or 7 will ever have any right to merely "discontinue letting the petitioner use that access point".

B. Standards outlined in section 1190.3 of the Highway Preconstruction Manual do dictate limitations on driveway access to arterials. However, the proposed vacation presents no change to the current legal access configuration in that all associated lots will retain legal access to one of the alternate access routes (Lot 5A will retain access to both of them) and thus the vacation will effectuate no change in ADOT&PF's ability to control arterial access.

Utilities: MEA requested a recorded easement affecting this lot be shown on the final plat **(Exhibit P)**. Staff recommends all easements of record be shown on the final plat per MSB 43.15.051(P) **(See recommendation #4)**. MTA has no objections **(Exhibit Q)**. Enstar has no comments, recommendations, or objections **(Exhibit R)**.

Public: As a result of the public noticing, response was received from Merri Dias, owner of property on Lagoon Dr **(Exhibit S)**. She has no objections, but stated Radon Drive should be constructed to the property as entrance onto Bogard Road is dangerous and getting harder all the time. Staff notes the 20' wide right-of-way is not constructible to borough standards.

CONCLUSION

The preliminary plat for Barry's Finger Lake #2 L/5A is consistent with AS 29.40.070, *Platting Regulations* and MSB 43.15.016, *Preliminary Plat Submittal and Approval.* The vacation is pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035, *Vacations.*

This plat is being heard under 43.15.025, *Abbreviated Plats*, which exempts eliminations of common lot lines from provisions of the code which require useable area report submittals; legal and physical access; as-built survey; and topographic information. This plat is also being heard under MSB 43.15.065, *Waiver of Standards for Resubdivision of Substandard Lots*, which allows for a substandard condition to remain as long as other substandard conditions are being resolved and the number of substandard lots prior to the replat is not more than after the replat. Lot 5A will still have less than the required water frontage and exceed the 3:1 ratio for depth to width, but will be a standard sized lot.

The vacation meets the criteria of MSB 43.15.035, *Vacations,* as it 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 the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided; that access being the existing constructed access onto Bogard Road.

RECOMMENDATIONS

***Recommended motion:* "I move to approve the preliminary plat of Barry's Finger Lake #2 Lot 5A and a vacation of that portion of the platted 20' right-of-way within this lot, contingent upon staff recommendations and findings:"**

1. Pay the mailing and advertising fee.

2. Obtain the Borough Assembly approval of the vacation within 30 days of Platting Board's written Notification of Action.

3. This plat will require survey and monumentation per MSB 43.15.054(B) as it does not qualify for an exemption under 43.15.054(G).

4. Provide updated Certificate to Plat executed within 90 days, prior to recording per MSB 43.15.053(E). Obtain beneficiary affidavits from holders of legal and beneficial interest to be recorded with the final plat, if any.

5. Show the vacation of Radon Drive on the final plat.

6. Show or list all easements of record on the final plat per MSB 43.15.051(P).

7. Submit the final plat in full compliance with Title 43.

8. Submit recording fee, payable to State of Alaska, DNR.

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

FINDINGS

1. The preliminary plat for Barry's Finger Lake #2 L/5A is consistent with AS 29.40.070, *Platting Regulations*, MSB 43.15.016, *Preliminary Plat Submittal and Approval*, and MSB 43.15.025, *Abbreviated Plats*. The vacation is pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035, *Vacations*.

2. Plats to remove lot lines on a subdivision plat of record are exempt from providing useable area report submittal; legal and physical access; as-built survey; and topographic information per MSB 43.15.025, *Abbreviated Plats*.

3. This plat is not eligible for the exemption from survey and monumentation listed in MSB 43.15.054(G) as the purpose of this plat is to combine lots and to vacate a public right-of-way.

4. The plat is consistent with MSB 43.15.065, *Waiver of Standards for Resubdivision of Substandard Lots*, which allows for a substandard condition to remain as long as other substandard conditions are being resolved and the number of substandard lots prior to the replat is not more than after the replat. Lot 5A will still have less than the required water frontage and exceed the 3:1 ratio for depth to width, but will be over 40,000 sq ft in size. Four substandard lots are being replaced with one substandard lot.

5. The petitioner submitted a petition to vacate the right-of-way in accordance with MSB 43.15.035, *Vacations* and it was presented to the Platting Board.

6. The vacation is consistent with MSB 43.15.035(B)(1)(a), 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 (c) the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided.

7. E. Radon Drive is only 20' wide and a Borough standard road cannot be built within this ROW.

8. The ROW segment being vacated does not provide access to any area of public interest, waterway, or public value.

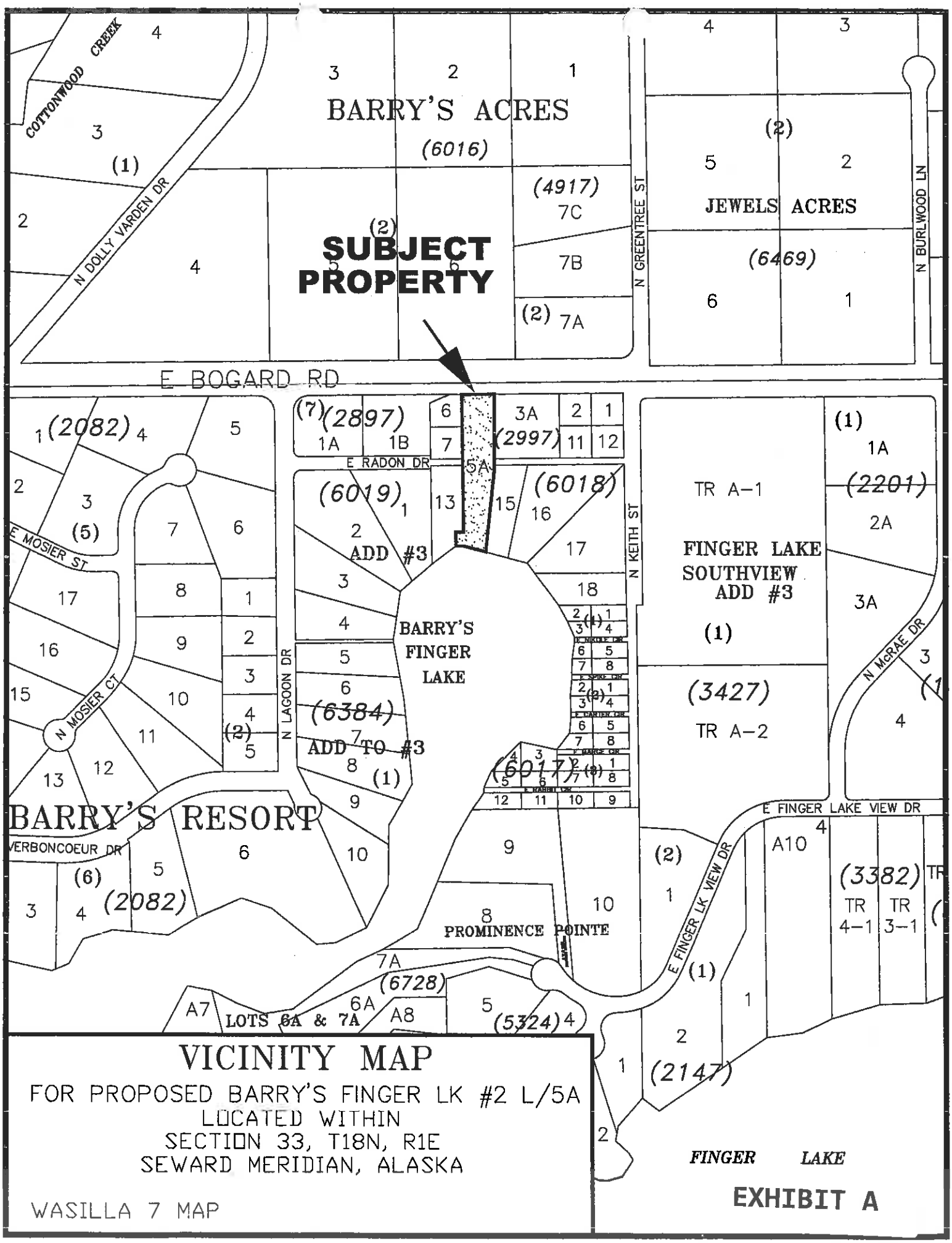
9. The petitioner states that he has discussed the proposed vacation with each of those landowners immediately impacted by the action and has heard no objections. The petitioner provided a letter of non-objection from a majority of the lot owners in the area.

10. The replatted lot will retain access to E. Bogard Road through Lots 6 & 7 with a private driveway easement recorded at Book 474, Page 320.

11. The MSB ROW Coordinator requested the 20' platted right-of-way be replaced with a utility easement. MTA, MEA and Enstar did not request a utility easement and the septic tank and deck currently within the platted right-of-way prohibit its full use as a utility easement.

12. ADOT&PF objects to the vacation. MSB 43.15.035(B)(4) states that the platting board shall not routinely approve any vacation of a public interest in land where objections to the vacation are made by any government agency which has a responsibility to the public which may be affected by the vacation, excepting if the beneficiary of the easement refuses to authorize the vacation, the platting board may approve the vacation if the following conditions are met: (a) there are currently no existing improvements within the subject easement of the easement beneficiary and (c) findings of fact support granting the vacation. Staff notes the improvements within the easement are a septic tank and deck and the findings support granting the vacation.

13. Merri Dias, nearby lot owner, responded to the public noticing with a non-objection.



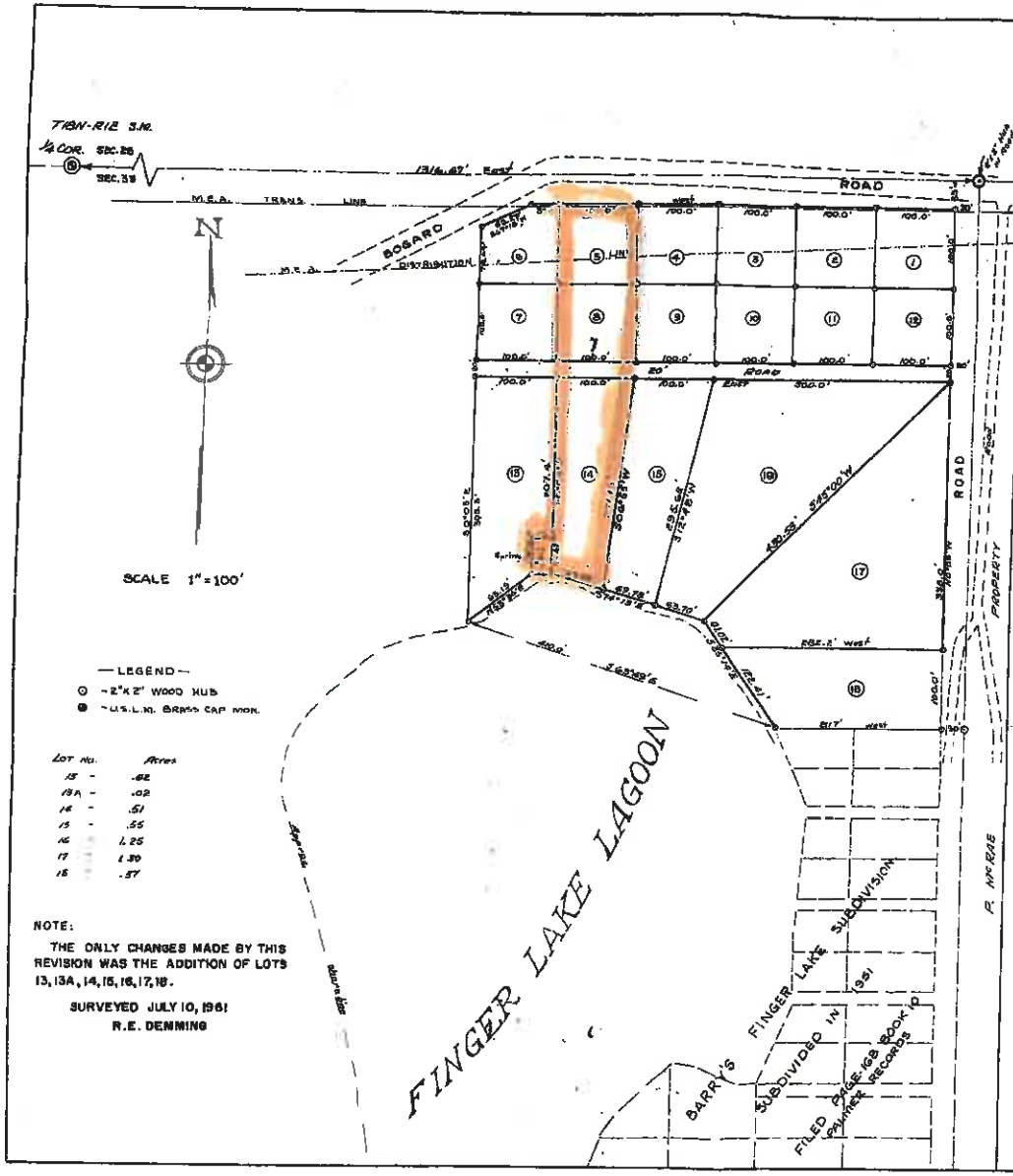
VICINITY MAP

FOR PROPOSED BARRY'S FINGER LK #2 L/5A
LOCATED WITHIN
SECTION 33, T18N, R1E
SEWARD MERIDIAN, ALASKA

WASILLA 7 MAP

EXHIBIT A

PALMER
Serial No. 61-2395



The following reservations and restrictions apply to Lots No. 1 thru 18 to create a restricted subdivision for the benefit of all said lots according to this general plan:

1. But one dwelling shall be placed or erected upon any of the above-mentioned lots, and such dwelling never shall be used or occupied for any purpose except for that of private residence exclusively; nor shall any part or portion ever be used or occupied except solely as a residence; nor shall such dwelling be arranged or used or occupied as apartments or flats; nor shall said lots or any part thereof ever be used or occupied for trade or business of any kind whatsoever.
2. No house trailer, trailer home, or other temporary dwelling shall be placed upon any of said lots except as temporary living quarters during construction of a permanent dwelling; and in no event shall any such temporary living quarters be kept, maintained or remain on any of said lots for more than two years from the time of purchase or contract for the purchase of any lot.
3. No dwelling the actual cost of which is less than $ 1000.00 shall be erected on any of said lots.

REVISED PLAT OF BARRY'S FINGER LAKE SUBDIVISION NO. 2

LOCATED IN U.S. LOT 1 - SECTION 33 OF

T18N - R1E SEW. MERIDIAN, ALASKA

NOTE:

RIGHT OF WAY EASEMENT FROM E. BARRY TO MATANUSKA ELECTRIC ASSOCIATION ON FILE PAGE 117, BOOK 26, PALMER PRECINCT RECORDS.

APPROVED BY THE OWNER AND SUBDIVIDER ON THE 19th DAY OF Sept. 1961.

Virginia E. Barry
Lead W. Barry
SUBDIVIDER

— SURVEYOR'S CERTIFICATE —

This is to certify that I have this date made a survey of the plats hereon delineated, and that I have set all the points as shown, which to the best of my knowledge and belief are true and correct.

Richard E. Denming
Richard E. Denming
Reg'd Land Surveyor #262-S
State of Alaska

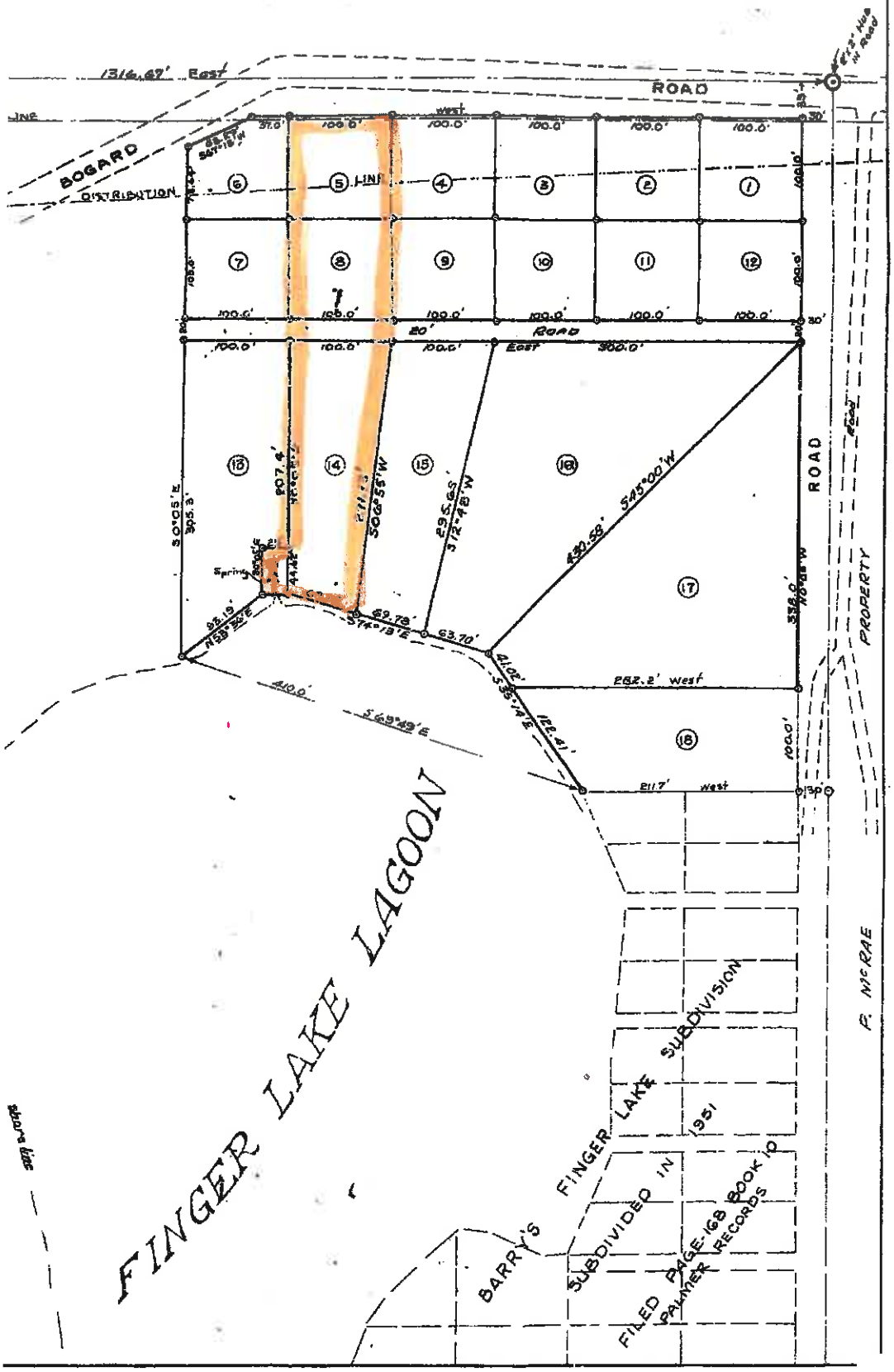
June 24, 1960
Palmer, Alaska
REVISION July 10, 1961

RECORDED - FILED
Palmer REC. DIST.
DATE 9-19 19 61
TIME 11:30 A.M.
Recorded by B. W. Barry
Address Palmer, A.

Old file # 61-56

EXHIBIT B-1

PALMER
Serial No. 61-2395



The following reservations and restrictions apply to Lots No
create a restricted subdivision for the benefit of all said lot
general plan:

1. But one dwelling shall be placed or erected upon any of t
ed lots, and such dwelling never shall be used or occupie
except for that of private residence exclusively; nor shal
portion ever be used or occupied except solely as a resider
dwelling be arranged or used or occupied as apparti
nor shall said lots or any part thereof ever be used or
trade or business of any kind whatsoever.

2. No house trailer, trailer home, or other temporary du
placed upon any of said lots except as temporary livi
during construction of a permanent dwelling; and in
any such temporary living quarters be kept, mainta
on any of said lots for more than two years from
purchase or contract for the purchase of any lot.

3. No dwelling the actual cost of which is less tha
shall be erected on any of said lots.

REVISED PLAT OF

BARRY'S FINGER LA

SUBDIVISION NO. 2

LOCATED IN U.S. LOT 1 - SECTION 3

T18N - R1E SEW. MERIDIAN, ALASK

NOTE:

RIGHT OF WAY EASEMENT FROM E.
TO MATANUSKA ELECTRIC ASSOCIA
ON FILE PAGE 117, BOOK 26, P
PRECINCT RECORDS.

APPROVED BY THE OWNER AND SUBDIVIDER
19th DAY OF Sept. 1961.
SUBDIVIDER

— SURVEYOR'S CERTIFICATE —

*This is to certify that I have this da
a survey of the plots hereon delineat
that I have set all the points as sho
which to the best of my knowledge
are true and correct.*

Richard E. Demm
Richard E. Demmin
Reg^d Land Surve
State of Alaska

June 24, 1940
Palmer, Alaska
REVISION July 10, 1961

RECORDED - FILE
Palmer REC
DATE 9-19-
TIME 11:30
Recorded by
Address Palme

EXHIBIT B-2

3 lot file # 61

MS-21375

PERMIT NO. E07-86

MATANUSKA-SUSITNA BOROUGH ENCROACHMENT PERMIT

BOOK 0489 PAGE 518

THIS PERMIT, is issued this 22 day of April, 19 86, by the

MATANUSKA-SUSITNA BOROUGH, to John Bolman, Permittee

WITNESSETH: The Borough does hereby grant an Encroachment Permit in the following described Public Right of Way or Easement Area to Wit:

Barry's Finger Lake #2 Revised. Lots 5, 8, 13A & 14.

The encroachment hereby authorized is described as and limited to the following:

20' road right of way for use as existing sewer tank & 7 feet of deck encroachment.

Special Conditions: Work already complete.

In consideration for this permit, the Permittee agrees that he will indemnify and hold harmless the Borough against any and all claims which may arise or be caused by the construction, alteration or maintenance and existence of the above described encroachment or for any damages whatsoever arising out of the granting of this permit.

The Borough reserves the right to revoke this permit upon twenty (20) days written notice to the Permittee. The Permittee, agrees upon said notice of revocation, to immediately remove said encroachment from the easement, street, or public right of way. Should the Permittee refuse or fail to comply with said written notice, the Borough, may without further notice to the Permittee, remove or cause to be removed the encroachment, and the Permittee hereby agrees to reimburse the Borough for all cost incidental to the removal thereof.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

PERMITTEE: John Bolman

John Bolman appeared before me

Subscribed and sworn to before me this 22 day of April, 19 86

Notary Public: Lynne A Peterson

My Commission expires: Aug 28, 1988

MATANUSKA-SUSITNA BOROUGH: Al Starr

Borough Representative

Al Starr, Chief of Road Maintenance

Appeared before me

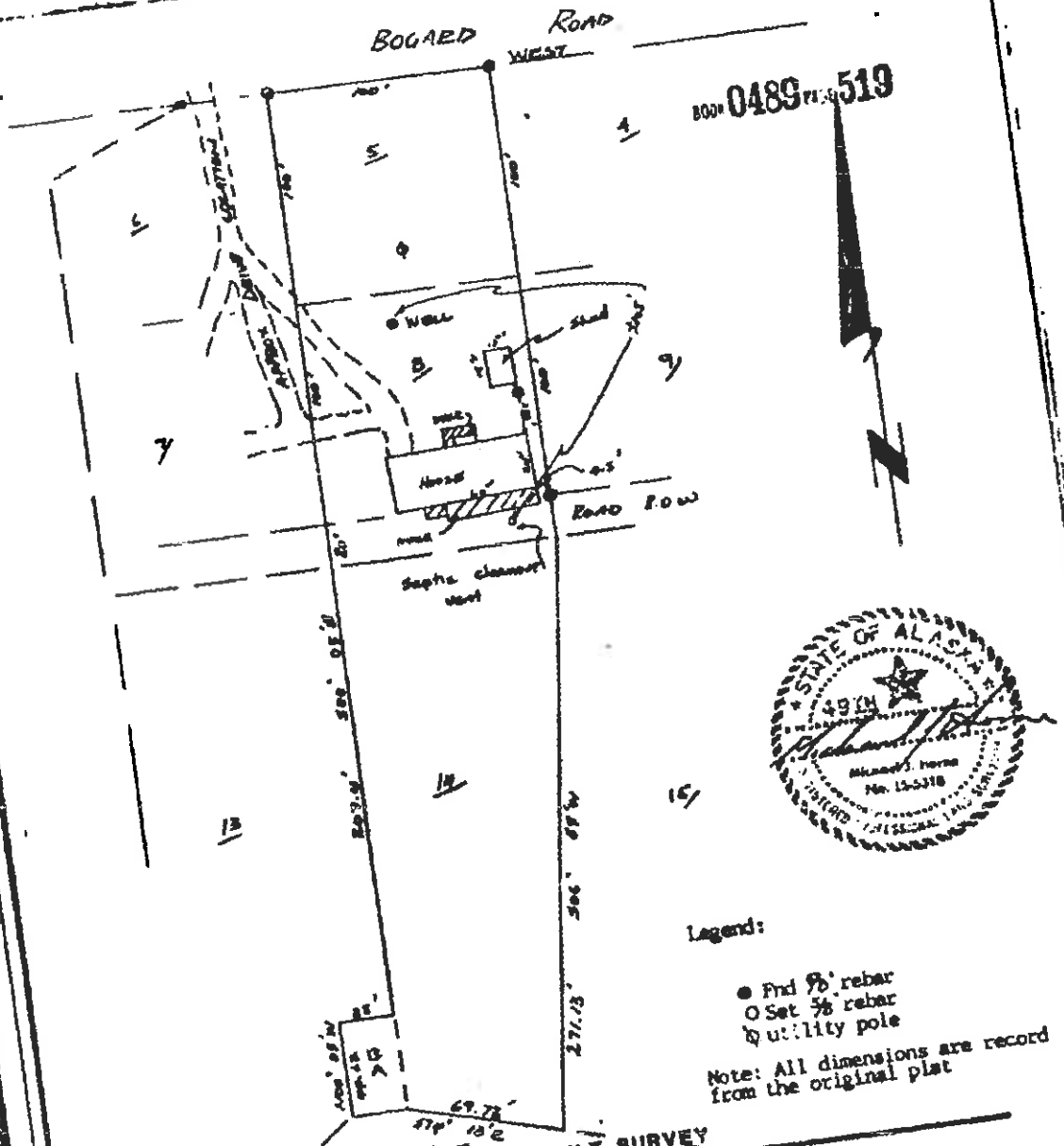
Subscribed and sworn to before me this 22nd day of April, 19 86

Notary Public: Lynne A Peterson

My Commission expires: Aug 28, 1988

EXHIBIT C-1

BOOK 0489 PAGE 519



AS-BUILT SURVEY

HORNE LAND SURVEYING

p.o. box 1036, wasilla, alaska 99657, phone 376-3744

Lots 5,8,14 & 13A

Barrys Finger Lake # 2

Palmer Recording District

DATE Feb 18, 1986

SCALE 1"=60'

86-023308

13

RECORDED-FILED
PALMER REC.
DISTRICT

Oct 27 9 30 AM '86

REQUESTED BY

ADDRESS Su Title Insurance Agency, Inc.
P.O. Box 87-1810
Wasilla, AK 99687

After Recording Return To
May. Su Borough
Box B
Palmer, AK 99645
Attn Road Services

EXHIBIT C-2

2006-001669-0
Recording Dist: 311 - Palmer
1/19/2006 12:23 PM Pages: 1 of 4
ALASKA

cc

Space above this line reserved for State Recorders Office

MATANUSKA-SUSITNA BOROUGH
350 East Dahlia Avenue, Palmer, Alaska 99645-6488
Planning and Land Use Department
Code Compliance Division
(907) 745-9862
FAX (907) 745-9876 * E-Mail ccb@matsugov.us

Matanuska-Susitna Borough
Planning Division
JAN 03 2006
RECEIVED

APPLICATION FOR DETERMINATION OF PRE-EXISTING LEGAL NONCONFORMING STATUS FOR A STRUCTURE

Owners: Lanyon J Snow, _____,
_____,
of the real property, legally described as follows:
Bussey's Finger Lake #2 Lot 8
_____, Plat #: _____,

MSB TAX PARCEL ID # 6018000L008 within T. 18N, R. 1E, S. 33, M.: S, hereby apply for a determination of pre-existing legal nonconforming status in accordance with the requirements of MSB 17.80 Nonconforming Structures. The owner(s), in support of this application, state the following to be true to the best of their knowledge:

1. The owner(s) listed above are all the owners of the subject property.
2. The structure(s) on the described lot consist(s) of a (house, garage, greenhouse, etc.); House, _____ whose construction was completed on or about 1979, located 2 feet from the public use easement or public right of way, 3.2 feet from the side lot line, _____ feet from the rear lot line, _____ feet from the following water body _____, as shown on the attached drawing.
3. Attached is an "as-built" drawing depicting the dimensions of the structure(s) on the lot and the closest distances of the structure(s) from lot line(s) and public use easements or rights-of-way. (Only the dimensions subject to this application must be shown.)

EXHIBIT D-1

ORDER

1) A determination of pre-existing legal nonconforming status does not relieve the property owner of any other federal, state or local requirements governing land use.
2) This order does not release the property owner from any obligations under any existing relevant subdivision covenants.
3) Any expansion of the nonconforming structure envelope (i.e. volume, height, width or area) which would increase the nonconformity is prohibited.
4) All subsequent development on the subject property must comply with the land use regulations of the Matanuska-Susitna Borough.
5) The subject structure if accidentally destroyed, is eligible for reconstruction in the same location on land only within two years of the date of destruction as addressed in MSB 17.80.090(B). The replacement structure may not be increased in size, vertically or horizontally, from that which existed at the date of this order.
6) ***This determination does not include the deck and septic tank encroachment into the Radon Drive right-of-way. The owner must comply with the terms and conditions of the MSB Encroachment Permit (E07-86) issued April 22, 1986. This determination is only for the house being located less than ten feet from the side yard lot line and less than 25 feet from the Radon Drive right-of-way.***

Based on the facts set out in the above application, and supporting documentation, it is my determination that the structure, a wood frame single-family residence, located 3.2 feet from the side yard lot line and approximately 2 feet from the Radon Drive right-of-way on Lot 8, Barry's Finger Lake Resort #2 Subdivision, according to Plat No. 61-56, located in the Palmer Recording District, Third Judicial District, State of Alaska, qualifies for pre-existing legal nonconforming status.

This order may be appealed in accordance with MSB 15.39 within 15 days of the date of this order.

Date: 1/17/06

Chief of Code Compliance, Matanuska-Susitna Borough

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY that on this 17 day of January, 2006 before me, the undersigned, a Notary Public in and for the state of Alaska, duly commissioned and sworn, personally appeared George K Hudson, to me known to be the Chief of Code Compliance of the Matanuska-Susitna Borough, a municipal corporation organized and existing under the laws of the state of Alaska, and who acknowledged to me that he executed the within and foregoing document on behalf of said corporation by authority of it's borough assembly as the voluntary act and deed for the uses and purposes stated therein.

Official Seal
State of Alaska
Notary Public
Carol P. Vardeman
Commission Expires 10/01/08

Notary Public for the State of Alaska
My commission expires: 10/1/08

RETURN TO: Matanuska-Susitna Borough, 350 East Dahlia Avenue, Palmer, Alaska 99645

TAX MAP # WA 7

MSB File# OP 2006-003

S:\PLANNING\PLN DIV\FORMS\SL FORMS\GFRRIGHTSAPP01.WPD

2006-001669-0

EXHIBIT D-2

376-7119 OR 232-7002

4. Attached is evidence that the above referenced structure(s) was/were constructed by the following date:_____. (Evidence may include; contracts, receipts, surveys, tax records, affidavits, etc.)
5. Attached are dated photographs of the structure(s) taken the year of completion, or as close to that time as possible, and dated photographs depicting the structure as it currently exists.

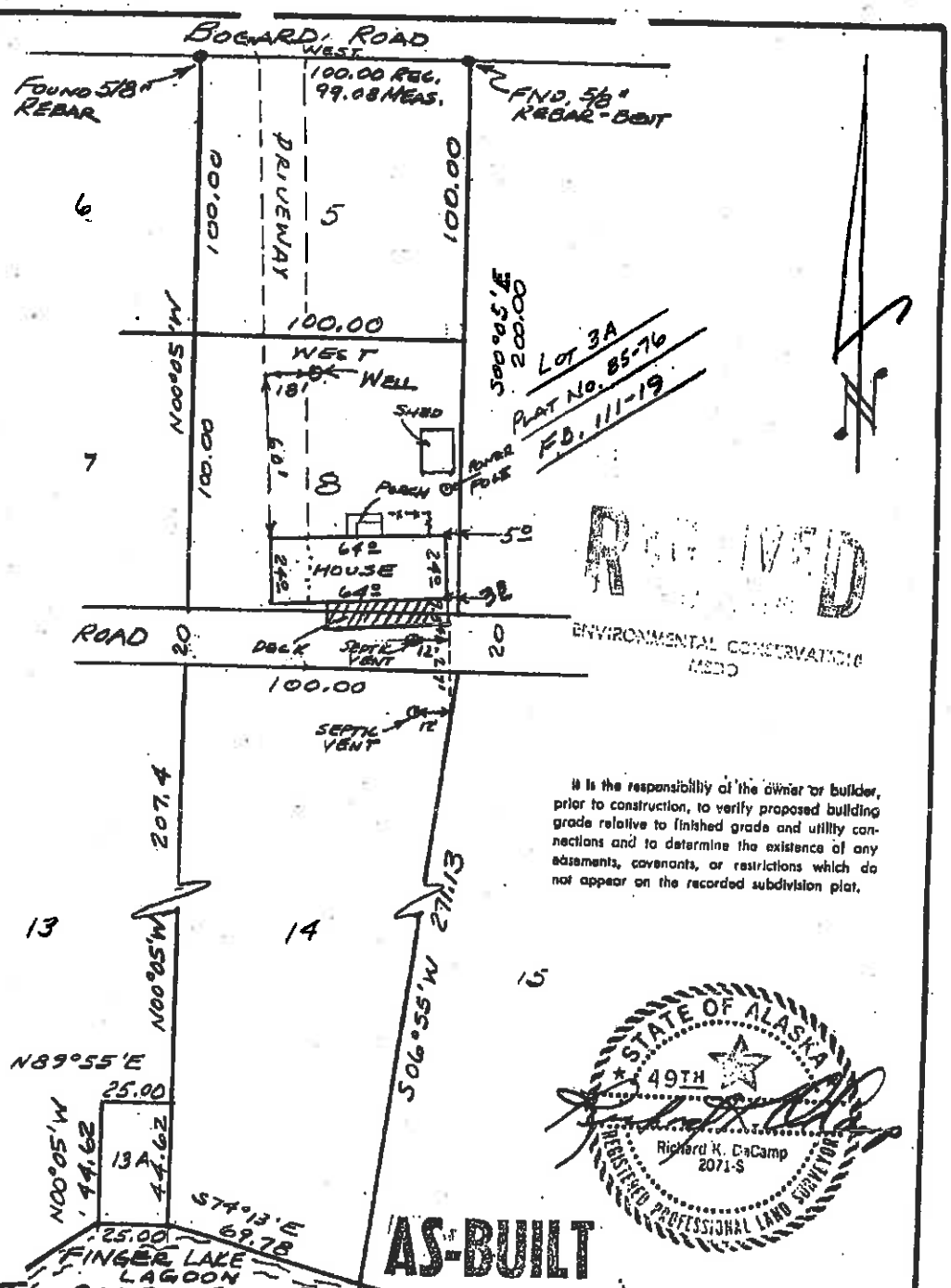
X Signature of Owner(s) [signature] Date 12-26-05

Owners contact address: P.O box 871822 Wasilla AK 99687

TAX MAP # WA7 MSB File# OP 2006-0003

3 of 4
2006-001669-0

EXHIBIT D-3



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ENVIRONMENTAL CONSERVATION
MSCO

It is the responsibility of the owner or builder, prior to construction, to verify proposed building grade relative to finished grade and utility connections and to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat.

STATE OF ALASKA
49TH
Richard K. DeCamp
2071-S
REGISTERED PROFESSIONAL LAND SURVEYOR

LOT SURVEY CERTIFICATION

LOTS 13A & 14 BLOCK ——, BARRY'S FINGER LAKE SUBDIVISION NO. 2 SUBDIVISION

PALMER RECORDING DISTRICT, ALASKA

Add Driveway, 11-8-89, RKD.

PREPARED BY: DECAMP-BROWN & ASSOCIATES LAND SURVEYORS P.O. BOX 871905 WASILLA, ALASKA 99687		PREPARED FOR: GILFILIAN ENGINEERING	
DRAWN BY: RKD	DATE: 11-28-88	PLAT FILING NO. 61-56	FIELD BOOK
CHECKED BY: WSB	SCALE: 1" = 50'	SEC., TOWNSHIP & RANGE Sec. 33, T18N R1E, SM.	

4 of 4
2006-001669-0

EXHIBIT D-4

OD2006-0003

RECEIVED
MAR 10 2015
PLATTING

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, Matt Knepper, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:
an area between N. Keith St. and N. Lagoon Dr. a 20' wide easement dedicated in 1961 on the Plat of Barry's Finger Lake Subdivision No. 2 (61-56)

Said right-of-way being more fully described as: That portion of the 20' wide Road dedicated on the foresaid subdivision Plat which lies between and adjacent to lots 8 + 14 of the same Plat; being approximately 100' in length.

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. **$250.00** Right-of-Way Vacation Fee with Regular Plat; or
4. **$500.00** for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): ***(ATTACH PAGES, IF NEEDED)***

see attached sheet

APPLICANT OR OWNER

Name: Matt Knepper Email:
Mailing Address: Po Box 1113 Palmer, AK Zip: 99645
Contact Person: Matt Knepper Phone: 907 232-9112

SURVEYOR

Name (FIRM): Hanson Surveying + Mapping LLC Email: ceh@hansonsurveying.com
Mailing Address: 305 E. Fireweed Ave. Palmer, AK Zip: 99645
Contact Person: Craig Hanson Phone: 746-7738

This action is sought by this petition for the following reasons:

The petitioner wishes to vacate this Right-of-Way segment to make his land more useable and marketable. He owns 4 substandard lots that stretch from E. Bogard Rd. to Finger Lake Lagoon. While the original lots created in the 1960's were extremely small and do not conform to present day standards, the petitioner has acquired 4 of them and wishes to merge them into 1 standard lot. The presence of the 20' wide section of ROW makes this impossible.

The 20' wide by 100' long section of ROW that he wishes to vacate cuts across the middle of his parcels and creates difficulty in the utilization of his land. Because of the ROW segment, he cannot physically use his parcels as a single block of land, and no financing activity is available to him or to potential buyers of his land.

Please consider the following points in regards to this proposed vacation:

- The ROW segment in question is not and apparently never has been used since its creation in 1961.
- It is only 20' wide and a Borough standard road cannot be built within this ROW.
- The surrounding area is fully developed.
- Alternative and superior access is provided and constructed for all properties in the subdivision.
- This ROW segment does not provide access to any area of public interest, waterway, or public value.
- The petitioner states that he has discussed the proposed vacation with each of those landowners immediately impacted by the action and has heard no objections.

EXHIBIT E-2

SIGNATURES OF PETITIONER(S):

X Matt [signature]

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.

3/16/16
DATE

Peter Hanson
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 5/5/16

EXHIBIT E-3

RECEIVED
MAR 10 2016
PLATTING

EXHIBIT E-4

NOTES

1. THE IMAGERY SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83(CORS96 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD88(GEOID09)

HANSON SURVEYING & MAPPING LLC
305 E. FREWEED AVE.
PALMER, ALASKA 99645
(907)746-7738

STATE OF ALASKA 49th
Craig E. Hanson
LS 13267
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD BOOKS:
DESIGN:
STAKING:
AS-BUILT:

SCALE:
HORIZONTAL: 1:50
VERTICAL:
VERTICAL DATUM: NAVD88
LOCATION: T.18N.R.1E.S.33 SW

REV.	REVISION	DATE	BY

PALMER, ALASKA
BARRY'S FINGER LAKE
SUBDIVISION NO.2 REPLAT-LOT 5A
PROJECT OVERVIEW

FILE: 16-105
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
DWG.#: 16-105CS
DATE: 02-24-16

REFERENCE NUMBER:
V-1

SHEET 1 OF 2

Radon Drive Vacation

RECEIVED
MAR 1 6
PLATTING

March 5, 2016

Matt Knepper
Po Box 1113
Palmer, AK 99645

Dear Neighbors,

This letter is to make you aware of my intentions to vacate (or "remove") the Radon drive Right Of Way from my property. The Radon Drive ROW is a detriment to the effected properties. Vacating the ROW should encourage higher property values and easier resale. By signing this letter you are stating that you have no disagreements of me doing so.

Thank you,

Matt Knepper

P-K
Phillip Lucker

Pamela Whatley
6850 E Bogard Rd
775-4430

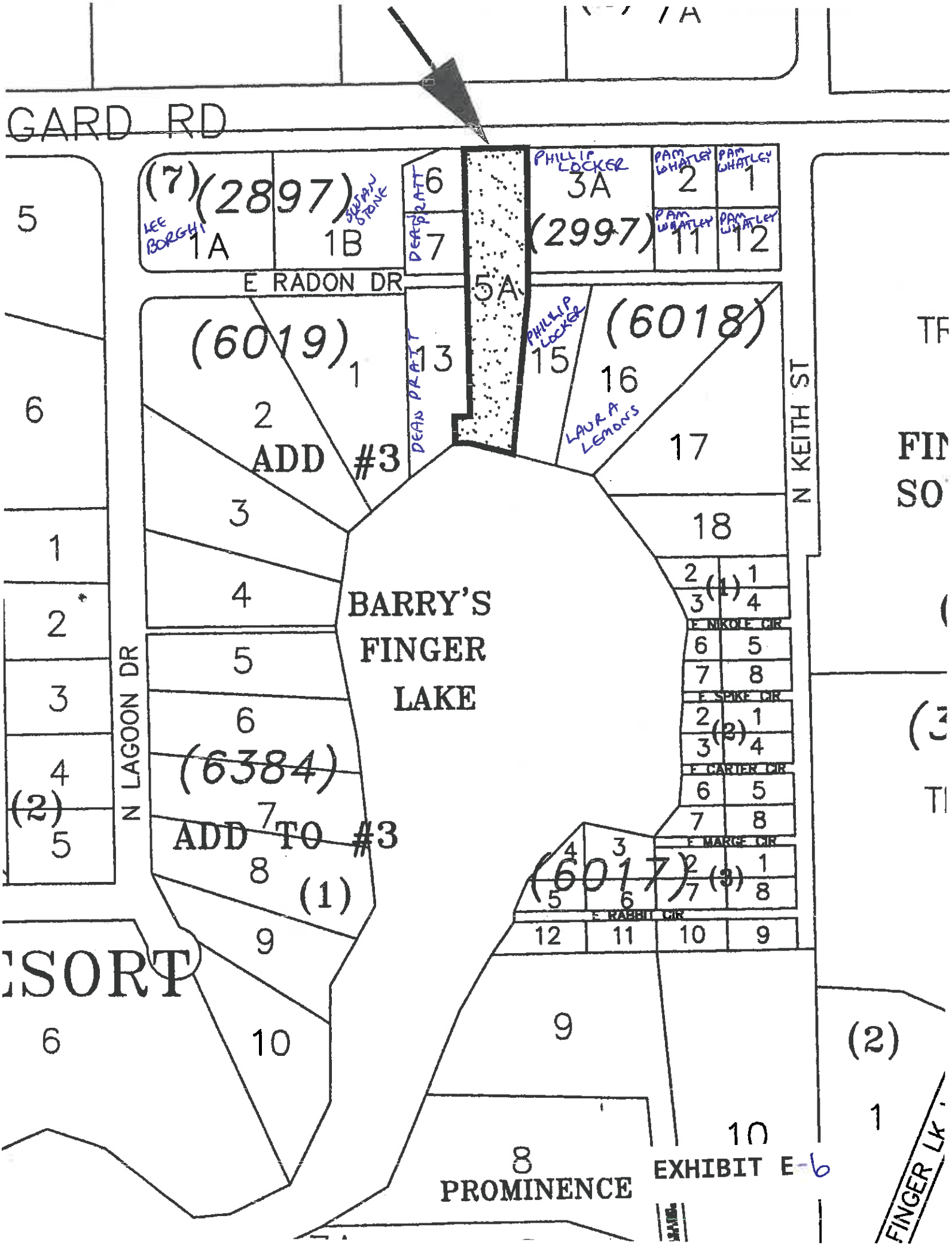
Laura Lemons
6840 E. Radon Dr.
Wasilla 99654

Lee Borghi
6641 E. RADON DR.
WASILLA AK 99654

Susan Stone
6681 E Radon
WA 99654
907-841-5020

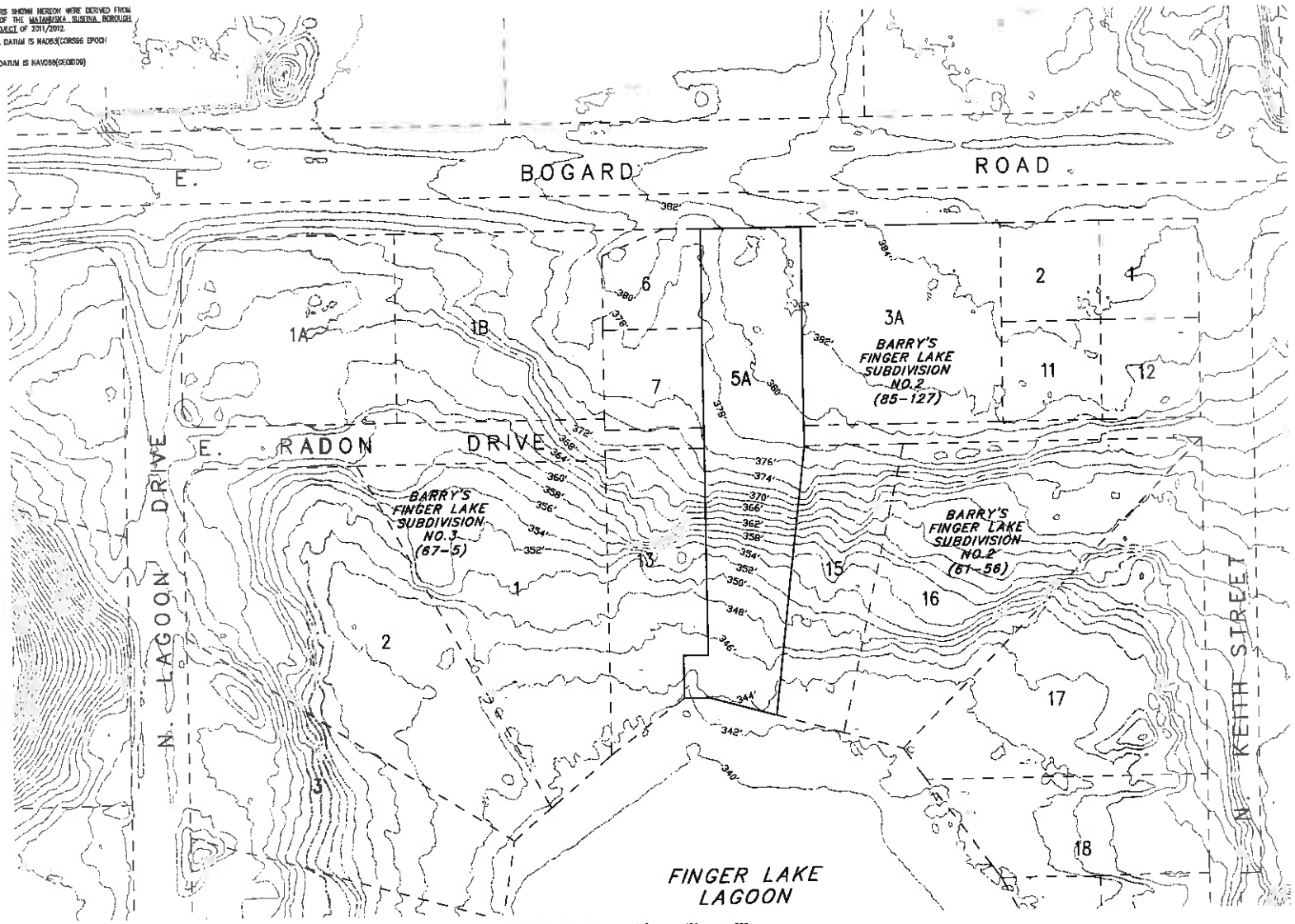
Dean Pratt
6730 Est Bogard Rd
Wasilla AK 99654

EXHIBIT E-5


GARD RD
(7)
(2897)
LEE BORGHI
1A
1B
SUSAN STONE
6
DEAN PRATT
7
PHILLIP LOCKER
3A
(2997)
PAM WHATLEY
2
1
11
12
E RADON DR
5A
(6019)
1
2
ADD #3
3
4
13
DEAN PRATT
PHILLIP LOCKER
15
(6018)
16
LAURA LEMONS
17
18
N KEITH ST
BARRY'S
FINGER
LAKE
N LAGOON DR
5
6
(6384)
7
ADD TO #3
8
(1)
9
10
(2)
E NIKOLE CIR
E SPIKE CIR
E CARTER CIR
E MARGE CIR
E RABBIT CIR
(6017)
(3)
ESORT
PROMINENCE
FINGER LK
EXHIBIT E-6

NOTES

1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83(CORSSG EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD88(GEOID09)



HANSON SURVEYING & MAPPING LLC
395 E. WEBBER AVE.
PALMER, ALASKA 99645
(907)746-7135

FIELD BOOKS:
DESIGN:
STAKING:
AS-BUILT:

SCALE:
HORIZONTAL: 1:50'
VERTICAL:
VERTICAL DATUM: NAVD88
LOCATION: T.18N.R.1E.S.33 SM

REV.	REVISION	DATE	BY

PALMER, ALASKA
BARRY'S FINGER LAKE
SUBDIVISION NO.2 REPLAT-LOT 5A
CONTOURS

FILE: 16-105
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
DWG.#: 16-105CS
DATE: 02-24-16

REFERENCE NUMBER:
V-2
SHEET 2 OF 2

RECEIVED
MAR 10 2016
PLATTING

EXHIBIT E-7

30,000
12%

cc to subfile Wt. 7

PRIVATE DRIVEWAY EASEMENT

BOOK 0474 PAGE 320

WHEREAS, Steve & Donna Tatten,

hereinafter called the Grantor, is the owner of certain property located in the Palmer Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Lots 6 & 7 Barrys Finger Lake # 2

and

WHEREAS, the Grantor wishes to grant access for ingress and egress over and through the above-described land for the benefit of all owners of property adjacent to said right-of-way hereinafter described,

The East 35 feet of Lot 6 &
The East 25 feet of the North 65 feet of Lot 7
Barrys Finger Lake # 2
SEE ATTACHED MAP

FUTHERMORE, this easement shall run with the land, regardless of how such may be subdivided and shall be binding upon and inure

EXHIBIT F-1

to the benefit of the heirs, representatives, successors, and assigns of the Grantee and the Grantor; and by virtue of this easement, the Grantee and its successors, at its election, may commence construction of a road and maintenance of same along and within said right-of-way.

DATED: 4-29-1986

x Steven Ray Totten

x Donna J. Totten

GRANTOR

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 29 day of April, 1986, before me, the undersigned Notary Public, in and for Alaska, duly commissioned and sworn as such, personally appeared

Steven Ray Totten and Donna J. Totten,

known to me and to me known to be the individual named in and who executed the above and foregoing EASEMENT, and acknowledged to me the execution thereof as their free and voluntary act and deed for the uses and purposes therein set forth.

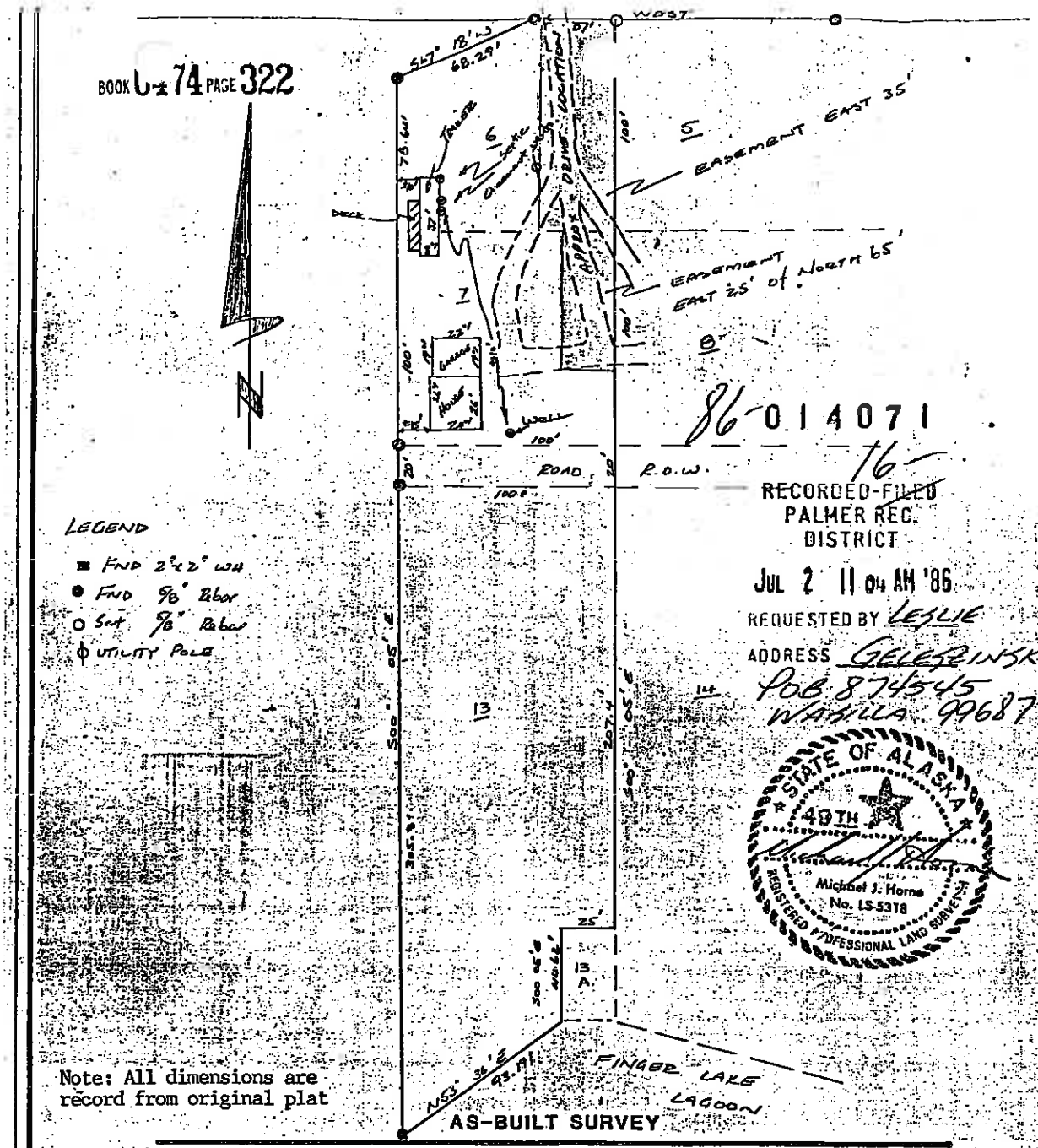
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

x Chris Haines

NOTARY PUBLIC in and for Alaska
My Commission expires: 3-15-88

EXHIBIT F-2

BOOK 74 PAGE 322



86-014071

16

RECORDED-FILED
PALMER REC.
DISTRICT

JUL 2 11 04 AM '86

REQUESTED BY LESLIE

ADDRESS GELESINSKI
POB 874545
WASILLA 99687

STATE OF ALASKA
49TH
Michael J. Horne
No. LS-5318
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

- ■ FND 2"x2" WM
- ● FND 5/8" Rebar
- ○ Set 5/8" Rebar
- ϕ UTILITY POLE

Note: All dimensions are record from original plat

AS-BUILT SURVEY

HORNE LAND SURVEYING
p.o. box 1036, wasilla, alaska 99687, phone 376-3744

DATE Feb 18, 1986

Lots 6,7 & 13

Barrys Finger Lake # 2

SCALE 1"=60'

Palmer Recording District

EXHIBIT F-3

Looking west onto 20' right-of-way from Keith Street

About 50' west of previous picture, looking west towards Lot 5A

EXHIBIT G-1

Looking at the common driveway to Lot 6 from E. Bogard Road

Looking at the common driveway to Lot 6 and the proposed Lot 5A

EXHIBIT G-2

Looking west on E. Bogard Road

Looking east on E. Bogard Road

EXHIBIT G-3

Looking east on the 20' right-of-way from N. Lagoon Dr

Looking east onto Lot 6 & 7 from the 20' right-of-way

EXHIBIT G-4

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

RECEIVED MAR 18 2016 PLATTING

Comments Due: April 18, 2016 **March 16, 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: North Lakes	**Enstar**
Fire Service Area: #130 Central Mat-Su	**GCI**
Road Service Area: #25 Bogard	**Assembly District #3**
MSB – Borough Attorney	

Title:	Barry's Finger Lk #2 L/5A w/vacation of Radon Dr.
Location:	Sec 33, T18N, R1E, S.M, AK
Petitioner:	Matthew C. Knepper
Address:	PO Box 1113, Palmer AK 99645
Surveyor:	Hanson Surveying & Mapping
Address:	305 E. Fireweed Ave, Palmer AK 99645

The request is vacate an unconstructed 20' wide portion E. Radon Dr. right-of-way and combine Lots 5, 8, 13A & 14, Barry's Finger Lake #2, Plat #61-56, to create a new lot to be known as Lot 5A, Barry's Finger Lake #2, containing 1 acre more or less. This case will be heard under MSB 43.15.065, Waiver of Standards for Resubdivision of Substandard Lots, as these lots were created in 1961, prior to borough incorporation. Current access is from a common driveway with adjoining Lot 6 onto E. Bogard Rd.

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 **April 18, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **May 5, 2016.**

Kindest Regards,

Peggy Horton

Peggy Horton
Platting Technician
peggy.horton@matsugov.us

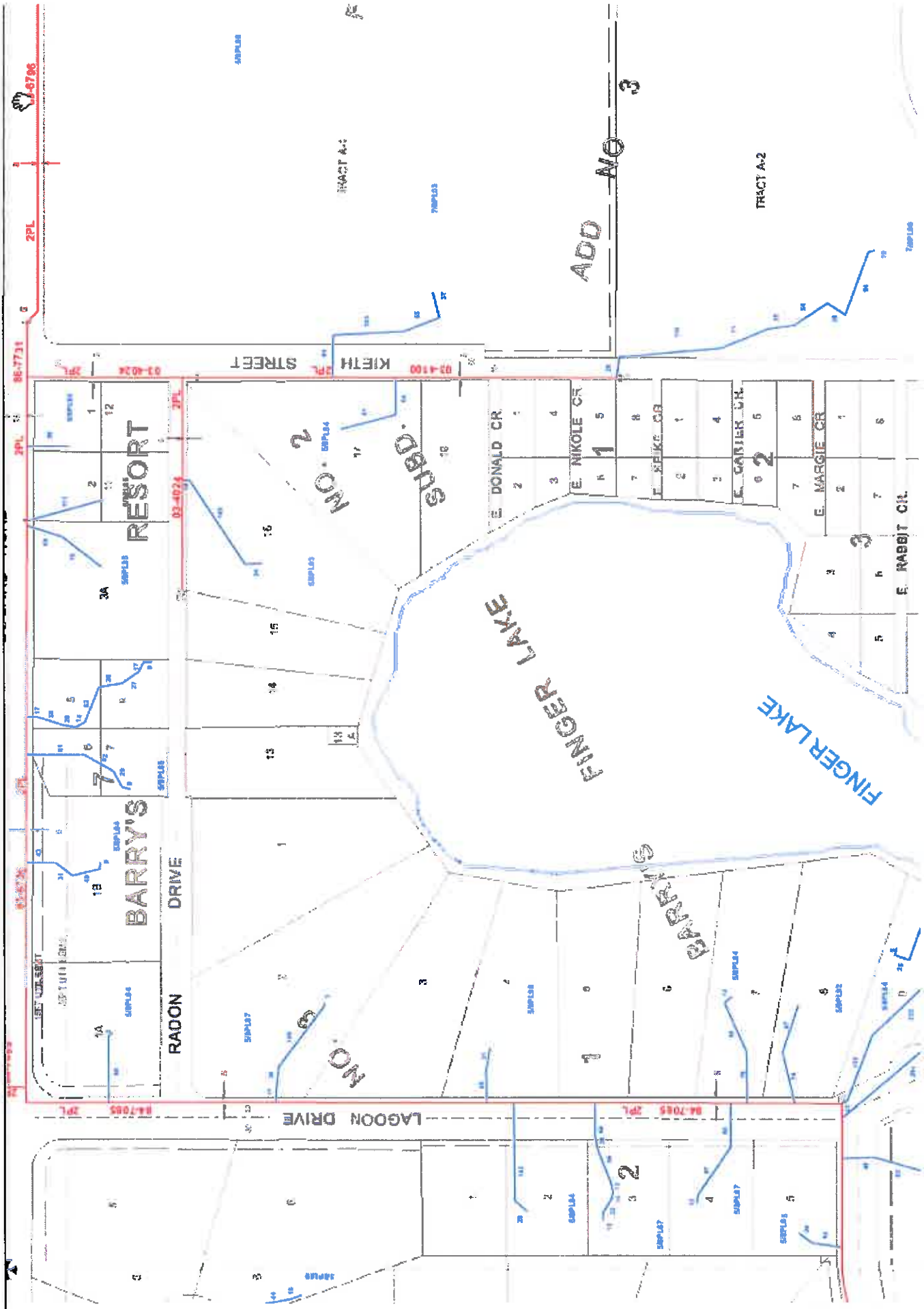
Please at minimum replace R.O.W. to be vacated with Utility Easement. Gas stubbed in from Barry's Rd Keith to NE corner Lot 15. Lot 14, 13, & Lot 1 of No 3 Barry's Finger Lake does not have gas service. Lots 1 No & Lots 13 thru 15 do not have electrical service.

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-038 & 39 Tax ID: 6018000L005, L008, L013A & L014 Tax Map #: WA 07 Pre-App Date: 6/8/2015

A.P.

EXHIBIT H-1



ADD NO 3
TRACT A-1
TRACT A-2
KIETH STREET
RESORT
NO. 2
SUBD.
E. DONALD CR.
E. NIKOLE CR.
E. MARGIE CR.
E. RABBIT CR.
FINGER LAKE
FINGER LAKE
BARRY'S
BARRY'S
RADON DRIVE
NO. 3
LAGOON DRIVE

EXHIBIT H-2

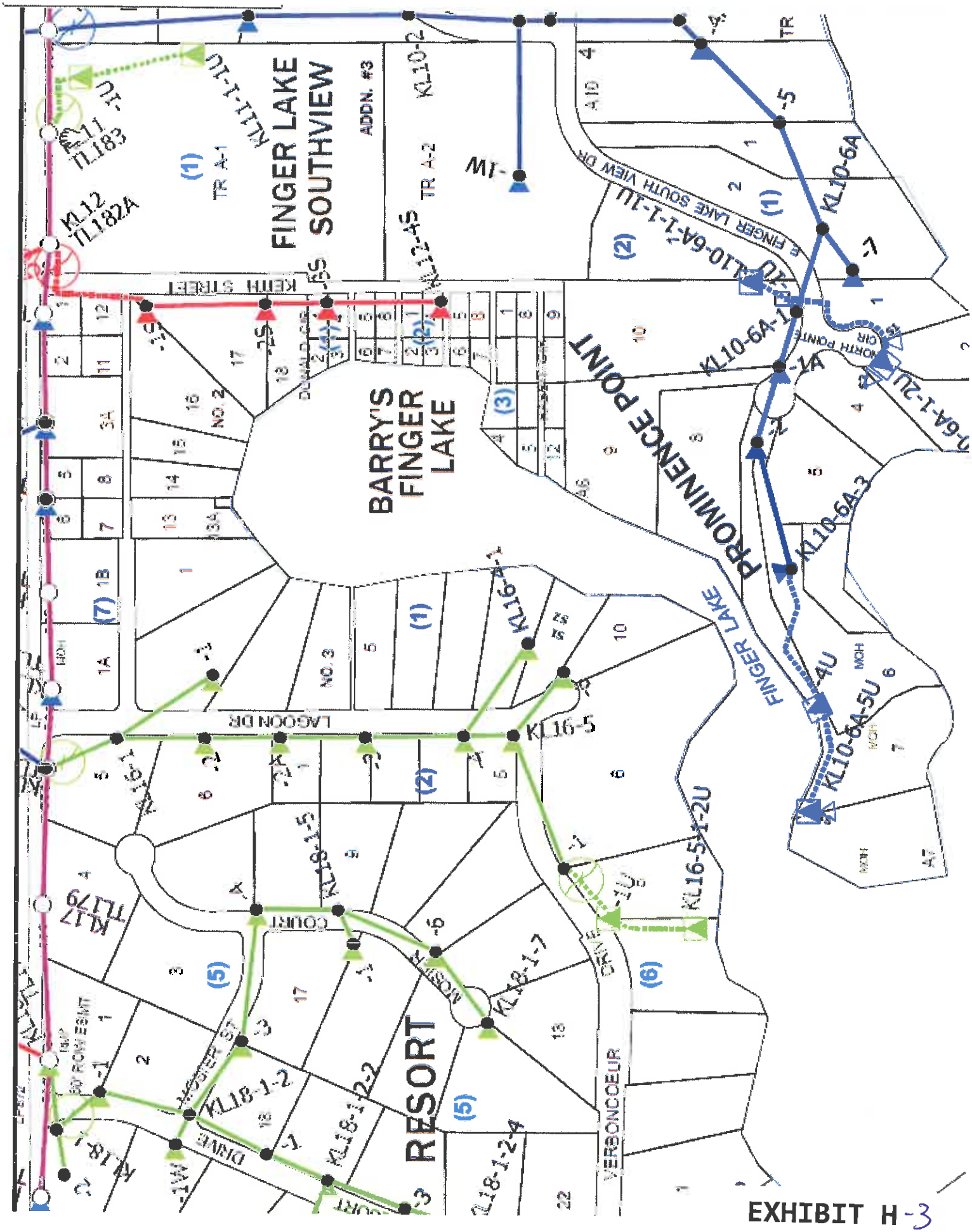

FINGER LAKE SOUTHVIEW
ADDN. #3
BARRY'S FINGER LAKE
PROMINENCE POINT
FINGER LAKE
RESORT
KEITH STREET
LAGOON DR
COURT
MOSTER ST
DRIVE
VERBONCOEUR
E FINGER LAKE SOUTH VIEW DR
NORTH POINTE CIR
KL10-6A
KL10-6A-1
KL10-6A-3
KL10-6A-5U
KL10-6A-1-1U
KL10-6A-1-2U
KL10-2
KL11-1-1U
KL12-4S
KL12 TL182A
KL11 TL183
KL16-5
KL16-5-1-2U
KL16-4-1
KL18-1-5
KL18-1-7
KL18-1-2
KL18-1-2-2
KL18-1-2-4
KL17 TL179
TR A-1
TR A-2
NO. 2
NO. 3
30' ROW ESMT

EXHIBIT H-3

Peggy Horton

From: Susan Lee
Sent: Tuesday, March 15, 2016 3:15 PM
To: Platting
Subject: RE: Request for Comments for Barry's Finger Lake #2 L/5A w/ROW Vacation Case # 2016-038 & 039 Tech: PH

Existing structure should be in compliance with setback requirements.

Susan

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

From: Peggy Horton **On Behalf Of** Platting
Sent: Tuesday, March 15, 2016 2:30 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); George C Horton (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Jennifer Diederich; Robin L. Leighty; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com; Richard Boothby; Elizabeth 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; brian.young@usps.gov; George McKee; northlakescommunitycouncil@gmail.com; hessmer@mtaonline.net; ken@slauson.us
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); winforhim@aol.com
Subject: Request for Comments for Barry's Finger Lake #2 L/5A w/ROW Vacation Case #2016-038 & 039 Tech: PH

Good Afternoon,

Attached is a request for preliminary plat and ROW vacation approval on the north side of Finger Lake off of Bogard Rd. Please review and provide any comments by April 18, 2016.

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

EXHIBIT I

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: 14 April 2016
TO: Peggy Horton, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Preliminary Plat
TITLE: Barry's Finger Lk #2 L/5A w/vacation of Radon Dr.
LEGAL: Section 33, T18N, R01E, SM
TAX MAP: WA 07

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 J

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

RECEIVED
MAR 29 2016
PLATTING

MEMORANDUM

DATE: March 29, 2016

TO: Fred Wagner, Platting Officer

FROM: Land & Resource Management

SUBJECT: Preliminary Plat Comments / Case #2016-038 & 39

Platting Tech:	Peggy Horton
Public Hearing:	May 5, 2016
Applicant / Petitioner:	Knepper
TRS:	18N01E33
Tax ID:	6018000L005, L008, L013A & L014
Subd:	Barry's Finger Lk #2 L/5A w/vacation
Tax Map:	WA 07

Comments:

- No borough-owned land affected.
- No objection to proposed subdivision or vacation.

EXHIBIT K

Matanuska - Susitna ...
Development S...

MAR 1 6 2016

Received

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Comments Due: April 18, 2016 **March 16, 2016**

Preliminary Plat Request for Comments

AK Dept. of Transportation – Ar
AK Dept. of Transportation – Pa
AK Dept. of Transportation – Avia
AK DNR, Division of Mining/Lar
AK DNR, Public Access Defens
AK DNR, Division of Agriculture
AK DF&G, Habitat Mgmt. & Peri
AK DF&G, Division of Sport Fis
AK Railroad, Engineering Departr
Corp of Engineers
U.S. Postmaster
City of:
Community Council: North Lak
Fire Service Area: #130 Central Mat-Su
Road Service Area: #25 Bogard
MSB – Borough Attorney

Open Cases Y or N SpUD Y or N
Core Area
FIRM # 8110 Zone X
Comments:

Date: 4/12/16 By: [signature]

GCI
Assembly District #3

Title:	Barry's Finger Lk #2 L/5A w/vacation of Radon Dr.
Location:	Sec 33, T18N, R1E, S.M, AK
Petitioner:	Matthew C. Knepper
Address:	PO Box 1113, Palmer AK 99645
Surveyor:	Hanson Surveying & Mapping
Address:	305 E. Fireweed Ave, Palmer AK 99645

The request is vacate an unconstructed 20' wide portion E. Radon Dr. right-of-way and combine Lots 5, 8, 13A & 14, Barry's Finger Lake #2, Plat #61-56, to create a new lot to be known as Lot 5A, Barry's Finger Lake #2, containing 1 acre more or less. This case will be heard under MSB 43.15.065, Waiver of Standards for Resubdivision of Substandard Lots, as these lots were created in 1961, prior to borough incorporation. Current access is from a common driveway with adjoining Lot 6 onto E. Bogard Rd.

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Kindest Regards,

Peggy Horton

Peggy Horton
Platting Technician
peggy.horton@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-038 & 39 Tax ID: 6018000L005, L008, L013A & L014 Tax Map #: WA 07

EXHIBIT L

Peggy Horton

From: Jamie Taylor
Sent: Monday, April 11, 2016 3:57 PM
To: Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Barry's Finger Lake #2 L/5A w/ROW Vacation Case # 2016-038 & 039 Tech: PH

No comment

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
http://www.matsugov.us/

From: Peggy Horton **On Behalf Of** Platting
Sent: Tuesday, March 15, 2016 2:30 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); George C Horton (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Jennifer Diederich; Robin L. Leighty; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com; Richard Boothby; Elizabeth 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; brian.young@usps.gov; George McKee; northlakescommunitycouncil@gmail.com; hessmer@mtaonline.net; ken@slauson.us
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); winforhim@aol.com
Subject: Request for Comments for Barry's Finger Lake #2 L/5A w/ROW Vacation Case #2016-038 & 039 Tech: PH

Good Afternoon,

Attached is a request for preliminary plat and ROW vacation approval on the north side of Finger Lake off of Bogard Rd. Please review and provide any comments by April 18, 2016.

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

EXHIBIT M

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 21, 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:

- **ASLS 97-72**
  - ADOT&PF objects to direct access other than at Whispering Birch Circle and MP 79. ADOT&PF and the Mat-Su Borough have a draft plan for maximizing the long term access to the Parks Highway via Pope Road and Whispering Birch Circle. ADOT&PF and The Borough would like to work with the State of Alaska Department of Natural Resources to further develop this draft plan.
- **Church & Donovan Estates**
  - Though the petitioner feels that the right of way for Clapp Road is no longer necessary as it has been rerouted, ADOT&PF feels it is too soon to approve a vacation of the right of way. Knik Goose Bay Road will have a project in that area and it may have need of part of that right of way. Until the preliminary designs are done for the project, it is not advisable to give up public assets.
- **Meridian Park II TSB Block 1 Track B-1**
  - ADOT&PF does no object to the plat, but wants to state that no direct access will be granted to Seward Meridian Parkway. All access must be to Meridian Park Loop.
- **Barry's Finger LK #2**
  - ADOT&PF objects to the vacation as per the standards outlined in the Highway Preconstruction Manual found in 1190.3. Though Radon Drive doesn't appear to be used, it is a dedicated right of way that provides all the adjacent properties with alternate access to Bogard (via Lagoon Drive and Keith Street). Both ADOT&PF and the Mat-Su Borough are managing access to Bogard via internal routes and to vacate this right of way could force ADOT&PF to allow a new access point along Bogard Road. Though many of the adjacent property owners already have direct access, this lot does not. It shares an access point with an adjacent property owner, which means that if in the future the shared access point is discontinued (such as if the owner of the property with the access chooses to discontinue letting the petitioner use that access point), ADOT&PF would be forced to allow this property direct access to Bogard.

EXHIBIT N

Peggy Horton

From: Craig Hanson <ceh@hansonsurveying.com>
Sent: Wednesday, March 30, 2016 4:51 PM
To: Peggy Horton
Subject: Re: Barry's Finger Lake 2 RSB L/5, 8, 13A & 14

Peggy,

I have read the ADOT&PF's comments regarding the proposed vacation of a portion of Radon Drive and have the following comments:

1. The proposed vacation does not eliminate all alternate access to Bogard via a side road. All lots concerned currently have 2 alternate options, both Keith and Lagoon Streets, and the present vacation ensures that each of the parcels retains legal access to their corresponding practical alternative:

A. Those lots lying east of the proposed Lot 5A would clearly want to use Keith Street for access, and those lots west of lots 7 and 13 would clearly want to use Lagoon Drive... the present vacation is in accordance with this.

B. Lots 7 and 13 could conceivable go either direction and the route to Lagoon Drive would indeed traverse approximately 100' over an area of 12% to 14% slope. However, such a slope in a 60' wide ROW presents little difficulty for construction of a driveway and the route to Lagoon drive is 20% shorter. Furthermore, accessing Keith street from these 2 lots would bring their driveway (and anyone else's) within a few feet of the petitioner's legally situated house.

C. Proposed Lot5A retains legal access to both alternative routes.

2. I do not see that vacating this section of ROW would "force ADOT&PF to allow a new access point along Bogard Road".

A. The proposed Lot 5A does in fact currently have direct access to Bogard Road via an Easement recorded in Book 574 on pages 320 to 322. The wording of the Easement is clear in establishing that no owner of Lots 6 and/or 7 will ever have any right to merely "discontinue letting the petitioner use that access point".

B. Standards outlined in section 1190.3 of the Highway Preconstruction Manual do dictate limitations on driveway access to arterials. However, the proposed vacation presents no change to the current legal access configuration in that all associated lots will retain legal access to one of the alternate access routes (Lot 5A will retain access to both of them) and thus the vacation will effectuate no change in ADOT&PF's ability to control arterial access.

Respectfully,
Craig Hanson RLS
Hanson Surveying & Mapping, LLC
305 E. Fireweeed Ave.
Palmer, AK 99645
(907)746-7738

On 3/24/2016 12:04 PM, Peggy Horton wrote:

> Craig,
>
> Attached are ADOT&PF's objection to the vacation of Radon Dr. Let me know your thoughts on this (when you get back from vacation)
>
> Thanks,
>
> Peggy Horton
> Platting Technician
> Matanuska-Susitna Borough
> (907) 861-7881 direct
> (907) 861-8407 fax

EXHIBIT O

Peggy Horton

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, March 16, 2016 3:02 PM
To: Platting
Subject: RE: Request for Comments for Barry's Finger Lake #2 L/5A w/ROW Vacation Case # 2016-038 & 039 Tech: PH
Attachments: SKMBT_C36016031614011.pdf

Hello,

Please show the attached easement in the plat notes.

Thank you.

Tammy Simmons
Right of Way Technician
Matanuska Electric Association, Inc.
(907) 761-9276

From: Peggy Horton [mailto:Peggy.Horton@matsugov.us] **On Behalf Of** Platting
Sent: Tuesday, March 15, 2016 2:30 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); George C Horton (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; MEA_ROW; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Jennifer Diederich; Robin L. Leighty; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com; Richard Boothby; Elizabeth 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; brian.young@usps.gov; George McKee; northlakescommunitycouncil@gmail.com; hessmer@mtaonline.net; ken@slauson.us
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); winforhim@aol.com
Subject: Request for Comments for Barry's Finger Lake #2 L/5A w/ROW Vacation Case #2016-038 & 039 Tech: PH

Good Afternoon,

Attached is a request for preliminary plat and ROW vacation approval on the north side of Finger Lake off of Bogard Rd. Please review and provide any comments by April 18, 2016.

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

EXHIBIT P -1

Matanuska Electric Association, Inc.

BOOK 197 PAGE 306

ELECTRIC LINE RIGHT OF WAY EASEMENT

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

CHESUNCOOK INVESTMENTS

(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperating corporation (hereinafter called the "Association") whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly described as follows: The North 25' of Lot 5 of the Revised Plat of Barry's Finger Lake Subdivision No. 2. located in U. S. Lot 1, Section 33, Township 18 North, Range 1 East, S.M. Alaska Plat No. 61-56.

R 18
6018
18 K 8

Being in Section 33, Township 18N, Range 1E, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system. To inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Association may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within _____ feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system, or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

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

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

_____

_____

IN WITNESS WHEREOF, the undersigned have set their hands and seals this _____ day of August 2, 1979

CHESUNCOOK INVESTMENTS
KATAHDIN TRUST CO., Trustee

[signature] L.S.

_____ L.S.
Executive Trustee

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 20th day of July, 19 79, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Georgia W. Carlson, Exec. Tr. of Katahdin Tr. Co. XXXXX to me personally known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

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

79-010051
5—

[signature]
NOTARY PUBLIC in and for Alaska
My commission expires: 3/12/83

ED FORM 21A, Matanuska Electric Assn., Inc. — May 31, 1978.

86-739

EXHIBIT P-2

AUG 17 2 08 PM '79
REQUESTED BY MATANUSKA ELECTRIC ASSC., INC.
P. O. Box 1148
Palmer, Alaska 99645
ADDRESS

Peggy Horton

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Thursday, March 24, 2016 9:12 AM
To: Platting
Cc: Jessica Thompson
Subject: RE: Request for Comments for Barry's Finger Lake #2 L/5A w/ROW Vacation Case # 2016-038 & 039 Tech: PH

Peggy,

MTA has reviewed the preliminary plat for Barry's Finger Lake #2. MTA has no objections.

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

From: Peggy Horton [mailto:Peggy.Horton@matsugov.us] **On Behalf Of** Platting
Sent: Tuesday, March 15, 2016 2:30 PM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; kevin.vakalis@alaska.gov; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; melanie.nichols@alaska.gov; steven.banse@alaska.gov; Eric A Moore (DNR) (eric.moore@alaska.gov) <eric.moore@alaska.gov>; George C Horton (DNR) (george.horton@alaska.gov) <george.horton@alaska.gov>; james.walker2@alaska.gov; mike.bethe@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; Jennifer Diederich <Jennifer.Diederich@enstarnaturalgas.com>; Robin L. Leighty <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; dblehm@gci.com; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; 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>; brian.young@usps.gov; George McKee <George.McKee@matsugov.us>; northlakescommunitycouncil@gmail.com; hessmer@mtaonline.net; ken@slauson.us
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com) <marty@valleymarket.com>; winforhim@aol.com
Subject: Request for Comments for Barry's Finger Lake #2 L/5A w/ROW Vacation Case #2016-038 & 039 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.

EXHIBIT Q

Good Afternoon,

ENSTAR Natural Gas Company

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 22, 2016

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

Subject: **Preliminary Plat Request for Comments – Barry's Finger Lk #2, L5A (Case No. 2016-038 & 039)**

Dear Ms. Horton:

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,

Cassie Wohlgemuth

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

EXHIBIT R

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

U.S. POSTAGE PITNEY BOWES
ZIP 99645 $ 000.46[5]
02 1W
0001399405 APR 14 2016

FIRST CLASS

RECEIVED
APR 20 2016
PLATTING

52082B05L009 12
DIAS DAVID T SR & MERRI B
4300 N TRUNK RD
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna B[illegible] **Platting Board** will consider the following:

PETITIONER: MATTHEW C. KNEPPER (owners/petitioners)

REQUEST: The request is to vacate an unconstructed 20' wide portion E. Radon Drive right-of-way and combine Lots 5, 8, 13A & 14, Barry's Finger Lake #2, Plat #61-56, to create a new lot to be known as **LOT 5A, BARRY'S FINGER LAKE #2.** This case will be heard under MSB 43.15.065, Waiver of Standards for Subdivision of Substandard Lots, as these lots were created in 1961, prior to borough incorporation. Current access is from a common driveway with adjoing Lot 6 onto E. Bogard Road.

LOCATION: Located within Sec 33, T18N, R01E, S.M. AK, lying south of Bogard road, east of Cottonwood Creek, with shoreline on Finger Lake.

Community Council: North Lakes **Assembly District:** #3: George McKee **Area:** 1 Acres +/-

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Re-Subdivision & ROW Vacation** on ***May 5, 2016.*** The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within the subdivision or within 1200' of the petition area. This will be heard before the **PLATTING BOARD** and you are invited to attend.

If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB, Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or Fax (907) 861-8407 or e-mail: platting@matsugov.us. Comments received by 3:00 PM one week prior to the meeting, ***April 28, 2016***, will be included in the Platting Board packet. Comments received from the public up to 4:00 PM one day prior to the meeting will be given to the Platting Board in a "Hand-Out" packet the day of the meeting. To request additional information please contact the Platting Technician, ***Peggy Horton*** at (907) 861-7881 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party*. See MSB 15.39.010 for definition of *"interested Party"*. The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough internet home page, (www.matsugov.us), in the Borough Clerk's office, or at various libraries within the borough

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

EXHIBIT S

Name: Mari Dias *Address:* 2800 N Lagoon Drive Wasilla

Comments: No objections, but Radon Drive should be constructed to the property as entrance onto Bogard is dangerous + getting harder all the time

Case #16-038 & 039 PH *Note: Vicinity Map Located on Reverse Side*

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 NUMBER _____ DATED _____,201__, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

_____ _____
PLANNING AND LAND USE DIRECTOR DATE

ATTEST: _____ (PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH

_____, 201__, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

_____
TAX COLLECTION OFFICIAL DATE
(MATANUSKA-SUSITNA BOROUGH)

LEGEND

● RECOVERED ½" REBAR

STATE OF ALASKA 49TH CRAIG E. HANSON LS 12312 REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, 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 OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE .

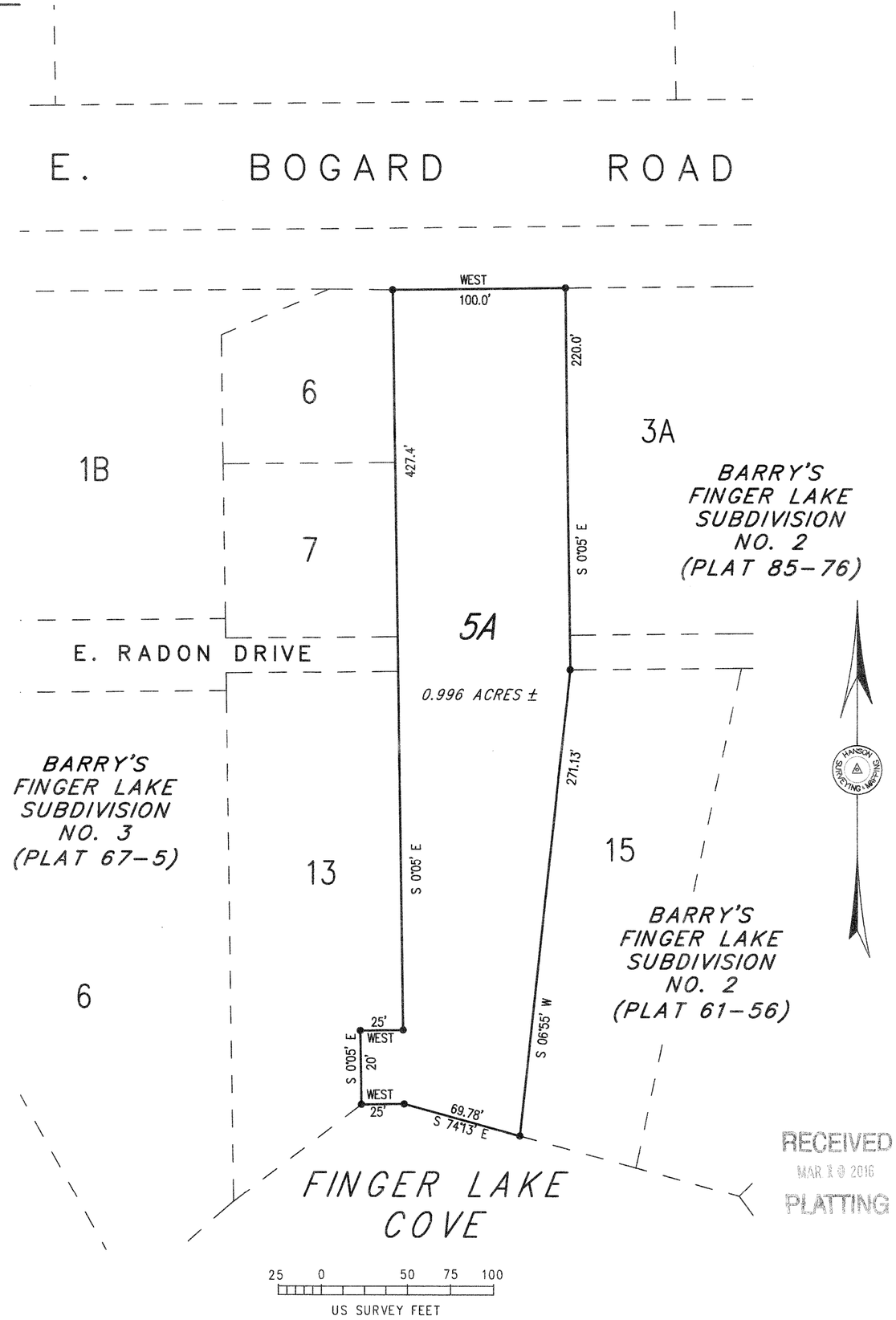
_____
REGISTERED LAND SURVEYOR

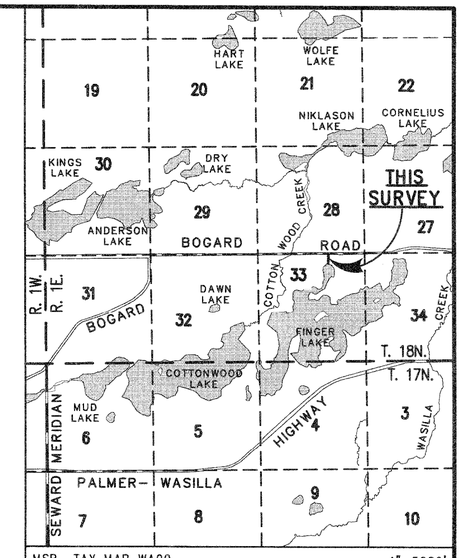
NOTES

1. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

2.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.

3. MATANUSKA ELECTRIC ASSOCIATION HAS A RIGHT OF WAY EASEMENT ALONG THE EXISTING DISTRIBUTION LINE, RECORDED IN BOOK 26, PAGE 117.





MSB TAX MAP WA00 1"=5280'

CERTIFICATE OF OWNERSHIP

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

_____
MATTHEW C. KNEPPER DATE
P.O. BOX 1113
PALMER AK 99645

NOTARY ACKNOWLEGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS

_____ DAY OF _____, 201__,

FOR _____

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

Agenda Copy

RECEIVED MAR 2 0 2016 PLATTING

BARRY'S FINGER LAKE SUBDIVISION NO. 2 REPLAT-LOT 5A

A REPLAT OF
LOTS 5, 8 14 & 13A,
BARRY'S FINGER LAKE SUBDIVISION NO. 2,
(PLAT 61-56)
PALMER RECORDING DISTRICT
LOCATED WITHIN
NE¼ SEC. 33, T.18N. R.1E. SM, AK
CONTAINING 0.996 ACRES MORE OR LESS

HANSON
SURVEYING & MAPPING
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645

FILE: FB16-105	CK: CEH	SCALE:1"=50'	2/24/16	1 OF 1

SDN

4B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 5, 2016

PRELIMINARY PLAT:	**SANDY SHORES RSB BLOCK 1, LOTS 1, 2 & 6 and TRACT A**
LEGAL DESCRIPTION:	**SECS 2, 3, 10 & 11, T17N, R05W, SM, AK**
PETITIONER(S):	**NANCY MITCHELL, TRUSTEE, KENNETH R. ADAMS REVOCABLE TRUST**
SURVEYOR:	**R&M CONSULTANTS**
ACRES: 152.46 ±	PARCELS: **5**
REVIEWED BY:	AMY OTTO-BUCHANAN CASE: 2016-040

REQUEST: The request is to create five lots from Lots 1, 2 and 6, Block 1, and Tract A, Sandy Shores, Plat No. 85-90, refiled as 85-188, Sections 2, 3, 10 & 11, Township 17 North, Range 05 West, SM AK, to be known as TRACTS A1-A5, containing 152.46+ acres. Access is water access from DeLyndia Lake.

EXHIBITS

Vicinity Map, Aerial Photo, Bare Earth Imagery	**Exhibit A – 4 pgs**
AGENCY COMMENTS	
Department of Public Works Operations & Maintenance	**Exhibit B - 1 pg**
Code Compliance	**Exhibit C – 1 pg**
Permit Center	**Exhibit D – 1 pg**
Planning	**Exhibit E – 1 pg**
Land & Resource Management Division	**Exhibit F - 1 pg**
Cultural Resources	**Exhibit G – 1 pg**
Department of Emergency Services	**Exhibit H – 1 pg**
Utilities	**Exhibit I – 3 pgs**
Agencies	**Exhibit J - 1 pg**

DISCUSSION: The subject parcels are located on the western and southern shore of DeLyndia Lake, southeast of Red Shirt Lake and northwest of Big Lake. Access is water access by float plane in the summer and may be accessed by snowmachine trails in the winter. All existing public access easements, utility easements, trail easements and pedestrian easements are being left in place.

Pursuant to MSB 43.20.281(A)(i)(i), lots over 400,000 sf (9.183 acres) do not require soils if a topographic information is provided. The surveyor has provided the topographic mapping on the plat. Tract A-1 is 17.7 acres; Tract A-2 is 15.7 acres; Tract A-3 is 32 acres; Tract A-4

is 47.4 acres and Tract A-5 is 41.7 acres. All lots have waterbody frontage of over 125'as required by MSB 43.20.340(A) Lot Dimensions.

Access: Legal and physical access to the proposed lots are provided pursuant to MSB 43.20.055(B)(2)(b), Remote subdivision access for parcels outside of a road service area, since all lots are accessible by a float plane accessible lake and MSB 43.20.100(B) Access Required, as there is no practical means of providing road access and a permanent public access by water is practical and feasible. Plat Note #6 notes the float plane access in the summer and snowmachine access in the winter.

Comments: Department of Public Works Operations & Maintenance (**Exhibit B**) has no comments. Permit Center (**Exhibit C**) Right-of-Way Coordinator requests the 25' wide Public Trail Easement be extended to intersect with the ATV trail on the east side of Tract A-5. Code Compliance notes (**Exhibit D**) this parcel is in FIRM #9600, not in a mapped flood area, no open cases, not in a Special Land Use District (SpUD), and has no further comments. Planning Division (**Exhibit E**) notes structures should be in compliance with setback requirements. Land and Resource Management Division (**Exhibit F**) notes no MSB owned lands are affected and has no objection to the subdivision. Cultural Resources (**Exhibit G**) notes there is a known recorded trail on the property. Part of the Red Shirt Lake-Nancy Lake Trail System runs from the southwest to the northeast to the lake on Tract A4. It appears to be a winter trail. They have no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered. Department of Emergency Services (**Exhibit H**) has no objections; this property is not in any Fire Service Area and has no road access.

Staff notes the request for the extension of the 25' wide Public Trail Easement on the east side of Tract A-5 can be granted if the petitioner so chooses; however, staff cannot recommend the granting of this easement be a condition of approval.

*Also, staff notes the Red Shirt Lake-Nancy Lake Trail System trail referred to by Cultural Resources is an existing trail; however, there is no record of a public access easement granted over this trail. Staff assumes the original subdivision of Sandy Shores' intent of the 25' wide Public Access Easement on the east and south boundaries was an attempt to reroute the trail into a public access easement. Petitioner may grant a 25' wide public use easement over the existing physical trail if they choose to do so, and surveyor will show on final plat. Staff is recommending the surveyor show the existing trail and add a plat note to read: "There is an existing trail on Tract A4 and Tract A5, but there is no public use easement documented." (see **Recommendation #5**)*

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

Agencies: (**Exhibit I**) ADF&G notes Delyndia Lake is catalogued as important habitat for anadromous fish species (AWC 247-41-10100-2129-0010). Any activities that could affect the spawning, rearing, or migration of anadromous fishes or potentially block the efficient passage of resident fish species, are regulated by state law and may require a Fish Habitat

Permit form ADF&G Division of Habitat. There does not appear to be any action that would block or remove public access to public lands or waters and has no objections.

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; Alaska Department of Natural Resources; Big Lake Community Council; MSB Assessments and Pre-Design Division; or MEA.

CONCLUSION: The preliminary plat of Sandy Shores RSB Block 1, Lots 1, 2 & 6 and Tract A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections to the plat from any federal or state agency, Borough department or utilities. No objections were received from the general public in response to the Notice of Public Hearing. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(B) Access Required and MSB 43.20.055(B)(2)(b) Remote subdivision access for parcels outside of a road service area. Waterbody frontage for the subdivision exists pursuant to MSB 43.20.340(A) Lot Dimensions. Pursuant to MSB 43.20.281(A)(i)(i), a geotechnical report was not required, as the surveyor provided topographical mapping.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

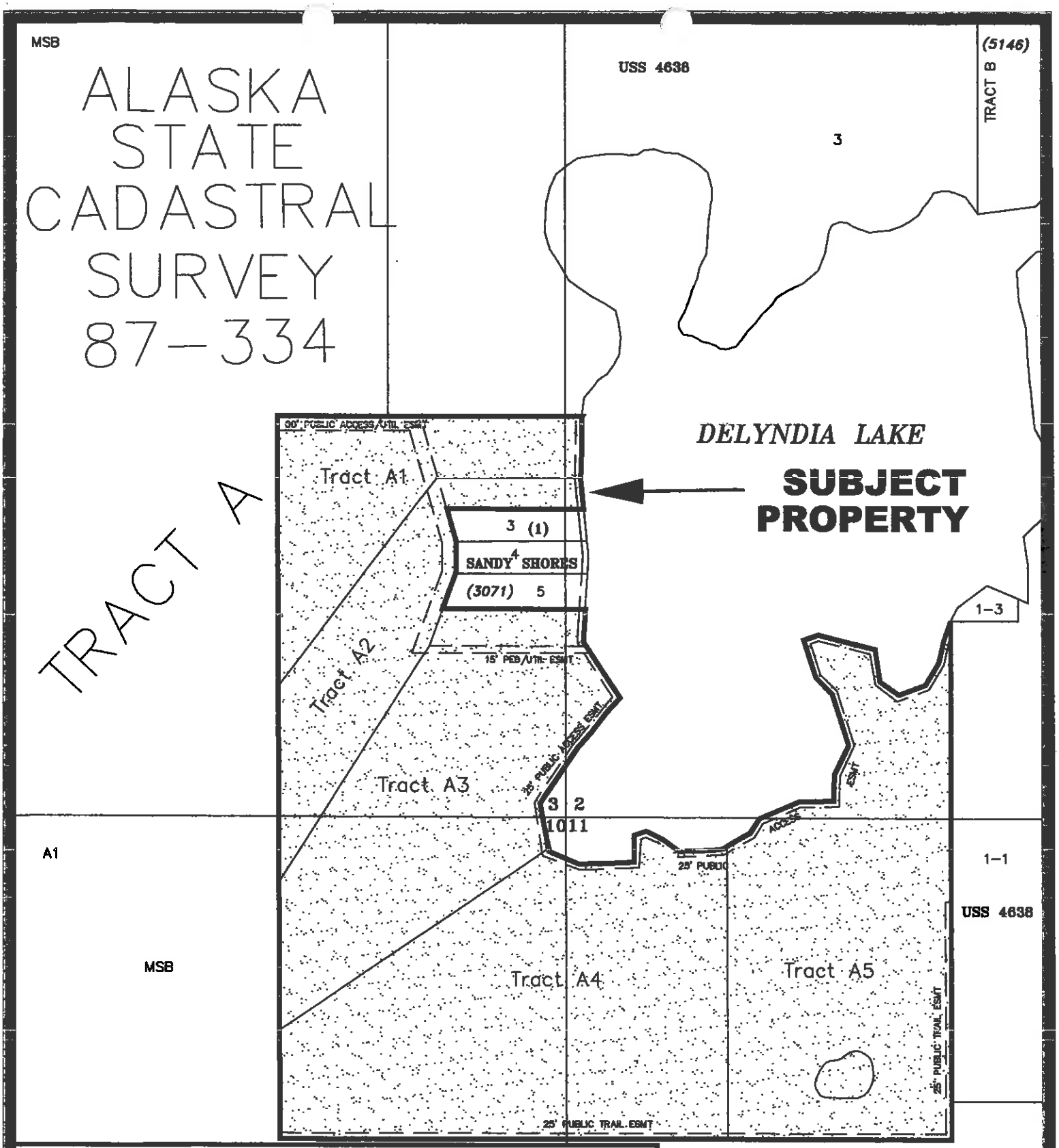
Suggested motion: "I move to approve the preliminary plat of Sandy Shores RSB Block 1, Lots 1, 2 & 6 and Tract A, Sections 2, 3, 10 & 11, Township 17 North, Range 0 West, Seward Meridian, Alaska, contingent on staff recommendations:"

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 of $28.47.
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. Show the existing trail and add a plat note to read: "There is an existing trail on Tract A4 and Tract A5, but there is no public use easement documented."
6. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
7. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1) The plat of Sandy Shores RSB Block 1, Lots 1, 2 & 6 and Tract A 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; Alaska Department of Natural Resources; Big Lake Community Council; MSB Assessments and Pre-Design Division; or MEA.

5) Lot sizes and useable area are consistent with MSB 43.20.281(A)(i)(i) Area.
6) A geotechnical report was not required pursuant to MSB 43.20.281(A)(i)(i), as all lots are greater than 400,000 sf (9.183 acres) and the surveyor provided topographic mapping.
7) Waterbody frontage for the subdivision exists pursuant to MSB 43.20.340 Lot Dimensions.
8) Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required and MSB 43.20.055(B)(2)(b) Remote subdivision access for parcels outside of a road service area.
9) A plat note (#6) lists float plane access in the summer and snowmachine access in the winter.
10) Staff recommended the surveyor show the existing trial on Tracts A4 and A5, with a plat note that there is an existing trail on the parcel; however, no public use easement over the trail is documented.



VICINITY MAP

SANDY SHRS RSB B/1 L/1, 2 & 6 & T/A
LOCATED WITHIN
SECTIONS 2, 3, 10 & 11, T17N, R05W, SM, ALASKA

LITTLE SUSITNA 11 MAP

EXHIBIT A-/

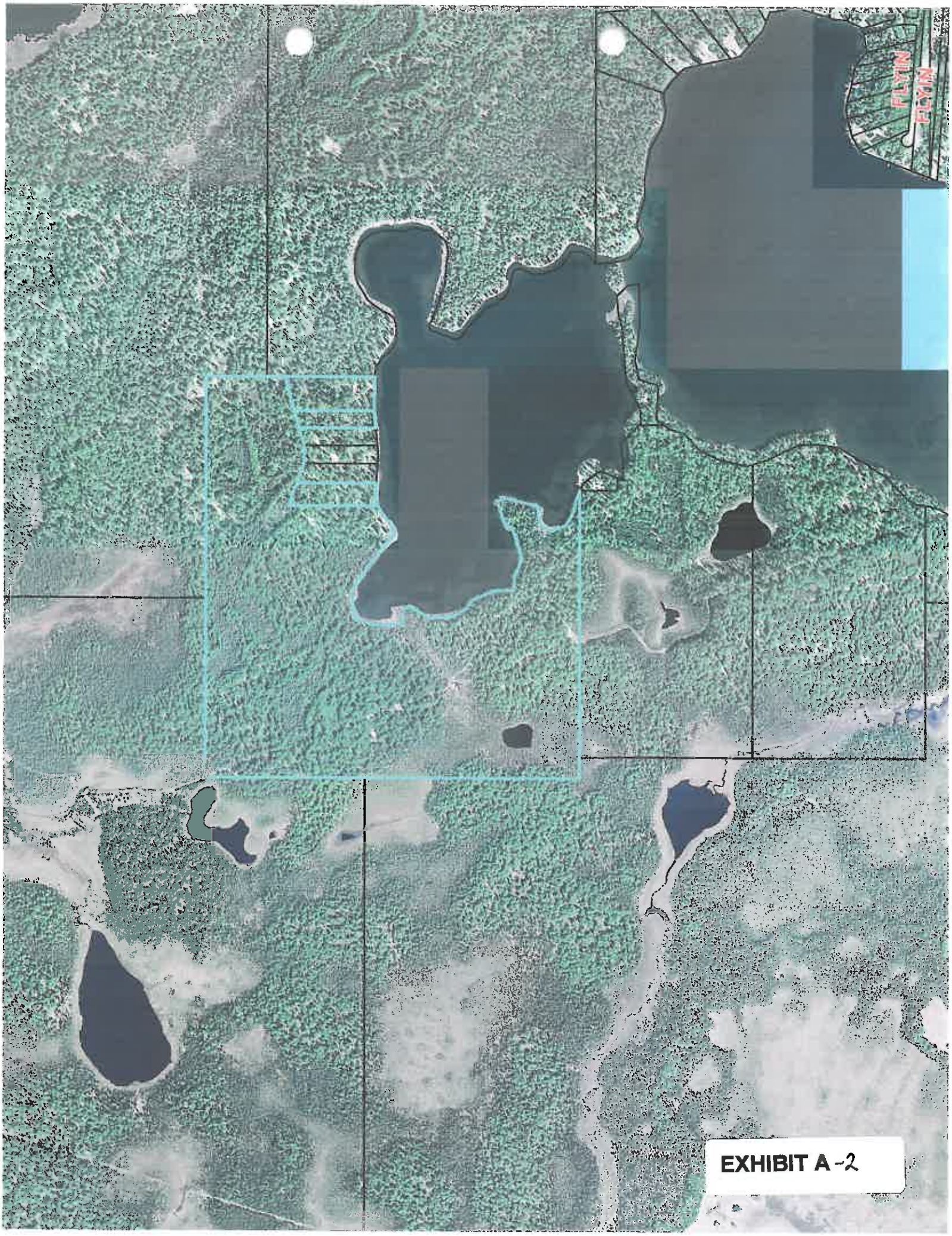


EXHIBIT A-2

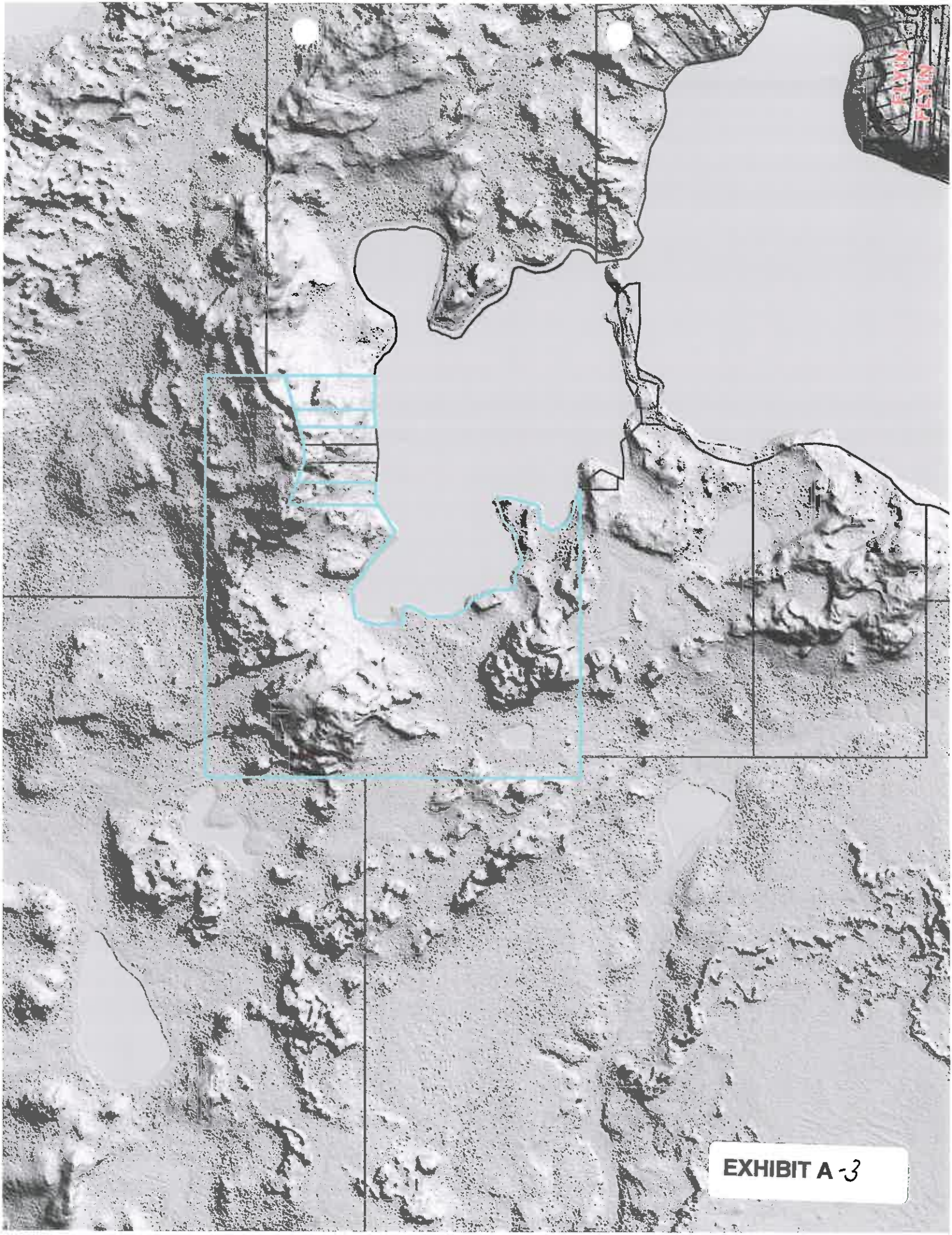


EXHIBIT A-3

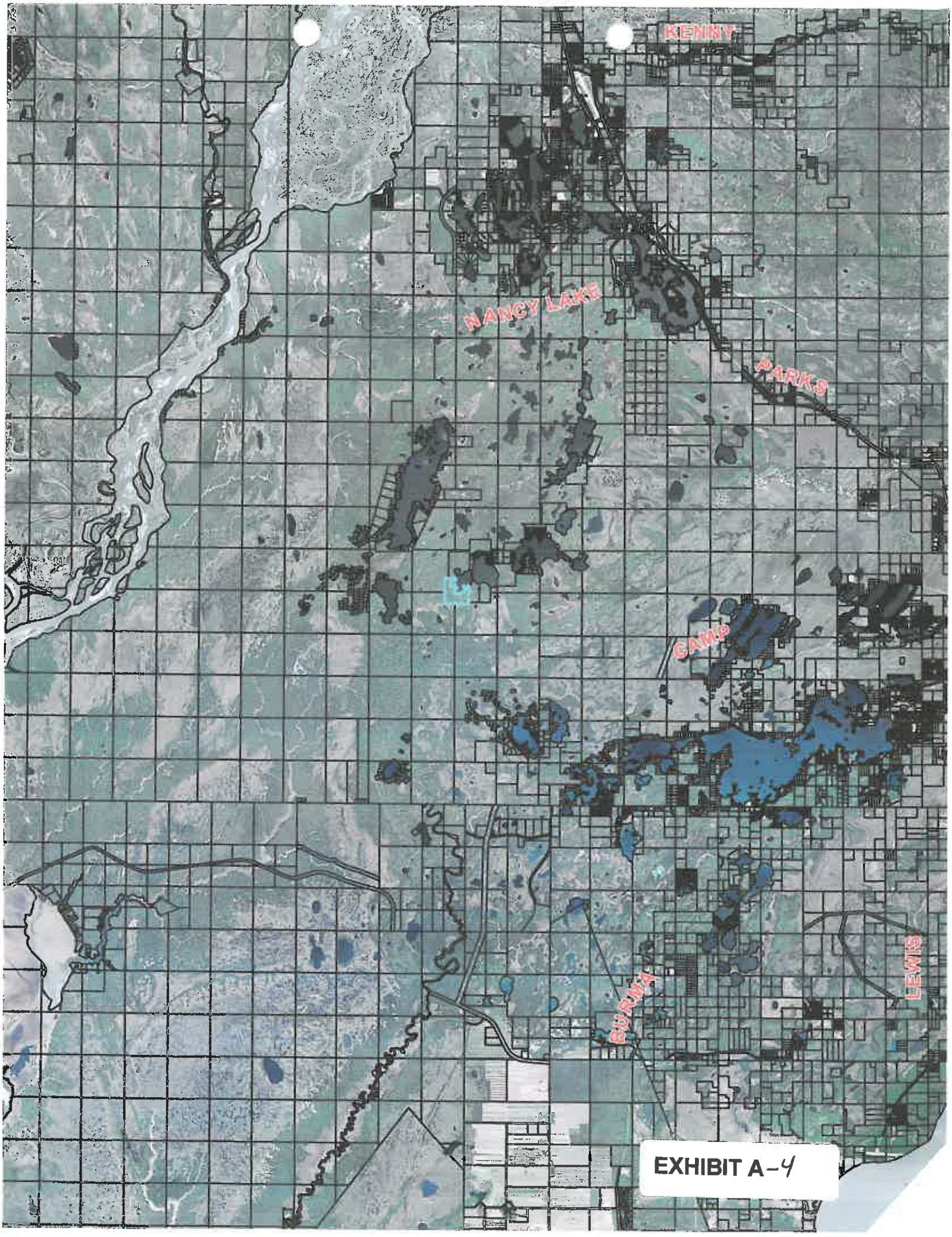


EXHIBIT A-4

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, April 11, 2016 3:59 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Sandy Shrs RSB #16-040 AOB

No comment

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
http://www.matsugov.us/

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Wednesday, March 16, 2016 12:38 PM
To: eric.moore@alaska.gov; Horton, George C (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; mike.bethe@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; 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; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Sandy Shrs RSB #16-040 AOB

Attached is a Request for Comments (RFC) to resubdivide Sandy Shores Block 1, Lots 1, 2 & 6 and Tract A, MSB Case #2016-040, Tech AOB. Also attached is the Vicinity Map, Owner's Statement and preliminary plat (2 pages). A soils report is not required, as topo lines are shown on the plat. Comments are due by April 22, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT B

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488

PHONE 861-7874 • FAX 861-8407

RECEIVED PLATTING

Comments Due: April 22, 2016 **Date: March 16, 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: Big Lake	Enstar
Fire Service Area:	GCI
Road Service Area:	Assembly District #5 Dan Mayfield
MSB – Borough Attorney	

Title:	SANDY SHORES RSB BLOCK 1, LOTS 1, 2 & 6 and TRACT A
Location:	SECS 2. 3, 10 & 11, T17N, R05W, S.M, AK
Petitioners:	NANCY MITCHELL, TRUSTEE, KENNETH R. ADAMS REVOCABLE TRUST
Address:	11401 FOREST DRIVE ANCHORAGE AK 99516
Surveyor:	R&M CONSULTANTS, DAVE HALE
Address:	9101 VANGUARD DRIVE ANCHORAGE AK 99507

The request is to create five lots from Lots 1, 2 and 6, Block 1, and Tract A, Sandy Shores, Plat No. 85-90, refiled as 85-188, Section 10, Township 17 North, Range 05 West, SM AK, to be known as TRACTS A1-A5, containing 152.46+ acres. Access is water access from DeLyndia Lake.

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 April 22, 2016 so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on May 5, 2016.

Sincerely,

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

Extend 25' Public Trail Easement to encompass existing trail on east side of Tract A5.

A. R. 4/15/16

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-040 Tax ID: 53071000T00A & 53071B01L001, L002 & L006 Tax Map #: LS 11 Pre-App Date: 04/23/2015

EXHIBIT C

Matanuska - Susitna Borough
Development Services

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Received

Comments Due: April 22, 2016 **Date: March 16, 2016**

Preliminary Plat Request for Comments

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

MSB – Emergency Services

Open Cases Y or N SpUD Y or N

FIRM # 9600 Zone —

Comments: Not in mapped area.

Date: 4/22/16 By: [signature]

Assembly District #6 Dan Mayfield

Title:	SANDY SHORES RSB BLOCK 1, LOTS 1, 2 & 6 and TRACT A
Location:	SECS 2. 3, 10 & 11, T17N, R05W, S.M, AK
Petitioners:	NANCY MITCHELL, TRUSTEE, KENNETH R. ADAMS REVOCABLE TRUST
Address:	11401 FOREST DRIVE ANCHORAGE AK 99516
Surveyor:	R&M CONSULTANTS, DAVE HALE
Address:	9101 VANGUARD DRIVE ANCHORAGE AK 99507

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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 **April 22, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **May 5, 2016.**

Sincerely,

Amy A. Otto-Buchanan

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

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-040 Tax ID: 53071000T00A & 53071B01L001, L002 & L006 Tax Map #: LS 11 Pre-App Date: 04/23/2015

EXHIBIT D

Amy Otto-Buchanan

From: Susan Lee
Sent: Wednesday, March 16, 2016 1:22 PM
To: Platting
Subject: RE: Sandy Shrs RSB #16-040 AOB

Structures should be in compliance with setback requirements.

Susan

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

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Wednesday, March 16, 2016 12:38 PM
To: eric.moore@alaska.gov; Horton, George C (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; mike.bethe@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; 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; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Sandy Shrs RSB #16-040 AOB

Attached is a Request for Comments (RFC) to resubdivide Sandy Shores Block 1, Lots 1, 2 & 6 and Tract A, MSB Case #2016-040, Tech AOB. Also attached is the Vicinity Map, Owner's Statement and preliminary plat (2 pages). A soils report is not required, as topo lines are shown on the plat. Comments are due by April 22, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT E

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

MEMORANDUM

RECEIVED
MAR 29 2016
PLATTING

DATE: March 29, 2016

TO: Fred Wagner, Platting Officer

FROM: Land & Resource Management

SUBJECT: Preliminary Plat Comments / Case #2016-040

Platting Tech: Amy Otto-Buchanan

Public Hearing: May 5, 2016

Applicant / Petitioner: Mitchell

TRS: 17N05W02, 03, 10, 11
Tax ID: 53071000T00A & 53071B01L001, L002, L006
Subd: Sandy Shores RSB Block 1, Lots 1, 2, 6 & Tract A
Tax Map: LS 11

Comments:

- No MSB land affected.
- No objection to proposed 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: 14 April 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Preliminary Plat
TITLE: Sandy Shores RSB Block 1, Lots 1,2 & 6 and Tract A.
LEGAL: Section 20, T18N, R02E, SM
TAX MAP: PA05

CAUTION

Cultural **Resources Division staff has reviewed the above application and finds there is a known *recorded* trail** on said property. Part of the Red Shirt Lake-Nancy Lake Trail System runs from the SW to NE to the lake on Tract A4. This appears to be a winter trail. 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, Department of Natural Resources.

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

Amy Otto-Buchanan

From: Richard Boothby
Sent: Wednesday, March 16, 2016 4:19 PM
To: Platting
Cc: James Steele; Ken Barkley; Bill Gamble
Subject: RE: Sandy Shrs RSB #16-040 AOB

DES has no objections. This property is not in any FSA and has no road access.

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Wednesday, March 16, 2016 12:38 PM
To: eric.moore@alaska.gov; Horton, George C (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; mike.bethe@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; 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; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Sandy Shrs RSB #16-040 AOB

Attached is a Request for Comments (RFC) to resubdivide Sandy Shores Block 1, Lots 1, 2 & 6 and Tract A, MSB Case #2016-040, Tech AOB. Also attached is the Vicinity Map, Owner's Statement and preliminary plat (2 pages). A soils report is not required, as topo lines are shown on the plat. Comments are due by April 22, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT H

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Wednesday, March 16, 2016 12:55 PM
To: Platting
Subject: RE: Sandy Shrs RSB #16-040 AOB

Amy,

MTA has no comments.

Thank you
Becky Glenn
MTA

From: Amy Otto-Buchanan [mailto:Amy.Otto-Buchanan@matsugov.us] **On Behalf Of** Platting
Sent: Wednesday, March 16, 2016 12:38 PM
To: eric.moore@alaska.gov; Horton, George C (DNR) (george.horton@alaska.gov) <george.horton@alaska.gov>; james.walker2@alaska.gov; mike.bethe@alaska.gov; Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; 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>; 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; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Sandy Shrs RSB #16-040 AOB

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

Attached is a Request for Comments (RFC) to resubdivide Sandy Shores Block 1, Lots 1, 2 & 6 and Tract A, MSB Case #2016-040, Tech AOB. Also attached is the Vicinity Map, Owner's Statement and preliminary plat (2 pages). A soils report is not required, as topo lines are shown on the plat. Comments are due by April 22, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan

EXHIBIT I - /

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

March 22, 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 – Sandy Shores RSB (Case No. 2016-040)**

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,

Cassie Wohlgemuth

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

EXHIBIT I-2

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE SUCCESSOR TRUSTEE OF THE KENNETH R. ADAMS ESTATE AND AUTHORIZED TO SIGN ON BEHALF OF THE ESTATE WHICH OWNS THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN, AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

NANCY MITCHELL
SUCCESSOR TRUSTEE OF KENNETH R. ADAMS ESTATE
OWNER, TRACT A, AND LOTS 1,2, AND 6, BLOCK 1,
SANDY SHORES SUBDIVISION
11401 FOREST DRIVE
ANCHORAGE, AK. 99516

NOTARY ACKNOWLEDGMENT

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

NOTARY PUBLIC 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 NUMBER _____ DATED _____, 20__, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE

PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

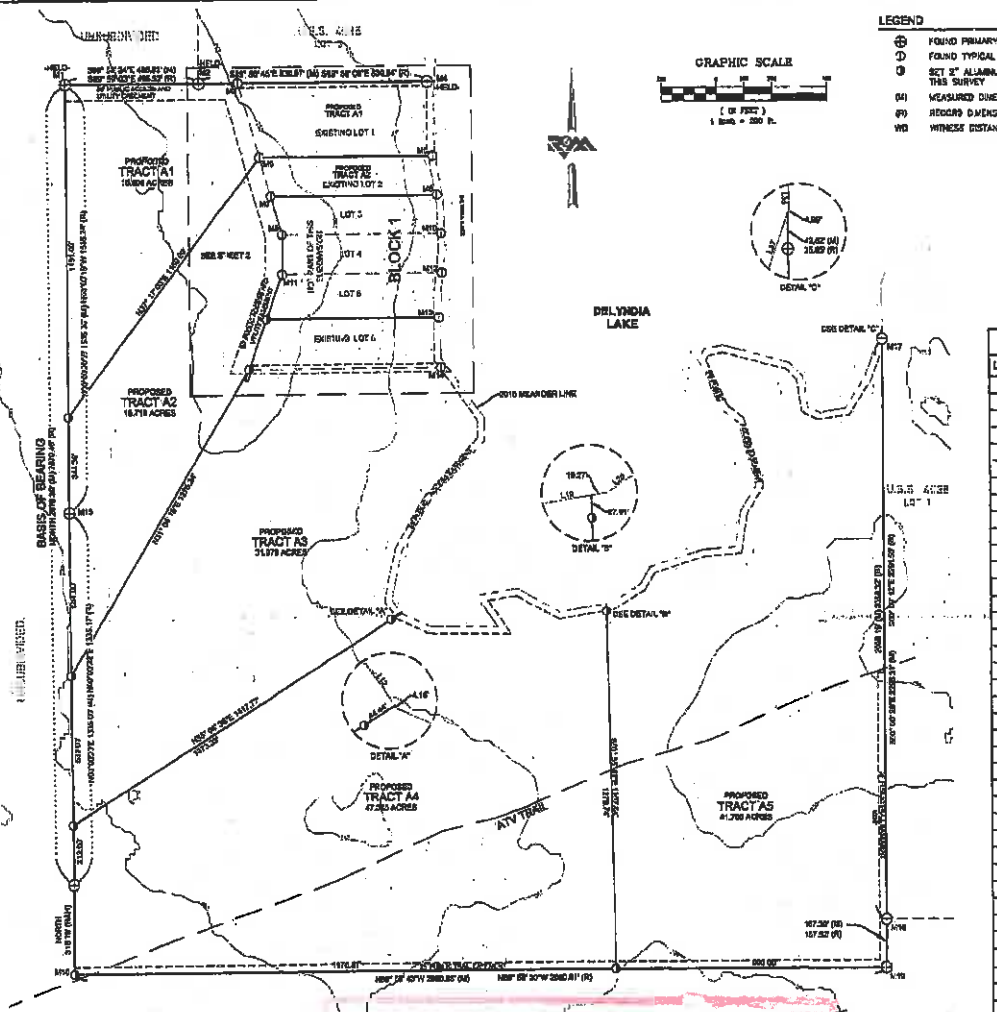
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 2016 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION HEREON, HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (BOROUGH) DATE

SURVEYOR'S CERTIFICATE

I, DAVID C. HALE, CERTIFY THAT I AM A 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

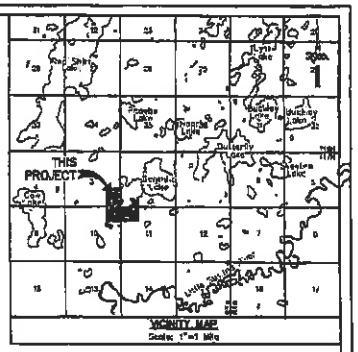
DAVID C. HALE, L.S. 10395 DATE



LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND TYPICAL 2" ALUMINUM CAP ON 5/8" REBAR
- SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSIONS PER PLAT No. 65-90
- WD WITNESS DISTANCE

Line Table		
Line #	Length	Direction
L1	115.48	S84°46'01"W
L2	200.49	S00°00'27"W
L3	195.02	S38°53'36"E
L4	193.50	S41°51'15"E
L5	158.05	S00°17'14"W
L6	232.55	S00°33'00"W
L7	253.15	S00°00'37"E
L8	84.05	S00°01'19"W
L9	232.35	S42°35'39"W
L10	208.13	S39°39'32"W
L11	170.85	S15°40'23"W
L12	84.46	S30°06'34"E
L13	112.89	S88°48'38"E
L14	240.60	S88°10'34"E
L15	128.49	N30°00'00"W
L16	13.64	N38°39'06"E
L17	141.41	N81°38'30"E
L18	174.49	S49°39'39"E
L19	189.86	N60°22'25"E
L20	121.22	N82°38'38"E
L21	73.42	N81°31'40"E
L22	308.64	N72°10'13"E
L23	114.65	N66°11'39"E
L24	129.39	N39°10'49"E
L25	111.26	N39°00'37"E
L26	224.39	N16°08'30"W
L27	71.61	N62°00'38"W
L28	203.19	N35°41'03"W
L29	44.24	N34°27'48"E
L30	69.08	N79°17'55"E
L31	245.13	S78°31'12"E
L32	72.78	S42°42'46"E
L33	111.03	S88°18'38"E
L34	40.55	S60°04'17"E
L35	93.12	N81°08'13"E
L36	157.67	N32°23'31"W
L37	198.88	N10°38'40"E
L38	147.31	N01°41'21"W



NOTES

1. 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 THE PARCELS SHOWN HEREON.
2. 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 GOVERNS THOSE SYSTEMS.
3. NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN 100 FEET FROM ANY BODY OF WATER OR WATERCOURSE.
4. NO PERMANENT STRUCTURE SHALL BE PLACED NEARER THAT 75 FEET TO THE ORDINARY HIGH WATER OF DELYNDIA LAKE.
5. MEANDER LINES WERE SURVEYED IN JANUARY OF 2016 WITH SNOW AND ICE COVERING THE GROUND, AND ARE SHOWN FOR COMPUTATIONAL PURPOSES ONLY. THE BOUNDARIES OF THE TRACTS BOND CREATED IS THE ORDINARY HIGH WATER OF DELYNDIA LAKE.
6. AT THE TIME OF RECORDATION, ACCESS TO THE SUBDIVISION IS LIMITED TO FLOAT PLANE DURING THE SUMMER, AND SNOW MACHINE DURING THE WINTER.
7. CONTOURS ARE FROM LIDAR DATA AVAILABLE FROM THE STATEWIDE DIGITAL MAPPING INITIATIVE (SDMI), AND ARE 10-FOOT CONTOURS.

RECEIVED
MAR 1 0 2016
PLATTING

PALMER RECORDING DISTRICT

PRELIMINARY PLAT OF

SANDY SHORES SUBDIVISION TRACTS A1, A2, A3, A4, A5

A 152.46 ACRE SUBDIVISION OF TRACT A AND LOTS 1, 2, AND 6, BLOCK 1, SANDY SHORES SUBDIVISION, PLAT 65-90

LOCATED WITHIN SECTIONS 2, 3, 10, AND 11, TOWNSHIP 17 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA

9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rhomeurk.com

DRAWN: JAA	SCALE: 1"=200'	PROJECT: 2363.01	DWG:
CHECKED: DCH	FIELD BK: 2363	DATE: 03-14-16	SHEET 1 OF 1

EXHIBIT I -3

Amy Otto-Buchanan

From: Zafian, Holly K (DFG) <holly.zafian@alaska.gov>
Sent: Friday, April 22, 2016 2:59 PM
To: Amy Otto-Buchanan
Cc: Price, Richard A (DFG); Benkert, Ronald C (DFG); Fink, Mark J (DFG); Ivey, Samuel S (DFG)
Subject: FW: Sandy Shrs RSB #16-040 AOB
Attachments: RFC Sandy Shrs RSB.pdf; Sandy Shrs RSB Pg 1.PDF; Sandy Shrs RSB pg 2.PDF

Good afternoon,

The Alaska Department of Fish and Game (ADF&G) has reviewed the preliminary plat which requests to subdivide Lots 1, 2, and 6 and Tract A, Sandy Shores located in Sections 2, 3, 10, and 11, T. 17 N., R. 5 W., S.M., Alaska in order to create 5 new lots to be known as Tracts A1-A5, Sandy Shores Subdivision. The subject property is bordered to the northeast by Delyndia Lake. The plat depicts a 25' public access easement along the shore of Delyndia Lake.

Delyndia Lake is catalogued by ADF&G as important habitat for anadromous fish species (AWC 247-41-10100-2129-0010). Any activities that could affect the spawning, rearing, or migration of anadromous fishes, or potentially provide blockages to the efficient passage of resident fish species, are regulated by state land and may require a Fish Habitat Permit from ADF&G- Division of Habitat.

There do not appear to be any actions that would block or remove public access to public lands or waters. ADF&G does not object to the preliminary plat as proposed. Thank you for the opportunity to review and comment on this proposal. If you have any questions or would like to discuss our comments, please feel free to contact me.

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

From: Amy Otto-Buchanan [mailto:Amy.Otto-Buchanan@matsugov.us] **On Behalf Of** Platting
Sent: Wednesday, March 16, 2016 12:38 PM
To: Moore, Eric A (DNR); Horton, George C (DNR); Walker, James H (DNR); Bethe, Michael L (DFG); Zafian, Holly K (DFG); Fink, Mark J (DFG); regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; O'Donnell-Armstrong, Sheila (DNR sponsored); McDaniel, Tracy (DNR sponsored); Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Wilkins, Nicole (DNR sponsored); Theresa Taranto; susan.lee@matsugov.us; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Sandy Shrs RSB #16-040 AOB

Attached is a Request for Comments (RFC) to resubdivide Sandy Shores Block 1, Lots 1, 2 & 6 and Tract A, MSB Case #2016-040, Tech AOB. Also attached is the Vicinity Map, Owner's Statement and preliminary plat (2 pages). A soils

EXHIBIT J

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE SUCCESSOR TRUSTEE OF THE KENNETH R. ADAMS ESTATE AND AUTHORIZED TO SIGN ON BEHALF OF THE ESTATE WHICH OWNS THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN, AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

NANCY MITCHELL
SUCCESSOR TRUSTEE OF KENNETH R. ADAMS ESTATE
OWNER, TRACT A, AND LOTS 1,2, AND 6, BLOCK 1,
SANDY SHORES SUBDIVISION
11401 FOREST DRIVE
ANCHORAGE, AK. 99516

NOTARY ACKNOWLEDGMENT

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

NOTARY PUBLIC 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 NUMBER _____ DATED _____, 20___, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE

PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

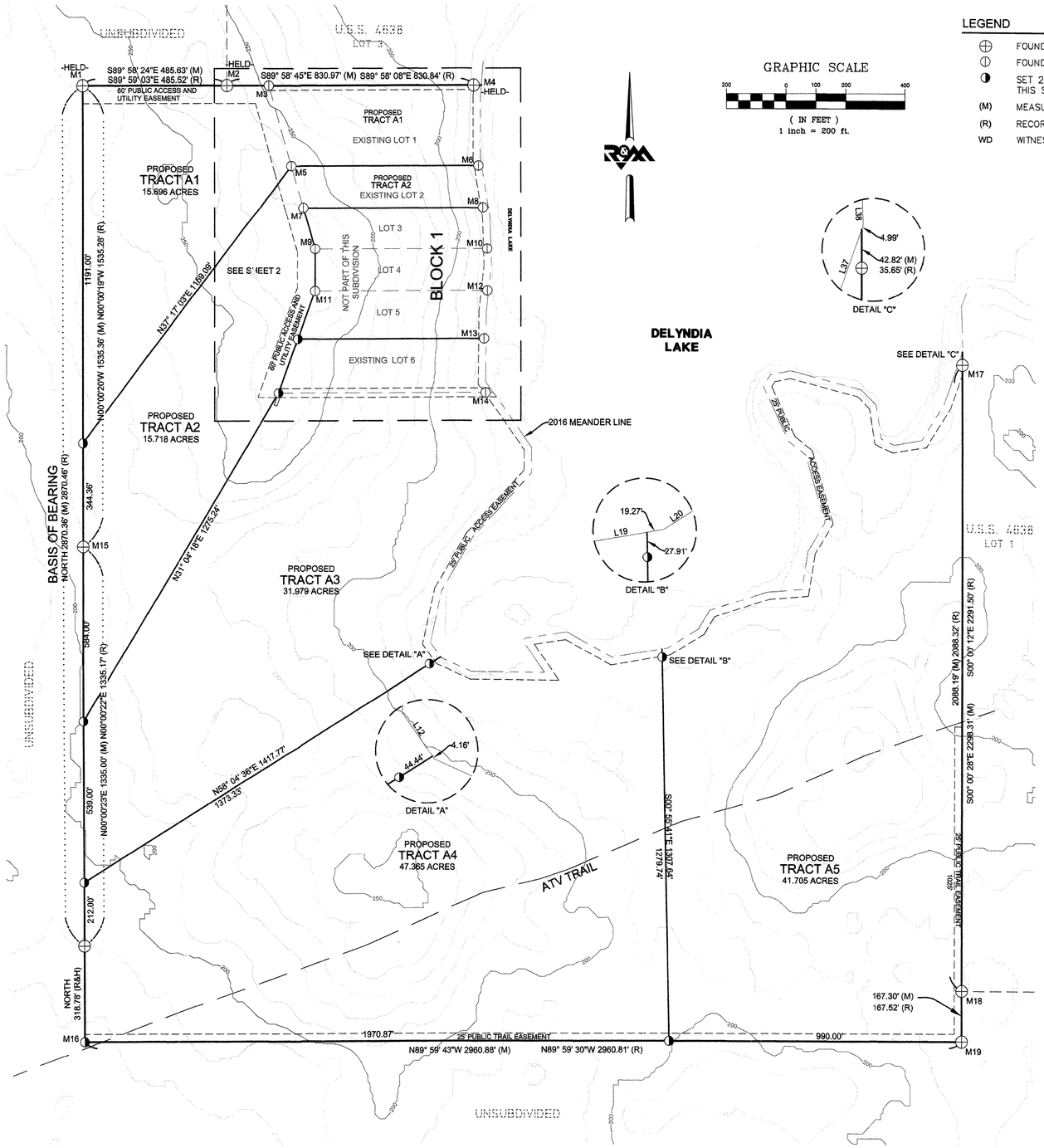
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 2016 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION HEREON, HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (BOROUGH) DATE

SURVEYOR'S CERTIFICATE

I, DAVID C. HALE, CERTIFY THAT I AM A 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

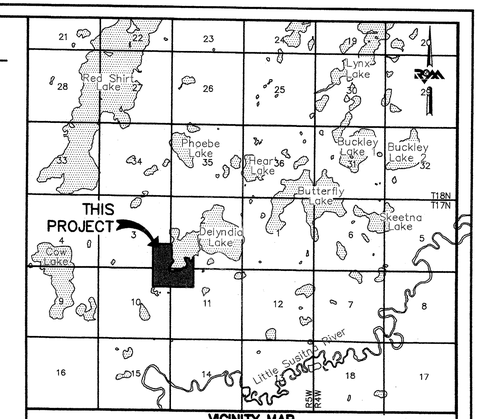
DAVID C. HALE, L.S. 10395 DATE



GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND TYPICAL 2" ALUMINUM CAP ON 5/8" REBAR
- SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSIONS PER PLAT No. 85-90
- WD WITNESS DISTANCE



VICINITY MAP
Scale: 1"=1 Mile

Line Table		
Line #	Length	Direction
L1	115.48	S04°46'01"W
L2	208.49	S00°00'27"W
L3	198.02	S09°03'24"E
L4	163.50	S01°51'16"E
L5	156.08	S06°17'44"W
L6	232.05	S00°33'09"W
L7	265.15	S35°30'31"E
L8	84.95	S00°05'19"W
L9	292.35	S42°56'39"W
L10	208.13	S30°28'02"W
L11	176.92	S12°18'25"W
L12	64.46	S35°08'34"E
L13	112.59	S65°48'38"E
L14	245.83	S89°10'24"E
L15	128.49	N33°55'06"W
L16	12.64	N35°39'06"E
L17	141.41	N81°39'30"E
L18	174.49	S60°28'39"E
L19	189.65	N80°22'28"E
L20	121.32	N57°39'39"E
L21	73.22	N31°31'40"E
L22	205.64	N72°19'13"E
L23	114.85	N85°11'39"E
L24	129.59	N09°10'49"E
L25	111.25	N30°56'37"E
L26	234.36	N16°08'26"W
L27	71.51	N52°05'36"W
L28	203.19	N25°14'07"W
L29	44.34	N34°27'48"E
L30	69.08	N79°17'58"E
L31	245.13	S75°31'12"E
L32	72.76	S43°45'46"E
L33	111.62	S09°10'35"E
L34	46.53	S65°04'17"E
L35	95.12	N81°09'15"E
L36	137.97	N32°23'31"E
L37	190.88	N19°38'47"E
L38	147.38	N01°41'21"W

NOTES

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2. 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 GOVERNS THOSE SYSTEMS.
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RECEIVED
MAR 1 6 2016
PLATTING

PALMER RECORDING DISTRICT

STATE OF ALASKA 49TH
David C. Hale
LS 10395
Registered Professional Land Surveyor

PRELIMINARY PLAT OF

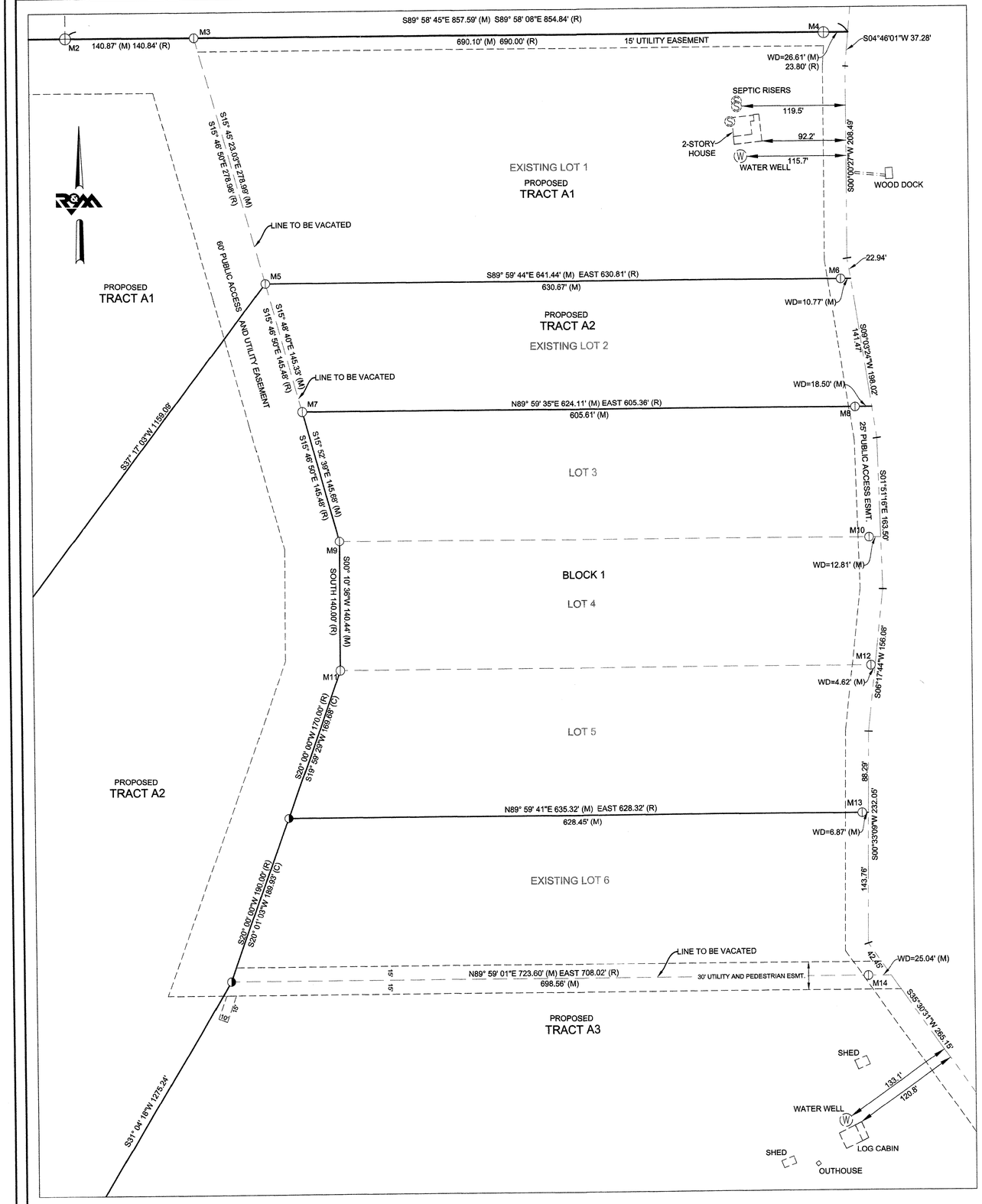
SANDY SHORES SUBDIVISION TRACTS A1, A2, A3, A4, A5

A 152.46 ACRE SUBDIVISION OF TRACT A AND LOTS 1, 2, AND 6, BLOCK 1, SANDY SHORES SUBDIVISION, PLAT 85-90

LOCATED WITHIN SECTIONS 2, 3, 10, AND 11, TOWNSHIP 17 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA

9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmconsult.com

DRAWN:	JAA	SCALE:	1"=200'	PROJECT:	2263.01	GRID:	
CHECKED:	DCH	FIELD BK:	2263	DATE:	03-14-16	SHEET:	1 OF 12



MONUMENT DETAILS

TYPICAL
2" ALUMINUM CAP ON 5/8" x 30" REBAR SET THIS SURVEY

M1
FOUND 3-1/4" BRASS CAP ON 2-1/2" PIPE. 0.6' ABOVE GROUND. LOOSE IN GROUND, BUT PLUMB.

M2
FOUND 3-1/4" BRASS CAP ON 2-1/2" PIPE FLUSH WITH GROUND. FIRM AND GOOD CONDITION.

M3
FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.3' ABOVE GROUND. RESET FLUSH, PLUMB.

M4
FOUND 3-1/4" BRASS CAP ON 2-1/2" PIPE. 0.8' ABOVE GROUND. LOOSE IN GROUND, PLUMB.

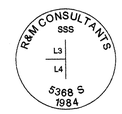
M5
FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.5' ABOVE GROUND. PLUMB.

M6
FOUND 2" ALUMINUM CAP ON 5/8" REBAR 1.0' ABOVE GROUND, LEANING WESTERLY. RESET 0.2' ABOVE GROUND, PLUMB.

M7
FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.5' ABOVE GROUND. PLUMB.

M8
FOUND 2" ALUMINUM CAP ON 5/8" REBAR 1.0' ABOVE GROUND, LEANING WESTERLY. RESET 0.2' ABOVE GROUND, PLUMB.

M9
FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.1' ABOVE GROUND. PLUMB.



M10
FOUND 2" ALUMINUM CAP ON 5/8" REBAR 1.0' ABOVE GROUND, LEANING EASTERLY. RESET 0.2' ABOVE GROUND, PLUMB.

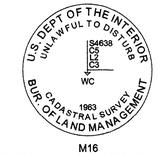
M11
FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.1' ABOVE GROUND. PLUMB.

M12
FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.3' ABOVE GROUND. PLUMB.

M13
FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.4' ABOVE GROUND. PLUMB.

M14
FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.4' ABOVE GROUND. PLUMB.

M15
FOUND 3-1/4" BRASS CAP ON 2-1/2" PIPE. 0.2' ABOVE GROUND. PLUMB.



M16
FOUND 3-1/4" BRASS CAP ON 2-1/2" PIPE. 0.3' ABOVE GROUND. PLUMB.

M17
FOUND 2-1/2" PIPE WITH 3-1/4" BRASS CAP KNOCKED OFF. STILL WITH MONUMENT. PIPE 0.7' ABOVE GROUND. PLUMB.

M18
FOUND 3-1/4" BRASS CAP ON 2-1/2" PIPE. 0.2' ABOVE GROUND. LEANING EASTERLY. RESET PLUMB.

M19
FOUND 3-1/4" BRASS CAP ON 2-1/2" PIPE. 0.4' ABOVE GROUND. LEANING NORTHERLY. RESET PLUMB.

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

RECEIVED
MAR 15 2016
PLATTING

PALMER RECORDING DISTRICT

PRELIMINARY PLAT OF

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LOCATED WITHIN SECTIONS 2, 3, 10, AND 11, TOWNSHIP 17 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA

STATE OF ALASKA 49TH David C. Hale LS 10395 Registered Professional Land Surveyor

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DRAWN:	JAA	SCALE:	1"=100'	PROJECT:	2263.01	GRID:	
CHECKED:	DCH	FIELD BK:	1914.05	DATE:	03-14-16	SHEET:	2 OF 42

4C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 5, 2016

PRELIMINARY PLAT:	**WINDY RIDGE**
LEGAL DESCRIPTION:	**SEC 20, T18N, R02E, SEWARD MERIDIAN, AK**
PETITIONER(S):	**JOHNNIE & ANNETTE JOHNSON**
SURVEYOR/ENGINEER:	**ALASKA RIM ENGINEERING, INC.**
ACRES: 4.98 ±	PARCELS: **2**
REVIEWED BY:	AMY OTTO-BUCHANAN CASE: 2016-045

REQUEST: The request is to create two lots from Parcel #32, MSB Waiver 80-36-PWm, recorded as 89-78w, Section 20, Township 18 North, Range 02 East, SM AK, to be known as WINDY RIDGE, containing 4.98+ acres. Access will be from N. Sandra J. Circle. Petitioner will be constructing a 60' T-turnaround.

EXHIBITS

Vicinity Map, Aerial Photo, Bare Earth Imagery	**Exhibit A – 3 pgs**
Geotechnical Engineering Report	**Exhibit B – 6 pgs**
Temporary T-turnaround Profile	**Exhibit C – 2 pgs**
AGENCY COMMENTS	
Department of Public Works Operations & Maintenance	**Exhibit D - 2 pgs**
Code Compliance	**Exhibit E – 1 pg**
Planning	**Exhibit F – 1 pg**
Land & Resource Management Division	**Exhibit G - 1 pg**
Cultural Resources	**Exhibit H – 1 pg**
Utilities	**Exhibit I – 3 pgs**
Site Visit Report with Photos, dated 03/23/2016	**Exhibit J – 5 pgs**

DISCUSSION: The subject parcel is located north of N. Palmer-Fishhook Road, west of the Matanuska River and N. Glenn Highway, north of E. Archie Road and directly west of N. Sandra J. Circle. Petitioner will be dedicating and constructing a 60' temporary T-turnaround. Sandra J. Circle is not constructed to Borough residential standards past the southern boundary of the subject parcel, so a temporary T-turnaround is required for access to the northern proposed lot. Lot 1 is approximately 3.138 acres; Lot 2 is approximately 1.84 acres.

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B.** Norman K. Gutcher, PE, Alaska Rim Engineering, Inc. notes the development is bounded by three residential parcels of Belair Estates to the west, residential tax parcels to the south and east and a large unsubdivided tax parcels to the north. There is a single family dwelling on Lot 1, with a driveway that runs along the south boundary. Lot 2 has a driveway constructed along

its east boundary that allows access to the northern portion. The lots will be served by onsite wells and individual onsite wastewater disposal systems. All lots have a minimum of 10,000 sf of contiguous useable septic area and 20,000 sf of useable building area and meet the lot size requirements of MSB 43.20.2891(A). A test hole log is attached. The soils consist generally of a layer of surface organics over a 2' layer of silt, underlain by sands and gravel. No water table or impermeable layers were encountered. The terrain is relatively flat with a 4% grade change along the middle portions. There is approximately a 15% grade change with a 26' drop in elevation from the west boundary. There is a 12% grade change with a 20' rise in elevation at the southeast corner. No slopes are greater than 25%. The proposed subdivision does not alter the existing natural drainage patterns. The property is primarily vegetated with birch and spruce with some cleared area.

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 temporary T-turnaround. Pursuant to MSB 43.20.320 Frontage, each lot is required to have 60' frontage onto Borough residential standards streets. An approved driveway permit for the existing driveway is on file.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) Road Maintenance Superintendent has no issues; however, questioned if the turnaround would be a tee or a tee off-set? *Staff notes the temporary t-turnaround will be a tee off-set.* Civil Engineer notes the T-turnaround shall be centered in the Public Use Easement. Add clarification in the note the temporary T-turnaround will be physically removed and/or no longer maintained by MSB upon extension of the roadway. Code Compliance notes (**Exhibit E**) this parcel is in FIRM #7270, Zone X, no open cases, not in a Special Land Use District (SpUD), and has no further comments. Planning Division (**Exhibit F**) notes structures shall be in compliance with setback requirements. Land and Resource Management Division (**Exhibit G**) notes no MSB owned lands are affected and has no objection to the subdivision. Cultural Resources (**Exhibit H**) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered. Site visit report with photos, dated March 23, 2016 at **Exhibit J**.

Utilities: (**Exhibit I**) MTA has no objections; Enstar has no recommendations, comments or objections; GCI approved as shown.

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Farm Loop Community Council; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, Assessments, Permit Center and Pre-Design Division; or MEA.

CONCLUSION: The preliminary plat of Windy Ridge 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). .

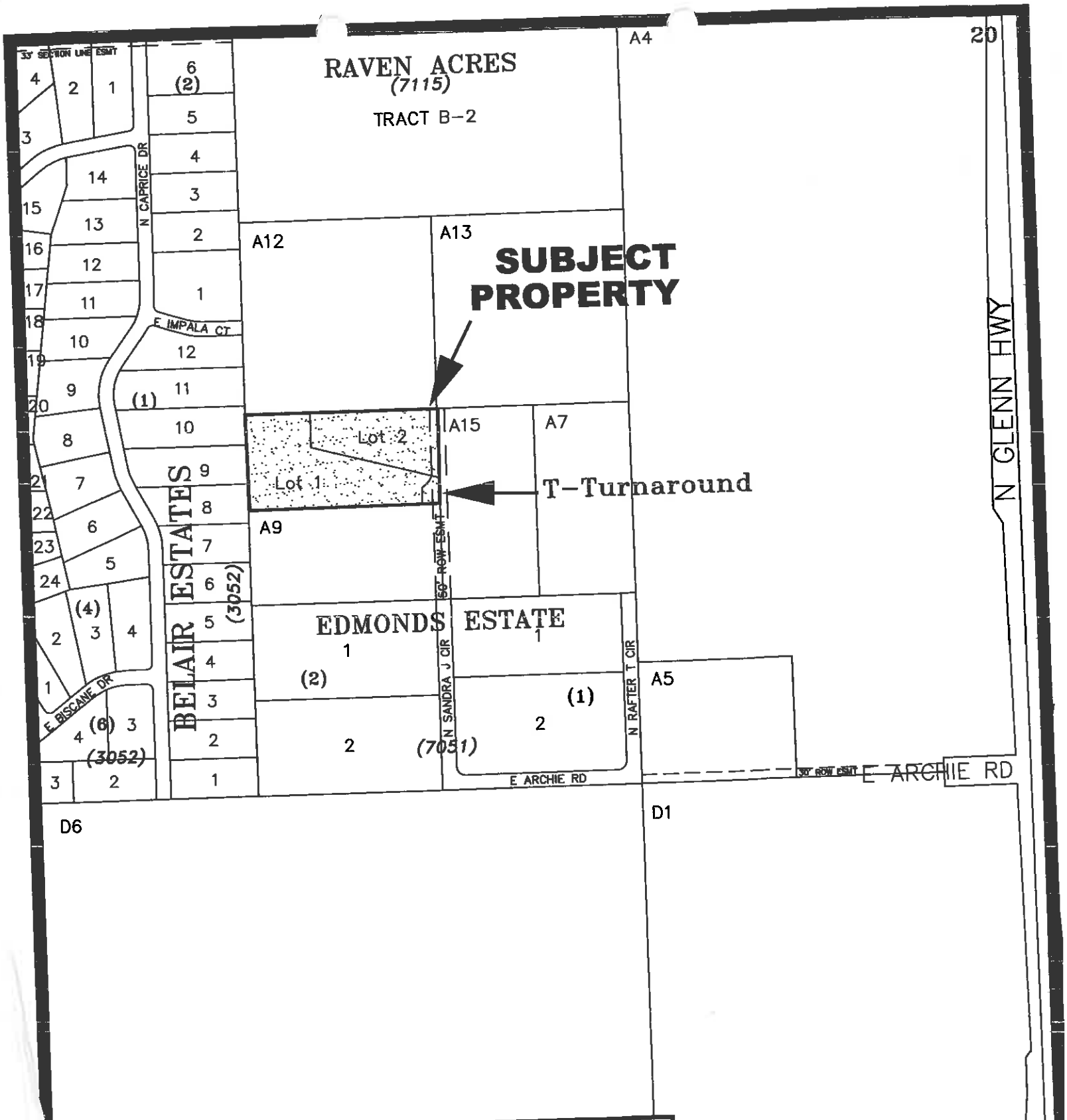
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Suggested motion: "I move to approve the preliminary plat of Windy Ridge, Section 20, 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 of $59.02.
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. Construct the T-turnaround, to residential street standards:
   a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the *No Engineer Left Behind* for final road inspection.
   b. Provide DPW acceptance of the road to Platting staff.
6. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
7. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1) The plat of Windy Ridge 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; Farm Loop Community Council; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, Assessments, Permit Center and Pre-Design Division; or MEA.
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) Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage.
8) Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.
9) An approved driveway permit for the existing driveway is on file with Platting staff.



VICINITY MAP

FOR PROPOSED WINDY RIDGE
LOCATED WITHIN
SECTION 20, T18N, R02E, SEWARD MERIDIAN,
ALASKA

PALMER 05 MAP

EXHIBIT A-1

EXHIBIT A -2

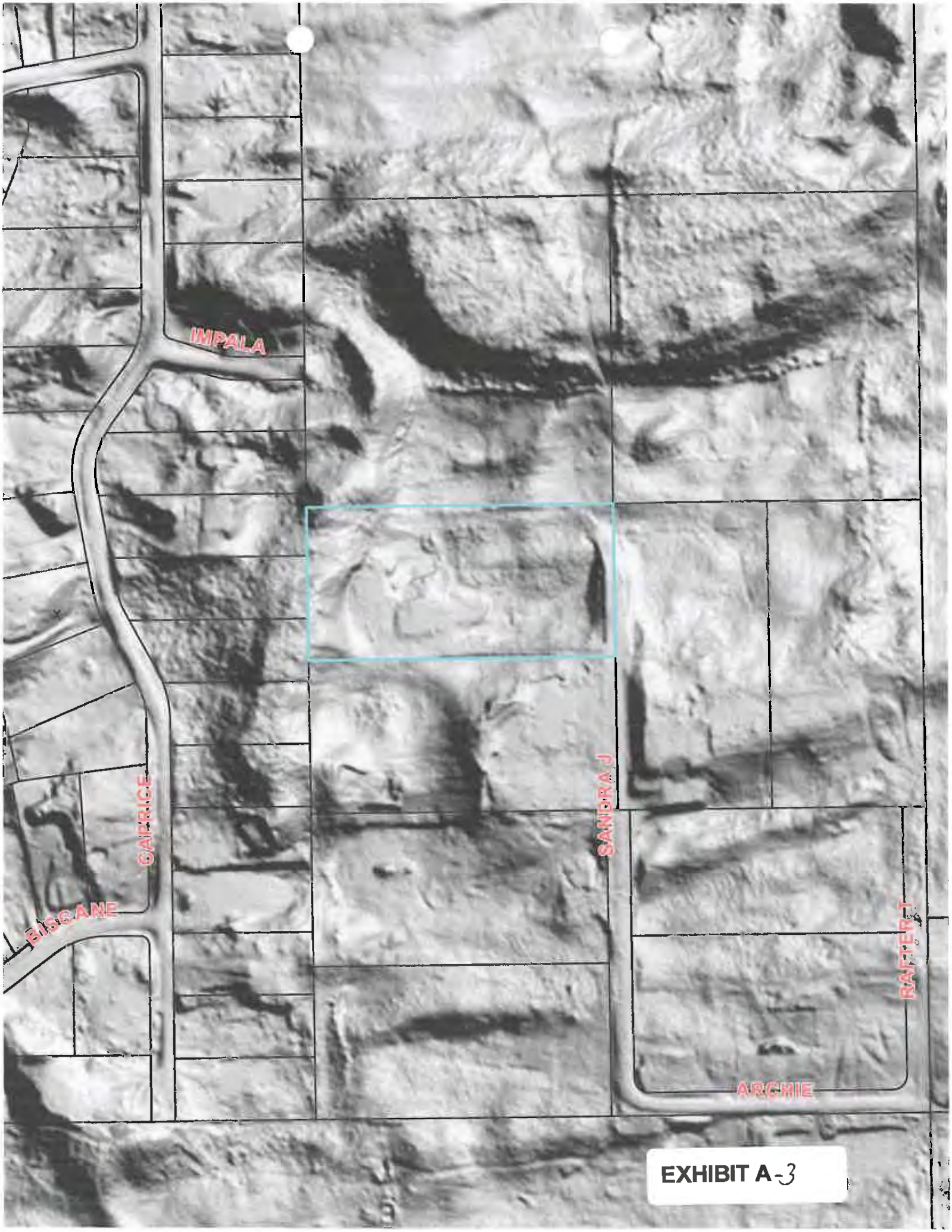


EXHIBIT A-3

ALASKA RIM ENGINEERING, INC.
ENGINEERS – PLANNERS – SURVEYORS
P.O. Box 2749 Palmer, Alaska 99645
9131 E. Frontage Road
Telephone (907) 745-0222
Fax (907) 746-0222
Online at: www.alaskarim.com

RECEIVED
MAR 21 2016
PLATTING

March 21, 2016

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

RE: Proposed Windy Ridge, a subdivision of Waiver No. 80-35-PWm Recorded as 80-78W, Parcel No. 3, located within the N1/2NW1/4SW1/4NE1/4, Sec 20, T18N, R2E, SM., Alaska

Subject: Engineering Report for Usable Area

Dear Platting Officer:

The owner of the above referenced 4.98 Acre parcel proposes to subdivide this property into 2 new lots, to be known as Lots 1 and 2, Windy Ridge (see attached, Preliminary Plat). This development is bounded by three residential parcels of Belair Estates to the west, residential tax parcels to the south and east, and large un-subdivided tax parcels located to the north.

The property is currently developed with a single family dwelling on Lot 1. Lot 1 has a driveway that runs along the south boundary, while Lot 2 has a driveway that has been constructed along its east boundary that allows access into the lot in its northern portion. Both driveways have access from an existing Borough maintained road (N. Sandra Circle). A temporary Tee-Turnaround is proposed to be built at the southeast corner of the parent parcel.

USEABLE AREA

The lots will be served by onsite wells and individual onsite wastewater disposal systems. All lots have 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).

We have provided a preliminary plat drawing that shows the existing wastewater disposal system that is located on Lot 1. We are also submitting the soil information for the soils absorption system located on Lot 1, formerly known as TP

EXHIBIT B -/

A8, and a copy of the ADEC documentation for said system including the soils log performed by Alaska Rim Engineering on 10/06/05 (see attached, Soils Log, Alaska Rim Engineering).

The test hole log is being submitted to evaluate the subsurface soil conditions and the water table (see attached, Soil Logs). The soils information supplied is presented to satisfy the soils requirements of MSB Code 43.20.28. The soils generally consisted of a layer of surface organics over a 2-ft layer of silt, typical of the Palmer area, underlain by sands and gravel. No water table or impermeable layers were encountered within the test hole. These soils are suitable for onsite disposal of septic tank effluent.

TOPOGRAPHY

The terrain is relatively flat throughout the center of the parcel, with a 4% grade change along the middle portions. There is approximately a 15% grade change with a 26-ft drop in elevation from the west boundary into the parcel. There is a 12% grade change with a 20-ft rise in elevation at the southeast corner of the parcel. There are no slopes greater than 25%. The proposed subdivision does not alter the existing natural drainage patterns. The property is primarily vegetated with birch and spruce with some cleared areas.

If there are any questions or additional information is required, please call us at the above phone numbers.

Sincerely,
ALASKA RIM ENGINEERING, INC.

STATE OF ALASKA
49TH
Norman K. Gutcher
CE-4919
REGISTERED PROFESSIONAL ENGINEER
3/21/16

Norman K. Gutcher, P.E.
Principal Engineer

Attachments:

- Preliminary Plat
- Documentation of On-site Wastewater Disposal System with Soils Log, Alaska Rim Engineering
- Tee Turn-Around Detail

CC: Alaska Rim Engineering File No. 16-00020

DOCUMENTATION OF AN ON-SITE WASTEWATER DISPOSAL SYSTEM

GENERAL INFORMATION

AK Rim File No.05-01028

Legal Description of the Location:

T18N R2E Section 20, TP A8

Applicant Name: **Annette & Johnnie Johnson**	Applicant is: ☒ Owner/Builder ☐ Excavator ☐ Engineer ☐ Bank
Mailing Address: **1150 S Colony Way #3 PMB159**	Type of Residence: ☒ Single-Family ☐ Multi-Family; Total Number of Bedrooms: **4**
City, State and Zip Code: **Palmer, AK 99645**	Telephone: **745-3430**

☒ **NEW SYSTEM**

Name of Installer: **Annette & Johnnie Johnson**			Date Installed: **10/11/05**
☒ Owner / Builder: ☐ Certified Installer No.: ☐ Other:			Septic Tank Type / Manufacturer: **steel - Greer**
Septic Tank Size: *(Gallons)* **1250**	Number of Compartments: **2**	Soil Type and Rating: **SP (poorly graded sand) 150 sf / bdrm**	
Type Soil Absorption System: **absorption bed**	Dimensions / Size Soil Absorption System: **18' X 34' / 612 sq. ft.**	Type/Quantity Backfill Material Used for Soil Absorption System: **3/4" - 1.5" sewer rock / 40 cu. yds.**	
Percolation Test Results: *(Attach Copy of Report)* **n/a - visual ( )**	Percolation Test by: *(Name)* **visually rated by: Mike Schwochert, Alaska Rim Engineering, Inc.**		
Minimum Ground Cover over Absorption Area: **4 Feet**	Minimum Ground Cover over Septic Tank: **4 Feet**	Cleanout Pipes / Caps Installed on Septic Tank: ☒ Yes ☐ No	Cleanout Pipes / Caps Installed on Absorption System: ☒ Yes ☐ No

Separation Distance To:	Water Supply Source on Lot:	Nearest Water Supply Source on Adjacent Lot:	Nearest Body of Water:	Water Table/Bedrock:	Lot Line:
	>100 Feet	**>100 Feet**	**>100 Feet**	**>4' / >6'**	**unknown**

Comments / Recommendations: A cleanout is located ☐ inside ☒ outside of the foundation.
This data represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

☐ **EXISTING SYSTEM**

Name of Installer:			Date Installed:
☐ Owner / Builder: ☐ Certified Installer No.: ☐ Other:			Septic Tank Type / Manufacturer:
Septic Tank Size: *(Gallons)*	Number of Compartments:	Soil Type and Rating:	
Type Soil Absorption System:	Dimensions / Size Soil Absorption System: / sq. ft.	Type/Quantity Backfill Material Used for Soil Absorption System: / cu. yds.	
Adequacy Test Results: *(Attach copy of Report)* ☐ Pass ☐ Fail ( )	Adequacy Test Performed By: *(Name)*	Date Septic Tank Pumped: *(Attach Copy of Receipt)* ( )	
Minimum Ground Cover over Absorption Area:	Minimum Ground Cover over Septic Tank:	Cleanout Pipes / Caps Installed on Septic Tank: ☐ Yes ☐ No	Cleanout Pipes / Caps Installed on Absorption System: ☐ Yes ☐ No

Separation Distance to:	Water Supply Source on Lot:	Nearest Water Supply Source on Adjacent Lot:	Nearest Body of Water:	Water Table/Bedrock:	Lot Line:

Comments / Recommendations: A cleanout is located ☐ inside ☐ outside of the foundation.

Data Legend
(1) From site visit on
(2) ADEC records
(3)
(4)
(5)

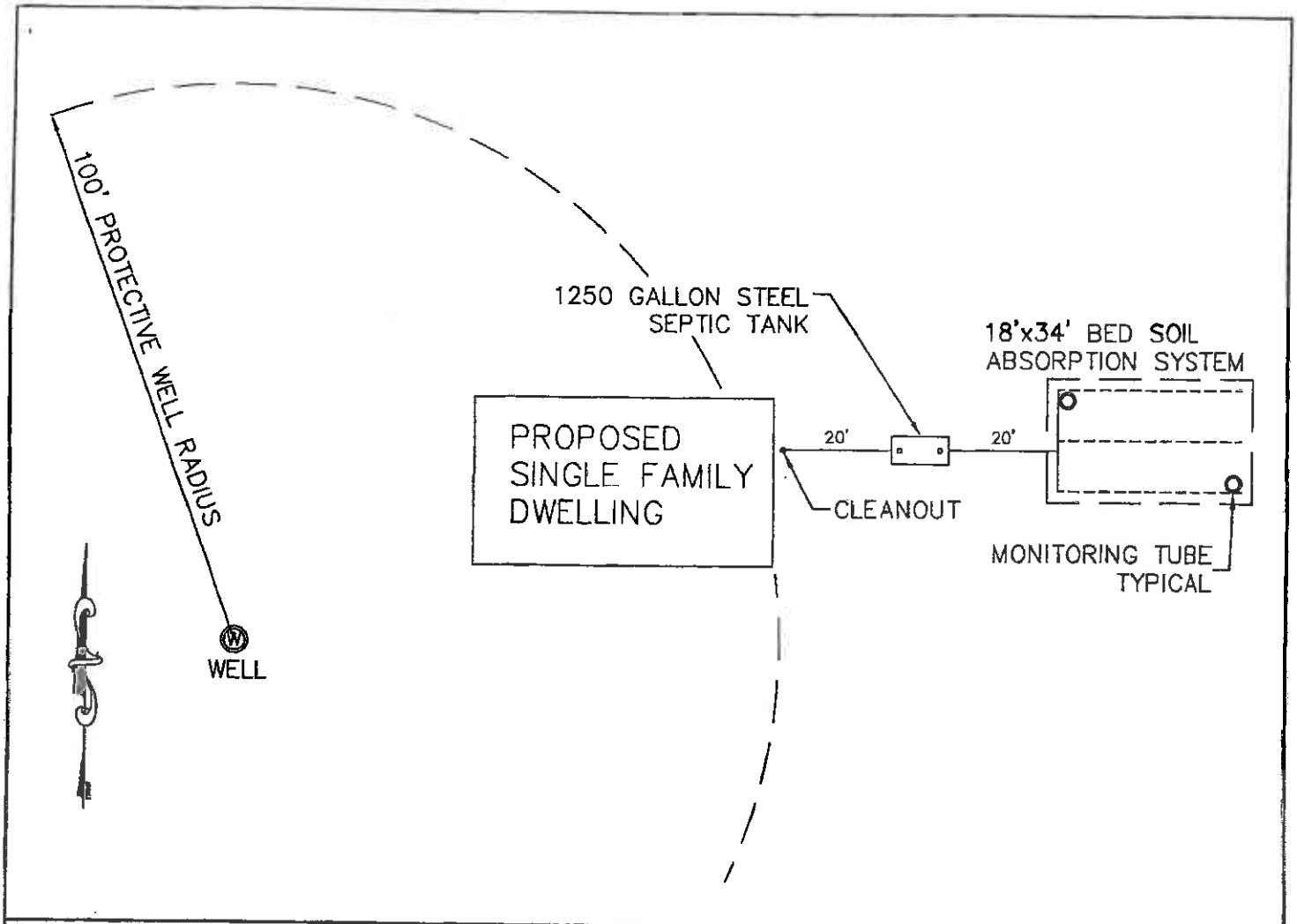
This documentation does not constitute a guarantee of any kind, explicit or implied, as to future performance of this wastewater disposal system. It does accurately portray the conditions found on the date it was tested and/or documented.

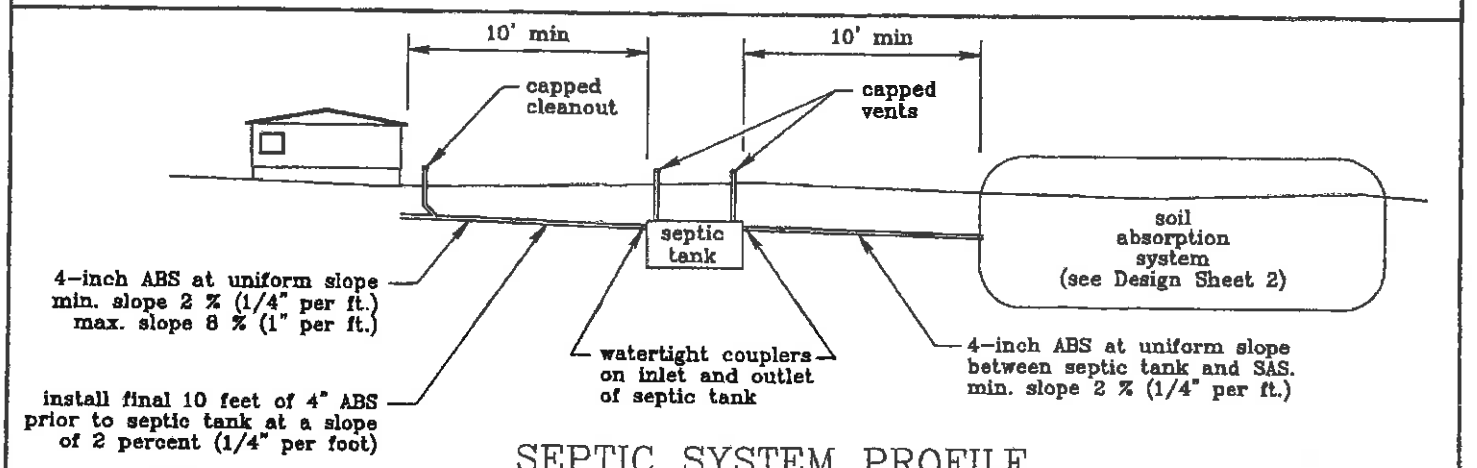
This information is correct to the best of my knowledge.

Signature: [signature]	Typed / Printed Name: KYLE J. SHERRY
Reg. No.: CE 2116	Date: 11/2/05

Based on form 18-0307 (6/96) ADEC -- adapted by Alaska Rim Engineering, Inc., Revise

EXHIBIT B -3





SEPTIC SYSTEM PROFILE

STATE OF ALASKA
ALASKA
Kyle I. Cherry
CE-2116
REGISTERED PROFESSIONAL ENGINEER

Conventional Single Family Residential
SEPTIC SYSTEM AS-BUILT

LEGAL DESCRIPTION T18N R2E Section 20, TP A8

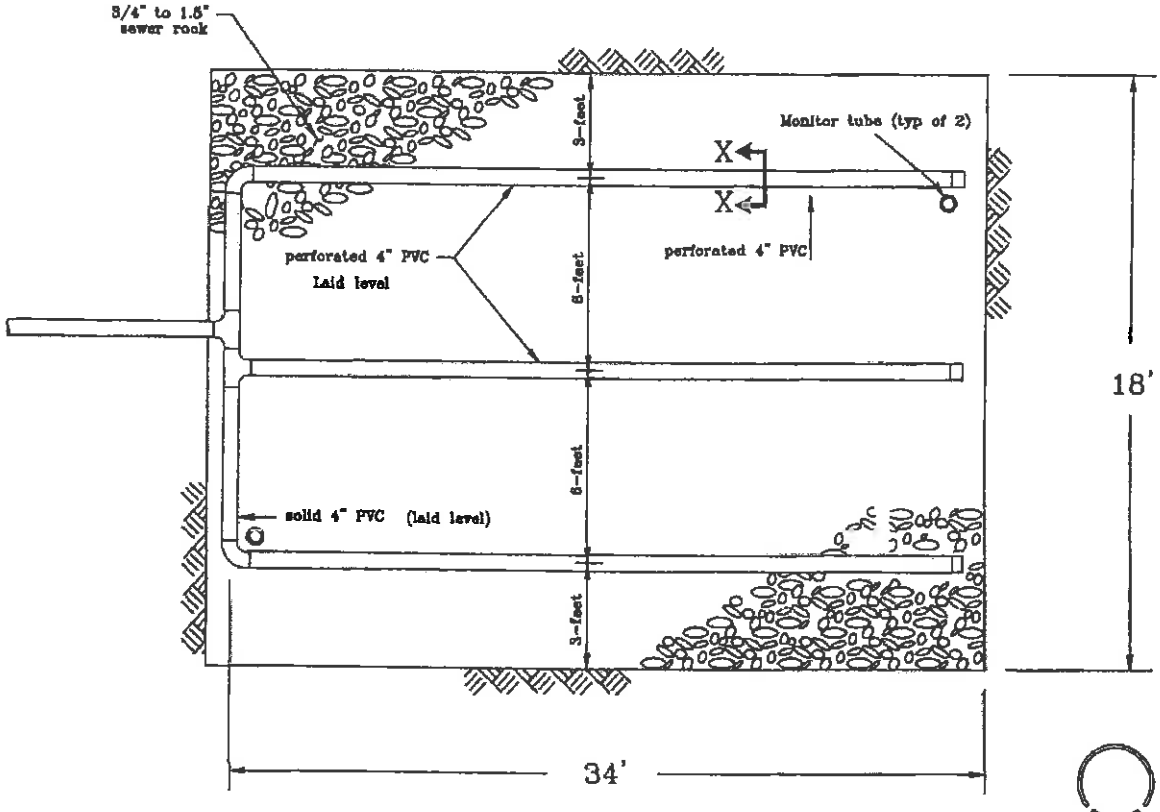
RECORD DRAWING
This record drawing represents the as-constructed condition documented above. Based on periodic visual observation and obtained from the installer, this data appears reasonable and project was constructed in general conformance with current regulations and ADEC policies.

EXHIBIT B-4

Not to scale

WO: 0501028

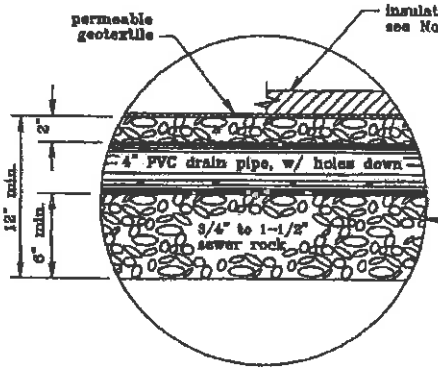
ALASKA RIM ENGINEERING, INC. DESIGN DATE 10/6/05 COMPLETED DATE 10/11/05 SHEET 1 OF 2



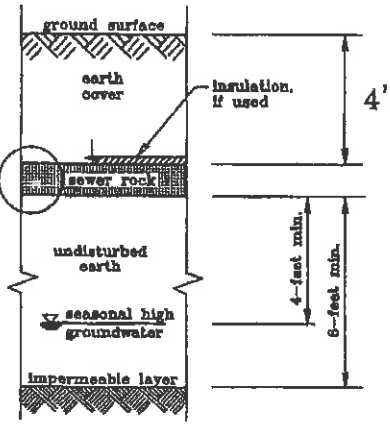
ABSORPTION BED
PLAN VIEW

perforated PVC
hole orientation
(holes down)

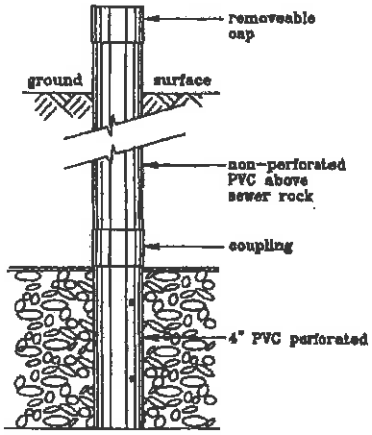
SECTION X-X



BED DETAIL



BED SECTION



MONITOR TUBE
DETAIL

Note : Place a minimum of 4-feet of earth cover (or equivalent) over absorption bed. One inch of Western "Insulfoam II" (or eq.) may be substituted for one foot of earth cover up to a maximum of two inches of insulation.

STATE OF ALASKA
49TH
Kyle I. Cherry
CE-2116
11/21/05
REGISTERED PROFESSIONAL ENGINEER

Conventional Single Family Residential
SEPTIC SYSTEM AS-BUILT

LEGAL DESCRIPTION T18N R2E Section 20, TP A8

ALASKA RIM ENGINEERING, INC.
P.O. BOX 2740
PALMER, ALASKA
PHONE: (907)74
FAX: (907)746-

EXHIBIT B -5

Not to scale

WO: 0501028

ALASKA RIM ENGINEERING, INC. DESIGN DATE 10/6/05 COMPLETED DATE 10/11/05 SHEET 2 OF 2

SOIL LOG

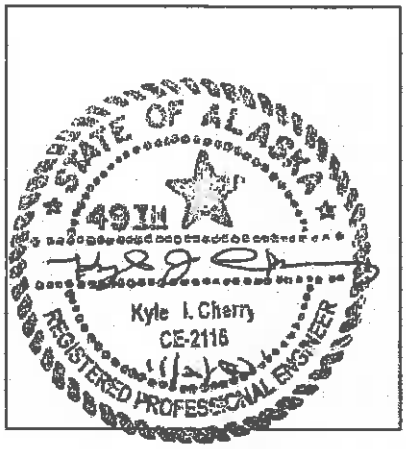
Project: **T18N R2E Section 20, TP A8**

Date: **10/6/05** Logged By: **Mike Schwochert**

TEST HOLE NO. 1

AK Rim File No. 05-01028

Depth (feet)	Description
1	Silt
2	
3	Clean sandy gravel, loose (SP)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom of Test Hole
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	



TEST HOLE LOCATION:
Within 25' of proposed SAS.

COMMENTS:
No water or bedrock layer were encountered.

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

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

EXHIBIT B -6

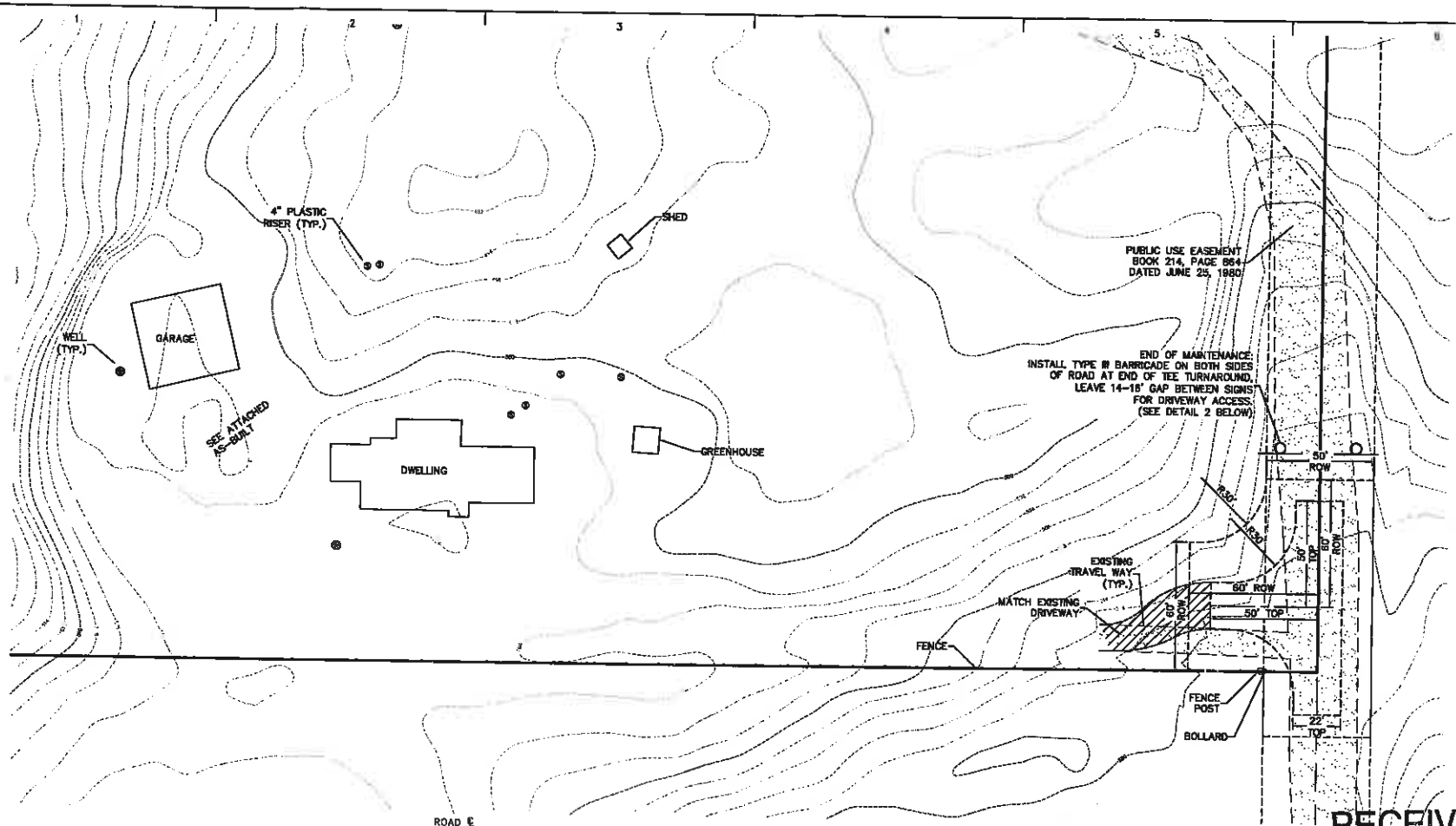
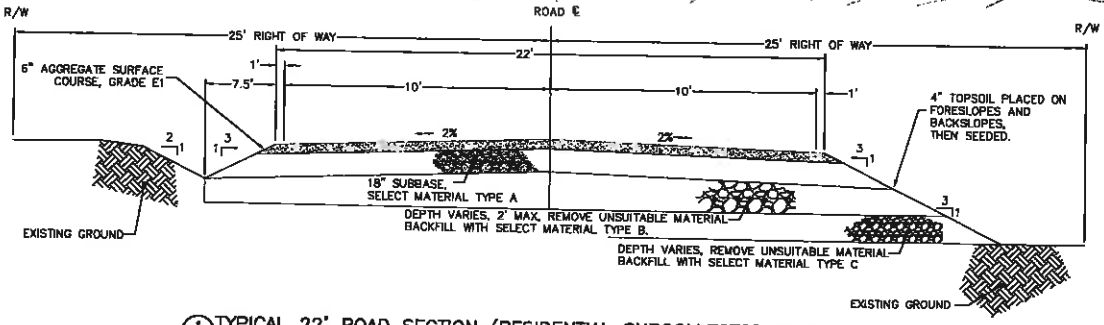
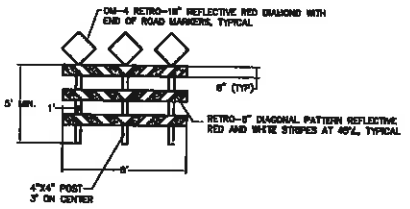


EXHIBIT C-1



1/1 TYPICAL 22' ROAD SECTION (RESIDENTIAL SUBCOLLECTOR & TEE TURNAROUND)
SCALE: NTS



2/1 TYPE III BARRICADE DETAIL
SCALE: NTS

GRAPHIC SCALE
HORIZ: 25 0 12.5 25 50 100
VERT: 0 (IN FEET)

RECEIVED
MAR 21 2016
PLATTING

STATE OF ALASKA 49TH
Thomas E. Baker CE 4219
3/21/16

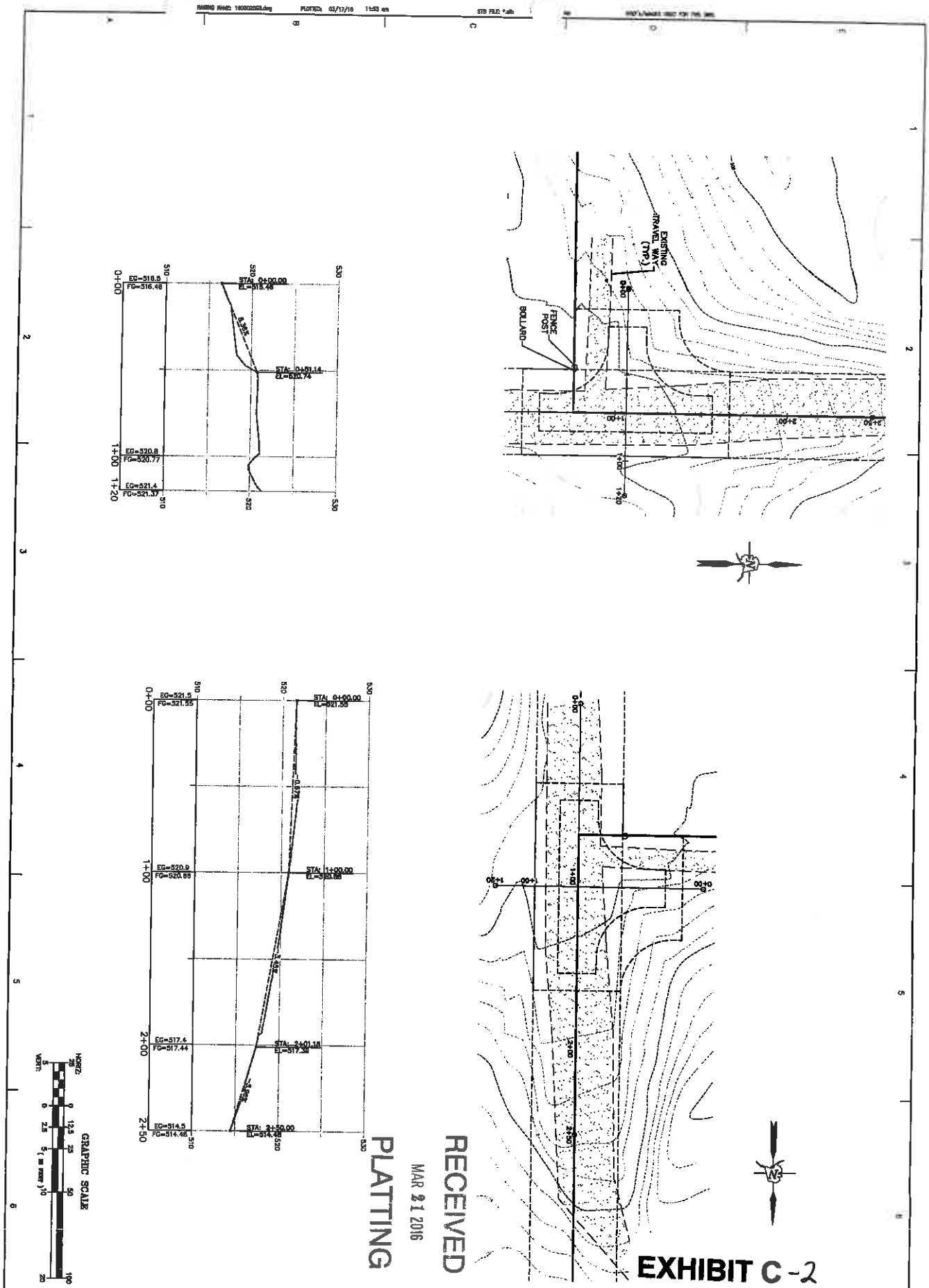
ARE ALASKA RIM ENGINEERING, INC.
1131 E. PARKER ROAD, SITE 1-203
PH: (907) 376-7535 FAX: (907) 376-7537
EMAIL: ALRIMENGINEERING@GMAIL.COM | WEB: WWW.ARE-ENGINEERING.COM

FIELD BOOKS

No.	DATE	REVISIONS

WINDY RIDGE
TEMPORARY T-TURNAROUND
PLAN AND DETAILS

PROJECT No. 14-00020
DATE MARCH 2016
DESIGNED NKG
DRAWN BY THF
CHECKED BY NKG
CAD DWG FILE 1600020E2.dwg
SCALE: HORIZONTAL - VERTICAL -
SHEET 1 OF 2



WINDY RIDGE

TEMPORARY T-TURNAROUND

PLAN AND PROFILES

FIELD BOOKS

REVISIONS:

VERTICAL DATUM:

ARE

ALASKA RIM ENGINEERING, INC.

9131 E. FRONTAGE ROAD, SUITE 1

PH: (907)743-0222 : FAX: (907)746-0222

EMAIL: dirk@alaskarim.com : WEB: www.alaskarim.com

SCALE: 1:100 (HORIZ.)

SHEET 2 of 2

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, April 11, 2016 4:29 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Windy Rdg #16-045 AOB

Never mind, I do have comments!

- Construct the T-turnaround centered in the PUE
- Add clarification to the note about the temporary T-turnaround that it will be physically removed and/or no longer be maintained by MSB upon extension of the roadway

From: Jamie Taylor
Sent: Monday, April 11, 2016 4:21 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Windy Rdg #16-045 AOB

No comment

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
http://www.matsugov.us/

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Wednesday, March 23, 2016 9:07 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; Jim Jenson; retirees@matonline.net; edstrabelak@gmail.com; Richard Boothby; John McNutt (jmcnutt@palmerak.org); Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; 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; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Windy Rdg #16-045 AOB

Attached is the Request for Comments (RFC) for Windy Ridge, MSB Case #2016-045 Tech AOB. Also attached is the Vicinity Map, Soils Report, Temporary turnaround profile, Owner's Statement and preliminary plat. Comments are due by April 22, 2016. Please let me know if you have any questions. Thanks. A.

EXHIBIT D -1

Amy Otto-Buchanan

From: Will Barickman
Sent: Wednesday, March 23, 2016 10:18 AM
To: Amy Otto-Buchanan
Cc: Terry Dolan; Jim Jenson
Subject: RE: Windy Rdg #16-045 AOB

No issue with O&M,Only Question is the turnaround a (Tee or a Tee offset)

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

From: Jim Jenson
Sent: Wednesday, March 23, 2016 9:24 AM
To: Will Barickman
Cc: Terry Dolan
Subject: FW: Windy Rdg #16-045 AOB

RSA 16

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Wednesday, March 23, 2016 9:07 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; Jim Jenson; retirees@matonline.net; edstrabelak@gmail.com; Richard Boothby; John McNutt (jmcnutt@palmerak.org); Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; 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; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Windy Rdg #16-045 AOB

Attached is the Request for Comments (RFC) for Windy Ridge, MSB Case #2016-045 Tech AOB. Also attached is the Vicinity Map, Soils Report, Temporary turnaround profile, Owner's Statement and preliminary plat. Comments are due by April 22, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT D-2

Matanuska - Susitna Borough
Development Services

MAR 23 2016

Received

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Comments Due: April 22, 2016 **Date: March 22, 2016**

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage
AK Dept. of Transportation – Palmer
AK Dept. of Transportation – Aviation
AK DNR, Division of Mining/Land/Water
AK DNR, Public Access Defense
AK DNR, Division of Agriculture
AK DF&G, Habitat Mgmt. & Permitting
AK DF&G, Division of Sport Fish
AK Railroad, Engineering Department
Corp of Engineers
U.S. Postmaster
City of:
Community Council: Farm Loop
Fire Service Area: #132 Greater Palme
Road Service Area: #16 South Colony
MSB – Borough Attorney
MSB – Emergency Services
MSB – Community Development

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

FIRM # 7270 Zone X

Comments:

Date: 4/22/16 By: [signature]

Cc: Platting Board Members

Title:	WINDY RIDGE
Location:	SEC 20, T18N, R02E, S.M, AK
Petitioners:	JOHNNIE & ANNETTE JOHNSON
Address:	1150 S. COLONY WAY SUITE #3, PMB 159 PALMER AK 99645
Surveyor/Engineer:	ALASKA RIM ENGINEERING, INC.
Address:	9131 E. FRONTAGE ROAD SUITE #1 PALMER AK 99645

The request is to create two lots from Parcel No. 3, MSB Waiver 80-36-PWm, recorded as 89-78w, Section 20, Township 18 North, Range 02 East, SM AK, to be known as WINDY RIDGE containing 4.98+ acres. Access is from N. Sandra J. Circle. Petitioner will be constructing a 60' T-turnaround.

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 **April 22, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **May 5, 2016.**

Sincerely,

Amy G. Otto-Buchanan

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

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-045 Tax ID: 118N02E20A008 Tax Map #: PA 05 Pre-App Date: 01/04/2016

EXHIBIT E

Amy Otto-Buchanan

From: Susan Lee
Sent: Wednesday, March 23, 2016 3:26 PM
To: Platting
Subject: RE: RFC N. Northgate Pl PUE 16-044 AOB

Structures should be in compliance with setback requirements.

Susan

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

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Wednesday, March 23, 2016 9:29 AM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; brian.young@usps.gov; John Aschenbrenner; George McKee; NorthLakesCommunityCouncil@gmail.com; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); hessmer@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: RFC N. Northgate Pl PUE 16-044 AOB

Attached is the Request for Comments (RFC) for N. Northgate Place Public Use Easement, MSB Case #2016-044 Tech AOB. Also attached is the Application for Public Use Easement Acceptance, Vicinity Map, legal description, sketch of the PUE, topographical mapping, statement of constructability, and the Owner's Statement. Comments are due by April 22, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT F

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

MEMORANDUM

RECEIVED
MAR 29 2016
PLATTING

DATE: March 29, 2016

TO: Fred Wagner, Platting Officer

FROM: Land & Resource Management MSC

SUBJECT: Preliminary Plat Comments / Case #2016-045

Platting Tech: Amy Otto-Buchanan

Public Hearing: May 5, 2016

Applicant / Petitioner: Johnson

TRS: 18N02E20
Tax ID: 118N02E20A008
Subd: Windy Ridge
Tax Map: PA 05

Comments:

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

EXHIBIT G

MATANUSKA-SUSITNA BOROUGH

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

MEMORANDUM

DATE: 14 April 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Preliminary Plat
TITLE: Windy Ridge.
LEGAL: Section 20, 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 H

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Tuesday, March 29, 2016 8:44 AM
To: Platting
Cc: Jessica Thompson
Subject: RE: Windy Rdg #16-045 AOB

Amy,

MTA has reviewed the preliminary plat for Windy Ridge; 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: Wednesday, March 23, 2016 9:07 AM
To: 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>; brian.young@usps.gov; Jim Jenson <James.Jenson@matsugov.us>; retirees@matonline.net; edstrabelak@gmail.com; Richard Boothby <Richard.Boothby@matsugov.us>; John McNutt (jmcnutt@palmerak.org) <jmcnutt@palmerak.org>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; 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; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Windy Rdg #16-045 AOB

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

Attached is the Request for Comments (RFC) for Windy Ridge, MSB Case #2016-045 Tech AOB. Also attached is the Vicinity Map, Soils Report, Temporary turnaround profile, Owner's Statement and preliminary plat. Comments are due by April 22, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan

EXHIBIT I -/

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

April 1, 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 – **Windy Ridge (Case No. 2016-045)**

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,

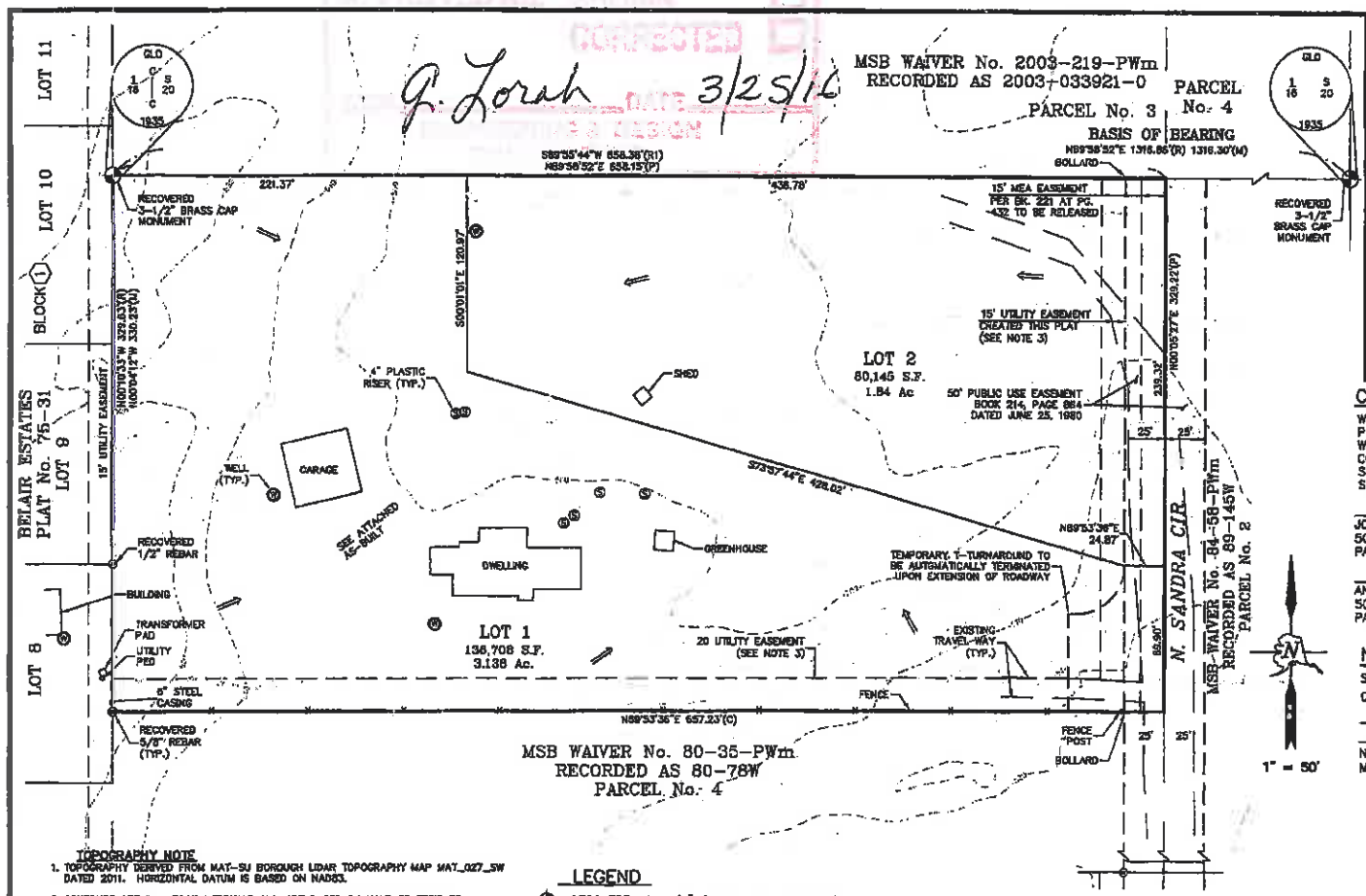
Cassie Wohlgemuth

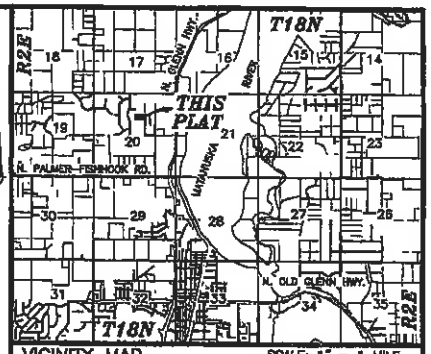
Cassie Wohlgemuth
Right-of-Way and Compliance Technician
ENSTAR Natural Gas Company

EXHIBIT I -2

APPROVED AS SHOWN
CORRECTED
REVISED

G. Lorah 3/25/16





CERTIFICATE OF OWNERSHIP & DEDICATION

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

JOHNNIE L. JOHNSON — DATE
5002 N. SANDRA J CIRCLE
PALMER, AK. 99645

ANNETTE P. JOHNSON — DATE
5002 N. SANDRA J CIRCLE
PALMER, AK. 99645

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

RECEIVED
MAR 31 2016
PLATTING

TOPOGRAPHY NOTE

1. TOPOGRAPHY DERIVED FROM MAT-SU BOROUGH LIDAR TOPOGRAPHY MAP MAT_027_SW DATED 2011. HORIZONTAL DATUM IS BASED ON NAD83.
2. CONTOURS ARE IN 2 FOOT INTERVALS AND ARE BASED ON NAVD 88 GEOID 09 VERTICAL DATUM.

STATE OF ALASKA 49TH Robert J. Farmer 10615-S REGISTERED PROFESSIONAL LAND SURVEYOR
3/17/16

LEGEND

- RECOVERED 3-1/2" BRASS CAP MONUMENT
- RECOVERED 5/8" REBAR
- RECOVERED 1/2" REBAR
- SET 5/8"x24" REBAR w/PLASTIC CAP MARKED AK RIM 10615-S
- (P) PROPORTIONED DATA
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (R) RECORD DATA DERIVED FROM PLAT No. 2011-81, REFILED 2012-64
- (R1) RECORD DATA DERIVED FROM PLAT No. 2012-46
- DRAINAGE ARROW

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 THIS PLAT.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. NO ABOVE GROUND UTILITIES ARE TO BE PLACED WITHIN TEMPORARY T-TURNAROUND.
4. MEA BLANKET EASEMENT RECORDED 12-18-1985 IN BOOK 449 AT PAGE 52.
5. MEA BLANKET EASEMENT RECORDED 10-20-1995 IN BOOK 825 AT PAGE 140.

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 201__, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH — DATE

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. _____, DATED _____, 201__, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR — DATE

ATTEST: _____
PLATTING CLERK

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.

DATE _____

STATE OF ALASKA 49TH Robert J. Farmer 10615-S REGISTERED PROFESSIONAL LAND SURVEYOR

A PLAT OF

WINDY RIDGE

A SUBDIVISION OF

WAIVER RESOLUTION SERIAL No. 80-35-PWm. RECORDED AS 80-78W, PARCEL No. 3

LOCATED WITHIN THE N1/2NW1/4SW1/4NE1/4, SECTION 20, T18N, R2E, S.M., AK., PALMER RECORDING DISTRICT
CONTAINING 4.98± ACRES

ARE Engineers : Planners : Surveyors
ALASKA RIM ENGINEERING, INC.
9131 E. FRONTAGE ROAD, SUITE 1
PALMER, AK 99645
PH: (907)745-0222 : FAX: (907)746-0222
EMAIL: akrim@alaskarim.com : WEB: www.alaskarim.com

W.O. 1600020	DATE: MARCH 2016
DRAWN BY: JRG	SCALE: 1" = 50'
FILE: 1600020PL	SHEET 1 OF 1

EXHIBIT I -3

SITE VISIT REPORT

Case Name: Windy Ridge	Date: 03/23/2016 Time: 10:10 am
Owner: Johnnie & Annette Johnson	Case Number: 2016-045
Surveyor/Engineer: Alaska Rim	Tax ID #: 118N02E20A008
Subdivision:	Regarding: Two lot sub w/construction

SITE CONDITIONS

Weather: Warm, sunny	**Temperature:** 45°F
Wind: None	
General Site Condition: Constructed	

Personnel on site: Amy Otto-Buchanan & Peggy Horton, Platting Technicians

Equipment in use: Camera

Current phase of work: Scheduled for Platting Board May 5, 2016

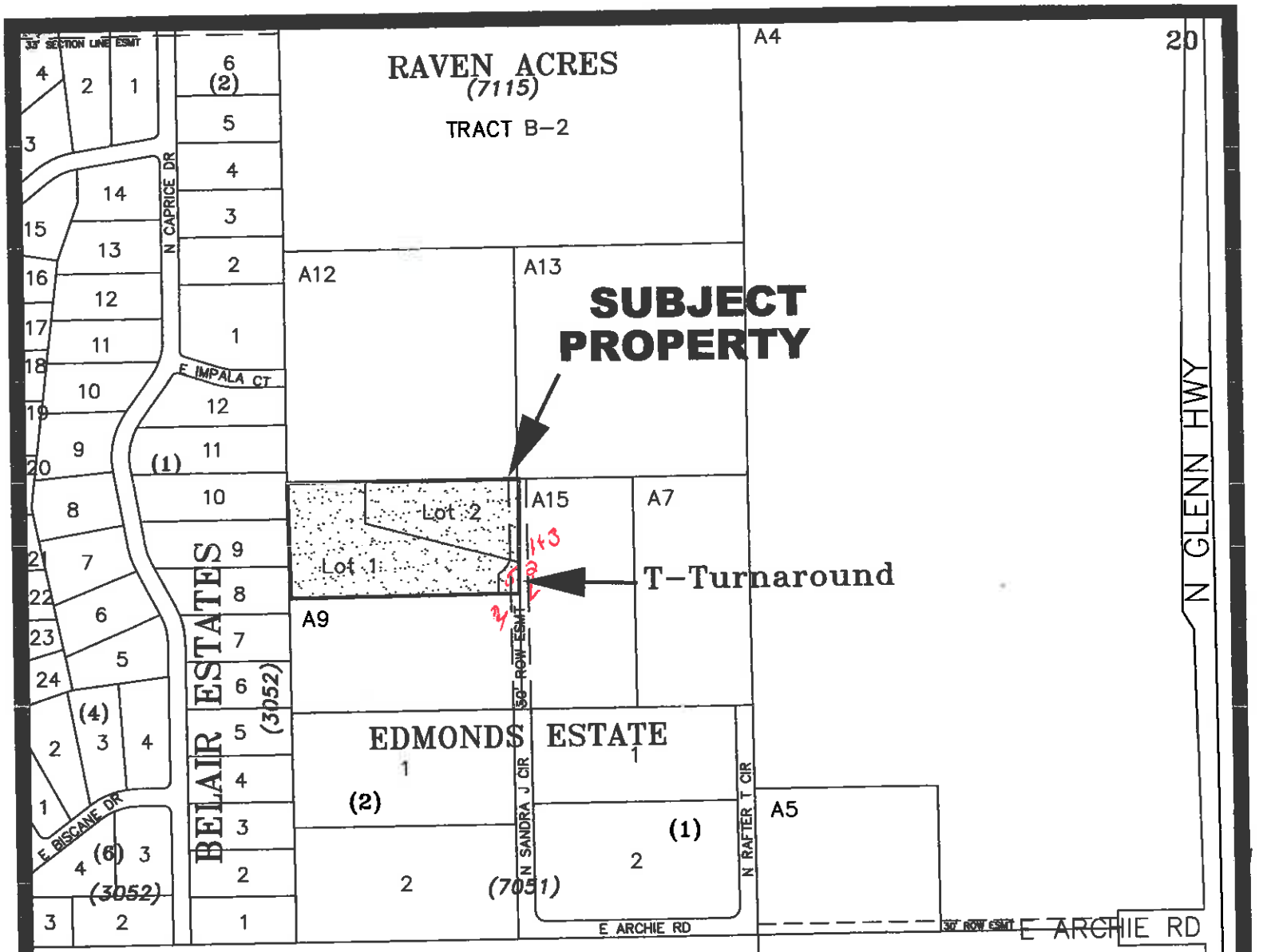
Reason for Visit/Remarks: Check area of proposed temporary T-turnaround.

(See attached photos)

Signed By: Amy Otto-Buchanan, Platting Technician **Date:** March 23, 2016

AOB

EXHIBIT J -/



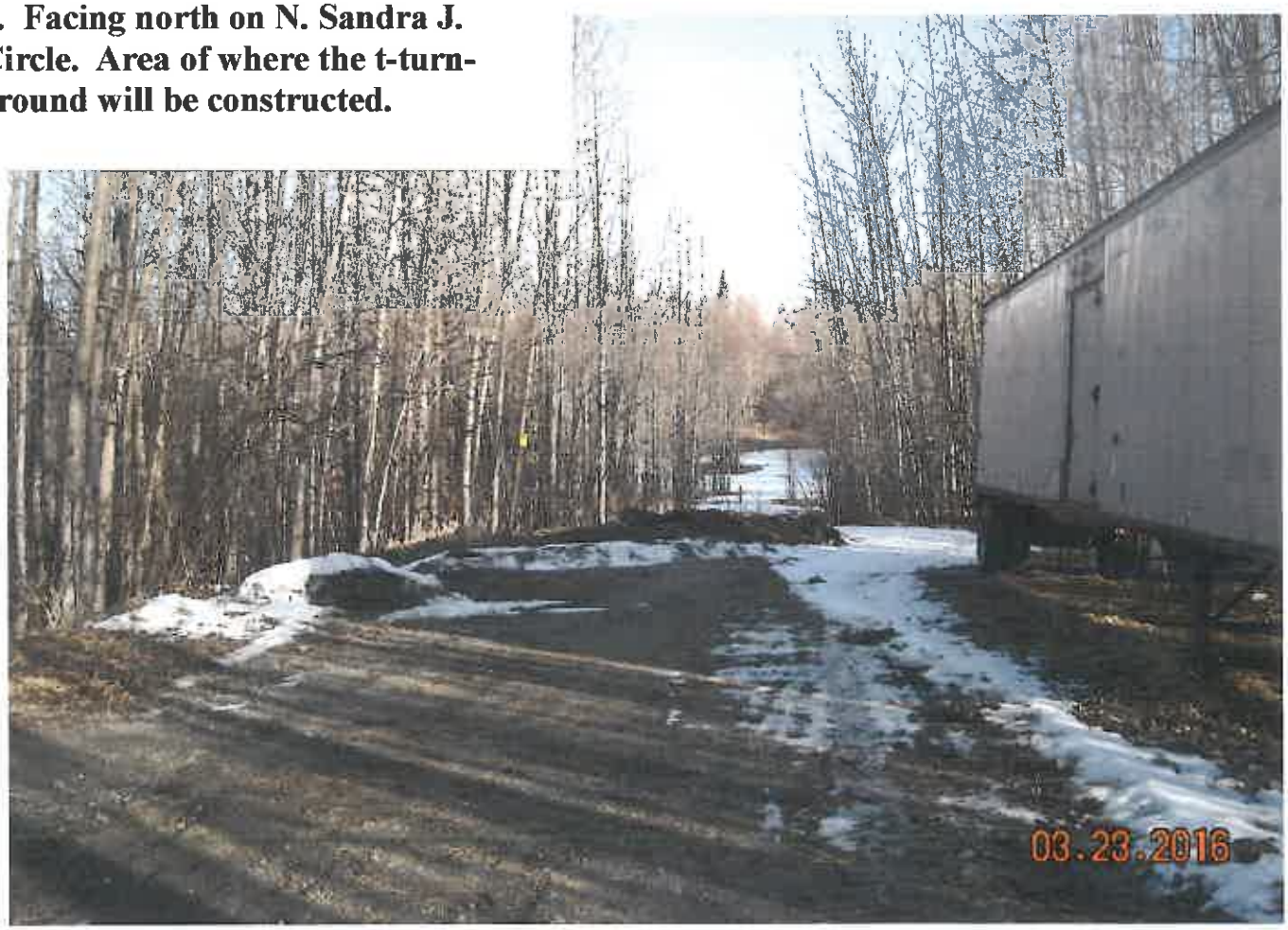
VICINITY MAP

FOR PROPOSED WINDY RIDGE
LOCATED WITHIN
SECTION 20, T18N, R02E, SEWARD MERIDIAN,
ALASKA

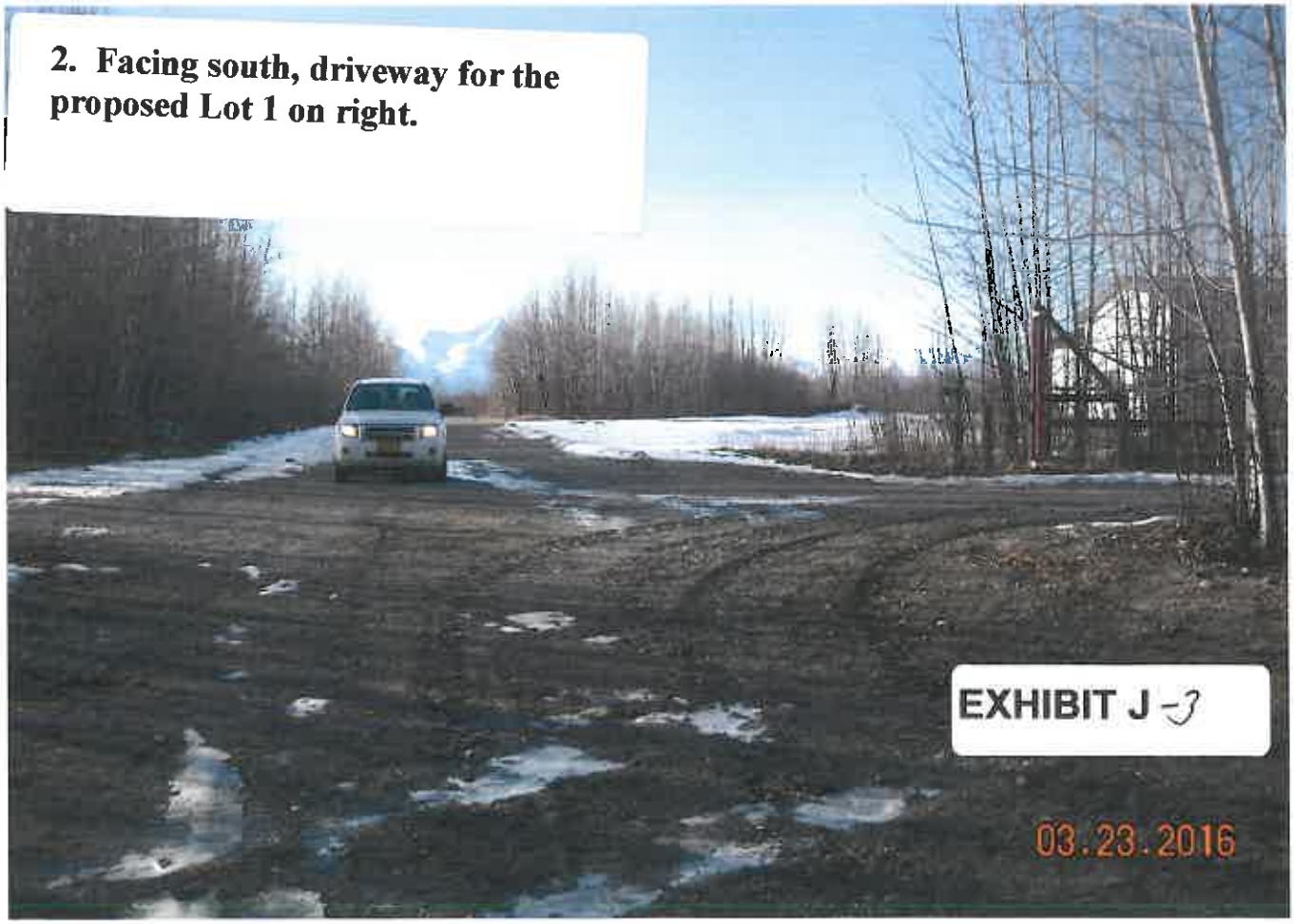
PALMER 05 MAP

EXHIBIT J-2

1. Facing north on N. Sandra J. Circle. Area of where the t-turn-around will be constructed.

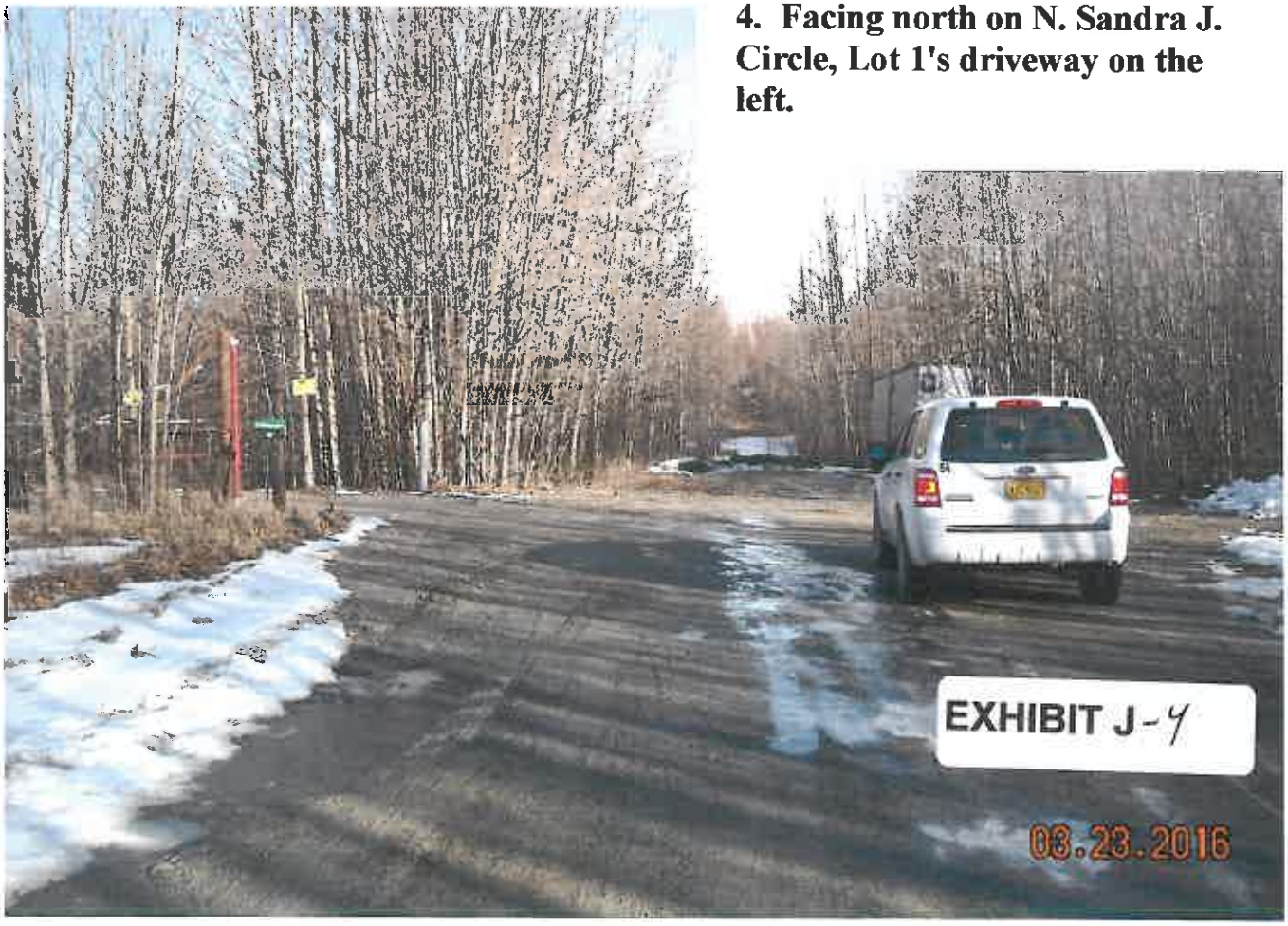


2. Facing south, driveway for the proposed Lot 1 on right.

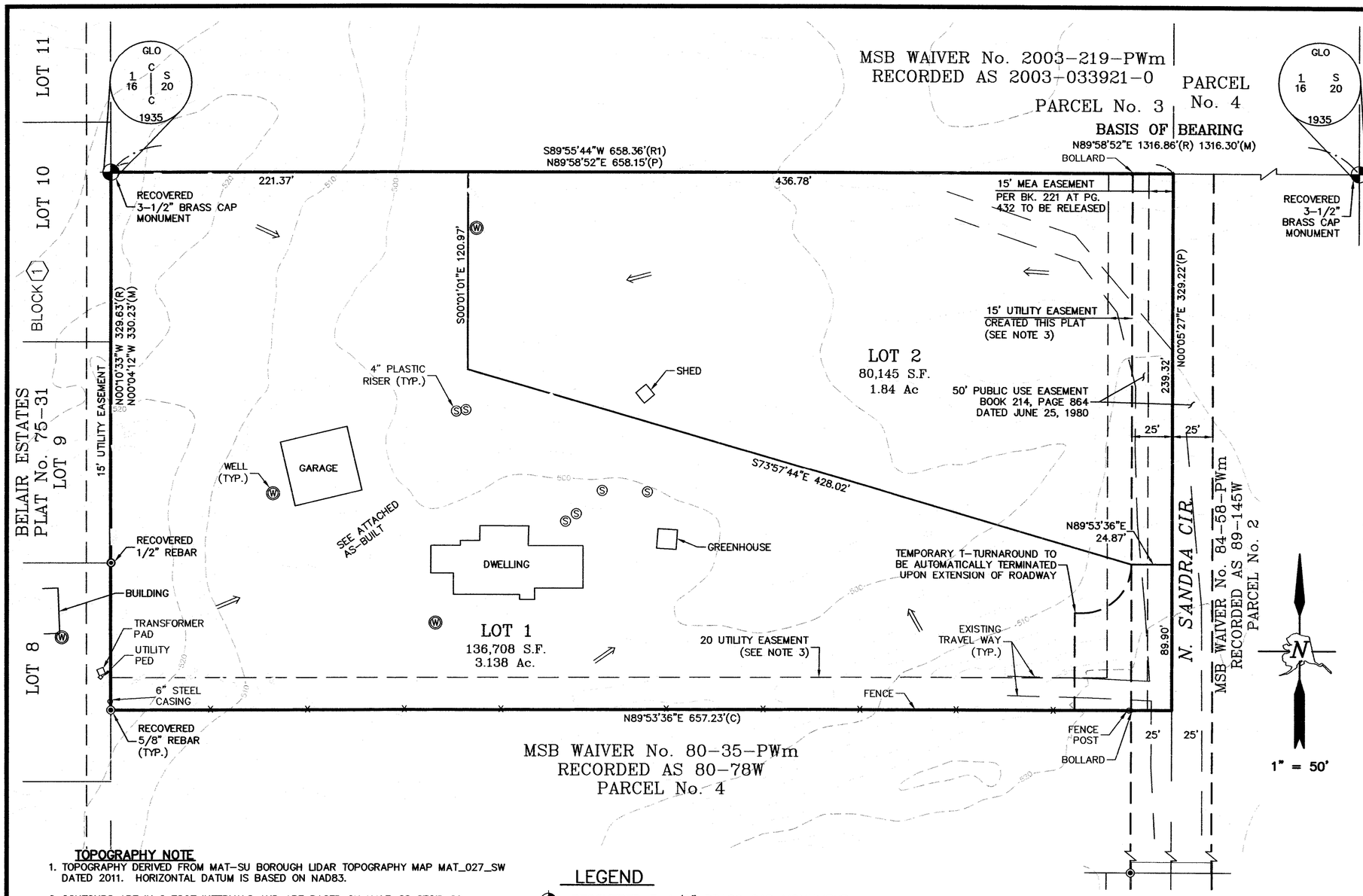


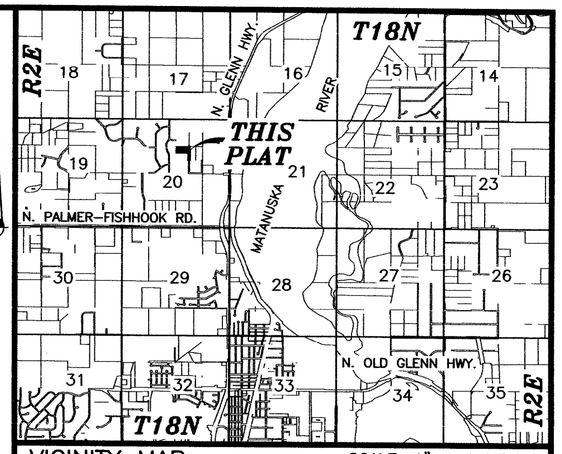
3. Facing north on N. Sandra J. Circle, at the very end of construction. showing the existing driveway onto proposed Lot 2.

4. Facing north on N. Sandra J. Circle, Lot 1's driveway on the left.



5. Facing northwest at where the temporary t-turnaround will be constructed.





VICINITY MAP SCALE: 1" = 1 MILE
TAX MAP: PA03, PA04, PA05 & PA06

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NOTARY FOR THE STATE OF ALASKA
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MAR 21 2016
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STATE OF ALASKA 49TH Robert J. Farmer 10615-S REGISTERED PROFESSIONAL LAND SURVEYOR 3/17/16

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- RECOVERED 5/8" REBAR
- RECOVERED 1/2" REBAR
- SET 5/8"x24" REBAR w/PLASTIC CAP MARKED AK RIM 10615-S
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PLATTING CLERK

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DATE _____

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A PLAT OF

WINDY RIDGE

A SUBDIVISION OF

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LOCATED WITHIN THE N1/2NW1/4SW1/4NE1/4, SECTION 20, T18N, R2E, S.M., AK., PALMER RECORDING DISTRICT
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PH: (907)745-0222 : FAX: (907)746-0222
EMAIL: akrim@alaskarim.com : WEB: www.alaskarim.com
ARE Engineers : Planners : Surveyors

W.O. 1600020	DATE: MARCH 2016
DRAWN BY: JRG	SCALE: 1" = 50'
FILE: 1600020PL	SHEET 1 OF 1

4D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 5, 2016

PRELIMINARY PLAT:	**N. NORTHGATE PLACE PUBLIC USE EASEMENT**
LEGAL DESCRIPTION:	**SEC 31, T18N, R01E, SM, AK**
PETITIONER(S):	**DALE HAMMITT, NORTHGATE ALASKA**
SURVEYOR:	**ALL POINTS NORTH, MAX SCHILLINGER, RPLS**
ACRES: NA	PARCELS: **NA**
REVIEWED BY:	AMY OTTO-BUCHANAN CASE: 2016-044

REQUEST: The request is to create a 60' wide, 300' long Public Use Easement with a T-turnaround, in the northeast corner of Tract B, Gemstone Estates, Phase 1, Section 31, Township 18 North, Range 01 East, SM AK, to be known as N. NORTHGATE PLACE.

EXHIBITS

Vicinity Map, Aerial Photo, Bare Earth Imagery	**Exhibit A – 3 pgs**
Application for Public Use Easement	**Exhibit B – 1 pg**
Legal Description	**Exhibit C – 1 pg**
Public Use Easement Drawing	**Exhibit D – 1 pg**
Surveyor's Letter of Constructability	**Exhibit E – 1 pg**
Topography Map	**Exhibit F – 1 pg**
AGENCY COMMENTS	
Department of Public Works Operations & Maintenance	**Exhibit G - 2 pgs**
Code Compliance	**Exhibit H – 1 pg**
Planning	**Exhibit I – 1 pg**
Land & Resource Management Division	**Exhibit J - 1 pg**
Cultural Resources	**Exhibit K – 1 pg**
Department of Emergency Services & Central Mat-Su FSA	**Exhibit L – 1 pg**
Utilities	**Exhibit M – 1 pg**
Agencies	**Exhibit N - 2 pgs**
Site Visit Reports, with photos, dated 03/23 & 04/13/16	**Exhibit O – 7 pgs**

DISCUSSION: The subject parcels are located west of the intersection of E. Bogard Road and E. Seldon Road, directly south of E. Seldon Road and east of N. Tait Drive. This case is being heard under MSB 43.15.021 Public Use Easement Acceptance Procedure. Pursuant to MSB 43.15.021(A), a drawing showing the location of the proposed easement and a legal description have been submitted (**Exhibits C & D**).

Constructability: Pursuant to MSB 43.15.021(C), the petitioner has submitted topographic evidence the PUE is in a location that is constructible and provided a statement the easement

is constructible (**Exhibits E & F**). Petitioner will be constructing the PUE as soon as they receive an Approval to Construct from ADOT&PF and a permit to work within a right-of-way from MSB Permit Center.

There is a 15' wide utility easement, recorded at Reception No. 2003-015123-0, adjoining E. Seldon Road. Normally, MSB would ask that this easement be relinquished prior to the Public Use Easement being accepted by MSB. However, in relinquishing this easement, it would create a gap in the utility easement with no way of connecting any plants existing or proposed in this easement. Staff is recommending MSB accept the Public Use Easement with the 15' wide utility easement left in place. Utility companies will be required to apply for an encroachment permit from MSB Permit Center Right-of-Way Coordinator.

Comments: Department of Public Works Operations & Maintenance (**Exhibit G**) Road Superintendent has no issues; Civil Engineer asked is construction of the road was conditional with this platting action. *Staff notes the petitioner is not required to construct the road; however, they will be constructing to Borough residential street standards.* Code Compliance notes (**Exhibit H**) this parcel is in FIRM #8105, Zone X, no open cases, not in a Special Land Use District (SpUD), and has no further comments. Planning Division (**Exhibit I**) notes structures shall be in compliance with setback requirements. Land and Resource Management Division (**Exhibit J**) notes no MSB owned lands are affected and has no objection to the proposed Public Use Easement. Cultural Resources (**Exhibit K**) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered. Department of Emergency Services (**Exhibit L**) has no objections if the public use easement and the coming access meets the fire department access requirements from the 2009 IFC Section 503. Site visit reports, dated March 23, 2016 and April 13, 2016, with photos at **Exhibit O**.

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

Agencies: (**Exhibit N**) ADOT&PF has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; North Lakes Community Council; Road Service Area #25 Bogard; MSB Assessments, Permit Center and Pre-Design Division; MEA, MTA or GCI.

CONCLUSION: The N. Northgate Place Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedure. Surveyor of record has provided a drawing depicting the location of the PUE, legal description, topographical information and a letter of constructability. There were no objections 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.

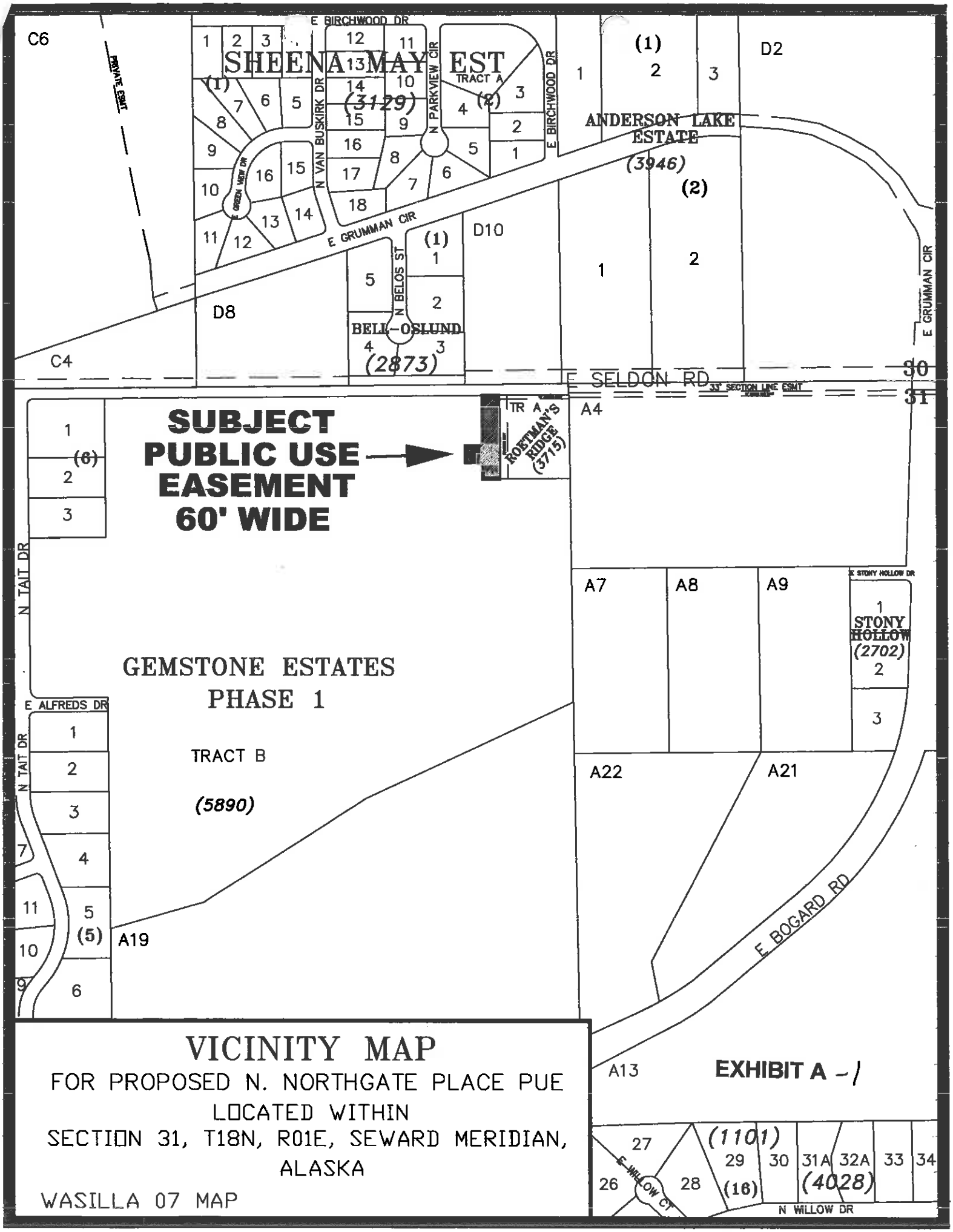
RECOMMENDATION FOR APPROVAL OF PUBLIC USE EASEMENT

Suggested motion: "I move to approve the N. Northgate Place Public Use Easement, Section 31, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Pay mailing and advertising fees of $107.43.
2. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
3. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
4. Submit final Public Use Easement document with attached drawing from a land surveyor formatted to State Recorder's Office standards and signed by those having a legal and equitable interest, in full compliance with Title 43.

FINDINGS for PUBLIC USE EASEMENT

1) The proposed public use easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedure.
2) There were no objections from any federal 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; North Lakes Community Council; Road Service Area #25 Bogard; MSB Assessments, Permit Center and Pre-Design Division; MEA, MTA or GCI.
5) Surveyor submitted the public use easement drawing and legal description, pursuant to MSB 43.15.021(A).
6) Surveyor submitted topographic information and a statement of constructability, pursuant to MSB 43.15.021(C).
7) Staff recommends MSB accept the Public Use Easement with the 15' wide utility easement left in place. Utility companies will be required to apply for an encroachment permit from MSB Permit Center Right-of-Way Coordinator for any future plants in the utility easement.



VICINITY MAP

FOR PROPOSED N. NORTHGATE PLACE PUE
LOCATED WITHIN
SECTION 31, T18N, R01E, SEWARD MERIDIAN,
ALASKA

WASILLA 07 MAP

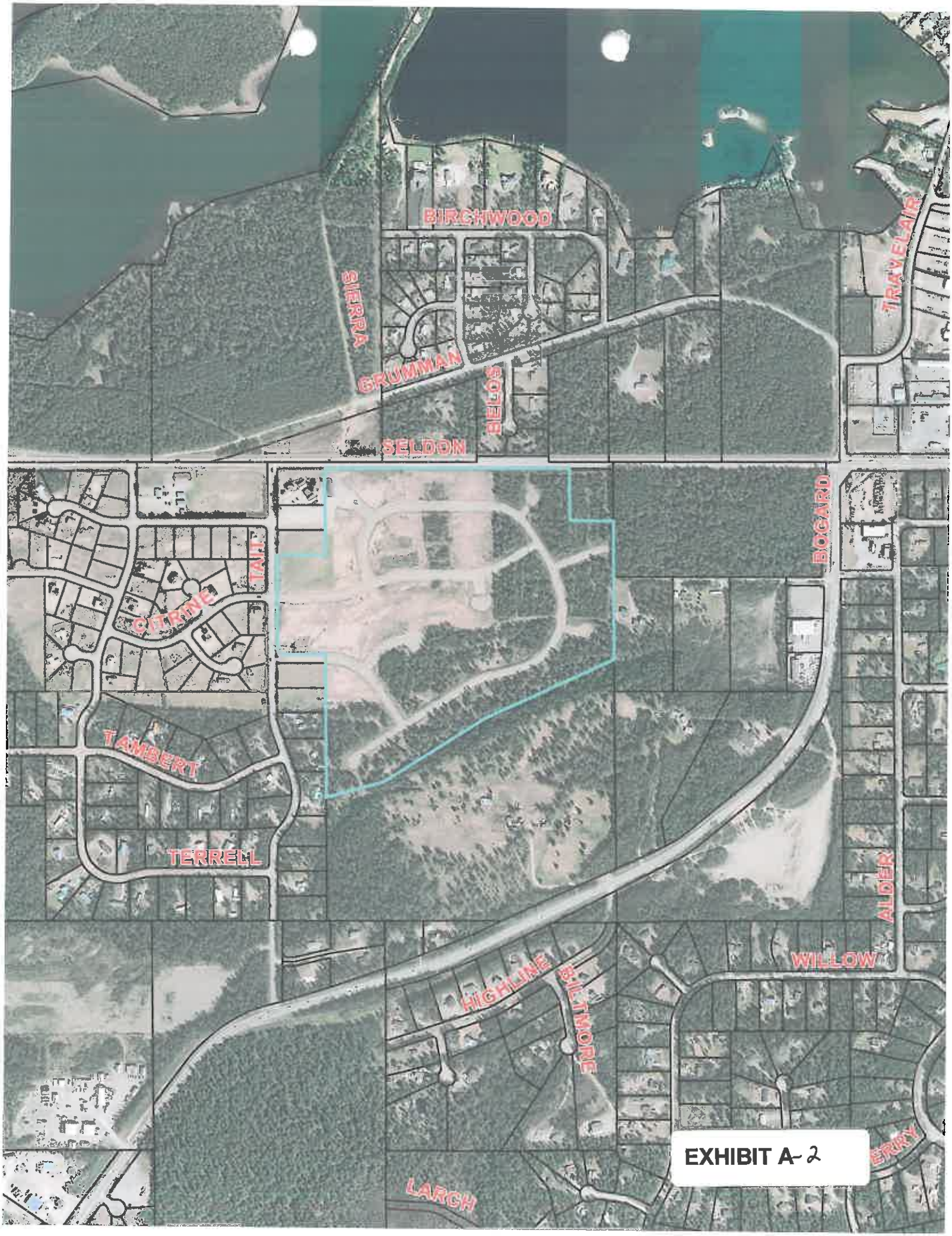

BIRCHWOOD
SIERRA
GRUMMAN
BELOS
SELDON
TRAVELAIR
BOGARD
TAIT
CITRINE
TAMBERT
TERRELL
ALDER
WILLOW
HIGHLINE
BILTMORE
LARCH
ERRY

EXHIBIT A-2

BIRCHWOOD
SIERRA
GRUMMAN
BELOR
SELDON
TRAVELAIR
BOGARD
TAIT
CITRINE
TAMBERT
TERRELL
ALDER
WILLOW
HIGHLINE
BILTMORE
CROWBERRY
LARCH

EXHIBIT A -3

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

APPLICATION FOR PUBLIC USE EASEMENT ACCEPTANCE

RECEIVED
MAR 17 2016
PLATTING

LOCATED IN THE (aliquot part) NE/4 of Section 31 Township 18 N Range 1 E Seward Meridian, Alaska.

SUPPORTIVE DATA REQUIRED AT TIME OF SUBMITTAL:

x_____ LEGAL DESCRIPTION OF PROPOSED EASEMENT *(by Registered Land Surveyor if description is by metes and bounds)*
x_____ SCALED DRAWING OF EASEMENT DEPICTING LOCATION
x_____ PROOF OF CONSTRUCTIBILITY
x_____ FEE $500.00
x_____ CERTIFICATE TO PLAT (provided by a local title company)

APPLICANT OR OWNER
Name: Northgate Alaska Email: dalehammitt@yahoo.com
Mailing Address: 2991 North Tait Drive Wasilla AK Zip: 99654
Contact Person: Dale Hammitt Phone: (406) 697-0271

SURVEYOR
Name (FIRM): same as below Email: _____
Mailing Address: _____ Zip: _____
Contact Person: _____ Phone: _____

ENGINEER
Name (FIRM): All Points North Email: max@allpointsnorth.us
Mailing Address: PO BOX 4207 Palmer AK Zip: 99645
Contact Person: Max Schillinger Phone: 907-746-4185

Dale Hammitt
APPLICANTS SIGNATURE

DATE 3/15/2016

❖❖

THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

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

3/22/16
DATE

[signature]
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 5/5/16

EXHIBIT B

RECEIVED
MAR 17 2016
PLATTING

EXHIBIT A

Easement Description

That portion of Tract B of Gemstone Estates Phase 1, Plat Number 2006-91, located in Township 18 North, Range 1 East, Section 31, Seward Meridian, Palmer Recording District, Alaska described as follows;

BEGINNING at the Northeast Corner of said Tract B, said Point of Beginning also being the Northwest Corner of Tract A of Roetman's Ridge Subdivision, Plat Number 90-62;

thence, South 00 Degrees 06 Minutes 03 Seconds East along the west line of said Roetman's Ridge Tract A, 300.00 feet to the Southwest corner thereof;

thence, South 89 Degrees 53 Minutes 57 Seconds West, a distance of 60.00 feet;

thence, North 00 Degrees 06 Minutes 03 Seconds West, a distance of 10.00 feet to the beginning of a tangent curve, concave southwest, having a radius of 20.00 feet;

thence, along said curve, through a central angle of 90 degrees, an arc length of 31.42 feet;

thence, South 89 Degrees 53 Minutes 57 Seconds West, a distance of 10.00 feet;

thence, North 00 Degrees 06 Minutes 03 Seconds West, a distance of 60.00 feet;

thence, North 89 Degrees 53 Minutes 57 Seconds East, a distance of 10.00 feet to the beginning of a tangent curve, concave northwest, having a radius of 20.00 feet;

thence, along said curve through a central angle of 90 degrees, an arc length of 31.42 feet;

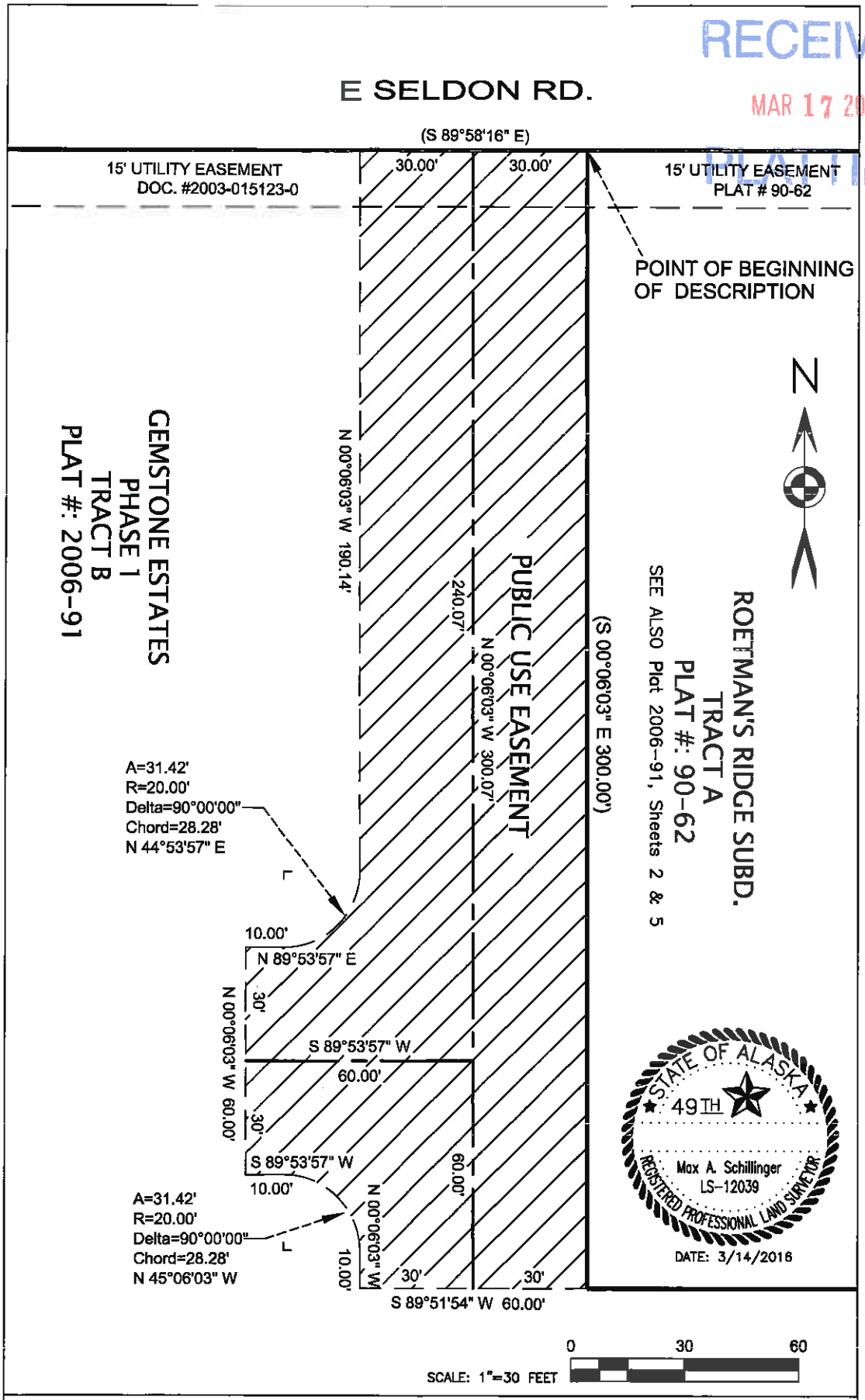
thence, North 00 Degrees 06 Minutes 03 Seconds West, a distance of 190.14 feet more or less, to the South line of E Seldon Road, as shown on said Gemstone Estates Phase 1 plat;

thence, along E Seldon Road, South 89 degrees 58 minutes 16 seconds East, a distance of 60.00 feet, to the POINT OF BEGINNING.

The Basis of Bearings for the above description is Gemstone Estates Phase 1, Plat Number 2006-91, Palmer Recording District, Alaska.

EXHIBIT C

RECEIVED
MAR 17 2016
PLANNING



PUBLIC USE EASEMENT – EXHIBIT B

TRACT B, GEMSTONE ESTATES PLAN #2006-91, T 18 N, R 1 E, SECTION 31, SEWARD MERIDIAN

ALL POINTS NORTH -- PO BOX 4207. PALMER, AK 99645 TEL: 907-746-41

EXHIBIT D

ALL POINTS NORTH
LAND SURVEYING & CIVIL ENGINEERING
P: 907-746-4185 | F: 907-746-4186

To:	Amy Otto-Buchanan 350 E. Dahlia St Palmer, AK 99645 amy.otto@matsugov.us	Date:	3/22/2016
		MSB Case:	2016-044
Subject:	PUE Application for Northgate Alaska		

RECEIVED
MAR 22 2016
PLATTING

MEMORANDUM

Mrs. Otto,
You have requested that I verify that the proposed PUE for Northgate Alaska is constructible to Borough Standards. I have evaluated the site and performed a topographic survey of the site. I have noted:

- The site is even sloped; therefore a road can easily fit within the proposed PUE without steep profile grades nor excessive cutbanks.
- The site shows very little standing water nor drainage issues.
- Nearby cutbanks show that the subgrade for the road will be gravel with very little organics and frost-susceptible soils.
- The sight distance will be adequate.

Therefore, the road is easily constructible to Borough Standards on the site.

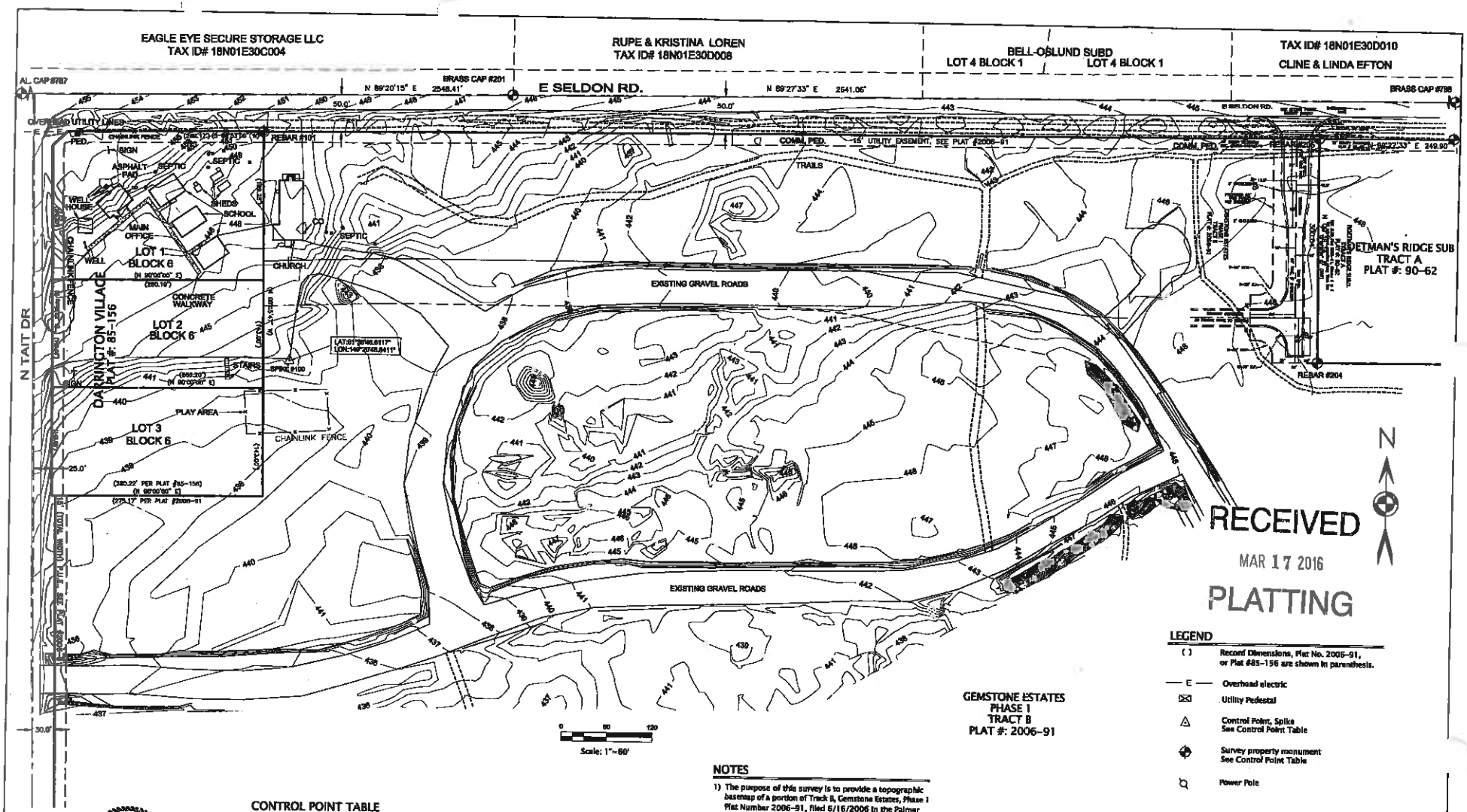
Please let me know if you need any further information.
Regards,

Max Schillinger, P.E., P.L.S.

STATE OF ALASKA 49TH MAX A. SCHILLINGER NO. 12956 REGISTERED PROFESSIONAL

3/22/2016

EXHIBIT E



LEGEND

( )	Record Dimensions, Plat No. 2006-91, or Plat #85-156 are shown in parenthesis.
— E —	Overhead electric
⊠	Utility Pedestal
△	Control Point, Spike See Control Point Table
⊕	Survey property monument See Control Point Table
⚲	Power Pole

NOTES

1) The purpose of this survey is to provide a topographic basemap of a portion of Track B, Gemstone Estates, Phase 1 Plat Number 2006-91, filed 6/16/2006 in the Palmer Recording District.

2) 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 the parcels shown hereon.

3) The vertical datum is NAVD88, Geoid 12b, based on OPUS Processing of Control Point #100.

CONTROL POINT TABLE

Expressed in Alaska State Plane Zone 4, U.S. Feet, NAD83(2011)

PoinNo.	Northing(Y)	Easting(X)	Elev(Z)	Description
100	2782047.80	1764099.97	442.66	base
101	2782352.81	1764050.85	450.20	5/8" rebar
201	2782408.39	1764390.35	445.99	2.5" bc
203	2782368.84	1765711.32	447.95	rbar cap
204	2782086.57	1765484.88	449.44	rbar cap
205	2782386.58	1765481.43	448.84	rbar cap
787	2782376.82	1751842.11	456.03	2.5" pl cap
788	2782431.32	1757031.29	442.85	2.5" bc

STATE OF ALASKA
407H
Max A. Schillinger
LS-12839
REGISTERED PROFESSIONAL LAND SURVEYOR

1-4-2016

ITS NORTH – Engineering & Land Surveying 4207, Palmer, AK 99645 tel. 907-746-4185	Project: NORTHGATE ALASKA - IMPROVEMENT PLANS	Sheet Title: SURVEY CONTROL AND EXISTING TOPO MAP	Scale: 1"=60 feet	Job#: 15-64 Northgate	Date: 22 Feb. 2016	Sheet: 1 of 3

EXHIBIT F

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, April 11, 2016 4:40 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: RFC N. Northgate Pl PUE 16-044 AOB

Is construction of a road conditional to this platting action?

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
http://www.matsugov.us/

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Wednesday, March 23, 2016 9:29 AM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; brian.young@usps.gov; John Aschenbrenner; George McKee; NorthLakesCommunityCouncil@gmail.com; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); hessmer@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: RFC N. Northgate Pl PUE 16-044 AOB

Attached is the Request for Comments (RFC) for N. Northgate Place Public Use Easement, MSB Case #2016-044 Tech AOB. Also attached is the Application for Public Use Easement Acceptance, Vicinity Map, legal description, sketch of the PUE, topographical mapping, statement of constructability, and the Owner's Statement. Comments are due by April 22, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT G-1

Amy Otto-Buchanan

From: Will Barickman
Sent: Wednesday, March 23, 2016 10:38 AM
To: Amy Otto-Buchanan
Cc: Terry Dolan; Jim Jenson
Subject: RE: RFC N. Northgate Pl PUE 16-044 AOB

No issue with O&M

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

From: Jim Jenson
Sent: Wednesday, March 23, 2016 9:38 AM
To: Will Barickman
Cc: Terry Dolan
Subject: FW: RFC N. Northgate Pl PUE 16-044 AOB

RSA 25

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Wednesday, March 23, 2016 9:29 AM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; brian.young@usps.gov; John Aschenbrenner; George McKee; NorthLakesCommunityCouncil@gmail.com; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); hessmer@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: RFC N. Northgate Pl PUE 16-044 AOB

Attached is the Request for Comments (RFC) for N. Northgate Place Public Use Easement, MSB Case #2016-044 Tech AOB. Also attached is the Application for Public Use Easement Acceptance, Vicinity Map, legal description, sketch of the PUE, topographical mapping, statement of constructability, and the Owner's Statement. Comments are due by April 22, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT G-2

Matanuska - Susitna Borough
Development Services

MAR 23 2016

Received

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Comments Due: April 22, 2016 **Date: March 22, 2016**

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage
AK Dept. of Transportation – Palmer
AK Dept. of Transportation – Aviation
AK DNR, Division of Mining/Land/Wat
AK DNR, Public Access Defense
AK DNR, Division of Agriculture
AK DF&G, Habitat Mgmt. & Permitting
AK DF&G, Division of Sport Fish
AK Railroad, Engineering Departmen
Corp of Engineers
U.S. Postmaster
City of:
Community Council: North Lakes
Fire Service Area: #130 Central Ma
Road Service Area: #25 Bogard
MSB – Borough Attorney
MSB – Emergency Services
MSB – Community Development

Open Cases Y or N SpUD Y or N

FIRM # 8105 Zone X

Comments:

Date: 4/22/16 By:

Cc: Platting Board Members

Title:	N. NORTHGATE PLACE PUBLIC USE EASEMENT
Location:	SEC 31, T18N, R01E, S.M, AK
Petitioners:	DALE HAMMITT, NORTHGATE ALAKSA
Address:	2991 N. TAIT DRIVE WASILLA AK 99654
Surveyor:	ALL POINTS NORTH, MAX SCHILLINGER, RPLS
Address:	PO BOX 4207 PALMER AK 99645

The request is to create a 60' wide, 300' long Public Use Easement with a T-turnaround, in the northeast corner of Tract B, Gemstone Estates, Phase 1, Section 31, Township 18 North, Range 01 East, SM AK, to be known as N. NORTHGATE PLACE.

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 **April 22, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **May 5, 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 #: 2016-044 Tax ID: 55890000T00B Tax Map #: WA 07 Pre-App Date: 03/04/2016

EXHIBIT H

Amy Otto-Buchanan

From: Susan Lee
Sent: Wednesday, March 23, 2016 3:23 PM
To: Platting
Subject: RE: Windy Rdg #16-045 AOB

Structures should be in compliance with setback requirements.

Susan

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

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Wednesday, March 23, 2016 9:07 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; Jim Jenson; retirees@matonline.net; edstrabelak@gmail.com; Richard Boothby; John McNutt (jmcnutt@palmerak.org); Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; 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; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Windy Rdg #16-045 AOB

Attached is the Request for Comments (RFC) for Windy Ridge, MSB Case #2016-045 Tech AOB. Also attached is the Vicinity Map, Soils Report, Temporary turnaround profile, Owner's Statement and preliminary plat. Comments are due by April 22, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT I

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

MEMORANDUM

RECEIVED
MAR 29 2016
PLATTING

DATE: March 29, 2016

TO: Fred Wagner, Platting Officer

FROM: Land & Resource Management NSC

SUBJECT: Preliminary Plat Comments / Case #2016-044

Platting Tech: Amy Otto-Buchanan

Public Hearing: May 5, 2016

Applicant / Petitioner: Hammitt, Northgate Alaska

TRS: 18N01E31
Tax ID: 55890000T00B
Subd: N. Northgate Place PUE
Tax Map: WA 07

Comments:

- No borough-owned land affected.
- No objection to proposed PUE.

EXHIBIT J

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: 14 April 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Preliminary Plat
TITLE: N. Northgate Place Public Use Easement.
LEGAL: Section 31, T18N, R01E, SM
TAX MAP: WA 07

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 K

Amy Otto-Buchanan

From: Richard Boothby
Sent: Wednesday, March 23, 2016 11:28 AM
To: Platting
Cc: Ken Barkley; James Steele; Bill Gamble
Subject: Re: RFC N. Northgate Pl PUE 16-044 AOB

The Central Mat-Su FSA and DES has no objections if this public use easement and the coming access meets the fire department access requirements from the 2009 IFC Section 503.

Sent from my iPad

On Mar 23, 2016, at 10:28 AM, Platting <Platting@matsugov.us> wrote:

> Attached is the Request for Comments (RFC) for N. Northgate Place Public Use Easement, MSB Case #2016-044 Tech AOB. Also attached is the Application for Public Use Easement Acceptance, Vicinity Map, legal description, sketch of the PUE, topographical mapping, statement of constructability, and the Owner's Statement. Comments are due by April 22, 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)
>
> <RFC Northgate Pl 16-044.pdf>

EXHIBIT L

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

April 1, 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 – **N. Northgate Place PUE (Case No. 2016-044)**

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,

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

EXHIBIT M

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 31, 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 no comments on the following plats:

- **N. Northgate Place Public Use Easement**

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

- **Olympic 2016 & W. Olympic Circle Vacation**
  - No direct access will be granted Parks Highway from Lot 1&4. All access must be to Lamont Circle and Zak Lake Road.

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

- **ASLS 97-72**
  - Access will be granted temporarily to the Parks Highway, but a plat note must be placed that states once the interior circulation is built up and connected to alternative access (such as Whispering Birch), direct access to the Parks Highway will be revoked.
  - We request that an easement be included granting access from the adjacent Government Lot 6 to the easement in Lot 1 of the survey, to provide alternative access for Gov't Lot 6.

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

SITE VISIT REPORT

Case Name: N. Northgate Place PUE	Date: 04/13/2016 Time: 10:38 am
Owner: Northgate Alaska	Case Number: 2016-044
Surveyor/Engineer: All Points North	Tax ID #: 55890000T00B
Subdivision: Gemstone Estates Phase 1	Regarding: Public Use Easement

SITE CONDITIONS

Weather: Warm, sunny	**Temperature:** 45°F
Wind: None	
General Site Condition: Cleared & grubbed	

Personnel on site: Amy Otto-Buchanan, Cheryl Scott, & Peggy Horton, Platting Technicians

Equipment in use: Camera

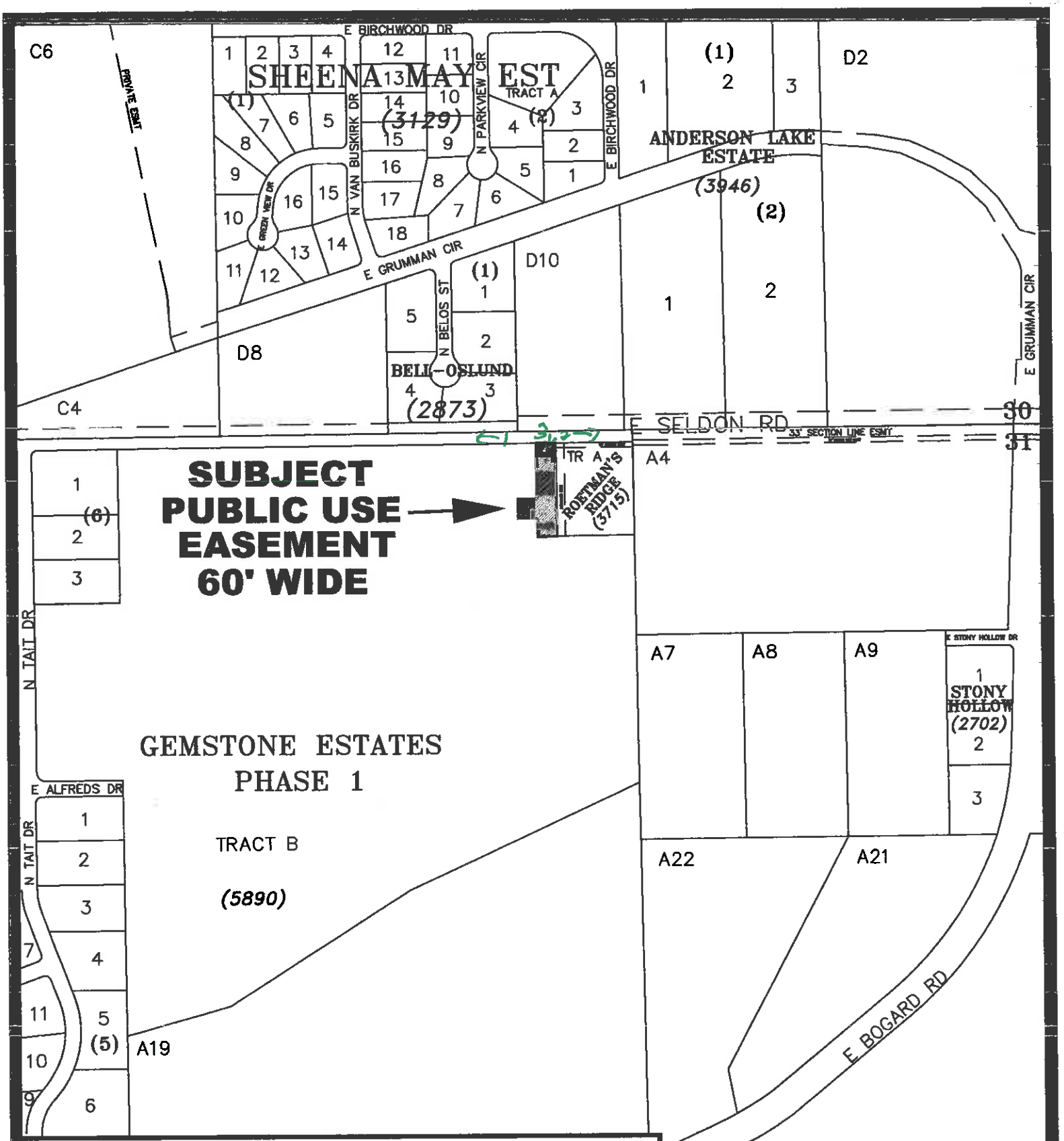
Current phase of work: Scheduled for Platting Board May 5, 2016

Reason for Visit/Remarks: Sight distances onto E. Seldon Road from the proposed PUE.

(See attached photos)

Signed By: Amy Otto-Buchanan, Platting Technician Aoz **Date:** April 13, 2016

EXHIBIT O -1

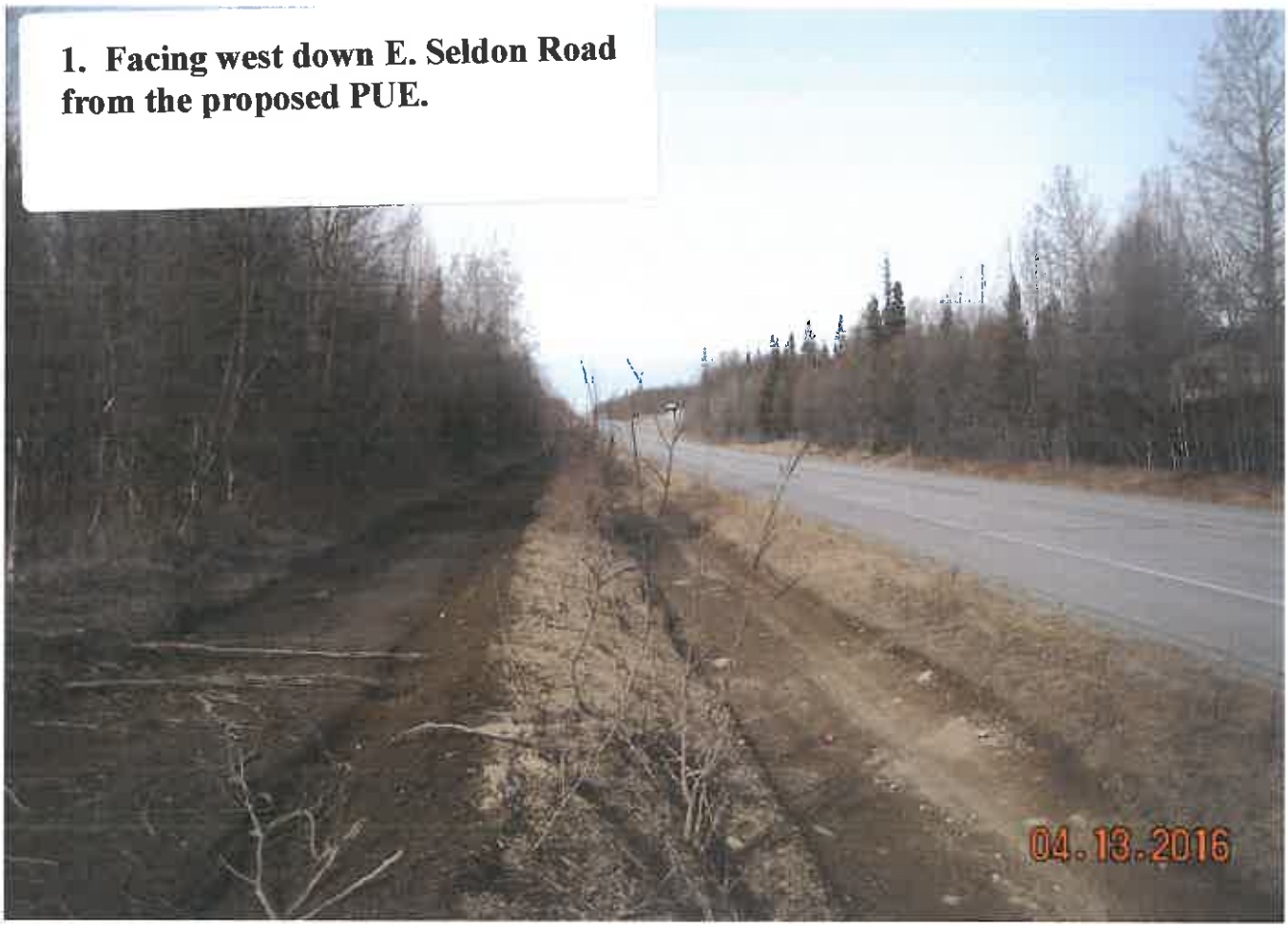


VICINITY MAP

FOR PROPOSED N. NORTHGATE PLACE PUE
LOCATED WITHIN
SECTION 31, T18N, R01E, SEWARD MERIDIAN,
ALASKA

WASILLA 07 MAP

EXHIBIT O - 2



1. Facing west down E. Seldon Road from the proposed PUE.

2. Facing east up E. Seldon Road from the proposed PUE.

3. Location of PUE; clearing and grubbing has been done.

EXHIBIT O -4

SITE VISIT REPORT

Case Name: N. Northgate Place PUE	Date: 03/23/2016 Time: 10:49 am
Owner: Northgate Alaska	Case Number: 2016-044
Surveyor/Engineer: All Points North	Tax ID #: 55890000T00B
Subdivision: Gemstone Estates Phase 1	Regarding: Public Use Easement

SITE CONDITIONS

Weather: Warm, sunny	**Temperature:** 45°F
Wind: None	
General Site Condition: Unconstructed	

Personnel on site: Amy Otto-Buchanan & Peggy Horton, Platting Technicians

Equipment in use: Camera

Current phase of work: Scheduled for Platting Board May 5, 2016

Reason for Visit/Remarks: To find the exact point of the Public Use Easement onto E. Seldon Road.

(See attached photos)

Signed By: Amy Otto-Buchanan, Platting Technician **Date:** March 23, 2016

EXHIBIT O -5

1-3. Point of access from E. Seldon Road

①

②

③

EXHIBIT O -7

4E

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 5, 2016

PRELIMINARY PLAT:	**OLYMPIC 2016/VACATION W. OLYMPIC CIRCLE**
LEGAL DESCRIPTION:	**SEC 12, T17N, R02W, SEWARD MERIDIAN, AK**
PETITIONERS:	**CRAIG RAPPE/OLYMPIC INVESTMENTS, LLC**
SURVEYOR/ENGINEER:	**DENALI NORTH**
ACRES: 7.08 ±	PARCELS: 4
REVIEWED BY:	AMY OTTO-BUCHANAN CASE: 2016-047 & 048

REQUEST: The request is to vacate the western portion of W. Olympic Circle and create four lots from Tract 2, Naomi Subdivision, Plat No. 73-86 and Lot 3D, Olympic Subdivision, Plat No. 2006-214, Section 12, Township 17 North, Range 02 West, SM AK, to be known as OLYMPIC 2016, containing 7.08+ acres. Lot 3D of Olympic Subdivision is within the city limits of the City of Wasilla; Naomi Subdivision is not within the city limits.

EXHIBITS

Vicinity Map, Aerial Photo, Bare Earth Imagery	**Exhibit A – 3 pgs**
Petition for Vacation of Right-of-Way	**Exhibit B – 2 pgs**
Topographic Mapping	**Exhibit C – 1 pg**
Soils Report	**Exhibit D – 8 pgs**

AGENCY COMMENTS

Department of Public Works Operations & Maintenance	**Exhibit E – 2 pgs**
Code Compliance	**Exhibit F – 1 pg**
Planning	**Exhibit G – 1 pg**
Land & Resource Management Division	**Exhibit H - 1 pg**
Department of Emergency Services & #136 West Lakes FSA	**Exhibit I - 1 pg**
Utilities	**Exhibit J - 1 pg**
Agencies	**Exhibit K – 2 pgs**
Site Visit Report w/Photos, dated 03/23/2016	**Exhibit L – 6 pgs**

DISCUSSION: The subject parcel is located south of W. Parks Highway, north of the Alaska Railroad, directly west of S. Lamont Circle, bordered on the west and south by S. Zak Lake Road. Petitioner is proposing to vacate the western portion of W. Olympic Circle in the southeast corner of proposed Lot 1. Petition for Vacation of Right-of-Way is at **Exhibit B**.

Staff notes parent parcel Tract 2 of Naomi Subdivision is within the city limits of Wasilla, and parent parcel Lot 3D of Olympic Subdivision is not. It is permissible to resubdivide parcels that are split by service areas, pursuant to MSB 43.15.049(E) Service area boundary requirements, which states: "Because of the constraints of state law, it shall not be a condition of subdivision

approval that no lot, tract, or parcel be split by a service area boundary. However, if possible the subdivider should configure a lot, tract or parcel such that is would not be split by a service area." Request for Comments was sent to City of Wasilla and as of staff report write-up, no comments have been received.

VACATION DISCUSSION

In the vacation petition, the petitioner states the reasons for the request to vacate. "This easement (W. Olympic Circle) was requested during the original plat process for Olympic at the request of ADOT&PF. This 2016 season, they (ADOT&PF) are building a new access road (S. Zak Lake Road) as shown on our preliminary plat and the purpose for the 60' wide Public Use Easement is no longer needed."

MSB 43.15.035 VACATIONS (B) A dedication to public use of land or interest in land may be vacated if the dedication is no longer necessary for present or future use. The platting shall review the applications for vacation as follows:

(1) The platting board shall ordinarily approve vacations of public rights-of-way if:
   (a) 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; or
   (b) The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed; or
   (c) The right-of-way is not being used, a road is impossible to construct or impractical to construct, and alternate access has been provided.

Staff notes the vacation request is consistent with MSB 43.15.035(B)(1)(a)-(c).

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B.** James W. Rowland, PE, Denali North, notes the soils within the proposed subdivision consist of sand gravel (GP/SP) and silty gravel (SM/GM) based on testholes inspected by Denali North in 2015. The soils conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements 18 AAC 72. Based on the testhole data and observations of topography, there is a minimum of 10,000 sf of contiguous useable septic area and 20,000 sf of useable building area within each of the proposed lots, in conformance with MSB Title 43. The topography is gently sloped at 2% in a southerly direction and existing drainage will be maintained. ADOT&PF is constructing S. Zak Lake Road in the summer of 2016. Testhole logs are attached.

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. S. Zak Lake Road will be constructed by ADOT&PF in summer of 2016. Staff notes the plat of Olympic 2016 will not be recorded until S. Zak Lake Road has been constructed by ADOT&PF and accepted by the Borough (see ***Recommendation #5***). Once the construction is complete, access requirements will be met as Lot 3 and Lot 4 have frontage onto S. Zak Lake Road, Lot 2 has frontage onto S. Zak Lake Road and S. Lamont Circle and Lot 1 has frontage onto S. Lamont Circle. Pursuant to MSB 43.20.320 Frontage, each lot has over 60' frontage onto Borough residential standards streets. ADOT&PF requested at pre-application that a plat note be added

that there will be no direct access onto W. Parks Highway from any lot in the subdivision (see ***Recommendation #6***).

Comments: Department of Public Works Operations and Maintenance (**Exhibit E**) engineer has no comments; Road Superintendent sees no issue vacating this portion of Lot 1. Code Compliance notes (**Exhibit F**) this parcel is in FIRM #8060, Zone X, no open cases, not in a Special Land Use District (SpUD), Lot 3D in City of Wasilla, and has no further comments. Planning (**Exhibit G**) has no comments. Land and Resource Management Division (**Exhibit H**) notes no MSB owned lands are affected by the subdivision and have no objection to the platting action or the proposed vacation. Department of Emergency Services and #130 Central Mat-Su Fire Service Area (**Exhibit I**) has no objections; access meets required minimum. Site visit report with photos, dated March 23, 2016 at **Exhibit L**.

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

Agencies: (**Exhibit K**) ADOT&PF notes no direct access will be granted to W. Parks Highway form proposed Lot 1 or proposed Lot 4. All access must be to S. Lamont Circle or S. Zak Lake Road (see ***Recommendation #6***).

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; City of Wasilla; Meadow Lakes Community Council; Road Service Area #27 Meadow Lakes; MSB Cultural Resources, Capital Projects Department, Assessments, Permit Center and Pre-Design Division; MTA, MEA or GCI.

CONCLUSION: The preliminary plat of Olympic 2016 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The vacation of the right-of-way of W. Olympic Circle is consistent with MSB 43.15.035 Vacations. There were no objections to the plat from any federal, state, or borough agency, or utilities. No objections were received from the general public in response to the Notice of Public Hearing. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A geotechnical report was submitted, pursuant to MSB 43.20.281(A).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT AND VACATION

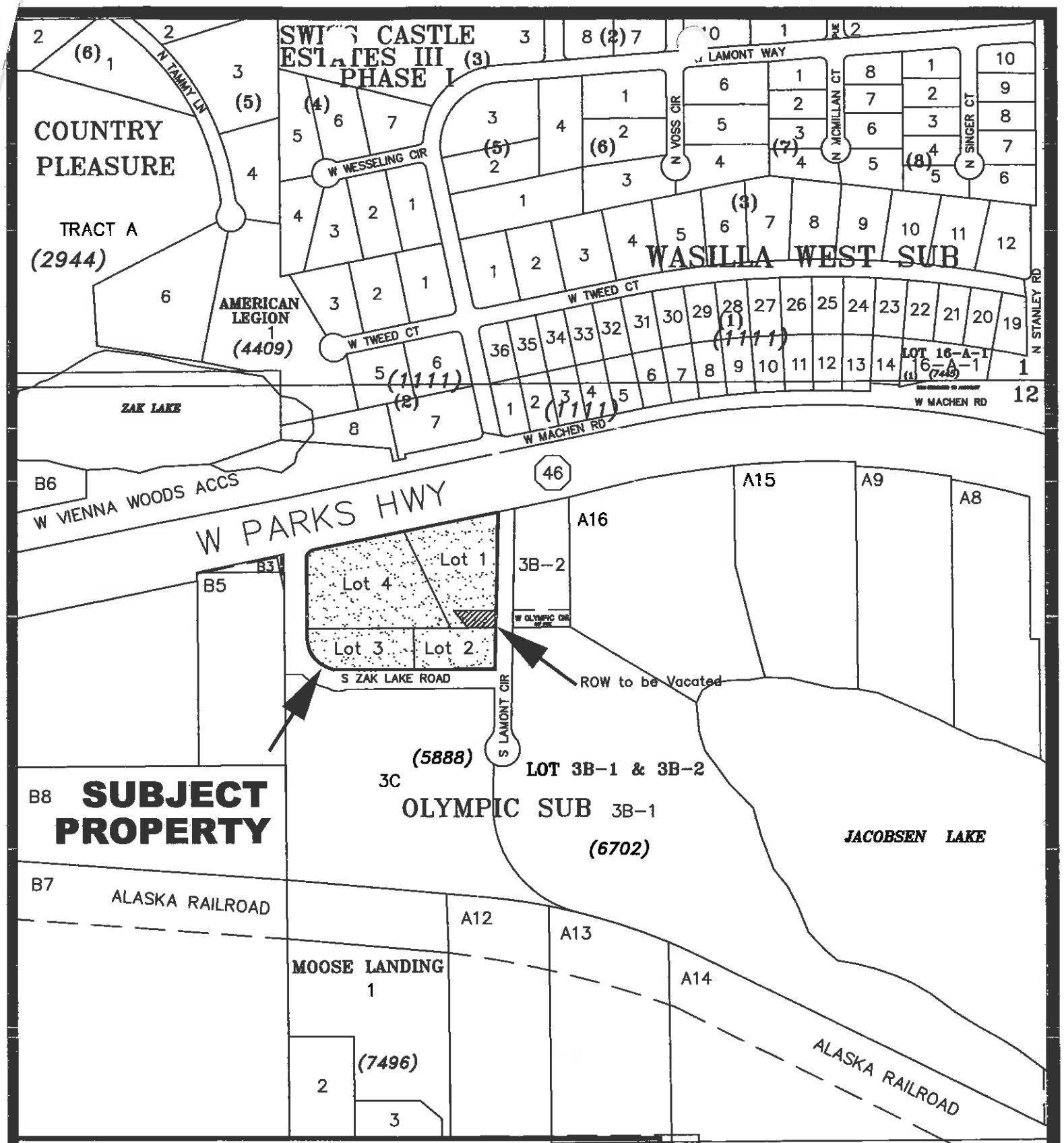
Suggested motion: "I move to approve the preliminary plat of Olympic 2016 and the partial vacation of W. Olympic Circle, Section 12, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Assembly action on the vacation within 30 days of written platting board decision.
2. 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.

3. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
4. Provide signatory authority documentation for Olympic Investments, LLC.
5. Provide road acceptance by MSB/DPW for S. Zak Lake Road.
6. Add plat note to read: "No direct access onto W. Parks Highway from any lot."
7. Show or list all easements of record.
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 preliminary plat of Olympic 2016 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2) The vacation of the right-of-way of W. Olympic Circle is pursuant to AS 29.40.120 through A.S. 29.40.160 and MSB 43.5.035 Vacations
3) The vacation of the right-of-way of W. Olympic Circle is consistent with MSB 43.15.035(B)(1)(a): 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; (b) the surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed; and (c) The right-of-way is not being used, a road is impossible or impractical to construct, and alternate access has been provided.
4) There were no objections from the general public in response to the Notice of Public Hearing.
5) 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; City of Wasilla; Meadow Lakes Community Council; Road Service Area #27 Meadow Lakes; MSB Cultural Resources, Capital Projects Department, Assessments, Permit Center and Pre-Design Division; MTA, MEA or GCI.
6) Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
7) Lot sizes and useable area are consistent with MSB 43.20.281(A)(2) Area.
8) 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.
9) ADOT&PF will be constructing S. Zak Lake Road in summer 2016.
10) Postage and advertising fees of $52.44 have been paid.
11) It is permissible to resubdivide parcels that are split by service areas, pursuant to MSB 43.15.049(E) Service area boundary requirements.



VICINITY MAP

OLYMPIC 2016 & W. OLYMPIC CIR VACATION
LOCATED WITHIN
SECTION 12, T17N, R02W, SEWARD MERIDIAN, ALASKA

HOUSTON 09 MAP

EXHIBIT A -1

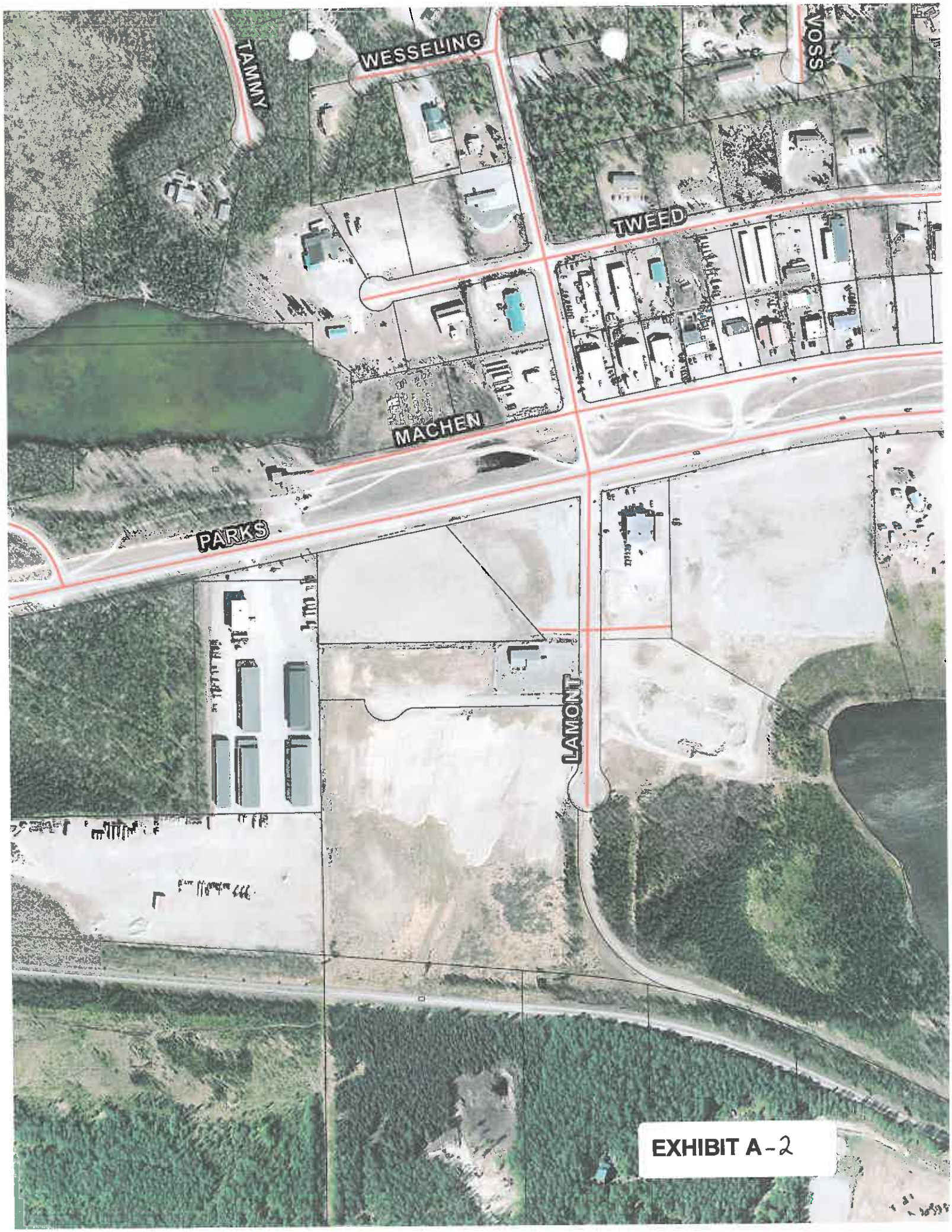


EXHIBIT A-2

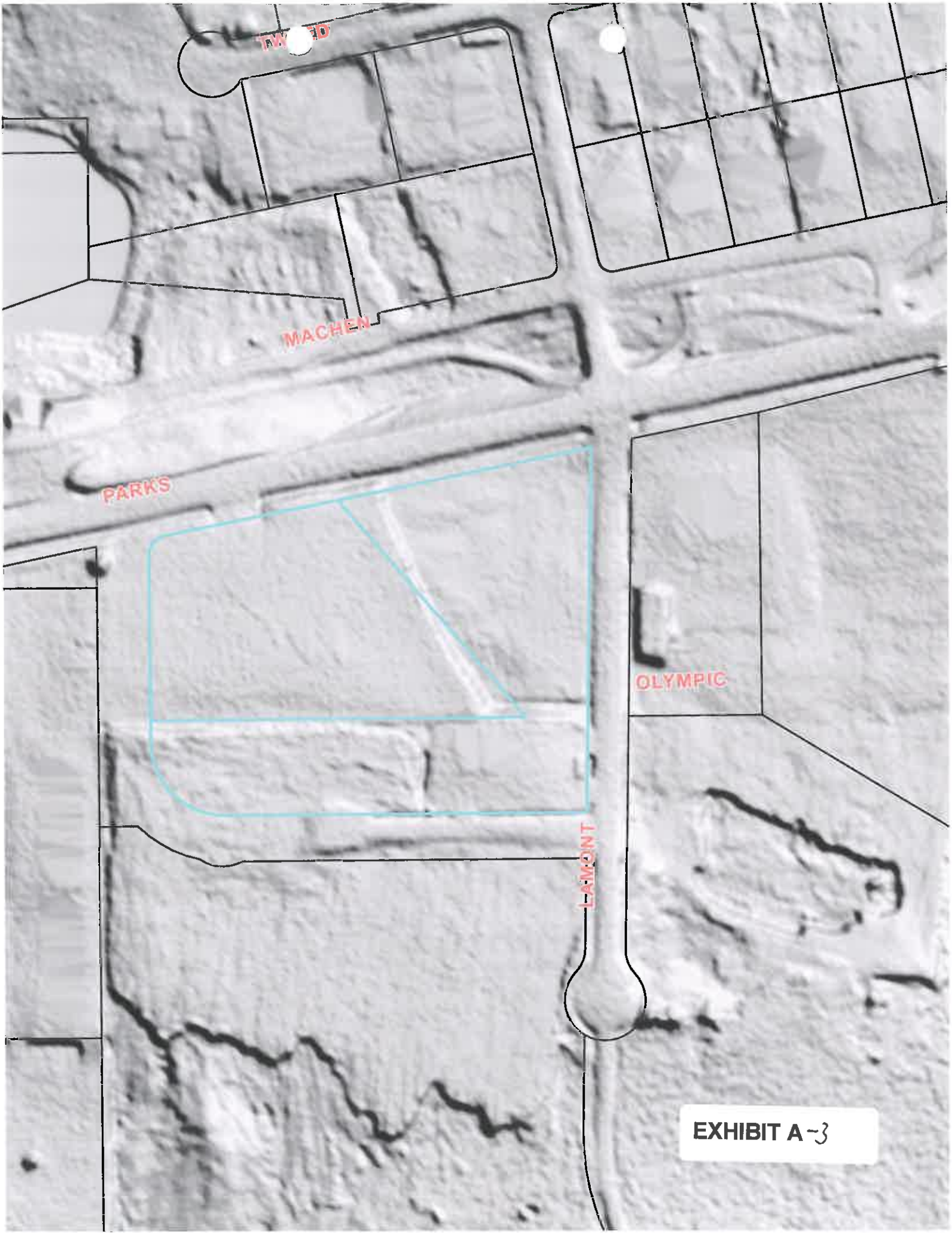


EXHIBIT A-3

Matanuska-Susitna Borough
Telephone (907) 745-9874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, Olympic Investements, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:
Lot 3D Olympic Subdivision

Said right-of-way being more fully described as: A 60' Public Use Easement located on lot 3D as shown on the Olympic Subdivision Plat no. 2006-214 As W. Olympic Cir.

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

RECEIVED
MAR 21 2016
PLATTING

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated or
2. A recorded pubic easement creating public right-of-way.
3. **$250.00** Right-of-Way Vacation Fee with Regular PLat

The action sought by this petition is for the following reason(s): ***(ATTACH PAGES, IF NEEDED)***

This easement was requested during the original plat process for Olympic at the request of AK DOT PF. This 2016 season they are building the new access road as shown on our preliminary plat and the purpose for the 60' PUE is not needed anymore See attached plat and DOT ROW takes for Zak Lake Road.

APPLICANT OR OWNER

Name: Olympic Investments
Mailing Address: P.O. Box 875067 Wasilla, Alaska Zip: 99687
Contact Person: Paul Gardner Phone:

SURVEYOR

Name (FIRM): Denali North
Mailing Address: 847 W. Evergreen Ave., Palmer, Alaska Zip: 99645
Contact Person: Wayne Phone: 745-1110

EXHIBIT B - 1

SIGNATURES OF PETITIONER(S):

Paul Gardner (Olympic Investment)

NOTARY ACKNOWLEDGEMENT:

3-21-16

Patricia L. O'Keefe

PATRICIA L. O'KEEFE
Notary Public
State of Alaska
My Commission Expires Jan 14, 2020

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.

~~3-21-16~~ 03/24/16
DATE

PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 5/5/2016

EXHIBIT B -2

A PLAT OF

OLYMPIC SUBDIVISION 2016

A REPLAT OF
TRACT 2 NAOMI SUBDIVISON PLAT
NO. 73-86
& LOT 3D OLYMPIC SUBDIVISON
PLAT NO. 2006-214
LOCATED WITHIN:
SECTION 12 TOWNSHIP 17 NORTH
RANGE 2 WEST SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 7.08 ACRES MORE OR LESS

RECEIVED
MAR 21 2016
PLATTING

SCALE: 1" = 100'

DENALI NORTH

230 E. PAULSON AVE SUITE 68 WASILLA, ALASKA 99687
PHONE (907) 376-9535, (907) 745-1110

JOB NO. 14020P	DATE: MARCH 15, 2016	DWN HW CHK WW
SCALE 1" = [redacted]	FB. PGS.	SHEET 1 OF 1

Agenda Copy

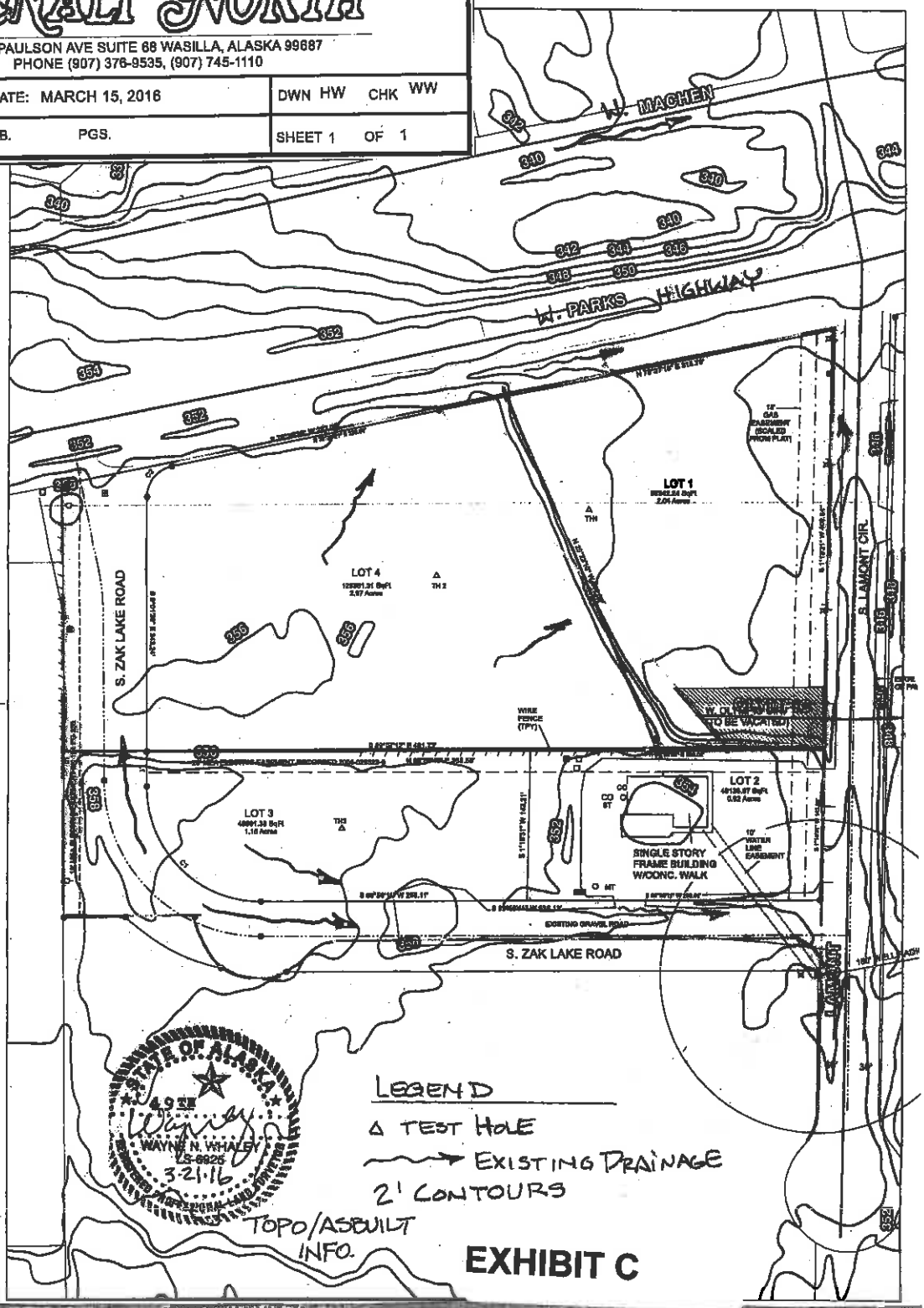


EXHIBIT C

DENALI NORTH
847 W. Evergreen Avenue
Palmer, Alaska 99645

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

March 1, 2016

RECEIVED
MAR 21 2016
PLATTING

ATTN: Eileen Probasco

RE: Proposed Olympic Subdivision 2016
Soils & Usable Area Report

Dear Mrs. Probasco,

A soils investigation has been completed for the referenced proposed subdivision, to determine if the subsurface soil and groundwater conditions are suitable for conventional on site wastewater disposal systems meeting the State's Regulatory Requirements, 18 AAC 72 Wastewater Disposal Regulations. This project is proposed to create 4 lots. The soils within the proposed subdivision consist of sandy gravel (GP/SP) and silty gravel (SM/GM) based on test holes inspected by Denali North in 2015. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements 18 AAC 72.

Based on the testhole data and observations of topography there is a minimum of 10,000 square feet of contiguous useable septic area and 10,000 square feet of building area within each of the proposed lots, in conformance with the Matanuska-Susitna Borough Subdivision Regulations Title 43.

The topography is gently sloping at 2% in a southerly direction and existing drainage will be maintained. Alaska DOT is constructing Zak Lake Road in the summer of 2016.

If you have any questions feel free to give me a call @ 745-1110.

Sincerely,

James W. Rowland, P.E.
CE 6754

STATE OF ALASKA
JAMES W. ROWLAND
CE - 6754
Registered Professional Engineer

EXHIBIT D - 1

DENALI NORTH
230 E. PAULSON AVE. SUITE 68
WASILLA, AK 99654

☒ SOIL LOG

☒ PERCOLATION TEST

SOIL LOG
PERCOLATION TEST
TH #1

N/A BEDROOMS

JOB NUMBER: 14-020

PERFORMED FOR: Paul Gardner DATE PERFORMED: 7/21/15, 8/5/15

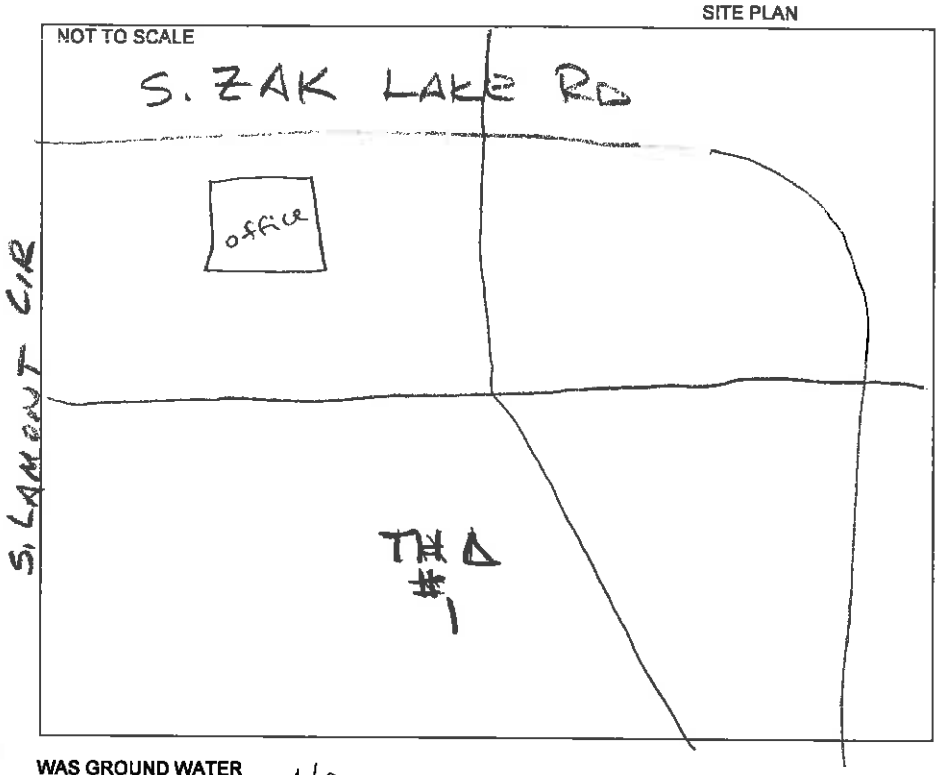
LEGAL DESCRIPTION: LOT 3D OLYMPIC SUB

DEPTH (FEET): 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

GM-SM
GRAY-BROWN
Silty sandy gravel
Medium Dense
to Dense in
Bottom 6.0 ft.
Cobbles Scattered
2" to 6"

SITE PLAN

NOT TO SCALE



WAS GROUND WATER ENCOUNTERED? NO

IF YES, AT WHAT DEPTH?

Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled
8/5/15	12:52	0	START	6"	Start	6"
	1:07	15 MIN	15 MIN	5 1/4	3/4"	6"
	1:22	30 MIN		5 1/2	1/2"	6"
	1:37	45 MIN		5 1/2	1/2"	6"
	1:52	60 MIN		5 1/2	1/2"	

PERCOLATION RATE 30 MIN/INCH (minutes/inches)

TEST RUN BETWEEN 4' FT AND 5' FT

COMMENTS Set MT 4" Perf 3034 Perk bench @ 4 ft // RATING 335 GPD PER BEDROOM

PERFORMED BY: WNW CERTIFIED BY: JWR DATE: 3-6-16

EXHIBIT D-2

DENALI NORTH
230 E. PAULSON AVE. SUITE 68
WASILLA, AK 99654

☒ SOIL LOG

☒ PERCOLATION TEST

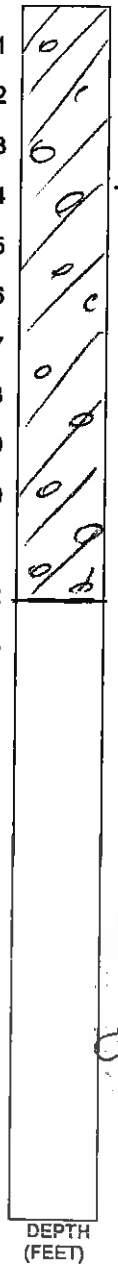
SOIL LOG
PERCOLATION TEST
TH#2

N/A BEDROOMS

JOB NUMBER: 14-020

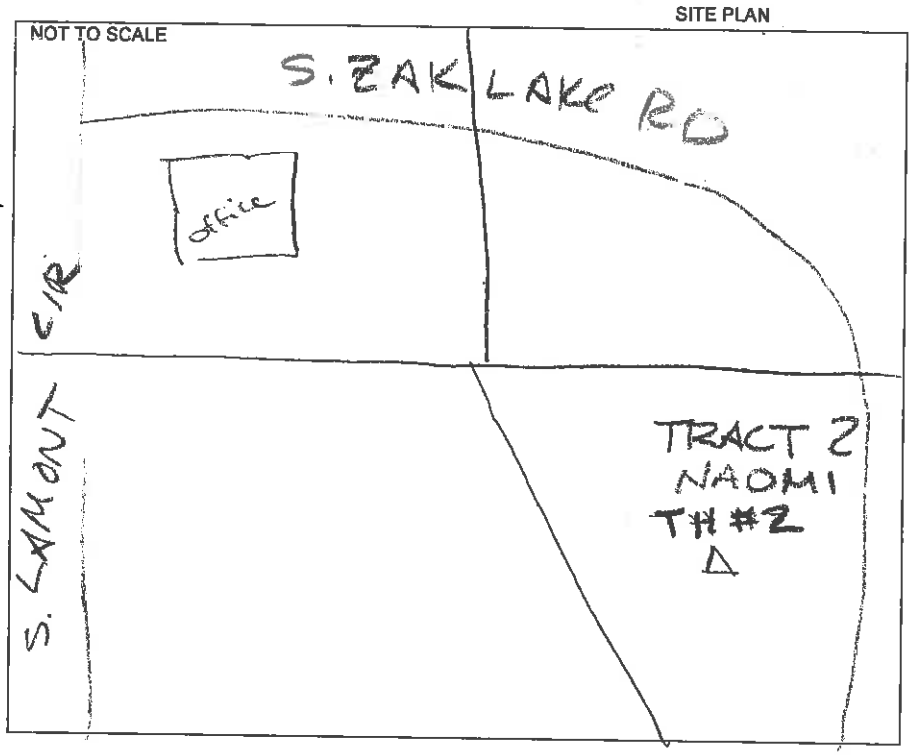
PERFORMED FOR: Paul Gardner DATE PERFORMED: 7/21/15, 8/5/15

LEGAL DESCRIPTION: TRACT 2 NAOMI SUB.



GM-SM
GRAY-Brown
Silty sandy Gravel
Medium Dense To
Dense in Bottom
6 Ft cobbles
Scattered
2"-6"

SITE PLAN



WAS GROUND WATER ENCOUNTERED? Yes

IF YES, AT WHAT DEPTH? 8 Ft

Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled
8/5/15	12:55	0	Start	6"	Start	6"
	1:10	15 min	15 min	5 1/4	1"	6"
	1:25	30 min		5 1/4	3/4"	6"
	1:40	45 min		5 1/4	3/4"	6"
	1:55	60 min		5 1/4	3/4"	

3-1-16

PERCOLATION RATE 20 min/inch (minutes/inches)

TEST RUN BETWEEN 4.0 FT AND 5.0 FT

COMMENTS Set MT 4" perf 3034 Perk bench @ 4.0 Ft // Soil Rating 250 Ft Bd Room.

PERFORMED BY: WNW CERTIFIED BY: JWR DATE: 3-1-16

EXHIBIT D -3

DENALI NORTH
230 E. PAULSON AVE. SUITE 68
WASILLA, AK 99654

☒ SOIL LOG

☐ PERCOLATION TEST

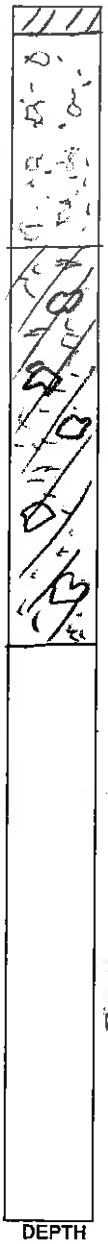
SOIL LOG
PERCOLATION TEST
TH#3

N/A BEDROOMS

JOB NUMBER: 14-020

PERFORMED FOR: Paul Gardner DATE PERFORMED: 7/21/15, 8/5/15

LEGAL DESCRIPTION: LOT 3D OLYMPIC SUB



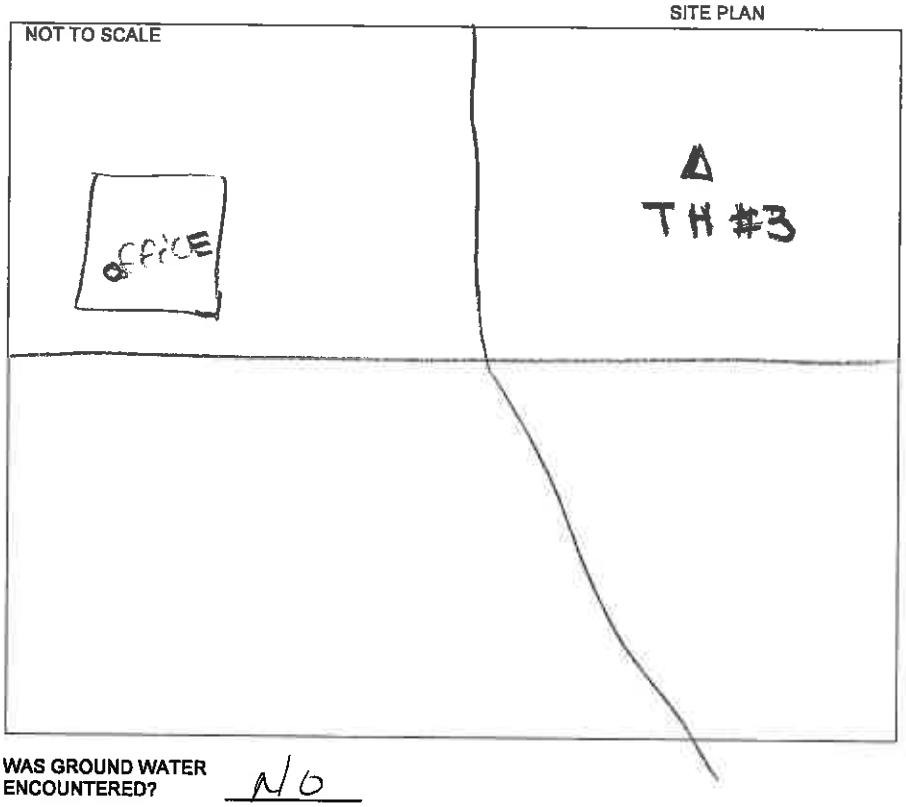
OL-ML Brown/Dry

GP-SP
Reddish-Tan Sandy Gravel w/Trace Silt Dry, Loose Cobbles 2" to 18" w/ occassional Boulders 2'-3'

GP-SP-GM
Gray silty sandy Gravel Med. Dense Cobbles 2" to 6" occasional Boulders 2'±

DEPTH (FEET)

SITE PLAN



WAS GROUND WATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH?

Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled

3-6-16

PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS Set 4" PVC MT. / VISUAL RATING 150 Sq.Ft. Per BEDROOM

PERFORMED BY: WNW CERTIFIED BY: JWR DATE: 3-6-16

EXHIBIT D-4

☒ SOIL LOG

☒ PERCOLATION TEST

DENALI NORTH
230 E. PAULSON AVE. SUITE 68
WASILLA, AK 99654

SOIL LOG

PERCOLATION TEST

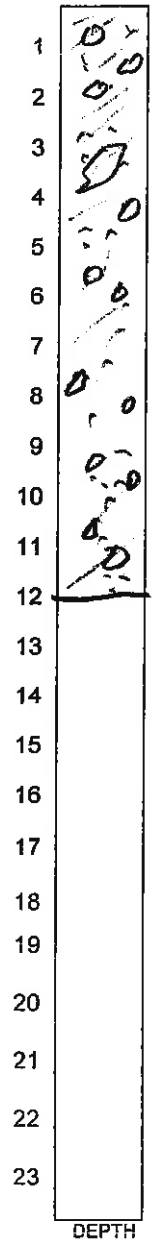
TEST HOLE #4

_____ BEDROOMS

JOB NUMBER: 14-020

PERFORMED FOR: PAUL GARDNER w/ OLYMPIC DATE PERFORMED: 7-21-2015

LEGAL DESCRIPTION: LOT 3C OLYMPIC SUB.

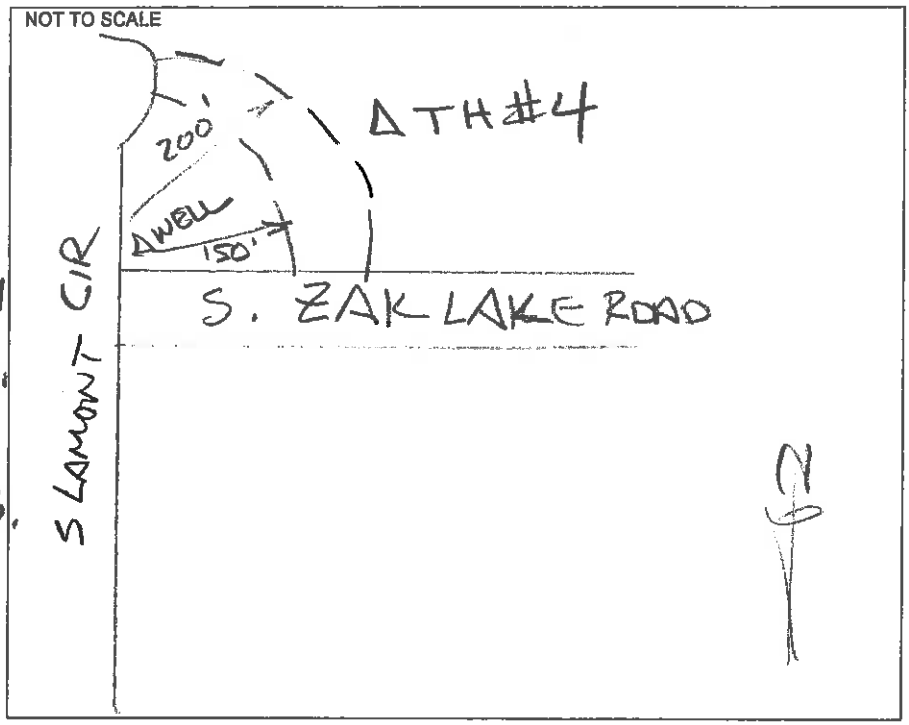


GRAY-TAN SILTY SANDY GRAVEL MED. DENSE TO DENSE DRY – SLIGHTLY DAMP

COBBLES 2"-8" WITH LARGER ROCK 1FT PLUS. NO H2O

SET 4" PVC MT.

SITE PLAN



WAS GROUND WATER ENCOUNTERED? NO

IF YES, AT WHAT DEPTH? _____

Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled
8-5-15	1:03	0	0	6"	—	6"
	1:18	15	15 MIN	5 1/2	1/2"	6"
	1:33	30	15 MIN	5 1/2	1/2"	6"
	1:48	45	15 MIN	5 1/2	1/2"	

PERCOLATION RATE 30 MINS/INCH (minutes/inches)

TEST RUN BETWEEN 4' FT AND 5' FT

COMMENTS SOIL RATING 335# PER BEDROOM

PERFORMED BY: W.N. WHALEY CERTIFIED BY: _____ DATE: _____

EXHIBIT D -5

STATE OF ALASKA

FRANK H. MURKOWSKI, GOVERNOR

DEPT. OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL HEALTH
DRINKING WATER PROGRAM

1700 E. Bogard Rd, Bldg B, Ste 202
Wasilla, AK 99654
PHONE: (907) 376-1859
FAX: (907) 376-2382
http://www.state.ak.us/dec/

March 7, 2005

Olympic Investments, LLC
PO Box 873088
Wasilla, AK 99687

Re: Lot 4, Sec. 12, T17N, R2W
Class C Public Water System; PWSID # 220111

To Whom It May Concern:

This office received your paperwork for registering a Class C well on the above referenced property. We have assigned **220111** as your public water system ID number. Please reference this number in all future correspondence with this department and any future laboratory testing.

If you have any questions regarding this matter, please do not hesitate to contact us.

Sincerely,

Kellie Alvstad
Environmental Technician II

EXHIBIT D-6

Printed on Recycled Paper

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
INVENTORY AND SOURCE REGISTRATION FORM
FOR
CLASS C PUBLIC WATER SYSTEM

A. 1. Public Water System Name and Location: Olympic Investments LLC Offices TP A-18/ Wasilla, Alaska

Legal description of property: Lot ~~2~~ 4, NE ¼, Section 12, Township 17 North, Range 2 West, Seward Meridian

Number of people served daily: 4

Number of service connections: 1

Public Water System Owner: Olympic Investments LLC

Owner Address: PO BOX 873088, Wasilla, AK 99687-3088

Owner Phone: 907-376-3330

A. 2. Required Check List:

[X] $75.00 registration fee as required by 18 AAC 80.1910.

[X] Results of nitrate and coliform water samples do not exceed the MCL set at 18 AAC 80.300. (attach reports from certified laboratory)

[X] Source water protection requirements of 18 AAC 80.015 have been met. (see section B. page 2 for details)

[X] Minimum separation distance requirements of 18 AAC 80.020 have been met. (see section B. page 2 for details)

[X] Cross-connection provisions of 18 AAC 80.025 have been met. (see section B. page 2 for details)

A. 3. Public Water System Source:
(circle yes or no)

YES	NO	Well depth is less than 30 feet to the first opening for water collection.
YES	NO	Well is located less than 50 horizontal feet to a surface water source.
YES	NO	Source uses an infiltration gallery, spring, rain catchment, or surface water.
YES	NO	Source requires treatment to meet an MCL set at 18 AAC 80.300.

If answer YES to any of the above Public Water System Source, then complete section C. on page 2.

For Department Use Only

This water system is hereby granted department approval to operate. The following public water system identification number is being assigned to this public water system: 220111

Kellie Alstad — BY
ADEC Staff Signature

ETI — TITLE

3/7/05 — DATE

(rev 12/99)

EXHIBIT D - 7

Public Water System Name: Olympic Investments LLC Offices / TP A-18

STATE OF ALASKA

DRINKING WATER PI REVIEW FEE *(Inv Code: DW1R)*

Department of Environmental Conservation

INVOICE #: 124361

PAYMENT IS EXPECTED AT TIME OF SUBMITTAL

Make check payable to: **State of Alaska**
1700 E. Bogard Rd, Bldg B, Ste 202
Wasilla, AK 99654

PWSID Number:

DEC Contact/Phone: Kellie Alvstad/376-1859

Applicant name, address, and phone number:
Ve-Tech
Engineering Technical Services
PO Box 873141
Wasilla, AK 99687

Engineer/Project Contact: Tim Kimbrough

IMPORTANT:
1. Please reference invoice number on your check.
2. Submit original of this form with your payment.
3. If this project is funded by an ADEC grant or loan, do not make payment now. Please contact your area ADEC office for information.

Facility/Project Name: Lot 4, Sec. 12, T17N, R2W

Fee Reg Reference		Fee Amount	Amount Due
80.1910	**REVIEW OF REQUEST FOR WAIVER(S)**		
(b)(11)	Individual on-site system, includes multiple waivers or modifications	$230	
(b)(11)	First five waivers or modifications submitted for a project	$230/waiver	
(b)(11)	Waiver or modification submitted for a project, after first 5 waivers	$175/waiver	
	NOTE: FEES are NONREFUNDABLE if a waiver is denied.		
80.1910	**PLAN REVIEW FEES**		
(b)(5)	**Determination of optimal corrosion control**	$440	
(b)(9)	Application for approval of an innovative technology or device, 80.225	$250	
(b)(12)	A request for extension of a system plan review approval	$100	
(c)(1)(A)	Class A 25-50 individuals	$250	
(c)(1)(B)	Class A 51-150 individuals: $250plus $25 for every 10 individuals over 50		
(c)(1)(C)	Class A 151-300 individuals: $500 plus $20 for every 10 individuals over 150		
(c)(1)(D)	Class A 301-1000 individuals: $800 plus $20 for every 20 individuals over 300		
(c)(1)(E)	Class A >1000 individuals: $1,500 plus $20 for every 40 individuals over 1000, max $10,000		
(c)(2)	Class B public water system	$200	
(c)(3)	Class C public water system registrations	$75	$75.00
(c)(4)	For a surface water source add [Class a and B public water systems]	$400	
(d)	Hourly fee	$72/hr	
(d)(1)	Modification with no more than 20% change to facilities; 20% of fee in (c)(1) or (2)		
(d)(2)	Modification with over 20% but no more than 50% change to facilities; fee is percentage change x (times) [(c)(1) or (2)]		
(d)(3)	Modifications with more than 50% change to facilities; fee is 100% of fee in (c)(1) or (2)		
(e)(1)	Main replacement or extension: <1000 feet	$100	
(e)(2)	Main replacement or extension: 1000'-5000', $100 plus $75 per 1000' over first 1000'		
(e)(3)	Main replace or extension: >5000', $400 plus $50 per 2000' or less, maximum $2,000		

Paid: [ ] Cash
[xx] Check No. 1829

TOTAL AMOUNT DUE: $75.00
TOTAL AMOUNT PAID: $75.00

To legally construct, install, modify or operate any part of a public drinking water system in Alaska, owners/operators are required to pay a plan review fee pursuant to AS44. Please check the information on this form for accuracy. If there are any questions, please contact your local ADEC office.

Kellie Alvstad / ET II
Signature & Title of DEC Contact

March 7, 2005
Date

EXHIBIT D-8

COPY DISTRIBUTION: REMITTANCE (ORIGINAL); APPLICANT, FISCAL, FILE (COPIES)

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Friday, April 08, 2016 11:54 AM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Olympic 2016 & W. Olympic Cir Vacation #16-047 & 048 AOB

No comment.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
http://www.matsugov.us/

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Friday, March 25, 2016 10:07 AM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; melanie.nichols@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; stevecolligan@mtaonline.net; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; Tim Swezey (tim.swezey@mlccak.org); 'ken.slauson@gmail.com' (ken.slauson@gmail.com); lana@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; 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; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Olympic 2016 & W. Olympic Cir Vacation #16-047 & 048 AOB

Attached is the Request for Comments (RFC) for Olympic 2016 subdivision and the vacation of a portion of W. Olympic Circle, MSB Case #s2016-047 & 048, Tech AOB. Also attached is the topographic mapping, Vicinity Map, Soils Report, Owner's Statements and preliminary plat. Comments are due by April 22, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT E -/

Amy Otto-Buchanan

From: Scott Sanderson
Sent: Friday, April 08, 2016 2:25 PM
To: Amy Otto-Buchanan
Cc: Jim Jenson; Terry Dolan
Subject: FW: Olympic 2016 & W. Olympic Cir Vacation #16-047 & 048 AOB
Attachments: RFC Olympic 2106 & vacation.pdf; Olympic 2016.PDF

I see no issues with vacating this portion of lot 1.

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

From: Jim Jenson
Sent: Friday, March 25, 2016 10:36 AM
To: Scott Sanderson
Cc: Terry Dolan
Subject: FW: Olympic 2016 & W. Olympic Cir Vacation #16-047 & 048 AOB

RSA 27

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Friday, March 25, 2016 10:07 AM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; melanie.nichols@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; stevecolligan@mtaonline.net; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; Tim Swezey (tim.swezey@mlccak.org); 'ken.slauson@gmail.com' (ken.slauson@gmail.com); lana@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; 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; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Olympic 2016 & W. Olympic Cir Vacation #16-047 & 048 AOB

Attached is the Request for Comments (RFC) for Olympic 2016 subdivision and the vacation of a portion of W. Olympic Circle, MSB Case #s2016-047 & 048, Tech AOB. Also attached is the topographic mapping, Vicinity Map, Soils Report, Owner's Statements and preliminary plat. Comments are due by April 22, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT E-2

Matanuska - Susitna Borough
Development Services
MAR 25 2016
Received

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Comments Due: April 22, 2016 **Date: March 25, 2016**

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage
AK Dept. of Transportation – Palmer
AK Dept. of Transportation – Aviation
AK DNR, Division of Mining/Land/Water
AK DNR, Public Access Defense
AK DNR, Division of Agriculture
AK DF&G, Habitat Mgmt. & Permitting
AK DF&G, Division of Sport Fish
AK Railroad, Engineering Department
Corp of Engineers
U.S. Postmaster
City of: Wasilla
Community Council: Meadow Lakes
Fire Service Area: #130 Central Mat-Su
Road Service Area: #27 Meadow Lakes
MSB – Borough Attorney
MSB – Emergency Services

Open Cases Y or N SpUD Y or N
City of Wasilla

FIRM # 8060 Zone X

Comments: Lot 3D in City of Wasilla

Date: 4/22/16 By: [signature]

Assembly District #4 Steve Colligan

Title:	OLYMPIC 2016 & W. OLYMPIC CIRCLE VACATION
Location:	SEC 12, T17N, R02W, S.M, AK
Petitioner:	CRAIG RAPPE PO BOX 298293 WASILLA AK 99629
Petitioner:	OLYMPIC INVESTMENTS LLC PO BOX 875067 WASILLA AK 99687
Surveyor/Engineer:	DENALI NORTH
Address:	230 E. PAULSON AVENUE SUITE #68 WASILLA AK 99654

The request is to vacate the western portion of W. Olympic Circle and create four lots from Tract 2, Naomi, Plat No. 73-86 and Lot 3D, Olympic, Plat No. 2006-214, Section 12, Township 17 North, Range 02 West, SM AK, to be known as OLYMPIC 2016, containing 7.08+ acres. Lot 3D of Olympic is within the city limits of the City of Wasilla; Naomi is not within the city limits.

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 **April 22, 2016** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **May 5, 2016.**

Sincerely,

[signature]

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

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-047 & 048 Tax ID: 51091000T002 & 55888000L003D Tax Map #: HO 09 Pre-App Date: 08/19/2014

EXHIBIT F

Amy Otto-Buchanan

From: Susan Lee
Sent: Tuesday, March 29, 2016 7:49 AM
To: Platting
Subject: RE: Olympic 2016 & W. Olympic Cir Vacation #16-047 & 048 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, March 25, 2016 10:07 AM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; melanie.nichols@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; stevecolligan@mtaonline.net; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; Tim Swezey (tim.swezey@mlccak.org); 'ken.slauson@gmail.com' (ken.slauson@gmail.com); lana@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; 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; patrickjhnsn@hotmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Olympic 2016 & W. Olympic Cir Vacation #16-047 & 048 AOB

Attached is the Request for Comments (RFC) for Olympic 2016 subdivision and the vacation of a portion of W. Olympic Circle, MSB Case #s2016-047 & 048, Tech AOB. Also attached is the topographic mapping, Vicinity Map, Soils Report, Owner's Statements and preliminary plat. Comments are due by April 22, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT G

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

RECEIVED
MAR 29 2016
PLATTING

MEMORANDUM

DATE: March 29, 2016

TO: Fred Wagner, Platting Officer

FROM: Land & Resource Management NSC

SUBJECT: Preliminary Plat Comments / Case #2016-047 & 48

Platting Tech: Amy Otto-Buchanan

Public Hearing: May 5, 2016

Applicant / Petitioner: Rappe

TRS: 17N02W12
Tax ID: 51091000T002 & 55888000L003D
Subd: Olympic 2016 & W. Olympic Circle Vacation
Tax Map: HO 09

Comments:

- No MSB land affected.
- No objection to proposed subdivision or vacation

EXHIBIT H

Amy Otto-Buchanan

From: Richard Boothby
Sent: Sunday, April 17, 2016 11:12 AM
To: Platting
Cc: James Steele; Ken Barkley; Bill Gamble
Subject: Re: Olympic 2016 & W. Olympic Cir Vacation #16-047 & 048 AOB

The Central Mat-Su FSA and DES has no objections. Access meets the minimum required.

Sent from my iPad

On Mar 25, 2016, at 2:06 PM, Platting <Platting@matsugov.us> wrote:

> Attached is the Request for Comments (RFC) for Olympic 2016 subdivision and the vacation of a portion of W. Olympic Circle, MSB Case #s2016-047 & 048, Tech AOB. Also attached is the topographic mapping, Vicinity Map, Soils Report, Owner's Statements and preliminary plat. Comments are due by April 22, 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)
>
> <RFC Olympic 2106 & vacation.pdf>
> <Olympic 2016.PDF>

EXHIBIT I

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

April 1, 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 – **Olympic 2016 (Case No. 2016-047 & 048)**

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,

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

EXHIBIT J

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 31, 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 no comments on the following plats:

- **N. Northgate Place Public Use Easement**

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

- **Olympic 2016 & W. Olympic Circle Vacation**
  - No direct access will be granted Parks Highway from Lot 1&4. All access must be to Lamont Circle and Zak Lake Road.

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

- **ASLS 97-72**
  - Access will be granted temporarily to the Parks Highway, but a plat note must be placed that states once the interior circulation is built up and connected to alternative access (such as Whispering Birch), direct access to the Parks Highway will be revoked.
  - We request that an easement be included granting access from the adjacent Government Lot 6 to the easement in Lot 1 of the survey, to provide alternative access for Gov't Lot 6.

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

EXHIBIT K-1

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

EXHIBIT K-2

SITE VISIT REPORT

Case Name: Olympic 2016 (W. Olympic Cir)	Date: 03/23/2016 Time: 11:18 am
Owner: Craig Rappe/Olympic Investments, LLC	Case Number: 2016-047 & 048
Surveyor/Engineer: Denali North	Tax ID #: 51091000T002 & 55888000L003D
Subdivision: Olympic/Naomi	Regarding: Four lot subdivision with PUE Vacation

SITE CONDITIONS

Weather: Warm, sunny	**Temperature:** 45°F
Wind: None	
General Site Condition: Partially constructed	

Personnel on site: Amy Otto-Buchanan & Peggy Horton, Platting Technicians

Equipment in use: Camera

Current phase of work: Scheduled for Platting Board May 5, 2016

Reason for Visit/Remarks: Locate the portion of W. Olympic Circle proposed to be vacated.

Find location of S. Zak Lake Road and status of construction (not yet constructed, scheduled to be done by ADOT&PF summer 2016).

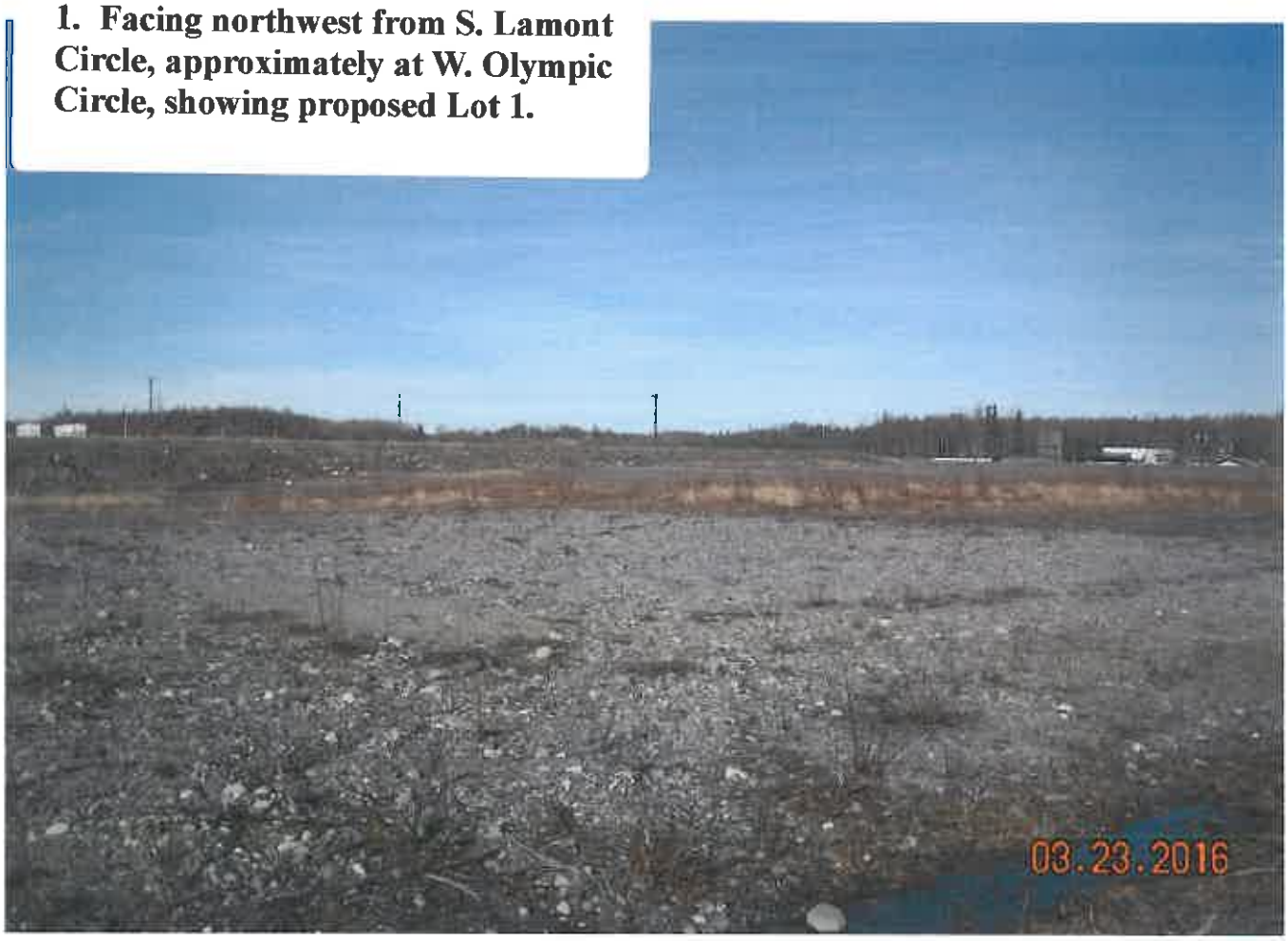
(See attached photos)

Signed By: Amy Otto-Buchanan, Platting Technician AOB

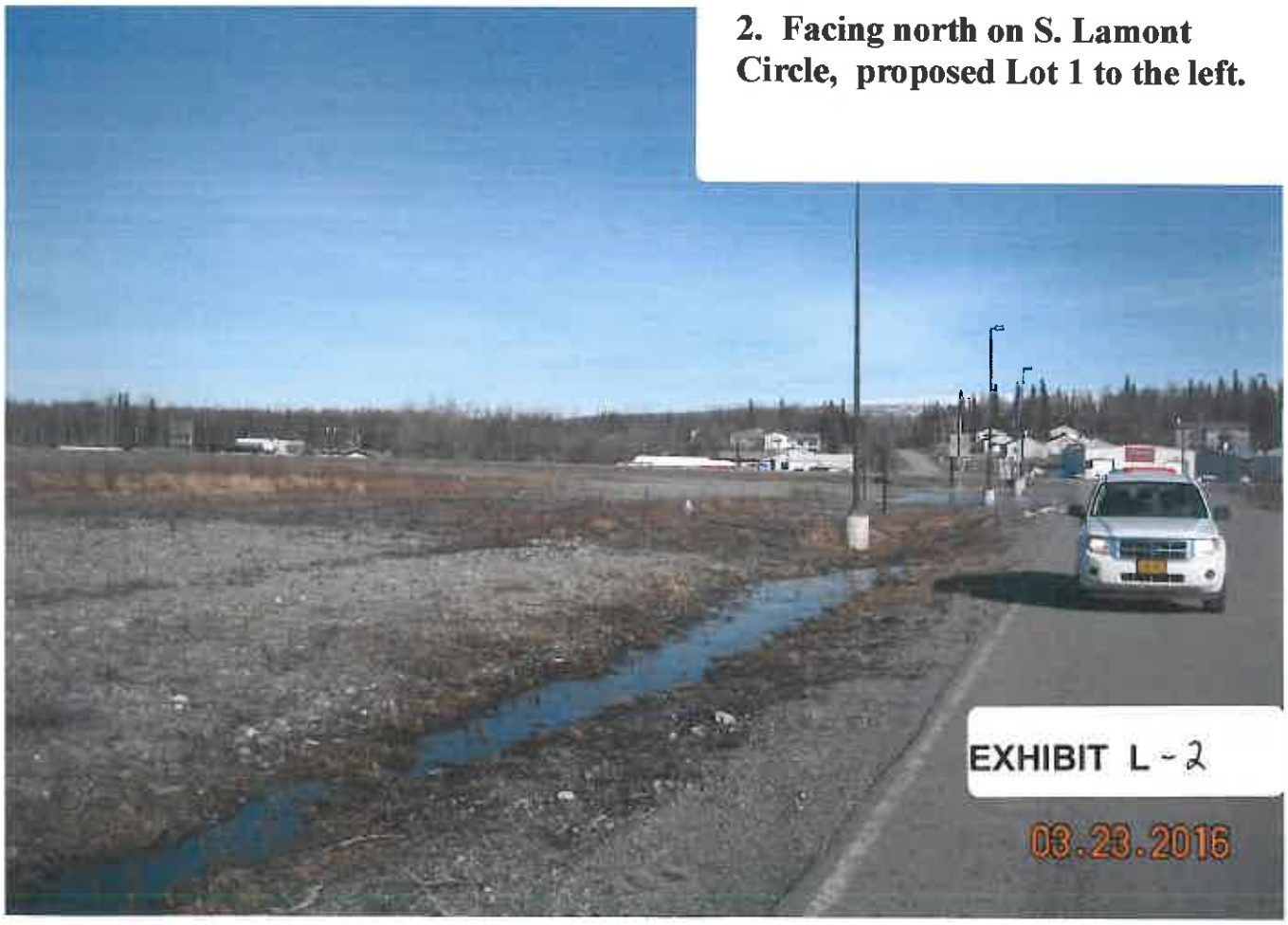
Date: March 25, 2016

EXHIBIT L-1

1. Facing northwest from S. Lamont Circle, approximately at W. Olympic Circle, showing proposed Lot 1.



2. Facing north on S. Lamont Circle, proposed Lot 1 to the left.



3. Facing southwest on S. Lamont Circle at the office building on proposed Lot 2.

4. Facing west on S. Lamont Circle showing the area of the proposed vacation of W. Olympic Circle.

EXHIBIT L-3

5. Facing north at what will be the curve of S. Zak Lake Road when construction is complete. The red stake is the inside curve of the ROW.

6. Facing north at what will be the curve of S. Zak Lake Road when construction is complete.

7. Facing east from the ROW of S. Zak Lake Road. Red stake is the southern edge of right-of-way.

8. Facing east from the ROW of S. Zak Lake Road. Red stake is the northern edge of right-of-way.

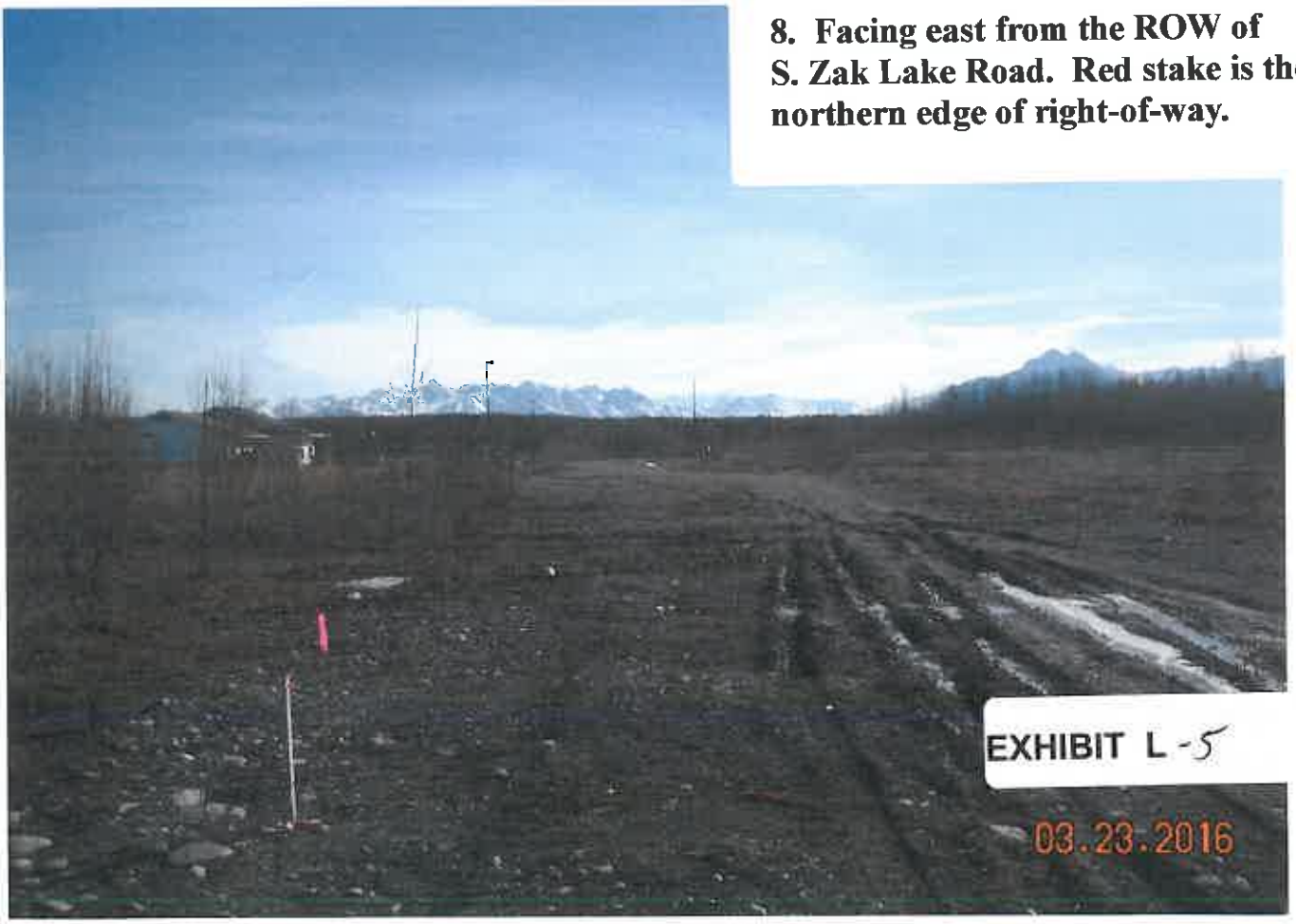


EXHIBIT L-5

9. Facing north east from the ROW of S. Zak Lake Road, showing where the northern portion of S. Zak Lake Road will be constructed.

EXHIBIT L-6

NOTES

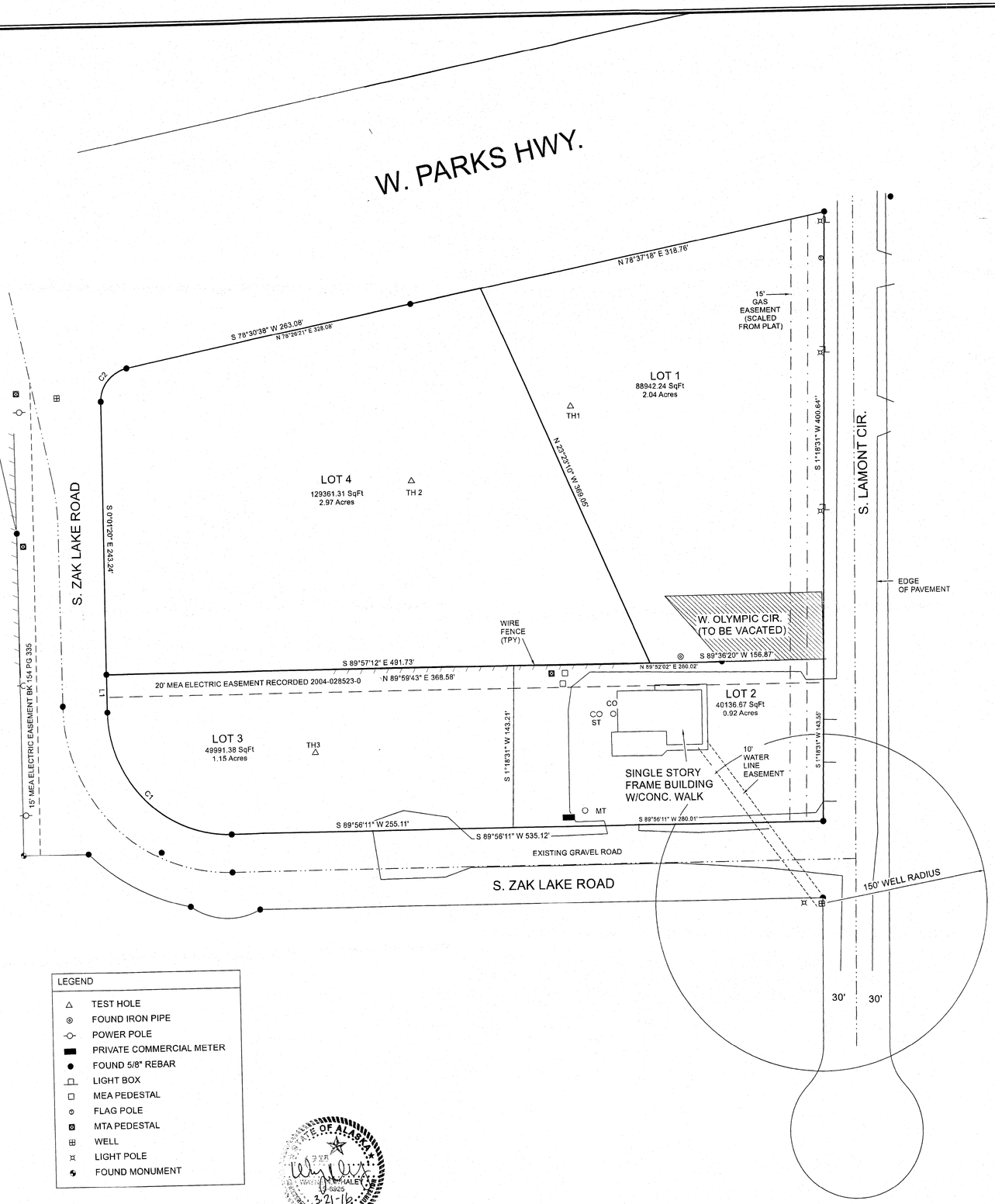
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY 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 GOVERNS THOSE SYSTEMS.
3. THIS PLAT IS AFFECTED BY TWO MEA EASEMENTS RECORDED ON DECEMBER 1, 1977 BOOK 154 PAGE 335 & JANUARY 13, 2006 RECEPTION NO. 2006-001176-0.
4. THIS PLAT IS AFFECTED BY TWO MTA EASEMENTS RECORDED ON SEPTEMBER 28, 2005 RECEPTION NO. 2005-027147-0 & 2005-027148-0.

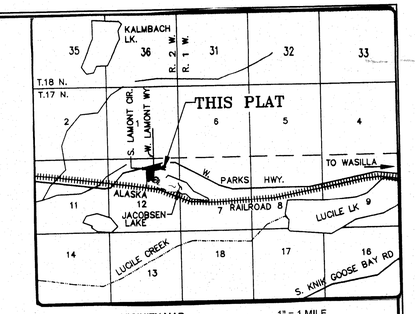
CURVE CHART

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N45°02'51"W	155.60'	110.00'	172.84'	90°01'38"	110.05'
C2	S39°11'28"W	37.85'	30.00'	40.98'	78°13'54"	24.39'

LINE CHART

LINE	BEARING	HORIZ DIST
L1	N0°08'56"W	33.49'





VICINITY MAP 1" = 1 MILE

CERTIFICATE OF OWNERSHIP & DEDICATION

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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANSUKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NAME: CRAIG RAPPE DATE:
PO BOX 298293
WASILLA, AK 99629

NAME: PAUL GARDNER, TRUSTEE DATE:
PETER G. ZAMARELLO LIVING TRUST
OLYMPIC INVESTEMENTS
PO BOX 875067
WASILLA, AK 99687

CERTIFICATION OF PAYMENT OF TAXES

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

_____, 20_____ _____
DATE TAX COLLECTION OFFICIAL (BOROUGH)

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA 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 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

_____, 20_____
DATE

_____ ATTEST:_____
PLANNING AND LAND USE DIRECTOR PLATTING CLERK

SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____
DATE

_____
WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S

LEGEND

- △ TEST HOLE
- ⊙ FOUND IRON PIPE
- POWER POLE
- ▬ PRIVATE COMMERCIAL METER
- ● FOUND 5/8" REBAR
- LIGHT BOX
- □ MEA PEDESTAL
- FLAG POLE
- MTA PEDESTAL
- WELL
- LIGHT POLE
- FOUND MONUMENT

STATE OF ALASKA WAYNE N. WHALEY 6925 3-21-16 REGISTERED LAND SURVEYOR

AS BUILT INFO.

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS_____ DAY OF_____, 20_____ FOR_____.

MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC FOR ALASKA

PRELIMINARY PLAT

A PLAT OF
OLYMPIC SUBDIVISION 2016
A REPLAT OF
TRACT 2 NAOMI SUBDIVISON PLAT NO. 73-86
& LOT 3D OLYMPIC SUBDIVISON PLAT NO. 2006-214
LOCATED WITHIN:
SECTION 12 TOWNSHIP 17 NORTH
RANGE 2 WEST SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 7.08 ACRES MORE OR LESS

RECEIVED MAR 21 2016 PLATTING

DENALI NORTH
230 E. PAULSON AVE SUITE 68 WASILLA, ALASKA 99687
PHONE (907) 376-9535, (907) 745-1110

JOB NO. 14020P	DATE: MARCH 15, 2016	DWN HW CHK WW
SCALE 1" = 50'	FB. PGS.	SHEET 1 OF 1

Traverse PC

6A

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

MEMORANDUM

Date: May 5, 2016

To: Platting Board

Thru: Fred Wagner, Platting Officer FW

From: Cheryl Scott, Platting Technician CS

RE: Reconsideration of Vista Rose
Case # 2016-016

REQUEST

The Platting Board granted a request for reconsideration of plat conditions of approval Nos. 5, 12 & 13 for Vista Rose on April 7, 2016. Pursuant to MSB 43.35.005(B)(2), the reconsideration was approved based on a mistake by the petitioner to convey their intent to complete construction after plat recordation. The preliminary plat and variances from MSB 43.20.120(A) *Legal Access* and MSB 43.20.140(A) *Physical Access* were approved contingent upon 15 conditions on March 17, 2016.

> Condition No. 5 states, "Extend city sewer line north along Lucille Street to proposed subdivision's northern property line and connect to the City of Wasilla sewer system and water system in accordance with the city's standard specifications. Obtain City of Wasilla Public Works Department signoff and provide copy to Platting staff."
> Condition No. 12 states, "Construct access to W. Isle Court and internal roads to City of Wasilla standards and obtain signoff from the City of Wasilla Public Works Department prior to recordation."
> Condition No. 13 states, "Install signage regarding snow storage and removal on parking spaces affected during snowfall."

On behalf of the petitioner, the petitioner's representative is requesting reconsideration of plat conditions of approval Nos. 5, 12 & 13, requiring the petitioner to complete sewer and water extension, road construction and signage prior to plat recordation. The petitioner would like the platting board to allow the plat to record prior to completion of these conditions. The petitioner stated the Senior Housing Project to be constructed in Vista Rose Subdivision is funded through Federal and State grants and the construction funds will not be issued until the property has been legally subdivided into its final configuration.

City of Wasilla has no objection to the plat recording prior to conditions of approval Nos. 5, 12 and 13 being completed. Also, submitted, an approved City of Wasilla Land Use Permit for development of Vista Rose Subdivision.

RECOMMENDATION for RECONSIDERATION OF PRELIMINARY PLAT AND VARIANCES:

Recommended motion: "I move to approve the reconsideration of preliminary plat and variances of Vista Rose, originally approved on March 17, 2016, removing conditions 5, 12 and 13, to allow for plat recordation without construction of sewer, water and road improvements.

FINDINGS for the RECONSIDERATION

1. The petitioner filed the reconsideration request within the timeframe required by MSB 43.35.005(A).

2. Reconsideration was granted pursuant to MSB 43.35.005(B)(2), the decision resulted from fraud, misrepresentation, or mistake.

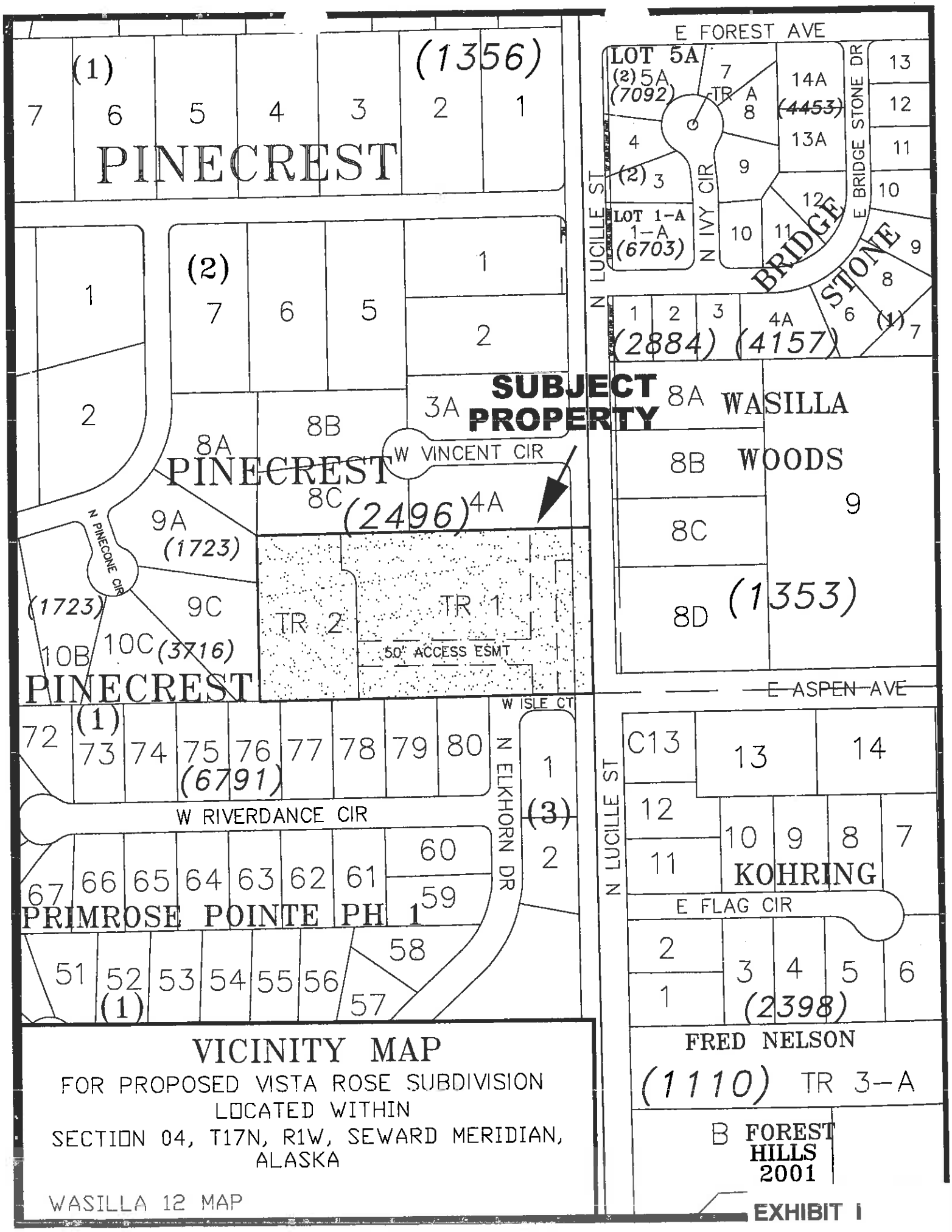
3. The petitioner stated the Senior Housing Project to be constructed in Vista Rose Subdivision is funded through Federal and State grants and the construction funds will not be issued until the property has been legally subdivided into its final configuration.

4. City of Wasilla has no objections to plat recordation prior to conditions of approval Nos. 5, 12 and 13 being completed and an approved land use permit is on file.

5. If approved, Tract 2 will be created with no access until after the plat is recorded.

ATTACHMENTS

• Vicinity map	**EXHIBIT I**
• MSB 43.35.005 Reconsideration By Platting Board code	**EXHIBIT II**
• Notice Of Platting Board Action with Findings	**EXHIBIT III**
• Meeting minutes	**EXHIBIT IV**
• Petitioner's request	**EXHIBIT V**
• City of Wasilla Non-Objection Letter	**EXHIBIT VI**
• City of Wasilla Land Use Permit Application	**EXHIBIT VII**
• Plat	**EXHIBIT VIII**



VICINITY MAP

FOR PROPOSED VISTA ROSE SUBDIVISION
LOCATED WITHIN
SECTION 04, T17N, R1W, SEWARD MERIDIAN, ALASKA

WASILLA 12 MAP

EXHIBIT I

CHAPTER 43.35: RECONSIDERATION AND APPEALS

Section
43.35.003 Appeals of platting officer decision
43.35.005 Reconsideration by platting board
43.35.015 Appeals

43.35.003 APPEALS OF PLATTING OFFICER DECISION.

(A) Appeals to the platting board shall be filed within ten ~~calendar~~ days of the platting officer's written decision on abbreviated plats, 40-acre exemptions, waivers, right-of-way acquisition plats, and airport acquisition plats, ~~and elimination or modification of utility, drainage, sanitation, and screening easements~~.

(1) A written notice of appeal shall be submitted to the platting division.

(2) The notice of the appeal shall state the reason for the appeal, which must be based on one or more of the following:

(a) the decision of the platting officer is in violation of borough code, state or federal law;

(b) there was a clerical error in the decision;

(c) there is newly discovered evidence or a change in circumstances which by due diligence could not have been discovered before the original hearing; or

(d) there was a substantial procedural error in the original proceedings.

(3) New evidence submitted after acceptance of the appeal shall not be considered or presented to the platting board.

(B) Within ten calendar days from the date the appeal was filed the platting division shall provide the notice of the appeal to the applicant and any party who filed written comments prior to the platting officer's original decision.

(C) Written comments on appeal must be filed with the platting division ten calendar days before the platting board meeting where the appeal will be considered. Only the parties filing written submittals or requesting to be heard in writing ten days prior to the appeal hearing may testify at the appeal hearing.

(D) The appeal hearing shall be set no later than 45 calendar days after the appeal is filed unless cause is shown by the party requesting the appeal that the hearing be expedited or continued. If the platting board does not act on the appeal within the 45 calendar days then the decision of the platting officer stands.

(Ord. 11-072, § 3 (part), 2012)

43.35.005 RECONSIDERATION BY PLATTING BOARD.

(A) The platting board may reconsider its decision upon petition of any person entitled to appeal the decision under MSB 15.39.120 filed within ten days of the date the written "notification of platting board action" is issued.

(B) The platting board may reconsider its decision only if it finds:

(1) there was a clerical error in the decision;

(2) the decision resulted from fraud, misrepresentation, or mistake;

(3) there is newly discovered evidence or a change in circumstances which by due diligence could not have been discovered before the original hearing;

(4) the board acted without jurisdiction in the original proceeding; or

(5) there was substantial procedural error in the original proceedings.

(C) The petitioner shall state one or more of the bases for reconsideration listed in subsections (B)(1) through (5) of this section in the petition for reconsideration and briefly explain why those bases for reconsideration apply to the petition.

(D) The platting board shall review the petition

EXHIBIT II - A

at its next regular meeting and decide whether to reconsider the matter. The decision to reconsider the matter shall be based on the petition and any oral argument of the petitioner, which the board may decide to hear.

(E) If the petition for reconsideration is granted, the platting board shall set the matter on its agenda for rehearing only after notifying all people giving testimony and all people required to receive notice of the original petition under ~~MSB 43.05~~ MSB 43.10.065. Parties shall have ten days from the date of notice that a reconsideration hearing has been granted to file written comments and inform the platting division of their intent to participate in the hearing.

(F) The reconsideration hearing shall be conducted in the same manner as the original proceeding.

(G) The platting board's decision at the reconsideration hearing shall be final, and no further petitions for reconsideration shall be entertained.

(H) The timely filing of a motion for reconsideration shall suspend the time for filing an appeal until the motion for reconsideration is resolved by the platting board.

(I) The timely filing of a petition for reconsideration from the granting of a vacation shall suspend the 30-calendar-day time period required for assembly or city council approval or denial of the proposed vacation until the matter is resolved by the platting board.

(Ord. 11-072, § 3 (part), 2012)

43.35.015 APPEALS.

(A) Appeals from decisions of the platting board may be made under the provisions of MSB 15.39.

(Ord. 11-072, § 3 (part), 2012)

EXHIBIT II - B

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Platting Division
350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Fax (907) 861-8407

March 22, 2016

NOTIFICATION OF ACTION

ARC Land Development, LLC
16633 Venutra Blvd. #1014
Encino, CA 91436-1859

RE: VISTA ROSE **CASE: 2016-016**

Action taken by the Platting Board on March 17, 2016 is as follows:

THE PRELIMINARY PLAT FOR VISTA ROSE AND VARIANCES FROM MSB 43.20.150(A) LEGAL ACCESS AND MSB 43.20.140(A) PHYSICAL ACCESS WAS APPROVED AND WILL EXPIRE ON MARCH 22, 2022 CONTINGENT UPON THE FOLLOWING CONDITIONS / REASONS (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Jay Van Diest

Mr. Jay Van Diest
Platting Board Chairman

cc:
DCP/ENG

The Boutet Company
601 E. 57th Place #102
Anchorage, AK 99518

Shadowoods LLC
20441 Ptarmigan Blvd.
Eagle River, AK 99577-8736

Dixie Banner
PO Box 872754
Wasilla, AK 99687-2754

EXHIBIT III-A

CONDITIONS of APPROVAL:

The Platting Board approved the Preliminary Plat and variances from MSB 43.20.120(A) Legal Access and MSB 43.20.140(A) Physical Access for Vista Rose, contingent upon the following:

1. Pay postage and advertising fees.

2. Provide updated Certificate to Plat executed within 90 days prior to recording.

3. Provide beneficiary affidavits from holders of legal and equitable interest.

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

5. Extend city sewer line north along Lucille Street to proposed subdivision's northern property line and connect to the City of Wasilla sewer system and water system in accordance with the city's standard specifications. Obtain City of Wasilla Public Works Department signoff and provide copy to Platting staff.

6. Resolve road names with Platting Staff.

7. Provide an Access and Utility Easement to include an area for a "T" turnaround at the west end of the internal road.

8. Dedicate 30'x170' permanent right-of-way on southeast corner, parallel to W. Isle Court as requested by City of Wasilla and Platting Staff.

9. Dedicate as right-of-way the 40' wide road easement of N. Lucille St. recorded at Book 8 Misc, Page 283.

10. Apply for a Land Use Permit for Subdivision from the City of Wasilla and provide a copy to Platting staff.

11. Show all easements of record on final plat.

12. Construct access to W. Isle Court and internal roads to City of Wasilla standards and obtain signoff from the City of Wasilla Public Works Department prior to recordation.

13. Install signage regarding snow storage and removal on parking spaces affected during snowfall.

14. Submit recording fee, payable to the State of Alaska, DNR.

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

FINDINGS for PRELIMINARY PLAT AND VARIANCES:

1. The plat of Vista Rose is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat.

2. A variance from MSB 43.20.120(A) *Legal Access* and MSB 43.20.140(A) *Physical Access,* was requested to allow for sub-standard legal and physical access to proposed Tract 2.

Variance 1 (*Legal Access*):

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

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

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

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

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

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

EXHIBIT III - C

includes trees, a wooden fence and a grass strip which will be a minimum of 15' wide.

Variance 2 (*Physical Access*):

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

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

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

Generally, Residential land development requires traffic circulation and connectivity to each individual lot. The subject property is planned as a multi-unit, 2 building development, with parking along the driveways and in front of the buildings. That style of development does not necessitate construction of a full width roadway, nor does it create a need for a fully constructed road with ditches, etc. The width of the drive access being developed is wider than is required by Borough. The road standards not being met by the driveway are the horizontal curvature, stopping site distance, etc. Additionally, the ditch requirements of a Borough standard road are not being met, but all water generated will be handled on site, through the use of underground infiltration galleries. This method is more efficient than handling water in ditches, which tend to overflow, or create icing conditions. The traffic generated by the development will generally be parking along the road at 90 degrees, necessitating slow movement. Additionally, the conditions of this lot (width and proximity to adjacent intersections off Lucille) make it difficult to develop in any other fashion.

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

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

EXHIBIT III - D

secondary access, in case the primary access is blocked. The proposed road grade dropping onto W. Isle Court at that point is 8%. The maximum allowed by Borough standards is 5%, which cannot be achieved without substantial grading and impact to the adjacent, established slopes and road improvements on W. Isle and Lucille.

3. The development is surrounded by residential development on the north and west sides, with no right-of-way access points on those sides.

4. The developer stated the 50' Access and Utility easement will be granted to the public but maintained privately.

5. There are no building setback requirements from access easements in the City of Wasilla.

6. The City of Wasilla development code has no prohibitions in regards to what facilities may be included within the access easements (not including structures).

7. The City of Wasilla Planner and Public Works Director support the proposed easements versus a flag lot configuration for the subdivision since future development of the two tracts will function as one development after construction.

8. The City of Wasilla required the developer to construct a secondary access to this development onto W. Isle Court.

9. The proposed tracts will be served by the City of Wasilla water and sewer.

10. Petitioner will need to apply to the City of Wasilla to construct a driveway in the dedicated right-of-way of W. Isle Court but City of Wasilla Public Works Director will not require the petitioner to reconstruct W. Isle Ct. within the new right-of-way.

11. Petitioner is dedicating a 30'x170' permanent right-of-way at the southeast corner to replace the temporary right-of-way on Lot 1, Block 3, Primrose Pointe Ph 1, Plat # 2008-25 which will create an alignment with W. Isle Court and Aspen Lane across Lucille Street.

12. Petitioner is dedicating the 40' wide road easement of N. Lucille St.

13. Public comment from Banner stated concerns over low income housing in the neighborhood. Staff notes Title 43 does not address end land use.

14. Ken Duffus responded to public noticing with comments concerning W. Isle Court alignment issues with Aspen Lane and access onto Elkhorn Drive. Staff notes that all the streets mentioned in the letter are maintained by the City of Wasilla and the Director of Public Works and the City Planner have reviewed and approved the design of this subdivision.

15. Access to snow storage area is through parking spaces and signage for snow storage and removal will be needed.

EXHIBIT III-E

VOTE:

- The motion passed with all in favor.

TIME: 1:50 P.M.
CD: 0:49:25

D. <u>VISTA ROSE</u>

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

EXHIBIT IV

The Boutet Company, Inc.
601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

Phone 907.522.6776
Fax 907.522.6779

RECEIVED
APR 1 2016
PLATTING

3/31/2016

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer, AK., 99645

RE: Request for Platting Board Reconsideration, Vista Rose Subdivision, Case 2016-016

Dear Ms. Horton,

On behalf of the petitioner of the Vista Rose Subdivision, I would like to request reconsideration of Plat Conditions of Approval items 5, 12 and 13. These items all regard construction of project improvements before plat recordation. We would like to request the plat conditions be modified to allow the project to move forward before the plat records.

Per MSB Code, 43.35.005 B.2 the Board may reconsider the platting conditions of approval if *the decision resulted from fraud, misrepresentation, or mistake*. The ***mistake*** in the application was that the ***variance request application did not make clear the project timing, objectives and public funding limitations for this type of project. The intent of the developer was to proceed with construction immediately upon plat APPROVAL, not upon recording.*** ***Therefore, the plat needs to record prior to road construction.***

The project is a Low Income Senior Housing Development, funded through both Federal and State grants. While the project has been approved by AHFC, those construction funds will not be issued until the property has been legally subdivided into it's final configuration. The construction plans are in review at the City of Wasilla Department of Public Works, and final plan approval is anticipated within 2-3 weeks.

Please don't hesitate to contact me if you have any questions or comments about this request.

Tony Hoffman, P.L.S.
The Boutet Company
601 East 57th Place, Suite 102
Anchorage, AK, 99518
522-6776 (Main)
317-7724 (Cell)

EXHIBIT V

CITY OF WASILLA

290 East Herning Avenue, Wasilla, Alaska 99654-7091
Telephone (907) 373-9010 Fax (907) 373-9011

April 26, 2016

Mat-Su Borough
Platting Department
350 E. Dahlia Ave
Palmer, Alaska 99645

RE: Vista Rose Subdivision - Plat Recording
Letter of Non-Objection

The City of Wasilla has no objection to the recording of plat for Vista Rose Subdivision without all of the Borough's conditions being met for this project, such as:

- Extend city sewer line north along Lucille Street to proposed subdivision's northern property line and connect to the City of Wasilla sewer system and water system in accordance with the city's standard specifications. Obtain City of Wasilla Public Works signoff and provide copy to the Planning staff.
- Construct access to W. Isle Court and internal roads to City of Wasilla standards and obtain signoff from the City of Wasilla Public Works Department prior to recordation.
- Install signage regarding snow storage and removal on parking spaces affected during snowfall.

See attached City of Wasilla Land Use permit that was approved on April 13, 2016 for this project. If you have any questions, please do not hesitate to contact me.

Sincerely,

Archie Giddings, PE
Public Works Director

cc: Tony Hoffman
Cameron Johnson

Exhibit VI

CITY OF WASILLA PLANNING OFFICE
290 E. HERNING AVE.
WASILLA, AK 99654-7091
PHONE: (907) 373-9020
FAX: (907) 373-9021

Date: 4-1-16
TID # 17N01W04A005
Case No. A 16 - 24

LAND USE PERMIT APPLICATION

Type of application (check all that apply)

☐ Single Family Dwelling (SFD) ☐ Garage/Shed
☐ Addition to SFD ☐ Accessory Use
☐ Commercial under 10,000 sq. ft.
☒ Other (please specify) Senior Apartments

Project Name and Description

40,968 sq. ft.
Vista Rose Senior Apartments-42 new senior apartments with community building

Subdivision Name:

Tracts 1 & 2

Street Address of project:

1250 N. Lucille Street

Zoning Designation: Residential Multifamily

Property Owner:

ARC Land Development, LLC

Applicant Name:

Wasilla Pacific Associates, an Alaska LP

Mailing Address:

430 E. State St., Suite 100
Eagle, ID 83616

Phone:
208-908-4873

Fax #:
208-461-0033

Email:

dons@tpchousing.com

The following items must be shown on the Site Plan:

- All provisions of WMC 16.08.015 Site plan - As-built survey.

Applicant Certification:
I certify that the information contained in this application is true and correct to the best of my knowledge, and that I understand that any false statements made by me on this application, may be subject to revocation or denial of the Land Use Permit. I further certify that I am the property owner or that I have been designated by the property owner to act on their behalf. I understand that the City of Wasilla will not be held liable for any improvements made to this property if an appeal is filed or if other types of permits for this property are required by another agency. I further understand that no activity may be made to this property until a Land Use Permit is valid.

Signature of Applicant: _____ Date: 3-23-16

Signature of Owner: _____ Date: 4/1/16
(If different then Applicant)

RECEIVED
APR 01 2016
Planning Office
City of Wasilla

* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

P:\Forms\FORMS_APPS\2012 LAND USE PERMIT APP.doc

Exhibit VII-A

For Official Use Only:

Filing Fee Paid:
- ☐ $50 for AA, Administratively Approved Land Use Permit; or
- ☐ Receipt #: 31059 – 4/1/16
- ☐ Copy sent to Owner/Applicant

Minimum setback requirements: Front 25' Rear 25' Side 10'

Maximum building height 35'

Number of parking spaces 63

Paving Required? No ☐ Yes ☒ Waiver attached? ☐

Snow storage area 1,575 SF
(25 s.f. for each required parking space)

Flood Lights 3
(1 for every 25 parking spaces)

Conditions of approval? No ☐ Yes ☒

Conditions for approval:

1. Construction on the site must be consistent with the approved site plans date stamped 4/1/16 and attached to this permit. NOTE: A revised site plan must be submitted no later than April 29, 2016 that includes a data table reflecting snow storage, building height, building setbacks, revised parking calculations, and Planning Commission Resolution Serial No. 15-18(AM).
2. The sidewalk connection to Lucille Street in the northeast area of the parcel may not be constructed since it is inconsistent with the requirements in the Wasilla Official Streets & Highways Plan. Sidewalk connections/crossings must be constructed at intersection (e.g. Isle Court/Lucille Street).
3. Landscaping must be installed consistent with the landscape plan date stamped 4/12/16 and Planning Commission Resolution Serial No. 15-18(AM).
4. A survey with a "wet ink" survey must be submitted showing the right-of-way changes along Lucille Street and Isle Court by May 16, 2016.
5. An as-built survey must be submitted to the City Planning Department after completion of the structure.

City Planner Approval:
This Land Use Permit is valid for twelve months after City Planner's signature. You may begin work, however please remember that if an appeal is filed within five days of permit approval, all activity must cease on this property until the appeal is resolved.

Approval of City Planner: _____ **Date:** 4/13/16

_____ Property Owner called after signed by City Planner

_____ Property Owner faxed or mailed a copy of signed application

Notice of Right to Appeal: All decisions of the City Planner are appealable per WMC Title 16.

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

Exhibit VII-B

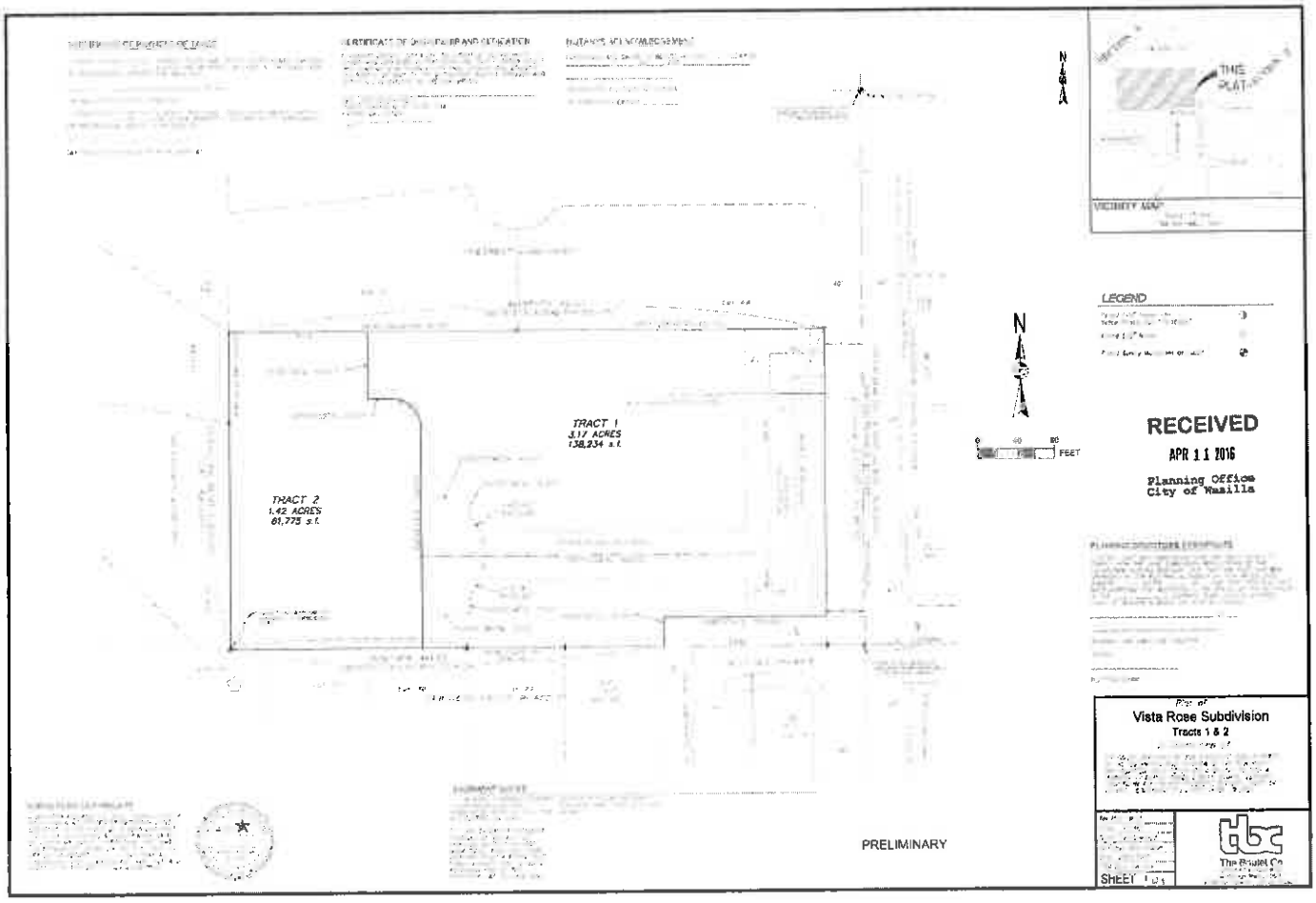


Exhibit VII-C

CERTIFICATE OF PAYMENT OF TAXES

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

_____, 20___

TAX COLLECTION OFFICIAL (BOROUGH)

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

_____

TAX COLLECTION OFFICIAL (CITY OF WASILLA)

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

_____

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

_____
DATE

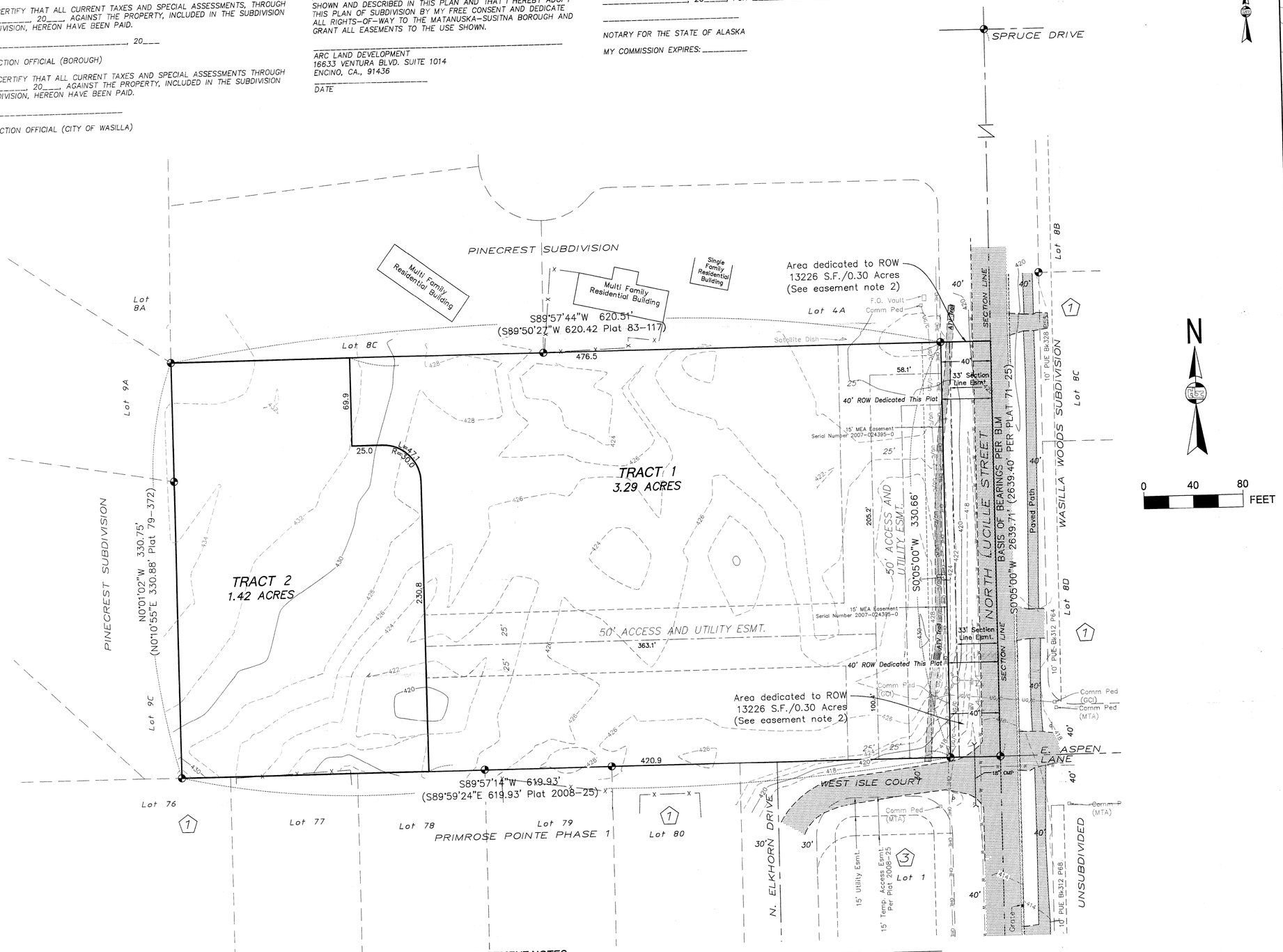
NOTARYS ACKNOWLEDGEMENT

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

_____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____



VICINITY MAP

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

LEGEND

- Existing Paved Road
- Existing Power Pole
- Existing Overhead Electric — OHE —
- Found Survey Monument
- Existing Fence — X —
- Existing Fire Hydrant
- Existing Water Valve per Utility Markings — WV
- Existing Waterline per Utility Markings — W —
- Existing Curb and Gutter
- Existing Underground Communications Line per Utility Markings — UG/C —
- Contour Elevation (2 Foot Interval) — 426 —
- Area dedicated to ROW

PLANNING DIRECTORS CERTIFICATE

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

_____, 20___

_____

PLANNING AND LAND USE DIRECTOR

ATTEST:

_____

PLATTING CLERK

RECEIVED
FEB 16 2016
PLATTING

Agenda Copy

EASEMENT NOTES:

1. BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION BOOK 24, PAGE 194 NOT PLOTTED ON HERE.

2. PER EASEMENT DOCUMENT PROVIDED BY THE MAT SU BOROUGH, DATED 5-9-1966, BOOK 8MISC, PAGE 283, THERE APPEARS TO BE A FORTY FOOT ROAD EASEMENT ON THE EAST BOUNDARY LINE OF THIS PROPERTY. AS THE NEW ROAD DEDICATION SHOWN ON HERE OVERLAPS THAT STRIP, IT IS NOT SHOWN.

SURVEYORS CERTIFICATE

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

STATE OF ALASKA
49TH
Anthony Hoffman
LS-9020
Registered Professional Land Surveyor
2-15-16

Plat of

Vista Rose Subdivision

Tracts 1 & 2

A Subdivision of

THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (S1/2 SE1/4 SE1/4 NE1/4), SECTION 4, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, LOCATED IN THE PALMER RECORDING DISTRICT, STATE OF ALASKA. CONTAINING 5.0 ACRES, MORE OR LESS

Tax Map: WA12	
Scale: 1"=40'	
Drawn: TH / Checked:	
FB/Page: 2015-1/13&25	
Date: 2/15/2016	
MSB Case No.: N/A	
SHEET 1 of 1	

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