



**COMMENTS:**

City of Houston Public Works Director supports this request and has no objections. (Exhibit C)

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

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

**CONCLUSION for ABBREVIATED PLAT:**

The proposed plat for Enchanted Forest, Lot 12A, Block 16, located within Section 26, Township 18 North, Range 3 West, Seward Meridian, Alaska is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats and MSB 43.15.054(H), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code which require useable area report submittals, legal and physical access, as-built survey, and topographic information.

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

**RECOMMENDATIONS for ABBREVIATED PLAT:**

Staff recommends approval of Enchanted Forest, Lot 12A, Block 16, located within Section 26, Township 18 North, Range 3 West, Seward Meridian, Alaska contingent on the following recommendations:

1. Pay postage and advertising fees.
2. Provide updated Certificate to Plat executed within 90 days prior to recording.
3. Provide beneficiary affidavits from holders of legal and equitable interest.
4. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Show or list all easements of record on final plat.
6. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
7. Submit final plat in full compliance with Title 43.

**FINDINGS for ABBREVIATED PLAT:**

1. The abbreviated plat of Enchanted Forest, Lot 12A, Block 16 is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, exemptions for elimination of common lot lines.

2. There are no public, outside agency or MSB department objections.
3. The proposed lot has frontage onto a public road.
4. Two lots are being combined into one lot containing .98 acres more or less.
5. Per MSB 43.15.025(B) plats that remove lot lines on a subdivision plat of record are exempt from provisions of the code which require useable area reports submittal, legal and physical access, as-built survey and topographic information.
6. Per MSB 43.15.054 (G) Exemption. A subdivision plat, the sole purpose of which is to eliminate lot lines on a subdivision plat of record, shall be exempt from the survey and monumentation requirements of this section.
7. MSB Code Compliance stated this property is not in flood hazard area.



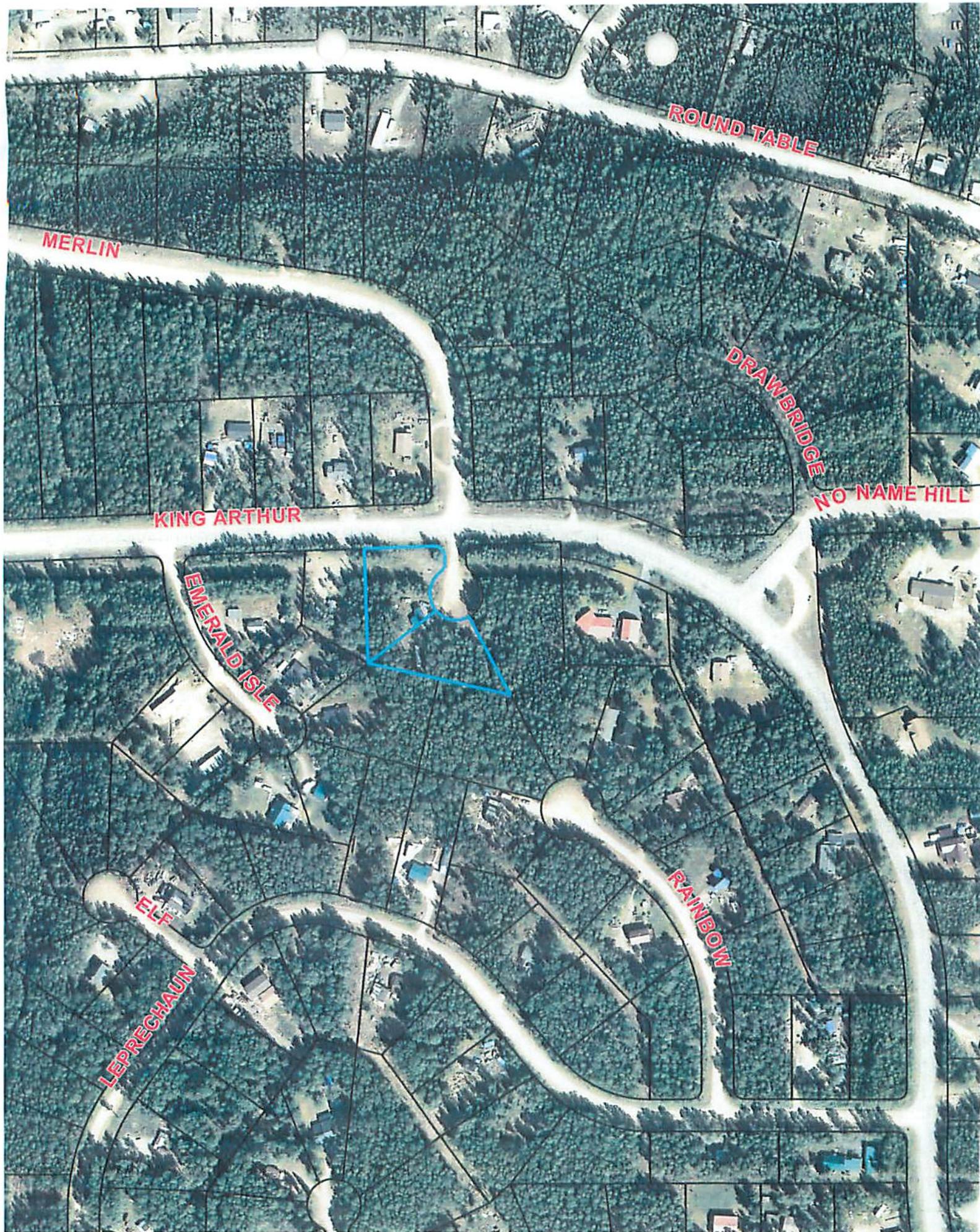


EXHIBIT B

## **Cheryl Scott**

---

**From:** Tom Copelin <Tcopelin@houston-ak.gov>  
**Sent:** Tuesday, March 01, 2016 10:59 AM  
**To:** Platting  
**Subject:** RE: Enchanted Forest RSB B/16 L/11 & 12

Good Morning,

I support the request for Lot12A, Block16, Enchanted Forest. After reviewing the property there are no objections with the City of Houston on this request.

Regards,  
Tom Copelin  
Public Works Director  
City of Houston  
(907) 892-6869  
(907) 355-4611

Public Records Law Disclosure: This e-mail may be considered public record and be subject to public disclosure.  
Confidentiality Notice: This e-mail may contain confidential or privileged information. It is intended only for the use of the recipient named above. If you believe you have received this message in error, please notify me immediately by reply email, delete the message from your computer, and destroy any paper copies.

**From:** Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>] **On Behalf Of** Platting  
**Sent:** Monday, February 29, 2016 3:19 PM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers; Theresa Taranto; Sonya Dukes; Tom Copelin; Chris Humble; [brian.young@usps.gov](mailto:brian.young@usps.gov)  
**Subject:** Enchanted Forest RSB B/16 L/11 & 12

All~

Attached is a Request for Comments for Lot 12A, Block 16, Enchanted Forest, MSB Case # 2016-030, Tech CS. Also, attached is the vicinity map, owner's statement and preliminary plat.  
Comments are due by March 21, 2016.

Please contact me if you have any questions.

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



Matanuska - Susitna Borough  
Development Services

MAR 01 2016

# MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Received

Comments Due: March 21, 2016

February 29, 2016

## Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	.....
AK Dept. of Transportation – Avia	Open Cases Y or <b>(N)</b>
AK DNR, Division of Mining/Land	SpUD Y or <b>(N)</b>
AK DNR, Public Access Defense	<u>City of Houston</u>
AK DNR, Division of Agriculture	FIRM # <u>8007</u> Zone <u>X</u>
AK DF&G, Habitat Mgmt. & Perm	Comments: _____
AK DF&G, Division of Sport Fis	_____
AK Railroad, Engineering Depart	_____
Corp of Engineers	Date: <u>3/21/16</u> By: <u>[Signature]</u>
U.S. Postmaster	_____
City of: Houston	Assembly District # 7
Community Council:	
Fire Service Area: #	
Road Service Area: #	
MSB – Borough Attorney	

Title:	ENCHANTED FOREST RSB B/16 L/11 & 12
Location:	SEC 26 , T18N, R03W, S.M, AK
Petitioner:	WILLIAM D. BABCOCK III
Address:	7362 W PARKS HWY PMB 373 WASILLA, AK 99623
Surveyor:	ALASKA RIM ENGINEERING, INC.
Address:	9131 E FRONTAGE RD PALMER, AK 99645

**The request is to combine Lots 11 & 12, Block 16, Enchanted Forest (Plat # 71-50) into one new lot to be known as Lot 12A, Block 16, Enchanted Forest, containing .98 acres, more or less.**

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

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 21, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 30, 2016**.

Kindest Regards,

*Cheryl Scott*

Platting Technician  
[cheryl.scott@matnugov.us](mailto:cheryl.scott@matnugov.us)

*Providing Outstanding Borough Services to the Matanuska-Susitna Community.*

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 30, 2016**

PRELIMINARY PLAT:     **MOOREHOUSE TRAIL TRACTS T/B-1 & B-2**  
LEGAL DESCRIPTION:    **SEC 24, T18N, R2E S.M., AK**  
PETITIONER:           **PAUL & BARBARA HULBERT**  
SURVEYOR:             **HULBERT SURVEYING**  
ACRES:         20.00         PARCELS:     2  
REVIEWED BY:         PEGGY HORTON             CASE: 2016-028

---

**REQUEST:**

The request is to divide Tract B, Moorehouse Trail Tracts, Plat #2001-82, into 2 tracts to be known as Moorehouse Trail Tracts B-1 & B-2, containing 20 acres more or less. Located within Section 24, Township 18 North, Range 2 East, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Maps	<b>Exhibit A</b>
Wvr Of Road Standards	<b>Exhibit B</b>

**COMMENTS:**

ROW Coordinator	<b>Exhibit C</b>
Land Management	<b>Exhibit D</b>
Development Services	<b>Exhibit E</b>
DPW Engineer	<b>Exhibit F</b>
DPW Road Maint Superintendent	<b>Exhibit G</b>

**DISCUSSION:**

The property is located on an unconstructed section line easement off of N. Koppenburg Rd. The property is outside of a road service area. MSB 43.20.055(A)(3)(a) states "For a plat of four lots or less outside of a road service area, legal access shall be provided to all of the lots and construction of a road is not required; provided that a note shall be placed on the plat to state that if any of the lots or parcels are further subdivided which would create more than the four original lots created, a road must be constructed to pioneer standards and until accepted by the borough, no borough maintenance will be provided nor any borough funds shall be spent on upgrades.

Legal access from Koppenburg Rd is provided with the 50' wide section line easement on the north side of the section line and a 33' section line easement on the south side of the section line. Both lots have adequate legal access and frontage on the section line easement to comply with MSB 43.20.120, Legal Access, and MSB 43.20.320, Frontage.

A 20' wide utility easement exists on the south side of the lots, granted with the recording of Moorehouse Trail Tracts, Plat #2001-82.

The tracts being created are both 10 acres more or less, well over 400,000 sq ft, and topographic contours signed by a land surveyor have been provided, therefore no useable area report is required per MSB 43.20.281(A)(1)(i)(i).

This subdivision received a waiver of road construction standards under Title 16 when created in 2001 (**Exhibit B**). Current code allows for this subdivision without road construction.

**COMMENTS:**

The ROW Coordinator had no comment (**Exhibit C**). Land and Resource Management Division stated no borough land is affected by this subdivision and they have no objection (**Exhibit D**). Development Services stated the property is not within a FEMA designated Special Flood Hazard Area and there are no open Code Compliance Cases and they have no other comments (**Exhibit E**).

Dept of Public Works Engineer had no comments (**Exhibit F**). Dept of Public Works Road Maintenance Superintendent has no issue with the subdivision (**Exhibit G**).

No responses as a result of the public noticing have been received.

**CONCLUSION:**

The proposed abbreviated plat for Moorehouse Trail Tracts T/B-1 & B-2 is consistent with AS 29.40.090 Abbreviated Plats and MSB 43.15.025 Abbreviated Plats, whereas there is legal access to the lot, the request does not require dedication or variance from subdivision regulations and the Platting Officer has authorization to approve the plat. MSB 43.20.055(A)(3)(a) allows for a subdivision outside of a road service area with only legal access. A useable area report was not required as the two tracts will be greater than 400,000 sq ft each and a topographic map was provided. There were no objections to the proposed plat note restriction removal from any borough departments, utility companies, or the general public.

**RECOMMENDATIONS:**

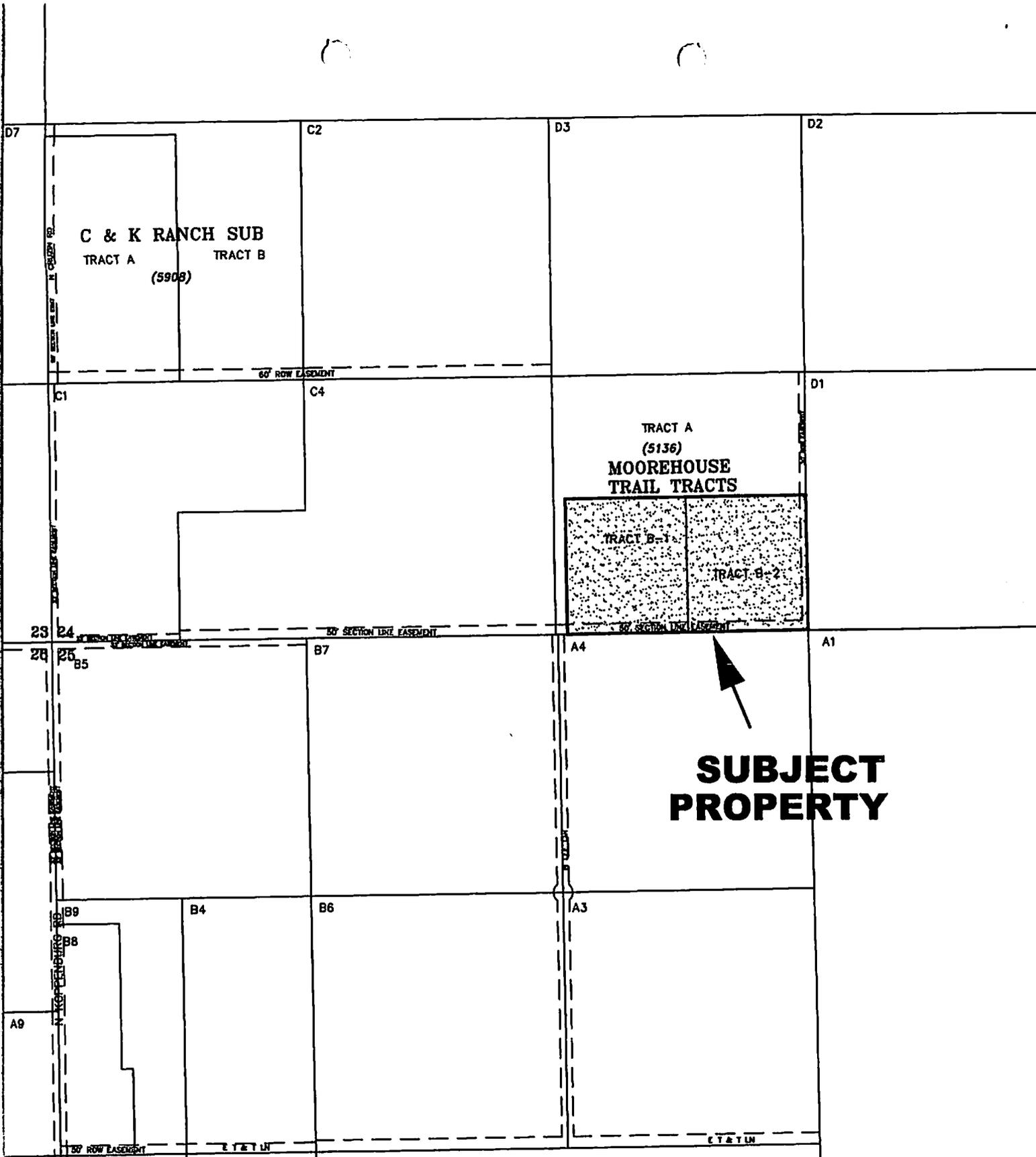
Staff recommends approval of the abbreviated plat of Moorehouse Trail Tracts T/B-1 & B-2, contingent upon:

1. Pay mailing and advertising fee.

2. Place a plat note "If any of the lots or parcels are further subdivided which would create more than the original lots created, a road must be constructed to pioneer standards and until accepted by the borough, no borough maintenance will be provided nor any borough funds shall be spent on upgrades."
3. Provide updated Certificate to Plat showing current ownership executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
4. 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.
5. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
6. Submit final plat in full compliance with Title 43.

**FINDINGS:**

1. The abbreviated plat for Moorehouse Trail Tracts T/B-1 & B-2 is consistent with AS 29.40.090 and MSB 43.15.025.
2. Useable area report was not necessary as both tracts will be greater than 400,000 sq ft and a topographic contours were provided from the surveyor.
3. A 20' wide utility easement exists on the south side of the lots, granted with the recording of Moorehouse Trail Tracts, Plat #2001-82.
4. There were no objections to the proposed revision from any MSB departments, outside agencies, or the public.
5. The unconstructed section line easement along the south boundary gives legal access to the two lots. MSB 43.20.055(A)(3)(a) allows for a subdivision of four lots or less outside of a road service area as long as there is legal access and plat notes are provided concerning subsequent subdivisions of the lots.
6. This subdivision received a waiver of road construction in 2001. MSB 43.20.055(A)(3)(a) allows for this subdivision without road construction.



## VICINITY MAP

FOR PROPOSED MOOREHOUSE TRAIL TRACTS

T/B-1 & B-2

LOCATED WITHIN SECTION 24, T18N, R2E

SEWARD MERIDIAN, ALASKA

PALMER 6 MAP

**EXHIBIT A-1**

N CRUZIN RD

N LEE CIR

N KOPPENBURG RD

ET&TLN

ET&TLN



EXHIBIT A-2

Palmer 2001-130

WAIVER OF ROAD STANDARDS RESOLUTION SERIAL NUMBER 2001-130-WRS  
MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLATTING BOARD WAIVING THE ROAD CONSTRUCTION STANDARDS OF MSB 16.20.140 FOR THE SW1/4 SE1/4 SECTION 24, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA, LOCATED WITHIN THE PALMER RECORDING DISTRICT

---

WHEREAS, J Bruce Bush & Paul E Hulbert, owners, petitioned the platting board of the Matanuska-Susitna Borough to waive road construction for the SW1/4 SE1/4 Section 24, T18N, R2E, Seward Meridian, Alaska; and

WHEREAS, notice of public hearing for the request was published and notices sent to affected property owners adjacent to the request; and

WHEREAS, the platting board heard testimony for or against the request and considered the merits of the request; and

WHEREAS, legal access according to 16.20.120 exists; and

WHEREAS, no prior reduction of road standards have been granted under this subsection; and

WHEREAS, the applicants demonstrated to the platting board that the legal access is adequate to contain a future borough standard road and turn-around; and

WHEREAS, public monies will not be expended for road construction or maintenance until upgraded by the property owner to meet road standards in effect at date of road maintenance acceptance; and

WHEREAS, emergency service access is not guaranteed, unless the access road is built to borough standards and accepted by the borough public works department; and

WHEREAS, school bus service will not be provided, unless the access road is built to borough standards and accepted by the borough public works department; and

WHEREAS, the documents conveying the property must reference this platting board resolution; and

WHEREAS, no further waiver or reduction of road standards may be applied for a received for this parent parcel or subsequent parcels.

NOW THEREFORE, the Matanuska-Susitna Borough platting board resolves that the request for a waiver of road construction for the SW1/4 SE1/4 Section 24, T18N, R2E, Seward Meridian, Alaska, pursuant to 16.20.050(C) and (E) is hereby approved.

PASSED AND APPROVED by the platting board of the Matanuska-Susitna Borough on the 21st day of  
May 1998.

August 22, 2001

ATTEST:

Marilyn McGuire  
Marilyn McGuire, Platting Clerk



Sandra Garley  
Sandra Garley, Planning Director



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

**RECEIVED**  
 MAR 10 2016  
**PLATTING**  
 March 1, 2016

Comments Due: March 21, 2016

**Abbreviated Plat Request for Comments**

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

Title:	Moorehouse Trail Tracts T/B-1 & B-2
Location:	Sec 24, T18N, R02E, S M, AK
Petitioner:	Paul & Barbara Hulbert
Address:	6177 S Big Lake Road, Wasilla AK 99623
Surveyor:	Hulbert Surveying
Address:	6177 S. Big Lake Road, Wasilla AK 99623

**The request is to divide Tract B, Moorehouse Trail Tracts, Plat #2001-82, into 2 tracts to be known as Moorehouse Trail Tracts B-1 & B-2, containing 20 acres more or less. Located within Section 24, Township 18 North, Range 2 East, Seward Meridian, Alaska.**

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

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 21, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 30, 2016**.

Kindest Regards,

*Peggy Horton*  
 Peggy Horton  
 Platting Technician  
[peggy.horton@matsugov.us](mailto:peggy.horton@matsugov.us)

*No Comments*  
*A.R. 3/11/16*

*Providing Outstanding Borough Services to the Matanuska-Susitna Community.*



# MATANUSKA-SUSITNA BOROUGH

## Community Development

### Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

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

#### MEMORANDUM

DATE: March 1, 2016  
TO: Eileen Probasco, Planning Director  
FROM: Land & Resource Management *MSC*  
SUBJECT: Preliminary Plat Comments / Case #2016-028

---

RECEIVED  
MAR 01 2016

PLATTING DIV

Platting Tech: Peggy Horton  
Public Hearing: March 30, 2016  
Applicant / Petitioner: Hulbert  
TRS: 18N02E24  
Tax ID: 5136000T00B  
Subd: Moorehouse Trail Tracts T/B-1 & B-2  
Tax Map: PA 06

#### Comments:

- No MSB lands affected.
- No objection.

EXHIBIT D

Matanuska - Susitna Borough  
Development Services



received  
MAR 01 2016  
MATANUSKA-SUSITNA BOROUGH  
• PLATTING DIVISION •  
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488  
PHONE 861-7874 • FAX 861-8407

Comments Due: March 21, 2016

March 1, 2016

### Abbreviated Plat Request for Comments

AK Dept. of Transportation - Anchorage	MSB - Emergency Services
AK Dept. of Transportation - Palmer	MSB - Community Council
AK Dept. of Transportation - Avia	Open Cases Y or <input checked="" type="radio"/> N
AK DNR, Division of Mining/Land	SpUD Y or <input checked="" type="radio"/> N
AK DNR, Public Access Defense	FIRM # <u>7300</u> Zone <u>X</u>
AK DNR, Division of Agriculture	Comments: _____
AK DF&G, Habitat Mgmt. & Perm	_____
AK DF&G, Division of Sport Fis	_____
AK Railroad, Engineering Depart	Date: <u>3/21/16</u> By: <u>[Signature]</u>
Corp of Engineers	Assembly District # 1
U.S. Postmaster	
City of	
Community Council: Lazy Mour	
Fire Service Area #	
Road Service Area: #	
MSB - Borough Attorney	

Title:	Moorehouse Trail Tracts T/B-1 & B-2
Location:	Sec 24, T18N, R02E, S.M, AK
Petitioner:	Paul & Barbara Hulbert
Address:	6177 S. Big Lake Road, Wasilla AK 99623
Surveyor:	Hulbert Surveying
Address:	6177 S. Big Lake Road, Wasilla AK 99623

**The request is to divide Tract B, Moorehouse Trail Tracts, Plat #2001-82, into 2 tracts to be known as Moorehouse Trail Tracts B-1 & B-2, containing 20 acres more or less. Located within Section 24, Township 18 North, Range 2 East, Seward Meridian, Alaska.**

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

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 21, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 30, 2016**.

Kindest Regards,

**EXHIBIT E**

## Peggy Horton

---

**From:** Susan Lee  
**Sent:** Tuesday, March 01, 2016 2:34 PM  
**To:** Platting  
**Subject:** RE: Request for Comments for Moorehouse Trail Tracts RSB T/B-1 & B-2 Case #2016-028  
Tech: PH

No comment.

Susan

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

---

**From:** Peggy Horton **On Behalf Of** Platting  
**Sent:** Tuesday, March 01, 2016 11:28 AM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); [matthew@matsuplats.com](mailto:matthew@matsuplats.com); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Jim Sykes ([jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com))  
**Subject:** Request for Comments for Moorehouse Trail Tracts RSB T/B-1 & B-2 Case #2016-028 Tech: PH

Good Morning,

Attached is a request for comments for an abbreviated plat in the Lazy Mountain Area. The property is outside of a Road Service Area so no road construction is required per MSB 43.20.055.

Please review and provide any comments by March 21, 2016.

Thank you,

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

**EXHIBIT F**

## Peggy Horton

---

**From:** Jamie Keller  
**Sent:** Thursday, March 10, 2016 4:02 PM  
**To:** Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for Comments for Moorehouse Trail Tracts RSB T/B-1 & B-2 Case #2016-028  
Tech: PH

No comments.

Jamie Keller

**From:** Peggy Horton **On Behalf Of** Platting  
**Sent:** Tuesday, March 01, 2016 11:28 AM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); [matthew@matsuplats.com](mailto:matthew@matsuplats.com); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Jim Sykes ([jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com))  
**Subject:** Request for Comments for Moorehouse Trail Tracts RSB T/B-1 & B-2 Case #2016-028 Tech: PH

Good Morning,

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Thank you,

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

**EXHIBIT G**

## Peggy Horton

---

**From:** Will Barickman  
**Sent:** Tuesday, March 01, 2016 12:12 PM  
**To:** Peggy Horton  
**Cc:** Jim Jenson; Terry Dolan  
**Subject:** RE: Request for Comments for Moorehouse Trail Tracts RSB T/B-1 & B-2 Case #2016-028 Tech: PH

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](mailto:will.barickman@matsugov.us)

**From:** Jim Jenson  
**Sent:** Tuesday, March 01, 2016 11:50 AM  
**To:** Will Barickman  
**Cc:** Terry Dolan  
**Subject:** FW: Request for Comments for Moorehouse Trail Tracts RSB T/B-1 & B-2 Case #2016-028 Tech: PH

RSA 19

**From:** Peggy Horton On Behalf Of Platting  
**Sent:** Tuesday, March 01, 2016 11:28 AM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); [matthew@matsuplats.com](mailto:matthew@matsuplats.com); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Jim Sykes ([jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com))  
**Subject:** Request for Comments for Moorehouse Trail Tracts RSB T/B-1 & B-2 Case #2016-028 Tech: PH

Good Morning,

Attached is a request for comments for an abbreviated plat in the Lazy Mountain Area. The property is outside of a Road Service Area so no road construction is required per MSB 43.20.055.

Please review and provide any comments by March 21, 2016.

Thank you,

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

**EXHIBIT H**



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



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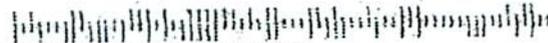
PLATTING

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118N02E25B007  
 BURGIN & RAY TRUST  
 BURGIN JAMES H & RAY J D TRES  
 PO BOX 232052  
 ANCHORAGE AK 99523-2052

99523-2052 3026



NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER:** PAUL & BARBARA HULBERT (owners/petitioners)

**REQUEST:** The request is to divide Tract B, Moorehouse Trail Tracts into 2 tracts to be known as **MOOREHOUSE TRAIL TRACTS B-1 & B-2**.

**LOCATION:** Located within Sec 24, T18N, R02E, S.M. AK, lying north of E. Huntley Road and east of N. Koppenburg Road.

**Community Council:** Lazy Mountain      **Assembly District:** #1: Jim Sykes      **Area:** 20 Acres +/-

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in The Meeting Room of the Palmer Public Library, 655 S. Valley Way, Palmer, Alaska on the proposed Re-Subdivision on March 30, 2016. The meeting begins at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances because your property is within 600' of the petition area. This will be heard before the **PLATTING OFFICER** and you are invited to attend.

If you would like to send comments regarding the proposed action, please mail to MSB, Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or fax to (907) 861-8407 or e-mail: platting@matsugov.us. Comments received by 3:00 PM one week prior to the meeting, March 23, 2016, will be included in the Platting packet. Comments received from the public up to 4:00 PM one day prior to the meeting will be given to the Platting Officer 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 Officer, a person must be designated an *interested party*. See MSB 15.39.010 for definition of "Interested Party". The procedures governing appeals to the Platting Board are contained in MSB 43.35.003, which is available on the Matanuska-Susitna Borough internet home page, (www.matsugov.us), in the Borough Clerk's office, or at various libraries within the borough.

**Name:** JAMES BURGIN      **Address:** AS ABOVE

**Comments:** THE MEMBERS OF OUR TRUST HAVE ABSOLUTELY NO OBJECTIONS OR CONCERNS WITH THE HULBERT'S PETITION ~ THEY ARE KNOWLEDGEABLE AND RESPECTFUL LANDOWNERS & NEIGHBORS.

*James Burgin*  
 230.7992      03/25/2016

Case #16-028 PH

Note: Vicinity Map Located on Rev

ITEM #4B    3/30/2016  
 MOOREHOUSE TRAIL TRC B-1 & B-2  
 PAGES 1 OF 1  
 HANDOUT #1