

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
April 6, 2016**

PRELIMINARY PLAT: **KLEIN ESTATES**
LEGAL DESCRIPTION: **SEC 31, T16N, R03W S.M., AK**
PETITIONER: **JASON & AMANDA KLEIN**
SURVEYOR/ENGINEER: **DENALI NORTH**
ACRES: **40.0** **PARCELS: 3**
REVIEWED BY: **CHERYL SCOTT** **CASE: 2016-037**

REQUEST:

The request is to subdivide Government Lot 4 of Section 31, T16N, R03W into three new lots to be known as Klein Estates, containing 40.0 acres more or less.

EXHIBITS:

Vicinity Map	EXHIBIT A	1 pg
Aerial Map	EXHIBIT B	1 pg
As-Built/Topo/Drainage Map	EXHIBIT C	2 pg
Soils Report	EXHIBIT D	3 pgs

COMMENTS:

Planning	EXHIBIT E	1 pg
Public Works, O&M	EXHIBIT F	2 pgs
MSB Cultural Resources	EXHIBIT G	1 pg
MSB Permit Center	EXHIBIT H	1 pg
MSB Code Compliance	EXHIBIT I	1 pg
MSB Land & Resource Management	EXHIBIT J	1 pg
Enstar	EXHIBIT K	1 pg
MTA	EXHIBIT L	2 pgs
Corps of Engineers	EXHIBIT M	8 pgs

DISCUSSION:

Access: The three proposed lots will access from S. Goose Creek Road which is maintained by the Borough. Goose Creek Road is a 60' wide public use easement recorded on October 19, 1984, Book 385, Page 61 and the road appears to be constructed entirely within the easement.

The proposed lots have more than the minimum required frontage onto a public road and comply with MSB 43.20.320, *Frontage*.

The permit center currently has applications for driveway permits on file for proposed Lots 1 & 2. Lot 3 will need to apply for a driveway permit from the MSB Permit Center.

Drainage: A topographic map with drainage arrows was provided. The civil engineer stated that existing drainage will be maintained. **(Exhibit C)**

Soils: The civil engineer stated the soils within the proposed subdivision consist of sandy gravel with traces of silt, based on testholes. Two test hole logs were provided and the soils are consistent with MSB 43.20.281, *Area*. The soils are suitable for conventional on-site wastewater disposal system. Based on the testhole data and observations of topography there is a minimum of 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of useable building area on each of the proposed lots under 400,000 sq. ft.. Two testhole logs were provided and the soils are consistent with MSB 43.20.281, *Area*. Proposed Lot 3 is over 400,000 sq. ft. and a soils report is not required per MSB 43.20.281 (A)(1)(i)(i). **(Exhibit D)**

COMMENTS:

MSB Planning Department has no comment. **(Exhibit E)**

MSB Public Works Department O&M Road Superintendent has no issues. O&M Civil Engineer comments were to dedicate a 15' utility easement adjacent to the 60' PUE. Staff notes that there are no dedications or granting of easements on an abbreviated plat. **(Exhibit F)**

MSB Cultural Resources has no objections **(Exhibit G)**

MSB Permit Center stated there are applications on file for proposed Lots 1 & 2 but Lot 3 will need to apply for a driveway permit from the Permit Center. **(Exhibit H)**

MSB Code Compliance stated this area is not mapped and there are no open cases. **(Exhibit I)**

MSB Land & Resource Management has no objections and stated no MSB land is affected. **(Exhibit J)**

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

MTA requests the petitioner to grant a 15' utility easement along the east boundary of proposed Lots 2 and 3 and a 10' utility easement along the southern boundary of Lots 1, 2 and 3. Staff notes that there are no dedications or granting of easements on an abbreviated plat. Petitioner will need to acquire and record an easement by document and surveyor will provide location of easement and recording information on final plat or provide MTA sign off on final plat. **(Exhibit L)**

Corps of Engineers commented they have preliminarily determined the subject property contains waters of the U.S., and/or wetlands, under the Corps' regulatory jurisdiction. **(Exhibit M)**

CONCLUSION

The plat of Klein Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. This plat divides one lot into three and has required frontage on a public road. All lots have the required 10,000 sq. ft. of useable septic and building area per MSB 43.20.281.

There are no objections from any borough department, outside agency, or the public.

RECOMMENDATIONS

Staff recommends approval of the abbreviated plat of Klein Estates contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 90 days, prior to recording the plat per MSB 43.15.053(E).
3. Taxes and special assessments must be current prior to recording each phase, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
5. Show all easements of record on the final plat per MSB 43.15.051(P).
6. Record utility easements as requested by MTA and show location of easement and recording information on final plat or provide MTA sign off on final plat.
7. Show boundary lines on the plat to be the centerline of S. Goose Creek Road with a solid line.
8. Apply for driveway permit for the existing driveway of Lot 3 from the MSB Permit Center.
9. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
10. Submit final plat in full compliance with Title 43.

FINDINGS

1. The abbreviated plat of Klein Estates is consistent with AS 29.40.070, Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough department, outside agencies or the general public.
3. The proposed subdivision will access from S. Goose Creek Road which is maintained by the Borough.
4. The proposed lots have the minimum frontage onto a public road required by MSB 43.20.320, *Frontage*.
5. A civil engineer certified that the proposed lots will contain 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of useable building area as required per MSB 43.20.281. Proposed lot 3 is over 400,000 sq. ft. and does not require a useable area report per MSB 43.20.281(A)(1)(i)(i).
6. South Goose Creek Road is a 60' wide public use easement recorded on October 19, 1984, Book 385, Page 61 and the road appears to be constructed entirely within this easement.
7. Proposed Lots 1 & 2 has a driveway permit on file. Lot 3 will need to apply for a driveway permit from the MSB Permit Center.

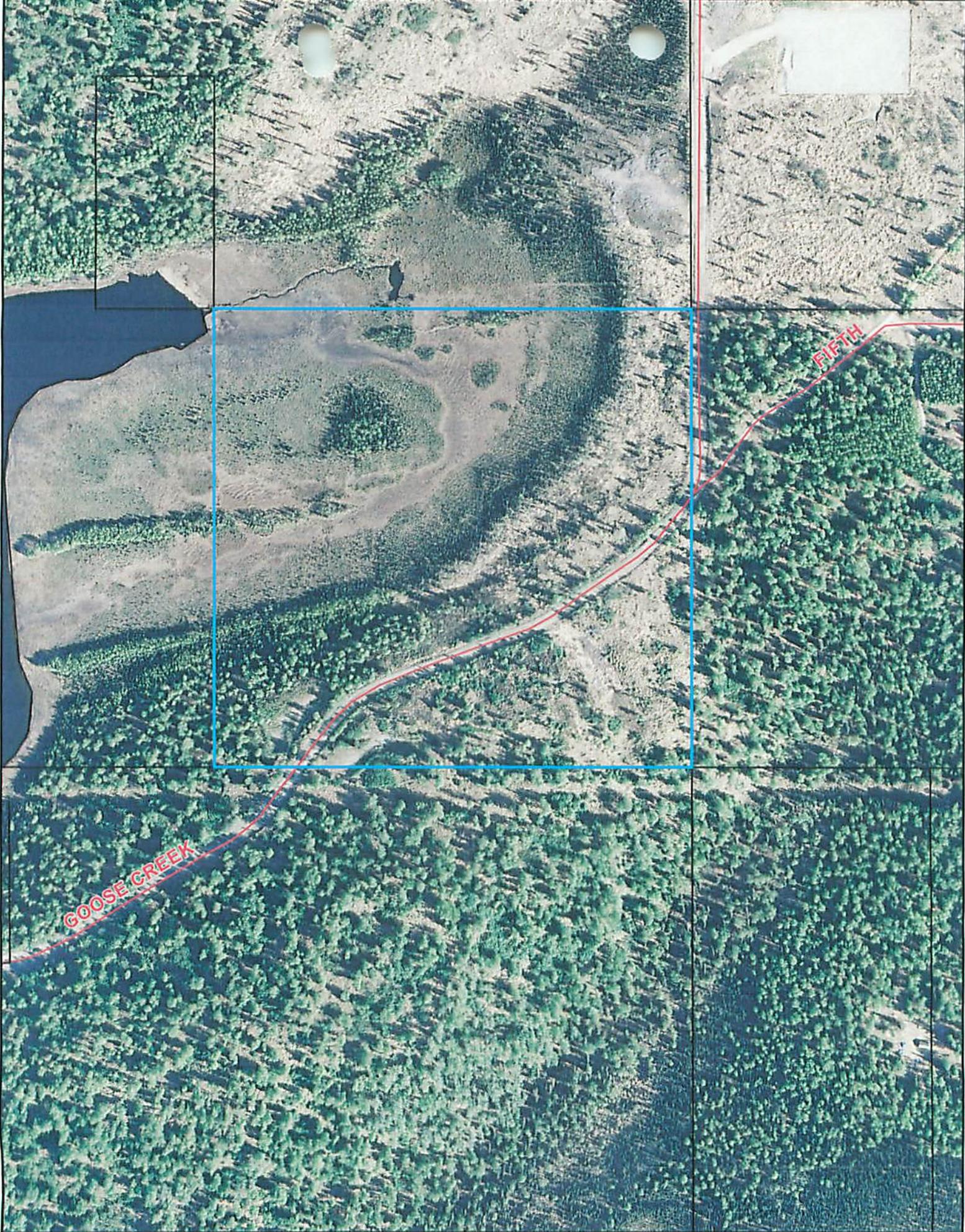
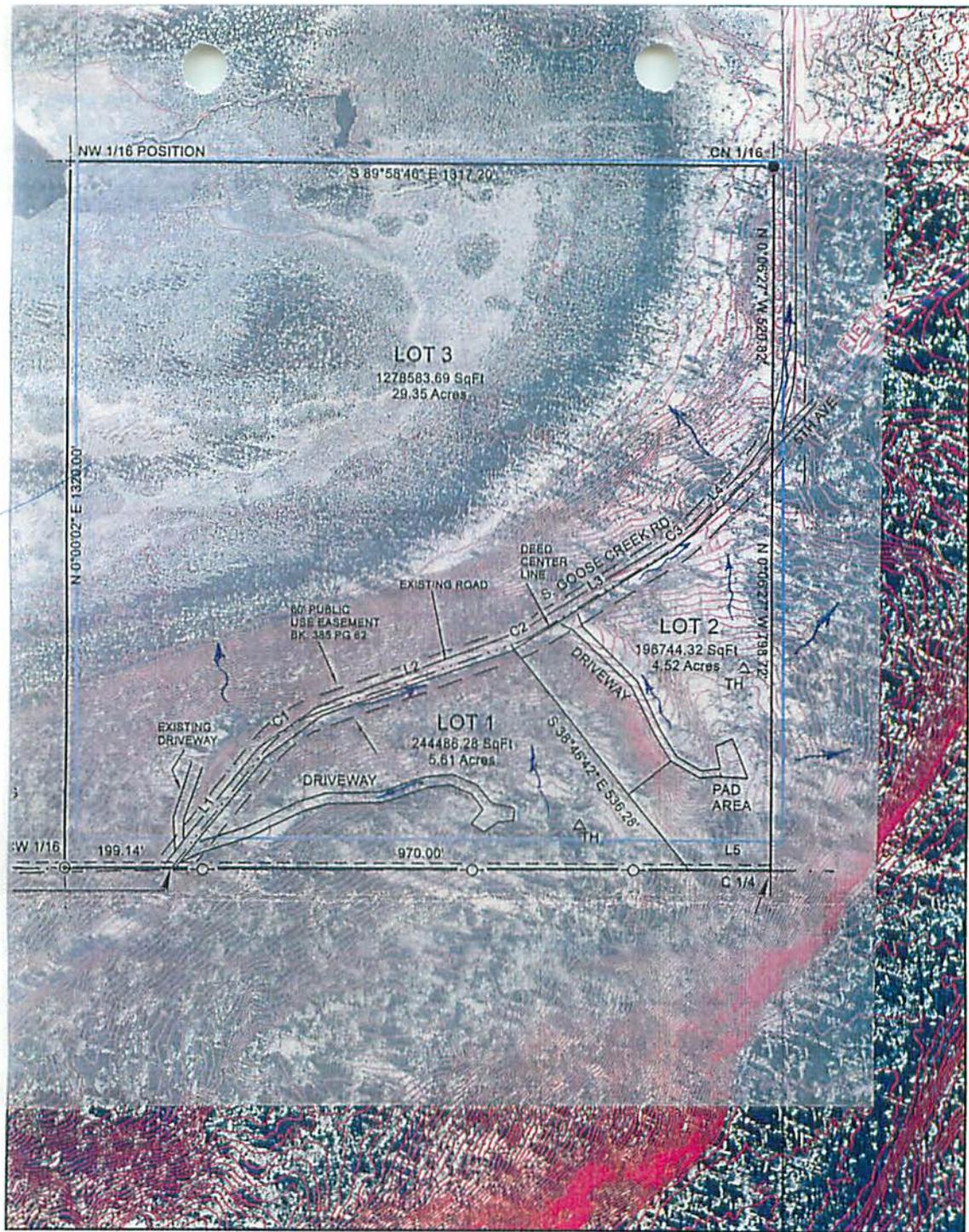


EXHIBIT B



MSB LIDAR
 → DRAINAGE ARROWS

SCALE: 1" = 200'
 2' CONTOURS

A PLAT OF
KLEIN ESTATES
 A SUBDIVISION OF
 GOVERNMENT LOT 4

LOCATED WITHIN:
 SECTION 31 TOWNSHIP 16 NORTH
 RANGE 3 WEST
 SEWARD MERIDIAN, ALASKA
 THIRD JUDICIAL DISTRICT

PALMER RECORDING DISTRICT
 CONTAINING 40.00 ACRES MORE OR LESS

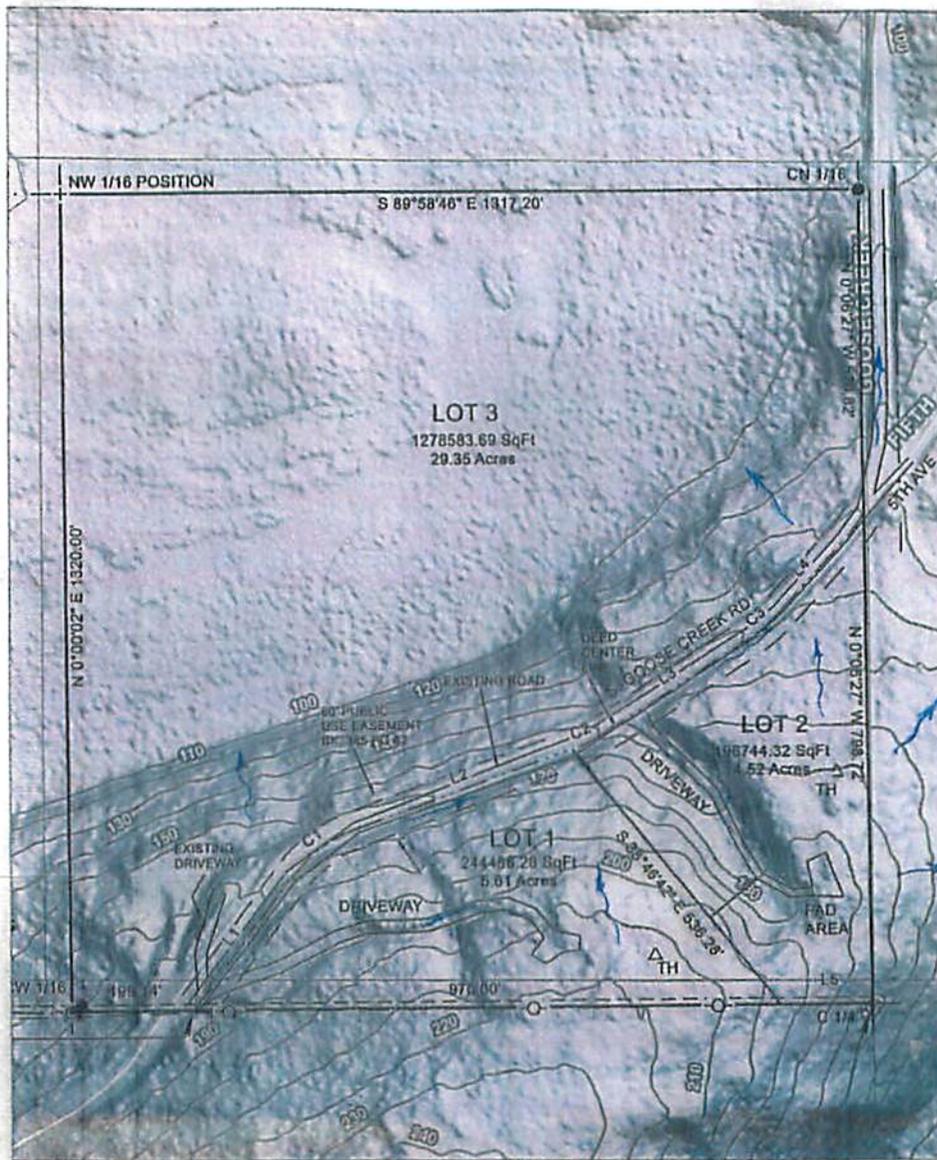
DENALI NORTH

230 E. PAULSON AVE SUITE 68 WASILLA, ALASKA 99687
 PHONE (907) 376-9535, (907) 745-1110

JOB NO. 15-530	DATE: FEBRUARY 18, 2016	DWN HW CHK WW	
SCALE 1" = 200'	FB. PGS.	SHEET 1	OF 1



ASEWIT/TOPO
RECEIVED
 MAR 09 2016
PLATTING
EXHIBIT C - 1



MSB LIDAR
 → DRAINAGE ARROWS

SCALE: 1" = 200'
 2' CONTOURS

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KLEIN ESTATES
 A SUBDIVISION OF
 GOVERNMENT LOT 4

LOCATED WITHIN:
 SECTION 31 TOWNSHIP 16 NORTH
 RANGE 3 WEST
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JOB NO. 15-530	DATE: FEBRUARY 18, 2016	DWN	HW	CHK	WW
SCALE 1" = 200'	FB. PGS.	SHEET 1 OF 1			



RECEIVED
 MAR 18 2016
 PLATTING

EXHIBIT C-2

DENALI NORTH

847 W. Evergreen Avenue
Palmer, Alaska 99645

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

February 29, 2016

ATTN: Eileen Probasco

RE: Klein Estates Lot 1, 2, & 3
Soils & Usable Area Report

RECEIVED

MAR 09 2016

PLATTING

Dear Mrs. Probasco,

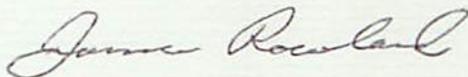
A soils investigation has been completed for the referenced proposed subdivision, to determine if the subsurface soil and groundwater conditions are suitable for conventional on site wastewater disposal systems meeting the State's Regulatory Requirements, 18 AAC 72 Wastewater Disposal Regulations. This project is proposed to create 3 lots. The soils within the proposed subdivision consist of sandy gravel (GP/SP) with traces of silt based on test holes inspected by Denali North in 2016. The soil conditions found within the proposed subdivision for lots 1 and 2 are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements 18 AAC 72. Lot 3 is 29.55 acres which does not require a test hole since it is over 400,000 sq. ft. (9.2 acres).

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 on lots 1 and 2 is steep with areas sloping northerly at 25% +/- on the lower area and 10% to 15% on the upper areas. Goose Creek Road is maintained by the Mat-Su Borough. Existing drainage will be maintained.

If you have any questions feel free to give me a call @ 745-1110.

Sincerely,



James W. Rowland, P.E.
CE 6754

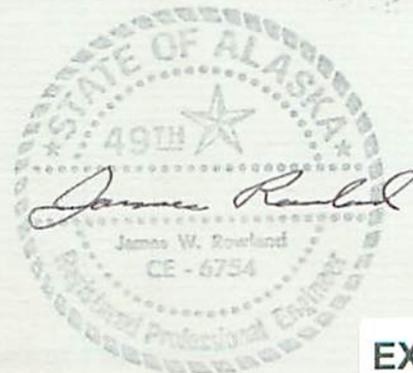


EXHIBIT D - 1

DENALI NORTH
 230 E. PAULSON AVE. SUITE 68
 WASILLA, AK 99654

SOIL LOG

PERCOLATION TEST

SOIL LOG PERCOLATION TEST

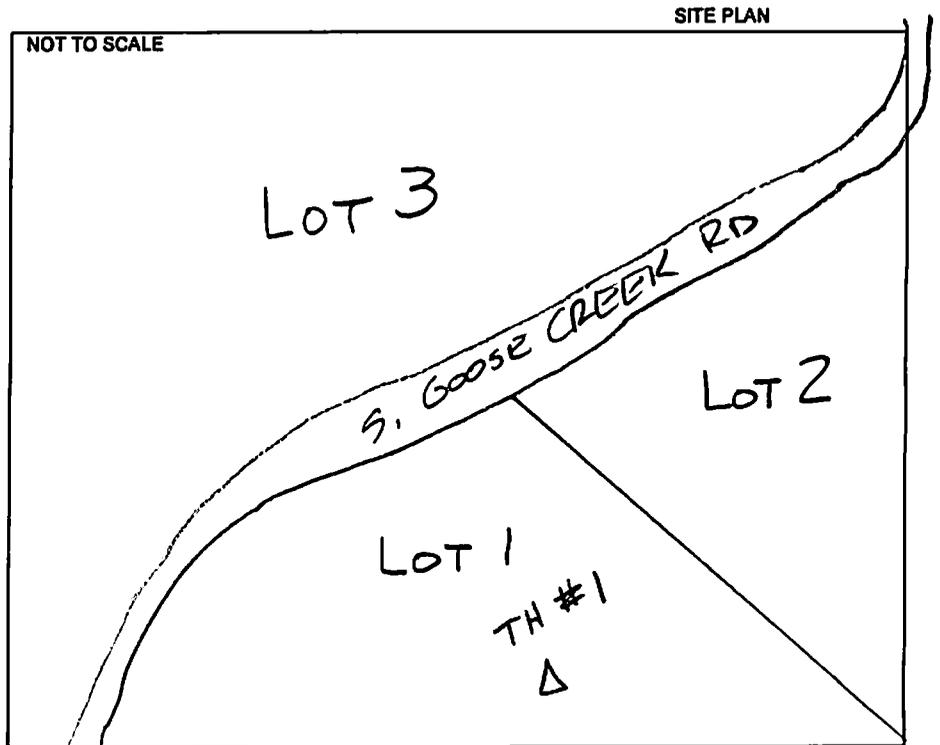
_____ BEDROOMS

JOB NUMBER: 15-530

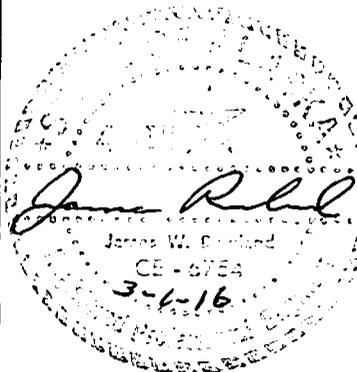
PERFORMED FOR: AMANDA KLEIN DATE PERFORMED: 1-14-16

LEGAL DESCRIPTION: SEC. 31 T16N R3W Gov. LOT 4

1	OL
2	TOP SOIL
3	SP/ GP
4	SANDY GRAVEL
5	LIGHT SILT
6	GR SILTY GRAVEL
7	SP/ GP
8	SANDY GRAVEL
9	LIGHT SILT STONES
10	0 < 3" FEW TO
11	12"
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	



WAS GROUND WATER ENCOUNTERED? NO
 IF YES, AT WHAT DEPTH? _____



Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled
1-14-16	1	12:30	START	6"	START	6"
	2	1:00	30min	4 3/4"	1 1/4"	6"
	3	1:30	1	4 3/4"	1 1/4"	6"
	4	2:00		4 3/4"	1 1/4"	-

PERCOLATION RATE 24 (minutes/inches)

TEST RUN BETWEEN 6 5 FT AND 7 5 FT

COMMENTS TH #1 MT INSTALLED// 250 SOFT PER BEDROOM RATING

PERFORMED BY: S. Wilson CERTIFIED BY: JWR DATE: 3-1-16

DENALI NORTH
 230 E. PAULSON AVE. SUITE 68
 WASILLA, AK 99654

SOIL LOG

PERCOLATION TEST

SOIL LOG
 PERCOLATION TEST

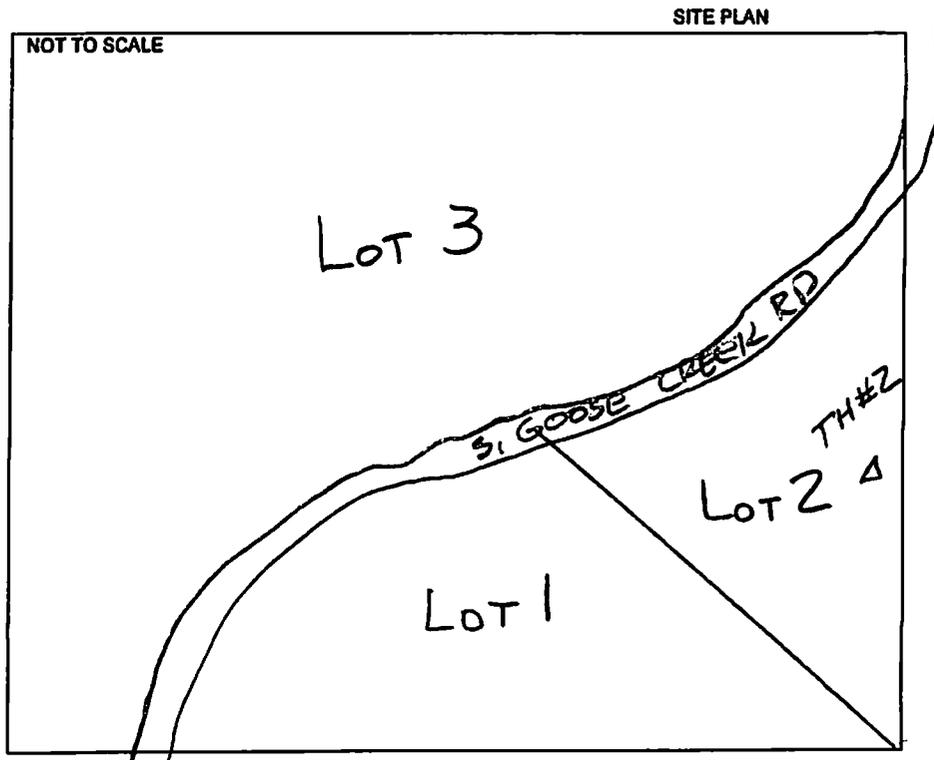
_____ BEDROOMS

JOB NUMBER: 15-530

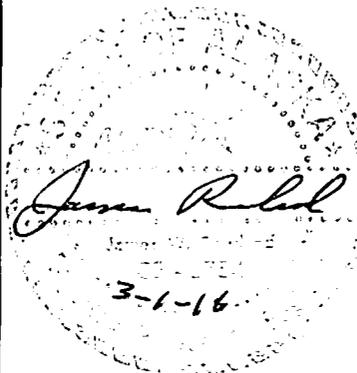
PERFORMED FOR: AMANDA KLEIN DATE PERFORMED: 1-14-16

LEGAL DESCRIPTION: SEC. 31 T16N, R3W Gout LOT 4

1	OC
2	TS
3	Gm/SM
4	Silty GRAVEL
5	
6	
7	
8	GP GRAVEL
9	
10	sm
11	Silty SAND
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	



WAS GROUND WATER ENCOUNTERED? NO
 IF YES, AT WHAT DEPTH? _____



Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled
1-14-15	1	12:45	START	6"	START	6"
	2	1:15	30min	5"	1"	6"
	3	1:45		5"	1"	6"
	4	2:15		5"	1"	-

PERCOLATION RATE 30 (minutes/inches)

TEST RUN BETWEEN 4 FT AND 5 FT

COMMENTS TH # 2 MT INSTALLED // 335 sqft PER BEDROOM RATING

PERFORMED BY: S. Wilson CERTIFIED BY: JWR DATE: 3-1-16

Cheryl Scott

From: Susan Lee
Sent: Tuesday, March 15, 2016 3:11 PM
To: Cheryl Scott
Subject: RE: Klein Estates

No comment.

Susan

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

From: Cheryl Scott
Sent: Tuesday, March 15, 2016 1:30 PM
To: Andy Dean; Bob Walden; Brad Sworts; brian.young@usps.gov; Capital Projects; Cindy Corey; Corps of Engineers; dblehm@gci.com; Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; holly.zafian@alaska.gov; Jamie Keller; Jennifer Ballinger; jennifer.diederich@enstarnaturalgas.com; Jessica Smith; Jim Jenson; John Aschenbrenner; jthompson@mta-telco.com; mark.fink@alaska.gov; mearow@matanuska.com; Nicole Wilkins; ospdesign@gci.com; Permit Center; Richard Boothby; rglenn@mta-telco.com; robin.leighty@enstarnaturalgas.com; Sandra Cook; Sheila Armstrong; Susan Lee; Terry Dolan; Theresa Taranto; Tracy McDaniel; Dan Mayfield; Donald Thomson; ken@slauson.us; mikeasaun@yahoo.com
Subject: Klein Estates

All~

Attached is a Request for Comment for Klein Estates, MSB Case # 2016-037, Tech CS. Also, attached is the vicinity map, aerial photo, owner's statement, soils report, as-built and drainage map and preliminary plat. Comments are due by March 29, 2016.

Please contact me if you have any questions.

From: Assessments@matsugov.us [<mailto:Assessments@matsugov.us>]
Sent: Tuesday, March 15, 2016 5:08 AM
To: Cheryl Scott
Subject: Message from KMBT_C454

Cheryl Scott

From: Jamie Keller
Sent: Thursday, March 17, 2016 9:37 AM
To: Cheryl Scott
Subject: RE: Klein Estates

My comments are as follows:

- Dedicate a 15' utility easement adjacent to the 60' PUE

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

From: Cheryl Scott
Sent: Tuesday, March 15, 2016 1:30 PM
To: Andy Dean; Bob Walden; Brad Sworts; brian.young@usps.gov; Capital Projects; Cindy Corey; Corps of Engineers; dblehm@gci.com; Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; holly.zafian@alaska.gov; Jamie Keller; Jennifer Ballinger; jennifer.diederich@enstarnaturalgas.com; Jessica Smith; Jim Jenson; John Aschenbrenner; jthompson@mta-telco.com; mark.fink@alaska.gov; meadow@matanuska.com; Nicole Wilkins; ospdesign@gci.com; Permit Center; Richard Boothby; rglenn@mta-telco.com; robin.leighty@enstarnaturalgas.com; Sandra Cook; Sheila Armstrong; Susan Lee; Terry Dolan; Theresa Taranto; Tracy McDaniel; Dan Mayfield; Donald Thomson; ken@slauson.us; mikeasaun@yahoo.com
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Sent: Tuesday, March 15, 2016 5:08 AM
To: Cheryl Scott
Subject: Message from KMBT_C454

Cheryl Scott

From: Scott Sanderson
Sent: Tuesday, March 15, 2016 2:28 PM
To: Cheryl Scott
Cc: Jim Jenson; Terry Dolan
Subject: Fwd: Klein Estates
Attachments: RFC Klein Estates (CS).pdf; ATT00001.htm; Klein Estates.PDF; ATT00002.htm

I see no issues.
Scott

Sent from my iPad

Begin forwarded message:

From: Jim Jenson <James.Jenson@matsugov.us>
Date: March 15, 2016 at 1:48:55 PM AKDT
To: Scott Sanderson <Scott.Sanderson@matsugov.us>
Cc: Terry Dolan <Terry.Dolan@matsugov.us>
Subject: FW: Klein Estates

RSA 17

From: Cheryl Scott
Sent: Tuesday, March 15, 2016 1:30 PM
To: Andy Dean; Bob Walden; Brad Sworts; brian.young@usps.gov; Capital Projects; Cindy Corey; Corps of Engineers; dblehm@gci.com; Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; holly.zafian@alaska.gov; Jamie Keller; Jennifer Ballinger; jennifer.diederich@enstarnaturalgas.com; Jessica Smith; Jim Jenson; John Aschenbrenner; jthompson@mta-telco.com; mark.fink@alaska.gov; mearow@matanuska.com; Nicole Wilkins; ospdesign@gci.com; Permit Center; Richard Boothby; rglenn@mta-telco.com; robin.leighty@enstarnaturalgas.com; Sandra Cook; Sheila Armstrong; Susan Lee; Terry Dolan; Theresa Taranto; Tracy McDaniel; Dan Mayfield; Donald Thomson; ken@slauson.us; mikeasaun@yahoo.com
Subject: Klein Estates

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Sent: Tuesday, March 15, 2016 5:08 AM
To: Cheryl Scott
Subject: Message from KMBT_C454



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: 21 March 2016
TO: Cheryl Scott, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Abbreviated Plat
TITLE: Klein Estates
LEGAL: Section 31, T16N, R03W, SM
TAX MAP: GB07

NO OBJECTION

Cultural Resources Division staff has reviewed the above application and finds there are no known *recorded* historic 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.

We have no objection to the proposed Platting action on the said property. 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



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

RECEIVED
MAR 29 2016
PLATTING

Comments Due: March 29, 2016

March 15, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt. & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center ✓
U.S. Postmaster	M.E.A.
City of: N/A	M.T.A.
Community Council: Pt. Mackenzie	Enstar
Fire Service Area: # 130 Central Mat-Su	GCI
Road Service Area: # 017 Knik	Assembly District # 5
MSB – Borough Attorney	

Title:	KLEIN ESTATES
Location:	SEC 31, T16N, R03W, S.M, AK
Petitioner:	JASON & AMANDA KLEIN
Address:	4251 W MEMORY DR #B WASILLA, AK 99623
Surveyor/Engineer:	DENALI NORTH
Address:	230 E PAULSON AVE STE 68 WASILLA, AK 99654

The request is to divide Government Lot 4, into three new lots to be known as Klein Estates, containing 40.0 acres more or less. Located within Section 31, Township 16 North, Range 3 West, 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 29, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **April 6, 2016**.

Kindest Regards,
Cheryl Scott
Cheryl Scott
Platting Technician
cheryl.scott@matsugov.us

We currently have on file an application for driveways to proposed Lots 1 & 2. The existing driveway @ south west corner of Lot 3 needs to be applied for, as we currently have nothing on file for this driveway access.

Providing Outstanding Borough Services to the Matanuska-Susitna Community. A. D.



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

Comments Due: March 29, 2016

March 15, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	Open Cases Y or (N)
AK Dept. of Transportation – Aviatik	SpUD Y or (N)
AK DNR, Division of Mining/Land/W	FIRM # _____ Zone _____
AK DNR, Public Access Defense	Comments: <u>Not mapped</u>
AK DNR, Division of Agriculture	_____
AK DF&G, Habitat Mgmt. & Permitti	Date: <u>3/25/16</u> By: <u>[Signature]</u>
AK DF&G, Division of Sport Fish	_____
AK Railroad, Engineering Departme	Assembly District # 5
Corp of Engineers	
U.S. Postmaster	
City of: N/A	
Community Council: Pt. Mackenz	
Fire Service Area: # 130 Central N.	
Road Service Area: # 017 Knik	
MSB – Borough Attorney	

Title:	KLEIN ESTATES
Location:	SEC 31, T16N, R03W, S.M, AK
Petitioner:	JASON & AMANDA KLEIN
Address:	4251 W MEMORY DR #B WASILLA, AK 99623
Surveyor/Engineer:	DENALI NORTH
Address:	230 E PAULSON AVE STE 68 WASILLA, AK 99654

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Kindest Regards,

Cheryl Scott
Platting Technician
cheryl.scott@malsugov.us

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: January 13, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *WSE*
SUBJECT: Preliminary Plat Comments / Case #2016-037

RECEIVED

MAR 29 2016

PLATTING

Platting Tech: Cheryl Scott
Public Hearing: April 6, 2016
Applicant / Petitioner: Klein
TRS: 16N03W31
Tax ID: 16N03W31A009
Subd: Klein Estates
Tax Map: GB 07

Comments:

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



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

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

Subject: **Abbreviated Plat Request for Comments – Klein Estates**
(Case No. 2016-037)

Dear Ms. Scott:

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

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

Sincerely,

A handwritten signature in cursive script that reads "Cassie Wohlgemuth". The signature is written in black ink and is positioned above the typed name.

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

EXHIBIT K

Cheryl Scott

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Wednesday, March 16, 2016 11:03 AM
To: Cheryl Scott
Subject: RE: Klein Estates
Attachments: klein.pdf

Cheryl,

MTA has reviewed the preliminary plat for Klein Estates. MTA requests easements as shown.

Thank you for the opportunity to review and comment.

Becky Glenn
MTA

From: Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>]
Sent: Tuesday, March 15, 2016 1:30 PM
To: Andy Dean <Andy.Dean@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; brian.young@usps.gov; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Corps of Engineers <regpagemaster@usace.army.mil>; dblehm@gci.com; Eileen Probasco <Eileen.Probasco@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; holly.zafian@alaska.gov; Jamie Keller <Jamie.Keller@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; jennifer.diederich@enstarnaturalgas.com; Jessica Smith <Jessica.Smith@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jessica Thompson <jthompson@mta-telco.com>; mark.fink@alaska.gov; mearow@matanuska.com; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; ospdesign@gci.com; Permit Center <PermitCenter@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Becky Glenn <rglenn@mta-telco.com>; robin.leighty@enstarnaturalgas.com; Sandra Cook <Sandra.Cook@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; Donald Thomson <Donald.Thomson@matsugov.us>; ken@slauson.us; mikeasaun@yahoo.com
Subject: Klein Estates

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.

All~

Attached is a Request for Comment for Klein Estates, MSB Case # 2016-037, Tech CS. Also, attached is the vicinity map, aerial photo, owner's statement, soils report, as-built and drainage map and preliminary plat. Comments are due by March 29, 2016.

Please contact me if you have any questions.



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, ALASKA 99506-0898

MAR 22 2016

Regulatory Division
POA-2016-124

Mr. Jason and Ms. Amanda Klein
4251 West Memory Dr. Unit B
Wasilla, Alaska 99623

Dear Mr. and Ms. Klein:

This letter is in response to your March 15, 2016, request for a Department of the Army (DA) jurisdictional determination for a parcel of land identified as Government Lot 4. The property is located within Section 31, T. 16 N., R. 3 W., Seward Meridian, USGS Map Anchorage B-8; at Latitude 61.4339° N., Longitude 149.8881° W.; Government Lot 4; Matanuska-Susitna Borough, in Wasilla, Alaska. Your project has been assigned number POA-2016-124, Goose Creek, which should be referred to in all correspondence with us.

Based on our review of the information you provided and available to our office we have preliminarily determined the subject property contains waters of the U.S., and/or wetlands, under the Corps' regulatory jurisdiction. See the attached Preliminary Jurisdictional Determination (PJD) Form. Please sign and return the form to our office. A PJD is not appealable. At any time you have the right to request and obtain an Approved Jurisdictional Determination, which can be appealed. If it is your intent to request an Approved JD, do not begin work until one is obtained.

Department of the Army authorization is required if you propose to place dredged and/or fill material into waters of the U.S., including wetlands. You can find a copy of the DA permit application online at <http://www.poa.usace.army.mil/Missions/Regulatory.aspx>. You can refer to the sample drawing on our website at <http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf>.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

EXHIBIT M-1

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

If you have questions or to request a paper copy of the DA permit application, please contact me via email at Julie.C.Ruth@usace.army.mil, by mail at the address above, by phone at (907) 753-2735, or toll free from within Alaska at (800) 478-2712. For more information about the Regulatory Program, please visit our website at <http://www.poa.usace.army.mil/Missions/Regulatory.aspx>.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Ruth", with a stylized flourish at the end.

Julie Ruth
Regulatory Specialist

Enclosures

Preliminary Jurisdictional Determination Form

This preliminary JD find that there "may be" waters of the United States on the subject project site that could be affected by the proposed activity based on the following information:

District Office	Alaska District Office	File/ORM #	POA-2016-124	PJD Date	Mar 18, 2016		
State	AK	City/County	Wasilla	Name and Address of Person Requesting PJD Mr. Jason and Ms. Amanda Klein 4251 West Memory Dr. Unit B Wasilla, Alaska 99623			
Nearest Waterbody	Goose Creek						
Project Location	Section(s)	Township	16 N				
Meridian	Seward	Range	3 W				
USGS Quad Map	Anchorage B-8	Latitude	61.4339	N	Longitude	149.8881	W
Subdivision Name, Block, Lot, Directions to Project Site	drive east on W Port McKenzie to Goose Creek Rd., past S Leo Lane, Government Lot 4						

Identify (Estimate) Amount of Waters in the Review Area <u>Non-Wetland Waters:</u> N/A Linear ft <input type="text"/> Width <input type="text"/> Acres <input type="text"/> Stream Flow <input type="text"/>	Name of Any Water Bodies on the Site Identified as Section 10 Waters: Tidal: N/A Non-Tidal: <input type="text"/>
<u>Wetlands</u> 19 Acres Cowardin Class: Palustrine, emergent	<input checked="" type="checkbox"/> Office (Desk) Determination Date of Site Visit: N/A <input type="checkbox"/> Field Determination

SUPPORTING DATA: Data Review for Preliminary JD (check all that apply - checked items should be included in case file and, where checked and requested, appropriately reference sources below)

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant:
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report.
- Data Sheet prepared by the Corps
- Corps navigable waters' study:
- USGS NHD Data.
- USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s) Cite quad name:
- USDA Natural Resources Conservation Service Soil Survey. Citation:
- National Wetlands Inventory map(s):
- State/Local Wetland Inventory map(s):
- FEMA/FIRM map(s):
- 100-year Floodplain Elevation:
- Photographs:
 - Aerial (Name & Date)
 - Other (Name & Date)
- Previous determination(s). File # and date of response letter:
- Other Information:

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

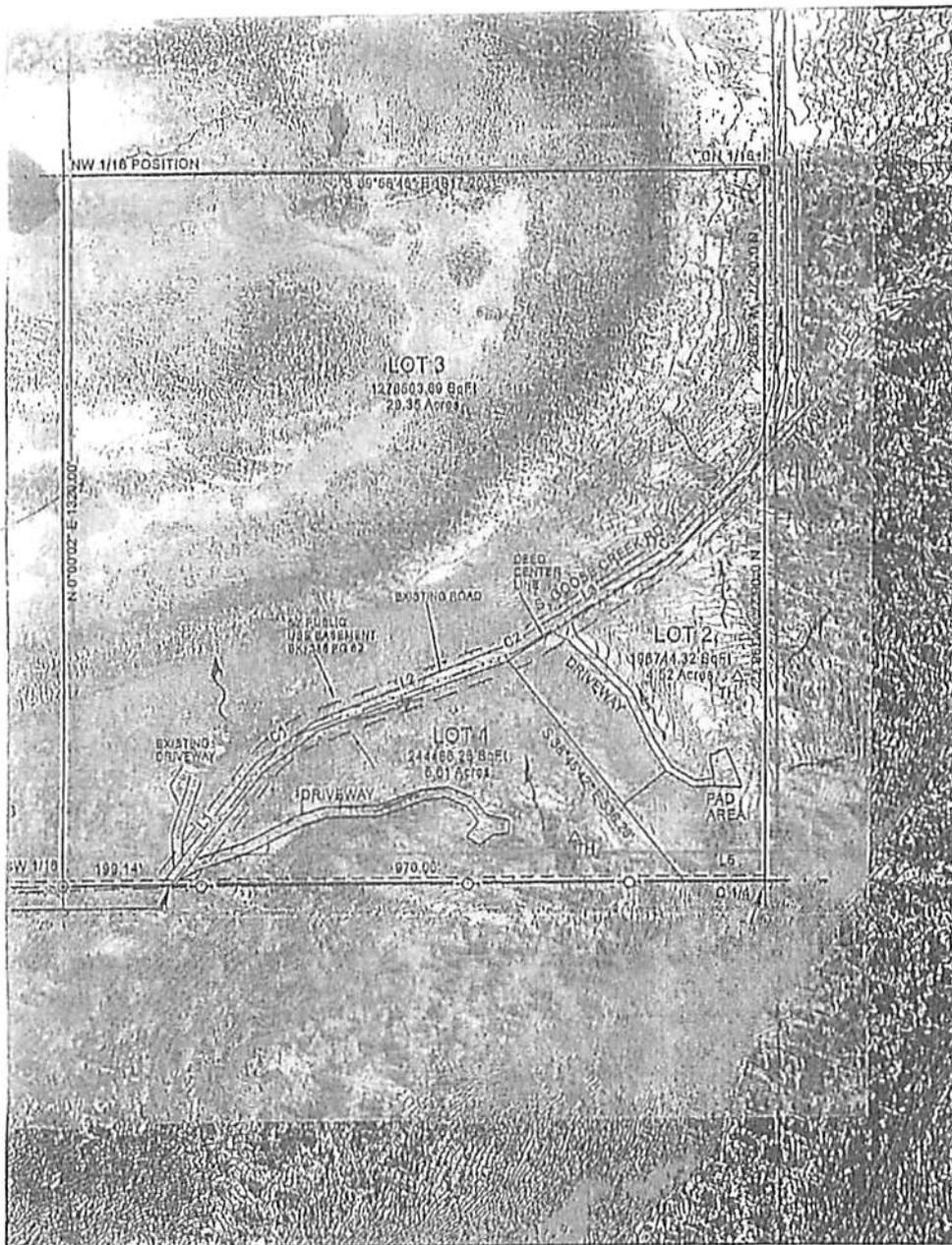
 3/22/2016
 Signature and Date of Regulatory Project Manager
 (REQUIRED)

 Signature and Date of Person Requesting Preliminary JD
 (REQUIRED, unless obtaining the signature is impracticable)

EXPLANATION OF PRELIMINARY AND APPROVED JURISDICTIONAL DETERMINATIONS: 1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time. 2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "preconstruction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.



Permit #: POA-2016-124
Waterway: Goose Creek
Project: dividing lot
Applicant: Jason and Amanda Klein
Agent: Mat-Su Borough
Date: March 22, 2016
Page: 2 of 4



MSB LIDAR
 → DRAINAGE ARROWS

SCALE: 1" = 200'
 2' CONTOURS

A PLAT OF
KLEIN ESTATES
 A SUBDIVISION OF
 GOVERNMENT LOT 4

LOCATED WITHIN:
 SECTION 31 TOWNSHIP 10 NORTH
 RANGE 3 WEST
 SEWARD MERIDIAN, ALASKA
 THIRD JUDICIAL DISTRICT

PALMER RECORDING DISTRICT
 CONTAINING 40.00 ACRES MORE OR LESS

DENALI NORTH

230 E. PAULSON AVE SUITE 68 WASILLA, ALASKA 99697
 PHONE (907) 370-9535, (907) 745-1110

JOB NO. 16-530	DATE: FEBRUARY 10, 2016	DWN	HW	CHK	WW
SCALE 1" = 200'	FB.	PGS.	SHEET 1 OF 1		



AS EXHIBIT / TOPD
RECEIVED

WA Permit #: POA-2016-124
 Waterway: Goose Creek
 PLA Project: dividing lot
 Applicant: Jason and Amanda Klein
 Agent: Mat-Su Borough
 Date: March 22, 2016
 Page: 3 of 4

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS TO OBTAIN LAND USE, ZONING OR OTHER PERMITS AND LOCAL REQUIREMENTS TO OBTAIN A SUBDIVISION MAP WHICH MAY BE NECESSARY TO THE DEVELOPMENT OF THE LANDS SHOWN HEREON.
2. NO FEDERAL, STATE OR LOCAL REQUIREMENTS SHALL BE IMPOSED ON ANY LOT UNDER THIS PLAN UNLESS SUCH REQUIREMENTS ARE SPECIFICALLY SET FORTH IN THE LEGAL DESCRIPTION OF THE LANDS SHOWN HEREON.
3. THE REQUIREMENTS, CONDITIONS AND RESTRICTIONS OF THE STATE OF ALASKA, DEPARTMENT OF ADMINISTRATIVE CONSTRUCTION, WHICH REQUIREMENTS SHALL BE APPLIED BY THE DEPARTMENT OF ADMINISTRATIVE CONSTRUCTION ON LOT 1 & 2 IN THE EVENT OF ANY DISPUTE OR DISCREPANCY ON NOVEMBER 14, 2016 OR EARLIER SHALL BE APPLIED TO ALL LOTS UNDER THIS PLAN UNLESS OTHERWISE SPECIFIED.
4. THIS PLAN IS SUBJECT TO A MAP REVISIONS PLAN AND A SUBDIVISION MAP REVISIONS PLAN AS APPLICABLE.

- LEGEND**
- TEST HOLE
 - FOUND HIGH PIPE
 - FOUND PIPE
 - FOUND FOUNDATION
 - FOUND FOUNDATION AS SHOWN

STATEMENT OF PAYMENT OF TAXES

HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____ HAVE BEEN PAID AS OF THE DATE OF THIS SUBDIVISION MAP.

DATE: _____

PLANNING AND LAND USE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION MAP HAS BEEN FOUND TO CONFORM WITH THE LAND USE ZONING REGULATIONS OF THE MUNICIPALITY OF MAT-SU BOROUGH AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAN REVISION NUMBER _____ DATED _____.

DATE: _____

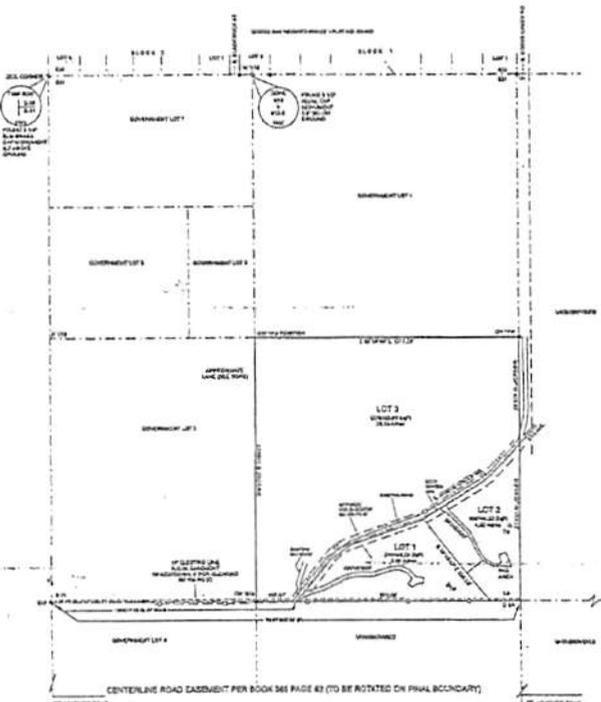
APPROVED AND CERTIFIED CORRECT: _____

SUBDIVISION CERTIFICATE

I, _____, SURVEYOR, CERTIFY THAT THIS SUBDIVISION MAP IS CORRECT AND THAT THE PLANNING AUTHORITY HAS APPROVED THE PLAN AND THAT THE PLAN IS SUBJECT TO A MAP REVISIONS PLAN AND A SUBDIVISION MAP REVISIONS PLAN AS APPLICABLE.

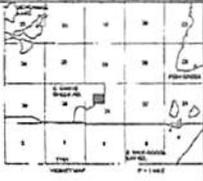
DATE: _____

APPROVED AND CERTIFIED CORRECT: _____



LINE CHART

SECTION	DESCRIPTION	AREA	PERCENTAGE
1	SECTION 1	1.00	100.00
2	SECTION 2	1.00	100.00
3	SECTION 3	1.00	100.00
4	SECTION 4	1.00	100.00
5	SECTION 5	1.00	100.00
6	SECTION 6	1.00	100.00
7	SECTION 7	1.00	100.00
8	SECTION 8	1.00	100.00
9	SECTION 9	1.00	100.00
10	SECTION 10	1.00	100.00
11	SECTION 11	1.00	100.00
12	SECTION 12	1.00	100.00
13	SECTION 13	1.00	100.00
14	SECTION 14	1.00	100.00
15	SECTION 15	1.00	100.00
16	SECTION 16	1.00	100.00
17	SECTION 17	1.00	100.00
18	SECTION 18	1.00	100.00
19	SECTION 19	1.00	100.00
20	SECTION 20	1.00	100.00
21	SECTION 21	1.00	100.00
22	SECTION 22	1.00	100.00
23	SECTION 23	1.00	100.00
24	SECTION 24	1.00	100.00
25	SECTION 25	1.00	100.00
26	SECTION 26	1.00	100.00
27	SECTION 27	1.00	100.00
28	SECTION 28	1.00	100.00
29	SECTION 29	1.00	100.00
30	SECTION 30	1.00	100.00
31	SECTION 31	1.00	100.00
32	SECTION 32	1.00	100.00
33	SECTION 33	1.00	100.00
34	SECTION 34	1.00	100.00
35	SECTION 35	1.00	100.00
36	SECTION 36	1.00	100.00
37	SECTION 37	1.00	100.00
38	SECTION 38	1.00	100.00
39	SECTION 39	1.00	100.00
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41	SECTION 41	1.00	100.00
42	SECTION 42	1.00	100.00
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45	SECTION 45	1.00	100.00
46	SECTION 46	1.00	100.00
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49	SECTION 49	1.00	100.00
50	SECTION 50	1.00	100.00
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52	SECTION 52	1.00	100.00
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69	SECTION 69	1.00	100.00
70	SECTION 70	1.00	100.00
71	SECTION 71	1.00	100.00
72	SECTION 72	1.00	100.00
73	SECTION 73	1.00	100.00
74	SECTION 74	1.00	100.00
75	SECTION 75	1.00	100.00
76	SECTION 76	1.00	100.00
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78	SECTION 78	1.00	100.00
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88	SECTION 88	1.00	100.00
89	SECTION 89	1.00	100.00
90	SECTION 90	1.00	100.00
91	SECTION 91	1.00	100.00
92	SECTION 92	1.00	100.00
93	SECTION 93	1.00	100.00
94	SECTION 94	1.00	100.00
95	SECTION 95	1.00	100.00
96	SECTION 96	1.00	100.00
97	SECTION 97	1.00	100.00
98	SECTION 98	1.00	100.00
99	SECTION 99	1.00	100.00
100	SECTION 100	1.00	100.00



CERTIFICATE OF OWNERSHIP & DESIGNATION

I HEREBY CERTIFY THAT THE OWNER OF THE PROPERTY IS ONE AND DESIGNATED BY THIS PLAN AND THAT I AM THE OWNER OF THE PROPERTY AS SHOWN ON THIS PLAN.

NAME: JASON KLEIN DATE: _____

NAME: AMANDA KLEIN DATE: _____

NAME: _____ DATE: _____

Permit #: POA-2016-124
 Waterway: Goose Creek
 Project: dividing lot
 Applicant: Jason and Amanda Klein
 Agent: Mat-Su Borough
 Date: March 22, 2016
 Page: 4 of 4

Flood Hazard Area: A portion of the property is within a FEMA mapped Special Flood Hazard Area. MSB 17.29.160(A)(4)(b) requires that preliminary plats showing more than 5 acres show the flood hazard area and provide base flood elevation when available. The plat complies with this requirement.

Soils: A soils report was provided from Besse Engineering who stated proposed Lots 11 & 12 have a minimum of 10,000 sq ft of contiguous useable septic and 10,000 sq ft of useable building area as required by MSB Code 43.20.281 (**Exhibit B**). The engineer based the useable building area upon the topographic map and the useable septic area upon the test hole information that was dug for a previous platting action. Staff has requested the engineer be clearer as to which previous platting action he refers to. The engineer then provided a geotechnical investigation report from Mark Hansen, P.E. that provided the appropriate test hole data (**Exhibit B-1**). The petitioner's representative stated they intend to use drilled wells rather than connecting to the community water system for this subdivision (**Exhibit B-18**). Staff notes that the geotechnical report and the plat both state that the lots will be served by community water but that the lots are 40,000 sq ft or larger and the engineer stated each lot complies with MSB 43.20.281(A).

Comments:

Development Services Planner has no comment (**Exhibit C**). Code Compliance commented that a portion of the property is within FEMA Zone A, a Special Flood Hazard Area, any development in this area requires a Flood Hazard Development Permit (**Exhibit D**). The ROW Coordinator stated there are no driveway permits on file for Tract B-1 (**Exhibit E**). Apply for any new or existing access for this tract. DPW Engineer had no comment (**Exhibit F**). Land & Resource Management stated no MSB land is affected and they have no objection (**Exhibit G**). City of Wasilla City Planner and Public Works Department have no comments (**Exhibit H**).

ADOT&PF does not object to the plat, but wants to state that no direct access will be granted to Seward Meridian Parkway (**Exhibit I**). All access must be to Meridian park Loop.

Enstar has no comments or objections (**Exhibit J**). MTA had no objection (**Exhibit K**).

CONCLUSION

The plat of Meridian Park II B/1 Lots 11, 12 and Tract B-1-A is consistent with AS 29.40.120 Alteration and Replat Petition, and MSB 43.15.025 Abbreviated Plats. This plat is dividing Tract B-1 Block 1, Meridian Park II, Plat #2014-140 into two new lots and a remainder tract. Access is from E. Meridian Park Loop, a borough maintained street. Adequate useable area exists on the smaller lots per Besse Engineering; the remaining tract is larger than 400,000 sq ft. The developer's representative said for the purposes of this subdivision, the lots will served by drilled wells.

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

RECOMMENDATIONS

Staff recommends approval of the preliminary plat of Meridian Park II B/1 L/11, 12 & T/B-1-A contingent upon:

1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 90 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Submit recording fees; check payable to State of Alaska, DNR.
4. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Submit final plat in full compliance with Title 43.

FINDINGS

1. The proposed preliminary plat for Meridian Park II B/1 L/11, 12 & T/B-1-A is consistent with AS 29.40.120, Alteration or Replat Petition and MSB 43.15.025, Abbreviated Plats.
2. There were no objections from any borough departments, outside agencies, or the public.
3. E. Meridian Park Loop is maintained by the borough.
4. Preliminary water system drawings were not provided as required in MSB 43.15.016, *Preliminary Plat Submittal and Approval*.
5. A civil engineer attested that the smaller lots have the required amount of useable septic and useable building area required per MSB 43.20.281. The remaining tract is over 400,000 sq ft.
6. The preliminary plat shows the flood hazard area and also has the base flood elevation noted in accordance with MSB 17.29.160(A)(4)(b).
7. The petitioner's representative stated they intend to use drilled wells rather than connecting to the community water system for this subdivision. Staff notes that the geotechnical report and the plat both state that the lots will be served by community water but that the lots are 40,000 sq ft or larger and the engineer stated each lot complies with MSB 43.20.281(A).

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

RECEIVED
MAR - 1 2016
PLATTING

February 25, 2016

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

Re: Proposed Lots 11 & 12, Block 1, Meridian Park II

Attn: Ms. Peggy Horton

Dear Ms. Horton,

Proposed Lots 11 and 12, Block 1, Meridian Park II, have at least 10,000 sq. ft. of useable building area and 10,000 sq. ft. of contiguous useable septic area as per 43.20.281 of the Borough Code. I have based the useable building area upon the topographic map which has been submitted to you. I have based the useable septic area upon the test hole information that was dug for a previous platting action.

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

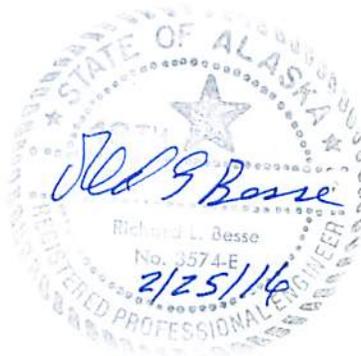


EXHIBIT B-1



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

Meridian Park II Wasilla, AK

RECEIVED

APR 5 2016

PLATTING

Geotechnical Investigation

April 2016

Prepared for: N&S Investments, LLC
4237 E Meridian Loop
Wasilla, AK 99654

Prepared by: **Mark Hansen, P.E.**
2605 N. Old Glenn Hwy.
Palmer, AK 99645
Phone: (907) 745-4721

EXHIBIT B-2



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

Meridian Park II Wasilla, AK

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Supplemental Information

ASTM Soil Classification Chart
Frost Design Soil Classification
Plasticity Chart

EXHIBIT B-3



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

Meridian Park II

Geotechnical Investigation Wasilla, Alaska

April, 2016

Location

The proposed Subdivision is located in Wasilla, Alaska on Tract B-1, Meridian Park Subdivision. It is North of Meridian Park Loop and West of Seward Meridian Road. Part of the proposed subdivision is bounded on the north by Wasilla Lake. The subdivision is serviced by a public water supply but will use on-site septic systems for wastewater disposal.

Scope of Investigation

This investigation is to verify useable areas on proposed Lots 11 and 12 for platting purposes.

The proposed subdivision divides Tract B-1, Block 1 into three parcels: Lot 11 at 1.11 acres, Lot 12 at 4.10 acres, and the remaining Tract B-1-A at 10.44 acres. This report addresses useable areas on lots 11 and 12. No exploration was conducted on Tract B-1-A, since it is larger than 400,000 square feet.

Findings

1. The bottom of the fill in the boring is within the area placed and tested in the 2009 construction.
2. Except for the top five feet, the driving resistance of the sampler during exploration is consistent with the compaction tested in 2009.
3. Except for the silty gravel at the surface, the soils observed within the fill consist of poorly graded gravel with sand (GP) poorly graded gravel with silt and sand (GP-GM) and poorly graded sand with gravel (SP). These are primarily non-frost susceptible (NFS) soils, but also contain some moderately frost susceptible (F1) soils.
4. Ground water was observed at approximately 14 feet in the boring.
5. No bedrock or soil with low permeability was encountered in the boring.

EXHIBIT B-4

General Topography and Present Use

Background

Before 2009, the site was rolling kettle topography. When development of the subdivision began in 2009, a large area was cleared and grubbed. Silt and organics were removed from the kettle bottoms and the low areas. These low areas as were then filled with selected soil placed in lifts and compacted. Mark Hansen, P.E. and staff were retained by the developer, N&S investments, to test gradation and compaction of the fill during the earthwork operations. The criterion for passing compaction tests was 95% of AASHTO T180 density standard. The soil used for the controlled fill was excavated from the topographic highs in the area, resulting in the relatively flat topography now present. The top lift of controlled fill was not tested for compaction as was not the relatively thin surface layer of silty soil placed to support vegetation.

Useable Areas

Building

Lot 11 is essentially flat and has no steep slopes. Except for setbacks from the street and lot lines, essentially all of Lot 11 is suitable for building.

Lot 12 is mostly upland filled area, but also contains some low areas that have not been filled. The upland filled area approximately corresponds to the area above the flood hazard area shown on the plat. The filled upland portion of Lot 12 is useable for building.

Lots 11 and 12 both have more than 10000 square feet useable for building.

Septic

Lot 11 is mostly controlled fill believed similar to the soils shown in the boring. A small area at the southeast portion of the lot is native soil profile where gravelly sand and sandy gravel was excavated to fill the lower areas. Ground water was at 14 feet at the time of exploration and confirmed about a week later. This is consistent with the ground water observed during construction of the fill in 2009. Soil type and ground water depth on this lot is useable for septic systems.

On Lot 12, due to the elevation, we have assumed most if not all of the area shown as "Flood Hazard Area" on the plat will have ground water too shallow to be included in useable septic area. Lot 12 has some slopes that may be steeper than 25%. If we do not include the slopes or the area within 50 feet of the top of the slopes, the lot is large enough that it still has well more than 10,000 square feet in the useable upland area. Based on observations during construction,

most of the upland soils on Lot 12 are believed to be similar to those observed in the boring.

Based on the exploration and observations during construction of the fills, it is my professional opinion that both Lots 11 and 12 have more than 10,000 square feet useable for septic.

Field Exploration

The subsurface investigation was conducted March 11, 2016, and consisted of one boring advanced with a CME 75 drill rig equipped with a hollow-stem auger. The rig is owned and operated by Winger Drilling of Wasilla, Alaska. Drilling was supervised and the boring logged by Mark Hansen.

Samples were taken by driving a 3" outside diameter split spoon sampler through the hollow-stem auger using a 300-pound automatic hammer with a 30-inch drop. Upon completion of drilling, a PVC pipe with the bottom section slotted was placed in the hole, and the hole was backfilled with cuttings.

The boring location is shown on the attached diagram.

Test Hole Log

Descriptions of the soils encountered are recorded on the right side of the field logs. Also shown are properties such as cobble and boulder presence, which were observed in the field, but not reflected in the samples.

Laboratory

In the laboratory, all samples were visually classified and sieve analysis was performed on selected samples. The results are shown on the summary and sieve test reports attached.



This Project

EXHIBIT B-7

Vicinity Map

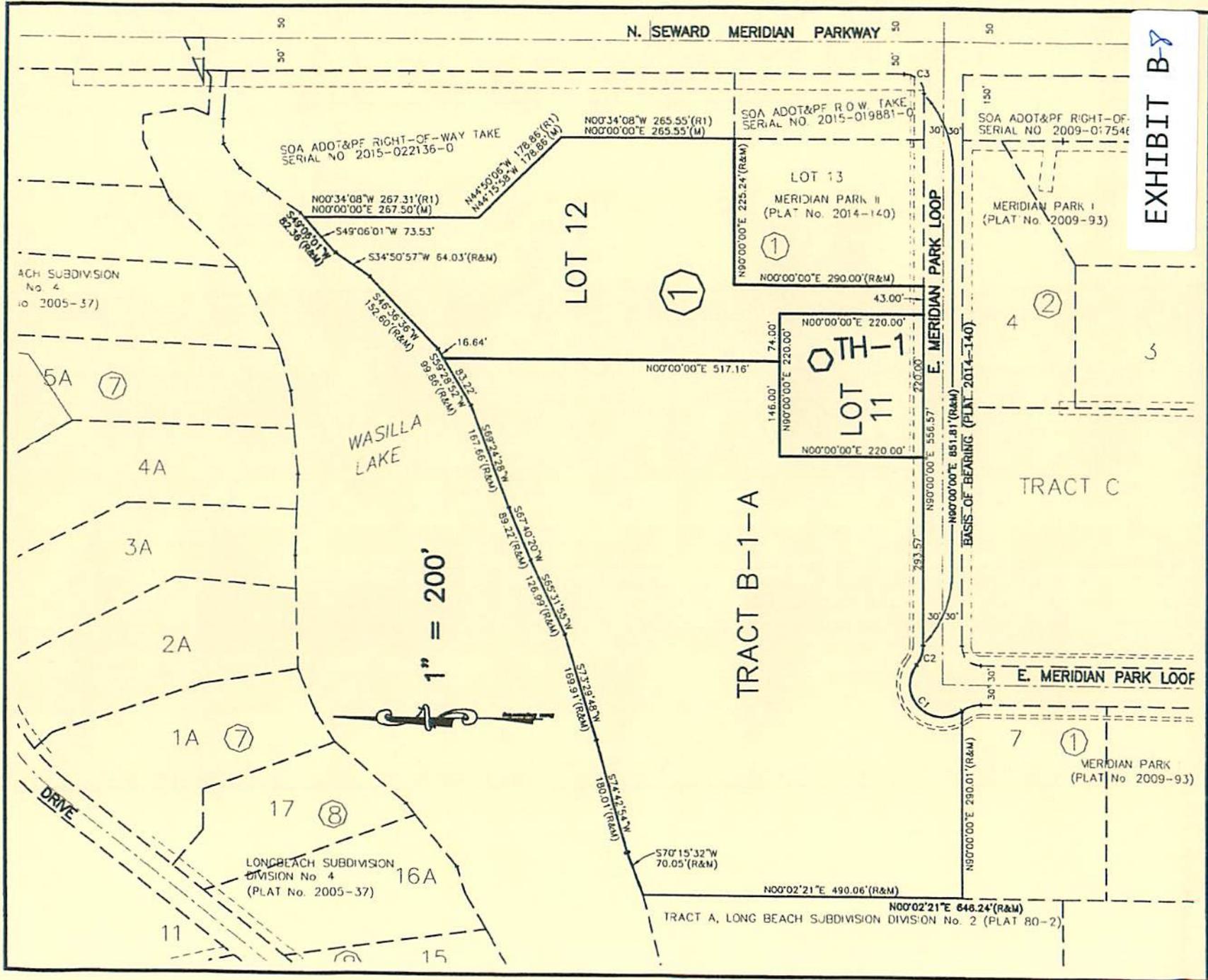


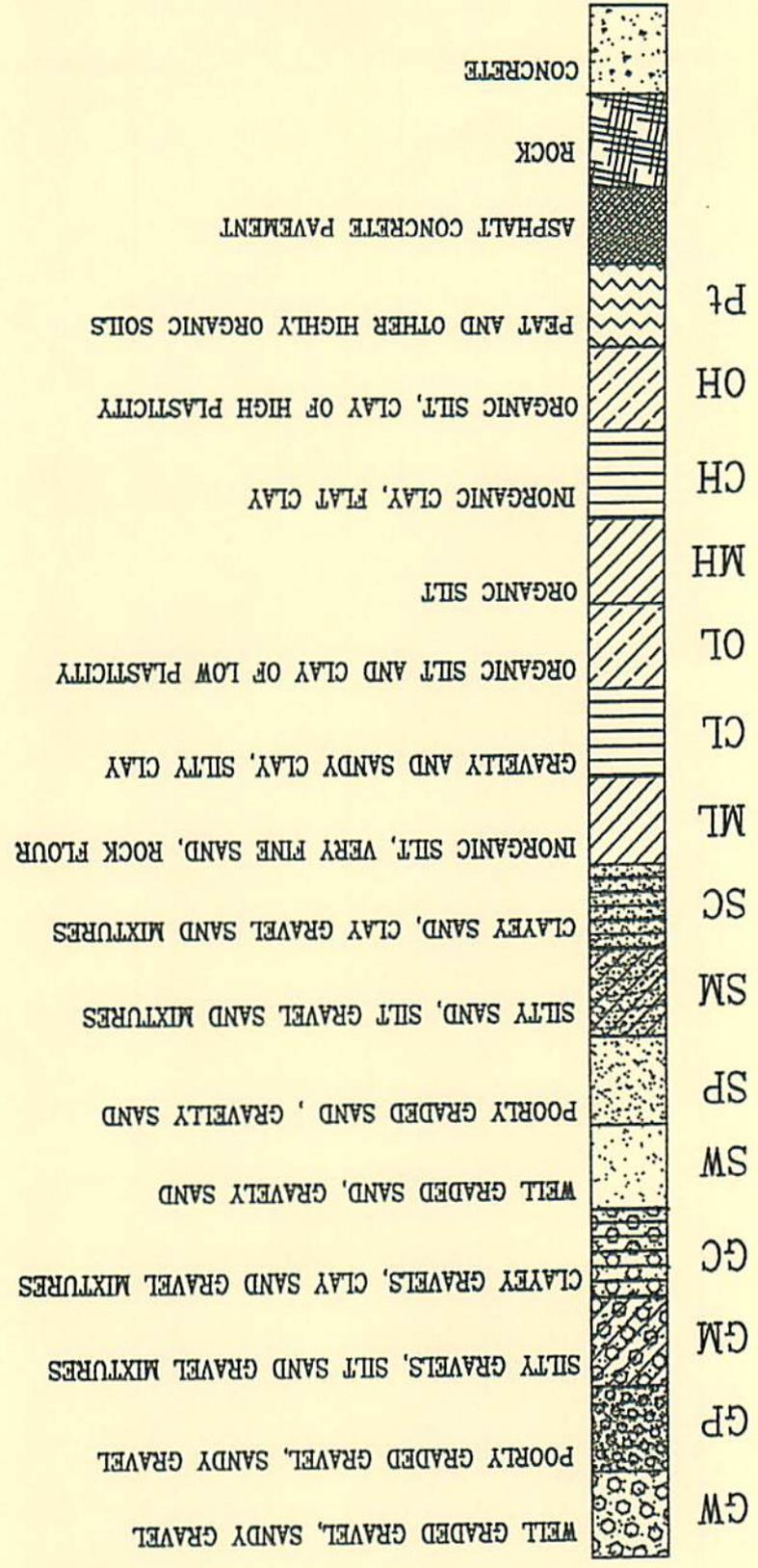
EXHIBIT B-7

PROPOSED MERIDIAN PARK II

LOCATED WITHIN THE NE1/4, SECTION 1, T 17 N, R 1 W, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, ALASKA.

TEST BORING LOCATION MAP

BESSE ENGINEERING
 1890 Jaime Marie Circle
 WASILLA, AK. 99654
 907-357-4257



GRAPHICS LOG KEY

Log of Boring 1

Exploration: January 26, 2016

Equipment: CME 55 Tug

Location: 25' West of NE

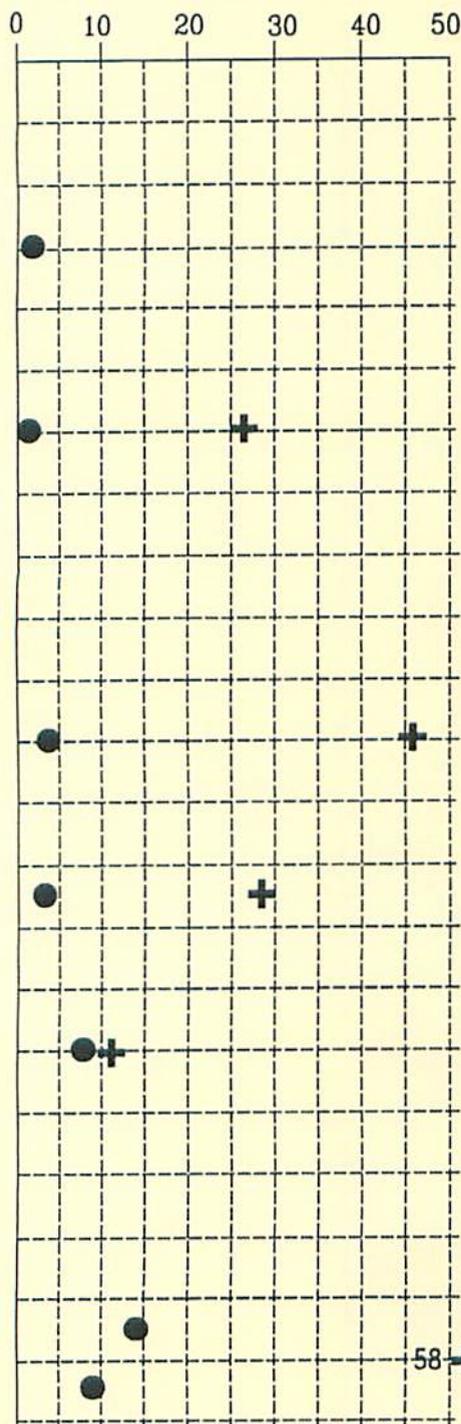
Building Corner

N 61° 35' 35.6"

W 149° 21' 45.6"

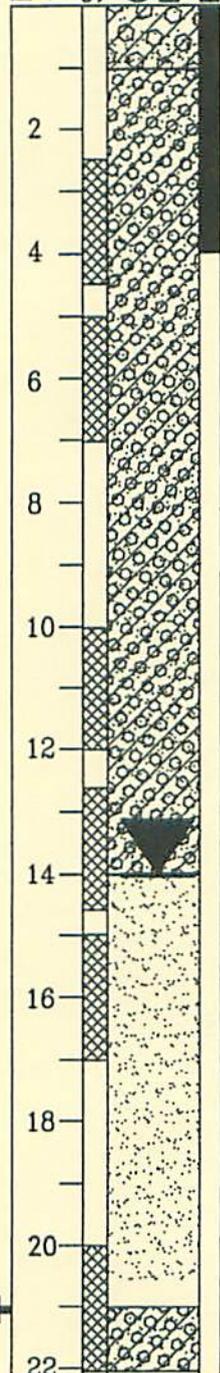
Other
Testing

+ Blows / Foot
● Moisture Content %



Depth feet
Samples
Graphic Log
Frozen

Description



F1, BROWN SILTY GRAVEL WITH SAND (GM) fill.
NFS to F1, GRAY POORLY GRADED GRAVEL WITH SILT AND SAND (GP) to (GP-GM) few cobbles, damp to dry, low density to 5', medium density below 5', fill.
NFS, GRAY POORLY GRADED SAND WITH GRAVEL (SP) saturated, medium density.
Water Level on 3/24/16 = 14.0'
F1, GRAY POORLY GRADED GRAVEL WITH SILT AND SAND (GP-GM) few cobbles, saturated, high density. Bottom of exploration 22'

SA
#200=9.4%

SA
#200=4.0%

+ Blows / Foot
● Moisture Content %

NALPT (2.5" I.D. split spoon, 300# Hammer, 30" drop)
Grab Sample



Mark Hansen P.E.
Consulting Engineers Testing Laboratories
2605 N. Old Glenn Hwy., Palmer, AK 99645
(907) 745-4721
Job No.: 16007 Date: March 2016

Log of Boring 1

Meridian Park
N&S Investments, LLC
4237 E. Meridian Loop
Wasilla, AK 99654

Plate
1

EXHIBIT B-11



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

LABORATORY TESTING SUMMARY

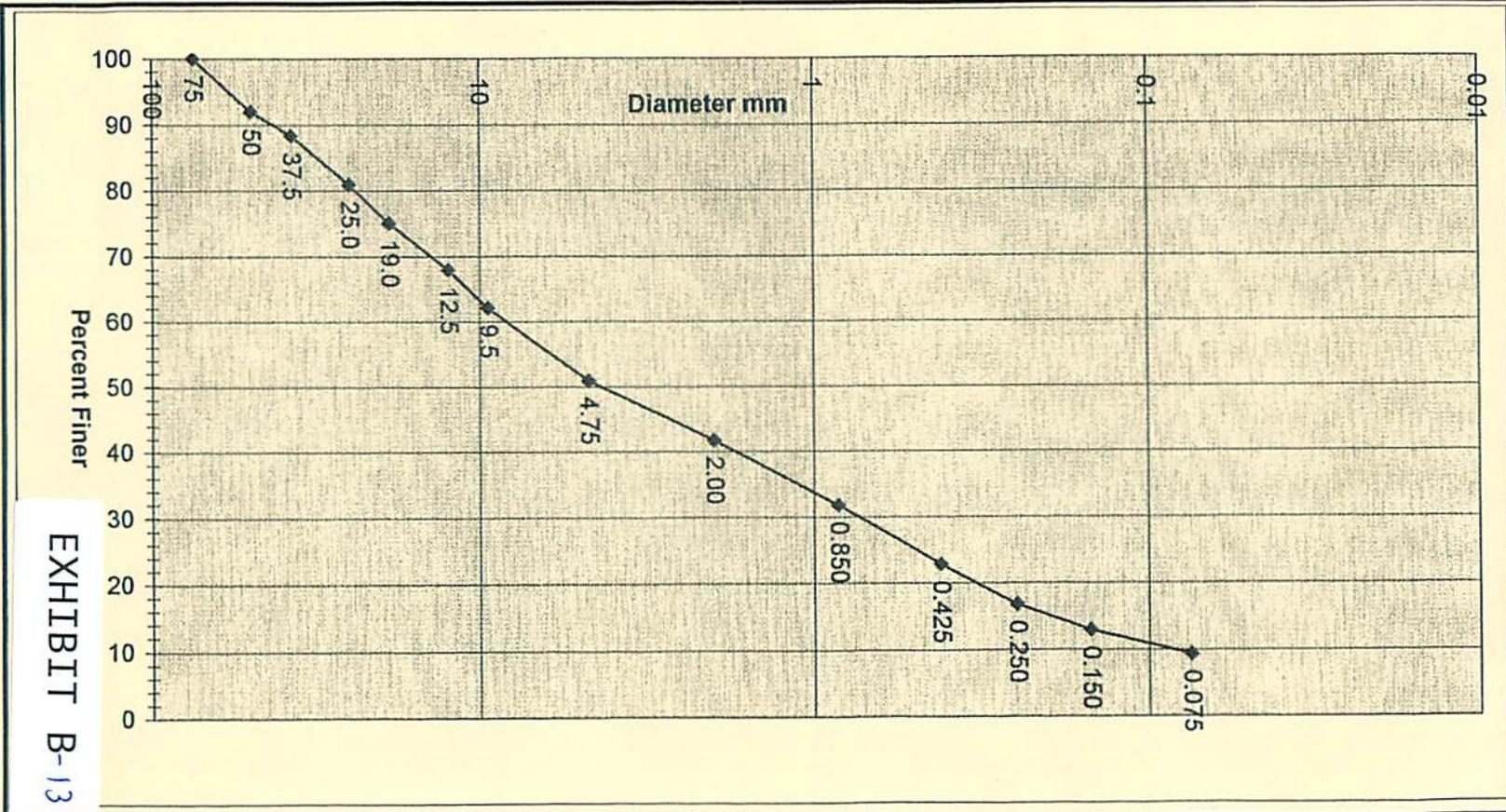
Meridian Park N & S Investments

Exploration: March 11, 2016

Test Hole	Depth Feet	Moisture	Visual Classifications		Pass #200	Blows/6 inches (300#, 30" drop) NALPT Spoon	Sample Size Grams
			Frost Class	Unified Class			
1	2.5-4.5	2.1%	NFS	GP		Rock in point	496.5
1	5-7	1.9%	NFS	GP-GM		15/14/13/12	2004.4
1	10-12	4.6%	F1	GP-GM	9.4	31/28/18/20	2622.9
1	12.5-14.5	4.4%	NFS	GP-GM		5/16/13/12	2484.8
1	15-17	8.5%	NFS	SP		5/7/5/5	2030.3
1	20-21	13.8%	NFS	SP	4.0	10/19	975.2
1	21-22	9.5%	F1	GP-GM		39/20	2316.7



MARK HANSEN P.E.
 CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



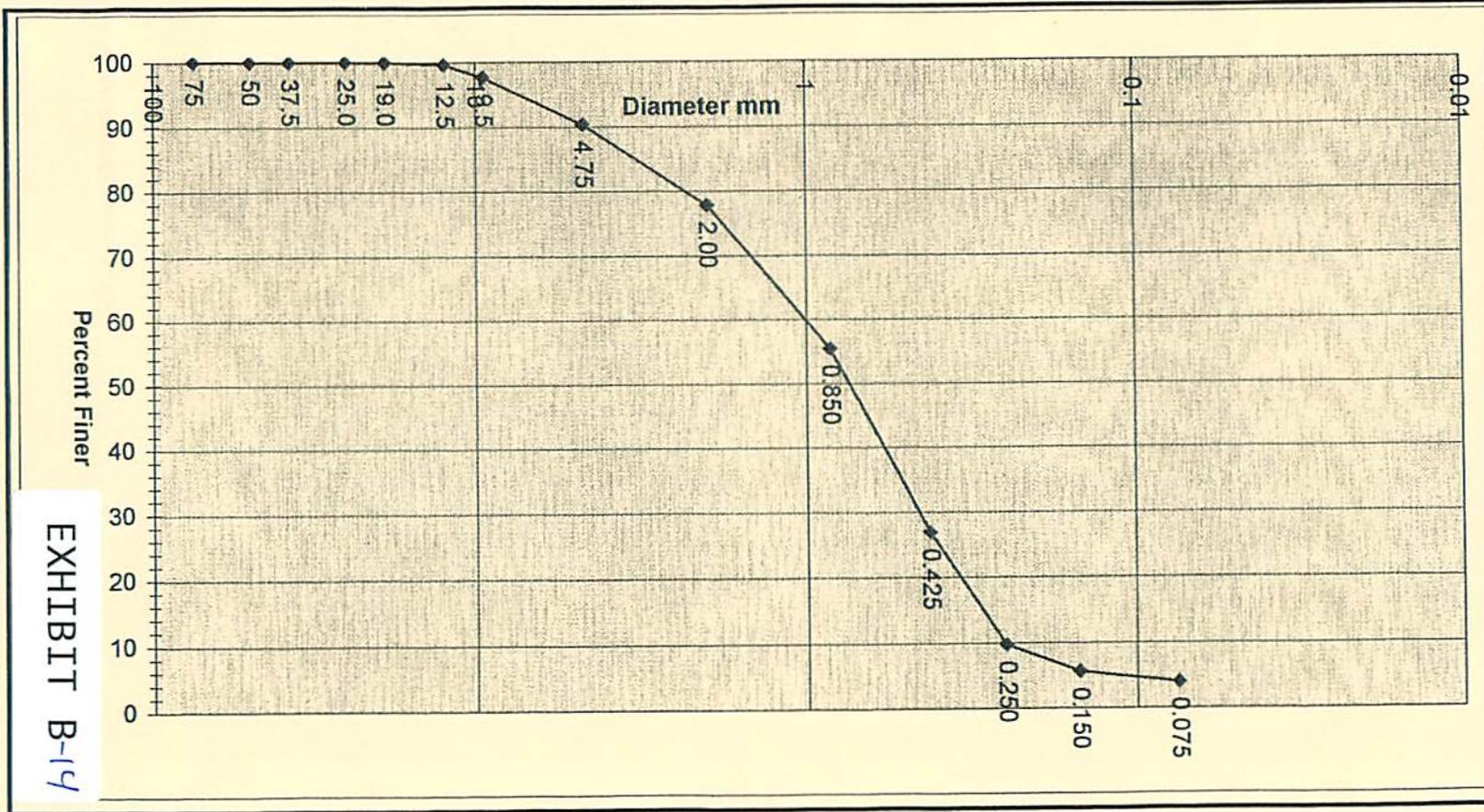
Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	92
1.5"	37.5	88
1"	25.0	81
3/4"	19.0	75
1/2"	12.5	68
3/8"	9.5	62
#4	4.75	51
#10	2.00	42
#20	0.850	32
#40	0.425	23
#60	0.250	17
#100	0.150	13
#200	0.075	9.4

Client: **N&S Investments**
 Project: **Meridian Park, Lot 11**
 Sample Location: **TH#1 @ 10'-12'**

Soil Description: **Poorly Graded Gravel with Silt and Sand**
 Unified Classification: **GP-GM**

Date: **3/24/2016**
 Sample Date: **3/11/2016**
 Proj. no: **16007**

$C_u = 98$
 $C_c = 0.8$



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	100
3/4"	19.0	100
1/2"	12.5	100
3/8"	9.5	98
#4	4.75	90
#10	2.00	78
#20	0.850	55
#40	0.425	27
#60	0.250	10
#100	0.150	6
#200	0.075	4.0

Client: **N&S Investments**
 Project: **Meridian Park, Lot 11**
 Sample Location: **TH#1 @ 20'-21'**

Soil Description: **Poorly Graded Sand**
 Unified Classification: **SP**

Date: **3/24/2016**
 Sample Date: **3/11/2016**
 Proj. no: **16007**

$C_u = 4$
 $C_c = 0.8$

ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests ^A				Soil Classification	
				Group Symbol	Group name ^B
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels	Clean Gravels	$Cu \geq 4$ and $1 < Cc \leq 3^E$	GW	Well graded gravel ^F
	More than 50% of coarse fraction retained on No. 4 sieve.	Less than 5% fines ^C	$Cu < 4$ and /or $1 > Cc \geq 3^E$	GP	Poorly graded gravel ^F
		Gravel with Fines More than 12% fines ^C	Fines classify as ML or MH	GM	Silty gravel ^{F,G,H}
	Sands 50% or more of coarse fraction passed No. 4 sieve	Clean Sands	$Cu \geq 6$ and $1 < Cc \leq 3^E$	SW	Well graded sand
		Less than 5% fines ^D	$Cu < 6$ and /or $1 > Cc \geq 3^E$	SP	Poorly graded sand ^I
		Sands with fines more than 12% fines ^D	Fines classify as ML or MH	SM	Silty sand ^{G,H,I}
Fines classify as CL or CH			SC	Clayey sand ^{G,H,I}	
Fine-Grained Soils 50% or more passes the No. 200 Sieve	Silts and Clays Liquid limits less than 50	Inorganic	$PI > 7$ and plots on or above "A" ^J line ^J	CL	Lean Clay ^{K,L,M}
		Organic	Liquid limit - oven dried < 0.75	OL	Organic silt ^{K,L,M,O}
	Silts and Clays Liquid limits 50 or more	Inorganic	PI plots on or above "A" line	CH	Fat Clay
			PI plots below "A" line	MH	Elastic silt ^{K,L,M}
		Organic	Liquid limit - oven dried < 0.75	OH	Organic silt ^{K,L,M,Q}
			Liquid limit - not dried	PT	Peat
Highly organic soils	Primarily organic matter, dark in color, and organic odor			PT	Peat

^A Based on the material passing the 3-in. (75-mm) sieve.

^B If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name

^C Gravels with 5 to 12% fines require dual symbols
 GW-GM well-graded gravel with silt
 GW-GC well-graded gravel with clay
 GP-GM poorly graded gravel with silt
 GP-GC poorly graded gravel with clay

^D Sands with 5 to 12% fines require dual symbols
 SW-SM well-graded sand with silt
 SW-SC well-graded sand with clay
 SP-SM poorly graded sand with silt
 SP-SC poorly graded sand with clay

^E $Cu = D_{60}/D_{10}$ $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

^F If soil contains $\geq 15\%$ sand, add "with sand" to group name

^G If fines classify as CL-ML, use dual symbol GC-GM or SC-SM

^H If fines are organic, add "with organic lines" to group name.

^I If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.

^J If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil.

^K If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

^L If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to group name.

^M If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.

^N $PI \geq 4$ and plots on or above "A" line.

^O $PI < 4$ or plots below "A" line.

^P PI plots on or above "A" line.

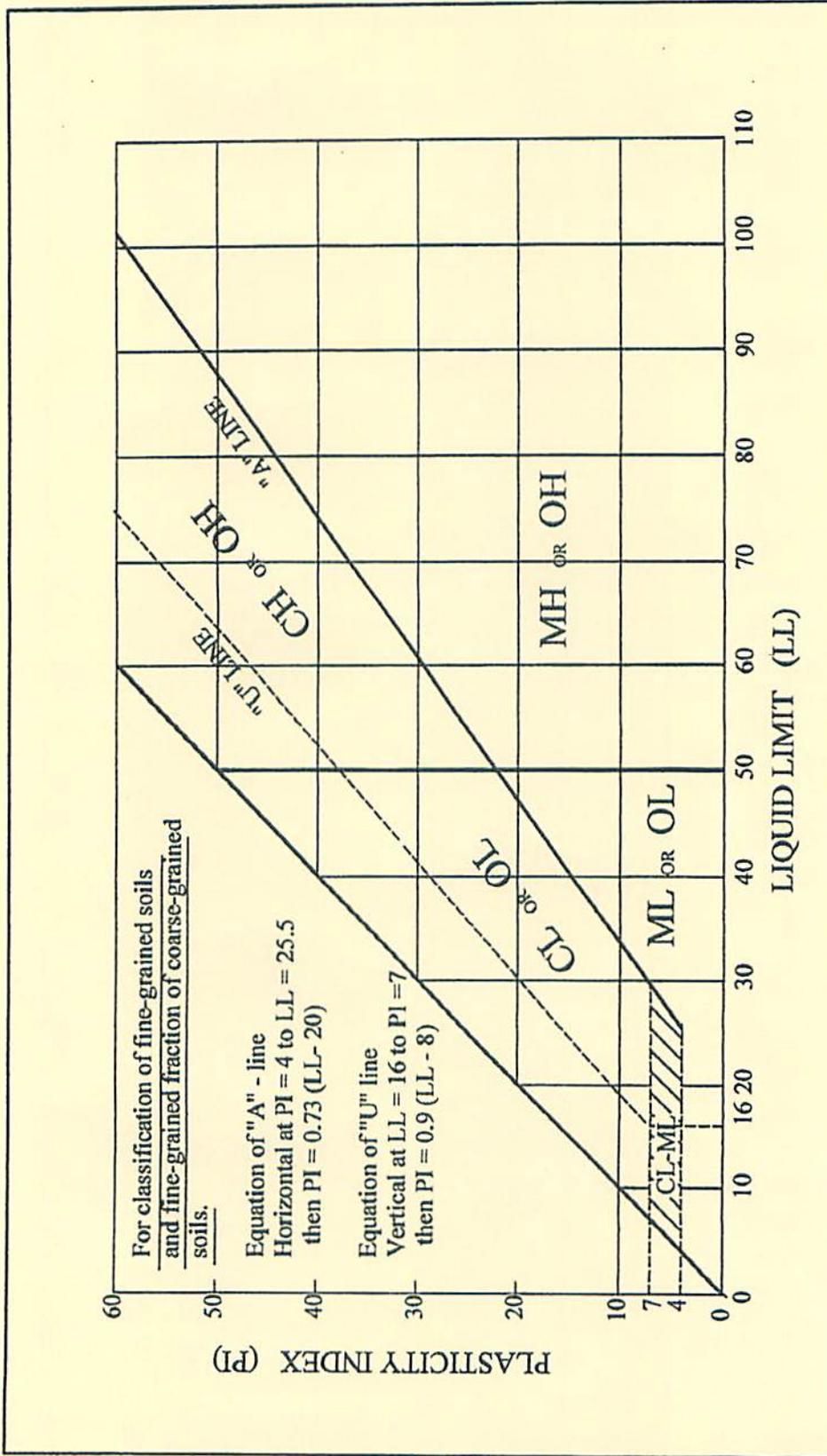
^Q PI plots below "A" line.

EXHIBIT B-15

U.S. Corps of Engineers
Frost Design Soil Classification

Frost group	Soil Type	Percentage finer than 0.02mm, by weight	Typical soil types under Unified Soil Classification System
NFS	Sands and Gravelly soils	< 3	SP, SW, GP, GW
F1	Gravelly soils	3 to 10	GW, GP, GW-GM, GP-GM
F2	(a) Gravelly soils	10 to 20	GM, GW-GM, GP-GM
	(b) Sands	3 to 15	SW, SP, SM, SW-SM, SP-SM
F3	(a) Gravelly soils	>20	GM, GC
	(b) Sands, except very fine silty sands	>15	SM, SC
	(c) Clays, PI >12	---	CL, CH
F4	(a) All silts	---	ML, MH
	(b) Very fine silty sands	>15	SM
	(c) Clays, PI <12	---	CL, CL-ML
	(d) Varved clays and fine-grained, banded sediments	---	CL and ML CL, ML, and SM; CL, CH, and ML; CL, CH, ML, and SM

EXHIBIT B-16



Plasticity Chart

Peggy Horton

From: Richard Besse <besse@besseengineering.onmicrosoft.com>
Sent: Tuesday, April 05, 2016 1:09 PM
To: Peggy Horton
Cc: Howard Nugent
Subject: Proposed Lots 11 & 12 & Tract B-1-A, Block 1, Meridian Park II

Peggy,

As per our conversation this afternoon regarding the method of providing water to any lots created by the above referenced subdivision, we intend to use drilled wells. All of the lots created by this subdivision exceed 40,000 sq. ft.

Thanks, Rick Besse

Peggy Horton

From: Susan Lee
Sent: Wednesday, March 09, 2016 3:50 PM
To: Platting
Subject: RE: Meridian Pk II RSB B/1 T/B-1 #16-036 PH

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: Wednesday, March 09, 2016 2:12 PM
To: kevin.vakalis@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@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; '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: Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us
Subject: Meridian Pk II RSB B/1 T/B-1 #16-036 PH

Attached is the Request for Comments for Meridian Park II RSB Block1, Tract B-1, MSB Case #2016-036 Tech PH. Also attached are the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by March 30, 2016. Please let me know if you have any questions. Peggy Horton will be the technician on this case, and you can contact her directly after March 14, 2016 at 861-7881 or at peggy.horton@matsugov.us. Thank you. A.

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

EXHIBIT C



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Comments Due: March 30, 2016

MAR 09 2016

Date: March 9, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	Open Cases Y or N <input checked="" type="radio"/> N
AK Dept. of Transportation – Aviation	SpUD Y or N <input checked="" type="radio"/> N
AK DNR, Division of Mining/Land/Water	<u>Core Area</u>
AK DNR, Public Access Defense	FIRM # <u>8105</u> Zone <u>A: X</u>
AK DNR, Division of Agriculture	Comments: <u>Any development in an "A" zone requires a FHDP per MSB 1729/*see attached map</u>
AK DF&G, Habitat Mgmt. & Permitting	Date: <u>3/5/16</u> By: <u>[Signature]</u>
AK DF&G, Division of Sport Fish	
AK Railroad, Engineering Department	
Corp of Engineers	
U.S. Postmaster	
City of Wasilla	
Community Council:	
Fire Service Area: #130 Central Mat-Su	Assembly District #4 Steve Colligan
Road Service Area: #25 Bogard	
MSB – Borough Attorney	

Title:	MERIDIAN PARK II RSB BLOCK 1 TRACT B-1
Location:	SEC 01, T17N, R01W, S.M, AK
Petitioner:	N&S INVESTMENTS
Address:	4237 E. MERIDIAN LOOP WASILLA AK 99654
Surveyor/Engineer:	BESSE ENGINEERING
Address:	1890 JAIME MARIE CIRCLE WASILLA AK 99654

The request is to create three lots from Tract B-1, Block 1, Meridian Park II, Plat No. 2014-140, Section 01, Township 17 North, Range 01 West, SM AK, to be known as LOTS 11 & 12 AND TRACT B-1-A, containing 18.62+ acres.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 30, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **April 6, 2016**.

Sincerely,

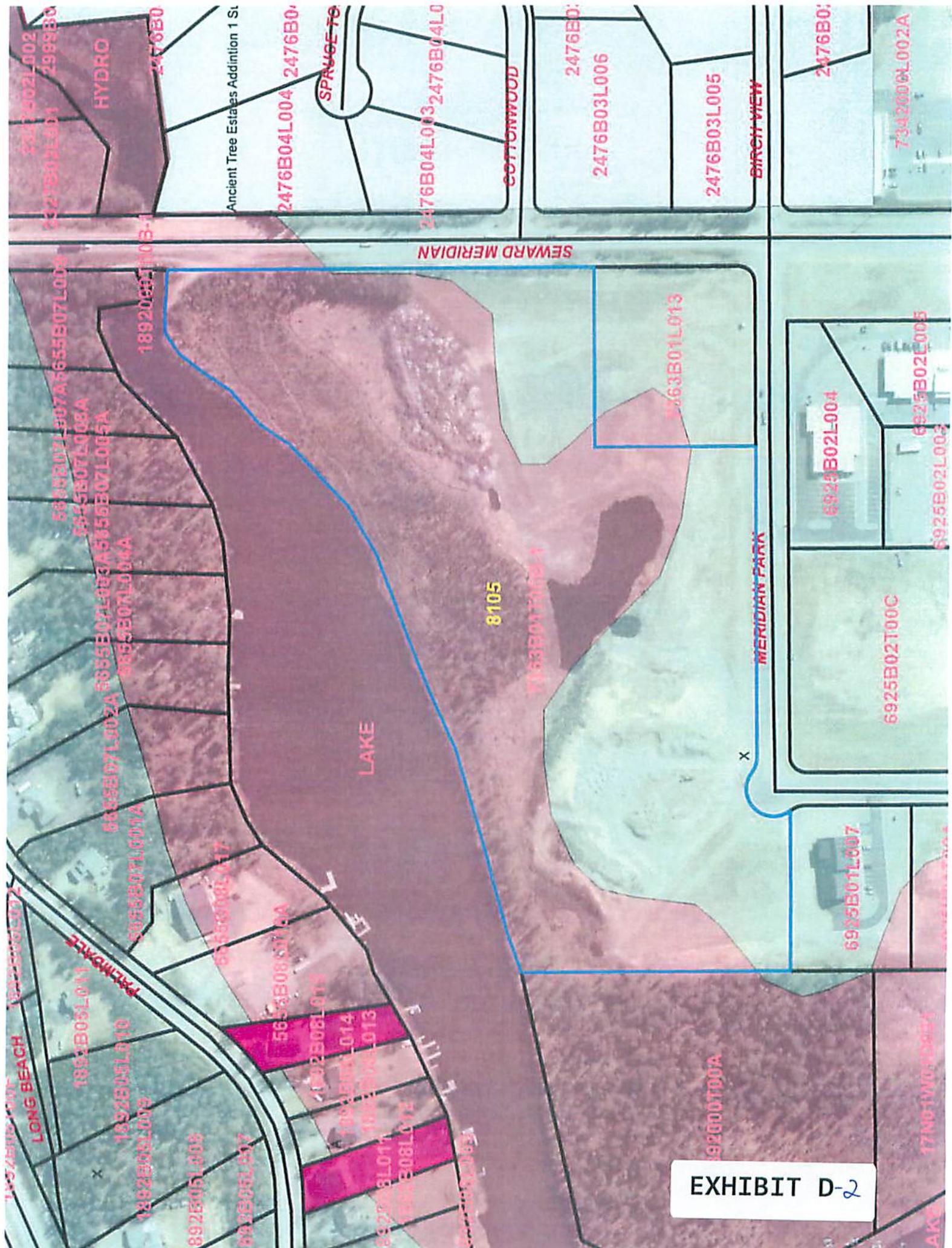
[Signature]

Peggy Horton
Platting Technician
direct line: 861-7881
peggy.horton@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-036 Tax ID: 57363B01T00B-1 Tax Map #: WA 11 Pre-App Date: 01/14/2016

EXHIBIT D-1



Ancient Tree Estates Addition 1 St

SEWARD MERIDIAN

MERIDIAN PARK

COTTONWOOD

BIRCH VIEW

LAKE

8105

HYDRO

SPRUCES

LONG BEACH

EXHIBIT D-2

2327B02L002
2327B03L001 2999B00

2476B04L004 2476B04L003 2476B04L002

2476B03L006
2476B03L005

2476B04L002A

1892000L003-1

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5855B07L008A
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5855B07L002A 5855B07L004A
5855B07L001A

5655B08L017

5655B08L018

1892B08L015

1892B08L014

1892B08L013

1892B08L011

1892B08L012

1892B05L009

1892B05L007

1892B05L011

1892B05L010

1892B05L009

692000T00A

6925B01L007

6925B02T00C

6925B02L004

6925B02L005

6925B02L003

17ND1W010004



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

RECEIVED
MAR 14 2016
PLATTING

Comments Due: March 30, 2016

Date: March 9, 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: Wasilla	M.T.A.
Community Council:	Enstar
Fire Service Area: #130 Central Mat-Su	GCI
Road Service Area: #25 Bogard	Assembly District #4 Steve Colligan
MSB – Borough Attorney	

Title:	MERIDIAN PARK II RSB BLOCK 1 TRACT B-1
Location:	SEC 01, T17N, R01W, S.M, AK
Petitioner:	N&S INVESTMENTS
Address:	4237 E. MERIDIAN LOOP WASILLA AK 99654
Surveyor/Engineer:	BESSE ENGINEERING
Address:	1890 JAIME MARIE CIRCLE WASILLA AK 99654

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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 **March 30, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **April 6, 2016**.

Sincerely,

Peggy Horton
 Peggy Horton
 Platting Technician
 direct line: 861-7881
peggy.horton@matsugov.us

We currently have no driveway permits on file for Tract B-1. Apply for any new or existing accesses for this tract.
A.D. *3/14/16*

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-036 Tax ID: 57363B01T00B-1 Tax Map #: WA 11 Pre-App Date: 01/14/2016

EXHIBIT E

Peggy Horton

From: Jamie Keller
Sent: Thursday, March 17, 2016 11:34 AM
To: Platting
Cc: Peggy Horton
Subject: RE: Meridian Pk II RSB B/1 T/B-1 #16-036 PH

No comment.

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

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Wednesday, March 09, 2016 2:12 PM
To: kevin.vakalis@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@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; '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: Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us
Subject: Meridian Pk II RSB B/1 T/B-1 #16-036 PH

Attached is the Request for Comments for Meridian Park II RSB Block1, Tract B-1, MSB Case #2016-036 Tech PH. Also attached are the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by March 30, 2016. Please let me know if you have any questions. Peggy Horton will be the technician on this case, and you can contact her directly after March 14, 2016 at 861-7881 or at peggy.horton@matsugov.us. Thank you. 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

DATE: March 29, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *usc*
SUBJECT: Preliminary Plat Comments / Case #2016-036

RECEIVED

MAR 29 2016

PLATTING

Platting Tech: Amy Otto-Buchanan
Public Hearing: April 6, 2016
Applicant / Petitioner: N & S Investments
TRS: 17N01W01
Tax ID: 57363B01T00B-1
Subd: Meridian Park I RSB Block I Tract B-1
Tax Map: WA 11

Comments:

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

EXHIBIT G

Peggy Horton

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Tuesday, March 15, 2016 4:56 PM
To: Amy Otto-Buchanan
Subject: RE: Meridian Pk II RSB B/1 T/B-1 #16-036 PH

Amy,

The City Planning and Public Works departments do not have any comments. Thanks!

Tina Crawford, AICP

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

From: Planning
Sent: Wednesday, March 09, 2016 4:18 PM
To: Tina Crawford
Subject: FW: Meridian Pk II RSB B/1 T/B-1 #16-036 PH

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] **On Behalf Of** Platting
Sent: Wednesday, March 09, 2016 2:12 PM
To: kevin.vakalis@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@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; '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: Planning; publicworks
Subject: Meridian Pk II RSB B/1 T/B-1 #16-036 PH

Attached is the Request for Comments for Meridian Park II RSB Block1, Tract B-1, MSB Case #2016-036 Tech PH. Also attached are the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by March 30, 2016. Please let me know if you have any questions. Peggy Horton will be the technician on this case, and you can contact her directly after March 14, 2016 at 861-7881 or at peggy.horton@matsugov.us. Thank you. A.

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

EXHIBIT H



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 not 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 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 10, 2016

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

Subject: Abbreviated Plat Request for Comments – **Meridian Park II RSB Block 1 Tract B-1**
(Case No. 2016-036)

Dear Ms. Otto-Buchanan:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Cassie Wohlgemuth", with a long, sweeping horizontal flourish extending to the right.

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

EXHIBIT J

Peggy Horton

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Wednesday, March 09, 2016 3:22 PM
To: Platting
Cc: Jessica Thompson
Subject: RE: Meridian Pk II RSB B/1 T/B-1 #16-036 PH

Amy,

MTA has reviewed the abbreviated plat for Meridian Park II. 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 09, 2016 2:12 PM
To: kevin.vakalis@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; melanie.nichols@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; 'steven.banse@alaska.gov' (steven.banse@alaska.gov) <steven.banse@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>; stevecolligan@mtaonline.net; 'ken.slauson@gmail.com' (ken.slauson@gmail.com) <ken.slauson@gmail.com>; hessmer@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Keller <Jamie.Keller@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Cc: Planning (Planning@ci.wasilla.ak.us) <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us
Subject: Meridian Pk II RSB B/1 T/B-1 #16-036 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.

Attached is the Request for Comments for Meridian Park II RSB Block1, Tract B-1, MSB Case #2016-036 Tech PH. Also attached are the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by March 30, 2016. Please let me know if you have any questions. Peggy Horton will be the technician on this case, and you can contact her directly after March 14, 2016 at 861-7881 or at peggy.horton@matsugov.us. Thank you. A.

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 6, 2016**

ABBREVIATED PLAT: SPARTAN
LEGAL DESCRIPTION: SEC 04, T17N, R01W, SEWARD MERIDIAN, AK
PETITIONERS: CASEY & JENNIFER McMANUS
SURVEYOR: SOUTHWEST ALASKA SURVEYING
ACRES: 1.27 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE: 2016-025

This case was continued from the March 23, 2016 public hearing, to resolve the granting of easements and the soils report. Both issues have been resolved and the case is ready for hearing.

REQUEST: The request is to create two lots from Lot 2, Block 5, Shadowood Valley Unit #1, Plat No. 73-74, Section 04, Township 17 North, Range 01 West, SM AK, to be known as SPARTAN, containing 1.27+ acres. Lots are served by City of Wasilla water.

EXHIBITS

Vicinity Map & Aerial Photo
Geotechnical Report

**Exhibit A – 2 pgs
Exhibit B – 4 pgs**

AGENCY COMMENTS

Department of Public Works
Code Compliance
Permit Center
Planning
Land & Resource Management Division
Cultural Resources
Department of Emergency Services & #130 FSA
Utilities
City of Wasilla

**Exhibit C - 2 pgs
Exhibit D – 1 pg
Exhibit E - 1 pg
Exhibit F - 1 pg
Exhibit G - 1 pg
Exhibit H – 1 pg
Exhibit I – 1 pg
Exhibit J – 4 pgs
Exhibit K – 10 pgs**

DISCUSSION: The subject parcel is located west of N. Lucille Street, north of W. Nelson Avenue and directly northeast of W. Graybark Drive, and directly southeast of N. Shadowood Circle. Lots are in the City of Wasilla limits and are served by city water. Access for proposed Lot 2 is N. Shadowood Circle; access for Lot 1 is W. Graybark Drive, both City of Wasilla owned and maintained streets. A driveway permit is on file for the driveway access onto N. Shadowood Circle. Petitioner will need to apply to the City of Wasilla for a driveway permit for access onto W. Graybark Drive (see *Recommendation #6*).

Surveyor has shown two easements to be granted with this platting action. Since this is an abbreviated plat, the easements must be granted by document, recorded and then shown on final

plat with recording information. Petitioner has granted and recorded the easements; the updated Certificate to Plat will show them as easements of record, and surveyor will show on final plat.

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Dan Steiner, PE, Steiner Design & Construction Services, LLC notes these lots are served by the City of Wasilla public water system. There are existing roads adjacent to this parcel and no new roads will be needed. Lot 1 is occupied by an existing commercial structure and existing septic system. Lot 2 is occupied by an existing multi-family structure and existing septic system. Soil data was obtained from the septic system on proposed Lot 2. The test hole for this system was excavated to a depth of 13'. The soil is poorly-graded sand. No groundwater was encountered in this test hole. Testhole location map and soils log of the testhole are attached. Based on this soils data and existing topography, there is a minimum of 10,000 sf of contiguous usable septic area within each of the proposed lots as required by codes. The drainage pattern of the existing road and topography will not be altered by this platting action.

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

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no issues, as it in the City of Wasilla. Code Compliance notes (**Exhibit D**) the parcel is in FIRM #8080, Zone, X, no open cases, not in a Special Land Use District (SpUD), within the City of Wasilla, and has no further comments. Permit Center (**Exhibit E**) has no comments, as this is City of Wasilla rights-of-way. Planning Division (**Exhibit F**) has no comments. Land and Resource Management Division (**Exhibit G**) notes no MSB owned lands are affected and has no objection to the subdivision. Cultural Resources (**Exhibit H**) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered. Department of Emergency Services and Central Mat-Su Fire Service Area #130 have no objection; access meets the minimum required (**Exhibit I**).

Utilities: (**Exhibit J**) MTA has no objections; Enstar has no comments, recommendations or objections. MEA requests the easement recorded July 18, 2002, at Reception No. 2002-015073-0, be listed in the plat notes (**Recommendation #5**). *Staff notes this easement was not included on the Certificate to Plat.*

City of Wasilla: (**Exhibit K**) Petitioner has applied for a Land Use Permit for Subdivision, and provided a copy of the submittal to Platting staff. City of Wasilla recommends approval with the following conditions: a commercial permit must be submitted to the City Planning Department for the roofing company on proposed Lot 1. The garage was originally approved as a residential accessory structure; petitioner must bring site up to current commercial standards in Title 16 of Wasilla Municipal Code (see **Recommendation #7**). The City of Wasilla reiterated these comments in their response to the Request for Comments and added the existing commercial property will need an approved land use permit from the City Planning Department.

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; MSB Capital Project Department, Assessments, or Pre-Design Division; or GCI.

CONCLUSION: The plat of Spartan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, borough departments or utilities. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

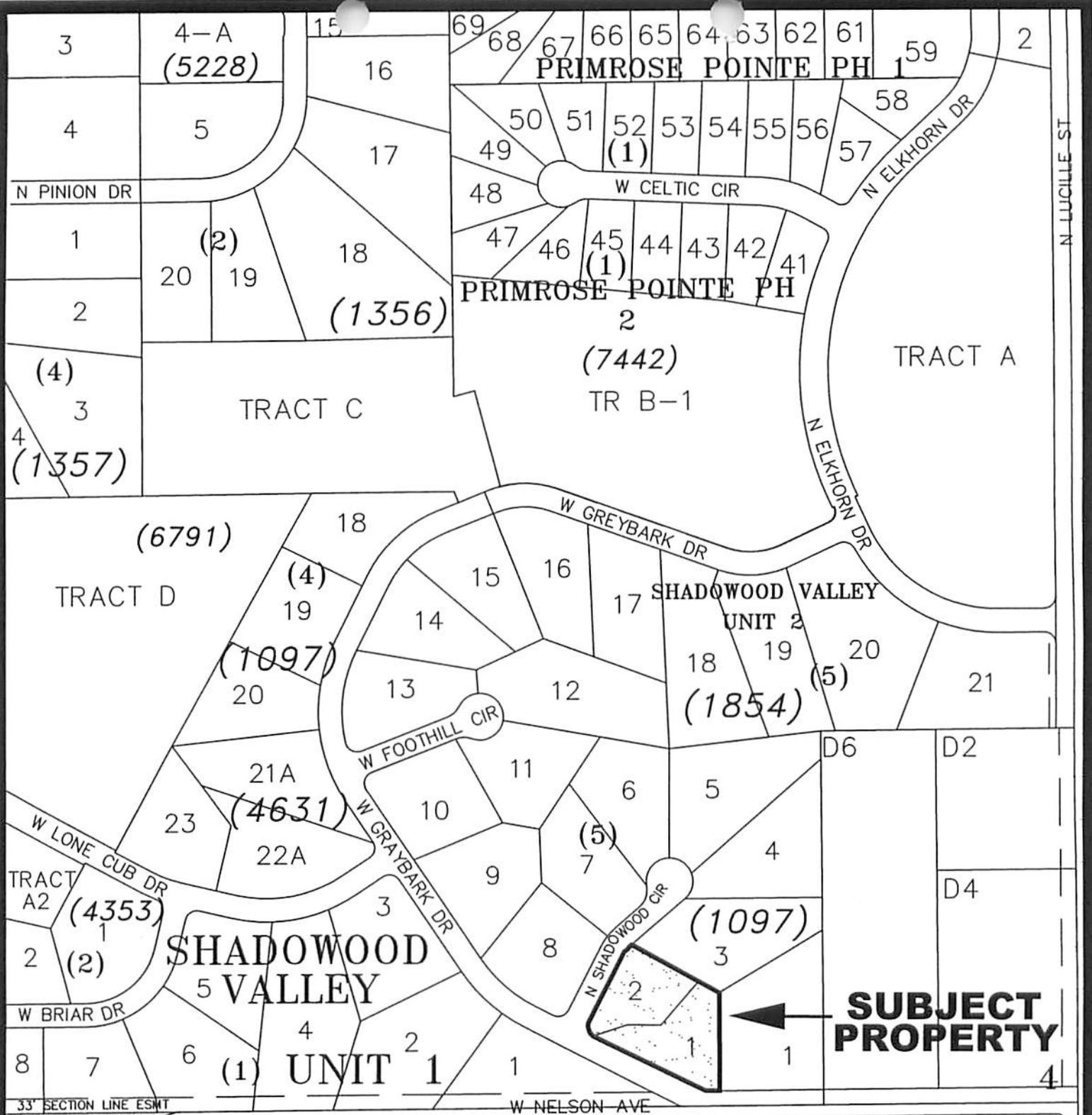
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
3. Pay postage and advertising fees of \$47.67.
4. Show all easements of record on final plat.
5. List the MEA easement, dated July 18, 2002, at Reception No. 2002-15073-0.
6. Apply for a driveway permit to the City of Wasilla for the driveway onto W. Graybark Drive, and provide a copy of the application to Platting staff.
7. Provide a copy of the application for a commercial land use permit as requested by the City of Wasilla.
8. Submit recording fees, payable to SOA/DNR.
9. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Spartan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There were no objections from the general public in response to the Notice of Public Hearing.
3. At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; MSB Capital Project Department, Assessments, Code Compliance or Pre-Design Division; or GCI.
4. A soils report was submitted, pursuant to MSB 43.20.281(A). Engineer states both lots meet the requirements of MSB 43.20.281(A), as both lots have 10,000 sf of contiguous useable septic area.
5. Both lots are served by City of Wasilla public water.
6. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required.
7. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
8. Petitioner to apply to the City of Wasilla for a Land Use Permit for Subdivision and a driveway permit for access onto W. Graybark Drive.
9. MEA requests an easement be shown on final plat that wasn't on the Certificate to Plat.
10. Two easements have been granted by document and recorded. The updated Certificate to Plat will show the easements as easements of record. The recording information and the location of the easements will be shown on final plat.
11. A commercial land use permit, for the commercial building on proposed Lot 1, is required by the City of Wasilla.

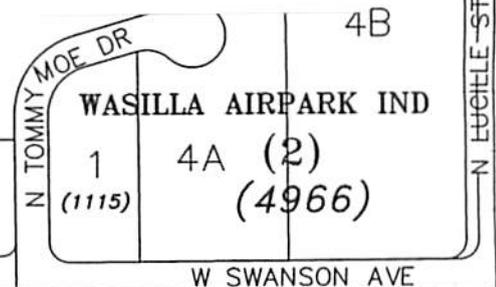


SUBJECT PROPERTY

IDITAPARCEL ADD I

VICINITY MAP
 FOR PROPOSED SPARTAN
 LOCATED WITHIN
 SECTION 04, T17N, R01W, SEWARD MERIDIAN,
 ALASKA

EXHIBIT A



WASILLA 12 MAP

W SWANSON AVE

SHADOWWOOD VALLEY

N SHADOWWOOD CIR
N SHADOWWOOD CIR

W GRAYBARK DR

W NELSON AVE
W NELSON AVE

(1097)

2

8



5900 W. Dewberry Dr
Wasilla, AK 99623

SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609
Fax: (907) 357-5608

March 21, 2016

Platting Officer
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645-6488

RECEIVED
MAR 21 2016
PLATTING

Re: Engineering Report– Spartan Subdivision

To Whom it May Concern,

This letter is to serve for the engineering report for the above referenced subdivision and platting action. The platting action is to subdivide a 1.27 acre parcel into 2 lots. Lot 1 is 0.75 acres and Lot 2 0.52 acres. These lots are served by the City of Wasilla public water system. There are existing roads adjacent to this parcel and no new roads will be needed for this platting action. Lot 1 is occupied by existing commercial structure and existing septic system. Lot 2 is occupied by an existing multi-family structure and existing septic system.

Soils Investigation

Soil information is needed to determine if existing soil conditions are suitable for onsite wastewater disposal systems. This includes soils capable of supporting a soil absorption system that meets all ADEC offset requirements from groundwater and bedrock.

Soil data was obtained from the septic system that is on proposed Lot 2. The test hole for this septic system was excavated to a depth of 13'. The soil is a poorly-graded sand. No groundwater was encountered in this test hole. Figure 1 shows the location of the test hole. Figure 2 is a log of this test hole.

Based on this soil data and the presence of an existing septic system on proposed Lot 1, there is a minimum of 10,000 square feet of contiguous usable septic area within each of the proposed lots.

Drainage Plan

This parcel is adjacent to existing City of Wasilla approved and maintained roads. Subdividing this property will not change the slope or drainage of this road. This parcel is developed with no existing drainage issues. Subdividing this property will not change the existing drainage patterns.

EXHIBIT B

Summary

Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous usable septic area within each of the proposed lots as required by the Matanuska-Susitna Borough Subdivision Regulations.

The drainage pattern of the existing road and topography will not be altered by this platting action.

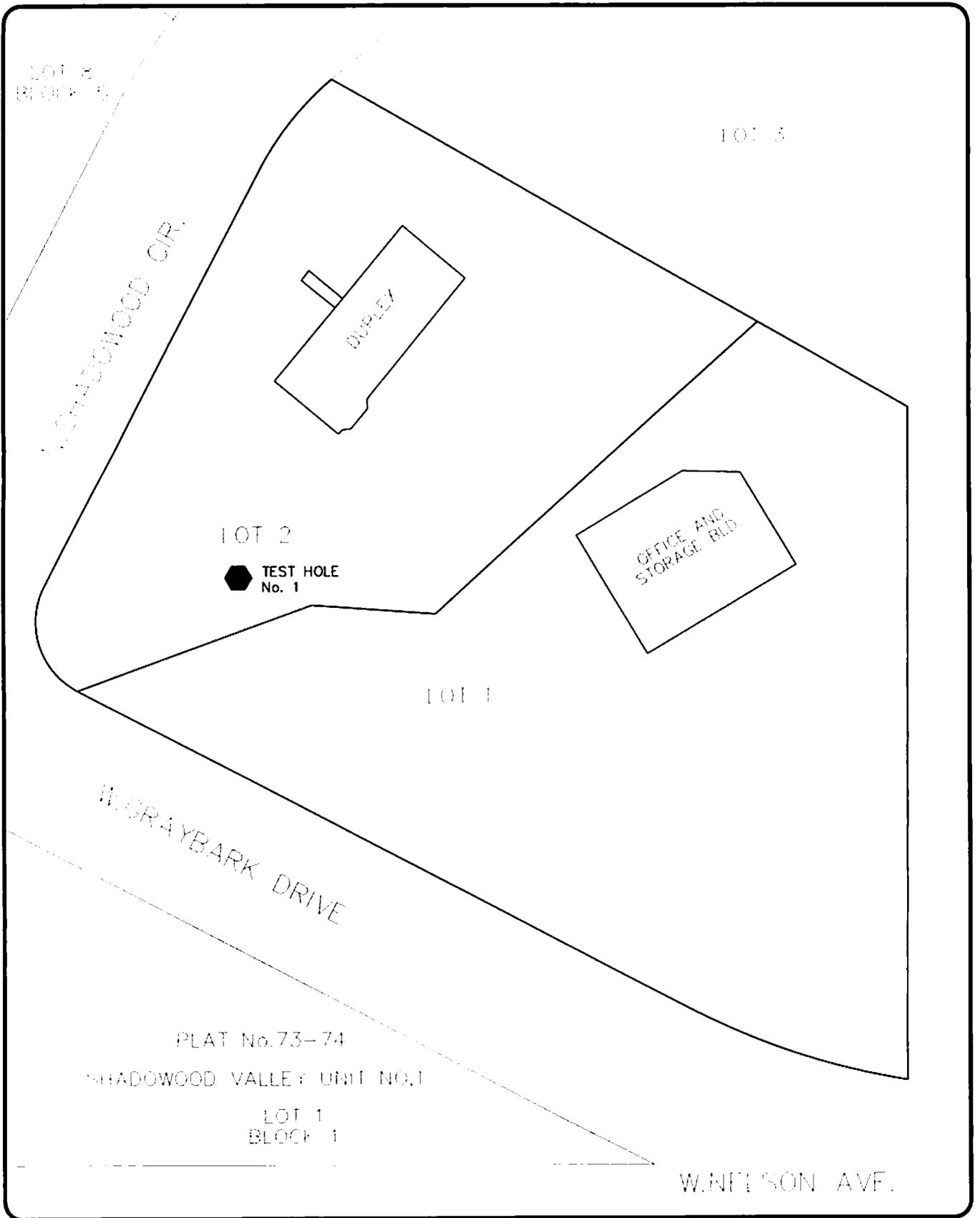
Sincerely,



Dan Steiner, P.E.
Manager

des
encl.





SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC
 5900 W. DEWBERRY DR. PH: (907) 357-5409
 WASILLA, AK 99623 FAX: (907) 357-5408

SPARTAN SUBDIVISION
 ENGINEERING REPORT

TEST HOLE LOCATION

FIGURE

1

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

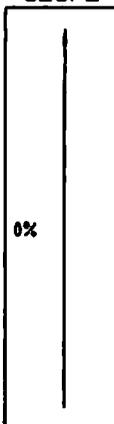
SOILS LOG - PERCOLATION TEST

PERFORMED FOR: PAUL MINNICK / BIG DIPPER CONST. DATE PERFORMED: 5/20/2003

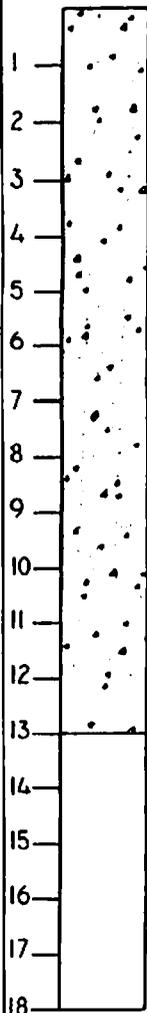
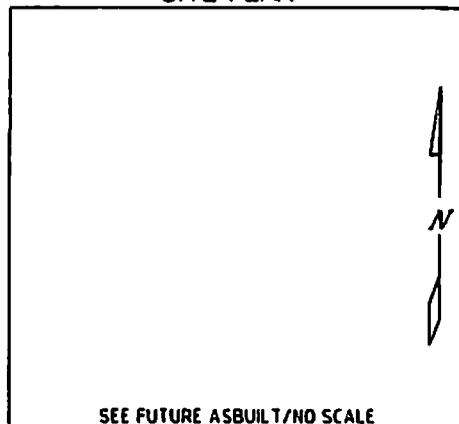
LEGAL DESCRIPTION: LOT 2, BLOCK 5, SHADOWOOD VALLEY #1 S/D

TEST HOLE # 1
PROJECT # H0326

SLOPE



SITE PLAN



LOOSE COMPACTION
POORLY GRADED SANDS
WITH LITTLE FINES
SP - 150

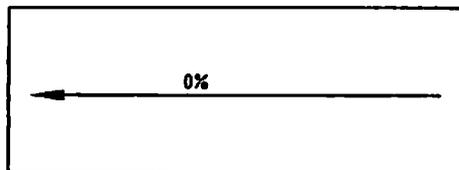
WAS GROUNDWATER
ENCOUNTERED? NO

IF YES, WHAT DEPTH? _____

DEPTH OF WATER
AFTER MONITORING: _____

DATE: _____

S
L
O
P
E



TEST TYPE: PERCOLATION VISUAL

READING	DATE	GROSS TIME	NET TIME	DEPTH OF WATER	NET DROP
Start					
1					
Recharge					
2					
Recharge					
3					

PERC RATE: _____ MIN./INCH PERC. HOLE DIAMETER: _____
TEST RUN BETWEEN _____ FT. AND _____ FT.

COMMENTS: NO IMPERMEABLES ENCOUNTERED

TEST PERFORMED BY: T.L. KIMBROUGH I, HOWARD C. HOLTAN, CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES ON THIS DATE: 6/10/03

SDCS, LLC

STERNE DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-8609
WASILLA, AK 99623 FAX: (907) 357-8608

SPARTAN SUBDIVISION
ENGINEERING REPORT

TEST HOLE SOIL DATA

FIGURE

2

Amy Otto-Buchanan

From: Jamie Keller
Sent: Wednesday, March 02, 2016 4:04 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Spartan #16-025 AOB

No comment.

Jamie Keller

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Tuesday, February 23, 2016 1:26 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; stevecolligan@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Spartan #16-025 AOB

Attached is the Request for Comments (RFC) for Spartan Subdivision, MSB Case #2016-025, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Soils Report and preliminary plat. Comments are due by **March 16, 2016**. Please let me know if you have any questions. Thanks. A.

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

Amy Otto-Buchanan

From: Scott Sanderson
Sent: Tuesday, February 23, 2016 3:20 PM
To: Amy Otto-Buchanan
Cc: Jim Jenson; Terry Dolan
Subject: FW: Spartan #16-025 AOB
Attachments: RFC Spartan 3-23-16.pdf; Spartan.PDF

No issues, City of Wasilla

Scott Sanderson
Mat-Su Borough
Road Superintendent I
907-861-7757 Desk
907-354-3470 Cell

From: Jim Jenson
Sent: Tuesday, February 23, 2016 1:42 PM
To: Scott Sanderson
Cc: Terry Dolan
Subject: FW: Spartan #16-025 AOB

COW

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Tuesday, February 23, 2016 1:26 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; stevecolligan@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; 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)
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Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)



Matanuska - Susitna Borough
Development Services

MATANUSKA-SUSITNA BOROUGH

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

RECEIVED

FEB 24 2016

MAR 18 2016

Received

PLATTING

Comments Due: March 16, 2016

Date: February 23, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	Open Cases Y or <input checked="" type="radio"/> N
AK Dept. of Transportation – Aviation	SpUD Y or <input checked="" type="radio"/> N
AK DNR, Division of Mining/Land/Water	<i>City of Wasilla</i>
AK DNR, Public Access Defense	FIRM # <i>8080</i> Zone <i>X</i>
AK DNR, Division of Agriculture	Comments: _____
AK DF&G, Habitat Mgmt. & Permitting	_____
AK DF&G, Division of Sport Fish	_____
AK Railroad, Engineering Department	Date: <i>3/18/16</i> By: <i>[Signature]</i>
Corp of Engineers	Assembly District #4 Steve Colligan
U.S. Postmaster	
City of: Wasilla	
Community Council:	
Fire Service Area: #130 Central Mat-Su	
Road Service Area:	
MSB – Borough Attorney	

Title:	SPARTAN
Location:	SEC 04, T17N, R01W, S.M, AK
Petitioner:	CASEY & JENNIFER MCMANUS
Address:	150 E. LEOTA STREET WASILLA AK 99654
Surveyor:	SOUTHWEST ALASKA SURVEYING, JOHN P. O'CONNOR, PLS
Address:	2800 N. PARK DRIVE WASILLA AK 99654
Engineer:	STEINER DESIGN & CONSTRUCTION, LLC
Address:	5900 W. DEWBERRY DRIVE WASILLA AK 99623

The request is to create two lots from Lot 2, Block 5, Shadowood Valley Unit #1, Plat No. 73-74, Section 04, Township 17 North, Range 01 West, SM AK, to be known as SPARTAN, containing 1.27+ acres. Lots are served by City of Wasilla water.

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 16, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 23, 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 #: 2016-025 Tax ID: 51097B05L002 Tax Map #: WA 12 Pre-App Date: 11/19/2015

EXHIBIT D



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

RECEIVED
MAR - 8 2016
PLATTING

Comments Due: March 16, 2016

Date: February 23, 2016

Abbreviated Plat Request for Comments

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

MSB – Emergency Services
 MSB – Community Development
 MSB – Cultural Resources
 MSB – Capital Projects, Engineering
 MSB – Public Works, O&M
 MSB – Assessments
 MSB – Code Compliance
 MSB – Planning Division
 MSB – Pre-Design Division
 MSB – Permit Center
 M.E.A.
 M.T.A.
 Enstar
 GCI
 Assembly District #4 Steve Colligan

Title: SPARTAN
 Location: SEC 04, T17N, R01W, S.M, AK
 Petitioner: CASEY & JENNIFER MCMANUS
 Address: 150 E. LEOTA STREET WASILLA AK 99654
 Surveyor: SOUTHWEST ALASKA SURVEYING, JOHN P. O'CONNOR, PLS
 Address: 2800 N. PARK DRIVE WASILLA AK 99654
 Engineer: STEINER DESIGN & CONSTRUCTION, LLC
 Address: 5900 W. DEWBERRY DRIVE WASILLA AK 99623

The request is to create two lots from Lot 2, Block 5, Shadowood Valley Unit #1, Plat No. 73-74, Section 04, Township 17 North, Range 01 West, SM AK, to be known as SPARTAN, containing 1.27+ acres. Lots are served by City of Wasilla water.

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Sincerely,

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

City of Wasilla ~~Plat~~
rights of way.

No Comments A.P.

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-025 Tax ID: 51097B05L002 Tax Map #: WA 12 Pre-App Date: 11/19/2015

EXHIBIT E

Amy Otto-Buchanan

From: Susan Lee
Sent: Wednesday, February 24, 2016 9:40 AM
To: Platting
Subject: RE: Spartan #16-025 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: Tuesday, February 23, 2016 1:26 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; stevecolligan@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Spartan #16-025 AOB

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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

DATE: February 24, 2016
TO: Eileen Probasco, Planning Director
FROM: Land & Resource Management *KSC*
SUBJECT: Preliminary Plat Comments / Case #2016-025

RECEIVED

FEB 24 2016

PLATTING

Platting Tech: Amy Otto-Buchanan
Public Hearing: March 23, 2016
Applicant / Petitioner: McManus
TRS: 17N01W04
Tax ID: 51097B05L002
Subd: Spartan
Tax Map: WA 12

Comments:

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

EXHIBIT G



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9859 • Fax (907) 745-9876

MEMORANDUM

DATE: 9 March 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Abbreviated Plat
TITLE: Casey & Jennifer McManus
LEGAL: Section 04, T17N, R01W, SM
TAX MAP: WA 12

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 no right to do so or any reasonable grounds to believe the person has such a right...

(3) If a person knowingly

(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb, grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

EXHIBIT H

Amy Otto-Buchanan

From: Richard Boothby
Sent: Tuesday, February 23, 2016 1:31 PM
To: Platting
Cc: James Steele; Ken Barkley; Lisa Behrens; Bill Gamble
Subject: RE: Spartan #16-025 AOB

The Central Mat-Su FSA has no objections. Required access meet the minimum required.

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Tuesday, February 23, 2016 1:26 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; stevecolligan@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Spartan #16-025 AOB

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

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Wednesday, February 24, 2016 8:47 AM
To: Platting
Subject: RE: Spartan #16-025 AOB

Amy,

MTA has reviewed the preliminary plat for Spartan Subdivision; 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: Tuesday, February 23, 2016 1:26 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; Planning (Planning@ci.wasilla.ak.us) <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; stevecolligan@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Capital Projects <Capital.Projects@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Bob Walden <robert.walden@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; 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>
Subject: Spartan #16-025 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.

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

EXHIBIT J



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

March 2, 2016

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

Subject: Abbreviated Plat Request for Comments – Spartan Subdivision
(Case No. 2016-025)

Dear Ms. Otto-Buchanan:

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

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

Sincerely,

A handwritten signature in blue ink that reads "Cassie Wohlgemuth". The signature is written in a cursive style with a long horizontal flourish extending to the right.

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

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Tuesday, March 15, 2016 3:41 PM
To: Platting
Subject: RE: Spartan #16-025 AOB
Attachments: SKMBT_C36016031514380.pdf

Hello,

Please list this easement in the plat notes.

Thank you.

Tammy Simmons
Right of Way Technician
Matanuska Electric Association, Inc.
(907) 761-9276

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] **On Behalf Of** Platting
Sent: Tuesday, February 23, 2016 1:26 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; stevecolligan@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA_ROW; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Spartan #16-025 AOB

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

ALASKA



MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

SPARTAN ROOFING INC

whose address is 110 W. CEDAR WASKILA 99654

for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC, a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska 99645, 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:

L2 B5 SHADOWOOD VALLEY

being in Section 4, Township 17N, Range 12W, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) 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 Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation: the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within 15 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 easement, lines, or system by any other person, association or corporation for electric or telecommunications purposes.

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 Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors or assigns, is hereby expressly given and granted the right to assign said right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors or assigns, together with the right of ingress to and egress from the premises for the purpose herein granted.

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 as may appear of record as of the date set forth below, and those held by the following persons: _____

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 12th day of JULY, 2002

[Signature] Grantor _____ Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 12 day of July, 2002 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

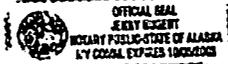
Caren McMenno, President, Spartan Roofing Inc.

Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written

[Signature] Notary Public in and of Alaska My commission expires 10/5/03

SEAL



W/O <u>250411</u>	Subd. <u>1097</u>	Plat <u>73-074</u>
P/S <u>P</u>	Misc _____	Map <u>17-1-2</u>
Pole <u>WN 2-6</u>	Easement <u>✓ 200300192</u>	Quad <u>D</u>

Return to: MEA, PO Box 2929, Palmer, AK 99645

Amy Otto-Buchanan

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Thursday, February 25, 2016 3:42 PM
To: Amy Otto-Buchanan
Subject: RE: Spartan #16-025 AOB

The only comments from the City Planning department are listed below. The City Public Works department does not have any comments/concerns.

- A subdivision permit must be submitted and approved by the City of Wasilla
- The existing commercial property needs an approved land use permit from the City Planning department

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: Wednesday, February 24, 2016 8:15 AM
To: Tina Crawford
Subject: FW: Spartan #16-025 AOB

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] **On Behalf Of** Platting
Sent: Tuesday, February 23, 2016 1:26 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; Planning; publicworks; stevecolligan@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Spartan #16-025 AOB

Attached is the Request for Comments (RFC) for Spartan Subdivision, MSB Case #2016-025, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Soils Report and preliminary plat. Comments are due by **March 16, 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 K

RECEIVED

JAN 20 2015

PLATTING

WA 12

INTER-DEPARTMENTAL ROUTING FROM THE PLANNING DEPARTMENT

Date Routed: 1-8-15

Sharon: ✓

Please comment and initial the attached document and forward to Archie.

Archie: ✓

Please comment and initial the attached document and forward it to Bill H.

Bill H.: ✓

Please comment and initial the attached document and return it to the Planning Department.

Tina:

Please complete a preliminary plat review document and sign off on the attached subdivision application.

Document Title: Subdivision

Please return to the Planning Department by: 1-15-15

Calendar

Signed copy faxed to the Borough (746-7407)

Applicant notified

TD:MSB
Platting
From: cow
Planning

RECEIVED



CITY OF WASILLA
 • Planning Office •
 290 East Herning Avenue • Wasilla • Alaska • 99654-7091 Planning Office
 • Telephone 907-373-9020 • City of Wasilla

JAN 08 2015

LAND USE PERMIT FOR SUBDIVISION

#A15-03

Date: 1-8-15

SUBDIVISION INFORMATION:	
Name of Proposed Subdivision: SPARTAN SUBDIVISION	
Property tax # 51097 B05L002	
Legal Description: [Attach additional page if necessary.] Lot 2 Blk 5 Shadowood Valley #1	
General location of property: CORNER NELSON AND GREYBARK	
Total acres in proposed subdivision: 1.32	Total Number of Lots/Parcels Proposed: 2
Access to the subdivision is from: GRAY PARK DR, SHADOWOOD CU.	Zoning: C
Proposed source of Water: <input checked="" type="checkbox"/> City of Wasilla Water Utility <input type="checkbox"/> Individual Well <input type="checkbox"/> Other _____	Proposed wastewater disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> On-site sewage system <input type="checkbox"/> Other _____

PROPERTY OWNER	OWNER'S REPRESENTATIVE (if any)
Name: CASEY AND JENNIFER McMAHONS	Name:
Mailing Address: 170 E. LEOTA ST UNIT B	Mailing Address:
WASILLA AK 99654	
Contact Phone: Day 232-0808 Night 376-0448	Contact Phone: Day Night
FAX: 376-3200	FAX:
E-mail:	E-mail:

*Attach list of additional owners if any.

ENGINEER/LAND SURVEYOR	
Name: JOHN OCONNOR SURVEYOR	BILL KLEBSADEL ENGINEER
Mailing Address: 2800 N. PARK DR	Contact Phone: Day 631-2503 Night 373-5725
99654	FAX: 373-1607
E-mail:	E-mail:

Signature of Applicant: [Signature] Date: 1-8-15

Signature of Owner: _____ Date: _____
 (If different then Applicant)

<p>LID Assessments on property:</p> <p><input checked="" type="checkbox"/> There are no LID assessments due on this parcel</p> <p><input checked="" type="checkbox"/> LID assessments have been paid WATER + PAVING</p> <p><input type="checkbox"/> LID assessments have not been paid.</p>	<p>Finance Office:</p> <p>Initials: <u><i>Shoko</i></u> Date: <u>1/12/15</u></p>
<p>Comments on proposed:</p> <p>Right-of-Way: <u>OK ✓</u></p> <p>Sewer and Water: <u>OK ✓</u></p> <p>Road Construction: <u>OK ✓</u></p> <p>Drainage: <u>OK ✓</u></p>	<p>Public Works Office:</p> <p>Initials: <u><i>[Signature]</i></u> Date: <u>1/14/15</u></p>
<p><input checked="" type="checkbox"/> \$50 Subdivision Permit fee paid. # 20436 1/8/15</p>	

Comments from City Planning on continuation of MSB Subdivision process:

Recommend Approval*

Recommend Denial

[Signature] 1/20/15
 Date
 Signature

* Condition(s) for Recommendation of Approval:

- (1) Completion of Matanuska-Susitna Borough Title 43 (formerly Title 16 & 27) Platting Process
- (2) Lots may not be cleared prior to approval of land use permit to construct dwelling unit/building. All clearing must comply with WMC 16.33.050;
- (3) Commercial permit must be submitted to Planning Dept. for roofing company on proposed Lot 1. Garage originally approved as residential accessory structure. Must bring site

up to current commercial standards in Title 16 of Wasilla Municipal

Notice of Right to Appeal: All decisions of the City Planner are appealable per WMC Title 16. Code.



CITY OF WASILLA
• Public Works Department •
290 East Herning Avenue • Wasilla • Alaska • 99654-7091
• Telephone 907-373-9095 • Fax 907-373-9054 •

RECEIVED
FEB 19 2016
PLATTING

11-19-02

DRIVEWAY PERMIT

DATE: 10/24/02 AREA: 3 FEE: \$25.00 paid
Applicant: SPARTAN ZODIAC INC Chk #: _____ Cash \$ _____ Initial SC
Residential _____ Commercial
Legal Address: 2 5 SHADOWWOOD VALLEY Contractor: Paul Nimick
Lot Blk Subdivision
Street Address: 601 W. SHADOWWOOD CIR Contact: _____
Mailing Address: 1100 W. CACHE DR
Phone (wk) 376-3171 Home (eves) 376-0448 Fax: _____
Initial Inspection Date: _____ Time: _____

The applicant certifies that: (1) he/she is the owner or authorized agent of the described property; (2) will comply with the conditions, restrictions and regulations of the City of Wasilla; (3) will maintain the driveway in accordance with these standards. Any driveway installation without a valid permit will be treated as an encroachment and removed according to WMC.

Signature of applicant: [Signature]

STANDARD SPECIFICATIONS:

1. Work will be completed within 30 days from date of Initial Inspection in accordance with the attached sketch or Permit is void.
2. 48 hour notice is required when calling for an inspection. It is the responsibility of the applicant to notify the Public Works Department that construction is complete and ready for inspection.
3. Native or Imported 6 inch minus gravel is required across City rights-of-way. Driveways will be constructed on a minus 3% slope on both sides of the center line of the ditch or culvert. Maximum driveway width: Residential 20 feet, Commercial 30 feet.
4. Bedding material for culverts shall be 3 inch minus for a minimum of 6 inches around culvert.
5. A sample driveway plan is on the back of this application. Please modify it to show your dimensions, distances to intersections and street names.

+++++
(FOR CITY USE ONLY)

Initial Inspection By: _____ Date: _____ Time: _____

Culvert Required YES ___ NO ___ Size: _____ Length _____

Culvert Flared Ends Required YES ___ NO ___

AVING Required YES ___ NO ___ Special Instructions _____

Final Inspection By: A. Giddings Date: 4/13/03 Time: 8:38

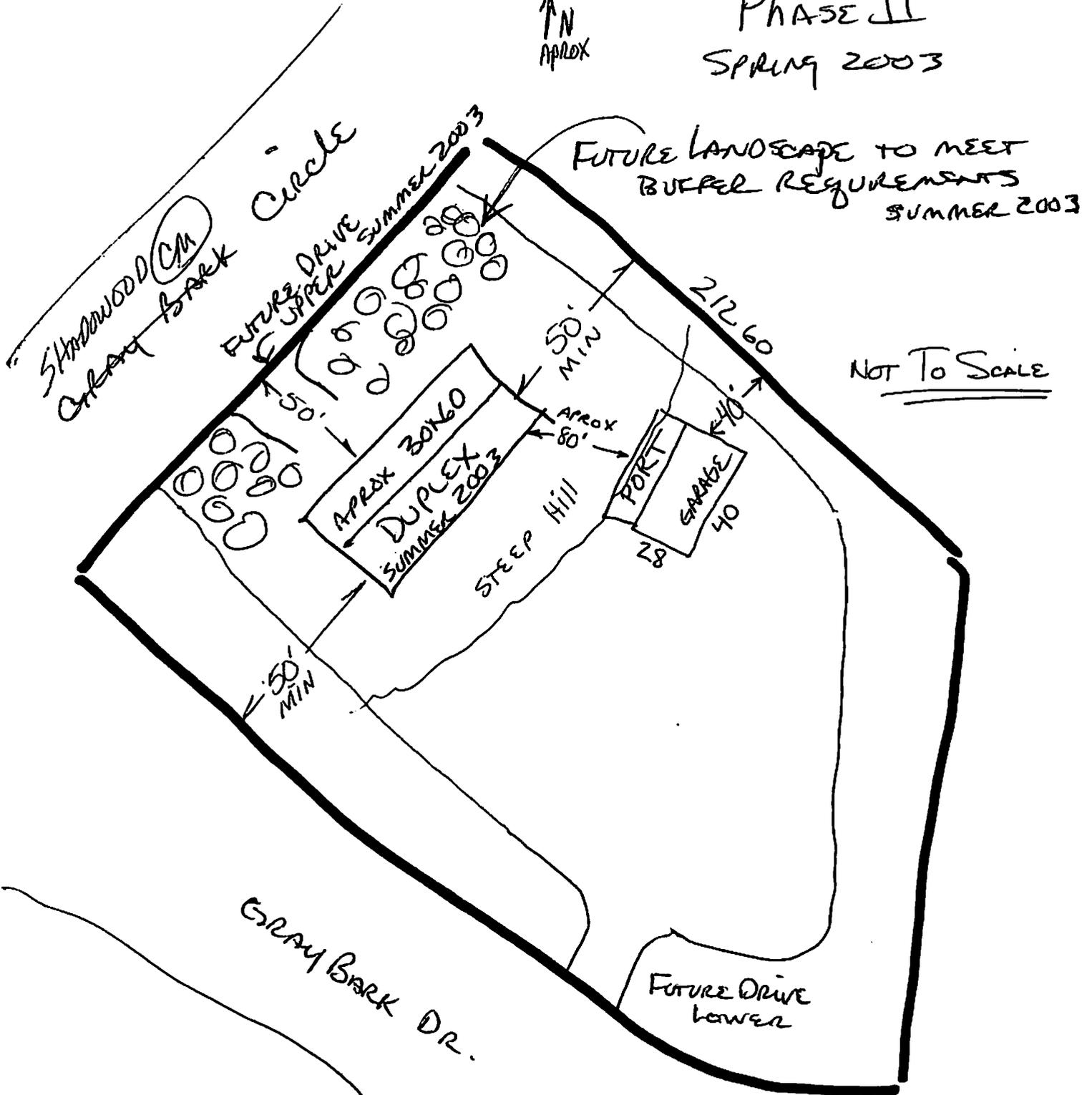
Driveway meets requirements YES NO ___ Corrections required _____

2/12/02 Rv: [Signature]



SPARTAN ROOFING II
 1486 GRUBSTAKE 1100 W. CAETE
 WASILLA, ALASKA 99654
 (907) 376-3171

PHASE II
 SPRING 2003



7-12-02
 [Signature]

⊗ CITY WATER

[Signature]
 8-13-03

NELSON

C-cmmcl

PUBLIC WORKS

-Receipt Breakdown Sheet-

Name: Spartan Roofing
 Business Name: _____ Date: 11-19-02
 Physical Address: _____
 Subdivision: Shadowood Valley Block: 5 Lot: 2

CODE	DESCRIPTION	AMOUNT (INCLUDING TAX)
DRPT	DRIVEWAY PERMIT \$25	\$ 25.00
UTPT	UTILITY PERMIT	
DKDT	PARK VENDOR PERMIT	



SPARTAN ROOFING, INC.
CASEY Mc MANUS
 1100 W. CACHE PH. 376-3171
 WASILLA, AK 99654

13345

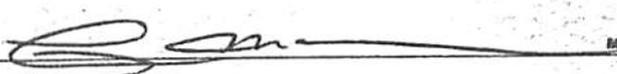
DATE 11-19-02 89-5
12523417

PAY TO THE ORDER OF City of Wasilla \$ 25.00

Twenty five and 00/100 DOLLARS



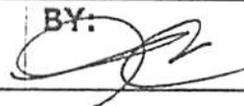
Wells Fargo Bank Alaska, N.A.
Anchorage, Alaska
www.wellsfargo.com

FOR DRIVE PERMIT 

⑈0 13345⑈ ⑆ 125 2000 57⑆ 0033 199469⑈

WAU4	WATER METER CHARGE	METER#
MODEL#	SIZE	REMOTE#
WA05	WATER MERCHANDIZING/JOBGING	
WA06	HYDRANT WATER DEPOSIT \$500	
PLAN	PLANS/SPECIFICATIONS	
	NAME OF PROJECT:	
MR	MISC	

TOTAL \$ 25.00

CHECK #/ 13345 CASH \$ _____ C/C \$ _____ BY: 

\$25.00



CITY OF WASILLA

• Public Works Department •

290 East Herring Avenue • Wasilla • Alaska • 99654-7091

• Telephone 907-373-9095 • Fax 907-373-9054 •

April 15, 2003

Spartan Roofing Inc.
1100 W. Cache Drive
Wasilla, AK 99654

RE: Driveway Permit Final Approval
Shadowood Valley, Block 5, Lot 2
601 W. Shadowood Circle

Dear Property Owner:

Your driveway permit has been granted. City Engineer, Archie Giddings, has approved your driveway approach as constructed. A copy of the permit is attached for your records. The original permit will remain on file in the Public Works Department, City of Wasilla.

If you have any questions, feel free to contact me at 373-9095.

Sincerely,

Carolyn Paramore
Public Works Assistant

