

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 27, 2016**

**ABBREVIATED PLAT: BOENSCH**  
**LEGAL DESCRIPTION: SEC 32, T18N, R02W, SEWARD MERIDIAN, AK**  
**PETITIONERS: ROBERT M. BOENSCH**  
**SURVEYOR/ENGINEER: DENALI NORTH/ARCHIE GIDDINGS, CE**  
**ACRES: 6.06 ± PARCELS: 3**  
**REVIEWED BY: AMY OTTO-BUCHANAN CASE: 2016-049**

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**REQUEST:** The request is to create three lots from Parcel #2, MSB Waiver 83-35-PWm, recorded at Serial No. 2009-0248140-0, Section 32, Township 18 North, Range 02 West, SM AK, to be known as BOENSCH SUBDIVISION, containing 6.06+ acres. Access is N. Larry Trail for Lot 1; N. Meadow Lakes Drive for Lots 2 and 3.

**EXHIBITS**

Vicinity Map, Aerial Photos, Bare Earth Imagery	<b>Exhibit A – 3 pgs</b>
Topography Mapping	<b>Exhibit B – 1 pg</b>
Geotechnical Report	<b>Exhibit C – 9 pgs</b>

**AGENCY COMMENTS**

Department of Public Works	<b>Exhibit D - 1 pg</b>
Code Compliance	<b>Exhibit E – 1 pg</b>
Planning	<b>Exhibit F - 1 pg</b>
Land & Resource Management Division	<b>Exhibit G - 1 pg</b>
Cultural Resources	<b>Exhibit H – 1 pg</b>
Department of Emergency Services & #136 FSA West Lakes	<b>Exhibit I – 1 pg</b>
Utilities	<b>Exhibit J – 3 pgs</b>

**DISCUSSION:** The subject parcel is located east of N. Larry Trail, west of N. Meadow Lakes Drive and north of W. Skyview Drive. Lot 1 is approximately 3.68 acres; Lot 2 is approximately 1.3 acres; Lot 3 is approximately 1.08 acres. Access for Lot 1 is from N. Larry Trail; access for Lots 2 & 3 will be from N. Meadow Lakes Drive. Both streets are Borough owned and maintained.

**Soils:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit C**. Archie Giddings, CE, states based on the testhole information and his observation of topography, there is a minimum of 10,000 sf of contiguous useable septic area and 10,000 sf of building area within each lot in conformance with Title 43.20.281. An attached site plan shows the location of testholes excavated and his report provides the soils log. Since the soils are classified as GM, a sieve analysis was requested. Mark Hansen, PE, provided the sieve analysis documentation.

**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. Pursuant to MSB 43.20.320 Frontage, each lot has over 60' frontage onto N. Larry Trail and N. Meadow Lakes Drive. When petitioner applied for driveway permits for the existing driveways, a conversation with the Right-of-Way Coordinator ensued. It was determined during that conversation the Right-of-Way Coordinator would permit a future driveway for proposed Lot 2 at the northern lot line of proposed Lot 2. Therefore, a plat note will be added to state that Lot 2's driveway shall be at the northern lot line (see *Recommendation #5*).

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit D**) notes Lot 2 should gain access from N. Larry Trail, if possible. *Staff notes access for Lot 2 will be from N. Meadow Lakes Drive, with a plat note that states its access should be on the northern boundary line (see Recommendation #5). Access onto N. Larry Trail would not have sufficient intersection spacing from the N. Larry Trail and W. Skyview Drive intersection.* Code Compliance notes (**Exhibit E**) this parcel is in FIRM #8045, Zone X, no open cases, not in a SpUD, and has no further comments. Planning Division (**Exhibit F**) notes structures should be in compliance with setback requirements. Land and Resource Management Division (**Exhibit G**) notes no MSB owned lands are affected and has no objection to the subdivision. Cultural Resources (**Exhibit H**) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered. Department of Emergency Services and #136 Fire Service Area West Lakes has no objection; access meets required minimum (**Exhibit I**).

**Utilities:** (**Exhibit J**) Enstar has required a 10' wide natural gas easement centered on the natural gas service line that crosses proposed Lot 1, providing service to proposed Lot 2, and potentially to proposed Lot 3. Exact location of the service line can be located by calling 811 to request a service line locate. If the service line does not enter into proposed Lot 3, no easement would be required for that portion. *Staff notes an easement cannot be granted on an abbreviated plat; however, petitioner may record the easement by document and show location and recording information on final plat (see Recommendation #6).* MTA has no objections. GCI approved as shown. MEA did not respond.

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G, Meadow Lakes Community Council; Road Service Area #27 Meadow Lakes; MSB Capital Projects Department, Assessments, Permit Center or Pre-Design Division; MEA or GCI.

**CONCLUSION:** The plat of Boensch 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) Area.

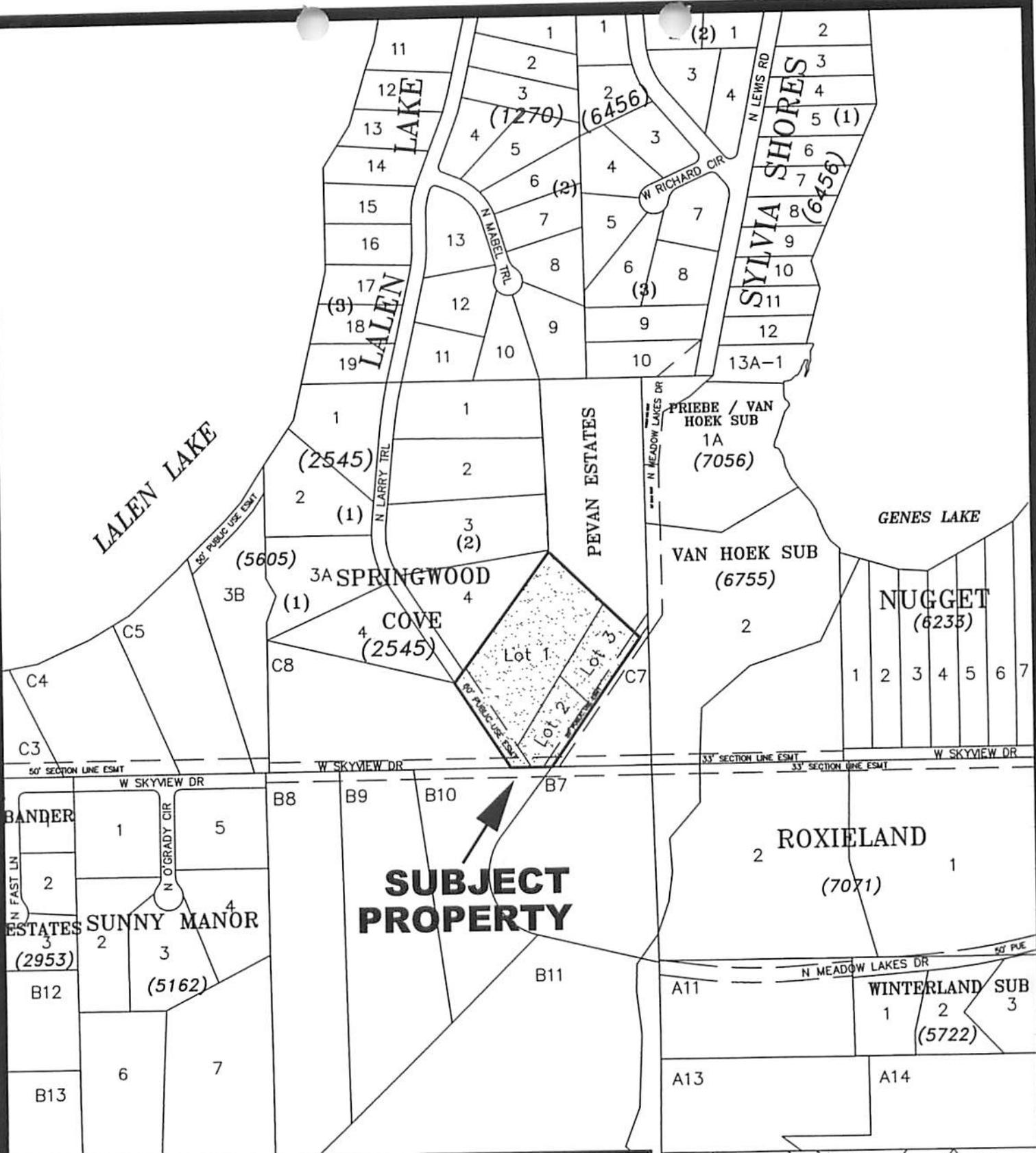
## **RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT**

### **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 \$68.24.
4. Show all easements of record on final plat.
5. Add a plat note to read: "Lot 2's driveway access shall be at the northern lot line."
6. Grant, by document, the 10' wide natural gas easement as required by Enstar; show the location and recording information on final plat.
7. Submit recording fees, payable to SOA/DNR.
8. Submit final plat in full compliance with Title 43.

### **FINDINGS for PRELIMINARY PLAT**

1. The plat of Boensch 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, Meadow Lakes Community Council; Road Service Area #27 Meadow Lakes; MSB Capital Projects Department, Assessments or Pre-Design Division; or MEA.
4. A soils report was submitted, pursuant to MSB 43.20.281(A) Area. Engineer certified each lot has 10,000 sf of contiguous useable septic area and 10,000 sf of building area.
5. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
7. Enstar has required a 10' wide natural gas easement overlaying the natural gas service line crossing Lot 1 to provide service for Lot 2, and potentially Lot 3.
8. Driveway permit applications for both existing driveways are on file with Platting staff.



VICINITY MAP  
 FOR PROPOSED BOENSCH  
 LOCATED WITHIN  
 SECTION 32, T18N, R02W, SEWARD MERIDIAN,  
 ALASKA

HOUSTON 07 MAP

EXHIBIT A



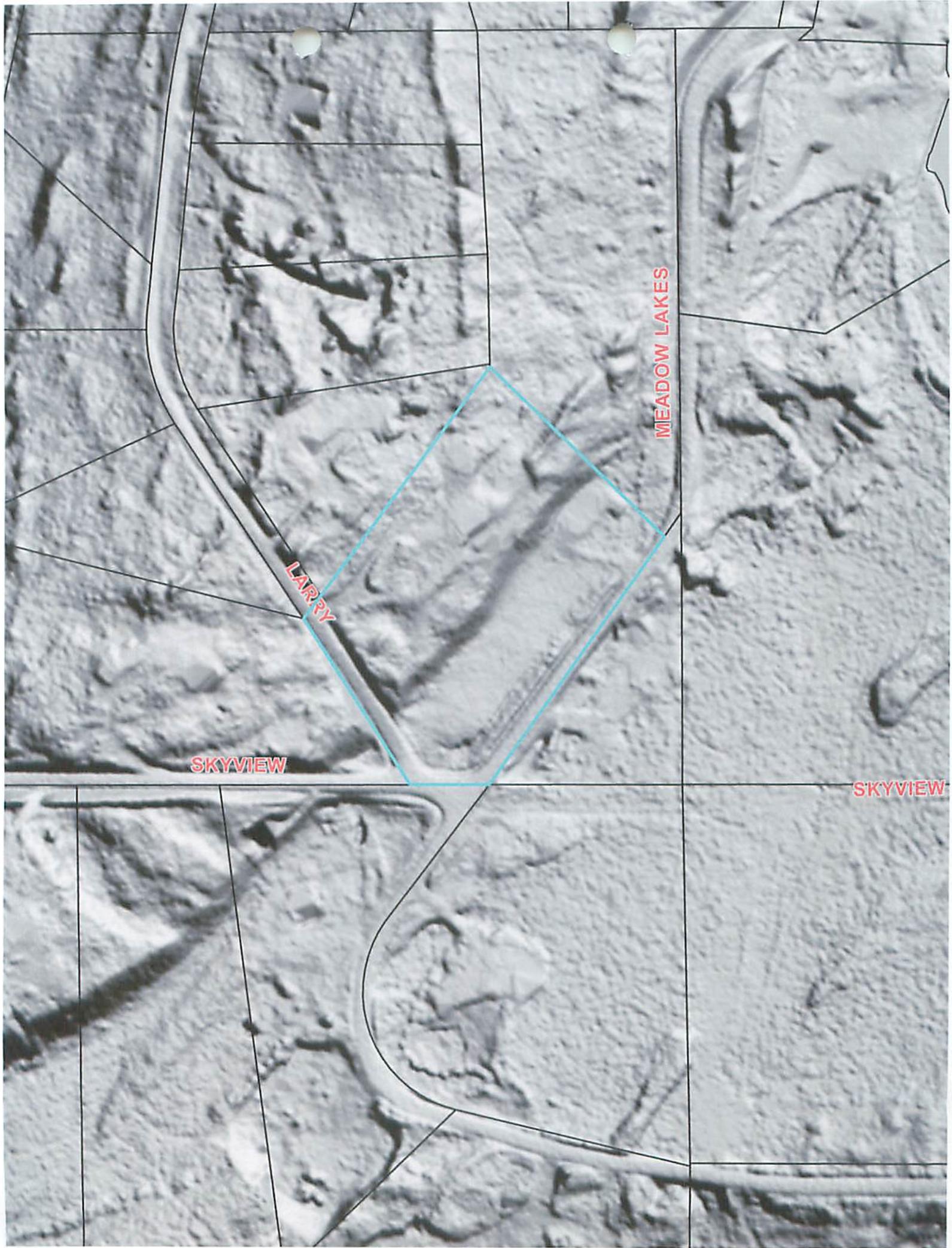


MEADOW LAKES

LARRY

SKYVIEW

SKYVIEW



LARRY

MEADOW LAKES

SKYVIEW

SKYVIEW

A PLAT OF  
**BOENSCH SUBDIVISION**

A SUBDIVISION OF:  
 PARCEL NO. 2, MATANUSKA-SUSITNA BOROUGH  
 WAIVER RESOLUTION SERIAL NO. 83-35-PWm,  
 RECORDED AT 83-62 W PALMER RECORDING DISTRICT,  
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

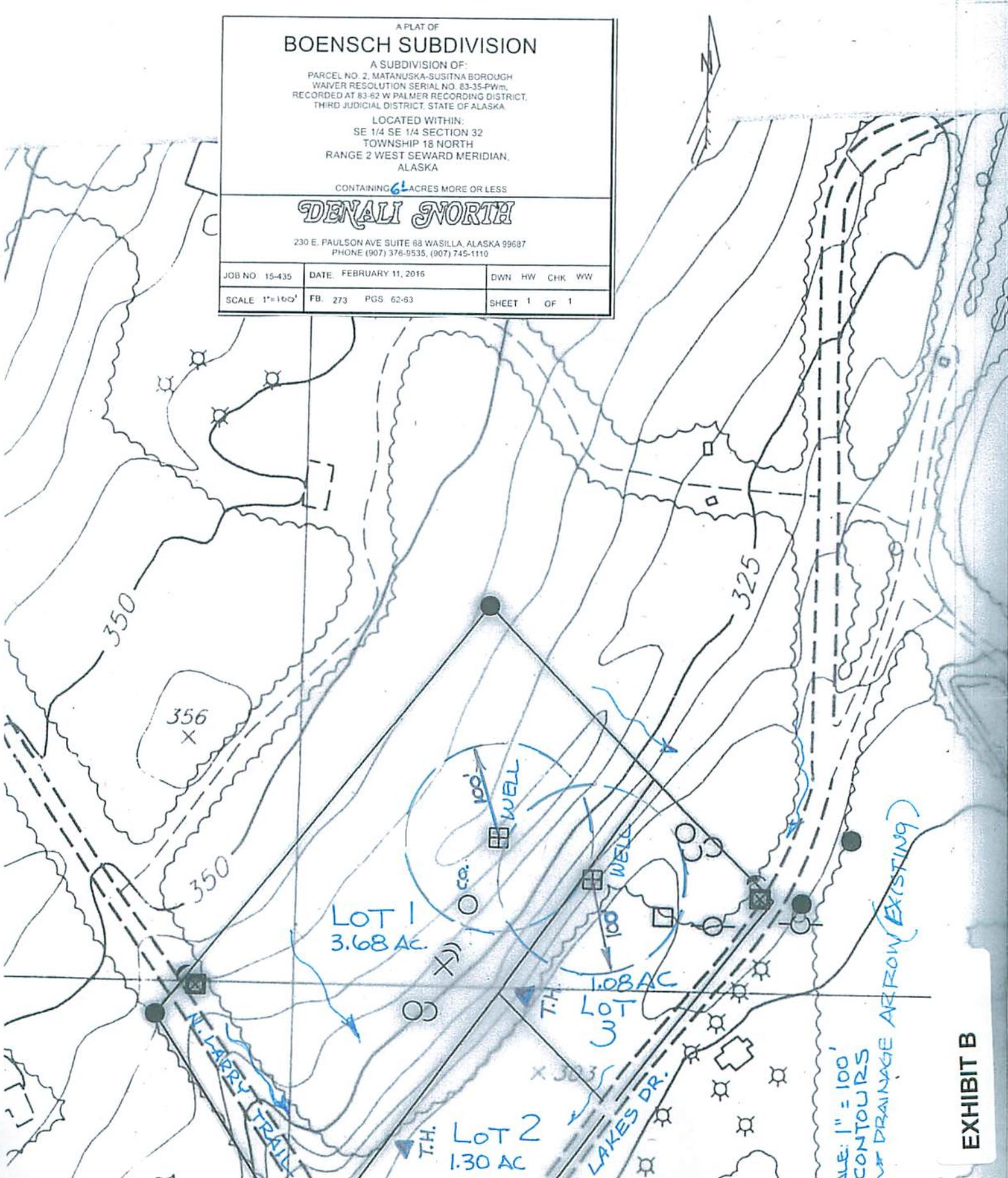
LOCATED WITHIN:  
 SE 1/4 SE 1/4 SECTION 32  
 TOWNSHIP 18 NORTH  
 RANGE 2 WEST SEWARD MERIDIAN,  
 ALASKA

CONTAINING 6.4 ACRES MORE OR LESS

**DENALI NORTH**

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

JOB NO 15-435	DATE: FEBRUARY 11, 2016	DWN HW CHK WW
SCALE 1"=160'	FB: 273 PGS 62-63	SHEET 1 OF 1



# ARCHIE GIDDINGS

CIVIL ENGINEERING

P.O. Box 872024  
Wasilla, AK 99687  
ph/fx (907) 373-0270

March 16, 2016

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

RECEIVED  
MAR 16 2016  
PLATTING

RE: Boensch Subdivision; SE1/4 SE1/4 Section 32 T18N R2W S.M.

## ENGINEERING REPORT

**USEABLE AREA:** A soils investigation has been completed for the referenced subdivision, to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems and useable building area. The proposed subdivision consists of 3 lots containing between 1 and 4 acres each. The attached site plan shows the location of test holes excavated and inspected for these lots. The test holes are as follows:

Test Hole 1 August 28, 2015

Depth Below Ground Surface	Soil Description
0.0-1.0 ft	Top Soil/Overburden
1.0-3.0 ft	Sandy Gravel (GP/SP)
3.0-12.0 ft	Silty Sandy Gravel (GM/GP)
12.0-14.0ft	Dense Silty Gravel (GM) Groundwater at 12ft

Test Hole 2 August 28, 2015

Depth Below Ground Surface	Soil Description
0.0-1.5 ft	Top Soil/Overburden
1.5-12.0 ft	Silty Sandy Gravel (GM/GP) Groundwater at 11ft

Test Hole 3 August 28, 2015

Depth Below Ground Surface	Soil Description
0.0-1.0 ft	Top Soil/Overburden
1.0-12.0 ft	Silty Sandy Gravel (GM/GP) No Groundwater Encountered

Based on the test hole information and my observation of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.280.

EXHIBIT C

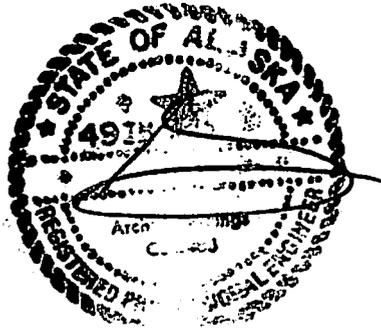
**DRAINAGE:** Road access is existing for this subdivision . This subdivision will not change the existing drainage patterns.

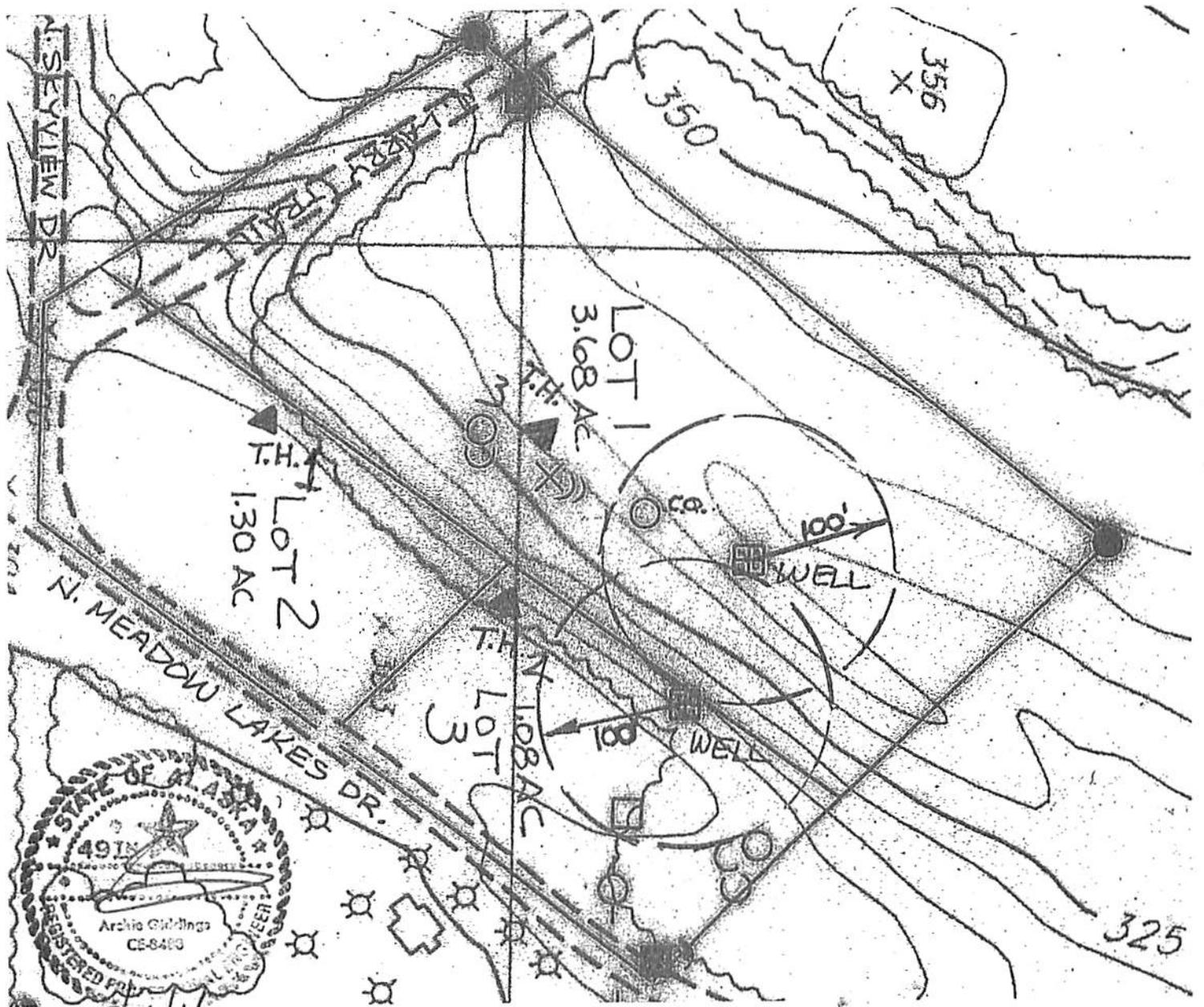
Sincerely



Archie Giddings, P.E.

Enclosure: Site Plan





SITE PLAN SE 1/4 SE 1/4 SEC. 32 18N 2W S.M.

# SOIL LOG

SOIL LOG  
 PERCOLATION TEST

## PERCOLATION TEST

JOB NUMBER: 2015-17

PERFORMED FOR: Bob Boensch

DATE PERFORMED: 3/29/15

LEGAL DESCRIPTION: SE1/4 SE1/4 Sec 32 T13N R2W

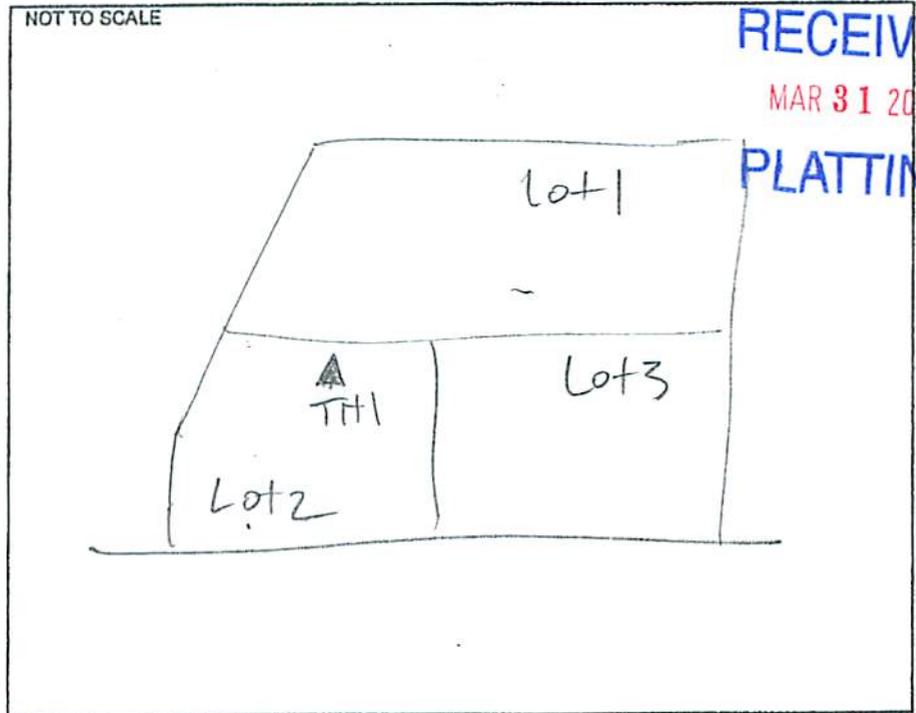
SITE PLAN

NOT TO SCALE

RECEIVED

MAR 31 2016

PLATTING



WAS GROUND WATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

120

Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled
3/22/16	(1)	5:42.0		6		
	(2)	5:47	5	4	2	✓
	(3)	5:51	5	6		
		5:56	5	4	2	✓
		5:58	5	6		
		6:03	5	4	2	

PERCOLATION RATE 2.5 (minutes/inches)

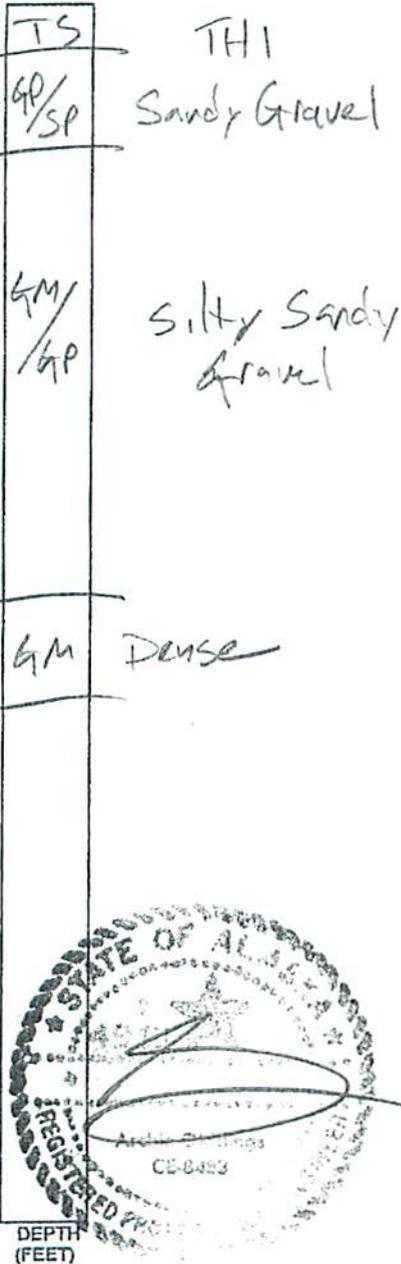
TEST RUN BETWEEN 5 FT AND 6 FT

COMMENTS

PERFORMED BY: A. Biddings

CERTIFIED BY:

DATE: 3/22/16



# SOIL LOG

SOIL LOG  
 PERCOLATION TEST

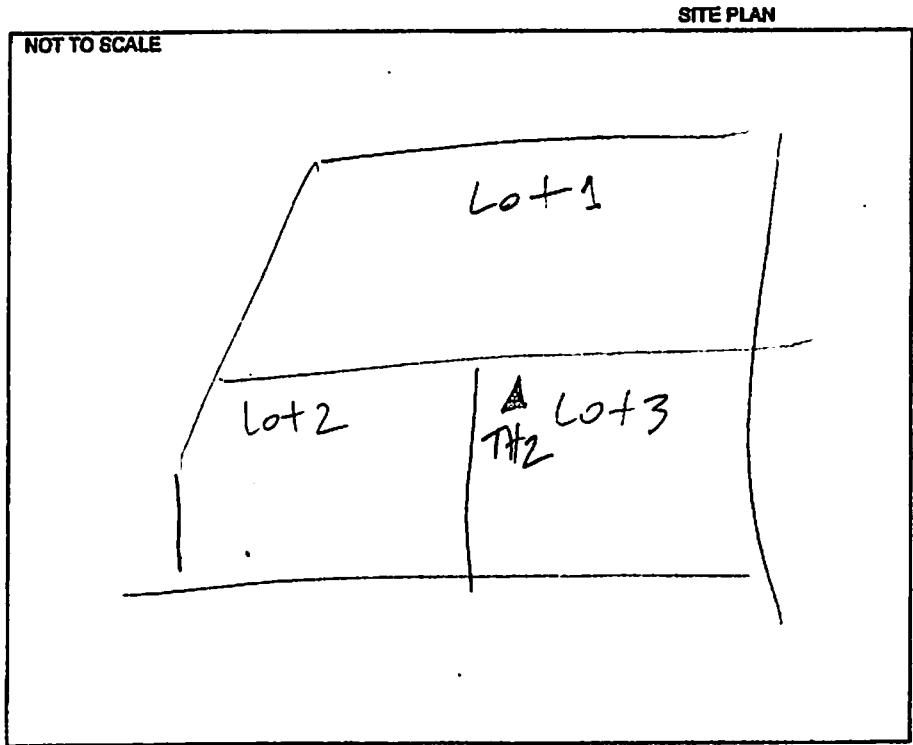
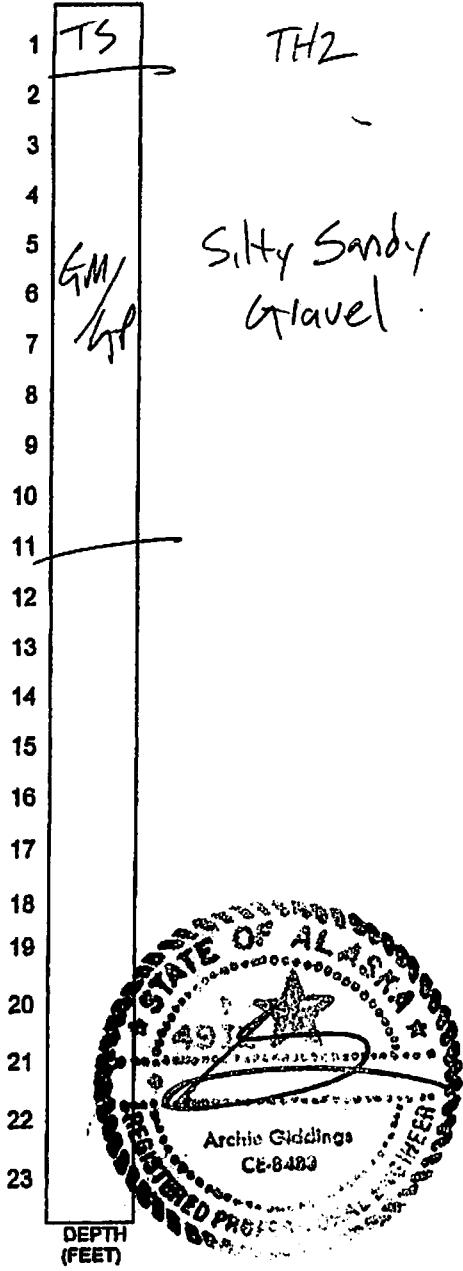
## PERCOLATION TEST

JOB NUMBER: 2015-17

PERFORMED FOR: Bob Boensch

DATE PERFORMED: 0/20/15

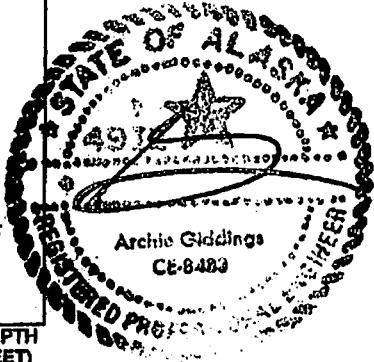
LEGAL DESCRIPTION: SE1/4 SE1/4 Sec. 32 T18N R2W



WAS GROUND WATER ENCOUNTERED? Yes  
 IF YES, AT WHAT DEPTH? 110

Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled
3/22/16	(1)	6:15		6		
	(2)	6:20	5	5.5	1/2	✓
	(3)	6:22	5	5.5	1/2	✓
		6:27	5	5.5	1/2	✓
		6:30	5	5.5	1/2	
		6:35	5	5.5	1/2	

PERCOLATION RATE 10 (minutes/inches)  
 TEST RUN BETWEEN 5 FT AND 6 FT



COMMENTS \_\_\_\_\_  
 PERFORMED BY: A. Giddings CERTIFIED BY: \_\_\_\_\_ DATE: 3/22/16

# SOIL LOG

## PERCOLATION TEST

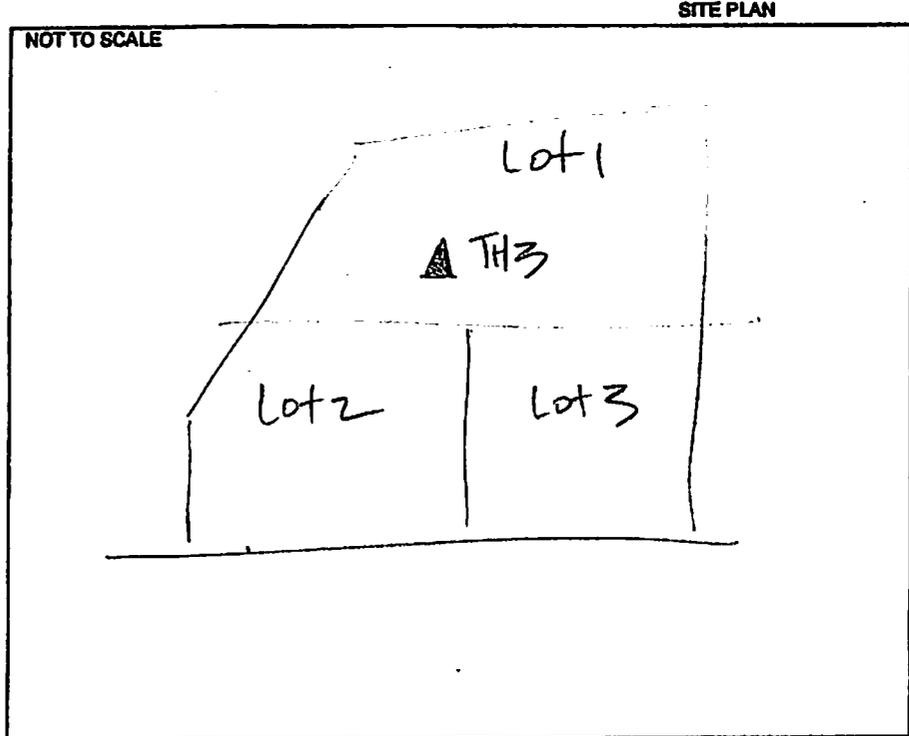
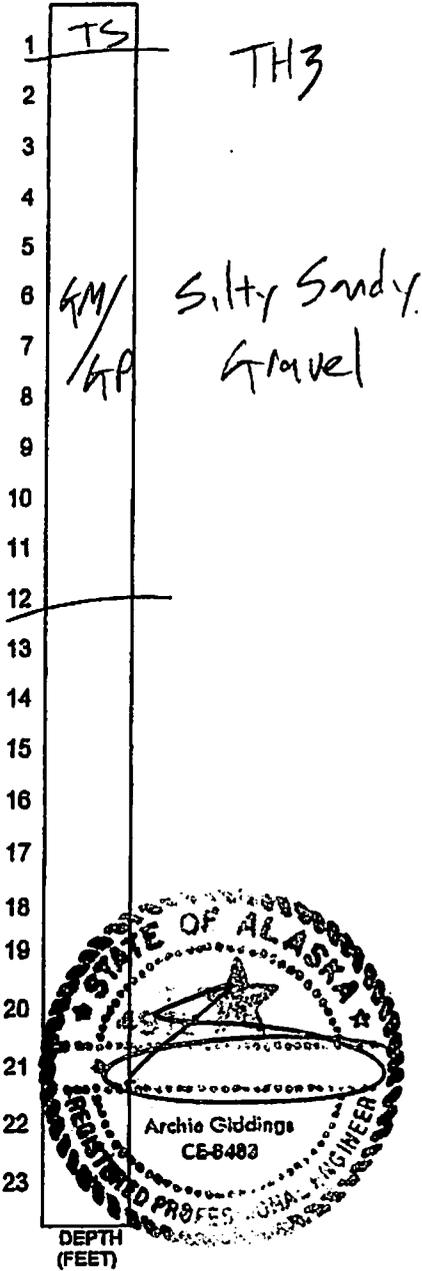
SOIL LOG  
 PERCOLATION TEST

JOB NUMBER: 2015-17

PERFORMED FOR: Bob Boensch

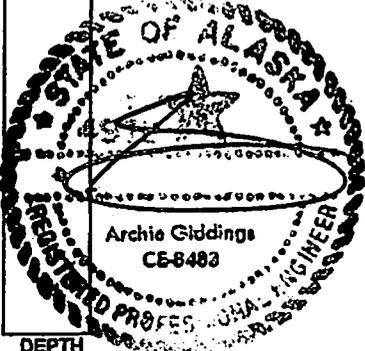
DATE PERFORMED: 8/29/15

LEGAL DESCRIPTION: SE 1/4 SE 1/4 Sec. 32 T18N R2W



WAS GROUND WATER ENCOUNTERED? No  
 IF YES, AT WHAT DEPTH? \_\_\_\_\_

Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled
3/22/16	(1)	6:45		6		
	(2)	6:49	4	6	2	✓
	(3)	6:52		6		
	(4)	6:56	4	6	2	✓
	(5)	7:01		6		
	(6)	7:05	4	6	2	



PERCOLATION RATE 2.0 (minutes/inches)  
 TEST RUN BETWEEN 5 FT AND 6 FT

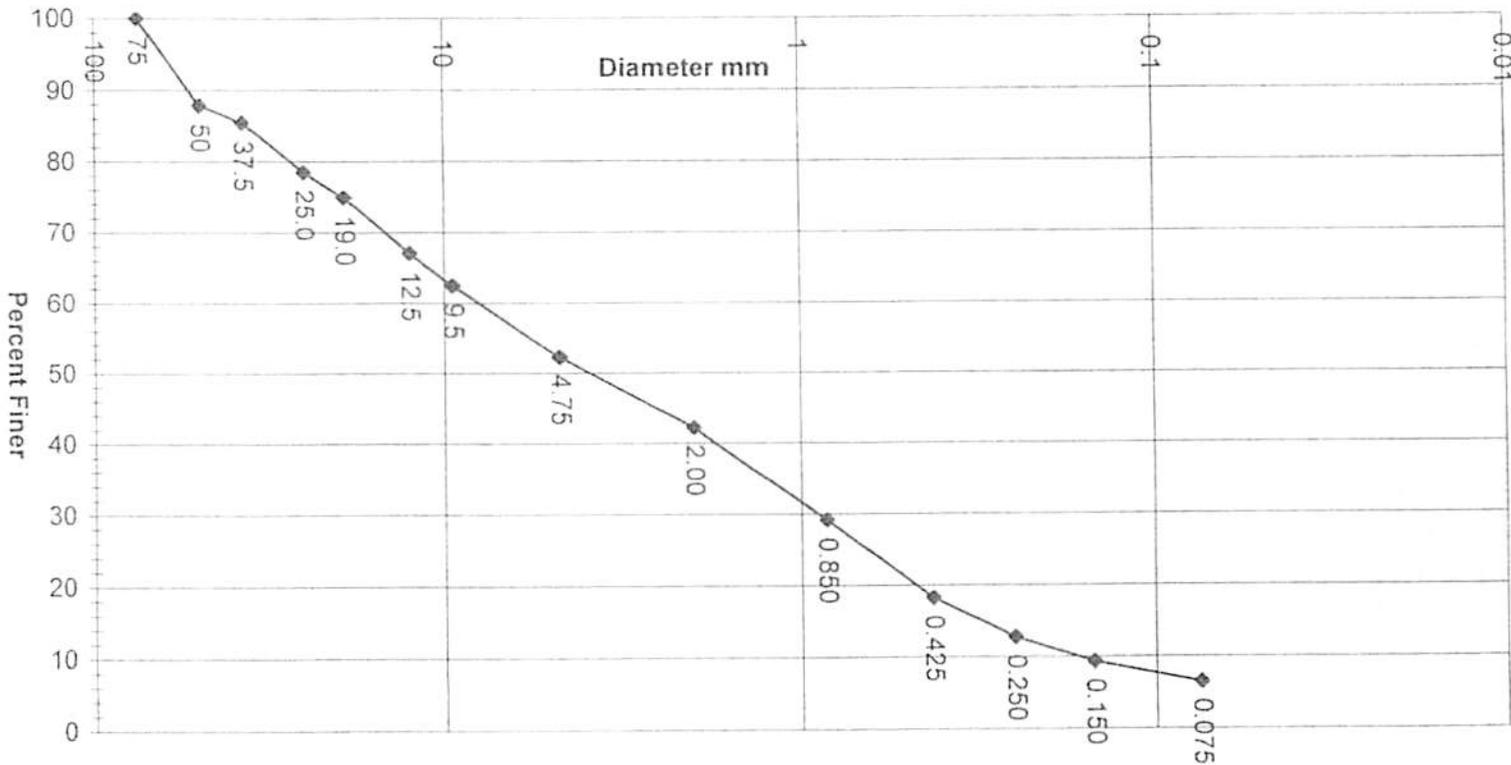
COMMENTS \_\_\_\_\_

PERFORMED BY: A. Giddings CERTIFIED BY: \_\_\_\_\_ DATE: 3/22/16



# 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	88
1.5"	37.5	85
1"	25.0	79
3/4"	19.0	75
1/2"	12.5	67
3/8"	9.5	62
#4	4.75	52
#10	2.00	42
#20	0.850	29
#40	0.425	18
#60	0.250	13
#100	0.150	9
#200	0.075	6.5

Client: Archie Giddings

Soil Description: Poorly Graded Gravel with Silt and Sand

Project: Boensch Subdivision

Unified Classification: GP-GM

Date: 3/28/2016

Sample Location: TH #1 @ 5'-6'

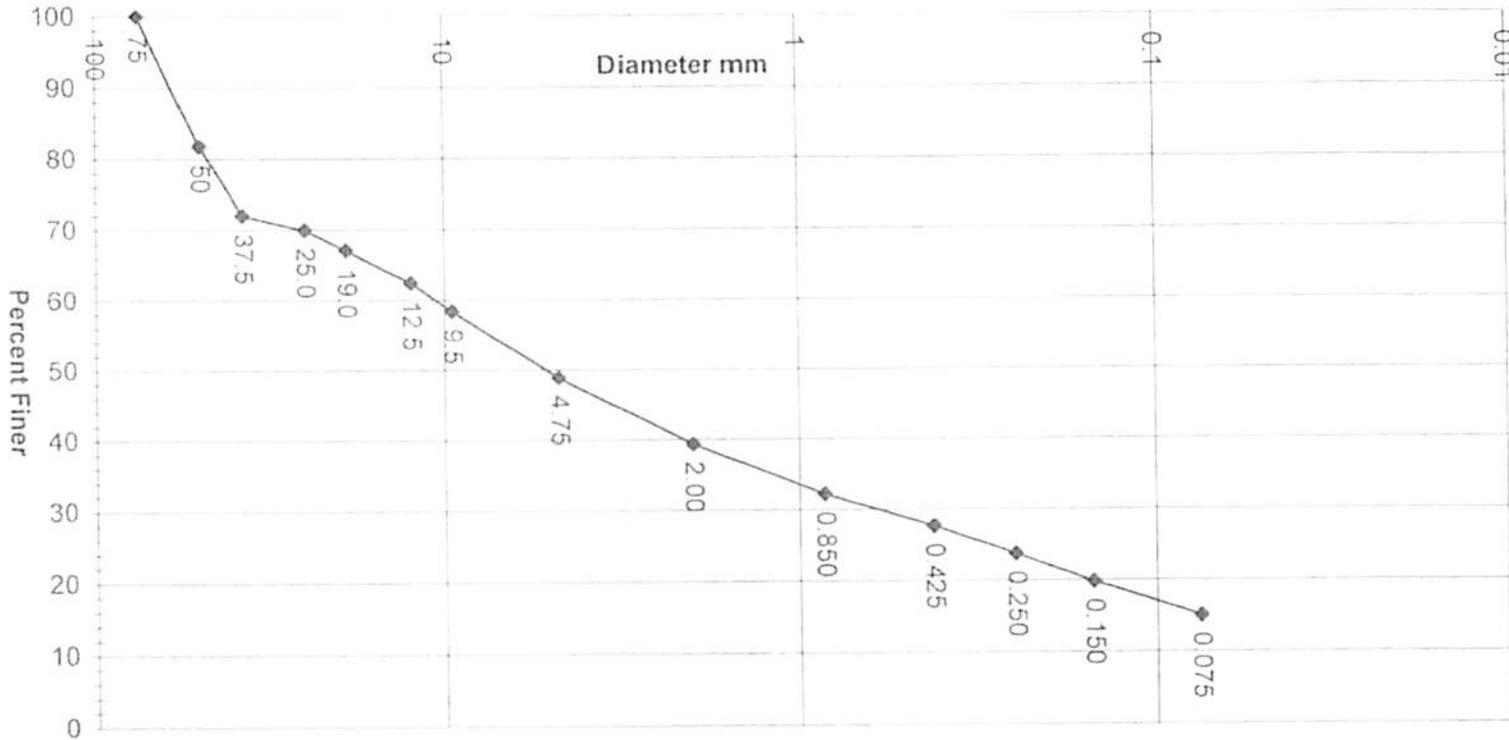
$C_u = 50$  Sample Date: 3/22/2016

$C_c = 0.6$  Proj. no: 16018



# 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	82
1.5"	37.5	72
1"	25.0	70
3/4"	19.0	67
1/2"	12.5	62
3/8"	9.5	58
#4	4.75	49
#10	2.00	39
#20	0.850	32
#40	0.425	28
#60	0.250	24
#100	0.150	20
#200	0.075	15.0

Client: Archie Giddings

Soil Description: Silty Gravel with Sand

Project: Boensch Subdivision

Unified Classification: GM

Sample Location: TH #2 @ 5'-6'

Date: 3/28/2016

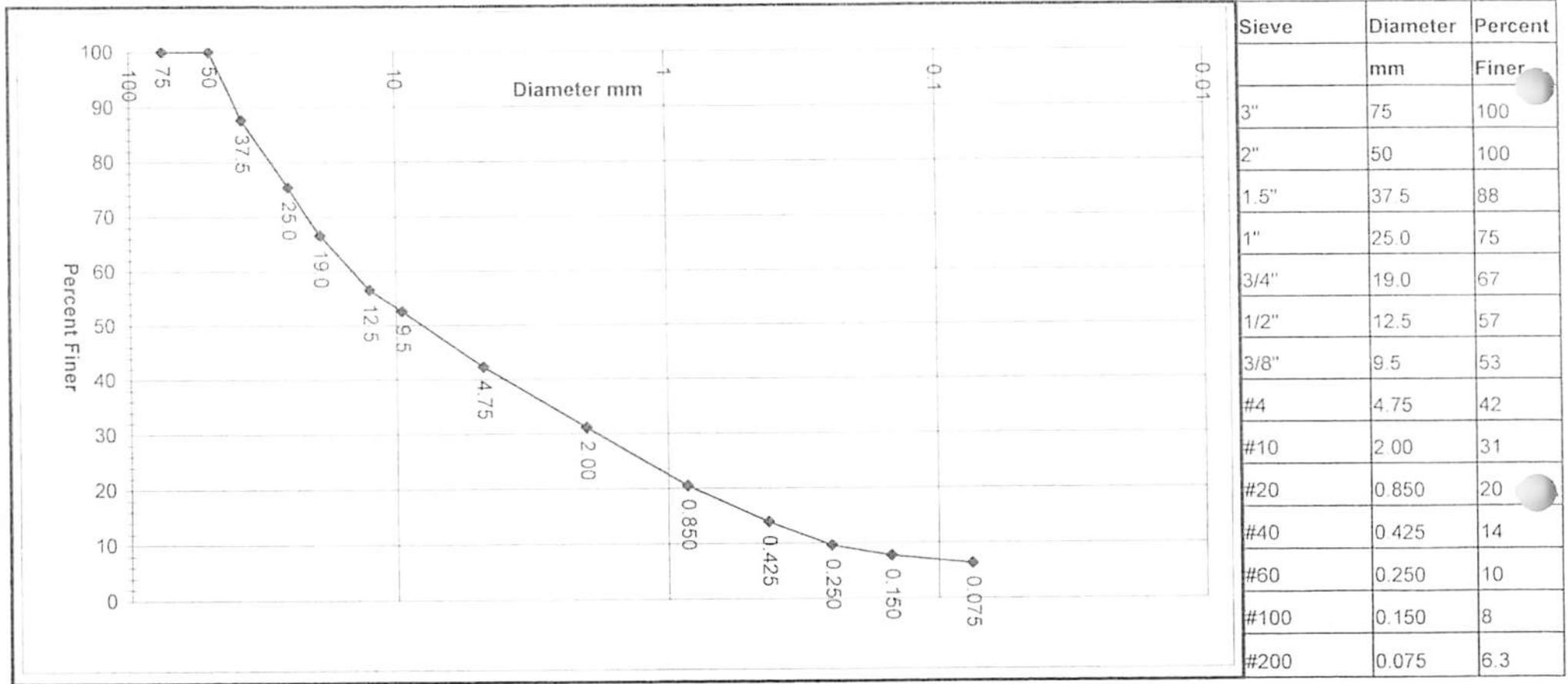
Sample Date: 3/22/2016

Proj. no: 16018



# MARK HANSEN P.E.

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



Client: Archie Giddings  
 Project: Boensch Subdivision  
 Sample Location: TH #3 @ 5'-6'

Soil Description: Well Graded Gravel with Silt and Sand  
 Unified Classification: GW-GM

Date: 3/28/2016  
 Sample Date: 3/22/2016  
 C<sub>u</sub>= 59  
 C<sub>c</sub>= 1.0  
 Proj. no: 16018

## Amy Otto-Buchanan

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**From:** Jamie Taylor  
**Sent:** Tuesday, April 12, 2016 8:48 AM  
**To:** Platting  
**Subject:** RE: Boensch #16-049 AOB

My comments are as follows:

- Lot 2 should gain access from Larry Trail if possible.

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

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**From:** Amy Otto-Buchanan **On Behalf Of** Platting  
**Sent:** Thursday, March 31, 2016 3:46 PM  
**To:** Zafian, Holly K (DFG) ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); John Aschenbrenner; Randall Kowalke; Tim Swezey ([tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org)); [browne@mtaonline.net](mailto:browne@mtaonline.net); [lana@mtaonline.net](mailto:lana@mtaonline.net); Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Robin L. Leighty ([Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
**Subject:** Boensch #16-049 AOB

Attached is the Request for Comments for Boensch Subdivision, MSB Case #2016-049, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by **April 20, 2016**. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT D



Matanuska - Susitna Borough  
Development Services

MAR 31 2016

Received

# MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Comments Due: April 20, 2016

Date: March 31, 2016

## Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	Open Cases Y or N <u>N</u> SpUD Y or N <u>N</u>
AK Dept. of Transportation – Aviation	FIRM # <u>8045</u> Zone <u>X</u>
AK DNR, Division of Mining/Land/Water	Comments: _____
AK DNR, Public Access Defense	_____
AK DNR, Division of Agriculture	Date: <u>4/12/16</u> By: <u>[Signature]</u>
AK DF&G, Habitat Mgmt. & Permitting	Assembly District #7 Randall Kowalke
AK DF&G, Division of Sport Fish	
AK Railroad, Engineering Department	
Corp of Engineers	
U.S. Postmaster	
City of:	
Community Council: Meadow Lakes	
Fire Service Area: #136 West Lakes	
Road Service Area: #27 Meadow Lakes	
MSB – Borough Attorney	

Title:	BOENSCH
Location:	SEC 32, T18N, R02W, S.M, AK
Petitioner:	ROBERT M. BOENSCH
Address:	1831 N. LARRY TRAIL WASILLA AK 99623
Surveyor:	DENALI NORTH
Address:	230 E. PAULSON AVENUE SUITE #68 WASILLA AK 99654
Engineer:	ARCHIE GIDDINGS, CE
Address:	PO BOX 872024 WASILLA AK 99687

**The request is to create three lots from Parcel #2, MSB Waiver 83-35-PWm, recorded at Serial No. 2009-0248140-0, Section 32, Township 18 North, Range 02 West, SM AK, to be known as BOENSCH SUBDIVISION, containing 6.06+ acres. Access is N. Larry Trail for Lot 1; N. Meadow Lakes Drive for Lots 2 and 3.**

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **April 20, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **April 27, 2016**.

Sincerely,

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

[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

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

Case #: 2016-049 Tax ID: 218N02W32C009 Tax Map #: HO 07 Pre-App Date: 09/24/2015

EXHIBIT E

## Amy Otto-Buchanan

---

**From:** Susan Lee  
**Sent:** Friday, April 01, 2016 8:01 AM  
**To:** Platting  
**Subject:** RE: Boensch #16-049 AOB

Structures should be in compliance with setback requirements.

Susan

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

---

**From:** Amy Otto-Buchanan **On Behalf Of** Platting  
**Sent:** Thursday, March 31, 2016 3:46 PM  
**To:** Zafian, Holly K (DFG) ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); John Aschenbrenner; Randall Kowalke; Tim Swezey ([tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org)); [browne@mtaonline.net](mailto:browne@mtaonline.net); [ana@mtaonline.net](mailto:ana@mtaonline.net); Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Robin L. Leighty ([Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
**Subject:** Boensch #16-049 AOB

Attached is the Request for Comments for Boensch Subdivision, MSB Case #2016-049, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by **April 20, 2016**. Please let me know if you have any questions. Thanks. A.

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



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

**MEMORANDUM**

DATE: April 1, 2016  
TO: Fred Wagner, Platting Officer  
FROM: Land & Resource Management *NSC*  
SUBJECT: Preliminary Plat Comments / Case #2016-048

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RECEIVED

MAR 31 2016

PLATTING

Platting Tech: Amy Otto-Buchanan  
Public Hearing: April 27, 2016  
Applicant / Petitioner: Boensch  
TRS: 18N02W32  
Tax ID: 18N02W32C009  
Subd: Boensch  
Tax Map: HO 07

Comments:

- No borough-owned land affected.
- No objection to the proposed subdivision.

**EXHIBIT G**



## MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

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

### MEMORANDUM

**DATE:** 14 April 2016  
**TO:** Amy Otto-Buchanan, Platting Technician  
**FROM:** Sandra Cook, Architectural Historian  
**SUBJECT:** Abbreviated Plat  
**TITLE:** Robert Boensch  
**LEGAL:** Section 32, T18N, R2W, SM  
**TAX MAP:** HO 07

### NO OBJECTION

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

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

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

Sincerely,

Sandra Cook  
Architectural Historian

NOTE§A.S.11.46.482 (a) of the Alaska Statutes states that

A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...

(3) If a person knowingly

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

**EXHIBIT H**

## Amy Otto-Buchanan

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**From:** Richard Boothby  
**Sent:** Sunday, April 17, 2016 10:56 AM  
**To:** Platting  
**Cc:** James Steele; John Fairchild; Ken Barkley; Bill Gamble  
**Subject:** Re: Boensch #16-049 AOB

West Lakes FSA and DES has no objections. Access meets the minimum required.

Sent from my iPad

On Mar 31, 2016, at 7:46 PM, Platting <[Platting@matsugov.us](mailto:Platting@matsugov.us)> wrote:

Attached is the Request for Comments for Boensch Subdivision, MSB Case #2016-049, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by **April 20, 2016**. Please let me know if you have any questions. Thanks. A.

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

<RFC Boensch 16-049 AOB.pdf>

<Boensch.PDF>

## Amy Otto-Buchanan

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**From:** Becky Glenn <rglenn@mta-telco.com>  
**Sent:** Tuesday, April 05, 2016 7:51 AM  
**To:** Platting  
**Cc:** Jessica Thompson  
**Subject:** RE: Boensch #16-049 AOB

Amy,

MTA has reviewed the preliminary plat for Boensch. 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:** Thursday, March 31, 2016 3:46 PM  
**To:** Zafian, Holly K (DFG) ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)) <[holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)>; [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Randall Kowalke <[Randall.Kowalke@matsugov.us](mailto:Randall.Kowalke@matsugov.us)>; Tim Swezey ([tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org)) <[tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org)>; [browne@mtaonline.net](mailto:browne@mtaonline.net); [lane@mtaonline.net](mailto:lane@mtaonline.net); Richard Boothby <[Richard.Boothby@matsugov.us](mailto:Richard.Boothby@matsugov.us)>; Elizabeth Weiant <[Elizabeth.Weiant@matsugov.us](mailto:Elizabeth.Weiant@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Sandra Cook <[Sandra.Cook@matsugov.us](mailto:Sandra.Cook@matsugov.us)>; Michael Weller <[Michael.Weller@matsugov.us](mailto:Michael.Weller@matsugov.us)>; Sheila Armstrong <[Sheila.Armstrong@matsugov.us](mailto:Sheila.Armstrong@matsugov.us)>; Tracy McDaniel <[Tracy.McDaniel@matsugov.us](mailto:Tracy.McDaniel@matsugov.us)>; Terry Dolan <[Terry.Dolan@matsugov.us](mailto:Terry.Dolan@matsugov.us)>; Jim Jenson <[James.Jenson@matsugov.us](mailto:James.Jenson@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Nicole Wilkins <[Nicole.Wilkins@matsugov.us](mailto:Nicole.Wilkins@matsugov.us)>; Theresa Taranto <[Theresa.Taranto@matsugov.us](mailto:Theresa.Taranto@matsugov.us)>; Susan Lee <[Susan.Lee@matsugov.us](mailto:Susan.Lee@matsugov.us)>; Eileen Probasco <[Eileen.Probasco@matsugov.us](mailto:Eileen.Probasco@matsugov.us)>; Jessica Smith <[Jessica.Smith@matsugov.us](mailto:Jessica.Smith@matsugov.us)>; Frankie Barker <[Frankie.Barker@matsugov.us](mailto:Frankie.Barker@matsugov.us)>; Permit Center <[PermitCenter@matsugov.us](mailto:PermitCenter@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; MEA <[mearow@matanuska.com](mailto:mearow@matanuska.com)>; Becky Glenn <[rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)>; Jessica Thompson <[jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)>; [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Robin L. Leighty ([Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)) <[Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)>; 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)) <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com)) <[dblehm@gci.com](mailto:dblehm@gci.com)>  
**Subject:** Boensch #16-049 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](mailto:amy.otto@matsugov.us)  
Phone: 861.7872 (direct line)



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

April 1, 2016

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

Subject: Abbreviated Plat Request for Comments – **Boensch (Case No. 2016-049)**

Dear Ms Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject Abbreviated Plat and advises that there is an existing natural gas service line which forks in order to provide gas to proposed Lot 1 (left fork) as well as either proposed Lot 2 or 3 (right fork). Please call 811 to request a service line locate in order to determine which proposed lot the right fork will serve. This service is free of charge.

ENSTAR requires a 10 FT natural gas easement centered on the line where it crosses proposed Lot 1, not including the left portion of the line after it forks.

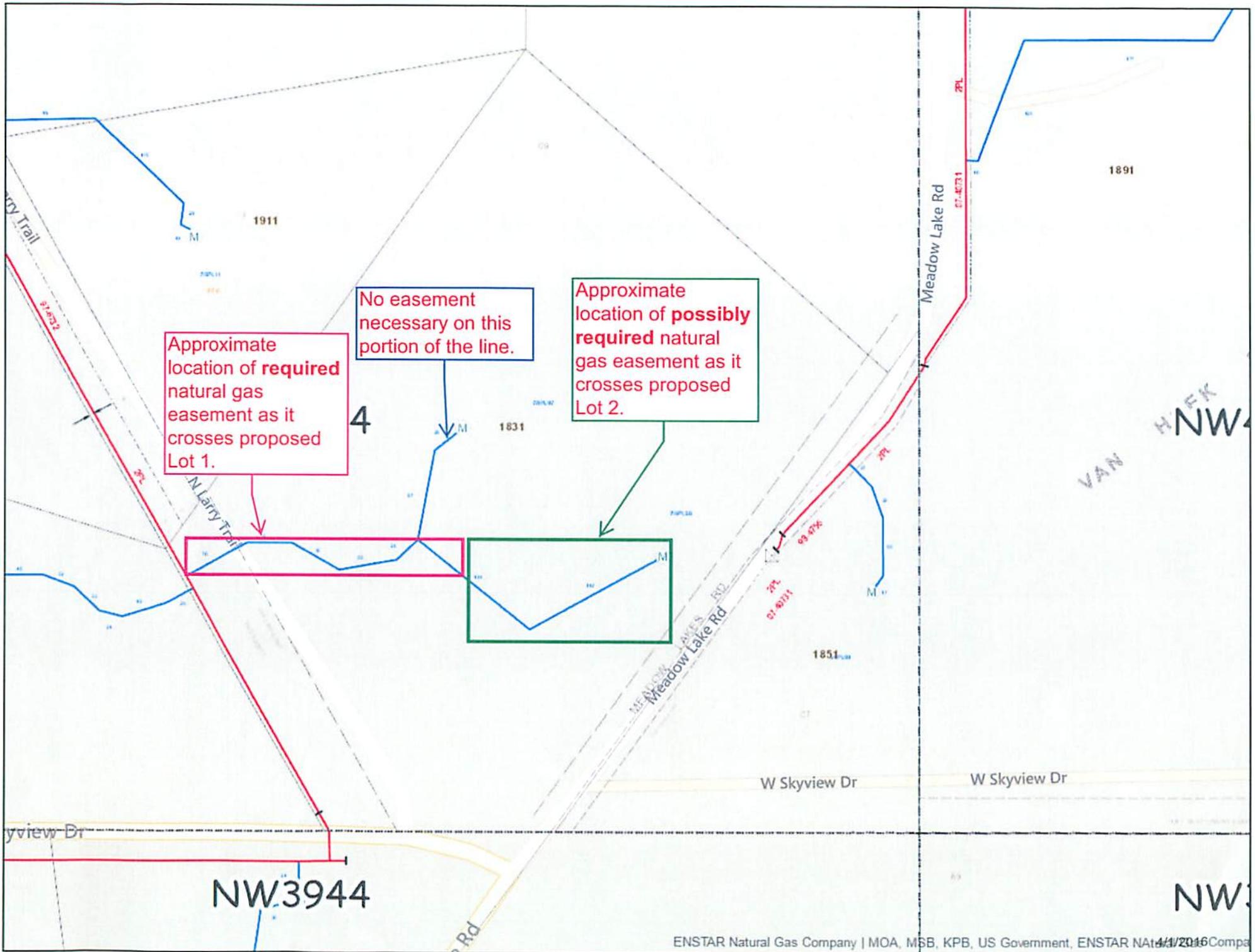
If the natural gas service line crosses over the proposed lot lines to provide service to proposed Lot 3, ENSTAR requires that the 10 FT natural gas easement continue where the line crosses proposed Lot 2. If, however the natural gas service line provides service to proposed Lot 2, there will be no additional easements required. I have attached a drawing showing the approximate locations of the natural gas line and possible easements.

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



Approximate location of **required** natural gas easement as it crosses proposed Lot 1.

No easement necessary on this portion of the line.

Approximate location of **possibly required** natural gas easement as it crosses proposed Lot 2.

4

NW3944