

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 18, 2016**

PRELIMINARY PLAT: CEDARWOOD ADD 1 L/7A & 7B  
LEGAL DESCRIPTION: SEC 20, T18N, R1E S.M., AK  
PETITIONER: WASILLA-FISHHOOK INVESTMENTS, LTD  
SURVEYOR/ENGINEER: ACUTEK GEOMATICS/HOLLER ENGINEERING  
ACRES: 11.9 PARCELS: 2  
REVIEWED BY: PEGGY HORTON CASE: 2016-054

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**REQUEST:**

The request is to divide Lot 7, Cedarwood Addition #1, Plat #2012-90 into two lots to be known as Lots 7A & 7B, Cedarwood Addition #1, containing 11.9 acres. Located within NW¼ SW¼ Section 20, Township 18 North, Range 1 East, Seward Meridian, Alaska, lying east of N. Sorrelwood Drive.

**EXHIBITS:**

VICINITY MAP	EXHIBIT A
AERIAL PHOTO	EXHIBIT B
SOILS	EXHIBIT C

**COMMENTS:**

CODE COMPLIANCE	EXHIBIT D
CULTURAL RESOURCES	EXHIBIT E
ROW COORDINATOR	EXHIBIT F
DEPT OF PUBLIC WORKS	EXHIBIT G
LAND MANAGEMENT	EXHIBIT H
O & M	EXHIBIT I
PLANNING	EXHIBIT J
USACE	EXHIBIT K
MTA	EXHIBIT L
ENSTAR	EXHIBIT M

## **DISCUSSION:**

**Access:** N. Sorrelwood Street provides access to the two lots. Each lot is a flag lot, with the pole portions being approximately 30 feet wide. There was a private easement recorded in 2015 across the pole portion for the benefit of Lots 8 & 9 to use for access, ingress and egress. That easement is shown on the plat.

**Soils:** Holler Engineering provided a useable area report certifying there is 10,000 sq ft of useable septic area and 10,000 sq ft of useable building area on each of the two proposed lots (**Exhibit C**). Test Hole logs were provided and the soils are consistent with MSB 43.20.281, *Area*. Staff notes only four of the nine test hole logs provided were dug on the parcel being divided.

**Drainage:** Although there is no road construction with this subdivision, Mr. Holler provided drainage arrows to show drainage along the existing roads and general drainage patterns in the area (**Exhibit C-2**)

## **COMMENTS:**

Code Compliance commented that the property has a junk and trash complaint associated with it. The property is not within a Special Flood Hazard Area nor is it in a Special Land Use District (**Exhibit D**). MSB 43.10.060(E) states the platting authority shall not approve an application where it finds that the property is in violation of a land use entitlement unless the conditions of approval resolve the violation (**See Recommendation #3**)

Cultural Resources has no objection to the subdivision and recommend caution during construction in the event cultural remains are recovered (**Exhibit E**). Permit Center commented that the existing driveway is unpermitted (**Exhibit F**). Staff is recommending that the petitioner apply for a driveway permit (**See Recommendation #7**). DPW Engineer has no comment (**Exhibit G**). Land Management commented there are no borough-owned lands being affected by this proposed subdivision and they have no objections (**Exhibit H**). The Road Maintenance Superintendent has no issue as long as the correct driveway pipe is installed to borough standards (**Exhibit I**). The Development Services Planner has no comment (**Exhibit J**).

US Army corps of Engineers stated that according to the National Wetland Inventory, there appears to be a wetland located at the end of the easement to these proposed lots. Please advise the owner that a Corps jurisdictional determination and/or permit may be required (**Exhibit K**). Staff notified the owner.

MTA has no objections (**Exhibit L**). Enstar has no comments (**Exhibit M**).

## **CONCLUSION**

The plat of Cedarwood Addition 1 Lots 7A & 7B is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. This plat divides one lot into two. Both lots have the required useable septic and building area and both lots have the required frontage on a

public road. There is an active junk and trash case on the lot, which will need to be resolved prior to plat recordation. There are no objections from any borough department, outside agency, or the public.

### **RECOMMENDATIONS**

Staff recommends approval of the abbreviated plat of Cedarwood Addition #1 Lots 7A & 7B contingent on the following recommendations:

1. Pay postage & advertising fee.
2. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest per MSB 43.15.053.
3. Resolution of the junk and trash complaint filed with Code Compliance is required prior to plat recordation per MSB 43.10.060(E).
4. Taxes and special assessments must be current prior to recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
6. Submit final plat in full compliance with Title 43.
7. Apply for a driveway permit for the existing driveway per MSB 11.10.020.

### **FINDINGS**

1. The abbreviated plat of Cedarwood Addition #1 Lots 7A & 7B 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. There was a private easement recorded in 2015 across the pole portion for the benefit of Lots 8 & 9 to use for access, ingress and egress.
4. There is a junk and trash complaint associated with the parent parcel of this subdivision. MSB 43.10.060(E) states the platting authority shall not approve an application where it finds that the property is in violation of a land use entitlement unless the conditions of approval resolve the violation. Staff is recommending resolution of the complaint prior to plat recordation.
5. The proposed lots have the minimum frontage onto a public road required by MSB 43.20.140, *Frontage*.

6. A civil engineer certified that the proposed lots will contain 10,000 sq ft of useable septic area and 10,000 sq ft of useable building area.
7. There is an existing driveway onto N. Sorrelwood Street which is unpermitted. Staff recommends a driveway permit be applied for prior to plat recordation.
8. US Army Corps of Engineers stated that according to the National Wetland Inventory, there appears to be a wetland located at the end of the easement to these proposed lots. The petitioner was informed.

~~9. THE PETITIONER STATED THEY INTEND~~

N WASILLA FISHHOOK RD  
FISHHOOK ACRES (6601)

JIM N I (7466)  
TR 1

TRI-LAKES  
E MARY MARTIN DR (7457)  
N CHARLEY DR  
WS TRI-LAKES #6 PHASE I

PENDEROSA SUB  
E MOSSWOOD DR  
SHAW'S TRI LAKES #5 (2793)

SHAW'S TRI-LAKES  
ADD #4  
N GOLF ST  
N CHARLEY DR

B8  
B13  
B9  
B12  
B11  
B10

9  
8  
7A  
7B  
5  
6  
CEDARWOOD SUB ADD 1

E MOSKWOOD DR  
E CEDARWOOD DR  
CEDARWOOD SUB (2590)  
5A (5131)  
E FERNWOOD DR

SEITER 4 (5)  
5  
WRUCK ESTATES 1 (7021) 2  
B24  
B25  
E KANE CIR  
DJO NO 3 SUB (5776)  
E KIMO CIR  
DJO NO 4 (6811)  
E KANDA CIR

C4  
C5  
D2  
D  
**SUBJECT PROPERTY**

**VICINITY MAP**  
FOR PROPOSED CEDARWOOD ADD 1 RSB L/7  
LOCATED WITHIN  
SECTION 20, T18N, R1E  
SEWARD MERIDIAN, ALASKA  
WASILLA 7 MAP  
**EXHIBIT A**



Matanuska Susitna Borough  
Platting Division  
Date: 5/16/2016

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





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

April 6, 2016

RECEIVED

APR 08 2016

PLATTING

Fred Wagner  
MSB Platting Officer  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: Cedarwood Addition #1; Useable Areas, Sample Wells & Drainage Patterns. HE Project #11075

Dear Mr. Hulbert:

At the request of Gene Bates, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing lot. Our soils investigation included review of an existing soils report for the property, review of provided topography information and observing conditions at the site. See the attached testhole location, drainage and topography map for details.

Topography. With the exception of a driveway accessing the subject lot from the west, the lot has not been developed. The 'flagpole' area is relatively flat. The 'flag' portions of both proposed lots contain a ridge oriented north-south, with lower ground to the southeast. In general, grades are directed away from the hills to natural low spots. There are a few steep areas on the lots, mostly on the west side of the ridge as shown on the drawing. The total elevation differential for the proposed lots is estimated to be approximately 40'.

Soils & Vegetation. No new testholes were excavated for this submittal, as a substantial soils report was prepared in 1984. Receiving soils logged in the testholes were typically relatively clean sands and gravels, occasionally varying to silty sands. No percolation tests were required. All of the testholes contained a layer of loess silt with organics at the surface top ranging from 1.5 to 4.0 feet deep. Soils were consistent with our prior experience in the neighborhood. A copy of the soils logs is attached. Vegetation, including naturally occurring mature birch, spruce and some cottonwood/aspens trees, appeared to exist throughout the parcel. Shrubs and grasses were present as well.

Groundwater. Testholes were dug to depths between 7 and 14 feet deep, and appear to meet code requirements for depth. Groundwater was encountered in 10 of the 14 testholes. Depth to groundwater varied between 4.1 and 11 feet. Areas with less than 8 feet to groundwater limited useable septic area on both lots.

EXHIBIT C-1

Useable Areas. The proposed lots have some limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Septic area is limited by lotlines, utility easements, shallow ground water, and a modest amount of steep terrain. Distance to groundwater is the primary limiting factor for useable septic area. The approximate limit of area with 8' to groundwater is delineated on the map. For building area, lotline setbacks, utility easements and shallow groundwater will be limiting factors. However, each lot is large enough to meet the useable area requirements. A useable area map is attached which shows at least one area on each lot with sufficient useable septic area. Other areas exist which were not delineated.

Based on the available soils testing, topography & water table information, MSB Code definitions, and our observations at the site, *the proposed lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*

Drainage Plan. As no road construction is planned, no drainage plan is required. However, drainage arrows were provided on the attached map to show drainage along the existing roads and general drainage patterns in the area.

Please feel free to call with any questions you may have.

Sincerely,



Curtis Holler, PE

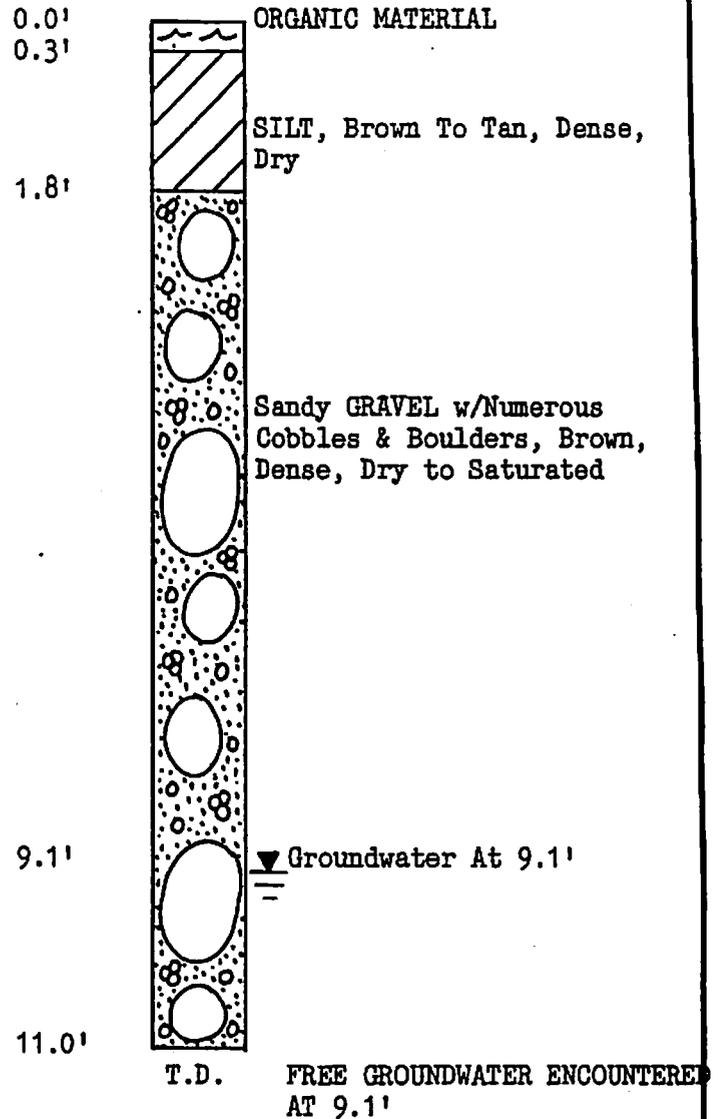
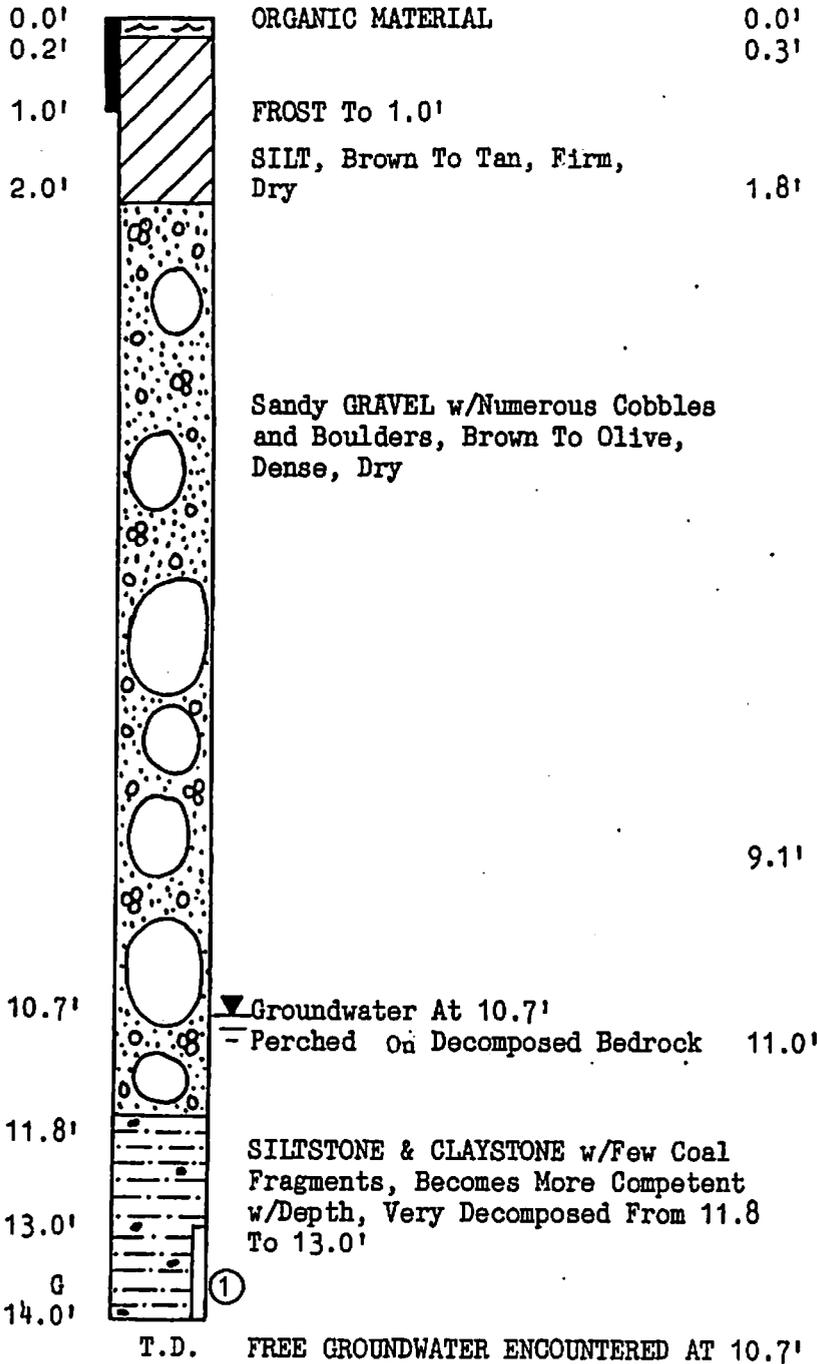
c: G. Bates, w/attachments



EXHIBIT C-2

TEST HOLE NO. 23

TEST HOLE NO. 24



NOTE: 5/11/84 Groundwater Measured at 7.5'

ATTACHMENT: B  
PART 12 OF 17



Gilfillan Engineering & Environmental Services  
P.O. Box 871868  
Wasilla, Alaska 99687

# TEST HOLE LOG

CEDARWOOD ADDITION #1

EXHIBIT C-3

PROJECT NO. 184188

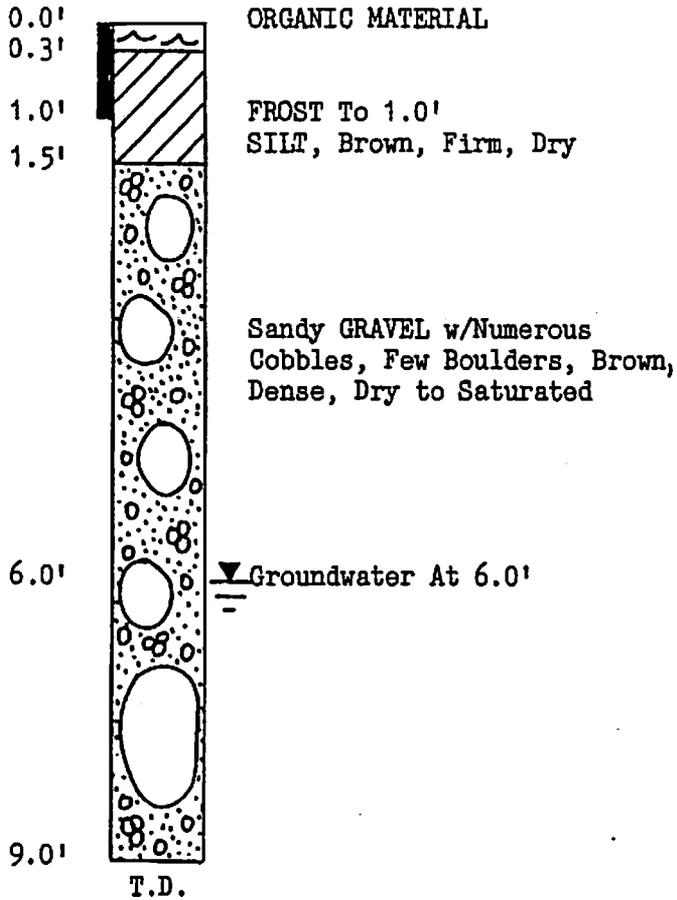
SCALE: 1" = 2'

DATE: 5-3-84

DRAWN BY: SE

TEST HOLE NO. 25

TEST HOLE NO. 26



FREE GROUNDWATER ENCOUNTERED AT 6.0'

NOTE: 5/11/84 Groundwater Measured at 5.2'

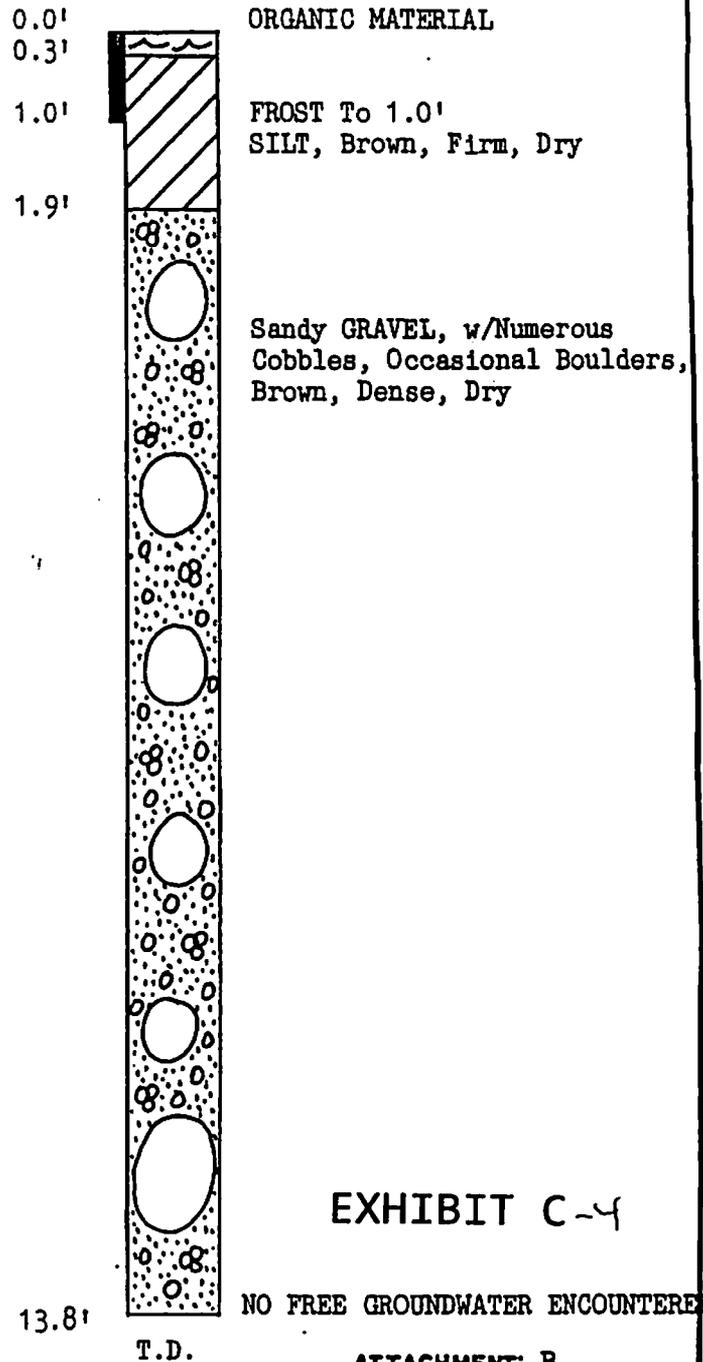


EXHIBIT C-4

ATTACHMENT: B  
PART 13 OF 17



Gilfillan Engineering &  
Environmental Services  
P.O. Box 871868  
Wasilla, Alaska 99687

# TEST HOLE LOG

CEDARWOOD ADDITION #1

PROJECT NO. 184188

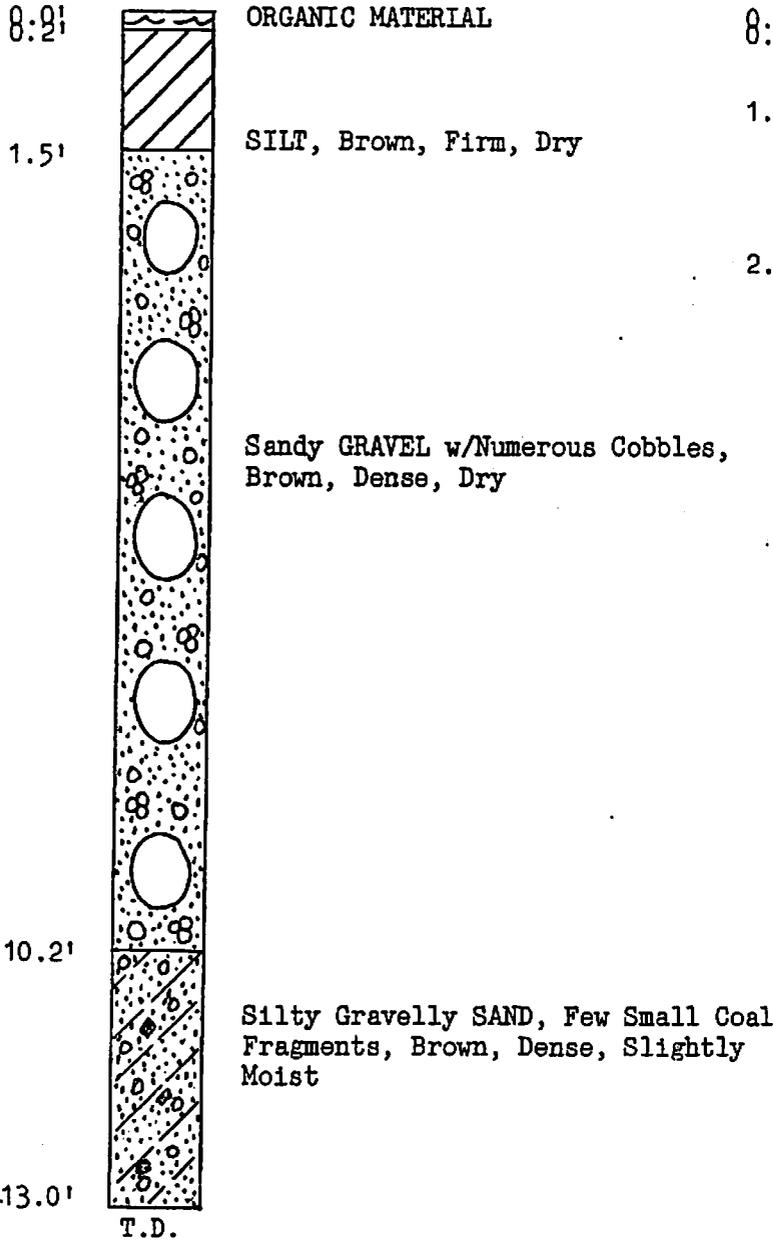
SCALE: 1" = 2'

DATE: 5-3-84

DRAWN BY: SE

TEST HOLE NO. 27

TEST HOLE NO. 28



NO FREE GROUNDWATER ENCOUNTERED

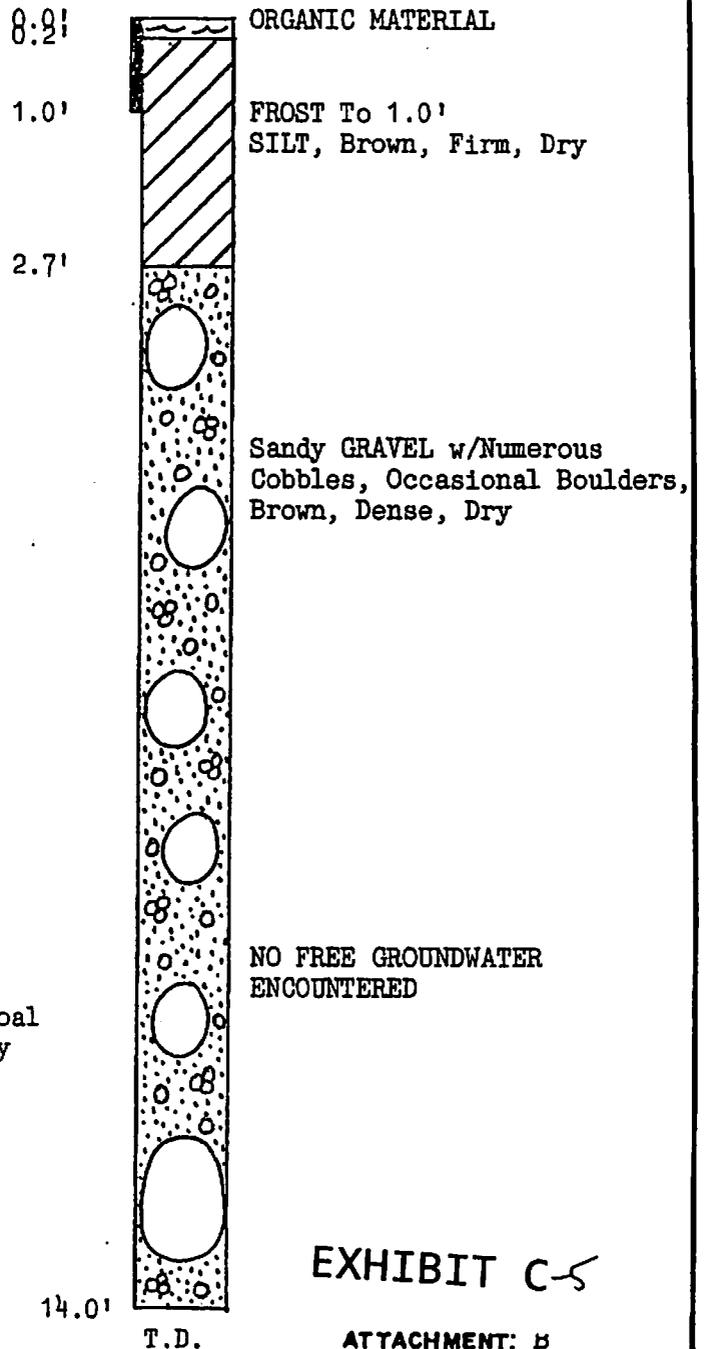


EXHIBIT C-5

ATTACHMENT: B  
PART 14 OF 17



Gilfillan Engineering & Environmental Services  
P.O. Box 871868  
Wasilla, Alaska 99687

# TEST HOLE LOG

GEDARWOOD ADDITION #1

PROJECT NO. 184188

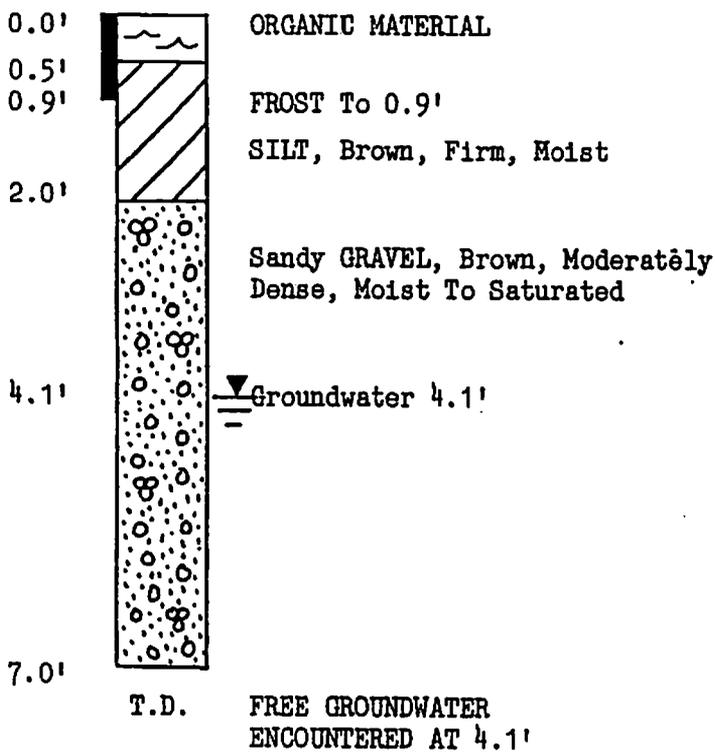
SCALE: 1" = 2'

DATE: 5-3-84

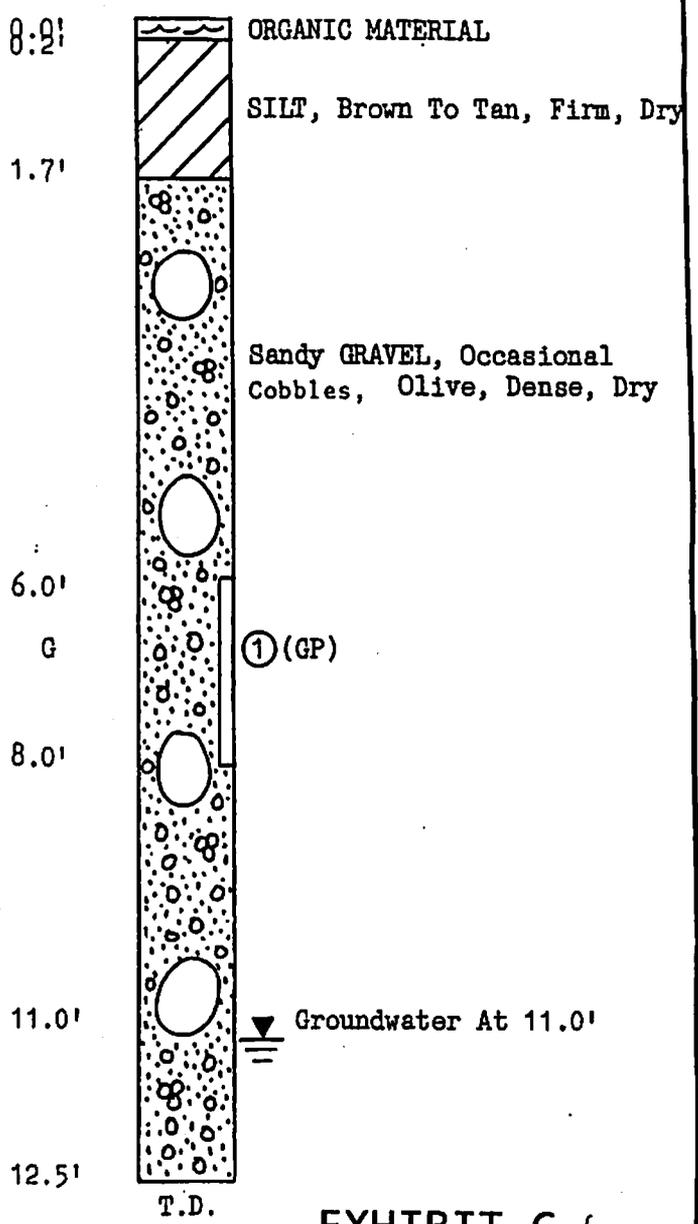
DRAWN BY: SE

TEST HOLE NO. 31

TEST HOLE NO. 32



NOTE: 5/11/84 Groundwater Measured at 4.0'



FREE GROUNDWATER ENCOUNTERED AT 11.0'

EXHIBIT C-6

ATTACHMENT: B  
PART 16 OF 17



Gilfillan Engineering & Environmental Services  
P.O. Box 871868  
Wasilla, Alaska 99687

# TEST HOLE LOG

CEDARWOOD ADDITION #1

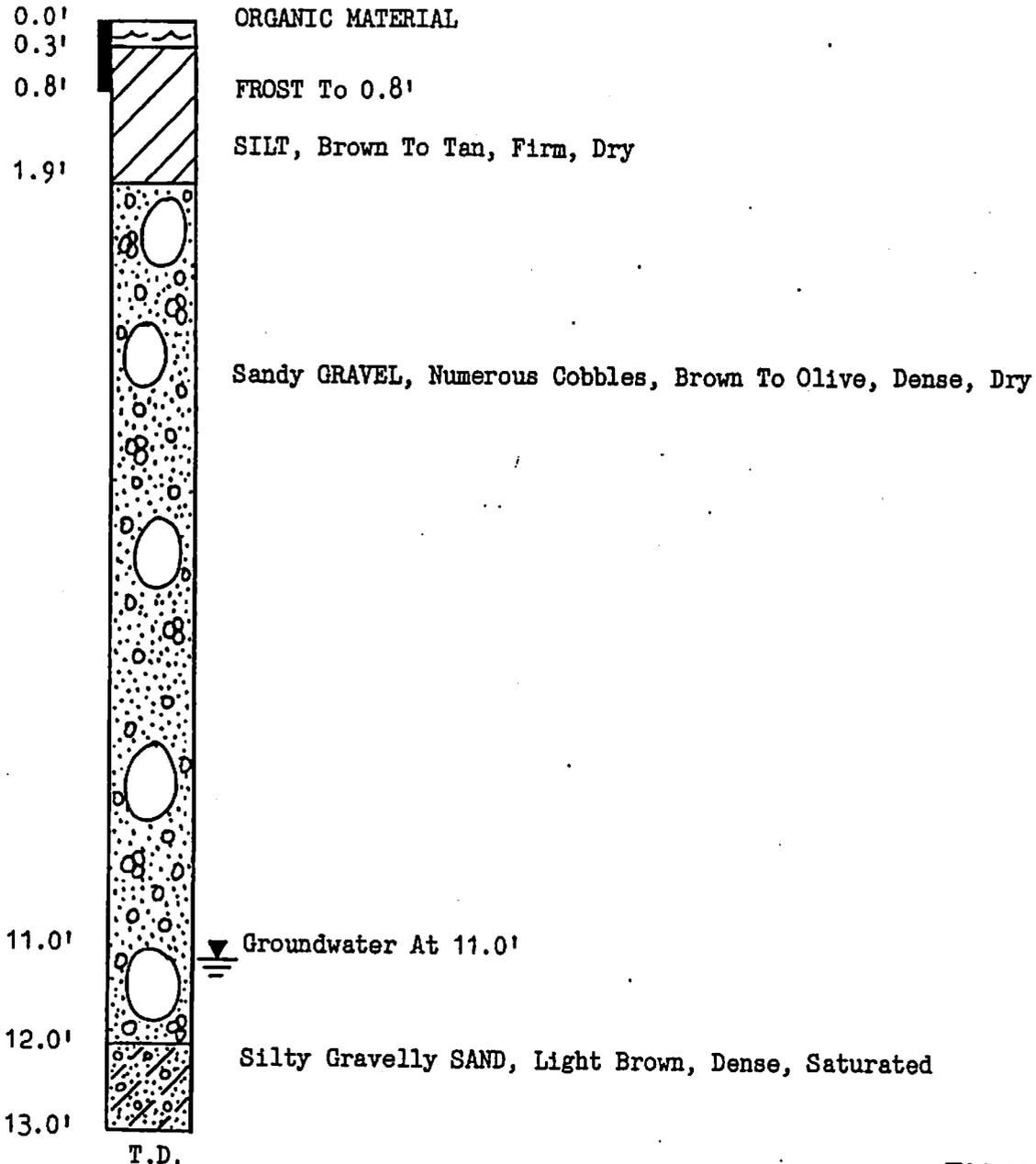
PROJECT NO. 184188

SCALE: 1" = 2'

DATE: 5-3-84

DRAWN BY: SE

TEST HOLE NO. 33



FREE GROUNDWATER ENCOUNTERED AT 11.0'

EXHIBIT C-7

NOTE: Monitor Tube Dry

ATTACHMENT: D  
PART 17 OF 17



Gilfillan Engineering &  
Environmental Services  
P.O. Box 871868  
Wasilla, Alaska 99687

## TEST HOLE LOG

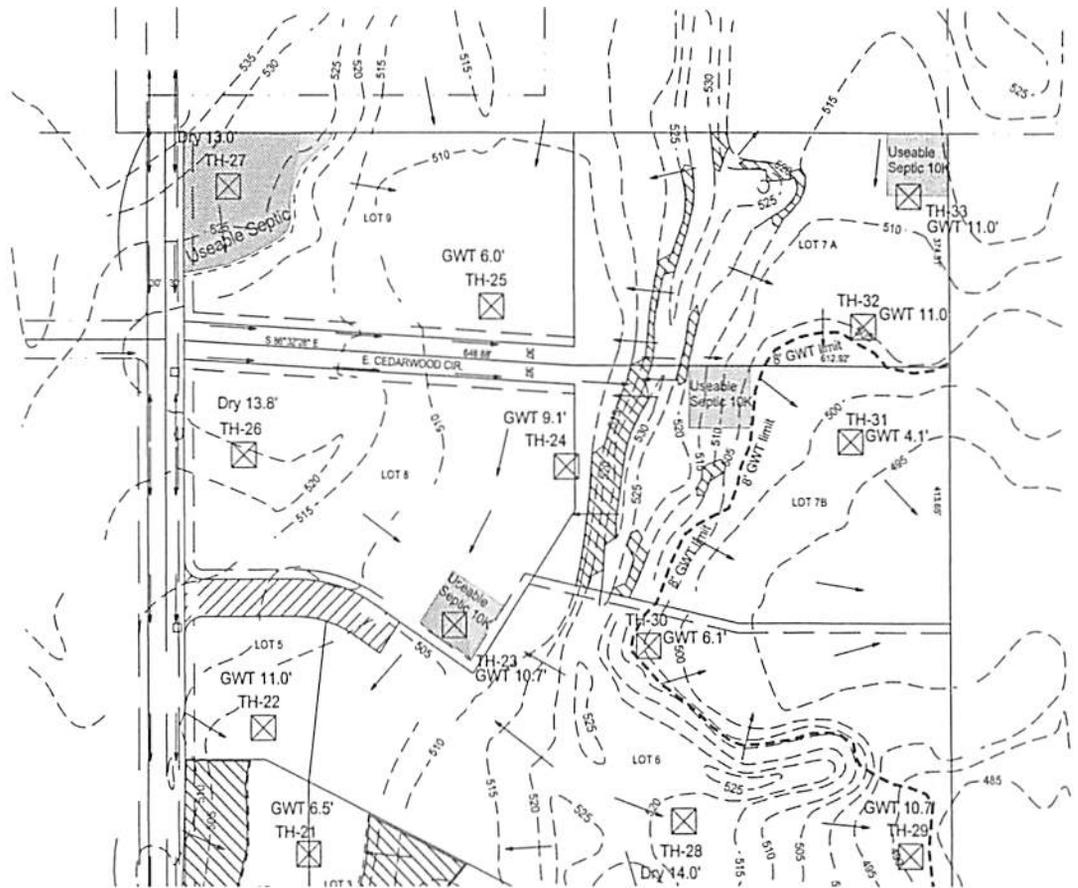
CEDARWOOD ADDITION #1

PROJECT NO. 184188

SCALE: 1" = 2'

DATE: 5-3-84

DRAWN BY: SE



**Notes:**

1. Arrows denote apparent drainage patterns.
2. Testhole locations approximate, scaled from 1984 GEI report map.
3. Hatched areas denote +25% grade.
4. Shaded areas indicate useable septic areas; other useable areas may exist.



**EXHIBIT C-8**

Cedarwood Addition #1 Lot 7 Resub.  
Topography, Drainage and Testhole Location Map



3375 N Sams Dr. Wasilla, Alaska 99654

Job # 11075

4-06-16

Scale: 1"=200'+/-



**MATANUSKA-SUSITNA BOROUGH** APR 21 2016  
• PLATTING DIVISION •  
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488  
PHONE 861-7874 • FAX 861-8407

Received

Comments Due: May 9, 2016

April 19, 2016

**Abbreviated Plat Request for Comments**

AK Dept. of Transportation - Anchorage	MSB - Eminent Domain Services
AK Dept. of Transportation -	Open Cases <input checked="" type="radio"/> Y or N
AK Dept. of Transportation -	SpUD Y or <input checked="" type="radio"/> N
AK DNR, Division of Mining/I	<u>Core Area</u>
AK DNR, Public Access Deft	FIRM # <u>72391</u> Zone <u>X</u>
AK DNR, Division of Agricult	Comments <u>Open case # 220140208</u> Since <u>10/20/14</u>
AK DF&G, Habitat Mgmt. & f	<u>CCO Kevin Sumner</u>
AK DF&G, Division of Spor	Date: <u>5/9/16</u> By: <u>[Signature]</u>
AK Railroad, Engineering De	
Corp of Engineers	
U.S. Postmaster	
City of:	
Community Council: North	Assembly District # 6
Fire Service Area: #132 Gre	
Road Service Area: #25 Bogard	
MSB - Borough Attorney	

Title:	Cedarwood Add 1 RSB L7
Location:	Sec 20, T18N, R1E, S.M, AK
Petitioner:	Wasilla-Fishhook Investments, LTD
Address:	PO Box 91378, Anchorage AK 99509
Surveyor:	Acuteck Geomatics LLC
Address:	5099 E. Blue Lupine Dr, Ste 104, Wasilla AK 99654
Engineer	Holler Engineering
Address:	3375 N. Sams Dr, Wasilla AK 99654

The request is to divide Lot 7, Cedarwood Addition #1, Plat # 2012-90, into two lots to be known as Lots 7A & 7B, Cedarwood Addition #1, containing 11.9 acres. Located within NW¼ SW¼ Sec 20, T18N, R01E, S.M. AK., lying east of N. Sorrelwood Drive.

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 May 9, 2016 so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on May 18, 2016.

Kindest Regards,

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

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



## 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:** 26 April 2016  
**TO:** Peggy Horton, Platting Technician  
**FROM:** Sandra Cook, Architectural Historian  
**SUBJECT:** Abbreviated Plat  
**TITLE:** Cedarwood Add 1 RSB L/7  
**LEGAL:** Section 20, T18N, R1E, SM  
**TAX MAP:** WA 07

### NO OBJECTION

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

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

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

Sincerely,

Sandra Cook  
Architectural Historian

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

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

(3) If a person knowingly

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

**EXHIBIT E**



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

RECEIVED  
 MAY 05 2016  
 PLATTING

Comments Due: May 9, 2016

April 19, 2016

**Abbreviated Plat Request for Comments**

AK Dept of Transportation – Anchorage	MSB – Emergency Services
AK Dept of Transportation – Palmer	MSB – Community Development
AK Dept of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center
U.S. Postmaster	M.E.A.
City of	M.T.A.
Community Council: North Lakes	Enstar
Fire Service Area: #132 Greater Palmer	GCI
Road Service Area: #25 Bogard	Assembly District # 6
MSB – Borough Attorney	

Title:	Cedarwood Add 1 RSB L/7
Location:	Sec 20, T18N, R1E, S.M, AK
Petitioner:	Wasilla-Fishhook Investments, LTD
Address:	PO Box 91378, Anchorage AK 99509
Surveyor:	Acuteck Geomatics LLC
Address:	5099 E. Blue Lupine Dr, Ste 104, Wasilla AK 99654
Engineer:	Holler Engineering
Address:	3375 N. Sams Dr, 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 May 9, 2016 so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on May 18, 2016.

Kindest Regards,

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

*We currently have no driveway permit on file for Lot 7. Please apply seperately for each proposed Lot and include a copy of the private access easement documents. If you believe a permit was applied for contact Andy @ 861-7803*

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

**EXHIBIT F**

*for further research.*

## Peggy Horton

---

**From:** Jamie Taylor  
**Sent:** Tuesday, May 10, 2016 8:58 AM  
**To:** Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for comments for Cedarwood Add 1 RSB L/7 Case # 2016-054 Tech: PH

No comment

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

---

**From:** Peggy Horton On Behalf Of Platting  
**Sent:** Tuesday, April 19, 2016 8:31 AM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); Mark Keller ([gurn@mtaonline.net](mailto:gurn@mtaonline.net)); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); [northlakescommunitycouncil@gmail.com](mailto:northlakescommunitycouncil@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); John Aschenbrenner; John Mcnutt ([jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org)); 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; [mearow@matanuska.com](mailto:mearow@matanuska.com); Becky Glenn ([rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)); J Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); [dblehm@gci.com](mailto:dblehm@gci.com); Barbara Doty  
**Subject:** Request for comments for Cedarwood Add 1 RSB L/7 Case # 2016-054 Tech: PH

Good Morning, Attached is a request for comments for a two-lot subdivision in the Fishhook area. Please review and provide your comments by May 9, 2016.

Thank you,

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

**EXHIBIT G**



# 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 19, 2016  
TO: Fred Wagner, Platting Officer  
FROM: Land & Resource Management *USE*  
SUBJECT: Preliminary Plat Comments / Case #2016-054

---

RECEIVED

APR 19 2016

PLATTING

Platting Tech: Peggy Horton  
Public Hearing: May 18, 2016  
Applicant / Petitioner: Wasilla-Fishhook Investments, LTD  
TRS: 18N01E20  
Tax ID: 7141000L007  
Subd: Cedarwood Add 1 RSB L/7  
Tax Map: WA 07

#### Comments:

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

EXHIBIT H

## Peggy Horton

---

**From:** Will Barickman  
**Sent:** Wednesday, April 20, 2016 7:43 AM  
**To:** Peggy Horton  
**Cc:** Jim Jenson; Terry Dolan  
**Subject:** RE: Request for comments for Cedarwood Add 1 RSB L/7 Case # 2016-054 Tech: PH

No Issue with O&M as long as correct driveway pipe is installed to Borough standards.

Will Barickman  
Road Maintenance Superintendent 1  
PH: (907) 745-9816  
Cell :(907) 355-9816  
Fax (907) 746-5769  
E- mail: [will.barickman@matsugov.us](mailto:will.barickman@matsugov.us)

---

**From:** Jim Jenson  
**Sent:** Tuesday, April 19, 2016 8:33 AM  
**To:** Will Barickman  
**Cc:** Terry Dolan  
**Subject:** FW: Request for comments for Cedarwood Add 1 RSB L/7 Case # 2016-054 Tech: PH

RSA 25

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**From:** Peggy Horton **On Behalf Of** Platting  
**Sent:** Tuesday, April 19, 2016 8:31 AM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); Mark Keller ([gurn@mtaonline.net](mailto:gurn@mtaonline.net)); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); [northlakescommunitycouncil@gmail.com](mailto:northlakescommunitycouncil@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); John Aschenbrenner; John Mcnutt ([jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org)); 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; [mearow@matanuska.com](mailto:mearow@matanuska.com); Becky Glenn ([rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)); J Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); [dblehm@gci.com](mailto:dblehm@gci.com); Barbara Doty  
**Subject:** Request for comments for Cedarwood Add 1 RSB L/7 Case # 2016-054 Tech: PH

Good Morning, Attached is a request for comments for a two-lot subdivision in the Fishhook area. Please review and provide your comments by May 9, 2016.

Thank you,

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

**EXHIBIT I**

## Peggy Horton

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**From:** Susan Lee  
**Sent:** Tuesday, April 19, 2016 2:21 PM  
**To:** Platting  
**Subject:** RE: Request for comments for Cedarwood Add 1 RSB L/7 Case # 2016-054 Tech: PH

No comment.

Susan

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

---

**From:** Peggy Horton **On Behalf Of** Platting  
**Sent:** Tuesday, April 19, 2016 8:31 AM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); Mark Keller ([gurn@mtaonline.net](mailto:gurn@mtaonline.net)); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); [northlakescommunitycouncil@gmail.com](mailto:northlakescommunitycouncil@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); John Aschenbrenner; John Mcnutt ([jmccnutt@palmerak.org](mailto:jmccnutt@palmerak.org)); 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; [mearow@matanuska.com](mailto:mearow@matanuska.com); Becky Glenn ([rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)); J Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); [dblehm@gci.com](mailto:dblehm@gci.com); Barbara Doty  
**Subject:** Request for comments for Cedarwood Add 1 RSB L/7 Case # 2016-054 Tech: PH

Good Morning, Attached is a request for comments for a two-lot subdivision in the Fishhook area. Please review and provide your comments by May 9, 2016.

Thank you,

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

**EXHIBIT J**

## Peggy Horton

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**From:** Whittier, Amanda L POA <Amanda.L.Whittier@usace.army.mil>  
**Sent:** Wednesday, April 20, 2016 9:02 AM  
**To:** Peggy Horton  
**Subject:** RE: [EXTERNAL] Request for comments for Cedarwood Add 1 RSB L/7 Case # 2016-054  
Tech: PH (UNCLASSIFIED)

Ms. Horton,

According to the National Wetland Inventory, there appears to be a wetland located at the end of the easement to these proposed lots. Please advise the owner that a Corps jurisdictional determination and/or permit maybe required.

Thank you!  
~Amanda

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

-----Original Message-----

**From:** Pagemaster, Reg POA  
**Sent:** Tuesday, April 19, 2016 9:07 AM  
**To:** Whittier, Amanda L POA <[Amanda.L.Whittier@usace.army.mil](mailto:Amanda.L.Whittier@usace.army.mil)>  
**Cc:** Pagemaster, Reg POA <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; Morgan, Shannon R POA <[Shannon.R.Morgan@usace.army.mil](mailto:Shannon.R.Morgan@usace.army.mil)>  
**Subject:** FW: [EXTERNAL] Request for comments for Cedarwood Add 1 RSB L/7 Case # 2016-054 Tech: PH (UNCLASSIFIED)

CLASSIFICATION: UNCLASSIFIED

Amanda,

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

Thank you

Julie

-----Original Message-----

**From:** Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] On Behalf Of Platting  
**Sent:** Tuesday, April 19, 2016 8:31 AM

**EXHIBIT K**

## Peggy Horton

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**From:** Becky Glenn <rglenn@mta-telco.com>  
**Sent:** Wednesday, April 20, 2016 9:21 AM  
**To:** Platting  
**Cc:** Jessica Thompson  
**Subject:** RE: Request for comments for Cedarwood Add 1 RSB L/7 Case # 2016-054 Tech: PH

Peggy,

MTA has reviewed the preliminary plat for Cedarwood Addn. RSB Lot 7. MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn  
MTA

**From:** Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] On Behalf Of Platting  
**Sent:** Tuesday, April 19, 2016 8:31 AM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); Mark Keller ([gurn@mtaonline.net](mailto:gurn@mtaonline.net)) <[gurn@mtaonline.net](mailto:gurn@mtaonline.net)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); [northlakescommunitycouncil@gmail.com](mailto:northlakescommunitycouncil@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; John Mcnutt ([jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org)) <[jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org)>; 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)>; [mearow@matanuska.com](mailto:mearow@matanuska.com); Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <[jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)>; [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)) <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; [dblehm@gci.com](mailto:dblehm@gci.com); Barbara Doty <[Barbara.Doty@matsugov.us](mailto:Barbara.Doty@matsugov.us)>  
**Subject:** Request for comments for Cedarwood Add 1 RSB L/7 Case # 2016-054 Tech: PH

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

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Good Morning, Attached is a request for comments for a two-lot subdivision in the Fishhook area. Please review and provide your comments by May 9, 2016.

Thank you,

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



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 27, 2016

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

Subject: Abbreviated Plat Request for Comments – Cedarwood Add 1, Lots 7A & 7B  
(Case No. 2016-054)

Dear Ms. Horton:

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 907-334-7953 or by email at [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com).

Sincerely,

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

Robin Leighty  
Right-of-Way and Permitting Agent

*Sent via e-mail to [platting@matsugov.us](mailto:platting@matsugov.us)*

**EXHIBIT M**