

AGENDA

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA**

REGULAR MEETING

1:00 P.M.

JULY 21, 2016

The *borough staff recommendations* related to petitions being considered by the platting board will be available at least five days prior to the scheduled consideration. It is the responsibility of the petitioner to review the recommendations prior to consideration.

The Platting Division shall process the official actions of the board. Conversation, discussion and testimony will be recorded and saved on record.

Access and ability to have needed information from the recordings (ex. appeals) will be made available to the petitioner by the Platting Division upon request.

All decisions as to approval or disapproval of a subdivision, vacation, elimination, public use easement, variance, right-of-way, or airport acquisition plat by the platting board shall be final unless a *petition for reconsideration* is submitted to the Platting Division within fifteen days of the date of the written *notification of platting board action*, or an appeal filed with the board of adjustments and appeals in accordance with MSB 15.39.

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

PUBLIC HEARING PROCEDURES

1. Chair states item to be addressed.
2. **Public Hearing Notices:** Secretary states number of public hearing notices sent out, date sent, and responses thereto.
3. **Staff Report:** The Platting Technician gives an overview of the project for the platting board and the public.
4. **Chair opens the public hearing:** The Chair may ask petitioner to give a short overview prior to public input.
5. **Public Testimony:** Members of the public are invited to sign in and testify before the board. Board members may have questions for the person testifying. Testimony is limited to three (3) minutes. The time limit may be extended at the discretion of the Chairman.
6. **Public hearing is closed by the chair.** No further public input is appropriate.
7. **Petitioner Comments:** Petitioner, or his/her representative, comes before the board to discuss staff recommendations and compliance with Title 43 and other applicable regulations. Testimony is limited to five (5) minutes. The time limit may be extended at the discretion of the Chairman.
8. **Motion, Discussion & Vote:** Motion is made and seconded by board members. No further unsolicited input from petitioner is appropriate.

Platting board discusses motion and votes; four affirmative votes are necessary for approval of the proposed action. Decisions are final, unless reconsidered by the platting board or appealed to board of adjustments and appeals.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD AGENDA**

PLATTING BOARD

Jay Van Diest, Chairman
Tait Zimmerman, Vice Chairman
Stan Gillespie
LaMarr Anderson
Jordan Rausa
Patrick Johnson
Amy Hansen
Marty Van Diest, Alt #1
Gregory Pugh, Alt #2



PLATTING DEPARTMENT
Fred Wagner, Platting Officer
VickieLee Fenster, Platting Assistant
Peggy Horton, Platting Technician
Amy Otto-Buchanan, Platting Technician
Cheryl Scott, Platting Technician
Sloan Von Gunten, Platting Div. Specialist

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

**JULY 21, 2016
ASSEMBLY CHAMBERS
REGULAR MEETING
1:00 P.M.**

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Administrative Specialist)
- B. Pledge of Allegiance
- C. Approval of the Agenda

2. APPROVAL OF MINUTES

- A. July 7, 2016

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

- A. **Matanuska Susitna Borough Land Management** (owner/petitioner): The request is to create a plat of Government Lot 24, to be known as **ASLS 2015-18**, to comply with the State of Alaska requirement that the land be surveyed so the borough can receive patent to the land through Municipal Entitlement, containing 3.64 acres +/- . Located within the NW ¼ Sec 28, T19N, R04W, S.M. AK, lying north of W. Parks Highway and south of Kelly Lake. Community Council: Willow Area, Assembly District: #7 Randal Kowalke. Continued from July 7, 2016 Platting Board Hearing.

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

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

8. PLATTING STAFF & OFFICER COMMENTS

- A. Introduction for August 4, 2016 Platting Board Hearing (*Informational Only – Subject to change*)
 - Lazy A, Case 2016-080
 - Garley, Case 2016-077

- Sidetrack, Case 2016-075 & 2016-076
- Title 43 Proposed Amendments

9. BOARD COMMENTS

10. ADJOURNMENT

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party* pursuant to MSB 15.39.010. The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough Internet home page located at (www.matsugov.us), or at various libraries within the borough.

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 7, 2016, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 1:00 P.M. by the Chairman, Mr. Jay Van Diest.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

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

Staff in attendance:

- Ms. Sloan Von Gunten, Administrative Specialist
- Mr. Fred Wagner, Platting Officer
- Ms. VickieLee Fenster, Platting Assistant
- Ms. Peggy Horton, Platting Technician
- Ms. Amy Otto-Buchanan, Platting Technician
- Ms. Cheryl Scott, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

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

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

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

GENERAL CONSENT: The minutes for June 16, 2016, was approved without objection.

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

A. ASLS 2015-18

Sloan Von Gunten (Administrative Specialist)

- Stated that 32 public hearing notices were mailed out on June 15, 2016, to this date there have been no returns, no objections, no non-objections, and no concerns.

Cheryl Scott (Platting Technician)

- Requesting to continue the case to July 21, 2016, due to notice corrections.

Jay Van Diest (Chairman)

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

MOTION:

- Mr. Gillespie moved to continue the preliminary plat for ASLS 2015-18 to July 21, 2016, seconded by Mr. Zimmerman.

VOTE:

- The motion passed with all in favor.

TIME: 1:06 P.M.

CD: 0:04:50

B. CHEYENNE MEADOWS ADDITION 1

Sloan Von Gunten (Administrative Specialist)

- Stated that 58 public hearing notices were mailed out on June 15, 2016, to this date there have been 3 returns, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview of the case.
- Would like to modify recommendation #5 in taking out the wording: along the road in the low area of

Jay Van Diest (Chairman)

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

John Shadrach (Petitioner's Representative)

- Answered questions from the board on the roadways and easements.
- Agrees with all the recommendations and changes.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Cheyenne Meadows Addition 1, Seconded by Ms. Hansen. Modify recommendation #5.

DISCUSSION:

- Discussion on the warranty time line on maintaining roads and the drainage problem on Morgan Drive.

RECOMMENDATIONS:

- Modify #5: Provide a drainage easement within Lot 9 and provide a cross culvert to direct drainage from the north side of the road to the drainage easement per MSB DPW Engineer.

VOTE:

- The motion passed with 5 in favor (Mr. Rausa, Mr. Johnson, Mr. Zimmerman, Ms. Hansen, and Mr. Jay Van Diest) and 2 against. (Mr. Anderson and Mr. Gillespie) There are 7 findings.

TIME: 1:30 P.M.

CD: 0:29:33

C. BIRCHWOOD ESTATES

Sloan Von Gunten (Administrative Specialist)

- Stated that 77 public hearing notices were mailed out on June 15, 2016, to this date there have been no returns, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview of the case.
- Would like to remove recommendation #6 and add another recommendation on the 60' radius of the cul-de-sac.

DISCUSSION:

- Discussed the roadway and intersection location.

Jay Van Diest (Chairman)

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

Tom Kirchner (Petitioner's Representative)

- Answered questions from the board on the roadway design and location.
- Agrees with all the recommendations and changes.

MOTION:

- Mr. Zimmerman moved to approve the preliminary plat for Birchwood Estates, seconded by Mr. Johnson. Remove recommendation #6 and #10, and add #21. Modify finding #6.

DISCUSSION:

- Discussion on recommendation #10.

FINDINGS:

- Modify #6: A professional engineer provided a useable area determination for the new design.

RECOMMENDATIONS:

- Remove #6 and #10.
- Add: Provide 60' radius at the permanent cul-de-sac per MSB 43.20.060(c).

VOTE:

- The motion passed with 5 in favor (Mr. Rausa, Mr. Zimmerman, Mr. Gillespie, Ms. Hansen, and Mr. Jay Van Diest) and 2 against. (Mr. Anderson and Mr. Johnson) There are 17 findings.

TIME: 2:40 P.M.

CD: 1:35:56

BREAK

TIME: 2:52 P.M.

CD: 1:36:10

D. RESOLUTION 16-54 ON TITLE 43 PROPOSED AMENDMENTS AND CHANGES

The Chairman, Jay Van Diest, suspended the rules.

DISCUSSION:

- Discussion on Resolution 16-54 on the Title 43 proposed amendments and changes.

The Chairman, Jay Van Diest returned the meeting back to order.

MOTION:

- Mr. Anderson moved to continue the resolution 16-54 on Title 43 proposed amendments and changes to August 4, 2016, seconded by Mr. Rausa.

VOTE:

- The motion passed with all in favor.

TIME: 4:14 P.M.

CD: 2:53:18

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

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

Gary LoRusso

- Would like to see in writing the reasons on the memo items that the platting board is not changing to Title 43.

8. PLATTING STAFF & OFFICER COMMENTS

- There will be 1 case to be heard at the next platting board meeting.
- Ms. VickieLee Fenster will be a backup clerk for the platting board and will be practicing clerking the meeting for at the next few hearings.
- Staff will look up the items that the board said they did not want to change and write down why the board did not want them in Title 43.

9. BOARD COMMENTS

- Mr. Gillespie will not be at the July 21, 2016 meeting.
- Mr. Anderson stated on the responsibilities the board holds and wanting to be more pro-active on the cases being heard before them.

10. ADJOURNMENT

Adjourned: 04:23 P.M.

CD: 03:02:48

Jay Van Diest, Chairman

Sloan Von Gunten
Administrative Specialist

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
July 21, 2016

PRELIMINARY PLAT: **ASLS 2015-18**
LEGAL DESCRIPTION: **SEC 28, T19N, R4W, S.M., AK**
PETITIONER: **MATANUSKA-SUSITNA BOROUGH**
SURVEYOR: **LOUNSBURY & ASSOCIATES**
ACRES: 3.64 **PARCELS: 1**
REVIEWED BY: **CHERYL SCOTT** **CASE: 2016-064**

REQUEST:

The request is to create a plat of Government Lot 24, Section 28, Township 19 North, Range 4 West, Seward Meridian, Alaska, to comply with the State of Alaska requirement that the land be surveyed so the borough can receive patent to the land through Municipal Entitlement. This case was continued from the July 7, 2016 Platting Board meeting.

EXHIBITS:

Vicinity Map	EXHIBIT A 1 pg
Aerial Map	EXHIBIT B 1 pg
Soils Report/Topo/Drainage	EXHIBIT C 4 pgs

COMMENTS:

MSB Planning	EXHIBIT D 2 pgs
MSB O&M	EXHIBIT E 1 pg
MSB Code Compliance	EXHIBIT F 1 pg
SOA/DOT	EXHIBIT G 1 pg
Enstar	EXHIBIT H 1 pg
GCI	EXHIBIT I 1 pg

DISCUSSION:

The parcel is located on the north side of W. Parks Highway at mile 67. The southwest corner of this parcel, containing .066 acres, lies within the Parks Hwy right-of-way and will be dedicated on this plat. The property is 3.64 acres more or less.

Soils:

Holler Engineering provided a soils report and topo/drainage map. Soils evaluation included logging 1 new testhole, discussion with a local excavator familiar with the property, review of the provided topography information and other observations at the site. The parcel occupies relatively high ground just south of Kelly Lake. The area near the lake slopes north with the remainder of the lot sloping to the east and southeast. One small depression exists along the west line with a small area that has slopes exceeding 25%. The total elevation differential is approximately 26'. The property is wooded with the exception of the cleared area under the power line and adjacent to the highway. Soils logged in the testhole consisted of a 1.7' layer of silt and organics over a base of clean sands and gravels. Groundwater was not encountered in the testhole to 12.5'. The one small low area on the west line appears to still be over 8' above the lake level. The engineer stated that groundwater will not be a limiting factor. The proposed lot has a few limitations, useable septic area will be limited by lot lines, minor steep areas and setbacks to surface water. For building areas, lot lines, utility easements and right-of-way setbacks will be limiting factors. The proposed lot will contain over 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of useable building area. **(Exhibit C)**

COMMENTS:

MSB Planning stated that this parcel is within the Kelly Lake Area Residential Land Use District and all development must comply with MSB 17.52. **(Exhibit D)**

MSB O&M had no comment. **(Exhibit E)**

MSB Code Compliance stated there are no cases. **(Exhibit F)**

ADOT& PF are requesting a 60' public use easement for future frontage road along the property line fronting the Parks Highway. Staff notes the petitioner does not agree due to existing limitations from utility, right-of-way and public use easements. **(Exhibit G)**

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

GCI approved as shown. **(Exhibit I)**

CONCLUSION:

The proposed preliminary plat for ASLS 2015-18, located within Section 28, Township 19 North, Range 4 West, Seward Meridian, Alaska is consistent with AS 29.40.070 and MSB 43.15.016 Preliminary Plat. The platting action will comply with the requirement that the land be surveyed and platted to enable the borough to obtain the land through the municipal entitlement process. The lot has physical and legal access from the Parks Hwy.

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

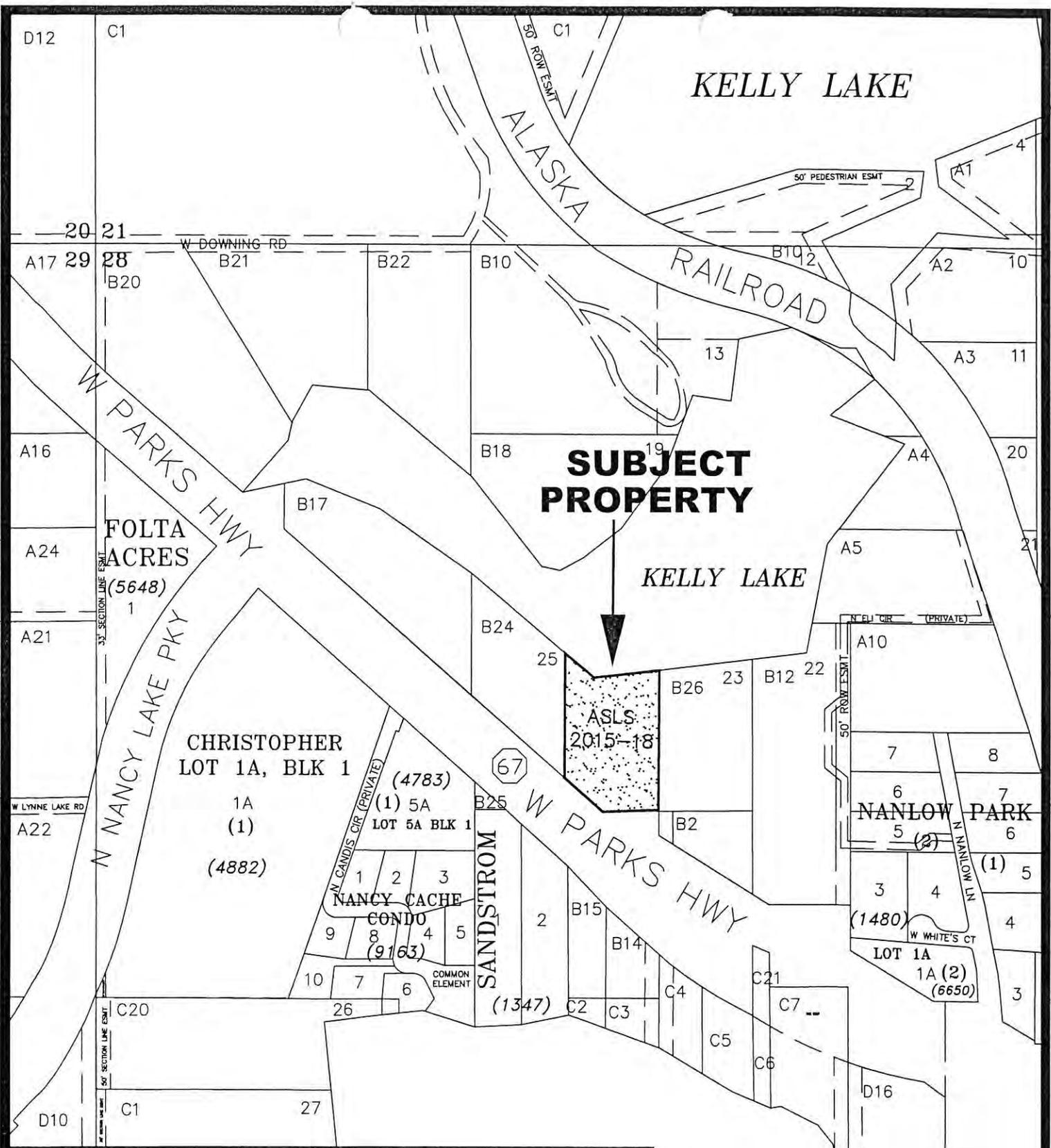
RECOMMENDATIONS:

Staff recommends approval of the preliminary plat of ASLS 2015-18 located within Section 28, Township 19 North, Range 4 West, Seward Meridian, Alaska, contingent on the following recommendations:

1. Provide updated Certificate to Plat executed within 90 days, prior to recording the plat per MSB 43.15.053(E).
2. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
3. Show all easements of record on the final plat per MSB 43.15.051(P).
4. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
5. Submit final plat in full compliance with Title 43.

FINDINGS:

1. The preliminary plat for ASLS 2015-18 is consistent with AS 29.40.070 and MSB 43.15.016.
1. 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.
2. ADOT&PF requested a 60' public use easement for a future frontage road along the property line fronting the Parks Highway. The petitioner does not agree due to existing limitations from utility, right-of-way and public use easements.
3. Municipal Entitlement process requires the parcel to be platted.
4. There were no objections from any MSB departments, outside agencies, or the public.
5. Legal access requirements are met per MSB 43.20.120(A)(1)(b) as W. Parks Hwy is a State of Alaska maintained road.
6. The property is located in the Kelly Lake Area Residential Land Use District; all development must comply with MSB 17.52.



**SUBJECT
PROPERTY**

ASLS
2015-18

CHRISTOPHER
LOT 1A, BLK 1

1A
(1)
(4882)

(4783)
(1) 5A
LOT 5A BLK 1
NANCY CACHE
CONDO
(9163)

SANDSTROM
(1347)

NANLOW PARK

(1480)
LOT 1A
1A (2)
(6650)

VICINITY MAP

FOR PROPOSED ASLS 2015-18
LOCATED WITHIN
SECTION 28, T19N, R4W, SEWARD MERIDIAN,
ALASKA

NANCY
LAKE



EXHIBIT B



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

December 7, 2015

Paul Hulbert
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
MAY 05 2016
PLATTING

Re: **Govt. Lot 24 / ASLS 2015-18** Re-plat; Useable Areas
HE# 15087

Dear Mr. Hulbert:

At the request of Dean Cimmiyotti from Lounsbury & Associates, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will re-configure an existing parcel to provide additional ROW for the Parks Highway, with a new lot area of approximately 3.6 acres. Our soils evaluation included logging 1 new testhole, discussion with a local excavator familiar with the property, review of the provided topography information and our other observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The parent parcel occupies relatively high ground just south of Kelly Lake, bounded by similar parcels to the east and west, and by the Parks Highway to the south. The area near the lake slopes north to the lake, with the remainder of the lot generally sloping to the east or southeast. One small depression exists along the west line. An overhead power line runs through the south half of the lot, and buried utilities including a fiber-optic cable exist under the power line. One small area near the depression has slopes exceeding 25%. The total elevation differential on the provided topography map is approximately 26'.

Soils & Vegetation. With the exception of the cleared area under the power line and adjacent to the highway, the parcel appeared to remain in its native state. Undeveloped areas were wooded with moderate density mature birch, spruce and willow trees, with lesser brush and areas of Devil's Club. Soils logged in the testhole were a 1.7' layer of soft loess silt and organics over a base of clean sands and gravels. The soils encountered are consistent with those reportedly encountered on adjacent property to the east. Our testhole log and a location/topography/useable area map are attached.

Groundwater. Groundwater or staining was not encountered in the testhole to 12.5'. One small low area exists near the west line, well away from the lake; the lowest of the area appears to still be over 8' above the lake level. Based on the available information, provided topography and open soil types, groundwater will not be a limiting factor.

Useable Areas. The proposed lot has a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, minor steep areas and setbacks to surface water. No water wells were visible on or immediately adjacent to the site during our visit. For building areas, lotlines, utility easements and ROW setbacks will be limiting factors. In each case, the proposed lot contains adequate unencumbered area to easily meet the useable area requirements.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed lot will 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 proposed for this platting action, no drainage plan is required. However, we have shown general drainage patterns on the attached map. No significant changes are expected due to this project.

Thank you for your assistance, and please feel free to call with any questions you may have.

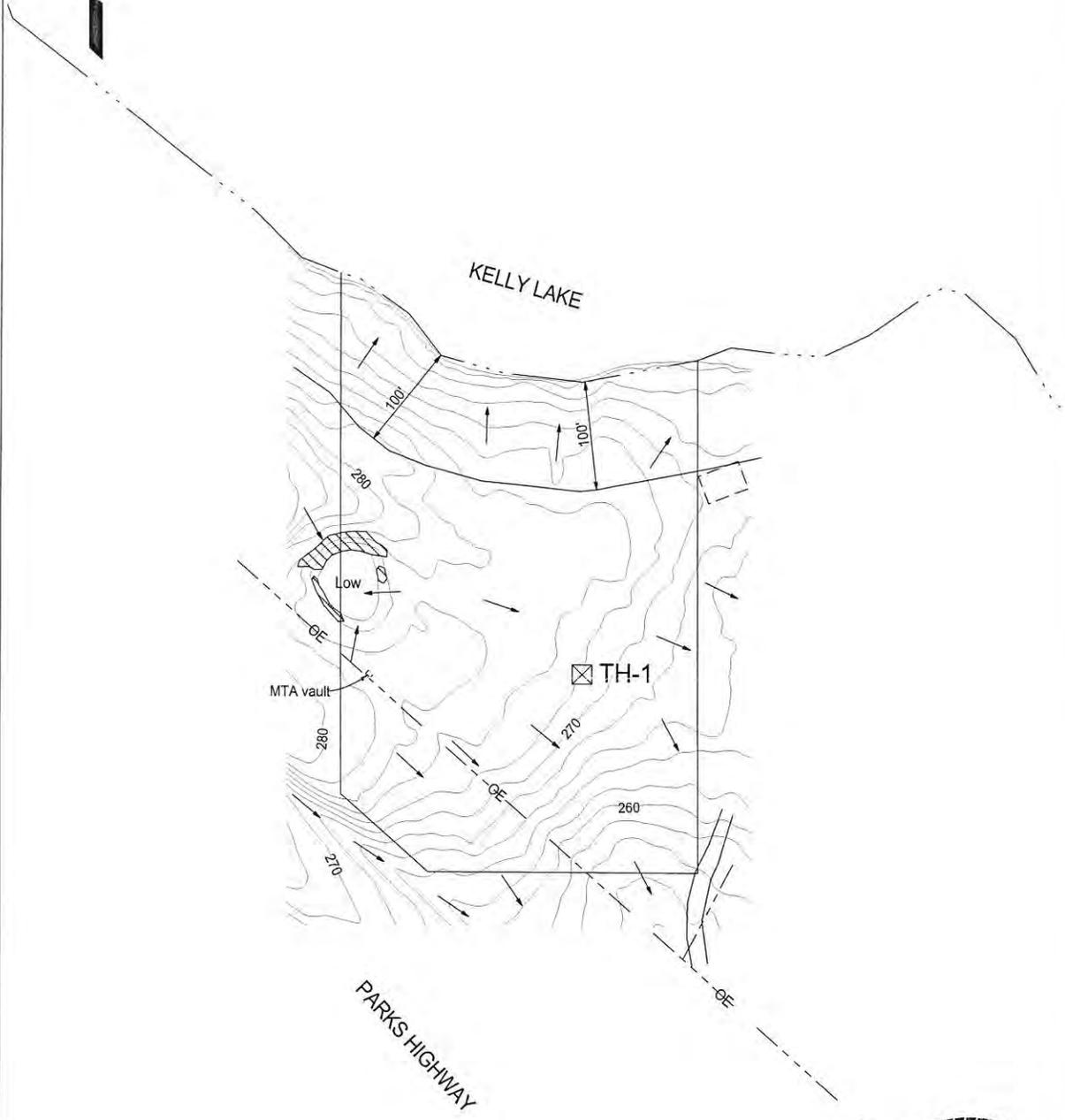
Sincerely,



Curtis Holler, PE

c: D. Cimmiyotti, w/attachments





Notes:

1. Arrows denote apparent drainage patterns.
2. Testhole location approximate.
3. Base drawing & topo provided by others.
4. Hatched areas have slope +25%.

Govt. Lot 24/ASLS 2015-18
Topo, Drainage and Useable Area Map



3375 N Sams Dr. Wasilla, Alaska 99654

Job # 15087

Scale: 1"=50'

11/30/2015

EXHIBIT C-4

Cheryl Scott

From: Susan Lee
Sent: Thursday, May 12, 2016 2:46 PM
To: Platting
Subject: RE: ASLS 2015-18 (CS)

This property is located within the Kelly Lake Area Residential Land Use District; all development must comply with MSB 17.52.

Susan

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

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

From: Cheryl Scott On Behalf Of Platting
Sent: Thursday, May 12, 2016 11:59 AM
To: allen.kemplen@alaska.gov; kevin.vakalis@alaska.gov; tucker.hurn@alaska.gov; melanie.nichols@alaska.gov; steven.banse@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; brian.young@usps.gov; Corps of Engineers; chair@waco-ak.org; sec@waco-ak.org; debiebloom@gmail.com; willowseniors@yahoo.com; comet62@gci.net; trs@mtaonline.net; John Aschenbrenner; 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; mearow@matanuska.com; rglenn@mta-telco.com; jthompson@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com; Randall Kowalke
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; marty@valleymarket.com; winforsim@aol.com
Subject: ASLS 2015-18 (CS)

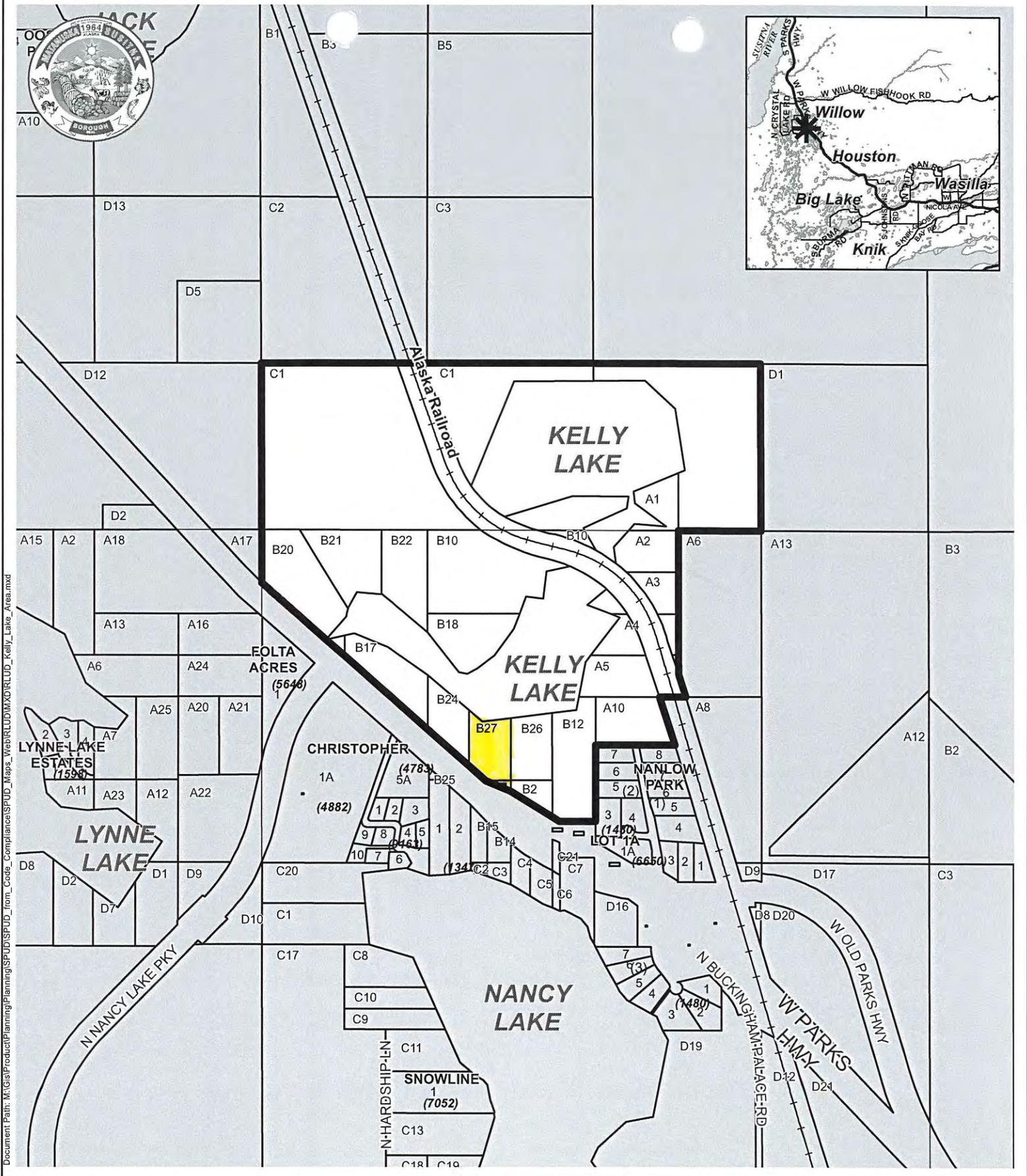
All~

Attached is a Request for Comments for ASLS 2015-18, MSB Case # 2016-064, Tech CS. Also, attached is the vicinity map, soils report, owner's statement and preliminary plat.

Comments are due by June 24, 2016.

Please contact me if you have any questions.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.



Document Path: M:\GIS\Products\Planning\SPUD\SPUD_from_Code_Compliance\SPUD_Maps\Web\RLUD\MSB\RLUD_Kelly_Lake_Area.mxd

Matanuska-Susitna Borough - Informational Map
RESIDENTIAL LAND USE DISTRICT MSB 17.52
KELLY LAKE AREA
MSB ORDINANCE NO. 84-039 & 02-159

Planning Comments



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 relating to this map, contact the Borough Planning Department.

Date: 9/4/2015

ASLS 2015-18 CASE 2016-064

EXHIBIT D-2

Cheryl Scott

From: Jamie Taylor
Sent: Monday, May 16, 2016 8:44 AM
To: Platting
Cc: Cheryl Scott
Subject: RE: ASLS 2015-18 (CS)

No comment

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

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

From: Cheryl Scott On Behalf Of Platting
Sent: Thursday, May 12, 2016 11:59 AM
To: allen.kemplen@alaska.gov; kevin.vakalis@alaska.gov; tucker.hurn@alaska.gov; melanie.nichols@alaska.gov; steven.banse@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; brian.young@usps.gov; Corps of Engineers; chair@waco-ak.org; sec@waco-ak.org; debiebloom@gmail.com; willowseniors@yahoo.com; comet62@gci.net; trs@mtaonline.net; John Aschenbrenner; 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; mearow@matanuska.com; rglenn@mta-telco.com; jthompson@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com; Randall Kowalke
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: ASLS 2015-18 (CS)

All~

Attached is a Request for Comments for ASLS 2015-18, MSB Case # 2016-064, Tech CS. Also, attached is the vicinity map, soils report, owner's statement and preliminary plat.

Comments are due by June 24, 2016.

Please contact me if you have any questions.

Cheryl Scott
Platting Technician

Cheryl Scott

From: Theresa Taranto
Sent: Monday, June 20, 2016 11:25 AM
To: Platting
Subject: MSB/Land Mngmnt-ASLS 2015-18

No cases

Theresa Taranto
Development Services
Administrative Specialist

Mat-Su Borough
350 E Dahlia Ave.
Palmer, Alaska 99645
907-861-8574



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

May 18, 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 2015-18**
 - We request that a 60' public use easement for a future frontage road along the property line fronting the Parks Highway.
- **Tax Map GB08, Sec 34, T16N, R03W**
 - Only one access to Knik Goose Bay Road will be allowed. All lots must share access.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or melanie.nichols@alaska.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Melanie Nichols".

Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hum, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Kevin Vakalis, Right of Way Agent, Right of Way
Allen Kemplen, Mat-Su Area Planner

"Keep Alaska Moving through service and infrastructure."

EXHIBIT G



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

June 1, 2016

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

Subject: Preliminary Plat Request for Comments – **ASLS 2015-18**
(Case No. 2016-064)

Dear Ms. Scott:

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

If you have any questions, please feel free to contact me at 907-334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

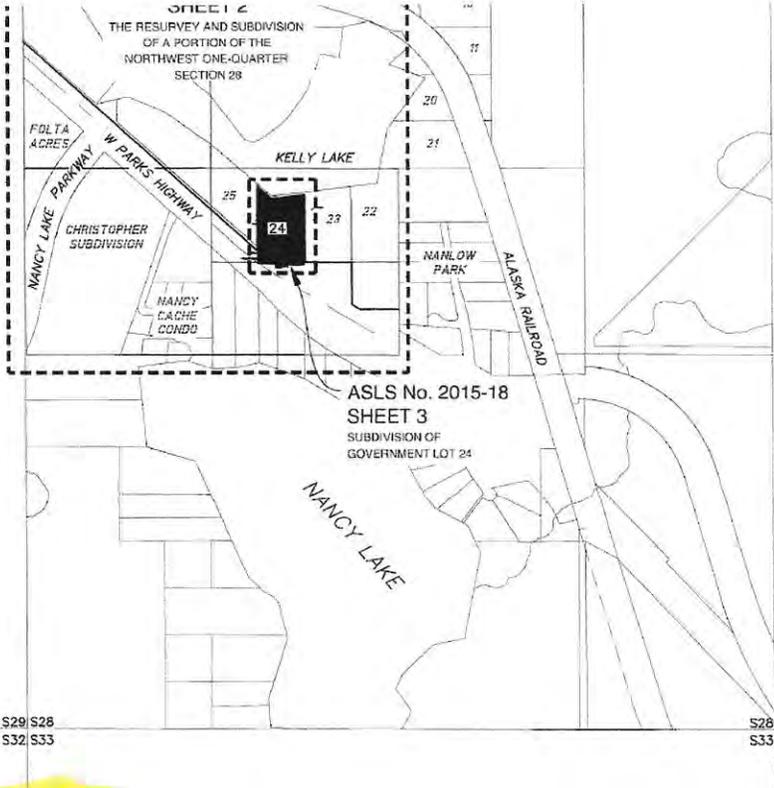
Sincerely,

A handwritten signature in blue ink that reads "Cassie Wohlgemuth". The signature is written in a cursive style.

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

EXHIBIT H

GCI



VICINITY MAP
SCALE 1" = 1 MILE
MATANUSKA-SUSITNA BOROUGH, INFORMATION TECHNOLOGY DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS (GIS) DIVISION

SURVEYOR'S CERTIFICATE
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date _____
Dean Cimmiyotti LS 7613



RECEIVED
Agenda Copy
PLATTING

1 METER = 3.2808333 U.S. SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE

DATES OF SURVEY		SURVEYOR: LOUNSBURY & ASSOCIATES, INC. 3050 E COTTLE LOOP WASILLA, ALASKA 99654
Beginning	10-28-2015	
Ending	11-12-2015	

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LANDS & WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY No. 2015-18

THE SUBDIVISION OF GOVERNMENT LOT 24
AND THE DEDICATION OF A PORTION OF
THE GEORGE PARKS HIGHWAY

LOCATED WITHIN
SURVEYED SECTION 28
TOWNSHIP 19 NORTH, RANGE 4 WEST
SEWARD MERIDIAN, ALASKA

CONTAINING 3.644 ACRES

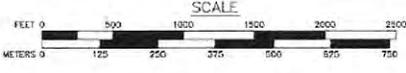
PALMER RECORDING DISTRICT

DRAWN BY: dSN APPROVAL RECOMMENDED

DATE: 5/2/2016 STATEWIDE PLATTING SUPERVISOR DATE

SCALE: 1"=500' CHECKED: DNR FILE NO.
SHEET: 1 OF 5 DC ASLS 20150018

APPROVED AS SHOWN
CORRECTED
SHOW_SHEET_SUBMISSION_DATE 5/1/16
ENGINEERING & DESIGN



CERTIFICATION OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments through _____ against the property included in the subdivision or resubdivision hereon have been paid.

Date _____ Tax Collection Official (Matanuska-Susitna Borough)

NOTES

1. This survey was accomplished in accordance with AS 29.65.090, GSI 2015-18, and Special Survey Instructions for Alaska State Land Survey No. 2015-18.
2. All bearings shown are Alaska State Plane NAD83 Zone 4 as oriented to the Basis of Bearing and distances shown are reduced to horizontal ground distances.
3. The error of closure of this survey does not exceed 1:5000.
4. The Basis of Bearing on this plat was determined by high precision GPS survey using Topcon GR5 receivers differentially corrected and processed using Magnet Tools version 3.2.
5. The coordinates used were determined by approximately 12 hours of static GPS observations using the National Geodetic Survey Online Positioning User Service (NGS OPUS).
6. The natural meanders of the line of ordinary high water (OHW) form the true bounds of ASLS No. 2015-18. The approximated line of OHW, as shown, is for area computations only, with the true corners being on an extension of the side lines and their intersection with the natural meanders.

7. ASLS No. 2015-18 is not served by a community water or sewer service.
8. There may be Federal, State, or Local requirements governing land use. The individual parcel owner shall obtain a determination whether these requirements apply to the development of parcels shown on the plat to be recorded.
9. Easements of record shown hereon are from in the Certificate to Plat prepared by Mat-Su Title Agency, LLC, File No. MS103115, dated April 8, 2016 and the Right-of-Way Map, Alaska Project, Parks Highway, Mile 57 to 67, I-OA4-1(6), 59163, recorded as Plat No. 2010-42. Other easements may exist and are not shown.
10. No individual sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation which governs those systems.
11. See additional notes on Sheet 3.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director, Division of Mining, Land and Water and that the State of Alaska is the owner of ASLS No. 2015-18, as shown hereon. I hereby approve this survey and this plat for the State of Alaska and dedicate for public or private use as noted all easements, public utility areas, and rights-of-way as shown and described hereon.

Dated _____
Director, Division of Mining, Land and Water

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____ 2016.

By _____
Notary Public for Alaska
My Commission Expires _____

APPLICANT CERTIFICATE

I, the undersigned, hereby certify that I am the applicant as shown hereon. I hereby approve this survey and this plat.

ADL No. 227778

Dated _____
Applicant's Name or Authorized Official and Title

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____ 2016.

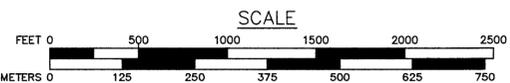
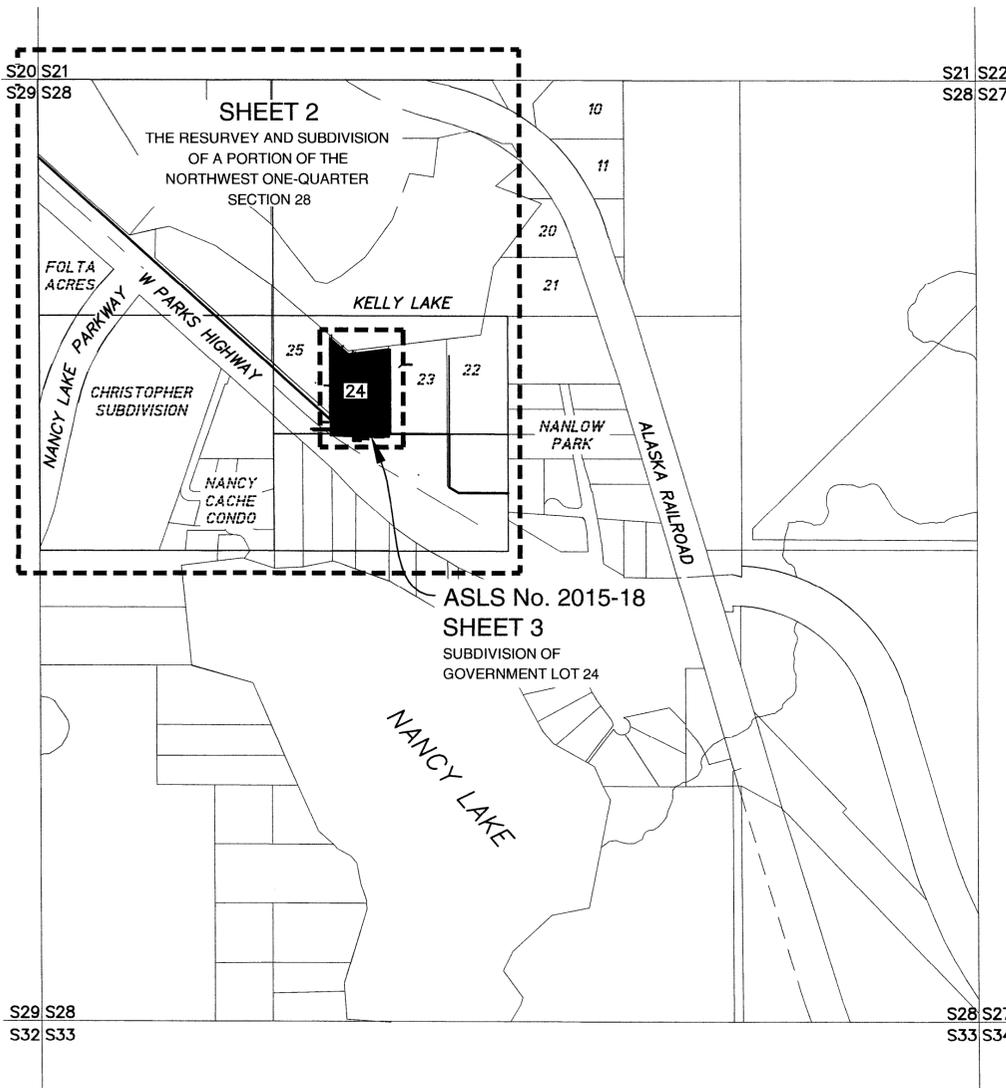
By _____
Notary Public for Alaska
My Commission Expires _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I hereby certify that this subdivision plat has been found to comply with the Land Subdivision Regulations of the Matanuska-Susitna Borough and that the plat has been approved by the platting board by Plat Resolution No. _____, dated _____, and that this plat has been approved for recording in the Palmer Recording District, Third Judicial District, State of Alaska.

Date _____
Planning & Land Use Director

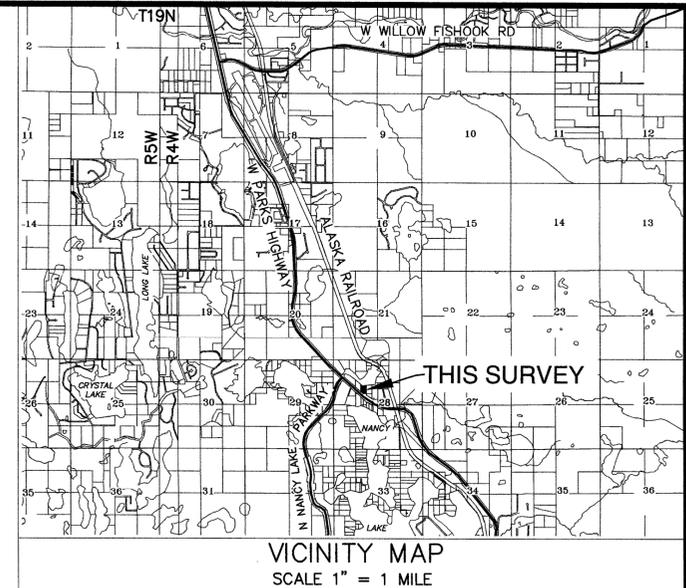
Attest: _____
Platting Clerk



CERTIFICATION OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments through _____ against the property included in the subdivision or resubdivision hereon have been paid.

Date _____
Tax Collection Official (Matanuska-Susitna Borough)



MATANUSKA-SUSITNA BOROUGH, INFORMATION TECHNOLOGY DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS (GIS) DIVISION

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date _____
Dean Cimmiyotti LS 7613



1 METER = 3.2808333 U.S. SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE

DATES OF SURVEY	SURVEYOR:
Beginning 10-28-2015	LOUNSBURY & ASSOCIATES, INC. 3050 E COTTLE LOOP WASILLA, ALASKA 99654
Ending 11-12-2015	

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
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ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY No. 2015-18

THE SUBDIVISION OF GOVERNMENT LOT 24 AND THE DEDICATION OF A PORTION OF THE GEORGE PARKS HIGHWAY

LOCATED WITHIN
SURVEYED SECTION 28
TOWNSHIP 19 NORTH, RANGE 4 WEST
SEWARD MERIDIAN, ALASKA

CONTAINING 3.644 ACRES

PALMER RECORDING DISTRICT

DRAWN BY: dSN APPROVAL RECOMMENDED

DATE: 5/2/2016	STATEWIDE PLATTING SUPERVISOR	DATE
SCALE: 1"=500'	CHECKED: DC	DNR FILE NO. ASLS 20150018
SHEET: 1 OF 5		

MEANDERS
Along 2 to 4 foot brushy banks
at the line of ordinary high water

- 1. S 72°36'09" E 19.04'
- 2. S 54°45'31" E 55.55'
- 3. S 37°44'18" E 48.32'
- 4. S 74°50'30" E 60.25'
- 5. S 83°50'13" E 73.58'
- 6. N 79°10'20" E 108.36'

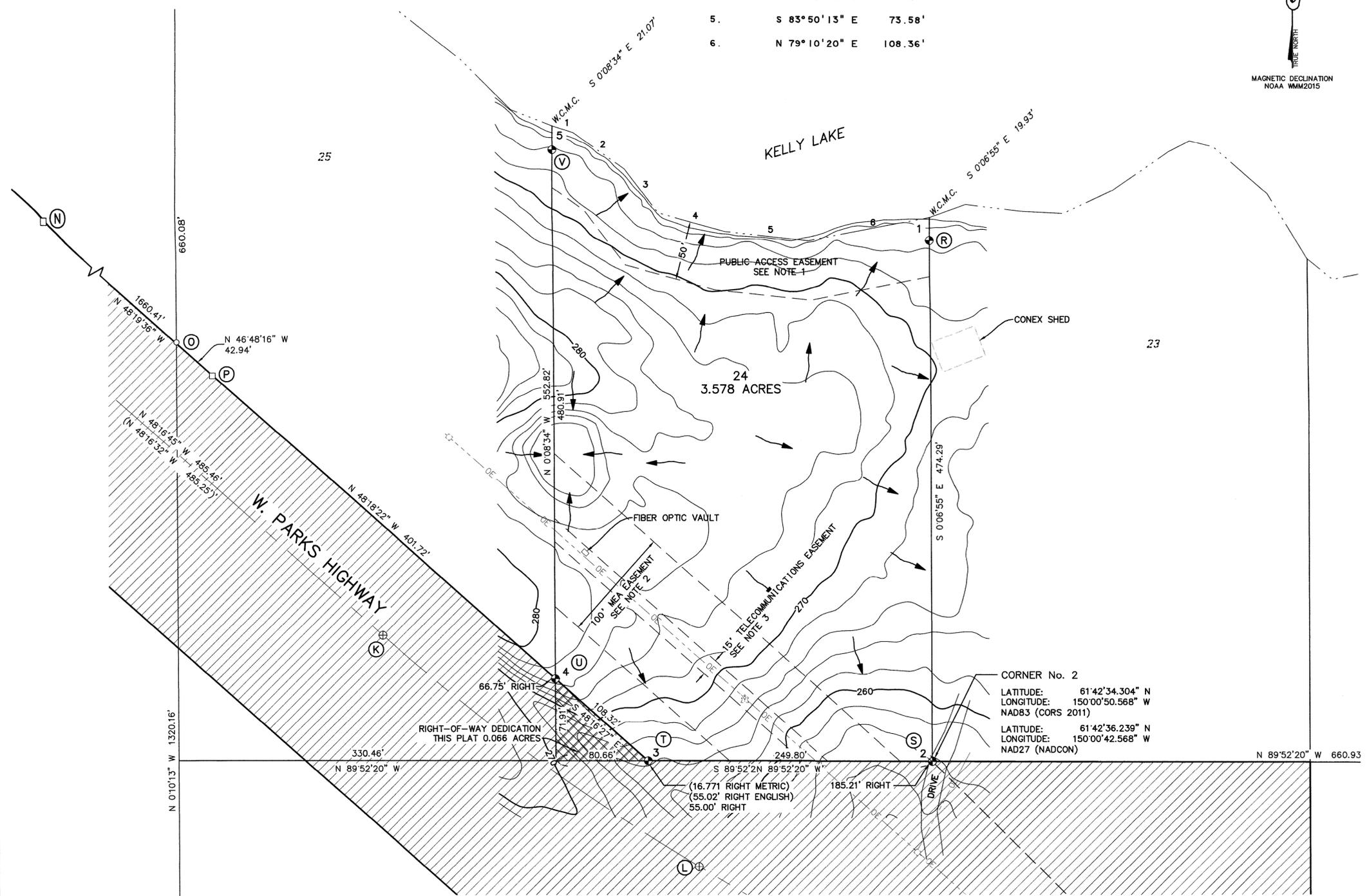


NOTES

1. A 50 foot public access easement coincident with and 50 feet upland from the ordinary high water line of Kelly Lake shall be reserved on this plat in accordance with AS 38.05.127.
2. The 100 foot wide Matanuska Electric Association (MEA) Easement shown was created by the United States as documented in the Bureau of Land Management Case File No. A053433. Easement is centered on poles existing at the time of survey.
3. ADOT&PF Right of Way Map (plat 2010-42, sheet R40) references a 15 foot (4.570m) wide telecommunications easement per Book 611 Page 621. The referenced easement is depicted on Govt. Lot 24; however, the document referenced applies to ROW Parcel No. 23 (Portion of E1/2, SW1/4, SE1/4, NW1/4). No document encumbering Govt. Lot 24 with a telecommunications easement has been discovered.

LEGEND:

- ⊕ PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT RECOVERED
- ADOT&PF CONCRETE ROW MARKER RECOVERED
- ⊙ PRIMARY MONUMENT SET THIS SURVEY
- () RECORD PER ADOT&PF EXCEPT AS SHOWN
- ⊕ POWER POLE
- ⊕ TELEPHONE PEDESTAL
- RIGHT-OF-WAY
- - - EASEMENT AS NOTED
- - - SECTION & SUBDIVISIONAL LINES
- SURVEYED LINES
- ROAD CENTERLINE
- ORDINARY HIGH WATER
- - - OE — OVERHEAD ELECTRIC LINE
- ORDINARY HIGH WATER
- /// RIGHT-OF-WAY
- XXXXXX RIGHT-OF-WAY DEDICATED THIS PLAT
- DRAINAGE ARROW
- 270 — MAJOR CONTOUR
- MINOR CONTOUR



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DATES OF SURVEY		SURVEYOR:	
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Ending	11-12-2015	3050 E COTTLE LOOP	
		WASILLA, ALASKA 99654	

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LANDS & WATER
ANCHORAGE, ALASKA

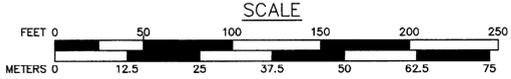
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DATE: 5/2/2016			
SCALE: 1"=50'	CHECKED: DC	DNR FILE NO. ASLS 20150018	
SHEET: 3 OF 5			



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MAY 12 2016
PLATTING