

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 29, 2016**

ABBREVIATED PLAT: **TABERNASH 2016**
LEGAL DESCRIPTION: **SEC 13, T18N, R01E, SEWARD MERIDIAN, AK**
PETITIONERS: **CHARLES K. MILES**
SURVEYOR/ENGINEER: **DENALI NORTH**
ACRES: 16.67 ± **PARCELS: 2**
REVIEWED BY: **AMY OTTO-BUCHANAN** **CASE: 2016-067**

REQUEST: The request is to create two lots from Lot 14, Block 4, Tabernash Subdivision, Plat No. 79-453, Section 32, Township 18 North, Range 01 East, SM AK, to be known as TABERNASH 2016, containing 16.67+ acres. Access is from N. Bains Jordan Drive.

EXHIBITS

Vicinity Map, Aerial Photos, Bare Earth Imagery	Exhibit A – 3 pgs
Topographic Mapping	Exhibit B – 1 pg
Soil Report	Exhibit C – 3 pgs

AGENCY COMMENTS

Department of Public Works	Exhibit D - 1 pg
Code Compliance	Exhibit E – 1 pg
Planning-Development Services	Exhibit F - 1 pg
Cultural Resources	Exhibit G – 1 pg
Utilities	Exhibit H – 1 pg
Site Visit Report with Photos, dated June 22, 2016	Exhibit J – 3 pgs

DISCUSSION: The subject parcel is located east of N. Palmer Fishhook, southeast of Wasilla Creek, directly west of N. Bains Jordan Drive and southwest adjacent of the intersection of N. Bains Jordan Drive and E. Jensen Road. N. Bains Jordan Drive’s right-of-way is 50’ wide; street is owned and maintained by MSB. Proposed Lot 1 is 7.45 acres; proposed Lot 2 is 9.23 acres.

The metal barn and covered storage on the northern boundary of proposed Lot 1 encroaches into the 25’ setback of the 33’ wide Section Line Easement. Petitioner has applied for and received a Determination of Legal Nonconforming Status for a Structure from the Development Services Division.

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

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit C**. James W. Rowland, PE, notes the soils consist of sandy gravel (GP/SP) based on a test hole inspected by Denali North in 2016 and a test hole from the original Alaska Test Lab Report. The soils are suitable for conventional on-site wastewater disposal systems. Each lot has a minimum of 10,000 sf of contiguous useable septic area and 10,000 sf of building area, in conformance with MSB Title 43. The topography is relatively flat with approximately a one percent gently sloping grade, except in the southerly 250' which has slopes exceeding 25 percent. The southern lot, Lot 2, has over 9.2 acres, which does not require test holes. Existing drainage will be maintained

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) has no comments. Code Compliance notes (**Exhibit E**) no open cases. Planning Development Services (**Exhibit F**) notes the petitioner has applied for and been granted a Determination of Legal Nonconforming Status for the shop building that is set back less than 25' from the Section Line Easement. Cultural Resources (**Exhibit G**) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered. Site visit report with photos, dated June 22, 2016 at **Exhibit I**.

Utilities: (**Exhibit H**) Enstar has no comments, recommendations or objections. MTA has no objections. MEA and GCI did not respond.

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Fishhook Community Council; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, Land and Resource Management Division, Assessments, Permit Center or Pre-Design Division; MTA, MEA or GCI.

CONCLUSION: The plat of Tabernash 2016 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 and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
3. Apply to Permit Center for driveway permits for existing driveways.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to SOA/DNR.
6. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Tabernash 2016 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.

2. There were no objections from any federal or state agencies, Borough departments, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Fishhook Community Council; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, Land and Resource Management Division, Assessments, Permit Center or Pre-Design Division; MTA, MEA or GCI.
5. A soils report was submitted, pursuant to MSB 43.20.281(A). The engineer noted each lot has 10,000 sf of contiguous useable septic area and 10,000 sf of building area.
6. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required.
7. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
8. Petitioner will need to apply for driveway permits for existing driveways.
9. Petitioner has received a Determination of Legal Nonconforming Status for a Structure for the metal barn and covered storage on the northern boundary of proposed Lot 1 that encroaches into the 25' setback of the 33' wide Section Line Easement.
10. Postage and advertising fees of \$43.52 have been paid.

C10

E CRABB CIR

LOTS 5A-5C

5A
(2)
5B
(3433)
5C

N SHOWERS ST

TR A

6

(3177)

WASILLA CREEK

WASILLA CREEK EST

(2)

(1)

3

2

1

1

2

1

TABERNASH

(1812)

12

Lot 1

Lot 2

**SUBJECT
PROPERTY**

N BAINS JORDAN DR

LYNNDEEN

(3131)

TRACT A

(4787)

8A

9A

(4)

10

11

13

1

5

1

1

2

4

2

2

3

(1)

3

3

4

(3)

5

4

(2)

6

3

5

5

7

6

1

6

8

7

2

7

9

8

3

8

9

9

4

9

1

1

5

1

2

2

6

2

3

3

7

3

4

4

8

4

5

5

9

5

6

6

10

6

7

7

11

7

8

8

12

8

9

9

13

9

10

10

14

10

11

11

15

11

12

12

VICINITY MAP

FOR PROPOSED TABERNASH 2016

LOCATED WITHIN

SECTION 13, T18N, R01E, SEWARD MERIDIAN,
ALASKA

WASILLA 01 MAP

EXHIBIT A

(1)
(3223)

13A

14A

N YALE CT

(6448)

GLACIER

HEIGHTS

ADD #1

#26

(1)

24

25

21

22

23

24

25

50' SECTION LINE ESMT

50' SECTION LINE ESMT

50' SECTION LINE ESMT

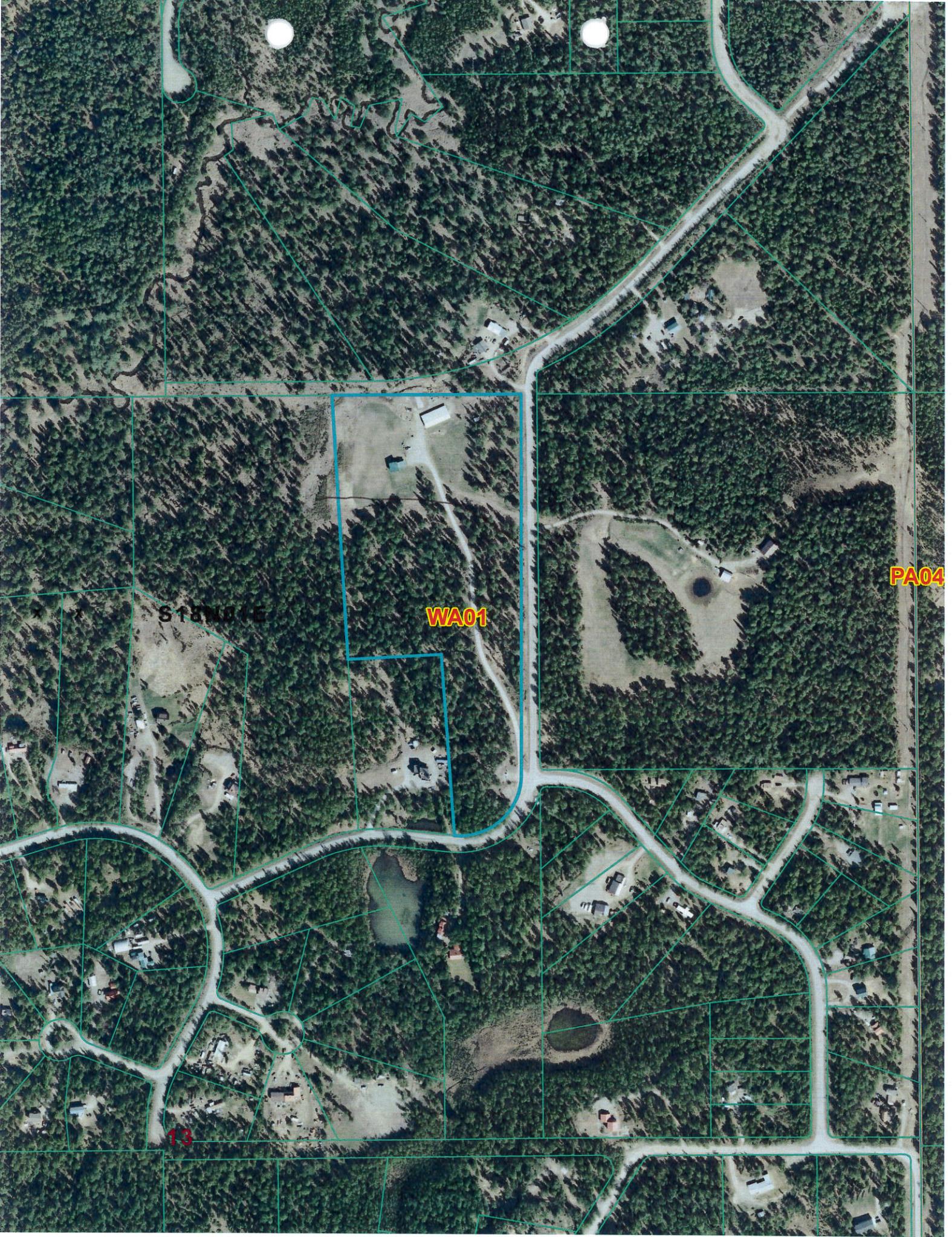
50' SECTION LINE ESMT

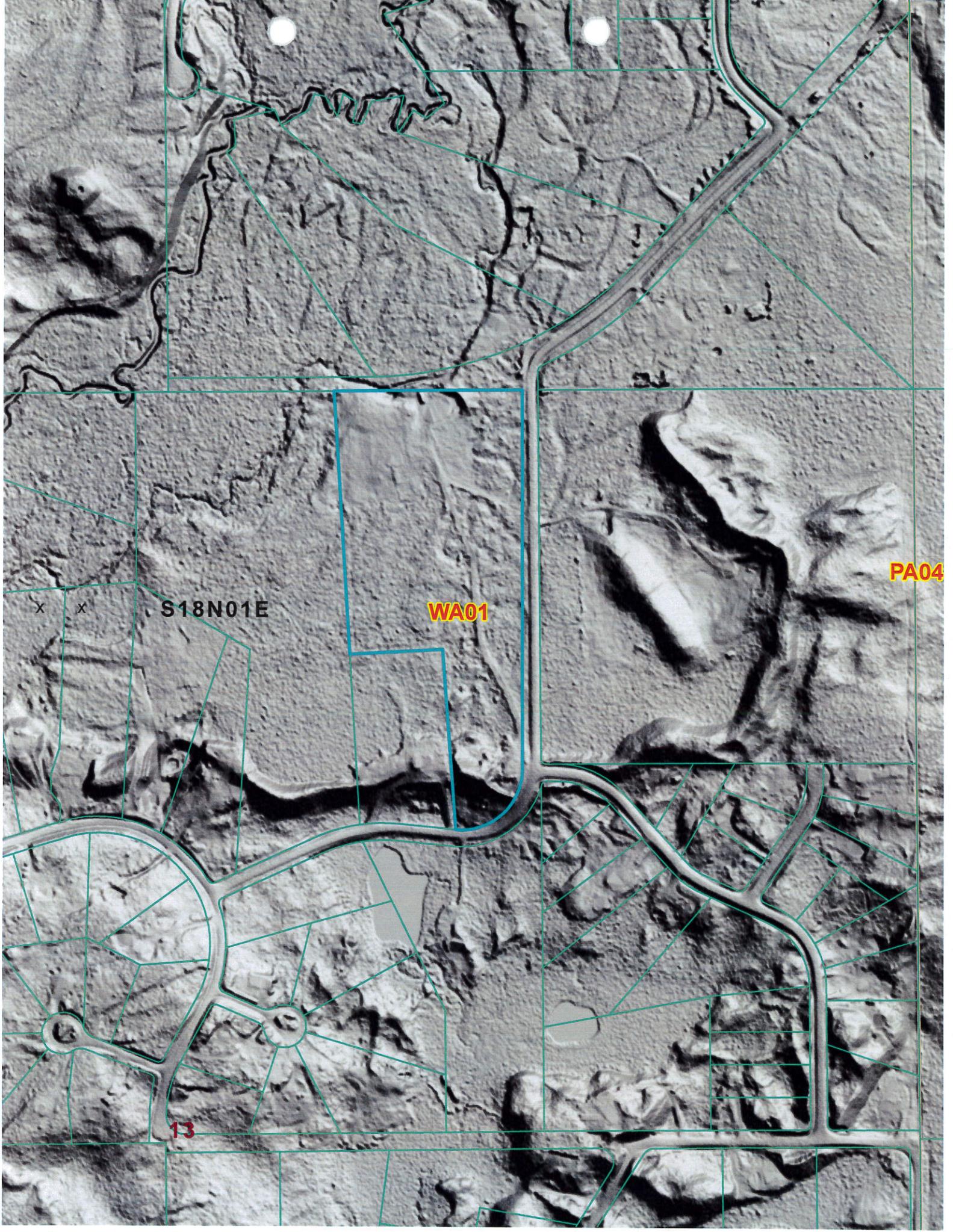
STAND E

WA01

PA04

13





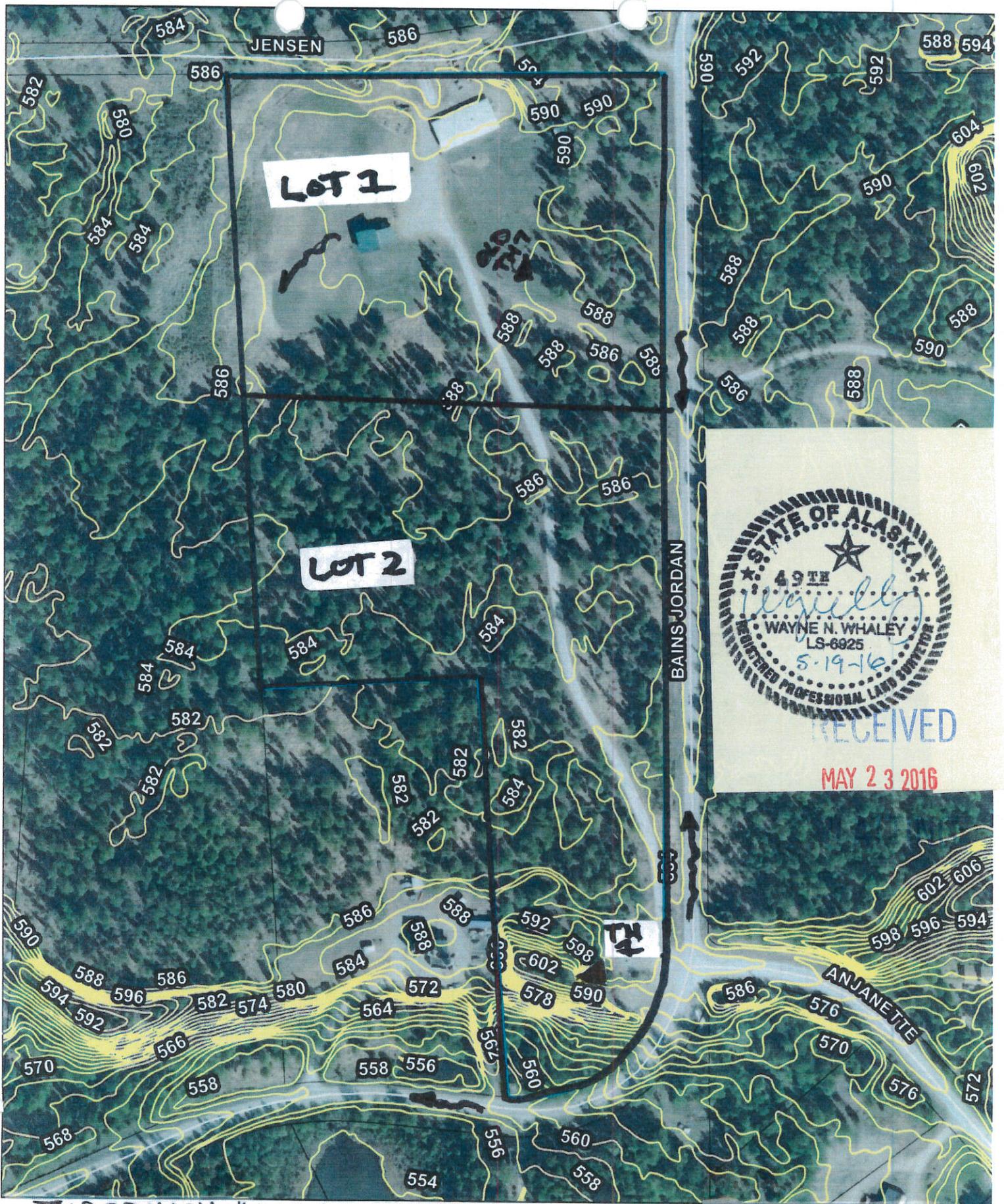
x x

S18N01E

WA01

PA04

13



TABERNASH "2016"
 TOPOGRAPHY + DRAINAGE MAP
 2' contours 1" = 200'
 ~~~~~ = DRAINAGE ARROW

EXHIBIT B



# DENALI NORTH

847 W. Evergreen Avenue  
Palmer, Alaska 99645

RECEIVED

MAY 20 2016

PLATTING

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

April 15, 2016

ATTN: Fred Wagner

RE: Tabernash Subdivision "2016"  
Soil and Usable Area Report

Dear Mr. Wagner,

A soils investigation has been completed for the referenced proposed subdivision, to determine if the subsurface soil and groundwater conditions are suitable for conventional on site wastewater disposal systems meeting the State's Regulatory Requirements, 18 AAC 72 Wastewater Disposal Regulations. This project is proposed to create 2 lots as shown on attached drawing. The soils within the proposed subdivision consist of sandy gravel (GP/SP) based on a test hole inspected by Denali North in 2016 and a test hole from the original Alaska Test Lab Report. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements 18 AAC 72.

Based on the test hole data and observations of topography there is a minimum of 10,000 square feet of contiguous useable septic area and 10,000 square feet of building area within each of the proposed lots, in conformance with the Matanuska-Susitna Borough Subdivision Regulations Title 43.

The topography is relatively flat with about a one percent gently sloping grade as shown, except in the southerly 250' which has slopes exceeding 25 percent. This lot is over 9.2 acres which does not require test holes. Existing drainage will be maintained.

If you have any questions feel free to give me a call at (907) 376-9535

Sincerely,

  
James W. Rowland, P.E.  
CE 6754



**EXHIBIT C**

Date: 1-29-79  
Logged by: Denali Drilling

Test Hole #7

TABLE A

WO #D11628

Depth in Feet

| <u>From</u> | <u>To</u> | <u>Soil Description</u>                                         |
|-------------|-----------|-----------------------------------------------------------------|
| 0.0         | 1.5       | Brown <u>Peat</u> (Pt), damp.                                   |
| 1.5         | 5.0       | F-1, brown <u>Silty Sandy Gravel</u> (GM), damp.                |
| 5.0         | 10.0      | NFS, brown <u>Sandy Gravel</u> (SP to SP-SM), trace silt, damp. |
| 10.0        | 15.0      | F-1, brown <u>Silty Sandy Gravel</u> (GM), wet.                 |

Bottom of Test Hole: 15.0 ft.

Frost Line:

Free Water Level: None observed

| <u>Sample</u> | <u>Depth</u> | <u>M%</u> | <u>Type of Sample</u> | <u>Dry Strength</u> | <u>Group</u> | <u>Unified</u> |
|---------------|--------------|-----------|-----------------------|---------------------|--------------|----------------|
| 1             | 5.0          | 6.0       | G                     | N                   | A            | GW-GM          |
| 2             | 10.0         | 5.1       | G                     | N                   | A            | GW-GM          |
| 3             | 15.0         | 12.9      | G                     | L                   | B            | SM             |

- Remarks:
1. Type of Sample, G=Grab, SP = Standard Penetration, U = Undisturbed.
  2. Dry Strength, N=None, L=Low, M=Medium, H=High.
  3. Group refers to similar material, this study only.
  4. General Information, see Sheet 1.
  5. Frost and Textural Classification, see Sheet 2.
  6. Unified Classification, see Sheet 3.

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

SOIL LOG

PERCOLATION TEST

SOIL LOG  
 PERCOLATION TEST  
 TH No. 1

\_\_\_\_\_ BEDROOMS

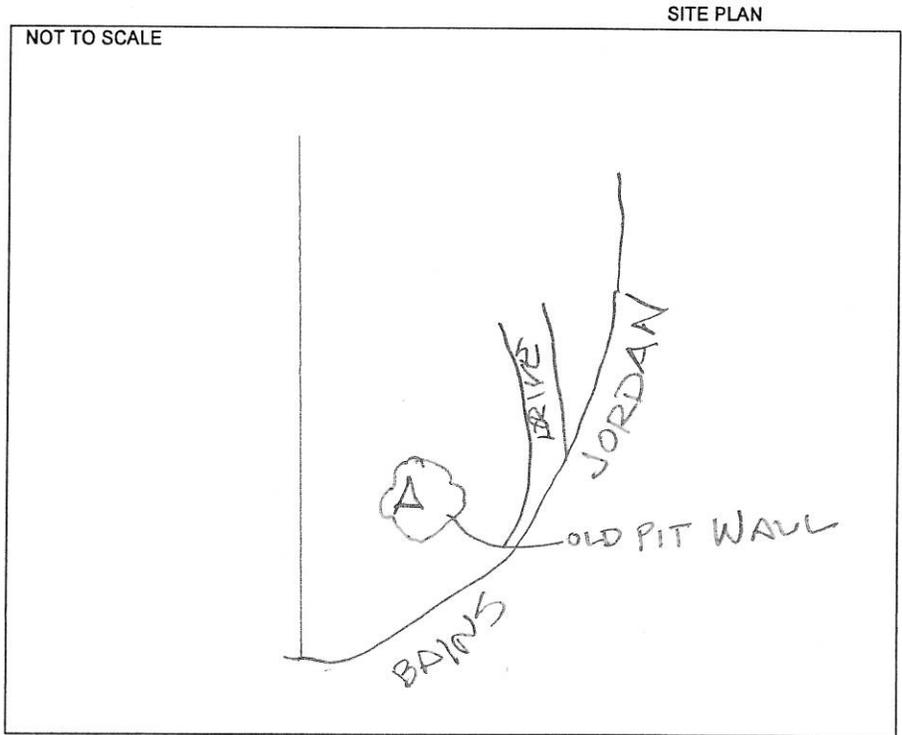
JOB NUMBER: 16-097

PERFORMED FOR: KEITH MILES DATE PERFORMED: 4-8-16

LEGAL DESCRIPTION: LOT 14, BLOCK 4 TABERNASH SUB

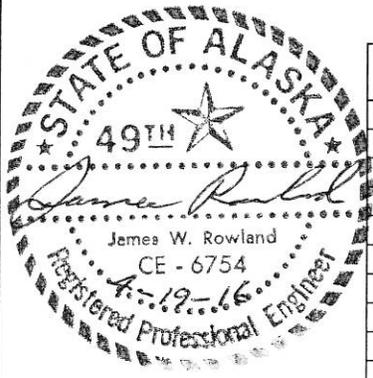
1 OL-ML TOPSOIL  
 2  
 3 SP-GP  
 4 BROWN SANDY  
 5 GRAVEL LOOSE  
 6 GOBBLES 2" TO 6"  
 7 SCATTERED  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23

DEPTH (FEET)



WAS GROUND WATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? \_\_\_\_\_



| Date | Reading | Gross Time | Net Time | Depth to Water | Net Drop | Refilled |
|------|---------|------------|----------|----------------|----------|----------|
|      |         |            |          |                |          |          |
|      |         |            |          |                |          |          |
|      |         |            |          |                |          |          |
|      |         |            |          |                |          |          |
|      |         |            |          |                |          |          |
|      |         |            |          |                |          |          |
|      |         |            |          |                |          |          |
|      |         |            |          |                |          |          |
|      |         |            |          |                |          |          |
|      |         |            |          |                |          |          |

PERCOLATION RATE \_\_\_\_\_ (minutes/inches)

TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT

COMMENTS OLD PIT IN SMALL RIDGE

PERFORMED BY: \_\_\_\_\_ CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## Amy Otto-Buchanan

---

**From:** Jamie Taylor  
**Sent:** Monday, June 20, 2016 4:03 PM  
**To:** Platting  
**Cc:** Amy Otto-Buchanan  
**Subject:** RE: Tabernash 2016 2016-067 AOB 6-29-16

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/>

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

From: Amy Otto-Buchanan On Behalf Of Platting  
Sent: Tuesday, May 31, 2016 3:53 PM  
To: Zafian, Holly K (DFG) ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [brian.young@usps.gov](mailto:brian.young@usps.gov); John Aschenbrenner; [jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); joe irvine ([joeri@mtaonline.net](mailto:joeri@mtaonline.net)); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); [edstrabelak@gmail.com](mailto:edstrabelak@gmail.com); Richard Boothby; 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; 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)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
Subject: Tabernash 2016 2016-067 AOB 6-29-16

Attached is a Request for Comments for Tabernash 2016 Subdivision, the Vicinity Map, the Soils Report, the Owner's Statement and the preliminary plat. Comments are due by JUNE 21, 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)

**Amy Otto-Buchanan**

---

**From:** Theresa Taranto  
**Sent:** Monday, June 20, 2016 11:17 AM  
**To:** Platting  
**Subject:** Miles- Tabernash 2016

No cases

Theresa Taranto  
Development Services  
Administrative Specialist

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

## Amy Otto-Buchanan

---

**From:** Susan Lee  
**Sent:** Wednesday, June 01, 2016 8:13 AM  
**To:** Platting  
**Subject:** RE: Tabernash 2016 2016-067 AOB 6-29-16

Mr. Miles has applied for a Determination of Legal Nonconforming Status for the shop building that is set back less than 25 feet from the section line easement. The decision date for the determination is after June 6.

Susan

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

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

**From:** Amy Otto-Buchanan On Behalf Of Platting  
**Sent:** Tuesday, May 31, 2016 3:53 PM  
**To:** Zafian, Holly K (DFG) ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [brian.young@usps.gov](mailto:brian.young@usps.gov); John Aschenbrenner; [jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); joe irvine ([joeri@mtaonline.net](mailto:joeri@mtaonline.net)); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); [edstrabelak@gmail.com](mailto:edstrabelak@gmail.com); Richard Boothby; 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; 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)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
**Subject:** Tabernash 2016 2016-067 AOB 6-29-16

Attached is a Request for Comments for Tabernash 2016 Subdivision, the Vicinity Map, the Soils Report, the Owner's Statement and the preliminary plat. Comments are due by JUNE 21, 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

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:** 20 June 2016  
**TO:** Amy Otto-Buchanan, Platting Technician  
**FROM:** Sandra Cook, Cultural Resources  
**SUBJECT:** Abbreviated Plat  
**TITLE:** Tabernash 2016  
**LEGAL:** Section 13, T18N, R01E, SM  
**TAX MAP:** WA01

### 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  
Cultural Resources

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

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

(3) If a person knowingly

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

**EXHIBIT G**



**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 6, 2016

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

Subject: Abbreviated Plat Request for Comments – **Tabernash 2016 (Case No. 2016-067)**

Dear Ms Otto-Buchanan:

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

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

Sincerely,

A handwritten signature in blue ink that reads "Cassie Wohlgemuth". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

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

**EXHIBIT H**

# SITE VISIT REPORT

|                                 |                                |                |
|---------------------------------|--------------------------------|----------------|
| Case Name: Tabernash 2016       | Date: 06/22/2016               | Time: 11:10 am |
| Owner: Charles "Keith" Miles    | Case Number: 2016-067          |                |
| Surveyor/Engineer: Denali North | Tax ID #: 51812B04L014         |                |
| Subdivision: Tabernash          | Regarding: Two lot subdivision |                |

## SITE CONDITIONS

|                                                                   |                          |
|-------------------------------------------------------------------|--------------------------|
| <b>Weather:</b> Clear                                             | <b>Temperature:</b> 70°F |
| <b>Wind:</b> None                                                 |                          |
| <b>General Site Condition:</b> Constructed – two homes on the lot |                          |

**Personnel on site:** Amy Otto-Buchanan & Cheryl Scott, Platting Technicians

**Equipment in use:** Camera

**Current phase of work:** To be heard by the Platting Officer June 29, 2016.

**Reason for Visit/Remarks:** The barn encroaches into the Section Line Easement setback. Mr. Miles has received a Determination of Non-conforming Status.

(See attached photos)

**Signed By:** Amy Otto-Buchanan, Platting Technician

**Date:** June 22, 2016

**EXHIBIT I**

C10

E CRABB CIR

LOTS 5A-5C  
5A  
5B  
5C  
(3433)  
(2)

N SHOWERS ST

TR A

6

(3177)

WASILLA CREEK

WASILLA CREEK EST

4

3

(2)

(1)

2

2

1

1

E JENSEN RD

50' SECTION LINE ESMT

TABERNASH  
(1812)

Lot 1

12

**SUBJECT  
PROPERTY**

Lot 2

13

LYNNDEEN  
(3131)  
TRACT A

N BAINS JORDAN DR

50' SECTION LINE ESMT

(4787)

8A

9A

(4)

10

11

N WELTIN WAY

N BREMOND CR

11

12

13

14

15

16

2

3

4

(5)

1

17

18

19

8

9

10

11

12

13

14

15

E GILBERT CT

N WELTIN WAY

E VINCE CIR

8

7

6

1

2

3

4

5

(1)

2

3

(3)

1

2

3

4

5

(2)

6

7

8

1

2

3

4

5

6

7

8

9

1

2

3

4

5

6

7

8

9

1

2

3

4

5

6

7

8

9

1

2

3

4

5

6

7

8

9

1

2

3

4

5

6

7

8

9

1

2

3

4

5

6

7

8

9

(1)  
(3223)

13A

14A

(6448)

22

23

(1)

24

N YALE CT

21

25

ADD #1

26

GLACIER HEIGHTS

25

E YENTNA DR

50' SECTION LINE ESMT

### VICINITY MAP

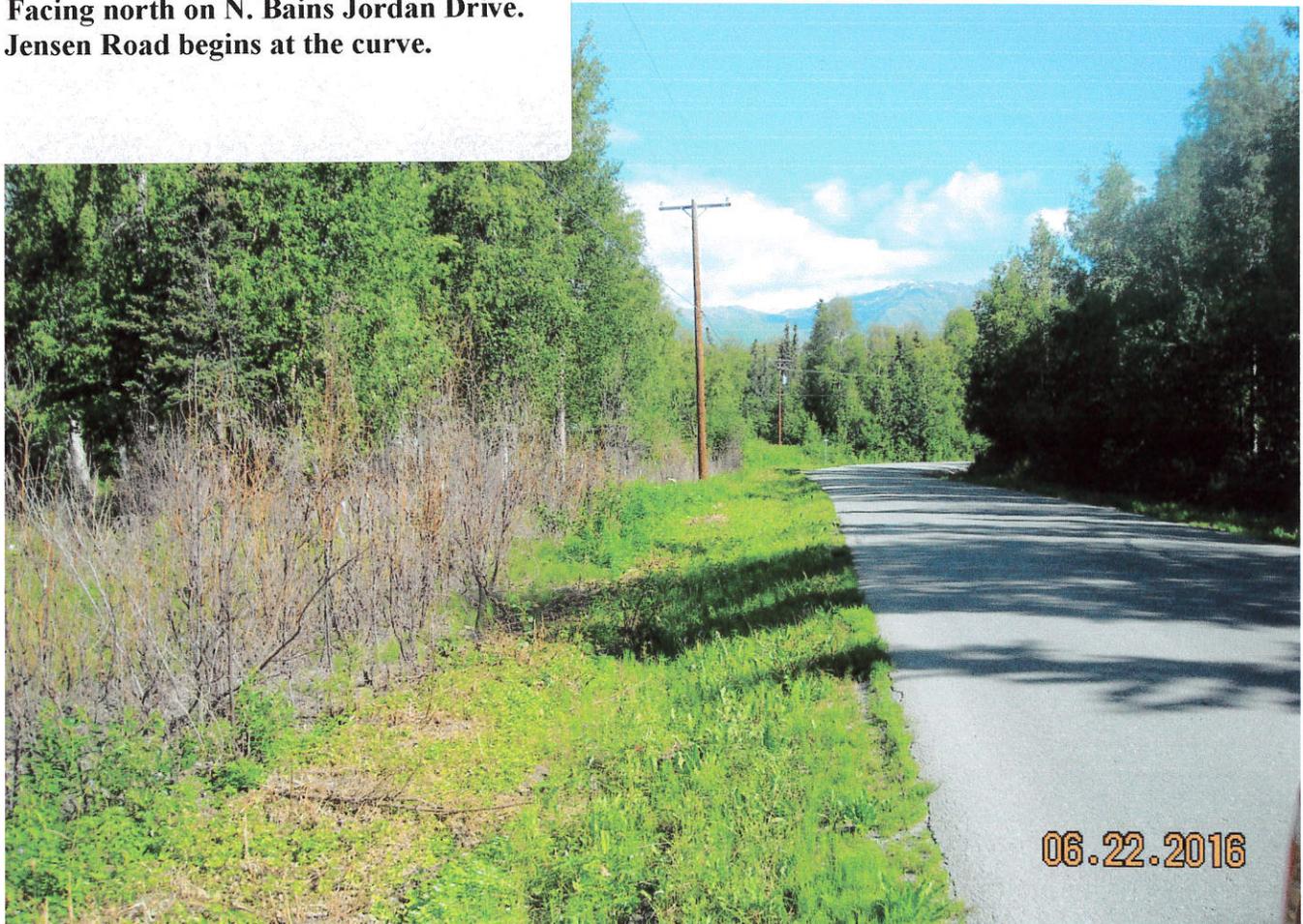
FOR PROPOSED TABERNASH 2016

LOCATED WITHIN

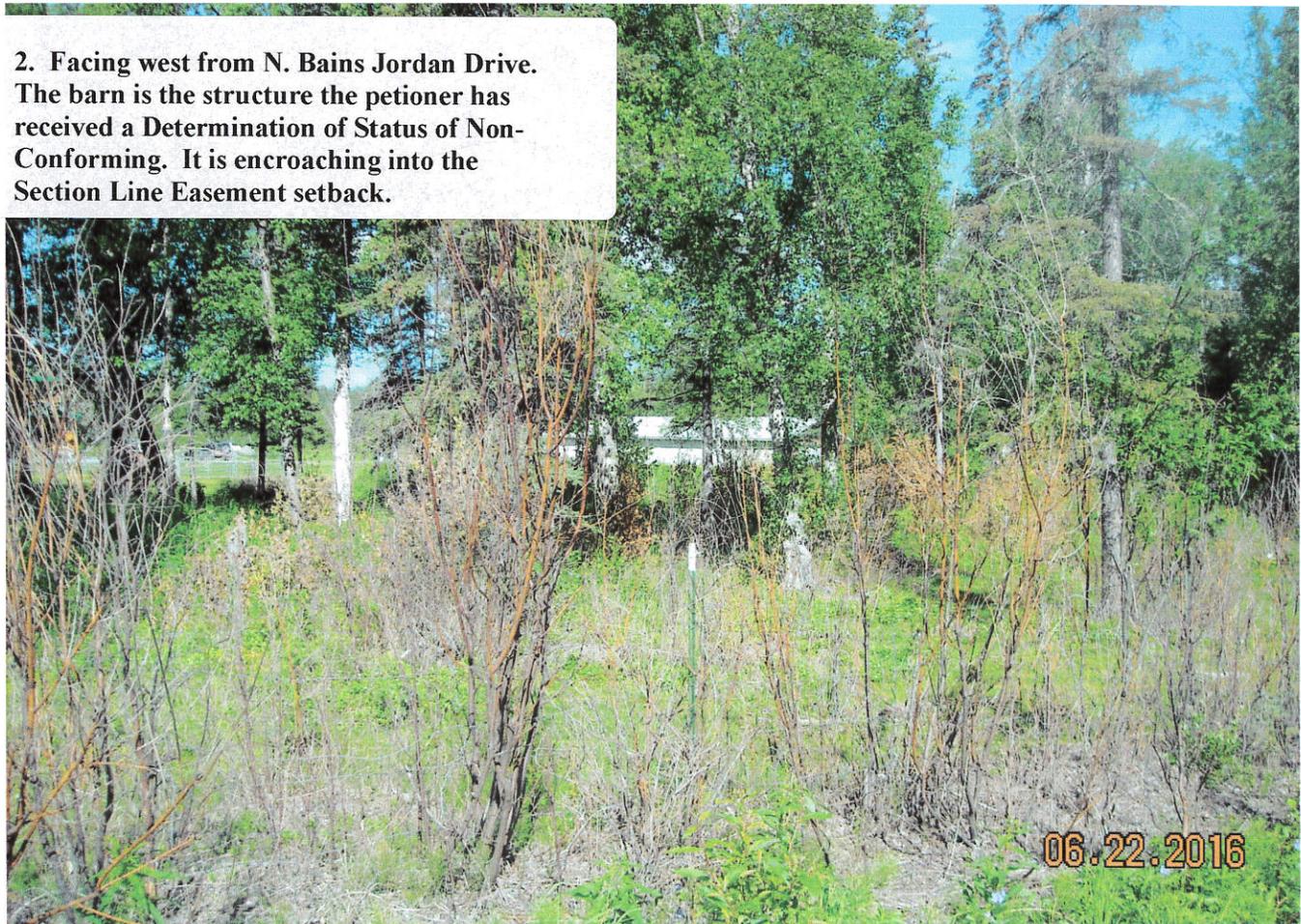
SECTION 13, T18N, R01E, SEWARD MERIDIAN,  
ALASKA

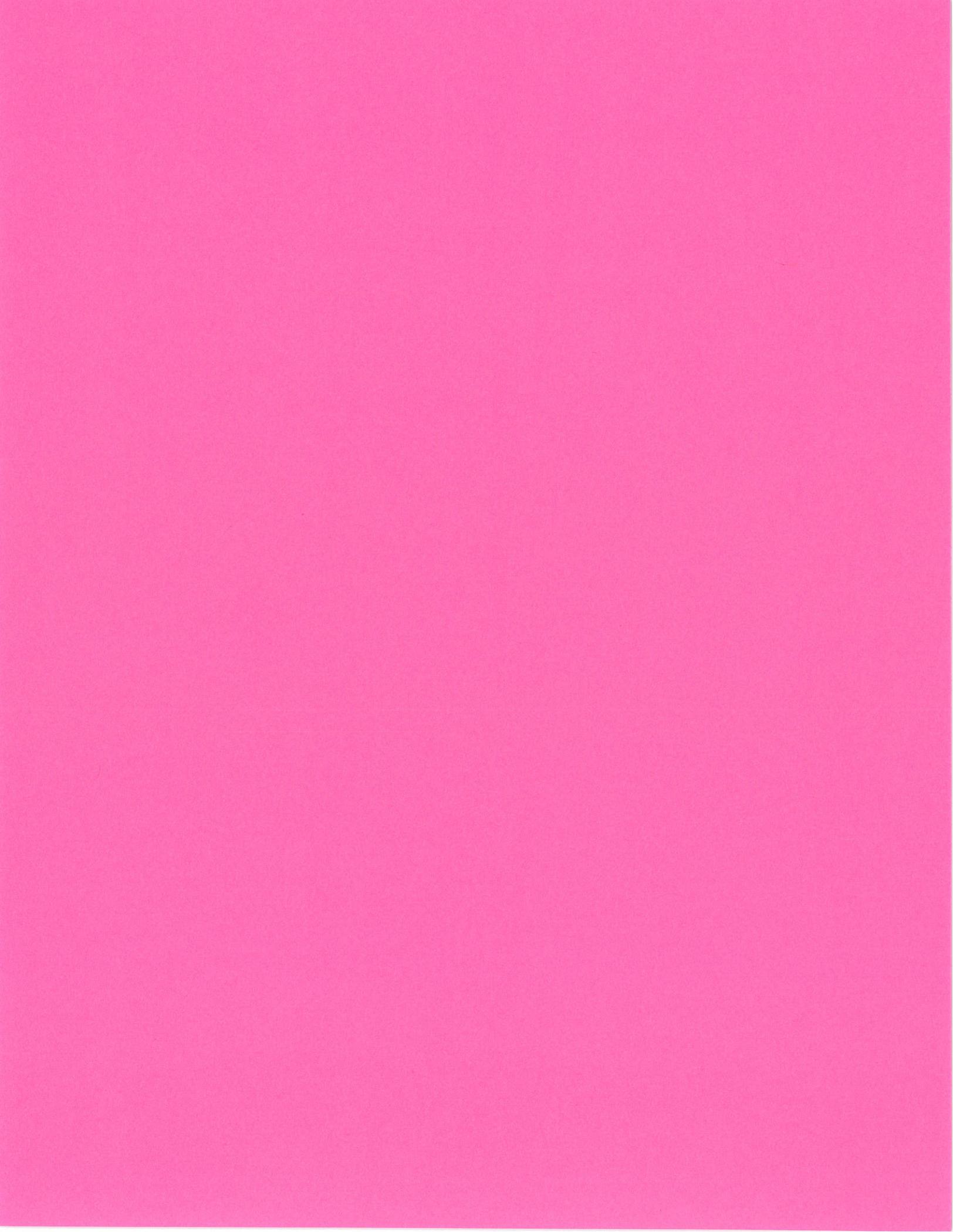
WASILLA 01 MAP

**1. Facing north on N. Bains Jordan Drive.  
E. Jensen Road begins at the curve.**



**2. Facing west from N. Bains Jordan Drive.  
The barn is the structure the petitioner has  
received a Determination of Status of Non-  
Conforming. It is encroaching into the  
Section Line Easement setback.**





**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JUNE 29, 2016**

ABBREVIATED PLAT: **OLYMPIC ADDITION NO. 1**  
LEGAL DESCRIPTION: **SEC 12, T17N, R02W, SEWARD MERIDIAN, AK**  
PETITIONERS: **PAUL GARDNER, TRUSTEE, OLYMPIC INVESTMENTS,  
LLC**  
SURVEYOR/ENGINEER: **DENALI NORTH**  
ACRES: 11.89 ± PARCELS: 3  
REVIEWED BY: **AMY OTTO-BUCHANAN** CASE: 2016-068

---

**REQUEST:** The request is to create three lots from Lot 3C, Olympic Subdivision, Plat No. 2006-214, Section 12, Township 17 North, Range 02 West, SM AK, to be known as OLYMPIC ADDITION NO. 1, containing 11.89+ acres. Access will be from W. Boardwalk Drive and S. Lamont Circle.

**EXHIBITS**

Vicinity Map, Aerial Photos, Bare Earth Imagery **Exhibit A – 3 pgs**  
Topographic Mapping **Exhibit B – 1 pg**  
Soil Report **Exhibit C – 2 pgs**

**AGENCY COMMENTS**

Department of Public Works **Exhibit D - 2 pgs**  
Code Compliance **Exhibit E – 1 pg**  
Planning-Development Services **Exhibit F - 1 pg**  
Land & Resource Management Division **Exhibit G - 1 pg**  
Cultural Resources **Exhibit H – 1 pg**  
Department of Emergency Services & #130 Central Mat-Su FSA **Exhibit I – 1 pg**  
Utilities **Exhibit J – 3 pgs**  
City of Wasilla **Exhibit K – 1 pg**  
Site Visit Reports with Photos, dated June 22, 2016 **Exhibit L – 4 pgs**

**DISCUSSION:** The subject parcel is located west of Jacobsen Lake, south of W. Parks Highway, and north of the Alaska Railroad. Access for proposed Lot 1 will be from S. Lamont Circle or W. Boardwalk Drive. Proposed Lot 2 and Lot 3 access will be from W. Boardwalk Drive. Proposed Lot 1 and Lot 2 are approximately 1.5 acres; proposed Lot 3 is 8.9 acres.

W. Boardwalk Drive will be constructed by ADOT&PF in the summer of 2016 and will be maintained by the City of Wasilla. Since both Lot 2 and Lot 3 will be taking access from this street, and it is the only physical access for these two lots, the street will be required to be constructed and accepted for maintenance by the City of Wasilla prior to the recording of the plat (see **Recommendation #4**).

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once W. Boardwalk Drive is constructed. Pursuant to MSB 43.20.320 Frontage, each lot will have over 60' frontage onto city maintained streets once W. Boardwalk Drive is constructed.

**Soils:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit C**. James W. Rowland, PE, notes the soils consist of sandy gravel (GP/SP) and silty gravel (SM/GM) based on the test holes inspected by Denali North in 2015. The soils are suitable for conventional on-site wastewater disposal systems. Each lot has a minimum of 10,000 sf of contiguous useable septic area and 10,000 sf of building area, in conformance with MSB Title 43. The topography is gently sloping at 2% in a southerly direction and existing drainage will be maintained.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit D**) notes the streets are not maintained by MSB and have no further comments. Code Compliance notes (**Exhibit E**) no open cases. Planning Development Services (**Exhibit F**) notes the parcel is within the City of Wasilla and has no further comments. Land and Resource Management Division (**Exhibit G**) notes no MSB owned lands are affected and has no objection to the subdivision. Cultural Resources (**Exhibit H**) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered. Department of Emergency Services and Fire Service Area #130 Central Mat-Su (**Exhibit I**) has no objections; access provided meets minimum standard. Site visit report, with photos, dated June 22, 2016 at **Exhibit L**.

**Utilities:** (**Exhibit J**) MTA requests a 15' wide utility easement adjoining the south side of W. Boardwalk Drive and on the west side adjoining S. Lamont Circle. An abbreviated plat cannot grant easements; grant the requested easement by document, record, and show recording information on final plat (see **Recommendation #3**). Enstar has no comments, recommendations or objections. MEA and GCI did not respond.

**City of Wasilla:** (**Exhibit K**) has no concerns; however, a subdivision permit must be submitted to and approved by the City (see **Recommendation #5**).

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; MSB Assessments, Permit Center or Pre-Design Division; MEA or GCI.

**CONCLUSION:** The plat of Olympic Addition No. 1 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 and physical access will be provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

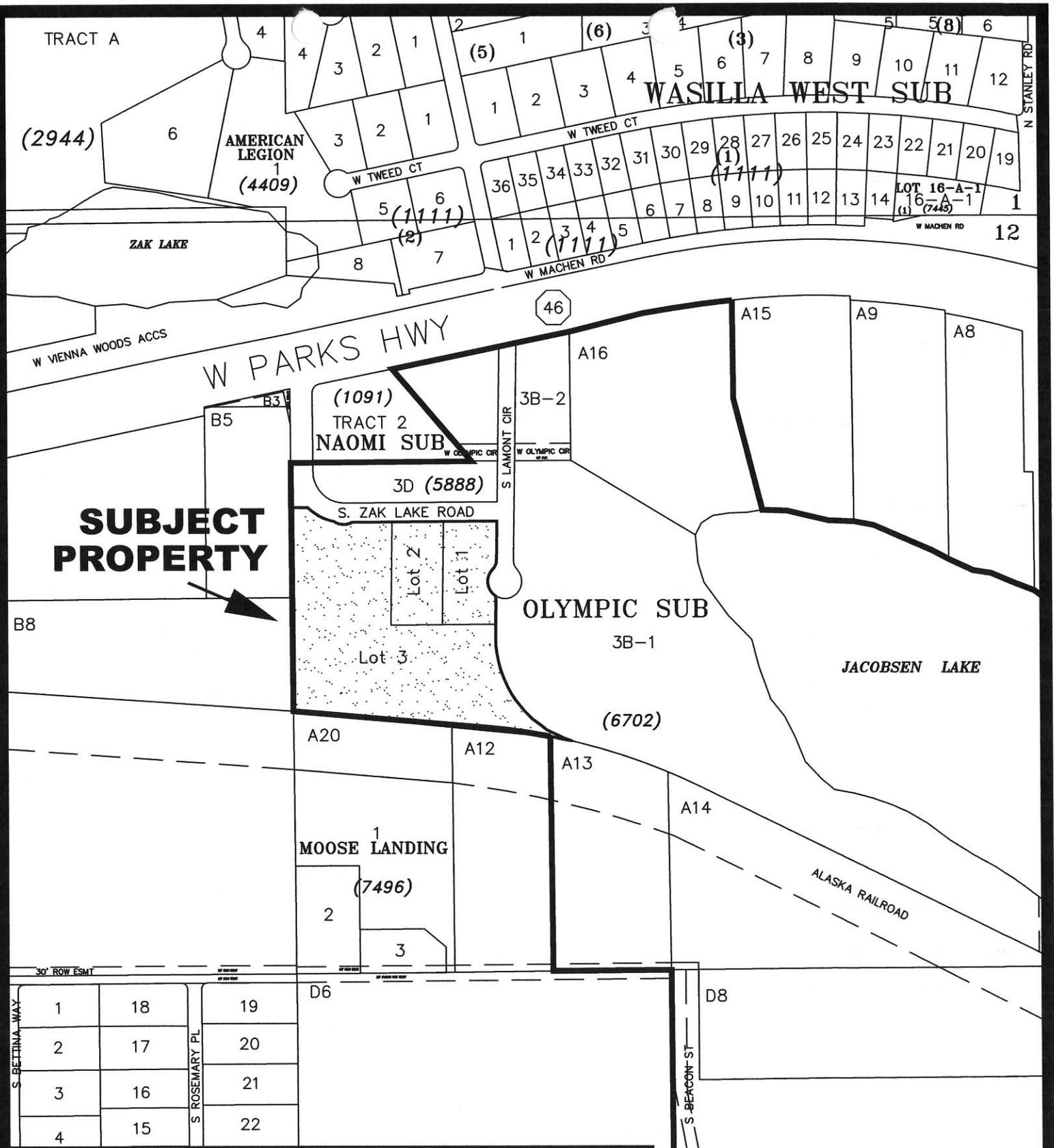
## **RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT**

### **Staff recommends approval with the following conditions and findings:**

1. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
3. Grant the 15' wide utility easement as requested by MTA, by document. Record the easement document and show recording information on final plat.
4. Provide sign-off from City of Wasilla Public Works Department for acceptance of W. Boardwalk Drive.
5. Provide a copy of the Land Use Permit for Subdivision from the City of Wasilla.
6. Show all easements of record 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 Olympic Addition No. 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any federal or state agencies, Borough departments, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. 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; MSB Assessments, Permit Center or Pre-Design Division; MEA or GCI.
5. A soils report was submitted, pursuant to MSB 43.20.281(A). The engineer noted each lot has 10,000 sf of contiguous useable septic area and 10,000 sf of building area.
6. Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required.
7. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage.
8. Postage and advertising fees of \$39.29 have been paid.



**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED OLYMPIC ADDITION NO. 1  
 LOCATED WITHIN  
 SECTION 12, T17N, R02W, SEWARD MERIDIAN,  
 ALASKA

**NEW WASILLA  
 AIRPORT ADD 2**

(5912)

**EXHIBIT A**



TWEED

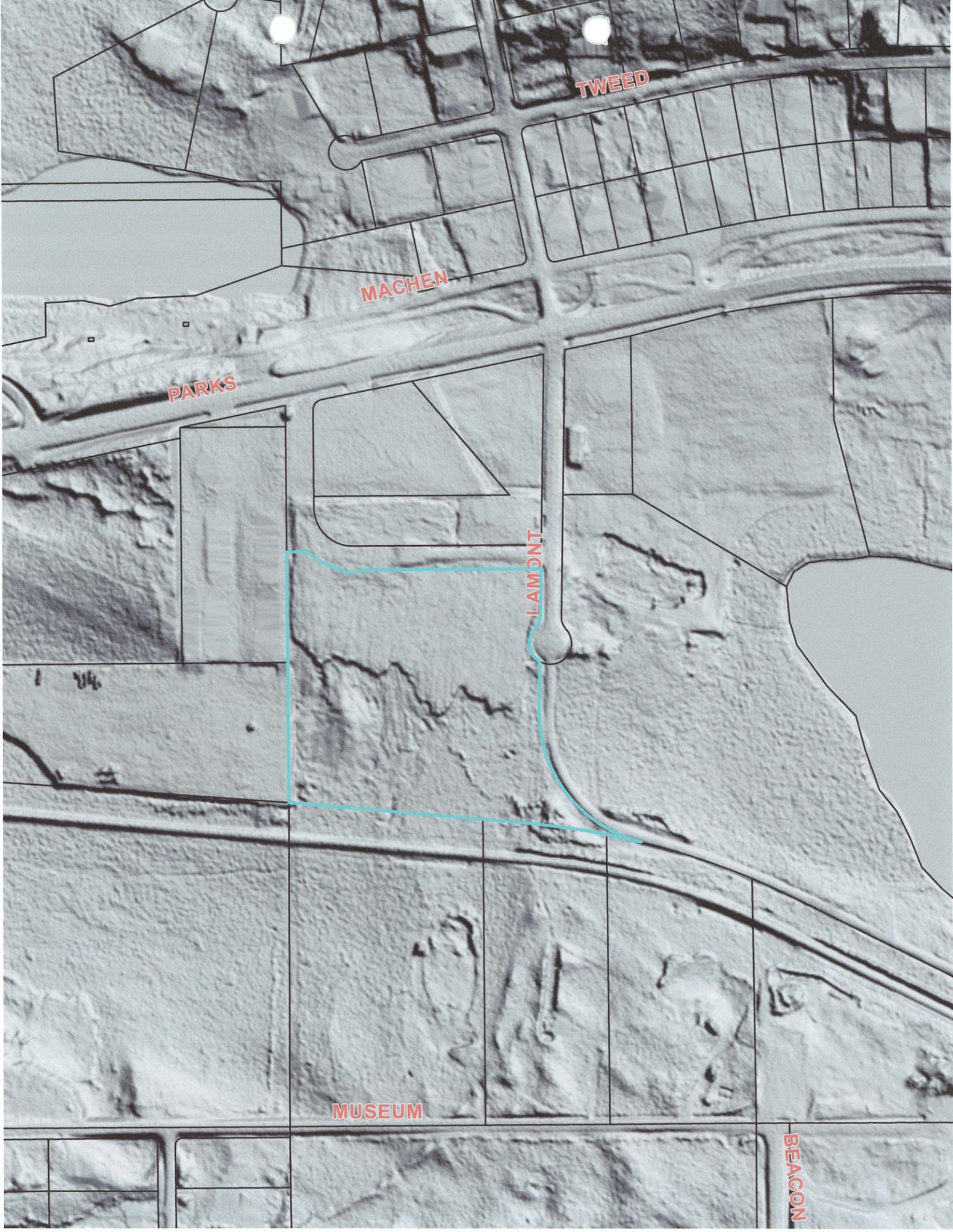
MACHEN

PARKS

LAMONT

MUSEUM

BEACON



TWEED

MACHEN

PARKS

LAMONT

MUSEUM

BEACON



Scale 1"=100'  
2' contours  
Topography Map

Olympic Subdivision  
Addn. # 1

**EXHIBIT B**

RECEIVED  
MAY 20 2016  
PLATTING  
DRAINAGE ARROW (TYP)  
STATE OF ALASKA  
WAYNE N. WHALEY  
LS-6925  
518-16  
REGISTERED PROFESSIONAL LAND SURVEYOR

# DENALI NORTH

847 W. Evergreen Avenue  
Palmer, Alaska 99645

RECEIVED

MAY 20 2016

PLATTING

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

May 1, 2016

ATTN: Fred Wagner

RE: Proposed Olympic Subdivision Addition No. 1  
Soils & Usable Area Report

Dear Mr. Wagner,

A soils investigation has been completed for the referenced proposed subdivision, to determine if the subsurface soil and groundwater conditions are suitable for conventional on site wastewater disposal systems meeting the State's Regulatory Requirements, 18 AAC 72 Wastewater Disposal Regulations. This project is proposed to create 3 lots as shown on attached drawing. The soils within the proposed subdivision consist of sandy gravel (GP/SP) and silty gravel (SM/GM) based on the test hole inspected by Denali North in 2015. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements 18 AAC 72.

Based on the test hole data and observations of topography there is a minimum of 10,000 square feet of contiguous useable septic area and 10,000 square feet of building area within each of the proposed lots, in conformance with the Matanuska-Susitna Borough Subdivision Regulations Title 43.

The topography is gently sloping at 2% in a southerly direction and existing drainage will be maintained. Alaska DOT is constructing Zak Lake Road in the summer of 2016.

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

Sincerely,



James W. Rowland, P.E.  
CE 6754



EXHIBIT C

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

SOIL LOG

PERCOLATION TEST

SOIL LOG  
 PERCOLATION TEST  
 TEST HOLE #4

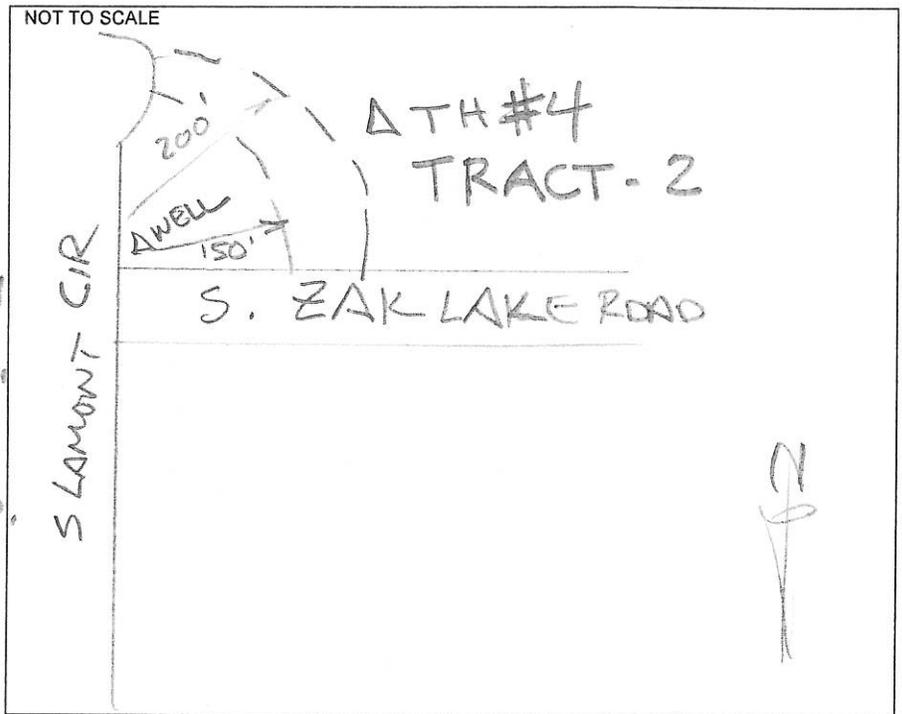
\_\_\_\_\_ BEDROOMS

JOB NUMBER: 14-020

PERFORMED FOR: PAUL GARDNER w/ OLYMPIC DATE PERFORMED: 7-21-2015

LEGAL DESCRIPTION: LOT 3C OLYMPIC SUB.

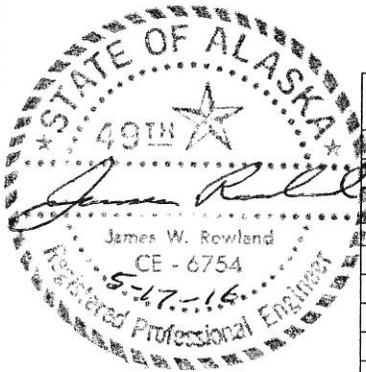
SITE PLAN



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23

GRAY-TAN  
 SILTY SANDY  
 GRAVEL  
 MED. DENSE  
 TO DENSE  
 DRY - SLIGHTLY  
 DAMP  
 COBBLES 2"-8"  
 WITH LARGER  
 ROCK 1FT PLUS.  
 NO H<sub>2</sub>O  
 SET 4"  
 PVC MT.

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



| Date   | Reading | Gross Time | Net Time | Depth to Water | Net Drop | Refilled |
|--------|---------|------------|----------|----------------|----------|----------|
| 8-5-15 | 1:03    | 0          | 0        | 6"             | -        | 6"       |
|        | 1:18    | 15         | 15 MIN   | 5 1/2"         | 1/2"     | 6"       |
|        | 1:33    | 30         | 15 MIN   | 5 1/2"         | 1/2"     | 6"       |
|        | 1:48    | 45         | 15 MIN   | 5 1/2"         | 1/2"     |          |
|        |         |            |          |                |          |          |
|        |         |            |          |                |          |          |
|        |         |            |          |                |          |          |
|        |         |            |          |                |          |          |

PERCOLATION RATE 30 MINS/INCH (minutes/inches)

TEST RUN BETWEEN 40 FT AND 50 FT

COMMENTS SOIL RATING 3354 PER BEDROOM

PERFORMED BY: W.N. WHALEY CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## Amy Otto-Buchanan

---

**From:** Jamie Taylor  
**Sent:** Monday, June 20, 2016 4:13 PM  
**To:** Platting  
**Cc:** Amy Otto-Buchanan  
**Subject:** RE: Olympic Add 1 2016-068 AOB 6-29-16

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/>

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

From: Amy Otto-Buchanan On Behalf Of Platting  
Sent: Tuesday, May 31, 2016 4:54 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; [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net); Planning ([Planning@ci.wasilla.ak.us](mailto:Planning@ci.wasilla.ak.us)); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); Tim Swezey ([tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org)); 'ken.slauson@gmail.com' ([ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)); 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)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
Subject: Olympic Add 1 2016-068 AOB 6-29-16

Attached is a Request for Comments to subdivide Lot 3C of Olympic Subdivision. Also attached is the Vicinity Map, Owner's Statement, Soils Report and the preliminary plat. Comments are due by JUNE 21, 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)

## Amy Otto-Buchanan

---

**From:** Scott Sanderson  
**Sent:** Wednesday, June 01, 2016 12:15 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Jim Jenson; Terry Dolan  
**Subject:** FW: Olympic Add 1 2016-068 AOB 6-29-16  
**Attachments:** Olympic Add 1 2016-068 AOB.pdf; Olympic Add No 1.PDF

Mat-Su Borough does not maintain S.Zak Lake Rd.

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

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

**From:** Jim Jenson  
**Sent:** Wednesday, June 01, 2016 10:08 AM  
**To:** Scott Sanderson  
**Cc:** Terry Dolan  
**Subject:** FW: Olympic Add 1 2016-068 AOB 6-29-16

RSA 27

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

**From:** Amy Otto-Buchanan On Behalf Of Platting  
**Sent:** Tuesday, May 31, 2016 4:54 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; [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net); Planning ([Planning@ci.wasilla.ak.us](mailto:Planning@ci.wasilla.ak.us)); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); Tim Swezey ([tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org)); 'ken.slauson@gmail.com' ([ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)); 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 ([ithompson@mta-telco.com](mailto:ithompson@mta-telco.com)); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Robin L. Leighty ([Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
**Subject:** Olympic Add 1 2016-068 AOB 6-29-16

Attached is a Request for Comments to subdivide Lot 3C of Olympic Subdivision. Also attached is the Vicinity Map, Owner's Statement, Soils Report and the preliminary plat. Comments are due by JUNE 21, 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)

**Amy Otto-Buchanan**

---

**From:** Theresa Taranto  
**Sent:** Monday, June 20, 2016 11:14 AM  
**To:** Platting  
**Subject:** Gardner- Olympic Add 1

No cases

Theresa Taranto  
Development Services  
Administrative Specialist

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

## Amy Otto-Buchanan

---

**From:** Susan Lee  
**Sent:** Wednesday, June 01, 2016 8:18 AM  
**To:** Platting  
**Subject:** RE: Olympic Add 1 2016-068 AOB 6-29-16

Located in the City of Wasilla.

Susan

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

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

From: Amy Otto-Buchanan On Behalf Of Platting  
Sent: Tuesday, May 31, 2016 4:54 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; [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net); Planning ([Planning@ci.wasilla.ak.us](mailto:Planning@ci.wasilla.ak.us)); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); Tim Swezey ([tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org)); 'ken.slauson@gmail.com' ([ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)); 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)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
Subject: Olympic Add 1 2016-068 AOB 6-29-16

Attached is a Request for Comments to subdivide Lot 3C of Olympic Subdivision. Also attached is the Vicinity Map, Owner's Statement, Soils Report and the preliminary plat. Comments are due by JUNE 21, 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

RECEIVED

JUN 14 2016

PLATTING

#### MEMORANDUM

DATE: June 14, 2016  
TO: Fred Wagner, Platting Officer  
FROM: Land & Resource Management *MSC*  
SUBJECT: Preliminary Plat Comments / Case #2016-048

---

Platting Tech: Amy Otto-Buchanan  
Public Hearing: June 29, 2016  
Applicant / Petitioner: Gardner, Olympic Investments, LLC  
TRS: 17N02W12  
Tax ID: 55888000L003C  
Subd: Olympic Addition No. 1  
Tax Map: HO 09

#### Comments:

- No MSB land affected.
- No objection to 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:** 20 June 2016  
**TO:** Amy Otto-Buchanan, Platting Technician  
**FROM:** Sandra Cook, Cultural Resources  
**SUBJECT:** Abbreviated Plat  
**TITLE:** Olympic Addition No. 1  
**LEGAL:** Section 12, T17N, R02W, SM  
**TAX MAP:** HO 09

### 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  
Cultural Resources

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

---

**From:** Richard Boothby  
**Sent:** Tuesday, June 07, 2016 12:47 PM  
**To:** Platting  
**Cc:** Michael Keenan; James Steele; Bill Gamble  
**Subject:** RE: Olympic Add 1 2016-068 AOB 6-29-16

The Central Mat-Su FSA and DES has no objections. The access provided meets the minimum standard.

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

From: Amy Otto-Buchanan On Behalf Of Platting  
Sent: Tuesday, May 31, 2016 4:54 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; [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net); Planning ([Planning@ci.wasilla.ak.us](mailto:Planning@ci.wasilla.ak.us)); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); Tim Swezey ([tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org)); 'ken.slauson@gmail.com' ([ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)); 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)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
Subject: Olympic Add 1 2016-068 AOB 6-29-16

Attached is a Request for Comments to subdivide Lot 3C of Olympic Subdivision. Also attached is the Vicinity Map, Owner's Statement, Soils Report and the preliminary plat. Comments are due by JUNE 21, 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)

## Amy Otto-Buchanan

---

**From:** Becky Glenn <rglenn@mta-telco.com>  
**Sent:** Thursday, June 02, 2016 10:48 AM  
**To:** Platting  
**Cc:** Jessica Thompson  
**Subject:** RE: Olympic Add 1 2016-068 AOB 6-29-16  
**Attachments:** olympic.pdf

Amy,

MTA has reviewed the preliminary plat for Olympic Addn. 1 and requests a 15 foot wide utility easement as shown on the attached.

Thank you for the opportunity to review and comment.  
Becky Glenn  
MTA

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

**From:** Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting  
**Sent:** Tuesday, May 31, 2016 4:54 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)>; [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net); Planning ([Planning@ci.wasilla.ak.us](mailto:Planning@ci.wasilla.ak.us)) <[Planning@ci.wasilla.ak.us](mailto:Planning@ci.wasilla.ak.us)>; [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); Tim Swezey ([tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org)) <[tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org)>; 'ken.slauson@gmail.com' ([ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)) <[ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)>; 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>; 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)>; [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' ([dblehm@gci.com](mailto:dblehm@gci.com)) <[dblehm@gci.com](mailto:dblehm@gci.com)>  
**Subject:** Olympic Add 1 2016-068 AOB 6-29-16

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

---

Attached is a Request for Comments to subdivide Lot 3C of Olympic Subdivision. Also attached is the Vicinity Map, Owner's Statement, Soils Report and the preliminary plat. Comments are due by JUNE 21, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan

**NOTES:**

1. THERE MAY BE FEDERAL STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNERS SHALL BE RESPONSIBLE FOR DETERMINING WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE CONSTRUCTED OR EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF THE ENVIRONMENTAL CONSERVATION.
3. THIS PLAT IS SUBJECT TO TWO MANANUSIKA TELEPHONE ASSOCIATION BLANKET EASEMENTS RECORDED SEPTEMBER 28, 2005 RECEIPT NO. 2005-027147-D-8 AND SEPTEMBER 28, 2005 RECEIPT NO. 2005-027148-D.
4. THIS PLAT IS SUBJECT TO TWO MANANUSIKA ELECTRIC ASSOCIATION BLANKET EASEMENTS RECORDED OCTOBER 6, 1991 IN BK. 38 PAGE 57 AND MARCH 11, 1992 IN BK. 38 PAGE 57 AND RECEIPT NO. 2006-001178-D.

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
 I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE PLANNING AND LAND USE ACT AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING AND LAND USE ACT AND THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY 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, IN WHICH THE PLAT IS LOCATED.

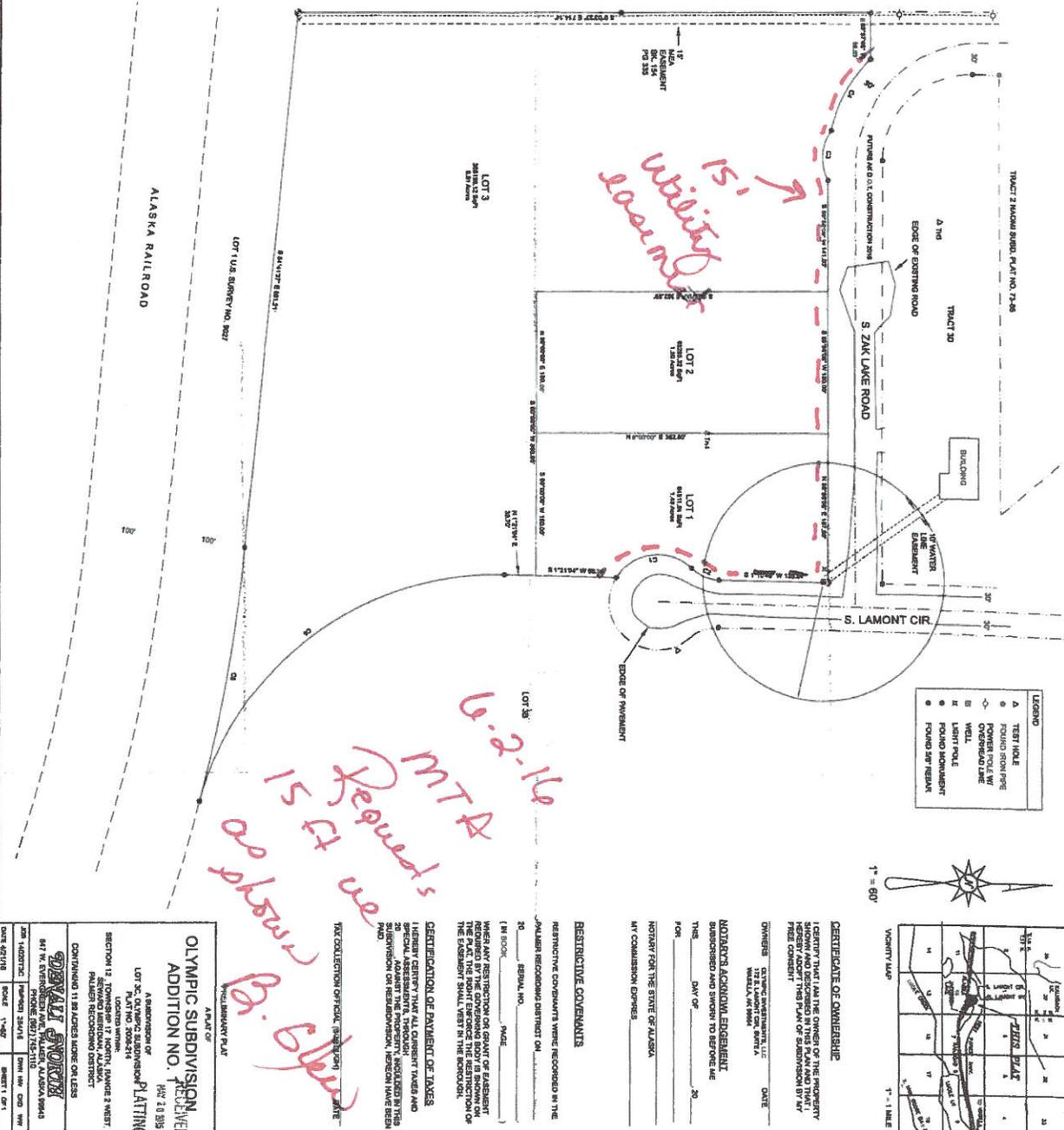
PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: PLATTING CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CLIQUE CHART**

| CLIQUE | MEETING | MEETING DATE | MEETING AGC | CLIQUE   | THRESHOLD |
|--------|---------|--------------|-------------|----------|-----------|
| C1     | REGULAR | 10/15/05     | 10/15/05    | 10/15/05 | 10/15/05  |
| C2     | REGULAR | 11/15/05     | 11/15/05    | 11/15/05 | 11/15/05  |
| C3     | REGULAR | 12/15/05     | 12/15/05    | 12/15/05 | 12/15/05  |
| C4     | REGULAR | 1/15/06      | 1/15/06     | 1/15/06  | 1/15/06   |
| C5     | REGULAR | 2/15/06      | 2/15/06     | 2/15/06  | 2/15/06   |
| C6     | REGULAR | 3/15/06      | 3/15/06     | 3/15/06  | 3/15/06   |
| C7     | REGULAR | 4/15/06      | 4/15/06     | 4/15/06  | 4/15/06   |
| C8     | REGULAR | 5/15/06      | 5/15/06     | 5/15/06  | 5/15/06   |
| C9     | REGULAR | 6/15/06      | 6/15/06     | 6/15/06  | 6/15/06   |
| C10    | REGULAR | 7/15/06      | 7/15/06     | 7/15/06  | 7/15/06   |
| C11    | REGULAR | 8/15/06      | 8/15/06     | 8/15/06  | 8/15/06   |
| C12    | REGULAR | 9/15/06      | 9/15/06     | 9/15/06  | 9/15/06   |
| C13    | REGULAR | 10/15/06     | 10/15/06    | 10/15/06 | 10/15/06  |
| C14    | REGULAR | 11/15/06     | 11/15/06    | 11/15/06 | 11/15/06  |
| C15    | REGULAR | 12/15/06     | 12/15/06    | 12/15/06 | 12/15/06  |

**SURVEYOR'S CERTIFICATE**  
 I, WAYNE N. WHALLEY, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF ALASKA AND THAT I HAVE CONDUCTED A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE \_\_\_\_\_  
 8925-S  
 REGISTRATION NO. \_\_\_\_\_  
 WAYNE N. WHALLEY  
 REGISTERED LAND SURVEYOR



*Handwritten notes in red ink:*  
 "Utility 15' easement"  
 "MTA spends \$500000 to 15' easement"  
 "15' easement"

**OLYMPIC SUBDIVISION**  
 ADDITION NO. 7  
 PLATTING  
 LOT 35, OLYMPIC SUBDIVISION  
 PALMER RECORDING DISTRICT  
 CONTAINED 11 SE ALBERS MAPS ON LESS  
**WAYNE N. WHALLEY**  
 REGISTERED LAND SURVEYOR  
 SCALE: 1"=40'

**CERTIFICATE OF OWNERSHIP**  
 I, THE OWNER OF THE PROPERTY HEREBY ADAPT THIS PLAT OF SUBDIVISION BY MY FILED COMPLETION  
 OWNERS: OLYMPIC SUBDIVISION, LLC  
 172 S. LAMONT CIR. SUITE 100  
 PALMER, ALASKA  
 DATE: \_\_\_\_\_  
**NOTARIAL ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SHOWN TO BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_



**RESTRICTIVE COVENANTS**  
 RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON \_\_\_\_\_ SERIAL NO. \_\_\_\_\_  
 (IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_)  
 THESE ARE HEREBY INCORPORATED AS PART OF THIS PLAT. THE MOST FAVORABLE RESTRICTION OF THE COVENANTS SHALL APPLY TO THIS SUBDIVISION.  
**CERTIFICATION OF PAYMENT OF TAXES**  
 I, WAYNE N. WHALLEY, HEREBY CERTIFY THAT ALL CURRENT TAXES AND FEES DUE TO THE STATE OF ALASKA AND TO THE PALMER RECORDING DISTRICT HAVE BEEN PAID.  
**TAX COLLECTION OFFICIAL (SUBDIVISION)** \_\_\_\_\_ DATE \_\_\_\_\_



**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 6, 2016

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

Subject: Abbreviated Plat Request for Comments – **Olympic Addition No. 1**  
(Case No. 2016-068)

Dear Ms Otto-Buchanan:

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

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

Sincerely,

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

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

## Amy Otto-Buchanan

---

**From:** Tina Crawford <tcrawford@ci.wasilla.ak.us>  
**Sent:** Friday, June 03, 2016 10:17 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: Olympic Add 1 2016-068 AOB 6-29-16

Amy,

The Planning and Public Works do not have any concerns. However, a subdivision permit must be submitted to and approved by the City.

Thanks,  
Tina

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

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

**From:** Planning  
**Sent:** Wednesday, June 01, 2016 8:52 AM  
**To:** Tina Crawford  
**Subject:** FW: Olympic Add 1 2016-068 AOB 6-29-16

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

**From:** Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting  
**Sent:** Tuesday, May 31, 2016 4:54 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; [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net); Planning; publicworks; Tim Swezey ([tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org)); 'ken.slauson@gmail.com' ([ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)); 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)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
**Subject:** Olympic Add 1 2016-068 AOB 6-29-16

Attached is a Request for Comments to subdivide Lot 3C of Olympic Subdivision. Also attached is the Vicinity Map, Owner's Statement, Soils Report and the preliminary plat. Comments are due by JUNE 21, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan  
Platting Technician

# SITE VISIT REPORT

|                                 |                                      |
|---------------------------------|--------------------------------------|
| Case Name: Olympic Addition 1   | Date: 06/22/2016      Time: 11:40 am |
| Owner: Olympic Investments LLC  | Case Number: 2016-068                |
| Surveyor/Engineer: Denali North | Tax ID #: 55888000L003C              |
| Subdivision: Olympic            | Regarding: Three lot subdivision     |

## SITE CONDITIONS

|                                              |                          |
|----------------------------------------------|--------------------------|
| <b>Weather:</b> Clear                        | <b>Temperature:</b> 70°F |
| <b>Wind:</b> None                            |                          |
| <b>General Site Condition:</b> Unconstructed |                          |

**Personnel on site:** Amy Otto-Buchanan & Cheryl Scott, Platting Technicians

**Equipment in use:** Camera

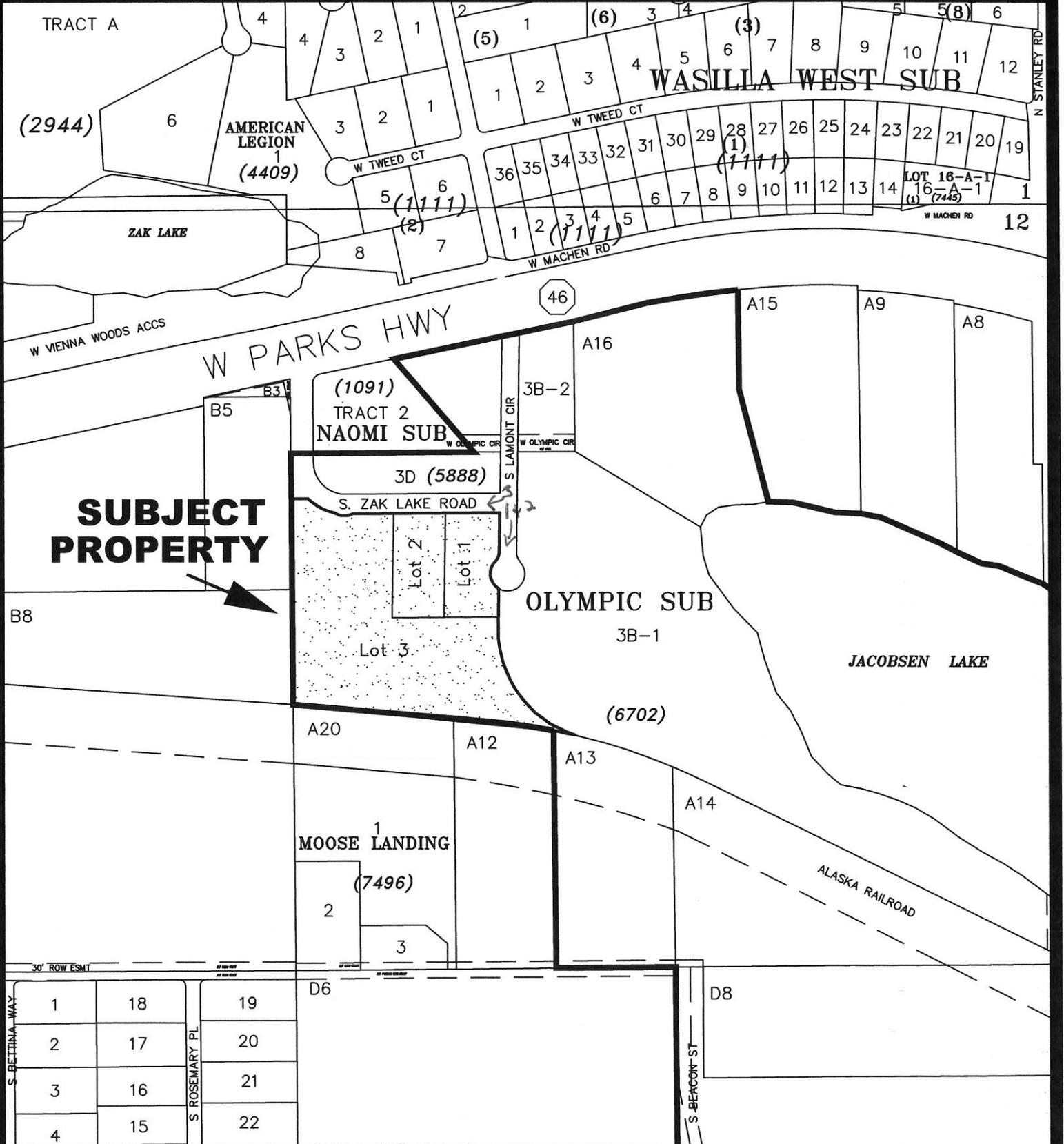
**Current phase of work:** To be heard by the Platting Officer June 29, 2016.

**Reason for Visit/Remarks:** Status of W. Boardwalk Drive (formerly known as S. Zak Lake Road). ADOT&PF is constructing this road as part of the Park Highway upgrade. The City of Wasilla will be maintaining the road once it is constructed. COW will need to sign-off on acceptance of the road before plat recordation. It is the only access for proposed Lot 2 and Lot 3.

(See attached photos)

**Signed By:**  Amy Otto-Buchanan, Platting Technician

**Date:** June 22, 2016



**VICINITY MAP**

FOR PROPOSED OLYMPIC ADDITION NO. 1  
 LOCATED WITHIN  
 SECTION 12, T17N, R02W, SEWARD MERIDIAN,  
 ALASKA

**NEW WASILLA  
 AIRPORT ADD 2**

(5912)

**1. Facing southwest from S. Lamont Circle, showing construction activities.**



**2. Facing south from the intersection of S. Lamont Circle and W. Boardwalk Drive. Proposed Lot 1 on the right.**





**3. Facing west at the intersection of W. Boardwalk Drive (formerly S. Zak Lake Road) and S. Lamont Circle, showing the construction of the road.**





if any of the lots or parcels are further subdivided which would create more than the four original lots created, a road must be constructed to pioneer standards and until accepted by the Borough, no Borough maintenance will be provided nor any Borough funds shall be spent on upgrade (see **Recommendation #4**). Legal access exists, pursuant to MSB 43.20.100 Access Required and MSB 43.20.120 Legal Access. Pursuant to MSB 43.20.320 Frontage, each lot will have over 60' frontage onto E. Corto Camino Avenue, with the exception of Lot 3, which is a flag lot and has 30' of frontage.

**Soils:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit C**. Curt Holler, PE, notes the evaluation included logging one new test hole, review of provided topography information and observations at the site. A testhole location, drainage and topography map is attached. The parent parcel has gently rolling hills throughout, but slopes generally to the west. Total elevation differential is approximately 20'. Very few minor areas with slopes over 25% appear on Lots 2 and 3, but are inconsequential due to the size. Vegetation consists of mature birch and spruce with lesser shrubs and grasses. Soils logged revealed a base of relatively clean sands and gravels under 3'-4' of silty topsoils. A copy of the log and useable area map is attached. No groundwater was encountered in the testhole, which was dug to 12.5'. Based on the available soils and water table information, topography, MSB code and observations at the time, proposed Lot 2 and Lot 3 will contain over 10,000 sf of contiguous useable septic area and 10,000 sf of building area. The remaining lots are over 400,000 sf and do not require area verification. No road construction is proposed. Apparent exiting drainage patterns are shown on the attached map. No significant changes in drainage patterns are expected.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Code Compliance notes (**Exhibit D**) no open cases. Planning Development Services (**Exhibit E**) notes existing structures should be in compliance with setback requirements. Land and Resource Management Division (**Exhibit F**) notes no MSB owned lands are affected and has no objection to the subdivision. Cultural Resources (**Exhibit G**) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered. Site visit report with photos, dated June 22, 2016 are at **Exhibit I**.

**Utilities:** (**Exhibit H**) Enstar has no comments, recommendations or objections. MTA is requesting a blanket easement on the parcel. Staff notes the petitioner is not agreeable to granting a blanket easement, as MTA already has an existing blanket easement on the parcel, granted on September 2, 1987, Book 910, Page 665. Furthermore, there has been a change to the MEA easement petitioner has agreed to grant by document. The preliminary plat shows an MEA easement being granted the northern length of the parcel, 15' wide, south of the ADL. Proposed Lot 1 is 19.95 acres and could realistically be resubdivided in the future and would require the necessity of a right-of-way (ROW) or a public use easement (PUE) to create access. The creation of a ROW/PUE would require the elimination of the MEA easement within the proposed ROW/PUE. Therefore, the MEA easement to be granted by document and shown on final plat will be along the northern length, 15' wide on the south of the ADL, approximately 650' from the eastern boundary. This will cover the existing power line and provide MEA access to all of the lots created by this plat. See email correspondence between surveyor of record and MEA for clarification of the location of the proposed MEA easement. GCI did not respond.

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Buffalo-Soapstone Community Council; Fire Service Area #132 Greater Palmer Consolidated; MSB Emergency Services, Assessments, Permit Center or Pre-Design Division; or GCI.

**CONCLUSION:** The plat of Mountains of the Moon is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats, and MSB 43.20.300(D) Flag lots. 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 and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required and MSB 43.20.055(A)(3)(a)(i). Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

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

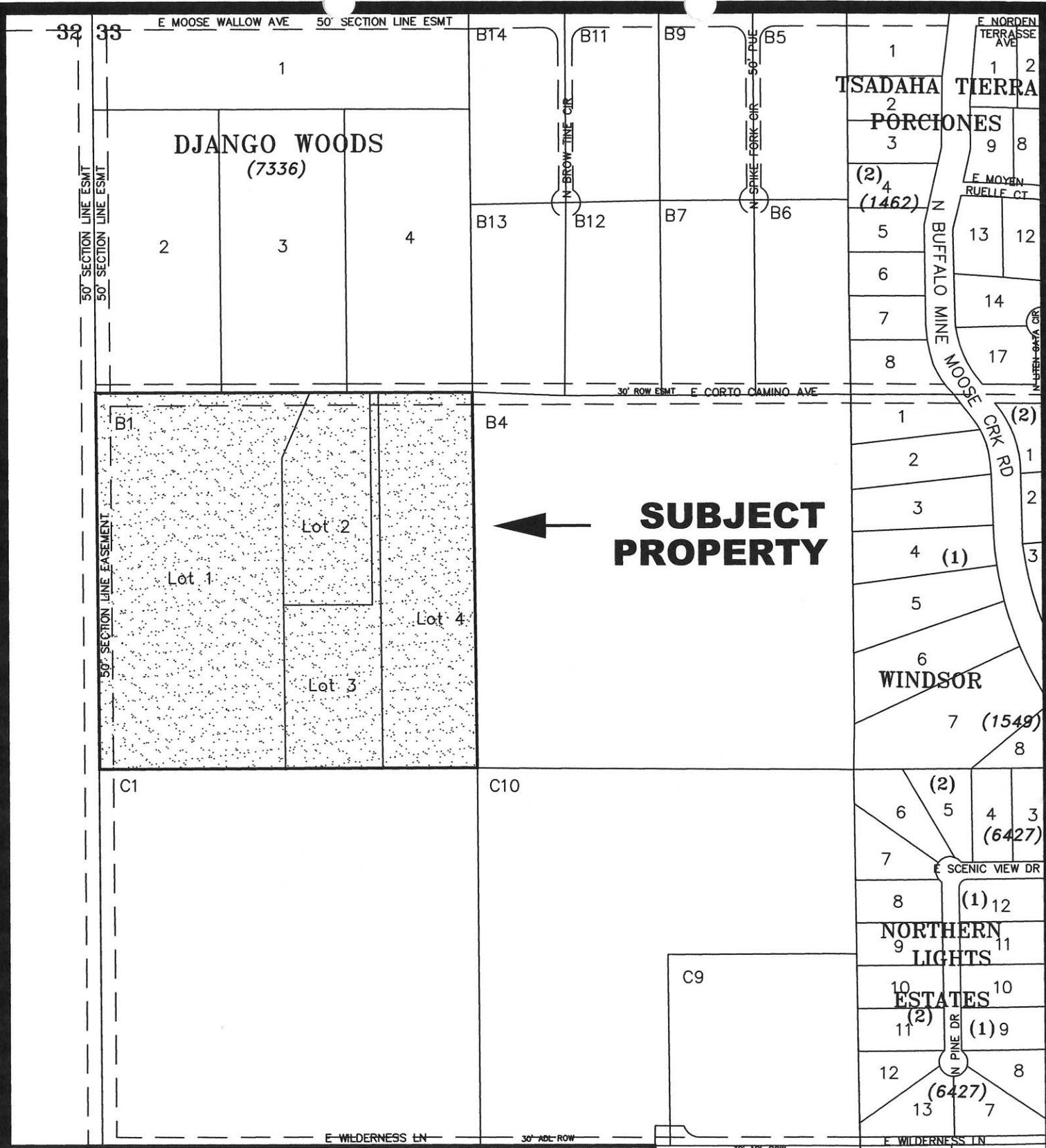
#### **Staff recommends approval with the following conditions and findings:**

1. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
3. Pay postage and advertising fees of \$38.35.
4. Provide a plat note to read: If any of the lots or parcels are further subdivided which create more than the four original lots, a road must be constructed to pioneer standards and until accepted by the Borough, no Borough maintenance will be provided nor any Borough funds shall be spent on upgrade.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to SOA/DNR.
7. Submit final plat in full compliance with Title 43.

### **FINDINGS for PRELIMINARY PLAT**

1. The plat of Mountains of the Moon is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats, and MSB 43.20.300(D) Flag lots.
2. There were no objections from any federal or state agencies, Borough departments, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Buffalo-Soapstone Community Council; Fire Service Area #132 Greater Palmer Consolidated; MSB Emergency Services, Assessments, Permit Center or Pre-Design Division; or GCI.
5. A soils report was submitted, pursuant to MSB 43.20.281(A). The engineer noted each Lot 2 and Lot 3 have 10,000 sf of contiguous useable septic area and 10,000 sf of building area.
6. Lots 1 and 4 are over 400,000 sf and do not require a soils report, pursuant to MSB 43.20.2801(A)(1)(i)(i), as the surveyor has provided topographic information.
7. Legal access is provided to all of the proposed lots, consistent with MSB 43.20.100(A) Access Required.
8. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.

9. Pursuant to MSB 43.20.055(A)(3)(a)(i), a note shall be placed on the plat regarding further subdivision and upgrade of the road.
10. Pursuant to MSB 43.20.055(A)(3), an upgrade of E. Corto Camino Avenue is not required.
11. Petitioner is granting utility easements by document, to be shown on final plat.



**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED MOUNTAINS OF THE MOON  
 LOCATED WITHIN  
 SECTION 33, T19N, R02E, SEWARD MERIDIAN,  
 ALASKA  
 INDEPENDENCE MINE 15 MAP

**EXHIBIT A**



MURPHY

MOOSE WALLOW

BROW TINE

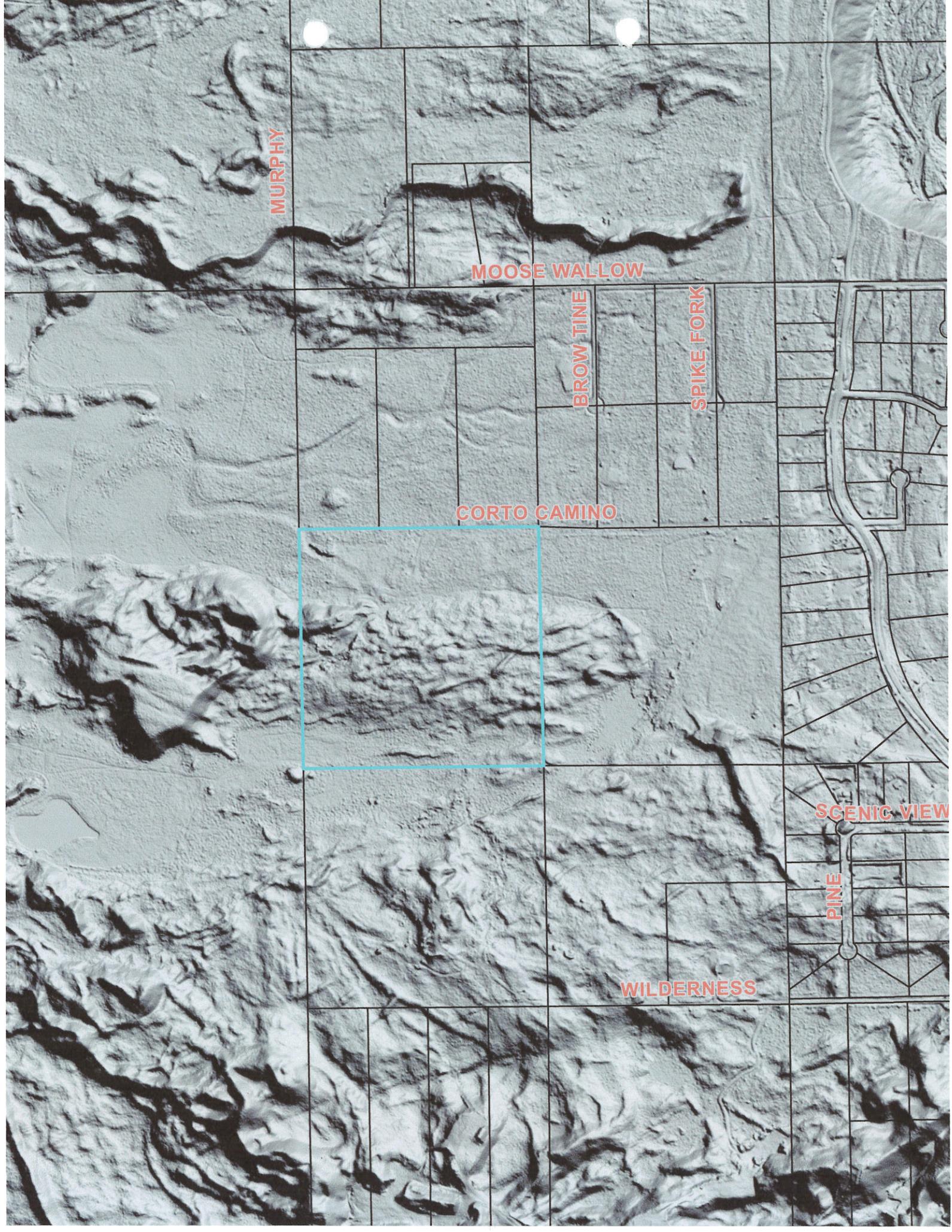
SPIKE FORK

CORTO CAMINO

SCENIC VIEW

PINE

WILDERNESS



MURPHY

MOOSE WALLOW

BROW TINE

SPIKE FORK

CORTO CAMINO

SCENIC VIEW

PINE

WILDERNESS



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

May 27, 2016

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

RECEIVED

JUN -1 2016

PLATTING

Re: *Mountains of the Moon*; Useable Areas; HE #16032

Dear Mr. Wagner:

At the request of Kevin Johns, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots from one existing 40-acre tract. Our soils evaluation included logging soil conditions in a new test hole, review of the provided topography information and our observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The parent parcel lies just south of E. Corto Camino Ave. and well west of N. Buffalo Mine Rd. The parcel has gently rolling hills throughout, but slopes generally to the west. The total elevation differential on the provided map is approximately 20'. A few very minor areas with slope over 25% appear to exist on lots 2 & 3, but are inconsequential due to their size.

Soils & Vegetation. Vegetation on the parcel consists of mature birch and spruce trees, and lesser shrubs and grasses. Soils logged in the test hole revealed a base of relatively clean sands and gravels under 3' to 4' of silty topsoils. A copy of the log and a location/topography/useable area map are attached.

Groundwater. Groundwater was not encountered in the testhole, which was dug to 12.5'. The testhole was located in a local low spot near the center of the parcel.

Useable Areas. The proposed lots have 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 areas with +25% slope and potential lower areas with less than 8' to groundwater. For building areas, lotlines, utility easements and ROW/section line easement setbacks will be limiting factors. However, each 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, ***proposed lots 2 and 3 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of***

**useable building area.** The remaining lots are over 400,000 ft<sup>2</sup> and will not require area verification.

Drainage Plan. As no road construction is proposed, no drainage plan is required. We have indicated apparent existing drainage patterns on the attached map. No significant changes in drainage patterns are expected due to this project.

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

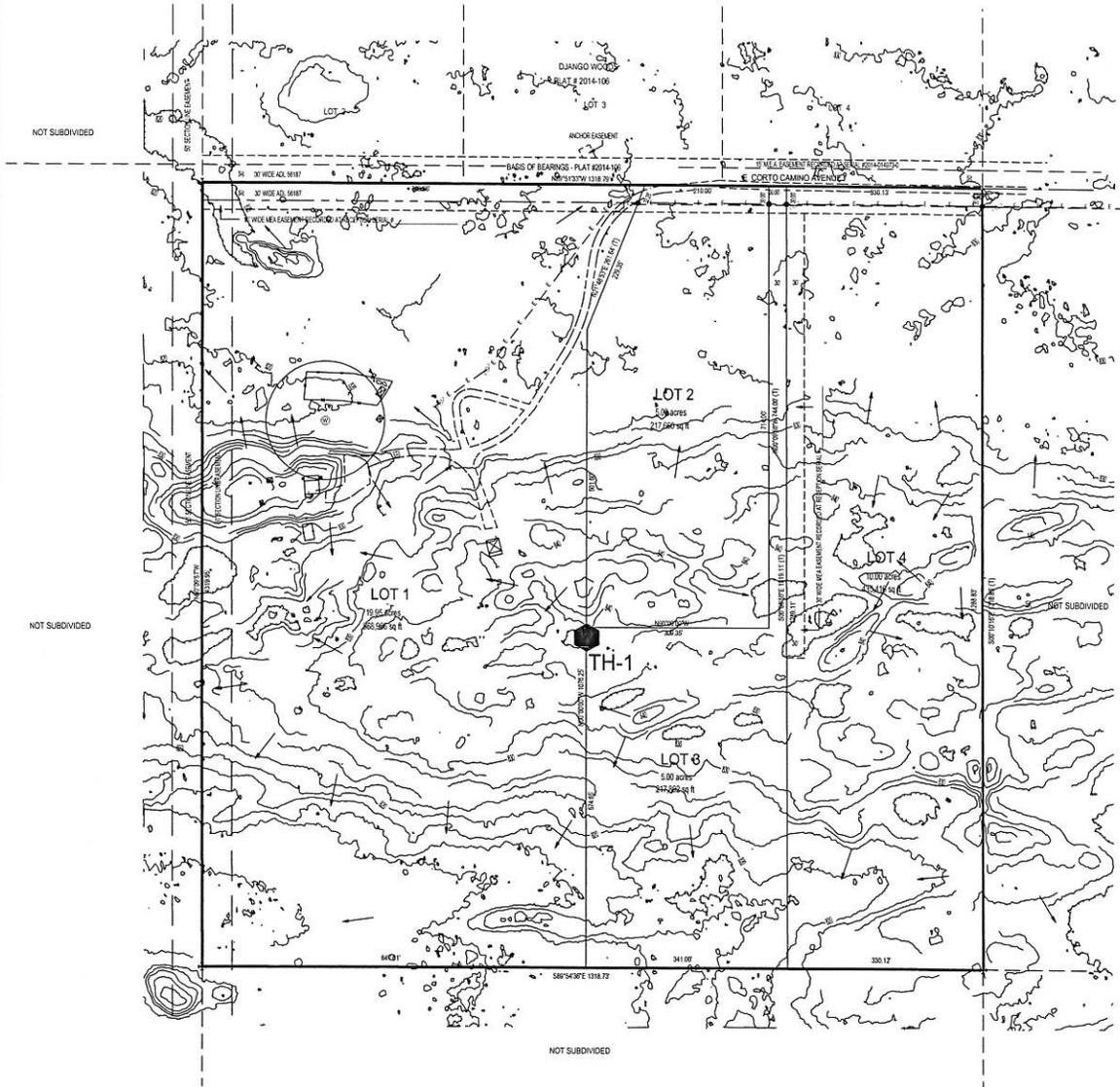
Sincerely,



Curtis Holler, PE

c: Kevin Johns, w/attachments





**Notes:**

- 1) Base drawing provided by surveyor.
- 2) Testhole location approximate.
- 3) Arrows denote apparent drainage patterns.



Mountains of the Moon  
Testhole, Useable Area & Topo Map



3375 N Sams Dr. Wasilla, Alaska 99654

5/26/16

Scale: 1" = 200'

Job # 16032



## Amy Otto-Buchanan

---

**From:** Jamie Taylor  
**Sent:** Tuesday, June 21, 2016 11:52 AM  
**To:** Platting  
**Cc:** Amy Otto-Buchanan  
**Subject:** RE: Mountains of the Moon #16-071 AOB

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/>

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

From: Amy Otto-Buchanan On Behalf Of Platting  
Sent: Friday, June 03, 2016 4:42 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; [jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com); [steveirenner@gmail.com](mailto:steveirenner@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); Richard Boothby; 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; 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)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
Subject: Mountains of the Moon #16-071 AOB

Attached is a Request for Comments (RFC) for Mountains of the Moon, MSB Case #16-071, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Soils Report and Preliminary Plat. Comments are due by JUNE 22, 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 C**

**Amy Otto-Buchanan**

---

**From:** Theresa Taranto  
**Sent:** Monday, June 20, 2016 11:15 AM  
**To:** Platting  
**Subject:** Adler & Johns- Mountains of the Moon

No cases

Theresa Taranto  
Development Services  
Administrative Specialist

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

## Amy Otto-Buchanan

---

**From:** Susan Lee  
**Sent:** Monday, June 06, 2016 1:16 PM  
**To:** Platting  
**Subject:** RE: Mountains of the Moon #16-071 AOB

Existing 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)

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

From: Amy Otto-Buchanan On Behalf Of Platting  
Sent: Friday, June 03, 2016 4:42 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; [jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com); [steveirenner@gmail.com](mailto:steveirenner@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); Richard Boothby; 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; 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)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
Subject: Mountains of the Moon #16-071 AOB

Attached is a Request for Comments (RFC) for Mountains of the Moon, MSB Case #16-071, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Soils Report and Preliminary Plat. Comments are due by JUNE 22, 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

RECEIVED

JUN 14 2016

PLATTING

#### MEMORANDUM

DATE: June 14, 2016  
TO: Fred Wagner, Platting Officer  
FROM: Land & Resource Management *NSC*  
SUBJECT: Preliminary Plat Comments / Case #2016-071

---

Platting Tech: Amy Otto-Buchanan  
Public Hearing: June 29, 2016  
Applicant / Petitioner: Adler, Johns  
TRS: 19N02E33  
Tax ID: 119N02E33B001  
Subd: Mountain of the Moon  
Tax Map: IN 15

#### Comments:

- No borough-owned affected.
- No objections to proposed subdivision.

EXHIBIT F



## 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:** 13 June 2016  
**TO:** Amy Otto-Buchanan, Platting Technician  
**FROM:** Sandra Cook, Cultural Resources  
**SUBJECT:** Abbreviated Plat  
**TITLE:** Mountains of the Moon  
**LEGAL:** Section 33, T19N, R2E, SM  
**TAX MAP:** IM 15

### 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  
Cultural Resources

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

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

(3) If a person knowingly

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

EXHIBIT G

## Amy Otto-Buchanan

---

**From:** Becky Glenn <rglenn@mta-telco.com>  
**Sent:** Friday, June 17, 2016 10:10 AM  
**To:** Platting  
**Cc:** Jessica Thompson  
**Subject:** RE: Mountains of the Moon #16-071 AOB  
**Attachments:** mtn\_of\_the\_moon.pdf

Amy,

MTA has reviewed the preliminary plat for Mountains of the Moon.

MTA respectfully requests a grant of easement for service upon and within the new subdivision.

Please find attached an MTA standard grant of easement for the property owner's signatures.

Thank you for the opportunity to review and comment

Becky Glenn  
MTA

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

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting  
Sent: Friday, June 03, 2016 4:42 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)>; [jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com); [steveirenner@gmail.com](mailto:steveirenner@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); Richard Boothby <[Richard.Boothby@matsugov.us](mailto:Richard.Boothby@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)>; 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)>; [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' ([dblehm@gci.com](mailto:dblehm@gci.com)) <[dblehm@gci.com](mailto:dblehm@gci.com)>  
Subject: Mountains of the Moon #16-071 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.

---

Attached is a Request for Comments (RFC) for Mountains of the Moon, MSB Case #16-071, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Soils Report and Preliminary Plat. Comments are due by JUNE 22, 2016. Please let me know if you have any questions. Thanks. A.

**Matanuska Telephone Association, Inc.**

**Grant of Easement**

KNOW ALL BY THESE PRESENTS:

That the undersigned Kevin Scott Johns and Dorothy Lisa Alder, (hereinafter called Grantor, whether one or more) whose address is P.O. Box 2131, Palmer, Alaska 99645, for benefit received, does hereby grant unto MATANUSKA TELEPHONE ASSOCIATION, INC., P.O. Box 3550, Palmer Alaska 99645, a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, rights of ingress and egress, an easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace aerial or buried telecommunications and/or electrical cables/lines, poles, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems by any other firm or corporation for telecommunications and/or electrical purposes, utilizing such facilities, under, upon, over, and through lands which the undersigned owns or in which the undersigned has an interest and/or in, upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises provided that GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications and/or electrical cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the Palmer Recording District, Third Judicial District, State of Alaska, Section(s) 33, Township 19 North, Range 2 East, Seward Meridian, Alaska. Said easement is more particularly described as:

service upon and withing the SW1/4NW1/4, Section 33, Township 19 North, Range 2 East, Seward Meridian, Alaska.

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

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

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following person(s):

IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Grantor  
**Kevin Scott Johns**

\_\_\_\_\_  
Grantor  
**Dorothy Lisa Alder**

STATE OF ALASKA ) SS  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 2016 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared:

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

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

\_\_\_\_\_  
Notary Public in and of Alaska  
My commission expires: \_\_\_\_\_

**Return to: MTA, PO Box 3550, Palmer, AK 99645**

SEAL

W/O future subdivision,  
Mountains of the Moon

## Amy Otto-Buchanan

---

**From:** Gary LoRusso <garyl@mtaonline.net>  
**Sent:** Tuesday, June 21, 2016 8:36 AM  
**To:** 'Tammy L. Simmons'  
**Cc:** 'Keith R Quintavell'; akwildmed@gmail.com; Amy Otto-Buchanan; Fred Wagner  
**Subject:** RE: Mountains of the Moon  
**Attachments:** MEA EASEMENT 06 21 16.pdf

Tammy,

I have the easement signed and notarized and will drop it by MEA in the next day or so.

PLEASE NOTE: there is a new drawing dated 06 21 16 which replaces the previous drawing. A copy is attached. This is the ONLY DRAWING AUTHORIZED to be part of the easement. I will also staple the drawing to the signed and notarized document.

I can't in good conscience allow my client ( or any of my clients) to create an easement along and paralleling the road that will preclude her from ever being able to further subdivide her land. Future subdivision would require creating a public road that would cross an MEA easement. Not being able to create a public road without first vacating the MEA easement is a serious impediment and would greatly diminish the value of her land. As such we have provided an easement that only covers the existing facilities and an area headed south from the existing facilities that will cover future need for service. This will not preclude the creation of a public roadway in the future on the 20 acre portion of her property that she plans to retain once the subdivision is recorded. If there was some language inserted into the easement document that would automatically extinguish that portion of the MEA easement that would be within any future public roadway in exchange for a valid - not "at risk" permit – we would consider returning to the original design. Or, if the MSB code would change the original design could be reconsidered although at this point since code changes take a very long time and adding language to an easement does not, code change is not an option here. Enstar has language within their easement documents that automatically vacates upon creation of a public right of way.

Recently we created the MEA easement ( with anchor easement) on the north side of the ADL as part the Django Woods subdivision. This was done in good faith to make it easier for MEA to extend their facilities in the future to adjoining properties. Otherwise MEA would have had to either tried to obtain an easement from the landowner or obtained a permit to install within the ADL. Seemed like the thing to do at the time.

gary

---

**From:** Tammy L. Simmons [<mailto:Tammy.Simmons@mea.coop>]  
**Sent:** Monday, June 06, 2016 4:20 PM  
**To:** Gary LoRusso  
**Subject:** RE: Mountains of the Moon

No problem.

---

**From:** Gary LoRusso [<mailto:garyl@mtaonline.net>]  
**Sent:** Monday, June 06, 2016 4:11 PM  
**To:** Tammy L. Simmons  
**Subject:** Re: Mountains of the Moon

Any chance you could you could amend the language to say ".....as shown on the attached sketch labeled as EXHIBIT A".

Sent from my iPhone

On Jun 6, 2016, at 3:58 PM, Tammy L. Simmons <[Tammy.Simmons@mea.coop](mailto:Tammy.Simmons@mea.coop)> wrote:

Thank you for your help. I will need the notarized original back.

Tammy

---

**From:** Gary LoRusso [<mailto:garyl@mtaonline.net>]  
**Sent:** Monday, June 06, 2016 2:01 PM  
**To:** Tammy L. Simmons  
**Subject:** RE: Mountains of the Moon

I think that the attached will work as intended.

If you prepare the document I can have the owners sign and notarize and return it to you for recording.

Thanks

gary

---

**From:** Tammy L. Simmons [<mailto:Tammy.Simmons@mea.coop>]  
**Sent:** Monday, June 06, 2016 12:01 PM  
**To:** Gary LoRusso  
**Subject:** RE: Mountains of the Moon

That would be wonderful.

Thank you,  
Tammy

---

**From:** Gary LoRusso [<mailto:garyl@mtaonline.net>]  
**Sent:** Monday, June 06, 2016 11:59 AM  
**To:** Tammy L. Simmons  
**Subject:** RE: Mountains of the Moon

Maybe I should create a drawing for you to attach to the easement document. If the location is good for you I will do that. Let me know.

Thanks

gary

---

**From:** Tammy L. Simmons [<mailto:Tammy.Simmons@mea.coop>]

**Sent:** Monday, June 06, 2016 11:55 AM

**To:** Gary LoRusso ([garyl@mtaonline.net](mailto:garyl@mtaonline.net))

**Subject:** Mountains of the Moon

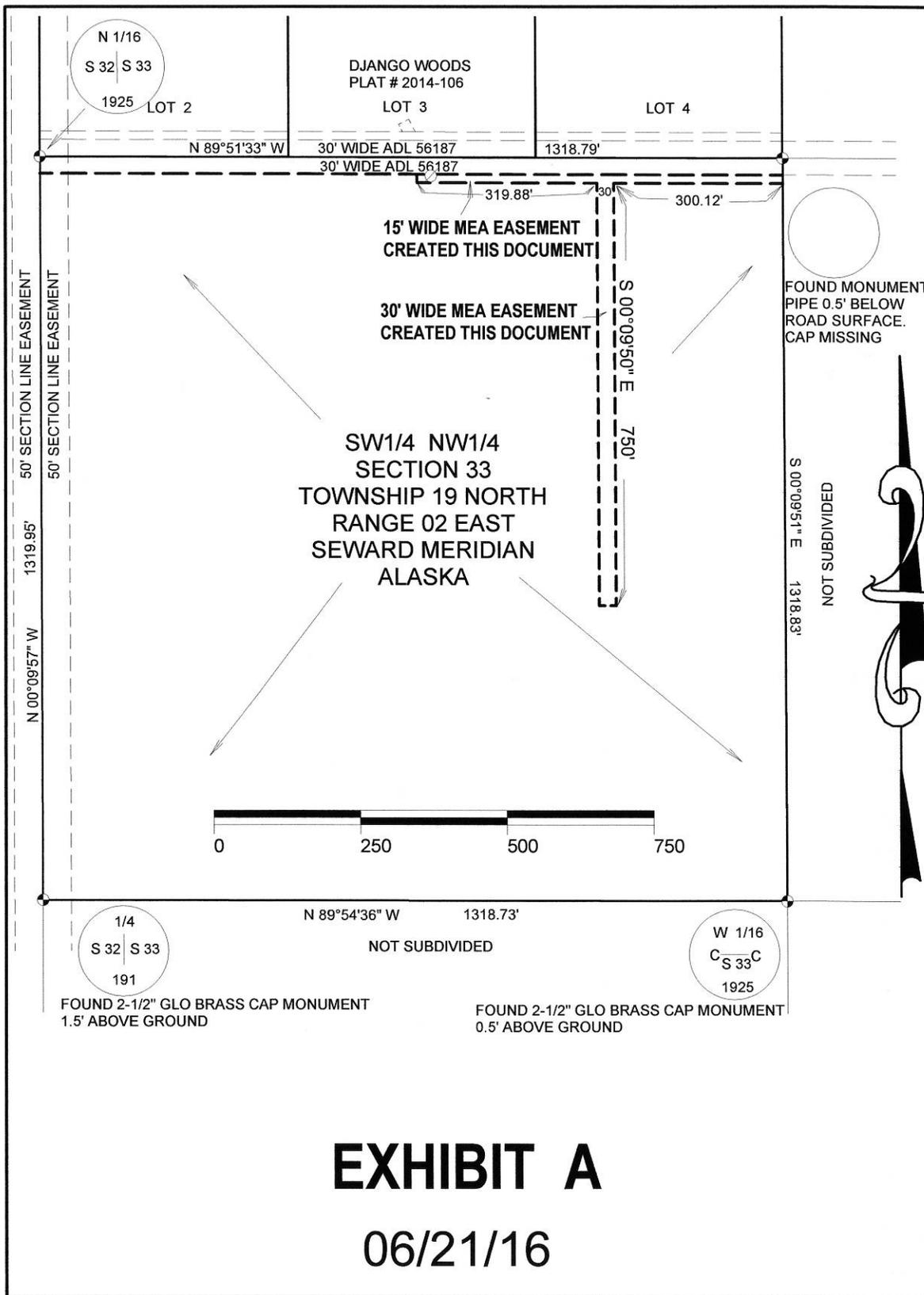
Hello,

We have received the Request for Comment on Mountains of the Moon. I noticed you have a couple of easements shown. Would you like me to prepare an easement for these?

Thank you,

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

<SKMBT\_C36016060614570.pdf>





**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 6, 2016

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

Subject: Abbreviated Plat Request for Comments – **Mountains of the Moon**  
(Case No. 2016-071)

Dear Ms Otto-Buchanan:

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

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

Sincerely,

A handwritten signature in blue ink that reads "Cassie Wohlgemuth". The signature is fluid and cursive, with a long horizontal line extending to the right.

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

# SITE VISIT REPORT

|                                    |                                      |
|------------------------------------|--------------------------------------|
| Case Name: Mountains of the Moon   | Date: 06/22/2016      Time: 10:34 am |
| Owner: Adler & Johns               | Case Number: 2016-071                |
| Surveyor/Engineer: Keystone/Holler | Tax ID #: 119N02E33B001              |
| Subdivision: N/A                   | Regarding: Four lot subdivision      |

## SITE CONDITIONS

|                                                                         |                          |
|-------------------------------------------------------------------------|--------------------------|
| <b>Weather:</b> Clear                                                   | <b>Temperature:</b> 70°F |
| <b>Wind:</b> None                                                       |                          |
| <b>General Site Condition:</b> Constructed – one home on proposed Lot 1 |                          |

**Personnel on site:** Amy Otto-Buchanan & Cheryl Scott, Platting Technicians

**Equipment in use:** Camera

**Current phase of work:** To be heard by the Platting Officer June 29, 2016.

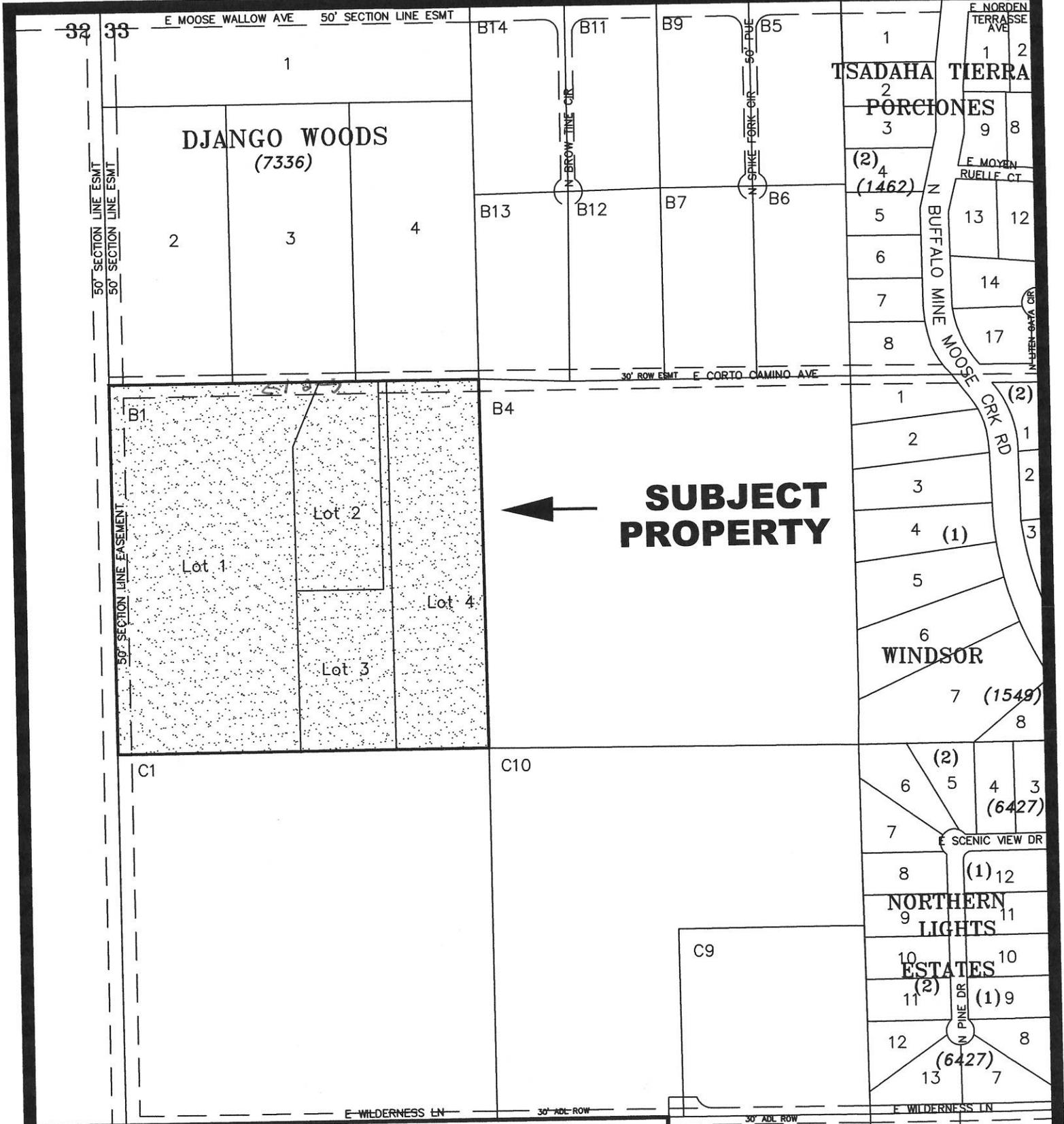
**Reason for Visit/Remarks:** Location of utility poles in reference to proposed lot lines. Also, the condition of the road. Since this is outside of a Road Service Area, no upgrade to E. Corto Camino Avenue is required.

(See attached photos)

**Signed By:**  Amy Otto-Buchanan, Platting Technician

**Date:** June 22, 2016

**EXHIBIT I**



## VICINITY MAP

FOR PROPOSED MOUNTAINS OF THE MOON  
 LOCATED WITHIN  
 SECTION 33, T19N, R02E, SEWARD MERIDIAN,  
 ALASKA  
 INDEPENDENCE MINE 15 MAP

**1. Facing west on E. Corto Camino Avenue, showing the last utility pole at proposed Lot 1's driveway. This is where the proposed MEA easement will end.**



**2. Facing east on E. Corto Camino Avenue, showing the utility pole line and the condition of the road.**

