

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

PRELIMINARY PLAT: **KURKA SUBDIVISION**
LEGAL DESCRIPTION: **SEC 24, T17N, R02E, S.M., AK**
PETITIONER: **AMY WEIDEMAN (KURKA) FAMILY LIVING TRUST**
SURVEYOR/ENGINEER: **HANSON SURVEYING / ERDMAN & ASSOCIATES**
ACRES: **5.0** **PARCELS: 2**
REVIEWED BY: **CHERYL SCOTT** **CASE: 2016-073**

REQUEST:

The request is to subdivide Parcel 1, Waiver 97-22-PWm of Section 24, T17N, R2E into two lots to be known as Kurka Subdivision, containing 5.0 acres more or less.

EXHIBITS:

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

COMMENTS:

Planning	EXHIBIT E 1 pg
Cultural Resources	EXHIBIT F 1 pg
Land & Resource Management	EXHIBIT G 1 pg
Code Compliance	EXHIBIT H 1 pg
Department of Public Works	EXHIBIT I 1 pg
Enstar	EXHIBIT J 1 pg
Public	EXHIBIT K 1 pg

DISCUSSION:

Access: The two proposed lots will access from E. Dorismae Circle which is maintained by the Borough. Lot 1 has more than the minimum required frontage onto a public road and complies with MSB 43.20.320, *Frontage*. Lot 2 is a flag lot and complies with MSB 43.20.300(D)(a) with 60' frontage onto a public road.

Soils: The civil engineer inspected a test pit on the subject property and revealed that subsurface soil conditions are sand and gravel and groundwater was not encountered to a depth of 16 feet. There are slopes exceeding 25% on Lot 2. A test hole log and location map were provided and the soils are consistent with MSB 43.20.281, *Area*. The soils and water table conditions are suitable for conventional on-site wastewater disposal system. Based upon soils investigation and evaluation of surface topography there is a minimum of 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of useable building area on each of the proposed lots. (Exhibit C)

COMMENTS:

MSB Planning Department stated existing structures should be in compliance with setback requirements. (Exhibit E)

MSB Cultural Resources has no objections (Exhibit F)

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

Code Compliance stated there were no cases. (Exhibit H)

Department of Public Works had no comments. (Exhibit I)

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

Kristine George, owner of 17351 E. Dorismae Circle (tax parcel C36), stated she was upset with the division of the subject property as she shares the eastern property line of proposed Lot 2 with the petitioner. Ms. George stated she purchased her property because it was at the end of a quiet street and the proposed flag pole location means she will be subject to in and out traffic for the full length of her property line. Installation of a driveway at that location may require trees and brush cleared eliminating her privacy barrier. She fears the quiet and privacy of her property will be ruined by this subdivision. She asks for an alternative design to be considered. Staff notes that code does not address end land use of the proposed subdivision. (Exhibit K)

No other departments, outside agencies or members of the public had objections.

CONCLUSION

The plat of Kurka Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. This plat creates two lots and has required frontage on a public road. All lots have the required 10,000 sq. ft. of useable septic and building area per MSB 43.20.281.

There are no objections from any borough department or outside agency. One public objection was received.

RECOMMENDATIONS

Staff recommends approval of the abbreviated plat of Kurka Subdivision contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 90 days, prior to recording the plat per MSB 43.15.053(E).
3. Taxes and special assessments must be current prior to recording each phase, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
5. Show all easements of record on the final plat per MSB 43.15.051(P).
6. Provide signatory authority documents for the trust.
7. Apply for driveway permit for the existing driveway of Lot 1 from the MSB Permit Center.
8. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
9. Submit final plat in full compliance with Title 43.

FINDINGS

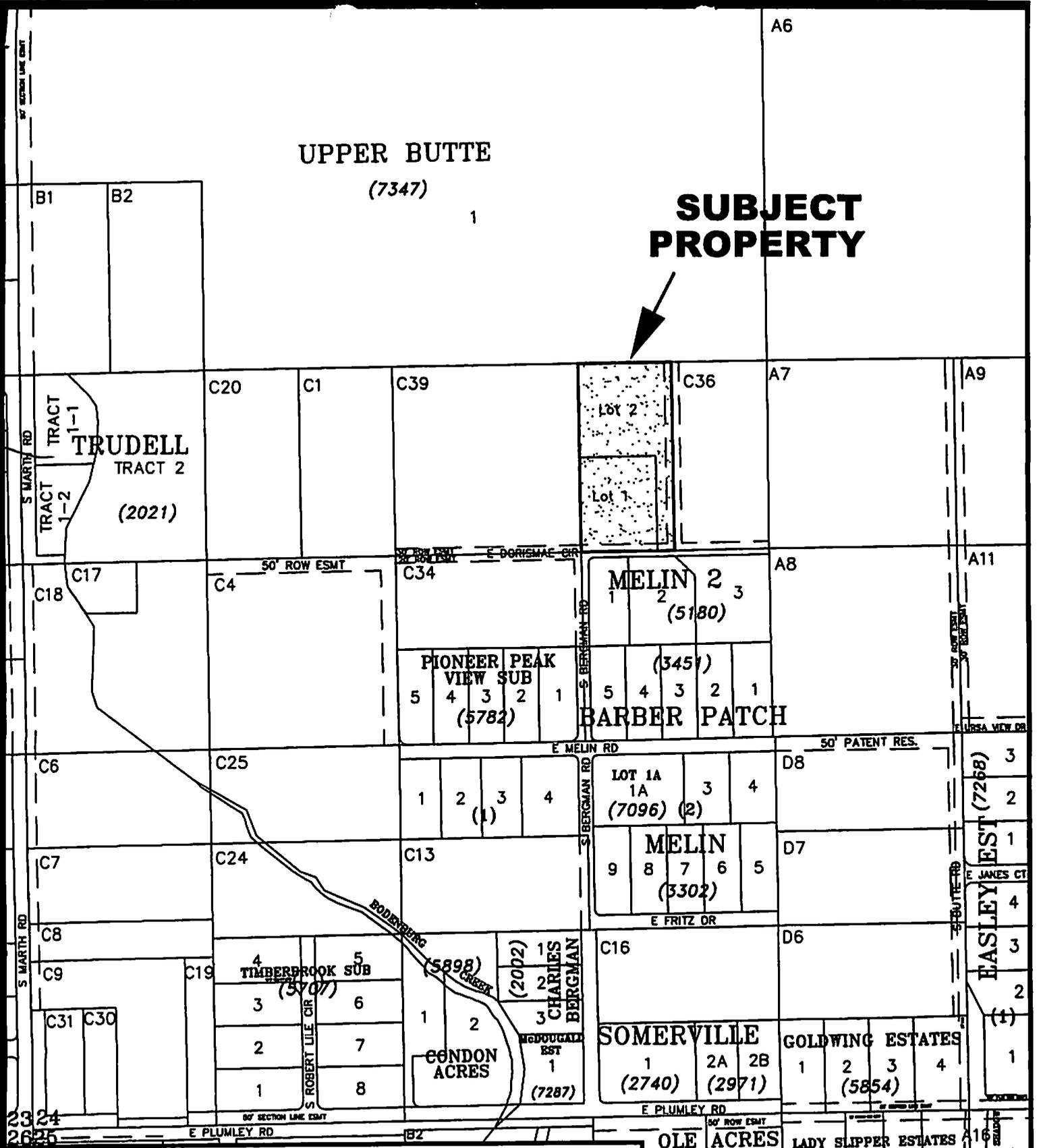
1. The abbreviated plat of Kurka Subdivision is consistent with AS 29.40.070, Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough department or outside agencies.
3. There was one public objection from property owner, Kristine George, owner of 17351 E. Dorismae Circle (tax parcel C36). She asks for an alternative design as the flag pole portion of proposed Lot 2 borders her driveway. Ms. George feels her quiet and privacy will be eliminated with the construction of a driveway in this location.
4. The proposed subdivision will access from E. Dorismae Circle which is maintained by the Borough.
5. The proposed lots have the minimum frontage onto a public road required by MSB 43.20.320, *Frontage* and MSB 43.20.300(D), *Flag lots*.

6. A civil engineer certified that the proposed lots will contain 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of useable building area as required per MSB 43.20.281.

7. Lot 1 will need to apply for a driveway permit from the MSB Permit Center.

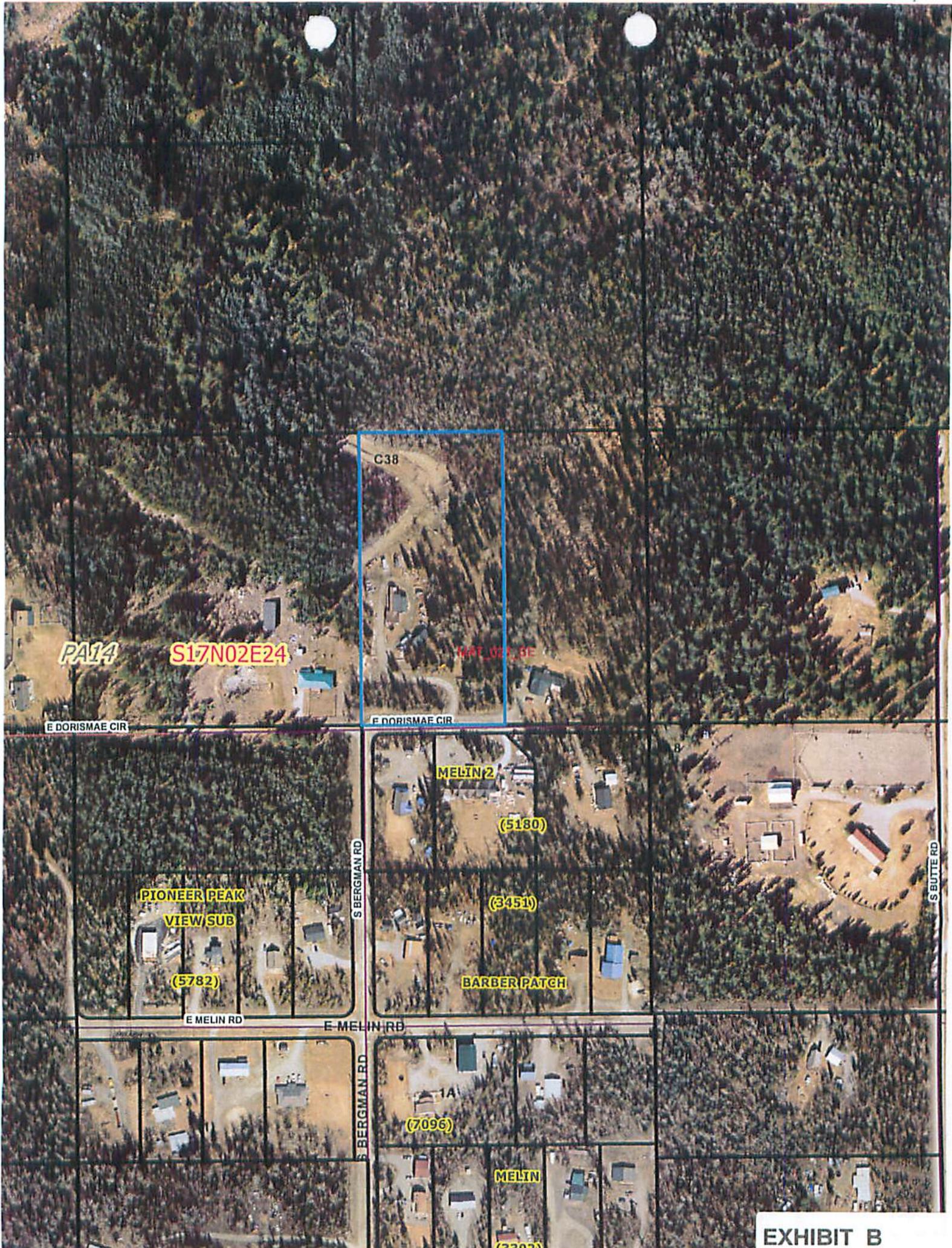
UPPER BUTTE
(7347)

**SUBJECT
PROPERTY**



VICINITY MAP
FOR PROPOSED KURKA SUBDIVISION
LOCATED WITHIN
SECTION 24, T17N, R2E, SEWARD MERIDIAN,
ALASKA
PALMER 12 MAP

OLE ACRES (7068)
LADY SLIPPER ESTATES (5607)
BUTTE LANDFILL TRANSFER



PA14

S17N02E24

C38

MAT_021 SE

E DORISMAE CIR

E DORISMAE CIR

MELIN 2

(5180)

PIONEER PEAK
VIEW SUB

(5782)

S BERGMAN RD

(3451)

BARBER PATCH

S BUTTE RD

E MELIN RD

E MELIN RD

1A
(7096)

MELIN

(3302)

EXHIBIT B

ERDMAN & ASSOCIATES
Consulting Engineers / Water Testing Laboratory

5200 Dunbar Drive
Wasilla, AK 99654

Phone 907-376-6989
Fax 907-373-2157

May 2, 2016

RECEIVED
JUN 02 2016
PLATTING

Matanuska Susitna Borough
350 East Dahlia Ave.
Palmer, AK 99645

Attn: Mr. Paul Hulbert, Platting Officer

Re: Proposed Korka Subdivision; Soils Report & Usable Area Determination

Dear Mr. Hulbert,

Erdman & Associates was retained to evaluate soil conditions and usable area for the proposed subdivision. As shown on the preliminary plat by Hanson Surveying & Mapping, the proposed subdivision will create 2 lots, each with an area greater than 40,000 square feet.

Erdman & Associates inspected a test pit on the subject property on 9/24/15. A test hole log and location map is attached. The test hole revealed that subsurface soil conditions are sand and gravel. Water table was not encountered to a depth of 16 feet.

Soil and water table conditions are suitable for installation of conventional onsite wastewater disposal (septic) systems. As indicated by the topography mapping, there are slopes exceeding 25% on the proposed Lot 2.

Based upon our soils investigation, and evaluation of surface topography, it is my opinion that the proposed Lots 1 & 2 each contains a minimum of 10,000 square feet of contiguous useable septic area, and a minimum 10,000 square feet of contiguous useable building area, as defined by MSB Title 43.

Please call if you have any questions or need additional information.

Sincerely,



Michael R. Erdman, P.E.

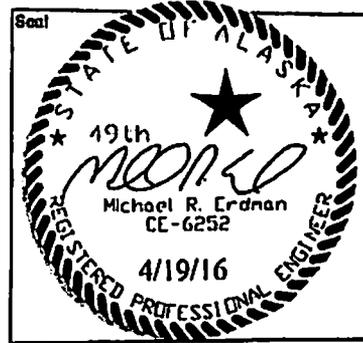


5/2/15

ERDMAN & ASSOCIATES

Consulting Engineers

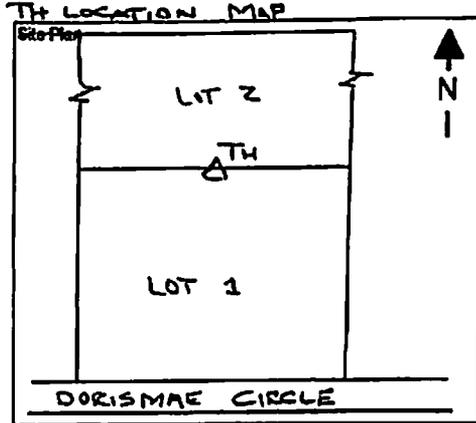
6200 Dunbar Drive
Wasilla, Alaska 99654
907 376-8989



SOILS LOG - PERCOLATION TEST

TEST HOLE # _____
 Performed For: Schwab & Associates
 Legal Description: Karlen sub

Depth, feet	Soil Type	Slope
1	OL-MC FS	
2	SP	
3	SAND	
4		
5		
6		
7		
8		
9	SP/GP	
10	SANDY	
11	CLAY	
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		



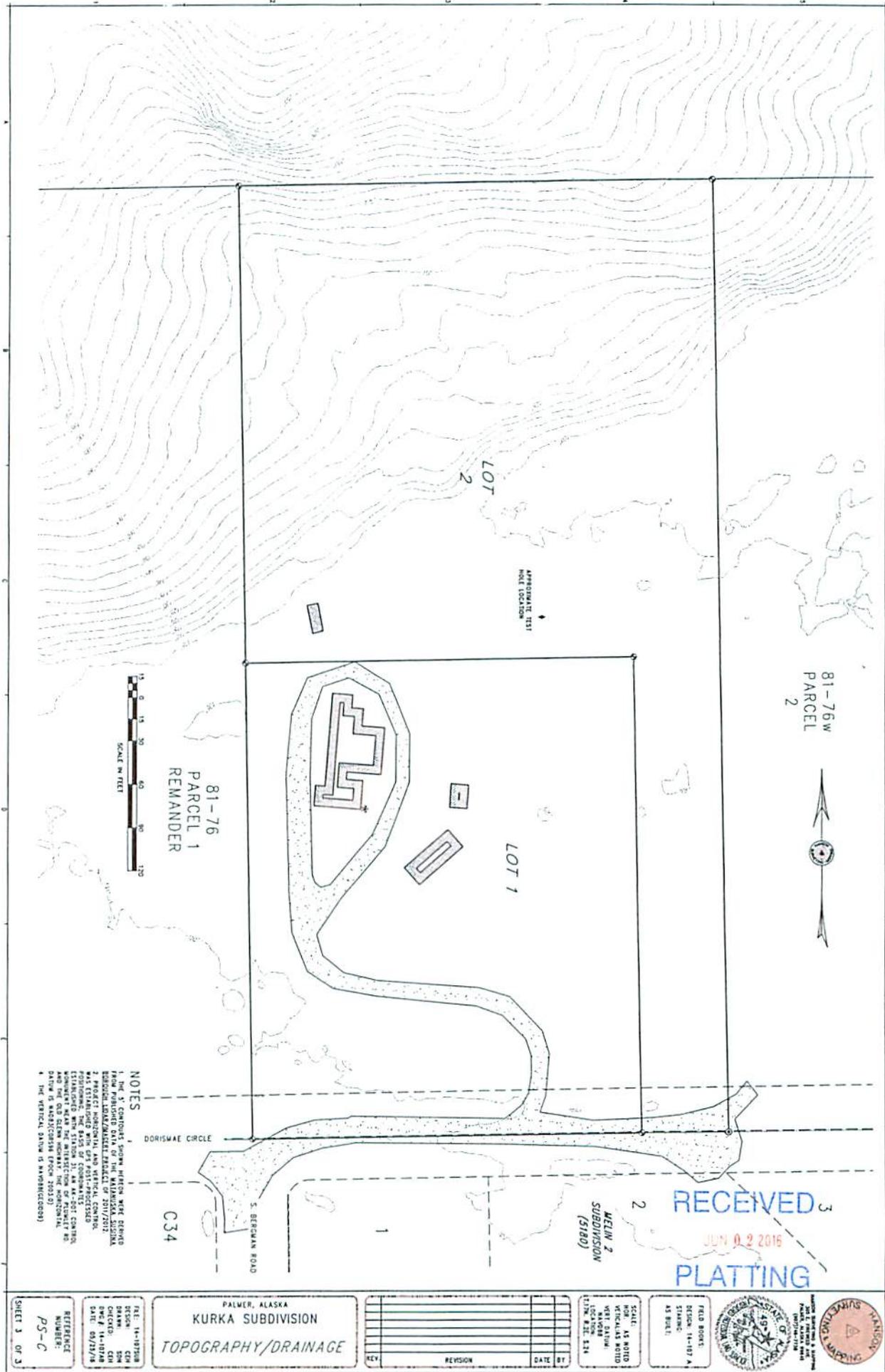
WAS GROUNDWATER ENCOUNTERED? no
 IF YES, AT WHAT DEPTH? _____
 DEPTH AFTER MONITORING? _____

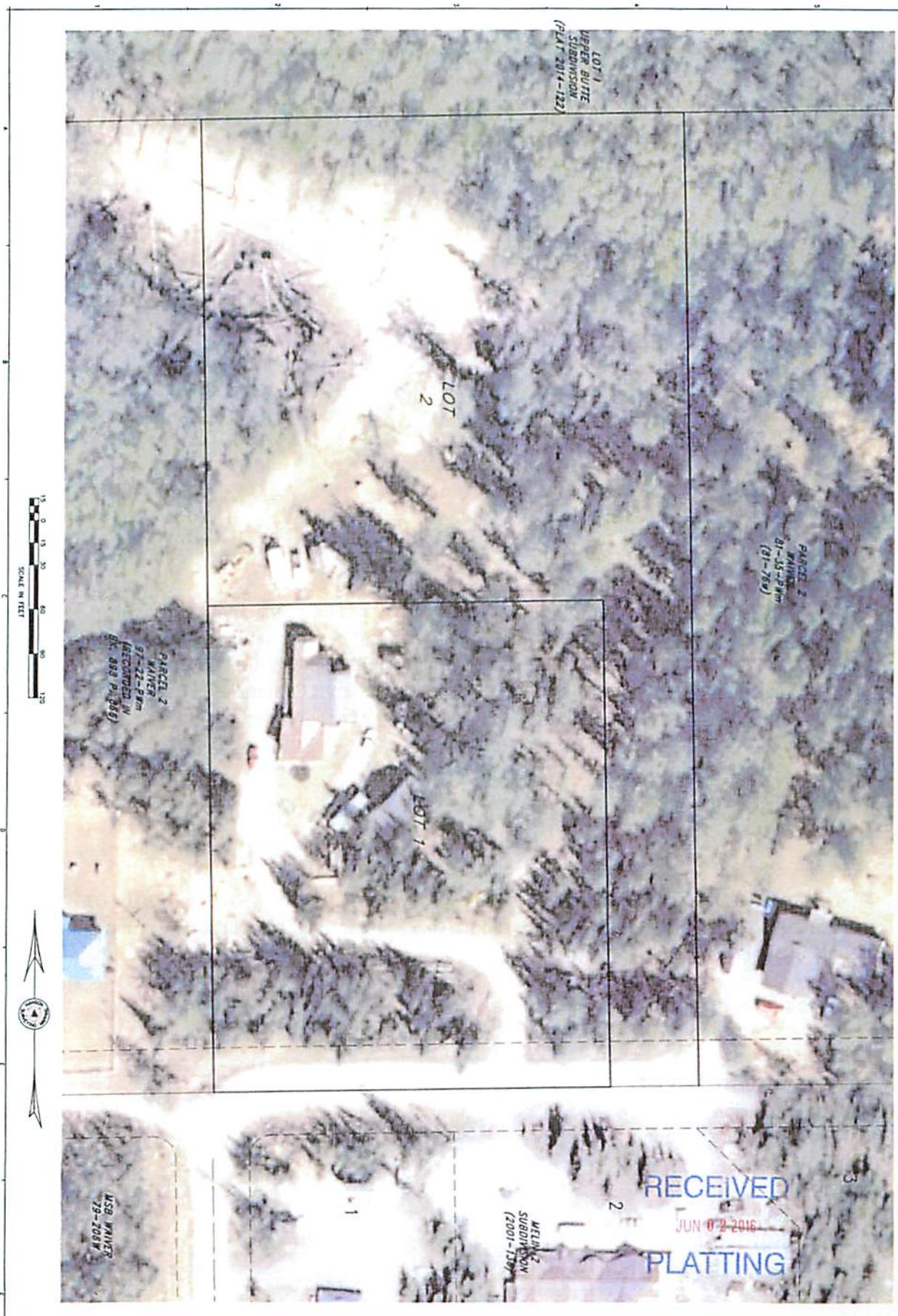
Slope _____

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
 - COMMENTS: _____
 PERFORMED BY: Schwab DATE: 7-24-15

15158





REFERENCE NUMBER PS-A SHEET 1 OF 3	FILE: 14-10718 DESIGN: CEM DRAWN: CEM CHECKED: LHM DATE: 07/20/16	PALMER, ALASKA KURKA SUBDIVISION PROJECT OVERVIEW	<table border="1"> <thead> <tr> <th>REV.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV.	REVISION	DATE	BY																	FIELD BOOK: DESIGN: 14-10718 STATION: AS BUILT		
	REV.	REVISION	DATE	BY																						
SCALE: AS NOTED HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED LOCATION: AS NOTED DATE: 07/20/16	MSB WAIVER 79-2087	MEILING SUBDIVISION (2001-171)	RECEIVED JUN 02 2016 PLATTING	PARCEL 2 WAIVER 81-15-29m (81-76m)	PARCEL 2 WAIVER 97-22-8m (RECORDED IN Bk. 889 P. 265)	LOT 1 UPPER BUTTE SUBDIVISION (PLAT 2014-122)																				

Cheryl Scott

From: Susan Lee
Sent: Wednesday, June 08, 2016 7:50 AM
To: Platting
Subject: RE: RFC Kurka

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: Cheryl Scott On Behalf Of Platting
Sent: Tuesday, June 07, 2016 3:28 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; beans@mtaonline.net; butteakcc@gmail.com; meshie@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; brian.young@usps.gov; mearow@matanuska.com; rglenn@mta-telco.com; jthompson@mta-telco.com; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com; jimsykesdistrict1@gmail.com
Subject: FW: RFC Kurka

All~

Attached is a Request for Comments for Parcel 1, Waiver 97-22-PWm, MSB Case # 2016-073, Tech CS. Also, attached is the vicinity map, owner's statement, soils report, topographic map, as-built survey and preliminary plat. Comments are due by June 27, 2016.

Please contact me if you have any questions.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645
(907)861-8692 ph
(907)861-8407 fax
cheryl.scott@matsugov.us



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: Cheryl Scott, Platting Technician
FROM: Sandra Cook, Cultural Resources
SUBJECT: Abbreviated Plat
TITLE: Kurka Subdivision
LEGAL: Section 24, T17N, R2E, SM
TAX MAP:

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 F



MATANUSKA-SUSITNA BOROUGH
Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

DATE: June 14, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *JS*
SUBJECT: Preliminary Plat Comments / Case #2016-073

RECEIVED

JUN 14 2016

PLATTING

Platting Tech: Cheryl Scott
Public Hearing: July 6, 2016
Applicant / Petitioner: Weideman Kurka Family Living Trust
TRS: 17N02E24
Tax ID: 17N02E24C038
Subd: Kurka Subdivision
Tax Map: PA 14

Comments:

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

Cheryl Scott

From: Theresa Taranto
Sent: Friday, June 24, 2016 1:17 PM
To: Platting
Subject: Weideman - Kurka S/D

No cases

Theresa Taranto
Development Services
Administrative Specialist

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

Cheryl Scott

From: Jamie Taylor
Sent: Monday, June 27, 2016 9:19 AM
To: Platting
Cc: Cheryl Scott
Subject: RE: RFC Kurka

No comment.

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

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

From: Cheryl Scott On Behalf Of Platting
Sent: Tuesday, June 07, 2016 3:28 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; beans@mtaonline.net; butteakcc@gmail.com; meshie@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; brian.young@usps.gov; mearow@matanuska.com; rglenn@mta-telco.com; jthompson@mta-telco.com; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com; jimsykesdistrict1@gmail.com
Subject: FW: RFC Kurka

All~

Attached is a Request for Comments for Parcel 1, Waiver 97-22-PWm, MSB Case # 2016-073, Tech CS. Also, attached is the vicinity map, owner's statement, soils report, topographic map, as-built survey and preliminary plat. Comments are due by June 27, 2016.

Please contact me if you have any questions.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645
(907)861-8692 ph



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 20, 2016

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

Subject: **Abbreviated Plat Request for Comments – Kurka Subdivision**
(Case No. 2016-073)

Dear Ms. Scott:

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

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

Sincerely,

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

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

Cheryl Scott

From: Kristine George <kmgeorge7@msn.com>
Sent: Monday, June 27, 2016 11:41 PM
To: Platting
Subject: Case #16-073 Kurka Parcel

Dear Platting Officer,

I would like to comment on the petition filed by the Amy Weideman Kurka Family Living Trust that would divide their parcel into two lots. It should come as no surprise that I am upset with the division because I share the east property line that is alongside the flag pole portion of the new lot.

I purchased my property at 17351 East Dorismae Circle in Palmer because it was at the end of a quiet street. Having this proposed flag pole located as it is described on the Vicinity Map means that I will be subject to in and out traffic for the full length of my property line, eliminating the quiet. Installation of a driveway at that area will also mean that trees and brush must be cleared. Those trees and brush have created a privacy barrier from the neighboring property that would also be eliminated.

I am currently out of state, but upon my return, I fear that the quiet and privacy of my property will have been ruined by this subdivision. I ask that an alternative be considered by the Platting Division and the owners of the Kurka parcel so that both property owners may continue to live happily in this neighborhood.

*Sincerely,
Kristine George
17351 E Dorismae Circle
Palmer, AK 99645
907-230-6777*

6B

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

ABBREVIATED PLAT: MOUNTAIN HOME ESTATE
LEGAL DESCRIPTION: SEC 21, 22 & 28, T20N, R09E, SEWARD MERIDIAN, AK
PETITIONERS: DARRELL C. & DEBORA R. FLOYD
SURVEYOR/ENGINEER: RECON, LLC
ACRES: 14.25 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE: 2016-072

REQUEST: The request is to create two lots from Parcel #3, MSB Waiver 2003-217-PWm (Tax Parcel D8, Section 21, Tax Parcel C2, Section 22 and Tax Parcel A2, Section 28), Township 20 North, Range 09 East, SM, AK. Access is from W. Glenn Highway. ADOT&PF requires one access only; petitioner will grant a private common access point at the common lot line.

EXHIBITS

Vicinity Map, Aerial Photos, Bare Earth Imagery
Soil Report

**Exhibit A – 4 pgs
Exhibit B – 5 pgs**

AGENCY COMMENTS

Department of Public Works
Code Compliance
Planning
Land & Resource Management Division
Cultural Resources
Utilities
Agency Comments

**Exhibit C - 1 pg
Exhibit D – 1 pg
Exhibit E - 1 pg
Exhibit F - 1 pg
Exhibit G – 1 pg
Exhibit H – 1 pg
Exhibit I – 2 pgs**

DISCUSSION: The subject parcel is located north of W. Glenn Highway at Milepost 101. Proposed Lot 1 is 8.01 acres; proposed Lot 2 is 6.24 acres. Petitioner will be required to have a common access point at the common lot line, as ADOT&PF will allow only one access onto W. Glenn Highway. Petitioner proposes to create a private common access easement to cover the existing driveways for each of the lots (see *Recommendation #6*). A plat note to show common access at the common lot line will be required (see *Recommendation #7*).

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 W. Glenn Highway.

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit C**. Steve Rowland, PE, of Recon LLC, notes one testhole was excavated on each of the two proposed lots. A location

map of the testholes location and testhole logs are attached. The soils consist of silty gravel. The entire property slopes moderately to steeply to the southwest at gradients of four to forty percent. Area drainage is excellent, given the natural ground slope and well-developed ditches along the Glenn Highway. Future development can be accomplished without adversely affecting area drainage patterns or adjacent properties. Testhole #1 represents the conditions to be expected in a useable portion of the property for on-site wastewater. Soils observed included a surface layer of fine sandy silt-loam overlying sandy gravel with some silt. No groundwater was encountered. Mr. Rowland reviewed the proposed subdivision plan, topographic maps, geologic maps, soils information of record and on adjacent properties. Based on the traverse of the property and familiarity with soils and geology of the subject area, it was determined that each of the two proposed lots have the required minimum of 10,000 sf of contiguous useable septic area and 10,000 sf of building area, in conformance with MSB Title 43.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) notes the existing gravel drive for Lot 2 encroaches on the right-of-way and asks if the driveway will be relocated. See *ADOT&PF comments and Recommendation #5*. Code Compliance notes (**Exhibit D**) no open cases. Planning (**Exhibit E**) notes the parcel is located within the Glacier View Special Land Use District; all development should comply with MSB 17.19. 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.

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

Agencies: (**Exhibit I**) ADOT&PF notes they have no objection to the plat, but the petitioners will need to apply for a driveway permit for the new driveway location. The old driveway will no longer be valid (see *Recommendation #5*).

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Glacier View Community Council; MSB Emergency Services, Permit Center or Pre-Design Division; MTA, MEA or GCI.

CONCLUSION: The plat of Mountain Home Estate 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

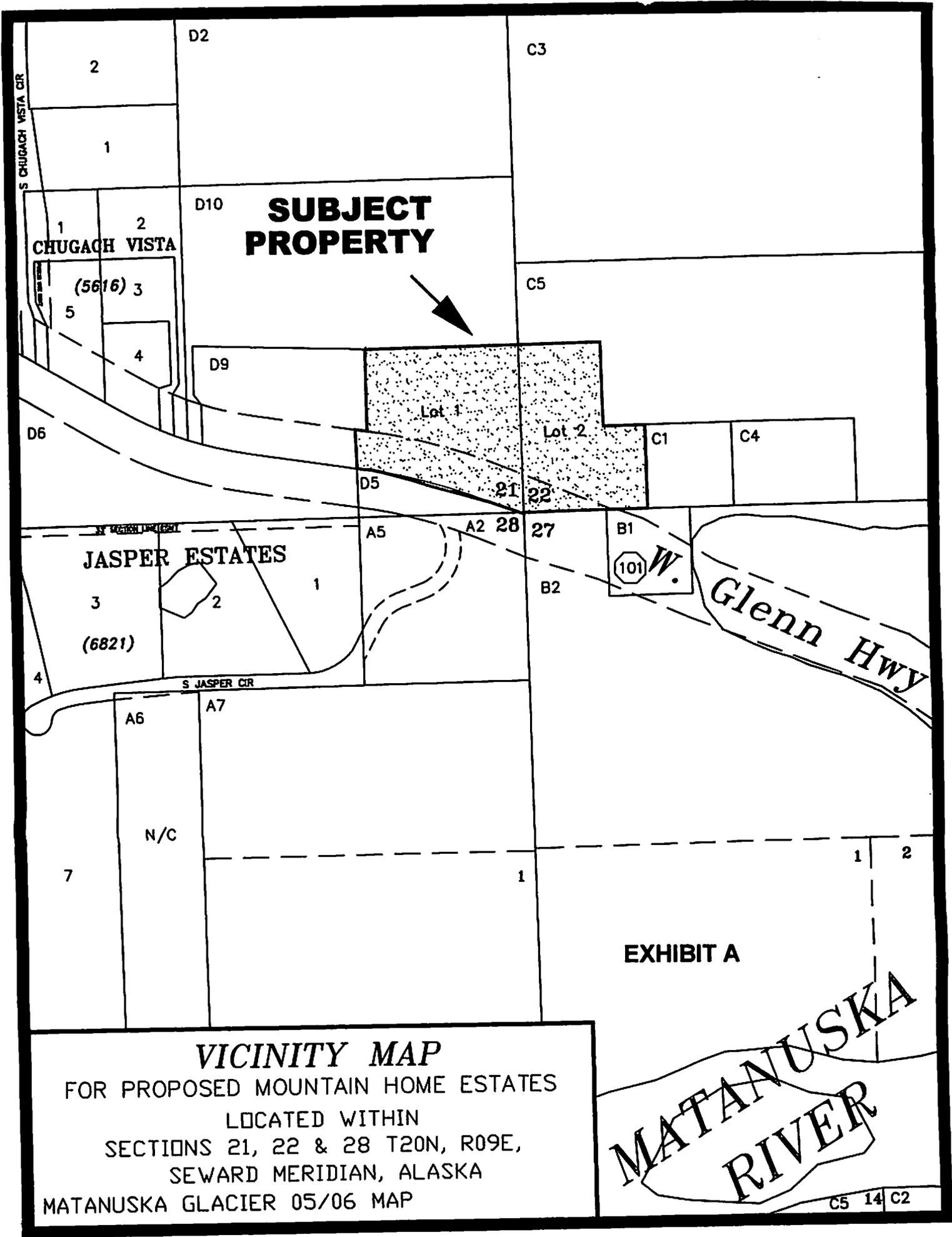
Staff recommends approval with the following conditions and findings:

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. Pay postage and advertising fees of \$41.76.
4. Show all easements of record on final plat.
5. Resolve driveway access with ADOT&PF and provide documentation to Platting staff.
6. Record a private common access easement to cover the existing driveways for each of the lots, and graphically show on final plat with recording information.
7. Add a plat note to read: "Common access at the common lot line only."
8. Submit recording fees, payable to SOA/DNR.
9. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Mountain Home Estate 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; Glacier View Community Council; MSB Emergency Services, 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. A driveway permit from ADOT&PF will be required.
9. Common access at the common lot line is required. A plat note stating such is required.
10. Petitioner proposes to record a private common access easement for both lots.

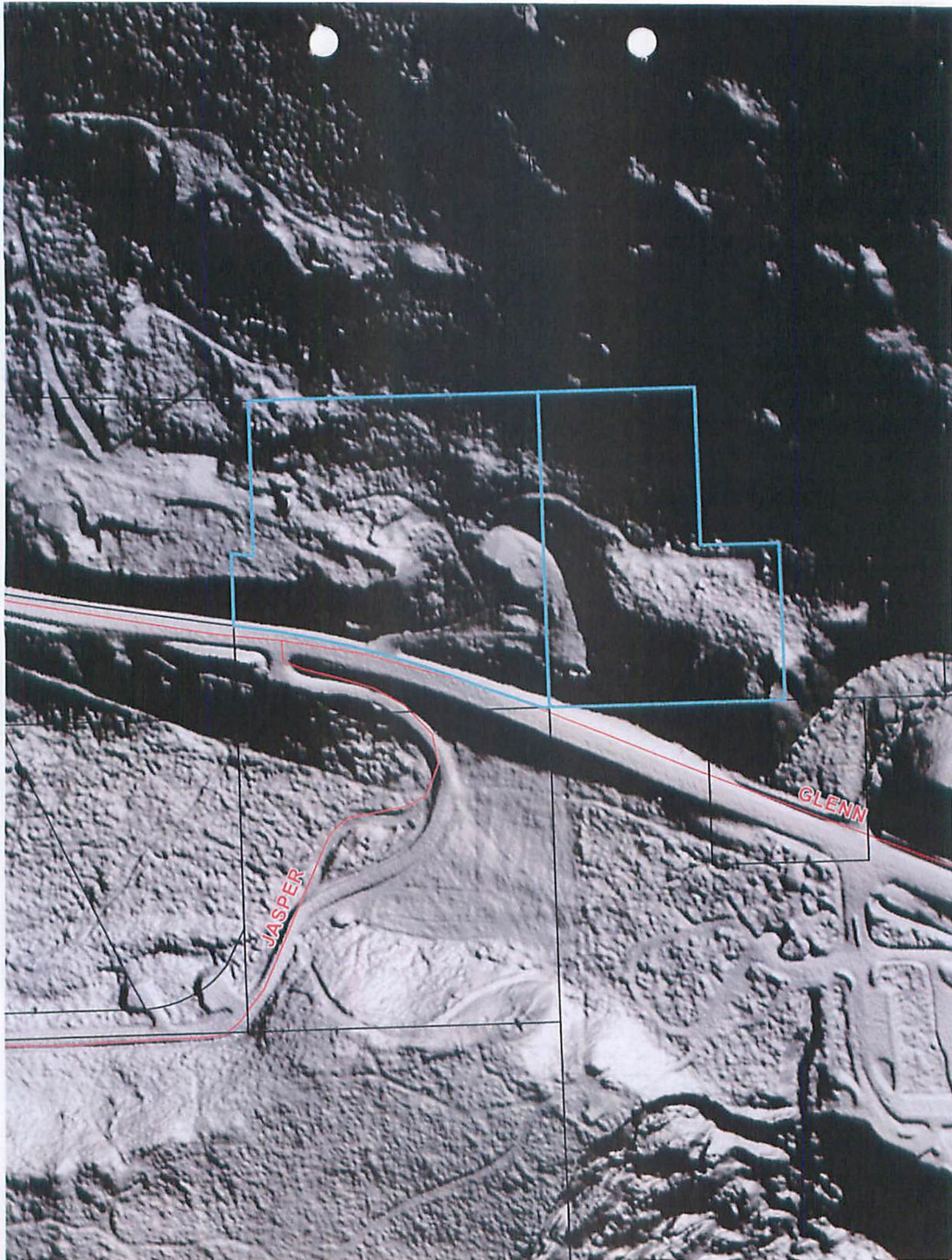


VICINITY MAP
 FOR PROPOSED MOUNTAIN HOME ESTATES
 LOCATED WITHIN
 SECTIONS 21, 22 & 28 T20N, R09E,
 SEWARD MERIDIAN, ALASKA
 MATANUSKA GLACIER 05/06 MAP



JASPER

GLENN



JASPER

GLENN



PINOCHLE

GAMWAY

JASPER

GLENN

KEITH'S



Rowland Engineering Consultants

481 West RECON Cir. · Palmer, Alaska 99645
907.746.3630 · 907.355.3006 cell · steve@reconllc.net

June 2, 2016

Matanuska-Susitna Borough
Platting Division
350 East Dahlia St.
Palmer, Alaska 99645

RECEIVED

JUN 03 2016

PLATTING

Re: Soils Investigation Report for: Mountain Home Estates Subdivision

Attn: Platting Officer

RECON LLC has completed an assessment of the subject property to determine compliance with MSB requirements for "useable area" as defined in Title 43 of Borough Code. The subject subdivision creates two lots containing 8.0 acres and 6.2 respectively. Each lot as proposed fronts on the Glenn Hwy near Milepost 101. Each lot is occupied by an existing single-family residence including an on-site well and engineered septic system. The proposed lots and existing development are shown on the referenced preliminary plat of Mountain Home Estates Subdivision prepared by RECON LLC. Included as Attachment A is a project area map showing the subdivision layout and location of test pits.

Steve Rowland, PE, completed an on-site property evaluation and soils investigation sufficient to provide an assessment of suitability for subdivision of the subject property. One test pit was excavated on each of the two proposed lots. Locations of the test pits were determined to be representative of conditions to be found on the developable portions each lot. Included as Attachment B are test pit logs.

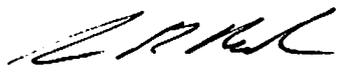
Regionally, the subject property is located on glacial deposits consisting silty gravel (till). The soils are typically suitable for this type of development. Groundwater can be expected at depths from near surface to greater than 50 ft. Bedrock is evident in cut-slopes in the vicinity of the property and can be expected from near surface to substantial depth. The entire property slopes moderately to steeply to the southwest at gradients of 4 to 40 percent. Ground surface elevation varies from 1690 ft to 1898 ft above mean sea level, with the highest point being at the northeast corner of the property. Area drainage is excellent, given natural ground slope and well-developed ditches along the Glenn Hwy.

There are no active natural drainage ways or streams within the subject property. A groundwater seep occurs on Lot 1 at the base of deep cut on the north side of the building pad. Future development can be accomplished without adversely affecting area drainage patterns or adjacent properties. The subject property is presently developed with a typical single-family residence located on each of the proposed lots. All undeveloped area is forested with a mixed stand of birch, white spruce, and aspen. Access to the subject property is directly from the Glenn Highway, which fronts the south limit of each lot. The residence located on each proposed lot, and homes located on adjacent properties, utilize on-site wells and conventional wastewater disposal systems. Surrounding properties are either undeveloped or developed with single-family homes on typically large lots. Each of the proposed lots is roughly rectilinear with length to width ratios of less than 2:1.

Two test pits were excavated on the subject property at locations shown on the map in Attachment A. Test Pit 1 (westernmost of two test pits) was selected as representative of the conditions to be expected in a useable portion of the property for on-site wastewater disposal. Test Pit 2 was located southeast of the existing residence on proposed Lot 2. Each test hole was logged by Steve Rowland, PE, of RECON LLC. Soils observed included a surface layer of fine sandy silt-loam overlying sandy gravel with some silt. The silt (topsoil) layer was found to be of variable thickness and the silty gravel extended to the limit of the test holes at a depth of 13 ft. The gravel soils have moderate permeability and are conducive to the type of development planned. No groundwater was encountered at the time test pits were excavated and logged. Refer to Attachment B, "Geologic Log of Test Pits."

In summary, Steve Rowland, PE, of RECON LLC has reviewed the proposed subdivision plan, topographic maps, geologic maps of the immediate area, and soils information of record and on adjacent properties. Based on the engineer's traverse of the property and familiarity with soils and geology of the subject area, it has been determined that each of the two proposed lots has the required minimum 20,000 square feet of "useable building area" and the required 10,000 square feet of "useable septic area" as defined in MSB Title 43. Each lot contains sufficient area with slopes amenable to site development, and there is no significant occurrence of surface water that impacts the proposed subdivision plan.

Sincerely,


Steven R. Rowland, PE



Mountain Home Estate

Subdivision within Sec. 21, 22, 28,
T020N R009E, S.M.

(PARCEL NO. 3, WAIVER NO. 2003-017-PWm)

Matanuska-Susitna Borough, Alaska

Map Produced 02 June 2016 by RECON LLC

481 W. Recon Cir., Palmer AK 99645

Soils Investigation Report, Attachment A



Note: Imagery predates
construction of residence on Lot 2

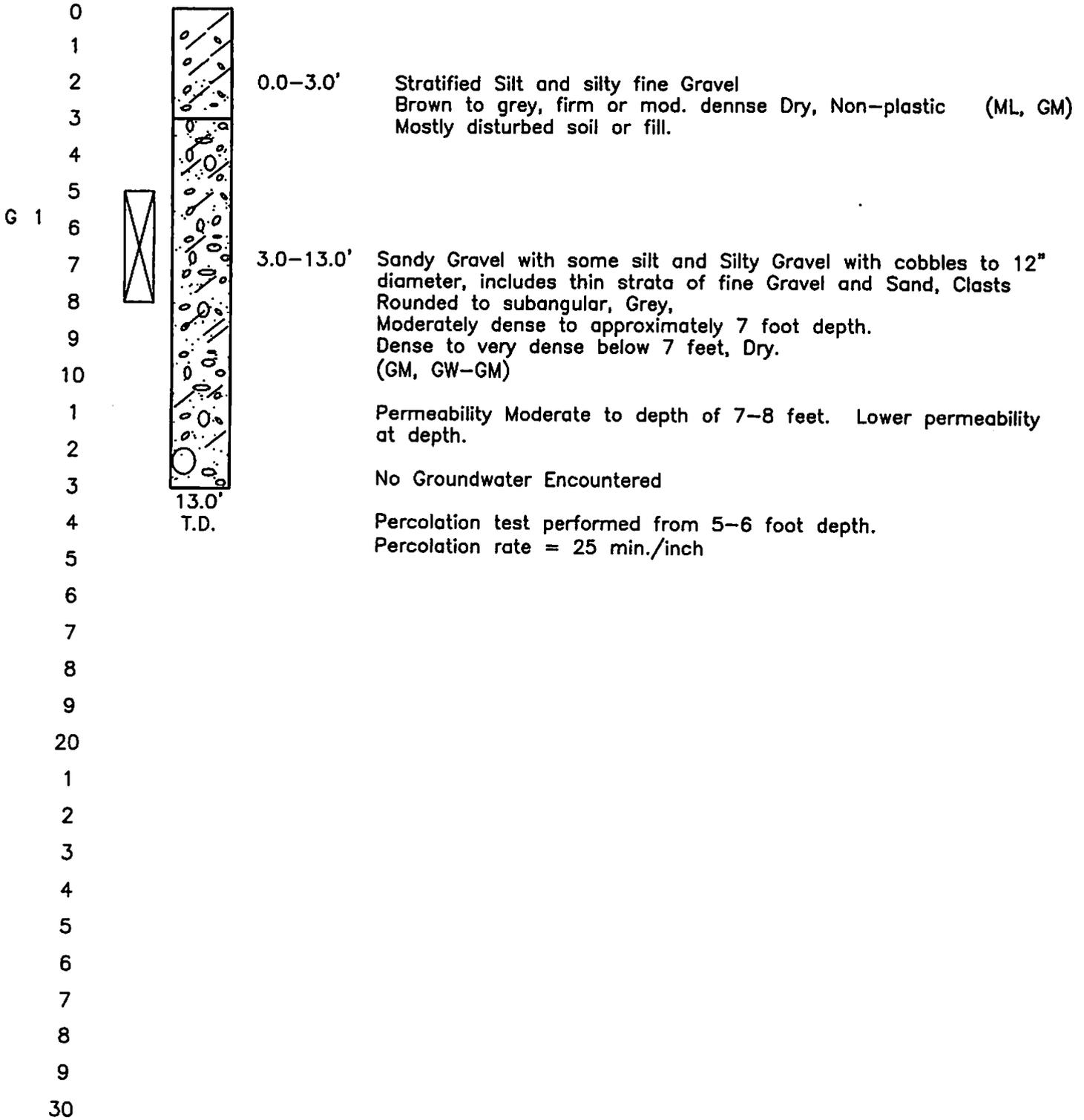
Legend

- Test Pits
- 10' Contours
- Approx. Lot Boundaries
- MSB Parcel Boundary
- Highway



GEOLOGIC LOG TEST PIT: TP - 1

Sample Method Sample Number Depth in Feet Blows per Foot Sample Interval Frozen Interval Graphic Log	Ground Elev.: 1733+- Total Depth : 13.0 Bottom Elev.: 1720+- Collar Elev.: N/A Reference: ^{ref} MSB LiDAR	Vegetation: Cleared Remarks: Lot 1 Mountain Home Estates Mile 101 Glenn Hwy	Location: 130' west of east lot line 380' south of north line N: NA E: NA
--	--	--	---



RECON, LLC

481 W. Arctic Ave.
 Palmer, Alaska 99645
 Ph: (907) 746-3630

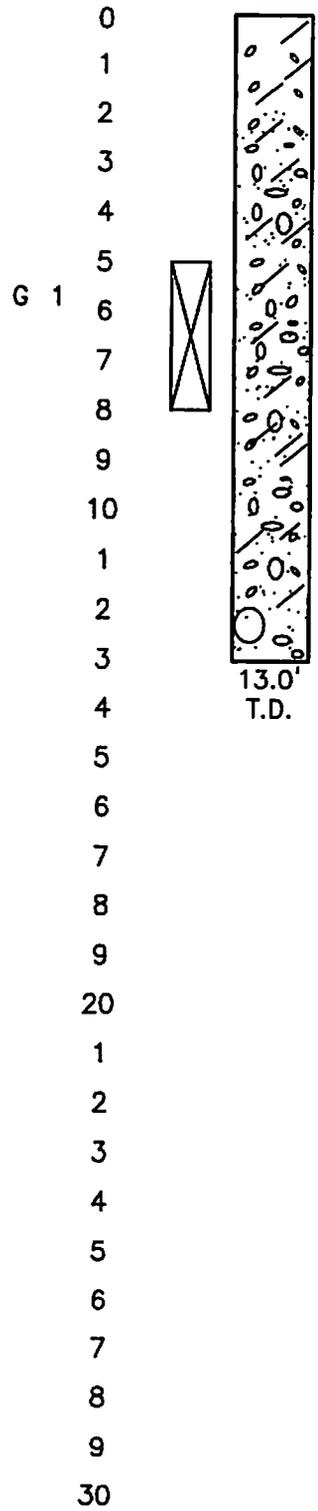
Project No.: 2015-049
 Project Name: Mountain Home Estate Subdivision
 Location: 32971 W Glenn Hwy
 Method Used: Test Pit
 Engineer: Steve Rowland, P.E.
 Date Begun: 08-10-2013

Sheet 1 of 1 Log # TP-1

Rig Type: Backhoe
 Contractor: RECON
 Date Comp.: 08-10-2013

GEOLOGIC LOG TEST PIT: TP - 2

Sample Method Sample Number Depth in Feet Blows per Foot Sample Interval Frozen Interval Graphic Log	Ground Elev.: 1780+- Total Depth : 13.0 Bottom Elev.: 1767+- Collar Elev.: N/A Reference: ^{ref} MSB LiDAR	Vegetation: Cleared Remarks: Lot 2 Mountain Home Estates Mile 101 Glenn Hwy	Location: 120' west of east lot line 120' south of north line N: NA E: NA
--	--	--	---



3.0-13.0' Sandy Gravel with some silt and Silty Gravel with cobbles to 12" diameter, Clasts Rounded to subangular, Grey, Moderately dense to Dense Dry.
 (GM, GW-GM)

Permeability Moderate
 No Groundwater Encountered

Percolation test performed from 6-7 foot depth.
 Percolation rate = 10 min./inch

RECON, LLC 481 W. Arctic Ave. Palmer, Alaska 99645 Ph: (907) 746-3630	Project No.: 2015-049 Project Name: Mountain Home Estate Subdivision Location: 32859 W Glenn Hwy Method Used: Test Pit Engineer: Steve Rowland, P.E. Date Begun: 06-30-2015	Sheet 1 of 1 Log # TP-2 Rig Type: Backhoe Contractor: RECON Date Comp.: 06-30-2015
---	--	---

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, June 27, 2016 8:31 AM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: RFC Mountain Home Est 16-072 AOB

It looks like the existing gravel drive for Lot 2 encroaches on the ROW, will it be relocated?

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

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

From: Amy Otto-Buchanan On Behalf Of Platting

Sent: Tuesday, June 07, 2016 2:29 PM

To: kevin.vakalis@alaska.gov; melanie.nichols@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); Hurn, John T (DOT) (tucker.hurn@alaska.gov); 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; jimsykesdistrict1@gmail.com; rickb@alaska.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); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)

Subject: RFC Mountain Home Est 16-072 AOB

Attached is the Request for Comments (RFC) for Mountain Home Estates, MSB Case #2016-072 Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by JUNE 27, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT C

Amy Otto-Buchanan

From: Theresa Taranto
Sent: Friday, June 24, 2016 1:16 PM
To: Platting
Subject: Floyd-Mountain Home Est

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: Tuesday, June 07, 2016 3:17 PM
To: Platting
Subject: RE: RFC Mountain Home Est 16-072 AOB

Property located within the Glacier View SpUD; all development should comply with MSB 17.19. 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: Tuesday, June 07, 2016 2:29 PM

To: kevin.vakalis@alaska.gov; melanie.nichols@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); Hurn, John T (DOT) (tucker.hurn@alaska.gov); 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; jimsykesdistrict1@gmail.com; rickb@alaska.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); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: RFC Mountain Home Est 16-072 AOB

Attached is the Request for Comments (RFC) for Mountain Home Estates, MSB Case #2016-072 Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by JUNE 27, 2016. Please let me know if you have any questions. Thanks. A.

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



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

MEMORANDUM

DATE: June 14, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *NSC*
SUBJECT: Preliminary Plat Comments / Case #2016-072

RECEIVED
JUN 14 2016
PLATTING

Platting Tech: Amy Otto-Buchanan
Public Hearing: July 6, 2016
Applicant / Petitioner: Floyd
TRS: 20N09E21, 28, 28
Tax ID: 120N09E21D008, 120N09E22C002, 112N09E28A002
Subd: Mountain Home Estate
Tax Map: MG 05

Comments:

- No borough land 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: 20 June 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Cultural Resources
SUBJECT: Abbreviated Plat
TITLE: Mountain Home Estate
LEGAL: Section 21,22 & 28, T20N, R9E, SM
TAX MAP: MG 05/06

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 20, 2016

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

**Subject: Abbreviated Plat Request for Comments – Mountain Home Estate
(Case No. 2016-072)**

Dear Ms. Otto-Buchanan:

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

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

Sincerely,

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

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

EXHIBIT H



THE STATE
of ALASKA
GOVERNOR BILL WALKER

Department of Transportation
And Public Facilities

CENTRAL REGION
Planning & Administrative Services

4111 Aviation Avenue
Anchorage, Alaska 99502
Main: 907.269.0520
Fax: 907.269.0521

June 15, 2016

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has the following comments:

- **Tax Map PA 12 Sec 05, T17N, R02E**
 - No direct access will be granted to Glenn Highway for any of the lots as there is access to Moore Road via the flag lot. A 60' easement dedication is required to provide internal circulation access for all the lots to Moore Road.
- **Mountain Home Estate**
 - We have no objection to the plat, but the petitioners will need to apply for a driveway permit for the new driveway location. The old driveway will no longer be valid.
- **Aurora View Estates**
 - No direct access to Plumley Road. All current access to Plumley will no longer be valid from Lot 1 & 2.
 - We suggest that the petitioners consider establishing an easement that will connect from Caudill to Aurora View Circle (following the flag lots) as this will provide the subdivision with alternative access in case of emergency.

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

Sincerely,

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

Melanie Nichols
Mat-Su Area Planner

"Keep Alaska Moving through service and infrastructure."

EXHIBIT I

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