

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JULY 13, 2016**

ABBREVIATED PLAT:       **SMITH TA RSB BLOCK 11 LOTS 29 & 30**  
LEGAL DESCRIPTION:     **SEC 33, T17N, R02E, SEWARD MERIDIAN, AK**  
PETITIONERS:           **CYNTHIA BIRD**  
SURVEYOR:               **HANSON SURVEYING & MAPPING**  
ACRES: .358 ±            **PARCELS: 1**  
REVIEWED BY:            **AMY OTTO-BUCHANAN**                               **CASE: 2016-079**

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**REQUEST:** The request is to eliminate the common lot lines between Lots 29 & 30, Block 11, Smith TA Subdivision, Plat No. 64-6, Section 33, Township 17 North, Range 02 East, SM AK, to be known as LOT 29A, containing .358+ acres.

**EXHIBITS**

Vicinity Map & Aerial Maps

**Exhibit A – 3 pgs**

**AGENCY COMMENTS**

City of Palmer

**Exhibit B – 2 pgs**

**DISCUSSION:** The subject parcel is located east of N. Glenn Highway, south of W. Dolphin Avenue, north of W. Caribou Avenue and directly west of N. Baily Street, within the city limits of Palmer. The plat will create one lot, approximately .358 acres. This case is being heard under MSB 43.15.025(B)(1-4) Abbreviated Plats and MSB 43.15.054(G), exemptions for elimination of common lot lines. Staff notes Request for Comments were sent to City of Palmer; US Army Corps of Engineers (USACE), ADF&G, and the US Postmaster. USACE and US Postmaster did not respond. Notice of Public Hearing was sent out pursuant to code.

**Comments:** City of Palmer (**Exhibit B**) City Manager, Building Inspector, Fire Chief and Public Works have no comments. Community Development notes the proposed lot is zoned R-1 Single-family Residential and will exceed the minimum lot width of 50' and the minimum lot area of 5,000 sf as required for the R-1 Single-family residential district. The Planning and Zoning Commission will review at the next regularly scheduled P&Z meeting held on July 21, 2016 and additional comments, if any, will be forwarded at that time

**CONCLUSION:** The plat of Smith TA RSB Block 11 Lots 29 & 30 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025(B)(1-4) Abbreviated Plats and MSB 43.15.054(G), exemptions for elimination of common lot lines. There were no objections to the plat from the general public in response to the Notice of Public Hearing. A soils report is not required, pursuant to MSB 43.15.025(B) and MSB 43.15.054(G), exemptions for elimination of common lot lines.

## **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 mailing and advertising fees of \$74.19.
4. Add Tract A to the Pippel Subdivision in the Vicinity Map.
5. Delete portions of road names in the Vicinity Map, or move so they are readable.
6. Move the designation of E. Scott Road in the Vicinity Map so it is readable.
7. Move S. Bailey Street in the Vicinity map so it is readable.
8. Show Lots 21 and 22 as separate lots, as they have not been platted.
9. Add the utility easement designation to the utility easement on the east side of Lots 15-22.
10. In Plat Note 1, add the statement that this lot is served by the City of Palmer city water and city sewer.
11. Show all easements of record on final plat.
12. Submit recording fees, payable to SOA/DNR.
13. Submit final plat in full compliance with Title 43.

### **FINDINGS for PRELIMINARY PLAT**

1. The plat of Smith TA RSB Block 11 Lots 29 & 30 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025(B)(1-4) Abbreviated Plats and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. There were no objections from the general public in response to the Notice of Public Hearing. There was one response from the general public in support of the lot line elimination.
3. A soils report is not required, pursuant to MSB 43.15.025(B) and MSB 43.15.054(G), exemptions for elimination of common lot lines.
4. At the time of staff report write-up, there were no responses from USACE; ADF&G; or US Postmaster.

TR A

PIPPEL  
FRENCH  
HAVEN  
2  
(5532)

4  
(7197)

E SCOTT RD

A13

**SUBJECT  
PROPERTY**

A16

W DOLPHIN AVE

E DOLPHIN AVE

48	25
47	26
46	27 (11)
45	28
44	29A
43	31
42	32
41	33
40	34
39	35
38	36
37	

24	1
23	2
22	3
21	4
20	5
19	6
18	7
17	8
16	9
15	10A
14	11
13	12A

18	1
17	2
16	3
15	4
14	5
13	6
12	7
11	8
10	9

W CARIBOU AVE

E CARIBOU AVE

32	
31	(10)
30	19
29	20A
28	(2736)
27	22A
26	23
25	24

16	
15	
14	(5028)
13	4
12	5
11	6
10	7
9	8

22	1
21	2
20	3
19	4
18	5
17	6
16	7

N ALASKA ST

N BAILEY ST

N BAILEY ST

SMITH  
(12)

(9)  
(5021)

TRACT A  
(4979)

**VICINITY MAP**

FOR SMITH TA RSB B/11 L/29 & 30  
LOCATED WITHIN  
SECTION 33, T18N, R02E, SEWARD MERIDIAN,  
ALASKA

PALMER 05 MAP

**EXHIBIT A**

W. BEAVER AVE E.

3	2	1
20	21	22

6	5	4	3	2	1
7	8	9	10	11	12

(5)



BAILEY



SCOTT

COBB

1ST

2ND

3RD

EAGLE

BONANZA

ALASKA

DOLPHIN

BALLEN

CARIBOU

CARIBOU

BONANZA

## Amy Otto-Buchanan

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**From:** Kimberly McClure <kmclure@palmerak.org>  
**Sent:** Wednesday, July 06, 2016 4:00 PM  
**To:** Platting; Eileen Probasco  
**Subject:** RE: RFC Smith TA RSB 16-076 AOB  
**Attachments:** Memo to Borough for Review.pdf

Good afternoon,

Attached are the comments received regarding the above referenced proposed platting action. This plat is scheduled to be reviewed at the July 21 P & Z meeting - any additional comments will be forwarded at that time.

Thank you,

Kimberly McClure  
Planning & Code Compliance Technician  
City of Palmer  
Department of Community Development  
645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone (907) 761-1306  
Fax (907) 745-5443  
<mailto:kmclure@palmerak.org>

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

**From:** Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting  
**Sent:** Monday, June 20, 2016 8:33 AM  
**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); Kimberly McClure <[kmclure@palmerak.org](mailto:kmclure@palmerak.org)>; Sandra Garley <[sgarley@palmerak.org](mailto:sgarley@palmerak.org)>  
**Subject:** RFC Smith TA RSB 16-076 AOB

Attached is a Request for Comments for the elimination of a common lot line of Lots 29 & 30, Block 11, Smith TA Subdivision. Comments are due by July 6, 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)



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley  
Director

David Meneses  
Building Inspector

Beth Skow  
Library Director

## MEMORANDUM

TO: Eileen Probasco  
FROM: Kimberly McClure, Planning Technician  
DATE: July 6, 2016  
SUBJECT: Preliminary Plat Review – Lots 29 & 30, Block 11, T A Smith

Inside City Limits

Outside City Limits

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We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No comments received.
2. Building Inspector: No changes necessary.
3. Community Development: The proposed lot is zoned R-1 Single-family Residential and will exceed the minimum lot width of 50 feet and the minimum lot area of 5,000 square feet as required for the R-1 Single-family residential district.
4. Fire Chief: No changes necessary.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: This plat will be reviewed at the next regularly scheduled P & Z meeting held on July 21, 2016; any additional comments will be forwarded.



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
July 13, 2016**

PRELIMINARY PLAT:      **SILVERLEAF ESTATES PHASE II, LOTS 1-4**  
LEGAL DESCRIPTION:    **SEC 32, T18N, R01W, S.M., AK**  
PETITIONER:            **TIMOTHY J. NARDINI**  
SURVEYOR/ENGINEER:   **ACUTEK GEOMATICS, LLC / SDCS, LLC**  
ACRES:                 **3.72**                 **PARCELS: 4**  
REVIEWED BY:            **CHERYL SCOTT**                 **CASE: 2016-078**

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**REQUEST:**

The request is to subdivide Tract A4, Silverleaf Estates Phase II (Plat 2000-136) of Section 32, T18N, R1W into four lots to be known as Lots 1-4 Silverleaf Estates Phase II, containing 3.72 acres more or less.

**EXHIBITS:**

Vicinity Map	<b>EXHIBIT A 1 pg</b>
Aerial Map	<b>EXHIBIT B 1 pg</b>
Soils Report	<b>EXHIBIT C 6 pgs</b>

**COMMENTS:**

Planning	<b>EXHIBIT D 1 pg</b>
Cultural Resources	<b>EXHIBIT E 1 pg</b>
Land & Resource Management	<b>EXHIBIT F 1 pg</b>
Code Compliance	<b>EXHIBIT G 1 pg</b>
Department of Public Works	<b>EXHIBIT H 1 pg</b>
Enstar	<b>EXHIBIT I 1 pg</b>
MTA	<b>EXHIBIT J 1 pg</b>
GCI	<b>EXHIBIT K 1 pg</b>
City of Wasilla	<b>EXHIBIT L 1 pg</b>

**DISCUSSION:**

**Access:** Lots 1 & 2 will access from N. Ashford Blvd. and Lots 3 & 4 will access at a common access point on W. Spruce Avenue. Both roads are maintained by the City of Wasilla. Lots 2, 3 and 4 meet the required frontage onto a public road and comply with MSB 43.20.320, *Frontage*. Lot 1 is a flag lot and complies with MSB 43.20.300(D)(1)(a) with 30' frontage onto a public road.

**Soils:** The civil engineer provided a soils report including two test hole logs. The soils encountered were gravely sand with cobbles. Groundwater was encountered in test hole #2 at a depth of 10'. The engineer stated the topography change is 28' from the south to the north of the property. However, even with this large change in topography, there is 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of buildable area on each lot. This parcel is adjacent to existing City of Wasilla approved and maintained roads and the subdivision of the land will not change the slope or drainage of the roads. There are no existing drainage issues and the drainage patterns will remain the same. **(Exhibit C)**

**COMMENTS:**

MSB Planning Department stated the property is located in the City of Wasilla. **(Exhibit D)**

MSB Cultural Resources has no objections **(Exhibit E)**

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

Code Compliance stated there were no cases. **(Exhibit G)**

Department of Public Works stated the property is located in the City of Wasilla. **(Exhibit H)**

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

MTA has reviewed the plat and has no objections. **(Exhibit J)**

GCI stated they have no objections. **(Exhibit K)**

City of Wasilla commented that there needs to be a plat note indicating that Lots 3 & 4 share a common driveway onto Spruce Avenue and that the plat needs to show an easement that gives each property owner deeded access. Staff notes that this would be a private easement and there are no dedications of easements on an Abbreviated Plat. **(Exhibit L) (Recommendation #7)**

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

**CONCLUSION**

The plat of Silverleaf Estates Phase II, Lots 1-4 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. This plat creates four 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, outside agency or members of the public.

## **RECOMMENDATIONS**

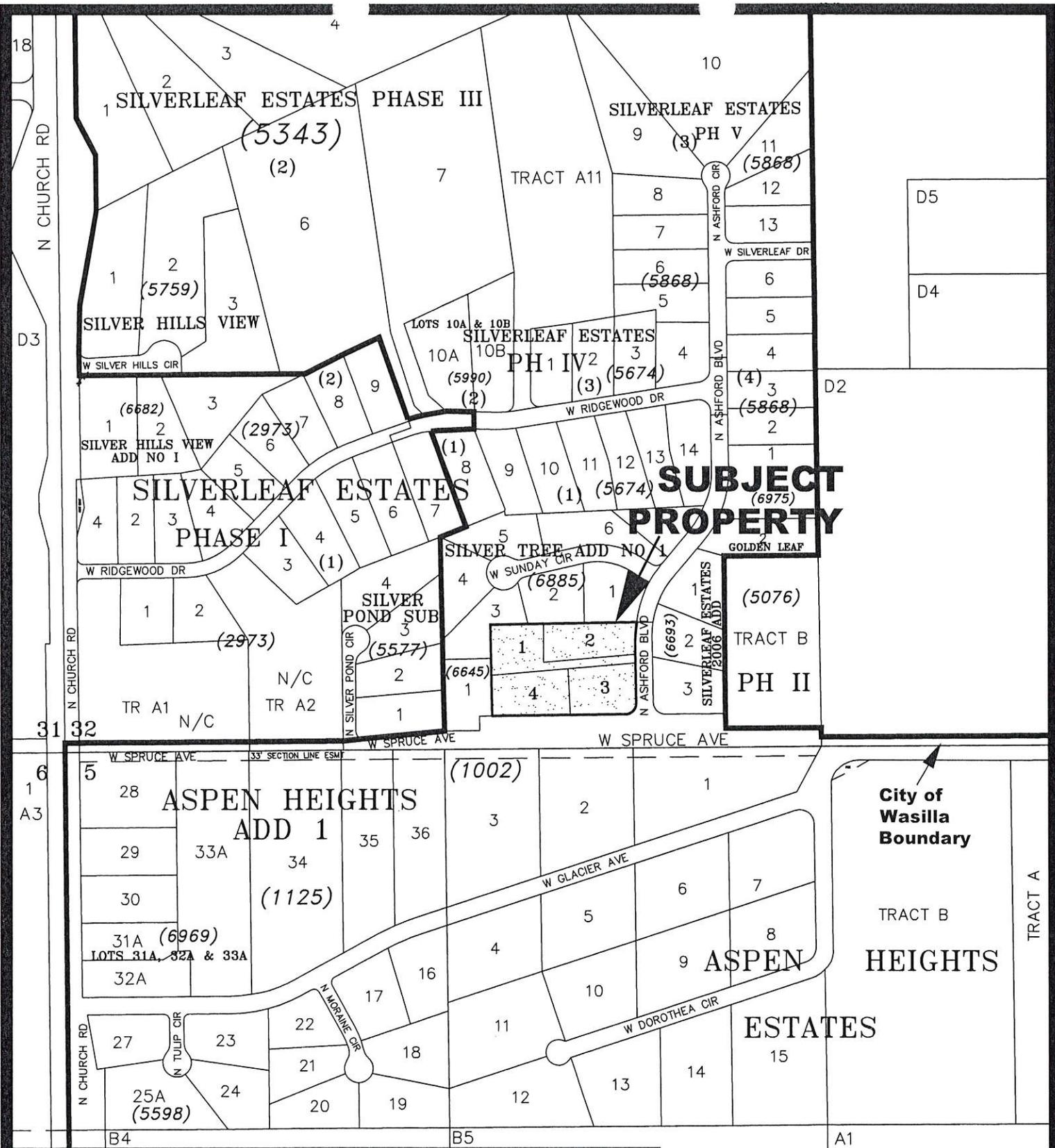
Staff recommends approval of the abbreviated plat of Silverleaf Estates Phase II, Lots 1-4 contingent on the following recommendations:

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. Provide a copy of the approved subdivision permit from the City of Wasilla to Platting prior to recordation.
6. Show all easements of record on the final plat per MSB 43.15.051(P).
7. Add a plat note stating Lots 3 and 4 must share a common driveway onto Spruce Avenue.
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 Silverleaf Estates Phase II, Lots 1-4 is consistent with AS 29.40.070, Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough department, outside agencies or the public.
3. Proposed Lots 1 & 2 will access from N. Ashford Blvd. and Lots 3 & 4 will access at a common access point on W. Spruce Avenue.
4. This parcel is in the City of Wasilla and requires a subdivision permit with approval from the City.
5. City of Wasilla suggested a common access easement be recorded to protect legal access to Lots 3 and 4.

6. The proposed lots have the minimum frontage onto a public road required by MSB 43.20.320, *Frontage* and MSB 43.20.300(D)(1)(a), *Flag lots*.
7. 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.



## VICINITY MAP

FOR PROPOSED SILVERLEAF ESTATES PH II  
 LOTS 1-4  
 LOCATED WITHIN  
 SECTION 32, T18N, R1W, SEWARD MERIDIAN,  
 ALASKA

WASILLA 5 MAP

EXHIBIT A

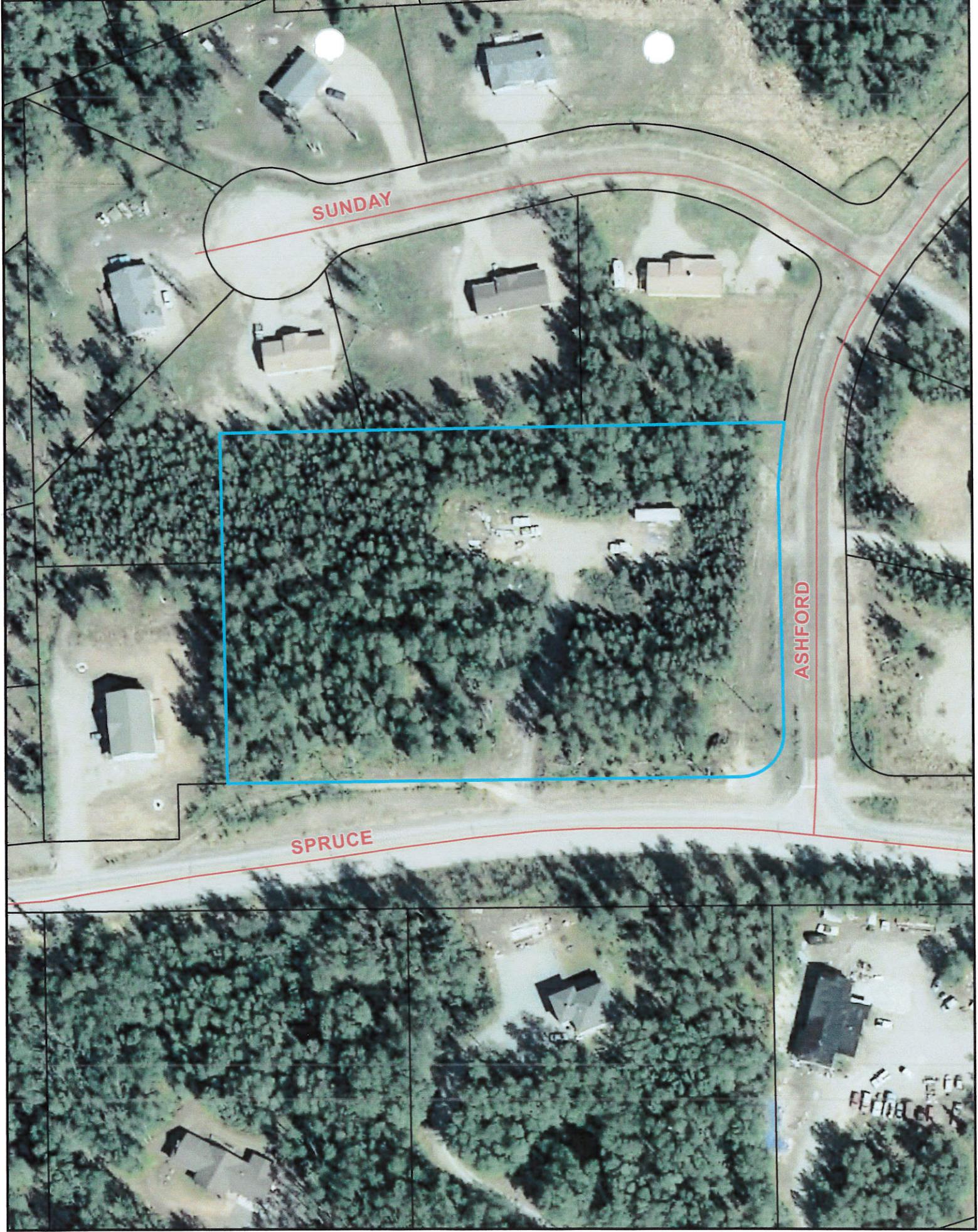


EXHIBIT B

5900 W. Dewberry Dr  
Wasilla, AK 99623

# SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609  
Fax: (907) 357-5608

6/17/2016

Platting Officer  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645-6488

RECEIVED  
JUN 17 2016  
PLATTING

Re: Engineering Report– Silverleaf Estate Phase II

To Whom it May Concern,

This letter is to serve for the engineering report for the above referenced subdivision and platting action. The platting action is to subdivide a 3.722 acre parcel into 4 lots. Each lot will be over 40,000 square feet. There are existing roads adjacent to this parcel and no new roads will be needed for this platting action. Figure 1 shows the location of the proposed subdivision.

### Topography

There is a significant change in elevation from the south side to the north side of the proposed subdivision. The change in topography is 28'. However, even with this large change in topography, there is at least 10,000 sq.ft. on each proposed lot that would allow for construction of a conventional septic system. This is also at least 10,000 sq.ft. of buildable area on each lot.

### Soils Investigation

Soil information is needed to determine if existing soil conditions are suitable for onsite wastewater disposal systems. This includes soils capable of supporting a soil absorption system that meets all ADEC offset requirements from groundwater and bedrock.

Two test holes were excavated within the subdivision boundaries. Figure 2 shows the locations of the test holes. The soils encountered were gravely sand with cobbles. Groundwater was encountered in test hole number 2 at an elevation of 10'. Logs of the test holes are included with this report.

These types of soils are compatible with on-site septic systems. The elevation of the groundwater does allow for a conventional septic system to be constructed.

### Drainage Plan

This parcel is adjacent to existing City of Wasilla approved and maintained roads. Subdividing this property will not change the slope or drainage of this road. This parcel is developed with no existing drainage issues. Subdividing this property will not change the existing drainage patterns.

### Summary

Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous usable septic area within each of the proposed lots as required by the Matanuska-Susitna Borough Subdivision Regulations. This is also at least 10,000 sq.ft. of buildable area on each lot.

The drainage pattern of the existing road and topography will not be altered by this platting action.

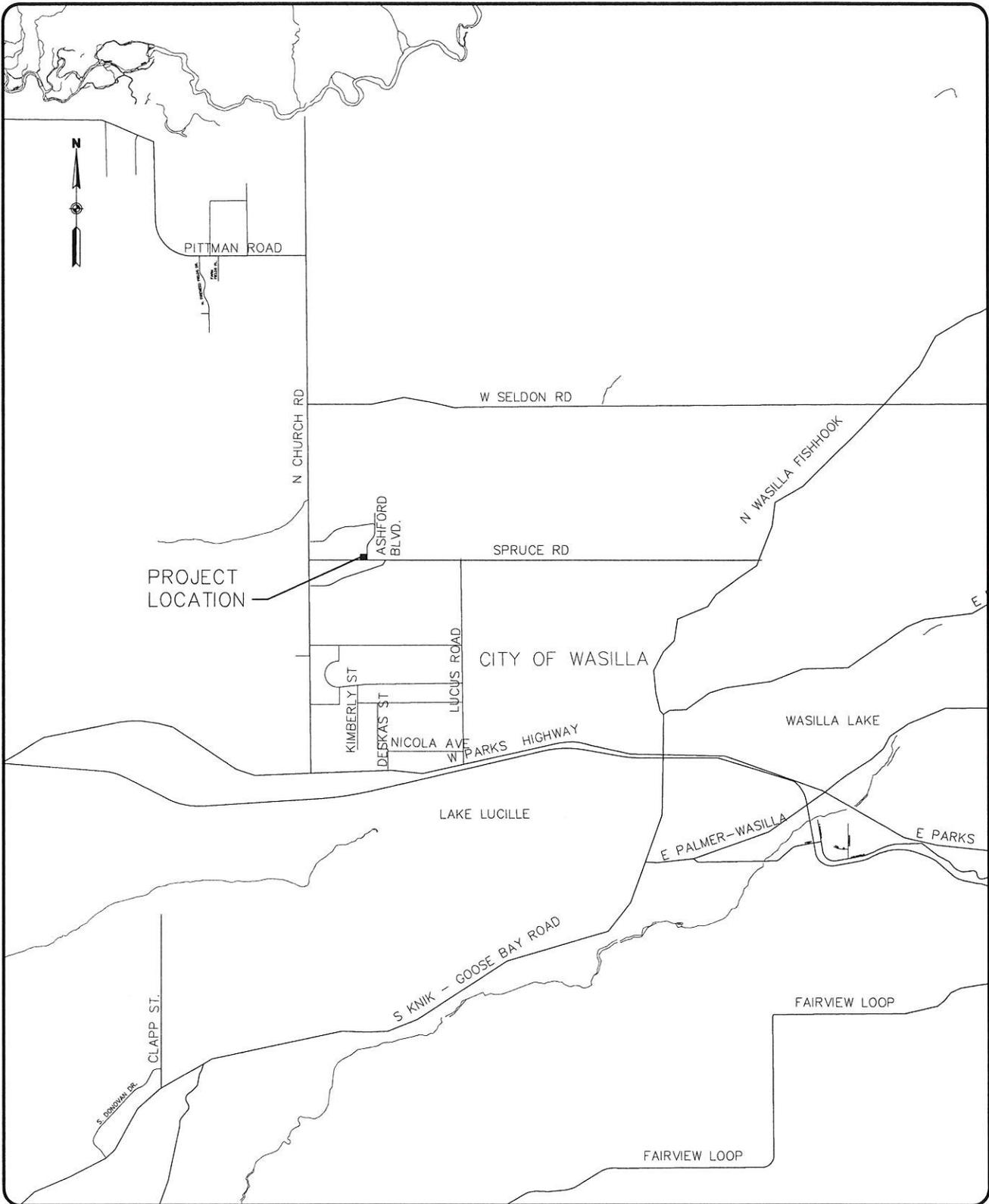
Sincerely,



Dan Steiner, P.E.  
Manager

des  
encl.





**SDCS, LLC**  
 STEINER DESIGN & CONSTRUCTION SERVICES, LLC  
 5900 W. DEWBERRY DR. PH: (907) 357-5609  
 WASILLA, AK 99623 FAX: (907) 357-5608

SILVERLEAF ESTATES PHASE II - ENGINEER'S REPORT  
 VICINITY MAP

FIGURE  
 1

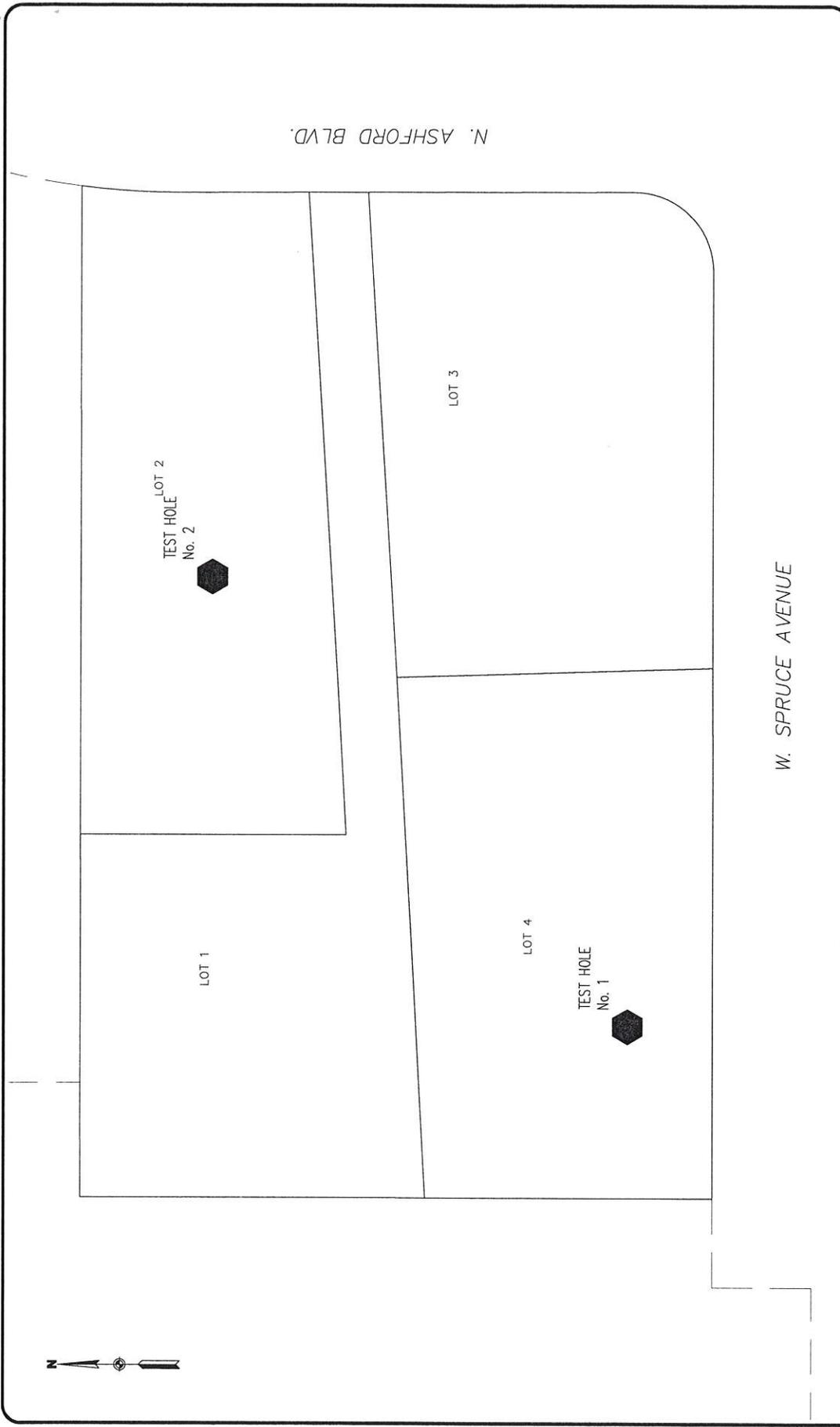


FIGURE 2

SILVERLEAF ESTATES PHASE II - ENGINEER'S REPORT  
 TEST HOLE LOCATIONS

**SDCS, LLC**  
 STEINER DESIGN & CONSTRUCTION SERVICES, LLC  
 5900 W. DEWBERRY DR. PH: (907) 357-5609  
 WASILLA, AK 99623 FAX: (907) 357-5608



# STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.  
Wasilla, AK 99623

Phone: (907) 357-5609  
Fax: (907) 357-5608



## TEST HOLE / PERCOLATION TEST

TEST HOLE # 2 DATE: 6/3/2016  
 PERFORMED BY: Dan Steiner, P.E.  
 PROJECT: Silverleaf Estates Phase II  
 LEGAL DESC. \_\_\_\_\_  
 PROJECT NO. 16-030

SEAL

DEPTH, FT                      SOIL TYPE

1-	0 - 12'	Gravely Sand w/ Cobbles (SP)
2-		
3-		
4-		
5-		
6-		
7-		
8-		
9-		
10-		
11-		
12-		
13-	BOH	
14-		
15-		
16-		
17-		
18-		
19-		
20-		
21-		
22-		

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? Yes  
 AT WHAT DEPTH? 10'  
 DEPTH AFTER MONITORING? n/a

SLOPE

PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP

PERC. RATE \_\_\_\_\_ (min/in)      PERC. HOLE DIA. \_\_\_\_\_ APPLICATION RATE: \_\_\_\_\_ g/d/sf  
 TEST RUN BETWEEN \_\_\_\_\_ ft & \_\_\_\_\_ ft

COMMENTS:

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

## Cheryl Scott

---

**From:** Susan Lee  
**Sent:** Monday, June 20, 2016 9:37 AM  
**To:** Platting  
**Subject:** RE: Silverleaf Est Ph II RSB Tr A4 (CS)

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: Cheryl Scott On Behalf Of Platting  
Sent: Friday, June 17, 2016 5:08 PM  
To: [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers; [brian.young@usps.gov](mailto:brian.young@usps.gov); [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [ken@slauson.us](mailto:ken@slauson.us); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; [mearow@matanuska.com](mailto:mearow@matanuska.com); [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [dblehm@gci.com](mailto:dblehm@gci.com); [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net)  
Subject: Silverleaf Est Ph II RSB Tr A4 (CS)

All~

Attached is a Request for Comments for Silverleaf Estates Phase II RSB T/A4, MSB Case # 2016-078, Tech CS. Also, attached is the vicinity map, soils report, owner's statements and preliminary plat.

Comments are due by July 5, 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](mailto: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:** Lots 1-4, Silverleaf Estates Phase II  
**LEGAL:** Section 32, T18N, R1W, 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 no right to do so or any reasonable grounds to believe the person has such a right...

(3) If a person knowingly

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

EXHIBIT E



# MATANUSKA-SUSITNA BOROUGH

## Community Development

### Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

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

#### MEMORANDUM

DATE: June 20, 2016  
TO: Fred Wagner, Platting Officer  
FROM: Land & Resource Management *MS*  
SUBJECT: Preliminary Plat Comments / Case #2016-078

---

RECEIVED

JUN 20 2016

PLATTING

Platting Tech: Cheryl Scott  
Public Hearing: July 13, 2016  
Applicant / Petitioner: Nardini  
TRS: 18N01W32  
Tax ID: 5076000T00A4  
Subd: Lots 1-4, Silverleaf Estates, Ph II  
Tax Map: WA 05

#### Comments:

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

**Cheryl Scott**

---

**From:** Theresa Taranto  
**Sent:** Tuesday, July 05, 2016 2:32 PM  
**To:** Platting  
**Subject:** Silverleaf Est Ph II-Nardini

No cases

Theresa Taranto  
Development Services  
Administrative Specialist

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

## Cheryl Scott

---

**From:** Scott Sanderson  
**Sent:** Monday, June 20, 2016 8:51 AM  
**To:** Cheryl Scott  
**Cc:** Jim Jenson; Terry Dolan  
**Subject:** FW: Silverleaf Est Ph II RSB Tr A4 (CS)  
**Attachments:** RFC Silverleaf Est Ph II RSB Tr A4.pdf; Silverleaf Est Ph II RSB Tr A4.PDF

This is in the City of Wasilla.

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

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

**From:** Jim Jenson  
**Sent:** Monday, June 20, 2016 8:24 AM  
**To:** Scott Sanderson  
**Cc:** Terry Dolan  
**Subject:** FW: Silverleaf Est Ph II RSB Tr A4 (CS)

COW

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

**From:** Cheryl Scott On Behalf Of Platting  
**Sent:** Friday, June 17, 2016 5:08 PM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers; [brian.young@usps.gov](mailto:brian.young@usps.gov); [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [ken@slauson.us](mailto:ken@slauson.us); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; [mearow@matanuska.com](mailto:mearow@matanuska.com); [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [dblehm@gci.com](mailto:dblehm@gci.com); [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net)  
**Subject:** Silverleaf Est Ph II RSB Tr A4 (CS)

All~

Attached is a Request for Comments for Silverleaf Estates Phase II RSB T/A4, MSB Case # 2016-078, Tech CS. Also, attached is the vicinity map, soils report, owner's statements and preliminary plat.

Comments are due by July 5, 2016.

Please contact me if you have any questions.

Cheryl Scott



**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 22, 2016

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

Subject: Abbreviated Plat Request for Comments – **Lots 1-4, Silverleaf Estates Phase II**  
**(Case No. 2016-078)**

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](mailto:cassie.wohlgemuth@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink that reads "Cassie Wohlgemuth". The signature is written in a cursive style with a long horizontal flourish at the end.

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

**EXHIBIT I**

## Cheryl Scott

---

**From:** Becky Glenn <rglenn@mta-telco.com>  
**Sent:** Monday, June 20, 2016 8:23 AM  
**To:** Platting  
**Cc:** Jessica Thompson  
**Subject:** RE: Silverleaf Est Ph II RSB Tr A4 (CS)

Cheryl,

MTA has reviewed the plat for Silverleaf RSB TR A4. MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn  
MTA

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

From: Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>] On Behalf Of Platting  
Sent: Friday, June 17, 2016 5:08 PM  
To: [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; [brian.young@usps.gov](mailto:brian.young@usps.gov); [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [ken@slauson.us](mailto:ken@slauson.us); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; 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)>; [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.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [dblehm@gci.com](mailto:dblehm@gci.com); [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net)  
Subject: Silverleaf Est Ph II RSB Tr A4 (CS)

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

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All~

Attached is a Request for Comments for Silverleaf Estates Phase II RSB T/A4, MSB Case # 2016-078, Tech CS. Also, attached is the vicinity map, soils report, owner's statements and preliminary plat.

Comments are due by July 5, 2016.

Please contact me if you have any questions.

## Cheryl Scott

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, July 05, 2016 9:50 AM  
**To:** Platting  
**Subject:** RE: Silverleaf Est Ph II RSB Tr A4 (CS)  
**Attachments:** Silverleaf Est Ph II RSB Tr A4.PDF

No objections from us.

Thanks,  
GCI  
Joshua Swanson | GIS Technician

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

From: Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>] On Behalf Of Platting  
Sent: Friday, June 17, 2016 5:08 PM  
To: [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; [brian.young@usps.gov](mailto:brian.young@usps.gov); [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [ken@slauson.us](mailto:ken@slauson.us); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; 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)>; [mearow@matanuska.com](mailto:mearow@matanuska.com); [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; David Blehm <[dblehm@gci.com](mailto:dblehm@gci.com)>; [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net)  
Subject: Silverleaf Est Ph II RSB Tr A4 (CS)

[External Email]

All~

Attached is a Request for Comments for Silverleaf Estates Phase II RSB T/A4, MSB Case # 2016-078, Tech CS. Also, attached is the vicinity map, soils report, owner's statements and preliminary plat.

Comments are due by July 5, 2016.

Please contact me if you have any questions.

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

## Cheryl Scott

---

**From:** Tina Crawford <tcrawford@ci.wasilla.ak.us>  
**Sent:** Wednesday, June 22, 2016 4:36 PM  
**To:** Cheryl Scott  
**Subject:** FW: Silverleaf Est Ph II RSB Tr A4 (CS)  
**Attachments:** RFC Silverleaf Est Ph II RSB Tr A4.pdf; Silverleaf Est Ph II RSB Tr A4.PDF

Cheryl,

The only comment from the Planning and Public Works departments is that there needs to be a plat note indicating that Lots 3 & 4 must share a common driveway onto Spruce Avenue and that the plat needs to show an easement that gives each property owner deeded access.

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:** Monday, June 20, 2016 12:55 PM  
**To:** Tina Crawford  
**Subject:** FW: Silverleaf Est Ph II RSB Tr A4 (CS)

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

**From:** Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>] On Behalf Of Platting  
**Sent:** Friday, June 17, 2016 5:08 PM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers; [brian.young@usps.gov](mailto:brian.young@usps.gov); Planning; publicworks; [ken@slauson.us](mailto:ken@slauson.us); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; [mearow@matanuska.com](mailto:mearow@matanuska.com); [rjglenn@mta-telco.com](mailto:rjglenn@mta-telco.com); [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [dblehm@gci.com](mailto:dblehm@gci.com); [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net)  
**Subject:** Silverleaf Est Ph II RSB Tr A4 (CS)

All~

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