AGENDA

MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA

REGULAR MEETING **1:00 P.M.** **SEPTEMBER 15, 2016**

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

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

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

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

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

PUBLIC HEARING PROCEDURES

1. Chair states item to be addressed.

2. **Public Hearing Notices**: Secretary states number of public hearing notices sent out, date sent, and responses thereto.

3. **Staff Report**: The Platting Technician gives an overview of the project for the platting board and the public.

4. **Chair opens the public hearing**: The Chair may ask petitioner to give a short overview prior to public input.

5. **Public Testimony:** Members of the public are invited to sign in and testify before the board. Board members may have questions for the person testifying. Testimony is limited to three (3) minutes. The time limit may be extended at the discretion of the Chairman.

6. **Public hearing is closed by the chair**. No further public input is appropriate.

7. **Petitioner Comments**: Petitioner, or his/her representative, comes before the board to discuss staff recommendations and compliance with Title 43 and other applicable regulations. Testimony is limited to five (5) minutes. The time limit may be extended at the discretion of the Chairman.

8. **Motion, Discussion & Vote**: Motion is made and seconded by board members. No further unsolicited input from petitioner is appropriate.

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

MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD AGENDA

PLATTING BOARD
Jay Van Diest, Chairman
Vacant
Stan Gillespie
LaMarr Anderson
Jordan Rausa
Patrick Johnson
Amy Hansen
Marty Van Diest, Alt #1
Gregory Pugh, Alt #2

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

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

SEPTEMBER 15, 2016
ASSEMBLY CHAMBERS
REGULAR MEETING
1:00 P.M.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

A. **NORTHGATE ALASKA** (owner/petitioner): The request is to create four lots from Tract A-1, Finger Lake Addition #3, Plat No. 88-5, to be known as **NORTHGATE**, containing 10.875 acres +/-. Lot 2 is a flag lot, allowed under MSB 43.20.300(D). Petitioner is request the vacation of the 15' wide Screening Easement to dedicate 20' of right-of-way for N. Keith Street. Continued from the October 15, 2016 Platting Board Hearing. Located within NW ¼ NW ¼ Sec 33, T18N, R01W, S.M. AK, lying east of N. Keith Street and south of E. Bogard Road. Community Council: North Lakes, Assembly District: #6: Barbara Doty

B. **GROUSE RIDGE INC, ARLENE BRUNNHOELZL & BARBARA BRUNNHOELZL** (owners/petitioners): The request is to create 21 lots and one tract from Tax Parcels D2-D5, Parcels 1-3, MSB Waiver 199-10-PWm, recorded at Book/Page 1012/377, to be known as **BLUE GROUSE HILLS**, containing 101.36 acres +/-. Access will be from newly constructed streets. Located within N ½ SE ¼ Sec 09, T18N, R01E, S.M. AK, lying north of E. Tex-Al Drive and west of N. Covington Street. Community Council: Fishhook, Assembly District: #6: Barbara Doty

C. **JOEL HOLLADAY AND KEVIN & ANDREA REIDER** (owners/petitioners): The request is to redesign Lots A, B & C, Gothberg Addition 1 into two lots to be known as **GOTHBERG ADDITION 1 LOTS A-1 AND B-1**, containing 208 acres +/-. The petitioner is requesting a vacation of a 1' x 45' portion of S. Lake View Loop to alleviate a setback violation and will dedicate a 10' x 65' utility and access easement. The petitioner is also requesting a variance from MSB 43.20.140 to allow for the resubdivision with access that is not located entirely within dedicated or legal rights-of-way. Located within Sec 28, T17N, R03W, S.M. AK, lying north of S. Big Lake Road and the apex of S. Lake View Loop. Community Council: Big Lake, Assembly District: #5: Dan Mayfield

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

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

7. PLATTING STAFF & OFFICER COMMENTS

A. Introduction for October 6, 2016 Platting Board Hearing (*Informational Only – Subject to change*)

- Miners Rd L/1-4 & Trc A, Case # 2016-100
- ASLS 2015-11, Case # 2016-110
- Carmelcrest Add 1, Case # 2016-109
- Sandy Hls, Case # 2016-115
- Dewy's Garden #5 & PUE, Case # 2016-102 & 103
- USS 4584 SLE, Case # 2016-105

8. BOARD COMMENTS

9. ADJOURNMENT

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

MINUTES

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

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

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

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

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

C. APPROVAL OF THE AGENDA

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

Add to the agenda approval of the minutes for August 4, 2016 and August 18, 2016.

GENERAL CONSENT: The agenda was approved without objections with changes to the minutes to be approved.

2. APPROVAL OF MINUTES

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

Mr. Johnson moved to approve the minutes for August 4, 2016 and August 18, 2016, seconded by Ms. Hansen.

GENERAL CONSENT: The minutes for August 4, 2016 and August 18, 2016, was approved without objection.

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

A. OLD KNIK ROAD & FAIRVIEW LOOP VAC & UE

Sloan Von Gunten (Administrative Specialist)

- Stated that 118 public hearing notices were mailed out on August 11, 2016, to this date there have been 1 return, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- The Petitioner would like to continue the case to October 6, 2016 meeting.

Jay Van Diest (Chairman)

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

Brad Rinckey (Petitioner's Representative)

- Need a little more time to resolve some issues on the property

MOTION:

- Mr. Johnson moved to continue Old Knik Road & Vacation of a portion of W. Fairview Loop, and elimination of a 15' utility easement to October 6, 2016, seconded by Ms. Hansen.

VOTE:

- The motion passed with all in favor.

TIME: 1:10 P.M.
CD: 0:07:31

B. TITLE 43 PROPOSED AMENDMENT AND CHANGES; IMPACT & PLATTING PROCEDURES

- Fire Code Officials & FSA Members regarding impacts of Platting Actions to ER Services.
- Discussion with Deputy Borough Attorney on Platting Procedures.

Peggy Horton (Platting Technician)

- Went over Title 43 corrections on the Ordinance that was missed from the last board meeting.

John Aschenbrenner (MSB Deputy Attorney)

- Gave insight of law's interpretation on the change to title 43.

Mr. Zimmerman arrived at the meeting.

Richard Boothby and James Steele (MSB Fire Code Officials)

- Explained the impacts of Platting Actions to ER Services.

DISCUSSION:

- Discussion on Changes and impacts regarding platting actions.

TIME: 2:21 P.M.
CD: 01:16:56
BREAK
TIME: 2:31 P.M.
CD: 1:17:11

John Aschenbrenner (MSB Deputy Attorney)

- Gave a presentation on Quasi-Judicial proceedings.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward.

Jay Van Diest (Chairman)

- Closed the public hearing.

John Shadrach

- Spoke on Title 43 zoning and actions that are brought before the board.

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

Jay Van Diest (Chairman)

- Closed the public hearing.

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

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

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

8. PLATTING STAFF & OFFICER COMMENTS

- There will be 3 cases to be heard at the next platting board meeting.

9. BOARD COMMENTS

- Mr. Zimmerman will be retiring from his seat on the board. Thanked the board for allowing him to serve.

10. ADJOURNMENT

Adjourned: 03:29 P.M.
CD: 02:08:21

_____
Jay Van Diest, Chairman

_____
Sloan Von Gunten
Administrative Specialist

DRAFT

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 15, 2016

PRELIMINARY PLAT:	**NORTHGATE/ 15' WIDE SCREENING EASEMENT VACATION**
LEGAL DESCRIPTION:	**SEC 33, T18N, R01E, SEWARD MERIDIAN, AK**
PETITIONERS:	**NORTHGATE ALASKA**
SURVEYOR/ENGINEER:	**ALASKA LAND SURVEYING CO, LLC/ MARK HANSON, PE**
ACRES: 10.875 ±	PARCELS: **4**
REVIEWED BY:	AMY OTTO-BUCHANAN CASE: 2015-154 & 155

REQUEST: The request is to create four lots from Tract A-1, Finger Lake Addition #3, Plat No. 88-5, Section 33, Township 18 North, Range 01 East, SM AK, to be known as NORTHGATE, containing 10.875 + acres. Petitioner is requesting the vacation of the 15' wide Screening Easement to dedicate 20' of right-of-way for N. Keith Street.

Platting Board approved a continuance to January 7, 2016 at the October 15, 2015 Board meeting (Notification of Action dated October 20, 2015). Platting Board approved a continuance to March 3, 2016 at the January 7, 2016 Board meeting (Notification of Action dated January 12, 2016). Platting Board approved a six-month continuance at the March 3, 2016 Platting Board meeting (Notification of Action dated March 10, 2016). Petitioner is now requesting a one year continuance to enable them to redesign and resolve specific issues. Email from petitioner is attached.

Exhibits

Email from petitioner requesting continuation	**Exhibit A – 1 pg**
Vicinity Map, Aerial Photo & Bare Earth Imagery	**Exhibit B – 3 pgs**
Notification of Action, dated March 10, 2016	**Exhibit C – 1 pg**
Notification of Action, dated January 12, 2016	**Exhibit D – 1 pg**
Notification of Action, dated October 20, 2016	**Exhibit E – 1 pg**

Platting staff recommends approval of the request for continuation for a one year time period. Petitioner may bring the request to the Platting Board sooner than one year, with notification in time to re-notice for public hearing.

Petitioner will need to pay postage and advertising fees of $72.19 for public hearing fees for the September 15, 2016 Platting Board.

Amy Otto-Buchanan

From: Dale Hammitt <dalehammitt@yahoo.com>
Sent: Friday, July 22, 2016 2:48 PM
To: Amy Otto-Buchanan
Subject: Re: Northgate #15-154 & 15' Screening Esmt Vac #15-155

Hi Amy---Please extend this for a year if that is possible. If it is not possible, I am asking for a continuance for 6 months.

Thank-you
Dale

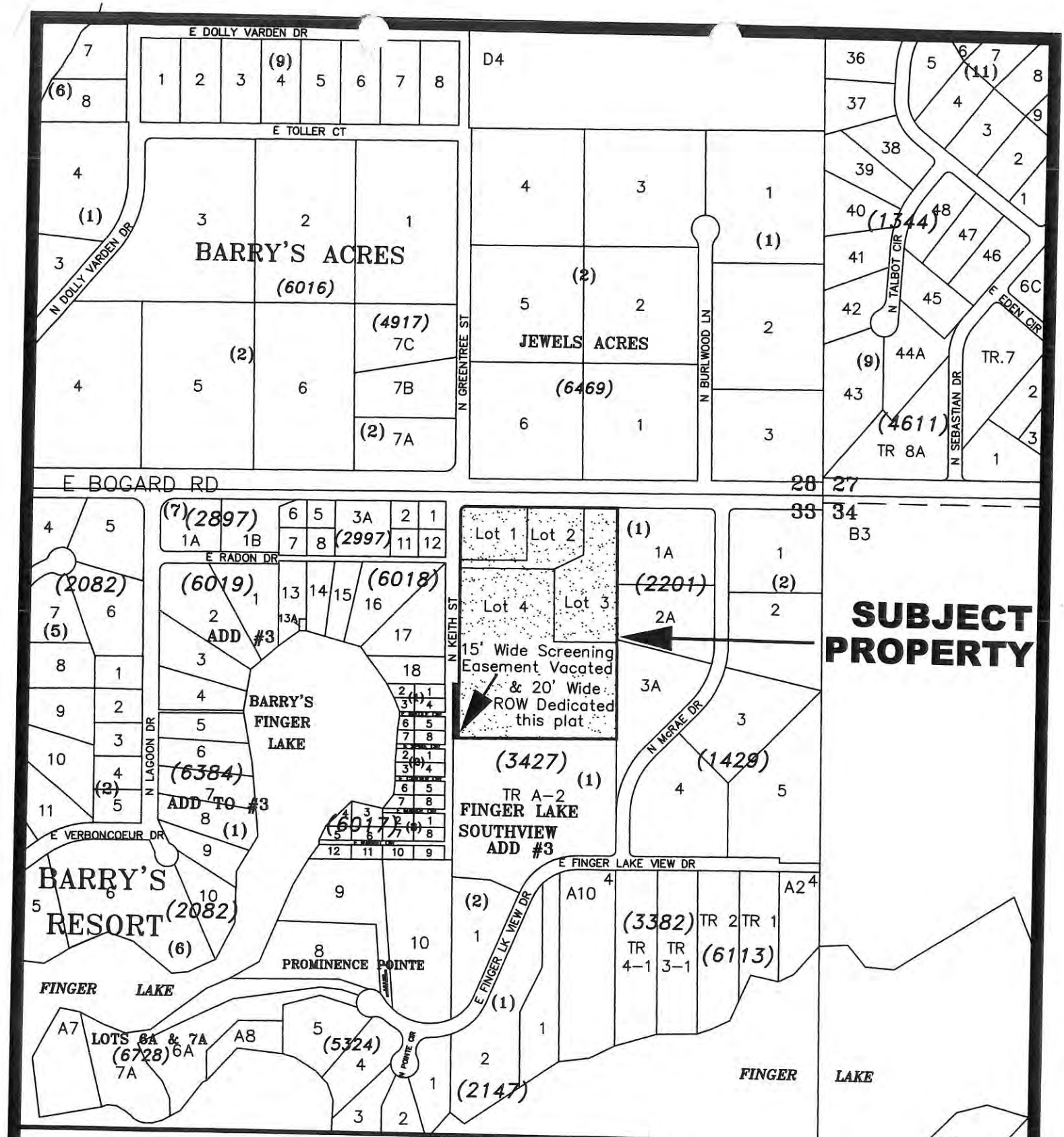
From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
To: "dalehammitt@yahoo.com" <dalehammitt@yahoo.com>
Sent: Thursday, July 21, 2016 2:59 PM
Subject: Northgate #15-154 & 15' Screening Esmt Vac #15-155

Dale:

This case was continued for six months at the March 3, 2016 Platting Board, which means it is up for review on September 15, 2016 Platting Board. Do you want to move forward with this? Do you want to request another six month continuation? I will need to know soon what you want to do, as we do need to re-notice the date, even if you are asking for another continuance. If you want to not move forward, I will need a request from you to that effect. Thanks. A.

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

EXHIBIT A



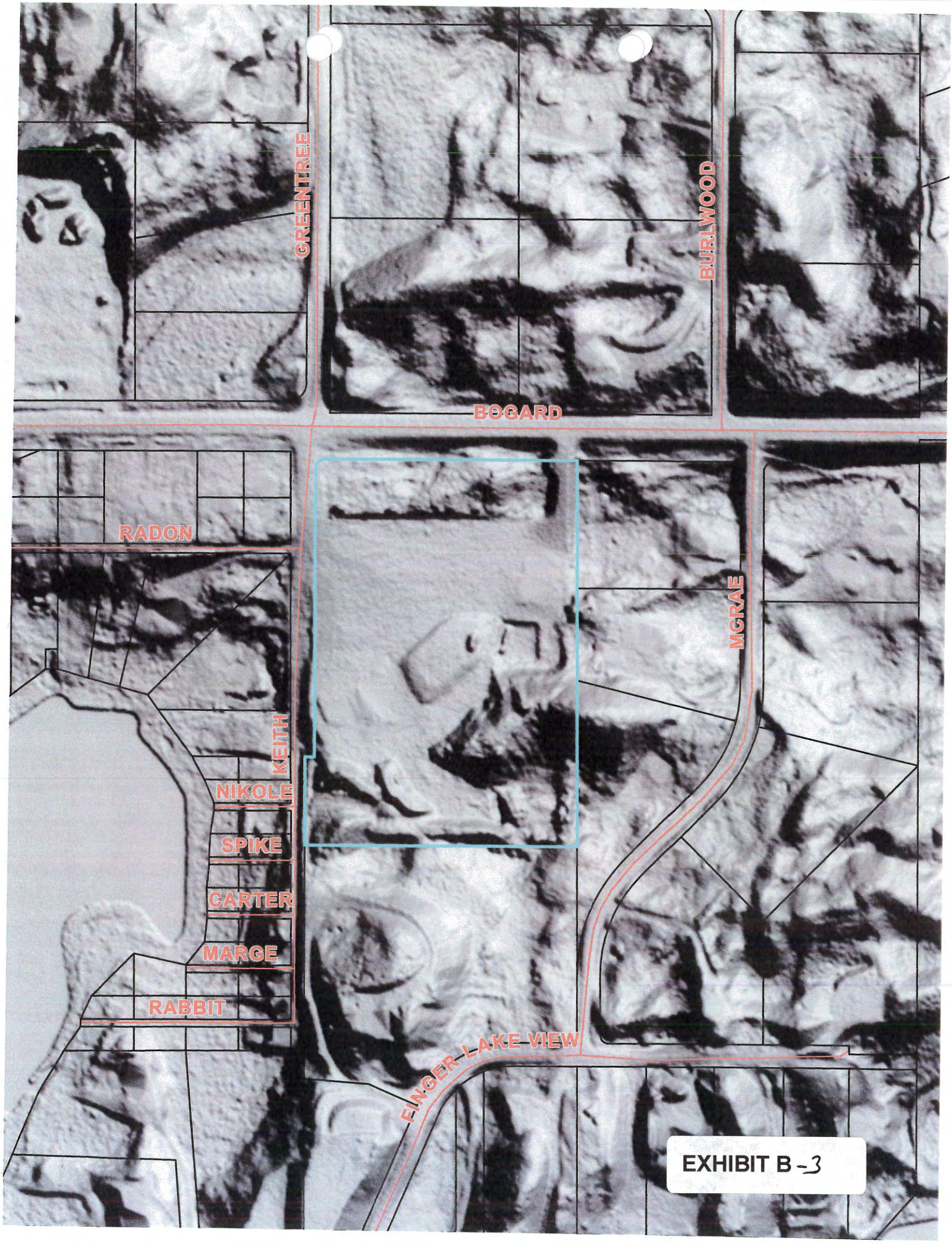
VICINITY MAP

FOR PROPOSED NORTHGATE SUBDIVISION
LOCATED WITHIN
SECTION 33, T18N, R01W, SEWARD MERIDIAN,
ALASKA

WASILLA 07 MAP

EXHIBIT B -/

(4917)
JEWELS ACRES
(6469)
28
N GREENTREE ST
N BURLWOOD LN
E BOGARD RD
(2997)
E RADON DR
N KEITH ST
(6018)
S18N01E WA07
TR A-1
Fronteras Spanish Immersion Charter School
FINGER LAKE
SOUTHVIEW
ADD #3
(1)
1A
(2201)
N MCRAE DR
2A
(2)
3A
E NIKOLE CIR
E SPIKE CIR
E CARTER CIR
E MARGE CIR
(6017)
E RABBIT CIR
(3427)
(1429)
E FINGER LAKE VIEW DR
(3382)
TR 2
TR 1
EXHIBIT B - 2


GREENTREE
BURLWOOD
BOGARD
RADON
MCRAE
KEITH
NIKOLE
SPIKE
CARTER
MARGE
RABBIT
FINGER LAKE VIEW
EXHIBIT B -3

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Platting Division
350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Fax (907) 861-8407

March 10, 2016

NOTIFICATION OF ACTION

Northgate Alaska
2991 N. Tait Street
Wasilla, AK 99654

RE: NORTHGATE **CASE: 2015-154**

Action taken by the Platting Board on March 3, 2016 is as follows:

THE PRELIMINARY PLAT FOR NORTHGATE IS CONTINUED FOR 6 MONTHS OR SOONER.

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Jay Van Diest

Mr. Jay Van Diest
Platting Board Chairman

cc:
DCP/ENG

Alaska Land Surveying Co, LLC
PO Box 394
Palmer, AK 99645

Charlotte Olito
2725 N. Lagoon Drive
Wasilla, AK 99654

EXHIBIT C

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Platting Division
350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Fax (907) 861-8407

January 12, 2016

NOTIFICATION OF ACTION

Northgate Alaska
2991 N. Tait Street
Wasilla, AK 99654

RE: NORTHGATE **CASE: 2015-154**

Action taken by the Platting Board on January 7, 2016 is as follows:

THE PRELIMINARY PLAT FOR NORTHGATE IS CONTINUED TO MARCH 3, 2016.

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Jay Van Diest
Platting Board Chairman

cc:
DCP/ENG

Alaska Land Surveying Co, LLC
PO Box 394
Palmer, AK 99645

Charlotte Olito
2725 N. Lagoon Drive
Wasilla, AK 99654

EXHIBIT D

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Platting Division
350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Fax (907) 861-8407

October 20, 2015

NOTIFICATION OF ACTION

Northgate Alaska
2991 N. Tait Street
Wasilla, AK 99654

RE: NORTHGATE **CASE: 2015-154**

Action taken by the Platting Board on October 15, 2015 is as follows:

THE PRELIMINARY PLAT FOR NORTHGATE IS CONTINUED TO JANUARY 7, 2016.

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Ms. Diana Sorensen
Platting Board Chairman

cc:
DCP/ENG

Alaska Land Surveying Co, LLC
PO Box 394
Palmer, AK 99645

Charlotte Olito
2725 N. Lagoon Drive
Wasilla, AK 99654

EXHIBIT E

4B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 15, 2016

PRELIMINARY PLAT:	**BLUE GROUSE HILLS**
LEGAL DESCRIPTION:	**SEC 09, T18N, R01E, SEWARD MERIDIAN, AK**
PETITIONER(S):	**GROUSE RIDGE INC, ARLENE BRUNNHOELZL and BARBARA BRUNNHOELZL**
SURVEYOR/ENGINEER:	**KEYSTONE SURVEYING/HOLLER ENGINEERING**
ACRES: 101.36 ±	PARCELS: 22
REVIEWED BY:	AMY OTTO-BUCHANAN CASE: 2016-097

REQUEST: The request is to create 21 lots and one tract from Tax Parcels D2-D5, Parcels 1-3, MSB Waiver 199-10-PWm, recorded at Book/Page 1012/377 and the N ½ SE ¼ Section 09, Township 18 North, Range 01 East, SM AK, to be known as BLUE GROUSE HILLS, containing 101.36+ acres. Access will be from newly constructed streets.

EXHIBITS

Vicinity Map, Aerial Photo, Bare Earth Imagery	**Exhibit A – 3 pgs**
Geotechnical Engineering Report	**Exhibit B – 14 pgs**

AGENCY COMMENTS

Department of Public Works Operations & Maintenance	**Exhibit C - 1 pg**
Planning-Development Services	**Exhibit D – 1 pg**
Land & Resource Management Division	**Exhibit E - 1 pg**
Department of Emergency Services	**Exhibit F – 7 pgs**
Utilities	**Exhibit G – 5 pgs**
Site Visit Report with photos dated August 24, 2016	**Exhibit H – 5 pgs**
General Public	**Exhibit I – 20 pgs**

DISCUSSION: The subject parcels are located north of E. Tex-Al Drive, west of N. Covington Street, and southeast of N. Wasilla Fishhook Road. Access will be from four newly constructed streets; one north from E. Tex-Al Drive (N. Ruffed Grouse Circle), the continuation of E. Spruce Hen Drive east, and two cul-de-sacs from E. Spruce Hen Drive, one north (N. Flurry Circle), and one south (N. Blue Grouse Circle). All rights-of-way will be 60' in width, with adjoining 15' wide utility easements; all streets will be constructed to Borough residential street standards. Lot sizes range from .92 acres to 6.43 acres; Tract A is approximately 60 acres. Proposed Lots 4 and 6, Block 2, are flag lots, pursuant to MSB 43.20.300(D).

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B.** Curt Holler, PE, Holler Engineering notes the soils evaluation included logging ten new testholes, review of

the provided topography information and other observations on site. Attached is a testhole location, drainage and topography map for details, along with soils logs. The northern half of the parcels consist of hilly, minimally disturbed land with a few rough trails. The southern half, two existing homes and a shop building are located on proposed Lots 1, 4 and 6. The parcel generally slopes in all directions away from the high, hilly features on the northern half. On the southern half, a significant bluff feature runs southwest to northeast, with lower ground to the southeast. There are substantial areas with grade exceeding 25%. Total elevation range is approximately 70'. Undeveloped portions are forested with moderate density mature birch, spruce and alders. Receiving soils logged in the ten testholes were typically relatively clean sands and gravels, overlain with 1.5-3' of loess silt and organic material. One area near the base of the bluff had silty sands beginning at 5.5'; this testhole was not perc tested as adequate useable area existed on other portion of the lot with 12' of clean sand and gravel. Groundwater was not encountered in any of the ten logged holes, each excavated to a minimum of 12'. No seeps were observed in the 30'-40' cutbank area. Based on the available soils and water table information, topography, MSB code, and observations at the site, each proposed lot will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. Proposed Tract A is over 400,000 sf and does not require soils verification.

Preliminary Drainage Plan: Drainage arrows are provided on the attached map to show drainage along the proposed roads and general drainage patterns in the area. Proposed culverts and infiltration points are also shown; the plan may be subject to some field modification and improvement during construction. Road construction should not negatively impact drainage for adjacent properties and no substantial concentrated runoff is expected to leave the site.

Road Construction: The plat will require construction of approximately 1935' of residential streets and three cul-de-sacs. Petitioner may elect to upgrade all streets to residential sub-collector standards to better facilitate eventual paving. Existing NSF gravel soils will serve adequately for a road base. The roads can be designed and constructed with a maximum grade of less than 6%. Construction details in all areas will meet shape requirements in the SCM/NELB for residential streets and cul-de-sacs. Each proposed lot will have a reasonable access point and private drives can be constructed with minimal grades.

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 internal streets are constructed. Pursuant to MSB 43.20.320 Frontage, each lot will have 60' frontage; with the exception of Lots 4 &6, Block 2, which are flag lots, with 45' frontage. They have the required frontage of a minimum of 30', pursuant to MSB 43.20.300(D).

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) would like to see shared access for Lots 5 & 6, Block 2 or Lots 6 & 7, Block 2, in addition to shared access for Lots 3 & 4, Block 2 (see ***Recommendation #7***). Drainage easements should be added where drainage arrows indicate runoff leaving the roadside ditches, specifically at the end of N. Blue Grouse Circle and midway down N. Flurry Circle at Lots 3 & 8, Block 3 (see

Recommendation #8). The O&M engineer suggests a cross pipe and maybe a drainage easement will be needed midway down N. Ruffed Grouse Circle. Planning Development Services Division (**Exhibit D**) notes all structures shall be in compliance with setback requirements. Land and Resource Management Division (**Exhibit E**) notes no MSB owned lands are affected and has no objection to the subdivision. Department of Emergency Services (**Exhibit F**) has no objections as long as the access roads meet the minimum required from the adopted code, International Fire Code (IFC), for fire department access. A copy of the code site for review is attached. Site visit report dated August 24, 2016 at **Exhibit H**.

Utilities: (**Exhibit G**) GCI approved as shown. Enstar notes there are service lines to five existing structures that are part of a single service line connected with the gas main along E. Tex-Al Drive. The proposed subdivision will create a situation where the existing service lines will cross several lots other than the lot being served. Approximate locations are shown on the attached map. Gas main extensions from both E. Tex-Al Drive and N. Grouse Loop will be required to maintain service to present structures and ensure all proposed lots will be served. The developer is strongly urged to contact an Enstar representative to discuss. Alternatively, numerous 10' wide natural gas easements, centered on the existing lines, will be required. *Staff notes this issue needs to be resolved before recording of the plat (see **Recommendation #6**).* MEA requests the existing underground line which crosses proposed Lot 4, Block 2 to proposed Lot 6, Block 2, be shown on the plat. *Staff notes MEA did not request an easement for the line; underground utility plants are not shown on final plat.* MTA did not respond.

General Public: **(Exhibit I)**

Erica Mucha, owner of Lot 4, Block 7, Grouse Ridge #2, directly west of E. Spruce Hen Drive, "oppose(s) this proposed subdivision on the fact it will negatively alter the quality of my life and the lives of all the families who live on N. Grouse Loop. We all enjoy our CLOSED loop. Our children ride bikes safely, walk to school bus stops, and enjoy a small neighborhood. Putting a road in that violates the integrity of our neighborhood and it is wrong! The increased amount of traffic by creating a quick and easy access road would be horrible. Currently the feel of the neighborhood is very quiet and safe. Putting a road through it is terrible for the families who call Grouse Loop home. It may look easy and simple on a plat – dissecting and ripping apart the integrity of a great community is wrong. Please reconsider your road plan of E. Spruce Hen Drive. It is not a welcomed change and you would cause much discord and disharmony for many FAMILIES! Make your access point off Tex-Al Drive, not through homes of families who love the homes and neighborhood they live in."

George Strother, owner of Tax Parcel D10, Section 8, to the west, approximately ¾ of a mile, supplied the following comments: 1. The monument on the southwest corner of Lot 1, Block 1, is not a section corner, but is the ¼ corner of Sections 9 & 16. If the surveyor replaced the GLO quarter corner, in the monument case, with a section corner monument, then the corner should be replaced with a cap with the correct markings. 2. Along the south boundary of Lot 1, Block 1, the E. Tex-Al Drive right-of-way should be dedicated as 50' wide from the section line. E. Tex-Al Drive has been designated as a future arterial in several of the Borough's

transportation plans. Arterial roads have required a 100' total right-of-way. Grouse Ridge Subdivision dedicated the 50' and most of Tex-Al that has been platted, have dedicated 50'.

Cindy and Daryl Farrens, owners of Lot 6, Block 4, Grouse Ridge #3, to the northwest, have concerns regarding the use of E. Spruce Hen Drive as access, with the increased traffic. They suggest other ingress/egress from N. Ruffled Grouse Circle or N. Covington Street. They also suggest covenant rules for the new subdivision.

Roy and Maija Fritts, owners of Lot 1, Block 8, Grouse Ridge #3, directly north of E. Spruce Hen Drive, have three requests: (1) Move the access road from E. Spruce Hen Drive to a point off of E. Tex-Al Drive or N. Covington Street; (2) Require the covenants of Blue Grouse Hills to match Grouse Ridge Subdivision covenants to protect property values; (3) Make lots in Blue Grouse Hills larger and fewer based on well water concerns.

Gregory and Jill Furbish, owners of Lot 1, Block 7, Grouse Ridge #3, to the northwest of E. Spruce Hen Drive, have concerns on the security and safety due to the sole access for the new subdivision within an existing subdivision and on the effect of 21 lots on the water table. They have two requests: (1) a secondary access road and (2) same or similar covenants as Grouse Ridge Subdivision.

Gan Welland, owner of Lot 4, Block 2, Grouse Ridge, directly north of E. Tex-Al Drive and west of the proposed subdivision, has concerns about (1) the amount of traffic the new subdivision will create; (2) covenants similar to Grouse Ridge for the new subdivision; and (3) water quality decline.

Frank and Diane Huffman, owners of Lot 5, Block 6, Grouse Ridge #3, to the northwest of E. Spruce Hen Drive, notes he purchased his home due to the subdivision covenants and access. He has noticed inconsistencies in the well water flow and believes the addition of more homes will significantly increase the demand on well water resources. He is concerned with the number and size of the proposed lots. He hopes the Platting Board would consider the following actions: (1) Require the same covenants as Grouse Ridge Subdivision; (2) Change the access point to either E. Tex-Al Drive or N. Covington Street.

Stafford Glashan, owner of Lot 3, Block 4, Grouse Ridge #3, to the northwest of E. Spruce Hen Drive, has concerns about the amount of traffic the new subdivision will generate and also the water supply, as the regional aquifer is stressed by the "cluster" developments (more than one residence per acre) along E. Tex-All Drive and N. Wasilla-Fishhook Road. Neighbors to the north and south have had wells go dry. Both traffic and water issues would be greatly exacerbated if the planned development is for multi-family or "cluster" use.

James Walker, owner of Lot 2, Block 7, Grouse Ridge #3, to the northwest of E. Spruce Hen Drive, has concerns the proposed subdivision's only ingress and egress is through his neighborhood, and traffic will increase significantly. Second, the entire Grouse Ridge area has a long history of well problems and the increase of homes will subject the aquifer to enormous depletion and possible exhaustion. Third, he respectfully requests the new subdivision be required by the Platting Division to adopt the same restrictive covenants that

are in place for his subdivision. He has been advised by several neighbors that the petitioners have represented that only single family homes will be developed and similar restrictive covenants will be put in place. For clarity and perpetuity, it seems more than fair the developers be required to put such assurances in writing as a condition of approval.

Staff notes the 60' wide right-of-way of E. Spruce Hen Drive was created on the plat Grouse Ridge #2, Plat No. 99-69, for the purpose of providing access to the undeveloped tract to the east for the possibility of future subdivision. The new subdivision will also create a "stub" road for Tract A, for future subdivision. E. Tex-Al Drive is listed as a minor collector on the Official Street and Highway Plan (OSHP), and as such, will have limited access allowed. Access to the north part of the subdivision from proposed N. Ruffed Grouse Circle would be difficult due to topography. Lot sizes of the proposed subdivision are a minimum of 40,000sf or greater, as required by Title 43. There is no requirement under Title 43 for well logs from adjacent properties for the approval of a proposed subdivision. Covenants for subdivisions are not created by the Borough and Title 43 does not require covenants to be created for a subdivision; nor are any existing covenants interpreted or enforced by the Borough. Enforcement of covenants is a function of a homeowners association and is a civil matter. The structures placed on lots once a plat records are regulated by MSB Title 17. Staff has provided a copy of the tax map which shows the location of the concerned homeowners. Full comments for all General Public comments are at ***Exhibit I****.*

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Fishhook Community Council; Road Service Area #28 Gold Trail; Fire Service Area #132 Greater Palmer Consolidated; MSB Assessments, Permit Center and Pre-Design Division; and MTA.

CONCLUSION: The preliminary plat of Blue Grouse Hills is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats, and MSB 43.20.300(D) Flag lots. There were no objections to the plat from any federal or state agency, Borough department or utilities. As of the date of the staff report write up, one objection, one non-objection, and seven concerns were received from the general public in response to the Notice of Public Hearing; none addressed violations of code. Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(D) Flag lots. The engineer has provided a geotechnical report pursuant to MSB 43.20.281(A).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Suggested motion: "I move to approve the preliminary plat of Blue Grouse Hills, Section 09, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:"

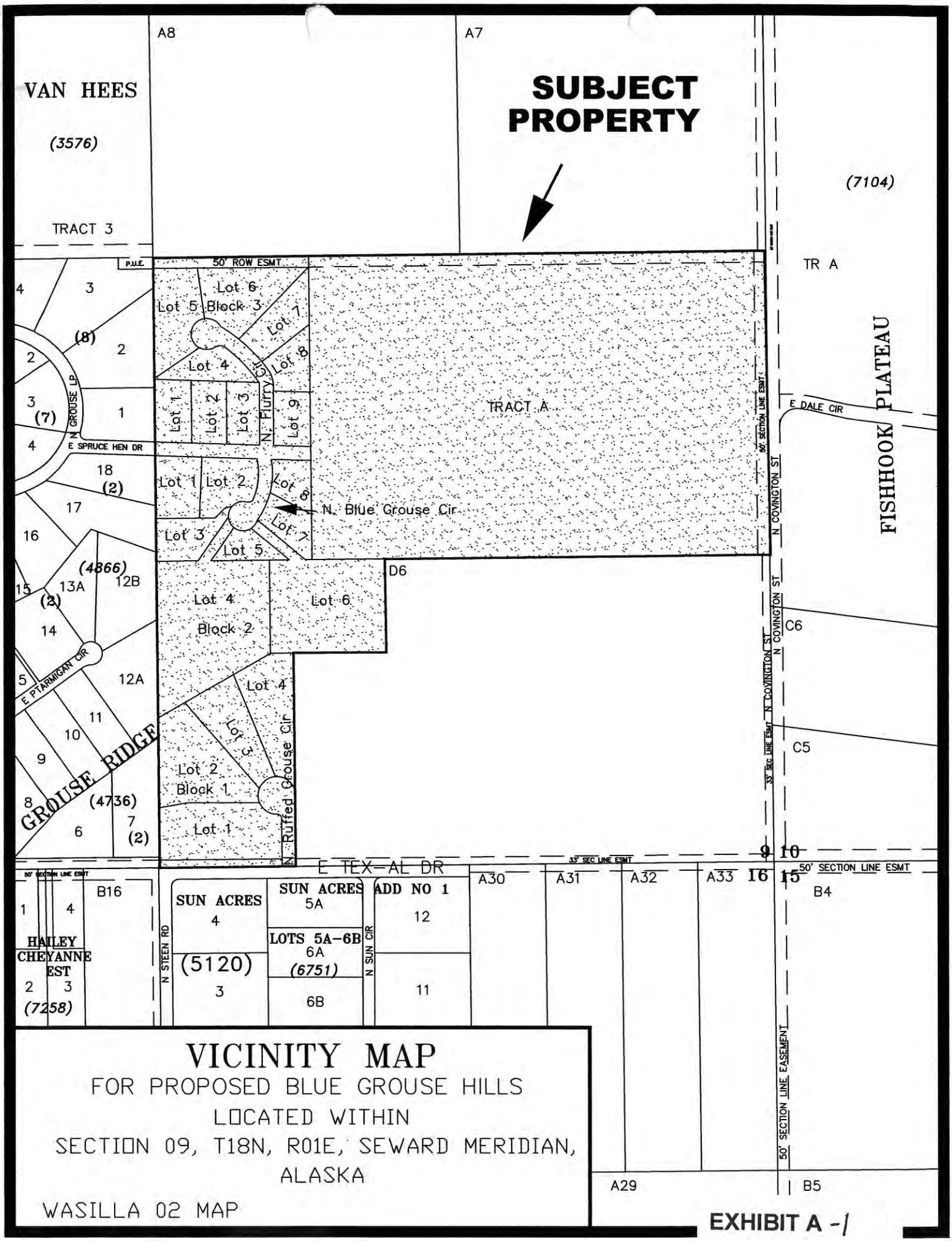
1. Taxes and special assessments must be current prior to the recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Pay mailing and advertising fees of $66.08.
3. Construct the four streets and three cul-de-sacs to residential street standards:

a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the *No Engineer Left Behind* for final road inspection.
b. Provide DPW acceptance of the roads to Platting staff.

4. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
5. Show or list all easements of record.
6. Resolve gas line easements with Enstar and provide the plan and Enstar's concurrence to Platting staff.
7. Add plat note to address common access points. Common access points will be Lots 3 & 4, Block 2 and Lots 5 & 6 or Lots 6 & 7, Block 2.
8. Provide the drainage easements as requested by Department of Public Works.
9. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
10. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1) The plat of Blue Grouse Hills is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats, and MSB 43.20.300(D) Flag lots.
2) There were no objections to the plat from any federal or state agencies, Borough departments, or utilities.
3) There was one objection from the general public in response to the Notice of Public Hearing, which did not address any violation of code.
4) One non-objection was received from the general public.
5) There were seven concerns received from the general public.
6) At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Fishhook Community Council; Road Service Area #28 Gold Trail; Fire Service Area #132 Greater Palmer Consolidated; MSB Assessments, Permit Center and Pre-Design Division; and MTA.
7) Lot sizes and useable area are consistent with MSB 43.20.281 Area.
8) Petitioners' engineer of record submitted an engineering statement pursuant to MSB 43.20.281(A) Area, verifying all proposed lots have 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area. Tract A is over 400,000 sf (9.183) acres and does not require a geotechnical report, pursuant to MSB 43.20.281(A)(1)(i)(i), as topographic information has been supplied by the surveyor.
9) Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(D) Flag lots.
10) Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.



VICINITY MAP

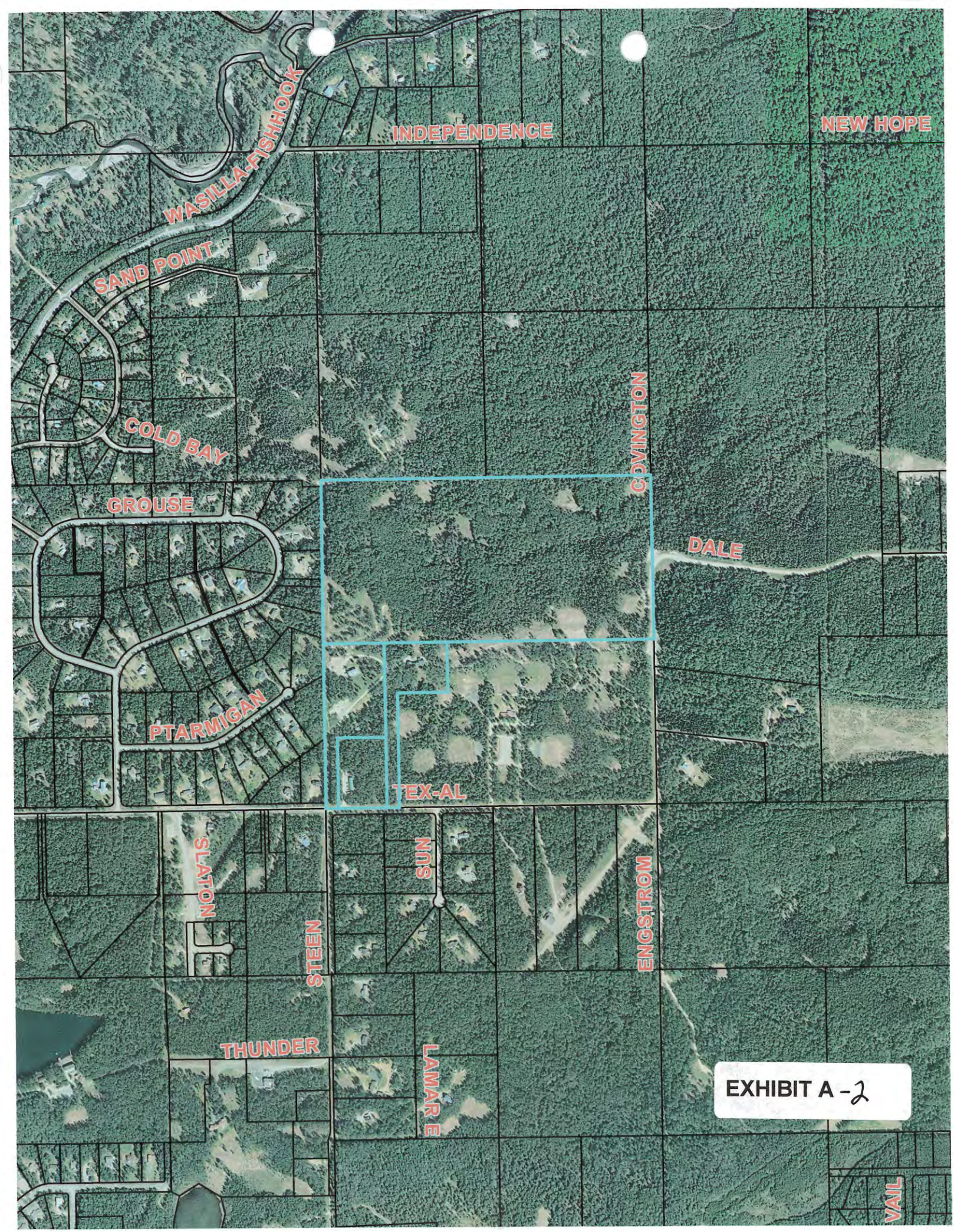
FOR PROPOSED BLUE GROUSE HILLS

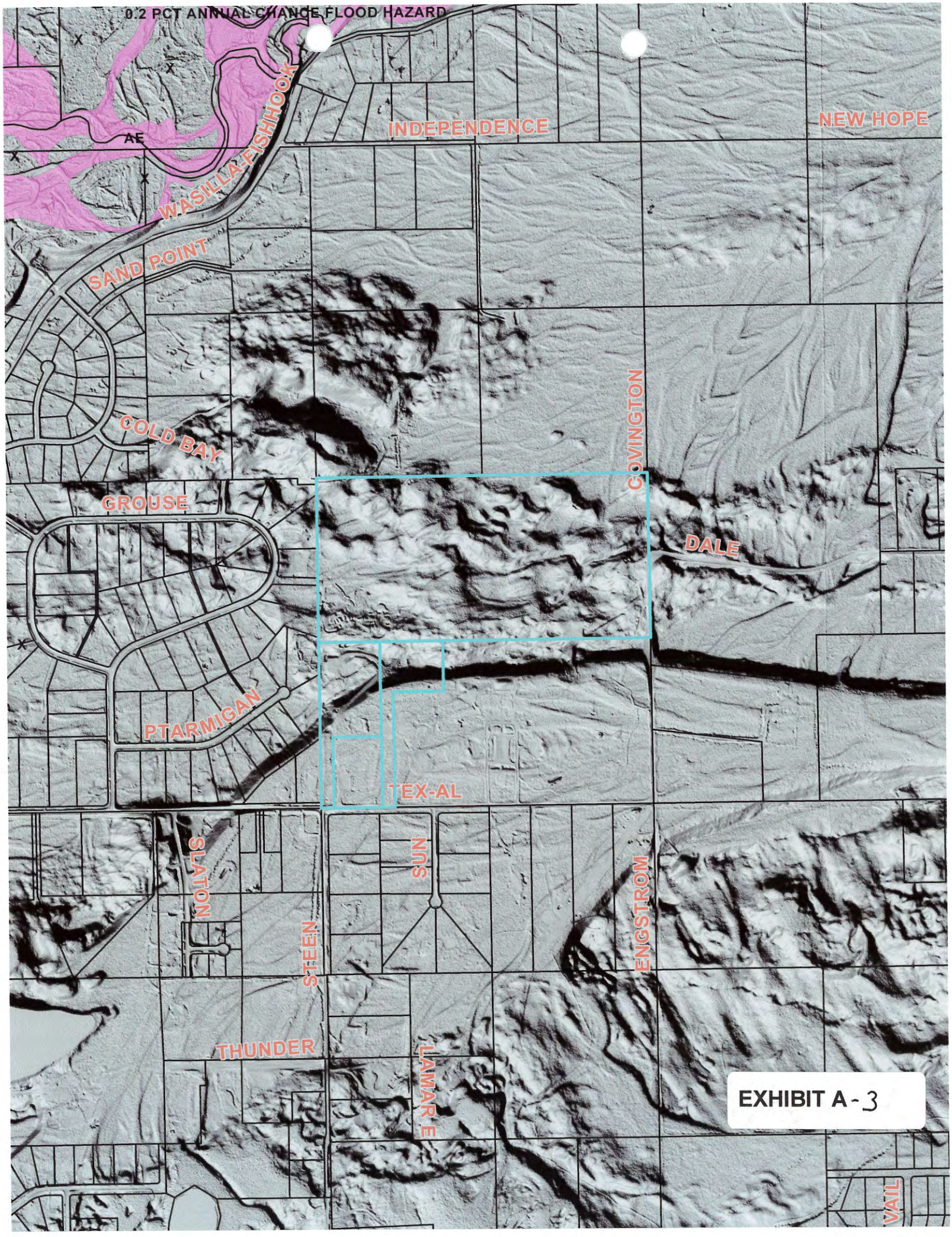
LOCATED WITHIN

SECTION 09, T18N, R01E, SEWARD MERIDIAN, ALASKA

WASILLA 02 MAP

EXHIBIT A -/


WASILLA-FISHHOOK
INDEPENDENCE
NEW HOPE
SAND POINT
COLD BAY
COVINGTON
GROUSE
DALE
PTARMIGAN
TEX-AL
SLATON
SUN
STEEN
ENGSTROM
THUNDER
LAMAR E
VAIL
EXHIBIT A -2


0.2 PCT ANNUAL CHANCE FLOOD HAZARD
AE
X
WASILLA FISHHOOK
INDEPENDENCE
NEW HOPE
SAND POINT
COLD BAY
GROUSE
COVINGTON
DALE
PTARMIGAN
TEX-AL
SLATON
STEEN
SUN
ENGSTROM
THUNDER
LAMAR E
VAIL
EXHIBIT A - 3

HOLLER ENGINEERING
Water, Wastewater & Soils Consulting 3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

RECEIVED
JUL 29 2016
PLATTING

July 29, 2016

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

Re: ***Blue Grouse Hills***; Useable Areas, Roads and Drainage. HE# 16039

Dear Mr. Wagner,

At the request of Keystone Surveying & Mapping, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 21 new lots and one tract from 3 existing parcels with a total area of 101.4 acres. Tract A is over 400,000 ft^2 and will not require useable area verification. Our soils evaluation included logging 10 new testholes, review of the provided topography information and our other observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The northern half of the parent parcels consists of hilly, minimally disturbed land with a few rough trails. On the southern half, 2 existing homes and a shop building are located on proposed lots 1, 4, and 6. The parcel generally slopes in all directions away from the high, hilly features on the northern half of the property. On the southern half of the property, a significant bluff feature runs southwest to northeast, with the lower ground to the southeast. There are substantial areas with grade exceeding 25%, including the bluff and other smaller areas to the north. Areas with grade over 25% are delineated on the attached map. South of the bluff, the property continues to slope gently to the south or southwest. The total elevation range on the map is approximately 70'.

Soils & Vegetation. The undeveloped portions of the parent parcels are forested with moderate density mature birch, spruce and alder/poplar trees. Native grasses and lesser brush cover most of the property. Receiving soils logged in the 10 testholes were typically relatively clean sands and gravels, overlain with 1.5'-3' of loess silt and organic material. One area near the base of the bluff had silty sands beginning at around 5.5'; this testhole was not perc tested as adequate useable area existed on other portions of the lot with 12' of clean sand & gravel. The soil types encountered are consistent with our prior experiences on other properties in this area, including adjacent land to the west. Copies of the testhole logs and a location/topography/useable area map are attached.

Groundwater. Groundwater was not encountered in any of the 10 logged holes, each excavated to a minimum of 12'. No seeps were observed in the 30' – 40' cutbank area.

EXHIBIT B - /

Based on the available information and provided topography, groundwater will not be a limiting factor.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, steep areas and related setbacks, and setbacks to existing water wells on the developed lots (proposed lots 1, 4, and 6). For building areas, lotlines, utility easements and ROW setbacks will be limiting factors. In each case, the proposed lots contain adequate unencumbered area to 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, ***each proposed lot will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*** Proposed Tract A is over 400,000 square feet and does not require soils verification.

Preliminary Drainage Plan. Drainage arrows were provided on the attached map to show drainage along the proposed road and general drainage patterns in the area. Proposed culverts and infiltration points are also shown: the plan may be subject to some field modification and improvement during construction. Road construction should not negatively impact drainage for adjacent properties, and no substantial concentrated runoff is expected to leave the site. Overall area drainage will not be affected by the construction.

Road Construction. The proposed plat will require construction of approximately 1935' of *residential* streets and three cul-de-sacs. The developer may elect to upgrade all streets to *residential sub-collector* standards to better facilitate eventual paving. Existing NSF gravel soils will serve adequately for a road base. Road topping materials will need to be screened onsite or imported during road construction. Based on our initial calculations, the road can be designed and constructed with a maximum grade of less than 6%. Construction details in all areas will meet shape requirements in the SCM/NELB for *residential* streets and cul-de-sacs. Each proposed lot will have a reasonable access point and private drives can be constructed with minimal grades.

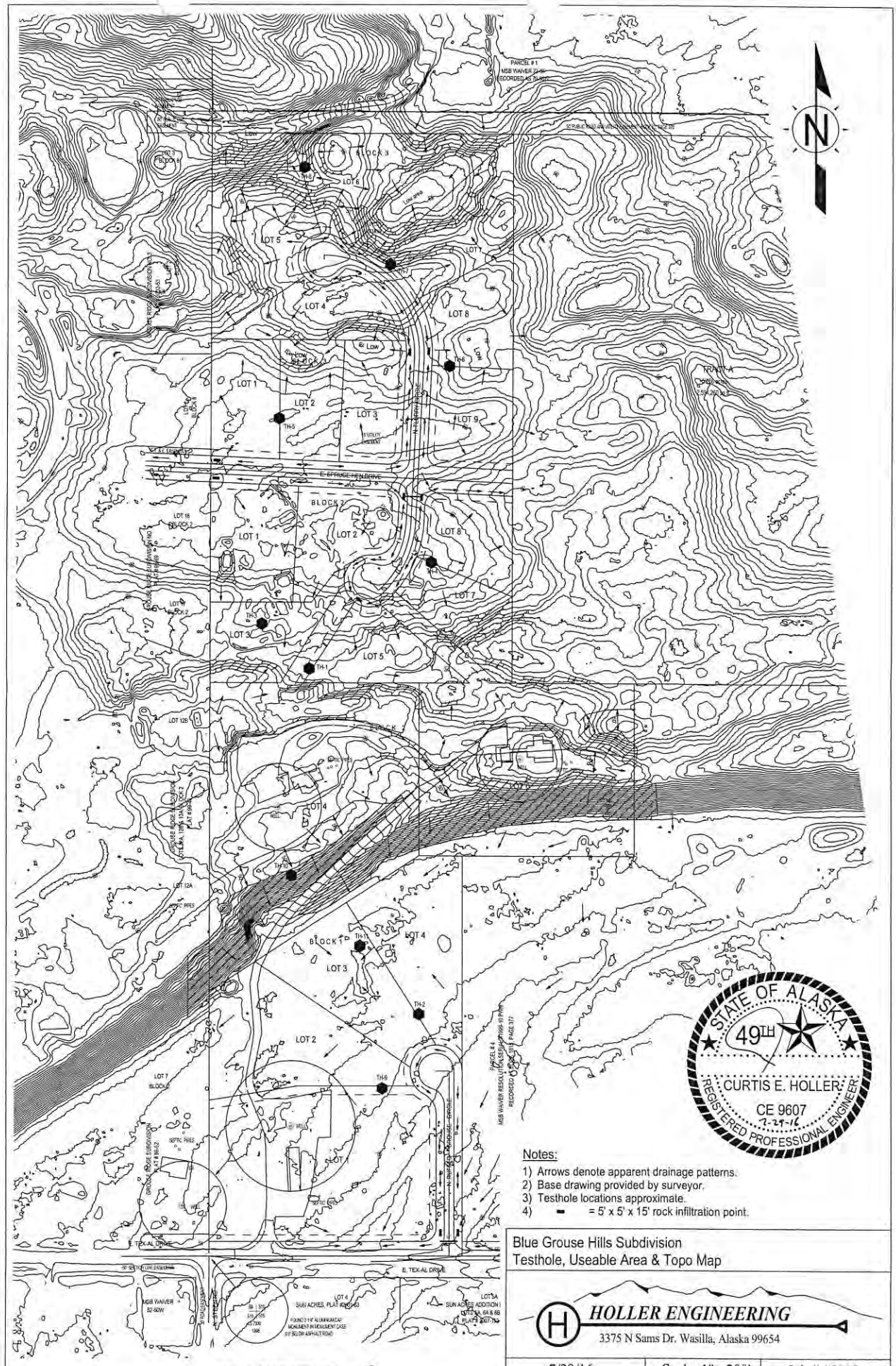
Thank you for your assistance, and please feel free to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: D. Greenstreet, w/attachments

EXHIBIT B - 2



Notes:

1) Arrows denote apparent drainage patterns.
2) Base drawing provided by surveyor.
3) Testhole locations approximate.
4) ▬ = 5' x 5' x 15' rock infiltration point.

Blue Grouse Hills Subdivision
Testhole, Useable Area & Topo Map

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

7/29/16	Scale: 1"= 200'	Job # 16039

EXHIBIT B -3

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER
7-29-16

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 11
Performed For: Darrel Greenstreet
Legal Description: Blue Grouse Hills

Depth, feet | Soil Type

1: OL
1: ML
2: SP-GP, OLIVE COLOR W/ROCKS FROM 5"-6"
12: NO GWT

Slope

Site Plan

N

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED? No
IF YES, AT WHAT DEPTH? N/A
DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

PERCOLATION RATE _____(min/inch) PERC HOLE DIAMETER_____

TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
. North east of stump knoll

PERFORMED BY: C.Ellis, J. Wilkins DATE: 06/07/16

EXHIBIT B-4

HOLLER ENGINEERING

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

Seal

STATE OF ALASKA 49TH

CURTIS E. HOLLER

CE 9607

REGISTERED PROFESSIONAL ENGINEER

7-29-16

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 11

Performed For: Darrel Greenstreet

Legal Description: Blue Grouse Hills

Depth, feet | Soil Type

1 - OL

2 - ML

3 - SP-GP Rocks to 5", occasional 8"-10"

4

5

6

7

8

9

10

11

12 - NO GWT

13

14

15

16

17

18

19

20

21

22

Slope

Site Plan

N

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____(min/inch) PERC HOLE DIAMETER_____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C.Ellis, J. Wilkins DATE: 06/07/16

EXHIBIT B - 5

HOLLER ENGINEERING

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

Seal

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER
7-29-16

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 11

Performed For: Darrel Greenstreet

Legal Description: Blue Grouse Hills

Depth, feet	Soil Type
1	OL
2	ML
3	SP/GP Sand/gravel, clean,
4	brown to olive at 6'
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	NO GWT
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

N

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- PERFORMED BY: C.Ellis, J. Wilkins DATE: 06/07/16

EXHIBIT B-6

HOLLER ENGINEERING

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER
7-29-16

SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 11

Performed For: Darrel Greenstreet

Legal Description: Blue Grouse Hills

Depth, feet | Soil Type

1 OL
2
3 ML
4 SP-GP
5 Sand/gravel, clean,
6 large rocks intermittent
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

Slope

Site Plan

N

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

PERCOLATION RATE _____(min/inch) PERC HOLE DIAMETER_____

TEST RUN BETWEEN 4 FT AND _____ FT DEPTH

COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

PERFORMED BY: C.Ellis, J. Wilkins DATE: 06/07/16

EXHIBIT B - 7

HOLLER ENGINEERING

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER
7-29-16

SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 11

Performed For: Darrel Greenstreet

Legal Description: Blue Grouse Hills

Depth, feet	Soil Type
1	OL
2	ML
3	GP-SP, ROCKS TO 5"
4	
5	GP-SP, ROCKS TO 6"
6	OCCASIONAL ROCKS TO 12"
7	
8	
9	
10	
11	
12	No GWT
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

N

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____(min/inch) PERC HOLE DIAMETER_____
- TEST RUN BETWEEN 1 FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- PERFORMED BY: C.Ellis, J. Wilkins DATE: 06/07/16

EXHIBIT B-8

HOLLER ENGINEERING

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

Seal

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER
7-29-16

SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 11

Performed For: Darrel Greenstreet

Legal Description: Blue Grouse Hills

Depth, feet	Soil Type
	OL
1	ML
2	SP-GP, OLIVE BROWN, ROCKS TO 6"
3	
4	
5	
6	
7	
8	
9	SP w/GP, OLIVE, CLEAN, ROCKS TO 6"
10	
11	
12	
13	No GWT
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

N

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- PERFORMED BY: C.Ellis, J. Wilkins DATE: 06/07/16

EXHIBIT B - 9

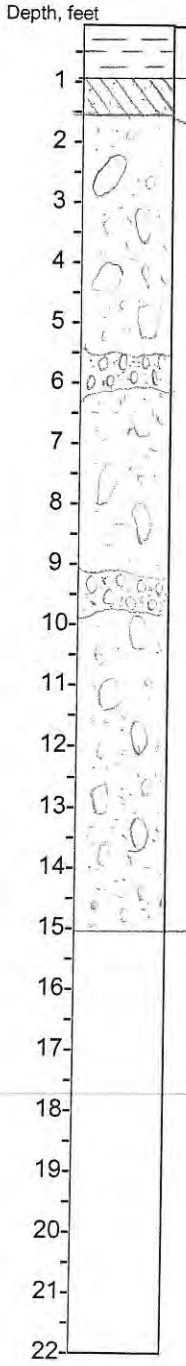
HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER
7-29-16

SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 11
Performed For: Darrel Greenstreet
Legal Description: Blue Grouse Hills



Slope

Site Plan

N

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED? No
IF YES, AT WHAT DEPTH? N/A
DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____(min/inch) PERC HOLE DIAMETER_____
- TEST RUN BETWEEN ↓ FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- PERFORMED BY: C.Ellis, J. Wilkins DATE: 06/07/16

EXHIBIT B-10

HOLLER ENGINEERING

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

Seal

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER
7-29-16

SOILS LOG / PERCOLATION TEST

TEST HOLE # 8 of 11

Performed For: Darrel Greenstreet

Legal Description: Blue Grouse Hills

Depth, feet	Soil Type
0–1	OL
1–4	ML
4–14	SP-GP, ROCKS TO 8" TRACE SILT PAST 10'
14	No GWT

Slope

Site Plan

N

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- PERFORMED BY: C.Ellis, J. Wilkins

DATE: 06/07/16

EXHIBIT B-11

HOLLER ENGINEERING

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

Seal

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

7-29-16

SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 11

Performed For: Darrel Greenstreet

Legal Description: Blue Grouse Hills

Depth, feet	Soil Type
0	OL
1	ML
2	SP-GP, REDDISH BROWN COLOR BANDS OF VERY LARGE ROCKS 15"-20", OCCASIONAL 30"
12	No GWT

Slope

Site Plan

N

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- PERFORMED BY: C.Ellis, J. Wilkins

DATE: 06/07/16

EXHIBIT B-12

HOLLER ENGINEERING

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

Seal

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

7-29-16

SOILS LOG / PERCOLATION TEST

TEST HOLE # 10 of 11

Performed For: Darrel Greenstreet

Legal Description: Blue Grouse Hills

Depth, feet	Soil Type
0–2	OL
2–2	ML
2–8	SP-GP
8–10	W/ BAND OF LARGE ROCKS, 18'-22"
10–20	SP-GP W/ TRACE SILT
20–22	SP-GP TO 30'

30'

Slope

Site Plan

N

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

CUT BANK 30' HIGH

PERFORMED BY: C.Ellis, J. Wilkins

DATE: 06/07/16

EXHIBIT B-13

HOLLER ENGINEERING

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER
7-29-16

SOILS LOG / PERCOLATION TEST

TEST HOLE # 11 of 11

Performed For: Darrel Greenstreet

Legal Description: Blue Grouse Hills

Depth, feet	Soil Type
1	OL
1	SP/GP
2	GP with rocks to 6" olive brown
3	SP/GP with silt
6	SM/GM silty sand/gravel dense, olive grey, silty
12	NO SEEPS
12	No GWT

Slope

Site Plan

N

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

PERCOLATION RATE _____(min/inch) PERC HOLE DIAMETER_____

TEST RUN BETWEEN 4 FT AND _____ FT DEPTH

COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

PERFORMED BY: C.Ellis, J. Wilkins DATE: 06/07/16

EXHIBIT B -14

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, August 02, 2016 12:54 PM
To: Amy Otto-Buchanan; Terry Dolan; Jim Jenson
Cc: Scott Sanderson
Subject: RE: Blue Grouse Hls 16-097

- We'd like to see shared access for block 2 lots 5 & 6 or 6 & 7 in addition to lots 3 & 4
- Add drainage easements where drainage arrows indicate runoff leaving the roadside ditches, specifically at the end of blue grouse circle and midway down flurry circle at block 3 lots 3 & 8
- Looks like a cross pipe and maybe a drainage easement will be needed midway down ruffed grouse circle

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
Sent: Tuesday, August 02, 2016 11:48 AM
To: Jamie Taylor; Terry Dolan; Jim Jenson
Subject: Blue Grouse Hls 16-097

Attached is the Request for Comments for Blue Grouse Hills, MSB Case #2016-097, Tech AOB. Also attached is the Vicinity Map, the geotechnical report and the owner's statements. Comments are due by AUGUST 29, 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: Susan Lee
Sent: Tuesday, August 02, 2016 11:58 AM
To: Platting
Subject: RE: Blue Grouse Hls 16-097

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: Tuesday, August 02, 2016 11:35 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Barbara Doty; joe irvine (joeri@mtaonline.net); retirees@mtaonline.net; mschoming@crweng.com; Richard Boothby; John McNutt (jmcnutt@palmerak.org); Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; 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: Blue Grouse Hls 16-097

Attached is the Request for Comments for Blue Grouse Hills, MSB Case #2016-097, Tech AOB. Also attached is the Vicinity Map, the geotechnical report and the owner's statements. Comments are due by AUGUST 29, 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 D

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

RECEIVED
AUG 0 9 2016
PLATTING

MEMORANDUM

DATE: August 5, 2016

TO: Fred Wagner, Platting Officer

FROM: Land & Resource Management JSC

SUBJECT: Preliminary Plat Comments / Case #2016-097

Platting Tech:	Amy Otto-Buchanan
Public Hearing:	September 15, 2016
Applicant / Petitioner:	Grouse Ridge Inc / Brunnhoelzl
TRS:	18N01E09
Tax ID:	118N01E09D002-D005
Subd:	Blue Grouse Hills
Tax Map:	WA 02

Comments:

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

EXHIBIT E

Amy Otto-Buchanan

From: Richard Boothby
Sent: Wednesday, August 03, 2016 11:13 AM
To: Platting
Cc: James Steele; Bill Gamble; 'jmcnutt@palmerak.org'
Subject: RE: Blue Grouse Hls 16-097
Attachments: Fire Department Access.docx

DES has no objection as long as the access roads meets the minimum required from the adopted code, International Fire Code, for fire department access. I have attached the code site for your review.

-----Original Message-----
From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Tuesday, August 02, 2016 11:35 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Barbara Doty; joe irvine (joeri@mtaonline.net); retirees@mtaonline.net; mschoming@crweng.com; Richard Boothby; John McNutt (jmcnutt@palmerak.org); Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; 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: Blue Grouse Hls 16-097

Attached is the Request for Comments for Blue Grouse Hills, MSB Case #2016-097, Tech AOB. Also attached is the Vicinity Map, the geotechnical report and the owner's statements. Comments are due by AUGUST 29, 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 F-1

IFC®

INTERNATIONAL FIRE CODE®

CHAPTER 5
FIRE SERVICE FEATURES

SECTION 502
DEFINITIONS

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as *fire lane*, public street, private street, parking lot lane and access roadway.

SECTION 503
FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exception: The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm)where:

1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

503.1.2 Additional access. The *fire code official* is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for *high-piled combustible storage* shall comply with the applicable provisions of Chapter 23.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The *fire code official* shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

EXHIBIT F-2

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.
503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an *approved* area for turning around fire apparatus.
503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the *fire code official*. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, *approved* barriers, *approved* signs or both shall be installed and maintained when required by the *fire code official*.
503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the *fire code official* based on the fire department's apparatus.
503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the *fire code official* based on the fire department's apparatus.
503.3 Marking. Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.
503.5 Required gates or barricades. The *fire code official* is authorized to require the installation and maintenance of gates or other *approved* barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.
503.5.1 Secured gates and barricades. When required, gates and barricades shall be secured in an *approved* manner. Roads, trails and other access ways that have been closed and obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the *owner* and the *fire code official*.
Exception: The restriction on use shall not apply to public officers acting within the scope of duty.
503.6 Security gates. The installation of security gates across a fire apparatus access road shall be *approved* by the fire chief. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

APPENDIX D
FIRE APPARATUS ACCESS ROADS
SECTION D101
GENERAL
D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.
SECTION D102

EXHIBIT F-3

REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103
MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

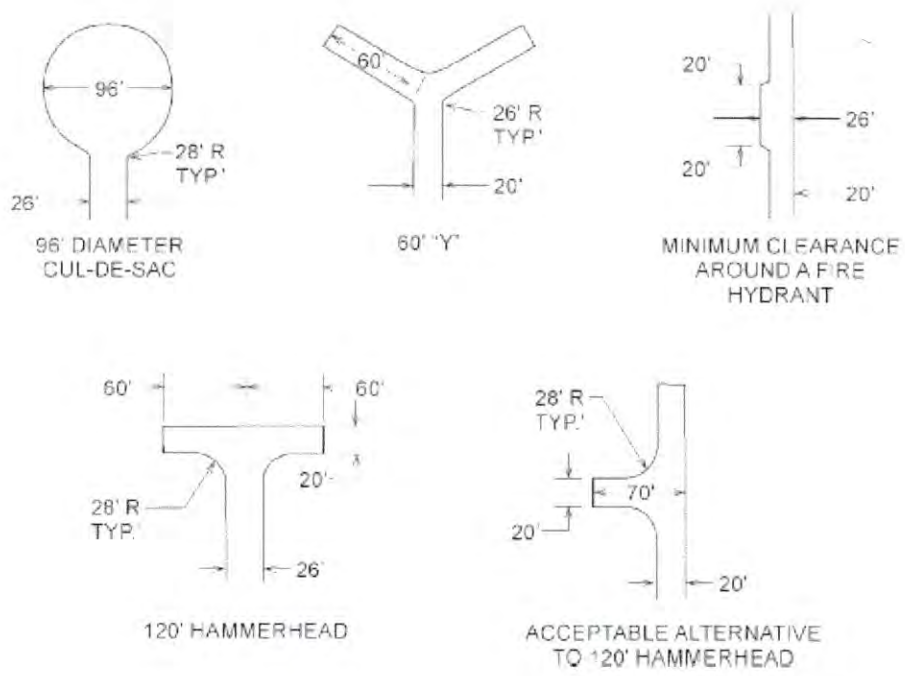
D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

EXHIBIT F-4



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one *person*.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the *fire code official*.
8. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.6 Signs. Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

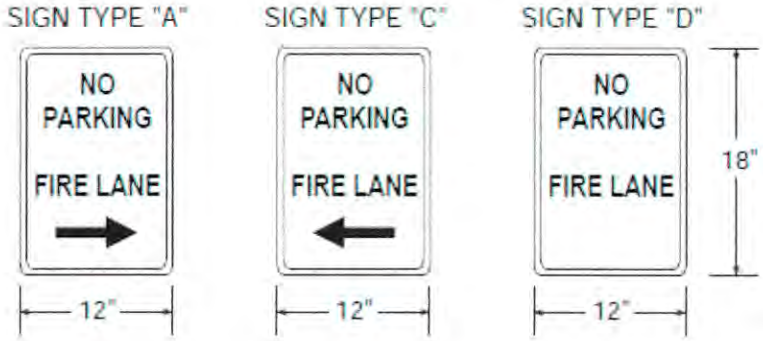


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

SECTION D104
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m2) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet (11 520m2) that have a single *approved* fire apparatus access road when all buildings are equipped throughout with *approved automatic sprinkler systems.*

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with *approved* fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

EXHIBIT F-6

Exception: Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler*
systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system.*

SECTION D107
ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwellings* where the number of *dwelling units* exceeds 30 shall be provided with separate and *approved* fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official.*

D108
REFERENCED STANDARDS

ASTM F 2200-05 Standard Specification for Automated Vehicular Gate Construction D103.5
ICC IFC-09 International Fire Code D101.5,D107.1
UL 325-02 Door, Drapery, Gate, Louver, and Window Operators and Systems, with revisions through February 2006 D103.5

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Monday, August 29, 2016 4:42 PM
To: Platting
Cc: Gary LoRusso (garyl@mtaonline.net)
Subject: RE: Blue Grouse Hls 16-097
Attachments: SKMBT_C36016082915400.pdf

Please show existing underground line which crosses Lot 4 to Lot 6.

Thank you.

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

-----Original Message-----
From: Amy Otto-Buchanan [mailto:Amy.Otto-Buchanan@matsugov.us] On Behalf Of Platting
Sent: Tuesday, August 02, 2016 11:35 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Barbara Doty; joe irvine (joeri@mtaonline.net); retirees@mtaonline.net; mschoming@crweng.com; Richard Boothby; John McNutt (jmcnutt@palmerak.org); Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA_ROW; 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: Blue Grouse Hls 16-097

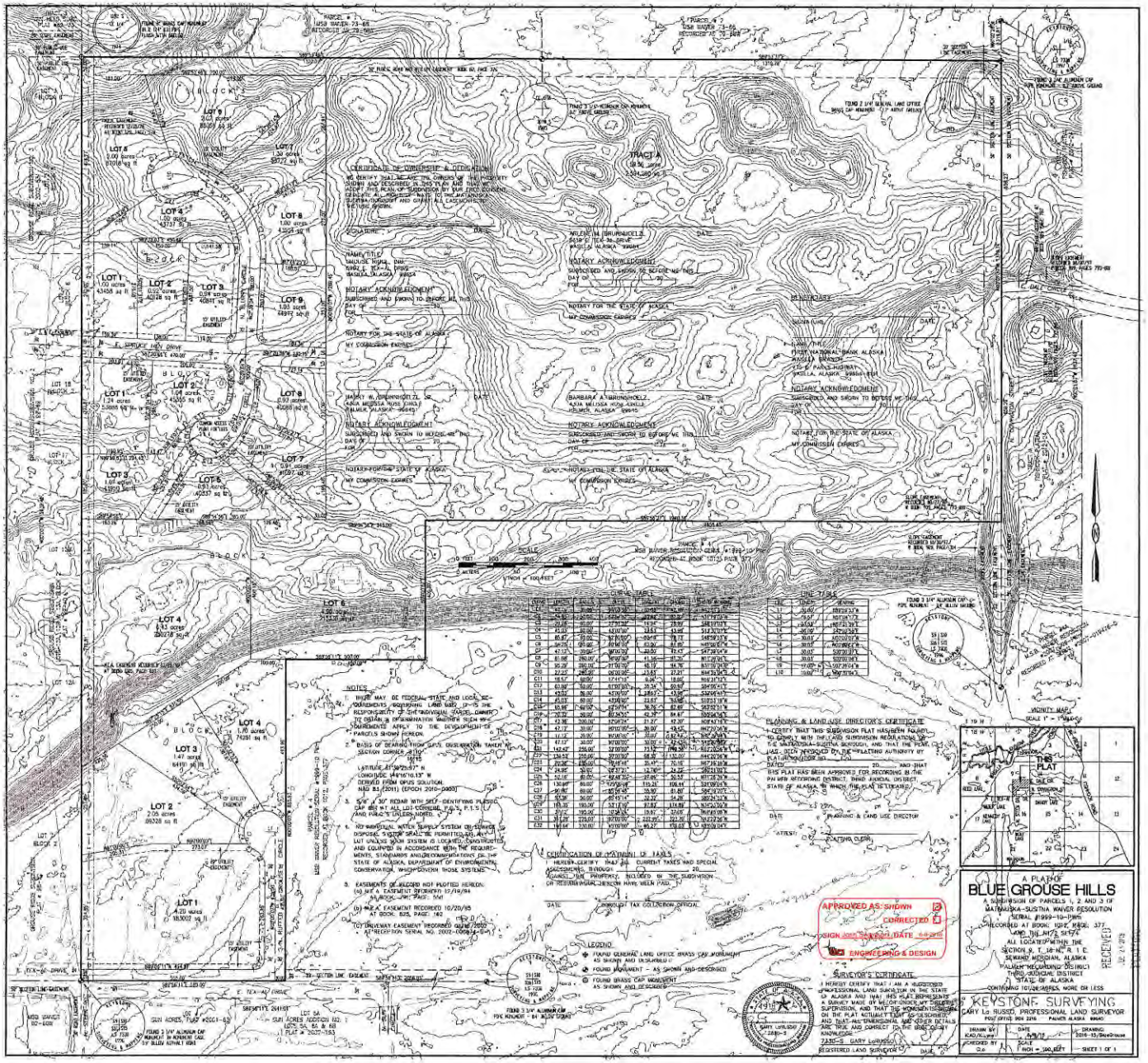
Attached is the Request for Comments for Blue Grouse Hills, MSB Case #2016-097, Tech AOB. Also attached is the Vicinity Map, the geotechnical report and the owner's statements. Comments are due by AUGUST 29, 2016. Please let me know if you have any questions. Thanks. A.

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

EXHIBIT G -/

GROUSE RIDGE
GROUSE LOOP
PTARMIGAN
CIRCLE
N GROUSE LP
GROUSE RIDGE NO. 3
VAN HEES CIRCLE
VAN HEES
COLD BAY DR
DRIVE
BIRCHWOOD ESTATES
STEEN RD
SUN ACRES
SUN CIRCLE
TEX-AL DRIVE
N COVINGTON STREET
FISHHOOK PLATEAU
HARRIS PLACE
STATE
STERLING CIR
CIRCLE

EXHIBIT G-2


A PLAT OF
BLUE GROUSE HILLS
A SUBDIVISION OF PARCELS 1, 2 AND 3 OF MATANUSKA-SUSITNA BOROUGH RESOLUTION SERIAL #1999-10-PWS
RECORDED AT BOOK 1091, PAGE 377
AND THE N1/2 S1/2 E
ALL LOCATED WITHIN THE
SECTION 8, T. 16 N., R. 1 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 10.126 ACRES, MORE OR LESS
KEYSTONE SURVEYING
CARY La RUSSO, PROFESSIONAL LAND SURVEYOR
POST OFFICE BOX 2216 PALMER, ALASKA 99645
DRAWN BY: KAO/KJ/LMW
CHECKED BY: CLR
DATE: 04/19
SCALE: INCH = 100 FEET
DRAWING: 2018-10/BlueGrouse
SHEET 1 OF 1
RECEIVED
APR 24 2019
APPROVED AS SHOWN
CORRECTED
ENGINEERING & DESIGN
SURVEYOR'S CERTIFICATE
PLANNING & LAND USE DIRECTOR'S CERTIFICATE
CERTIFICATION OF MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL
CERTIFICATE OF OWNERSHIP & DEDICATION
NOTARY ACKNOWLEDGEMENT
LEGEND
VICINITY MAP
THIS PLAT
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
TRACT A
BLOCK 1
BLOCK 2
E. TEX-O-PARK DRIVE
E. HARVEY LAKE DRIVE
N. WILLOW LAKE DRIVE
N. WILLOW LAKE CIRCLE
N. WILLOW LAKE COURT
N. WILLOW LAKE LOOP
N. WILLOW LAKE PLACE
N. WILLOW LAKE WAY
SUN ACRES ADDITION NO. 1
SUN ACRES, PLAT #2001-63
SUN ACRES ADDITION NO. 2
PLAT # 2002-353
LOTS 5A, 6A & 6B
PLAT # 2002-353
MSB RIVER PROTECTION ZONE # 2000-10
RECORDED AT BOOK 1312, PAGE 377
SCALE
0 FEET 100 200 300 400
1 INCH = 100 FEET
0 ACRES 2 4 6 8
NOTES
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS REGARDING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS OF TO OBTAIN & DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM GPS OBSERVATION TAKEN AT SECTION CORNER #110
NAD 83
LATITUDE 61°36'25.87" N
LONGITUDE 149°16'10.13" W
DERIVED FROM OPUS SOLUTION
NAD 83 (2011) (EPOCH 2010.0000)
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S, AND PI&C'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON A LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND REGULATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
(a) 66' x EASEMENT RECORDED 12/19/84 BOOK 267, PAGE 541
(b) 66' x EASEMENT RECORDED 10/20/95 AT BOOK 825, PAGE 162
TO: DRIVEWAY EASEMENT RECORDED 04/18/2002 AT RECEPTION SERIAL NO. 2002-008824-0
6. 20' UTILITY EASEMENT ADJACENT TO ALL RIGHTS-OF-WAY.
7. 30' SECTION LINE EASEMENT
8. 50' SECTION LINE EASEMENT
9. 100' SECTION LINE EASEMENT
10. 200' SECTION LINE EASEMENT
11. 300' SECTION LINE EASEMENT
12. 400' SECTION LINE EASEMENT
13. 500' SECTION LINE EASEMENT
14. 600' SECTION LINE EASEMENT
15. 700' SECTION LINE EASEMENT
16. 800' SECTION LINE EASEMENT

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

August 18, 2016

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

Subject: Preliminary Plat Request for Comments – Blue Grouse Hills **(Case No. 2016-097)**

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject preliminary plat of the proposed Blue Grouse Hills Subdivision. The service lines to five existing structures are part of a single service line connected with our main along E. Tex-Al Drive. The proposed subdivision will create a situation where the existing service lines will cross several lots other than the lot being served. The approximate locations of these lines are illustrated on the enclosed figure.

Main extensions from both E. Tex-Al Drive and N. Grouse Loop will be required to maintain service to present structures and ensure all the proposed lots be served. The developer is strongly encouraged to contact Kevin Campbell, Key Accounts Representative in our Marketing Department to discuss how this can be accommodated. I have provided him with a copy of the proposed plat, and discussed this matter with him. Kevin can be reached by phone at 907-334-7792, or by email at kevin.campbell@enstarnaturalgas.com.

Alternatively, numerous ten-foot (10 FT) wide natural gas easements, centered on the existing lines, will be required across all properties not served by that line. It appears that such easements would be required across every lot in Block 2. All natural gas lines would need to be located and the necessary natural gas easements must be included on the proposed plat. A locate can be requested by contacting the Alaska Digline, Inc. at 907-278-3121 or 811. This is a free service.

If you have any questions or require additional information, I can be reached by phone at 907-334-7953 or by email at robin.leighty@enstarnaturalgas.com.

Sincerely,

Robin Leighty
Right-of-Way and Permitting Agent

enclosure: depiction of the approximate location of natural gas service lines

cc: Kevin Campbell, Marketing Department, ENSTAR Natural Gas Company
file

Sent via e-mail to platting@matsugov.us

EXHIBIT G -4

8/19/2015
EXHIBIT G-5

SITE VISIT REPORT

Case Name: Blue Grouse Hills	Date: 08/24/16 Time: 11:10 am
Owner: Grouse Ridge Inc.	Case Number: 2016-097
Surveyor/Engineer: Keystone/Holler	Tax ID #:118N01E09D002-D005
Subdivision: Blue Grouse Hills	Regarding: 22 lot subdivision

SITE CONDITIONS

Weather: Overcast	**Temperature:** 55°F
Wind: None	
General Site Condition: Structures on proposed Lot 1, Block 1; Lots 4 & 6, Block 2	

Personnel on site: Amy Otto-Buchanan, Cheryl Scott, Peggy Horton – Platting Technicians

Equipment in use: Camera

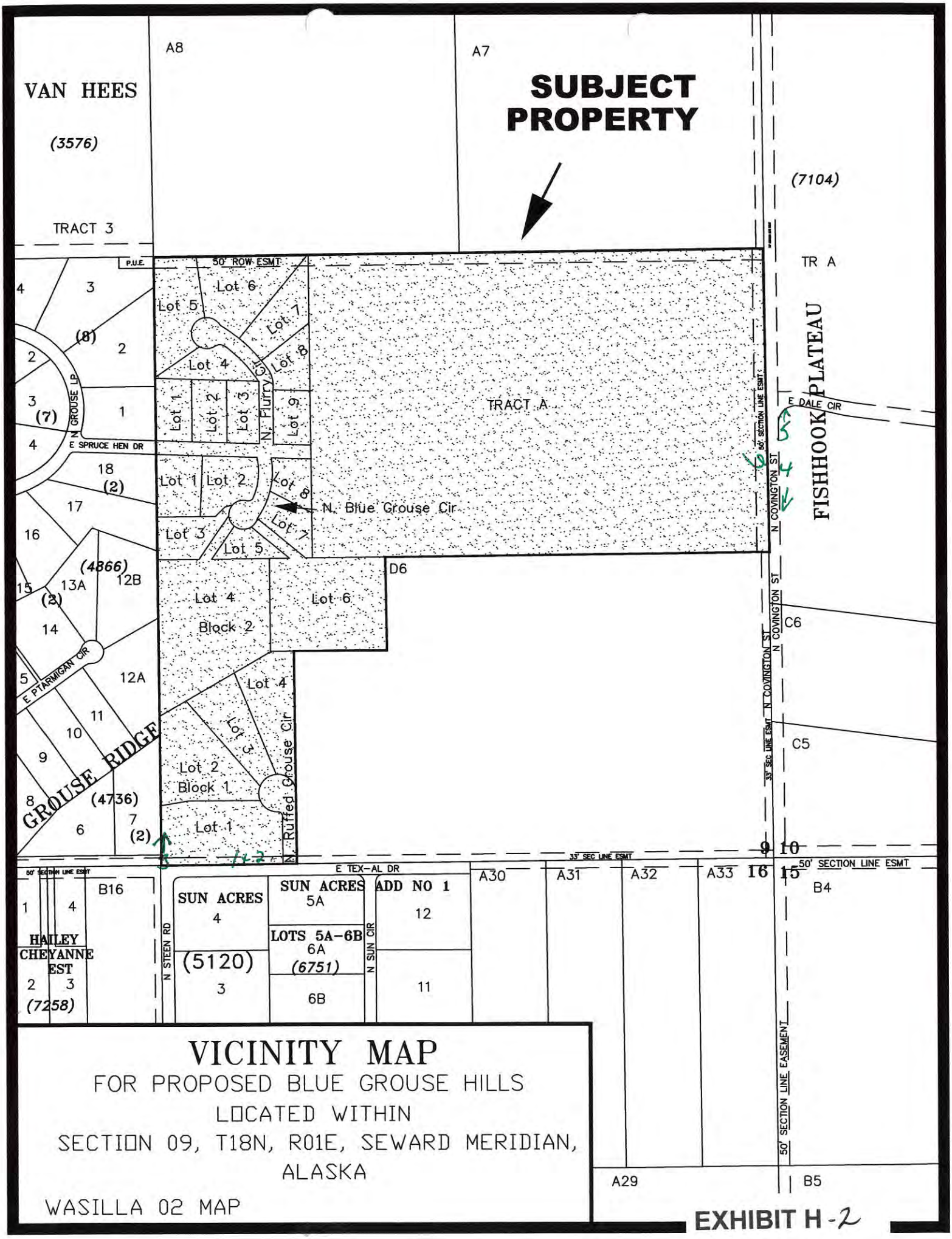
Current phase of work: To be heard by the Platting Board September 15, 2016.

Reason for Visit/Remarks: General familiarization with parcels. Northwest access of E. Spruce Hen Drive is not constructed. Site distance on E. Tex-Al Drive sufficient for proposed N. Ruffled Grouse Circle.

(See attached photos)

Signed By: Amy Otto-Buchanan AOB **Date:** August 24, 2016

EXHIBIT H -1



VICINITY MAP

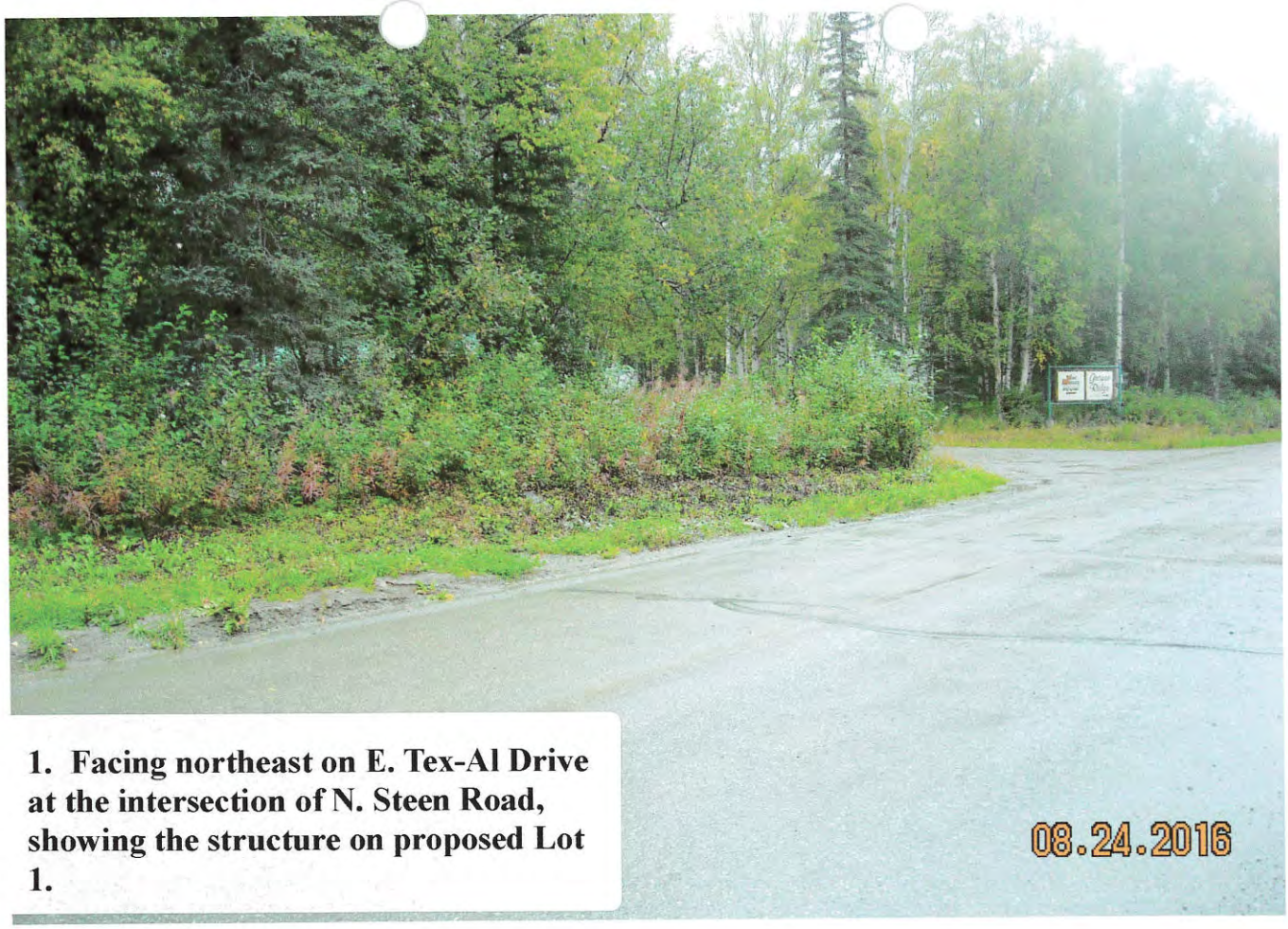
FOR PROPOSED BLUE GROUSE HILLS

LOCATED WITHIN

SECTION 09, T18N, R01E, SEWARD MERIDIAN, ALASKA

WASILLA 02 MAP

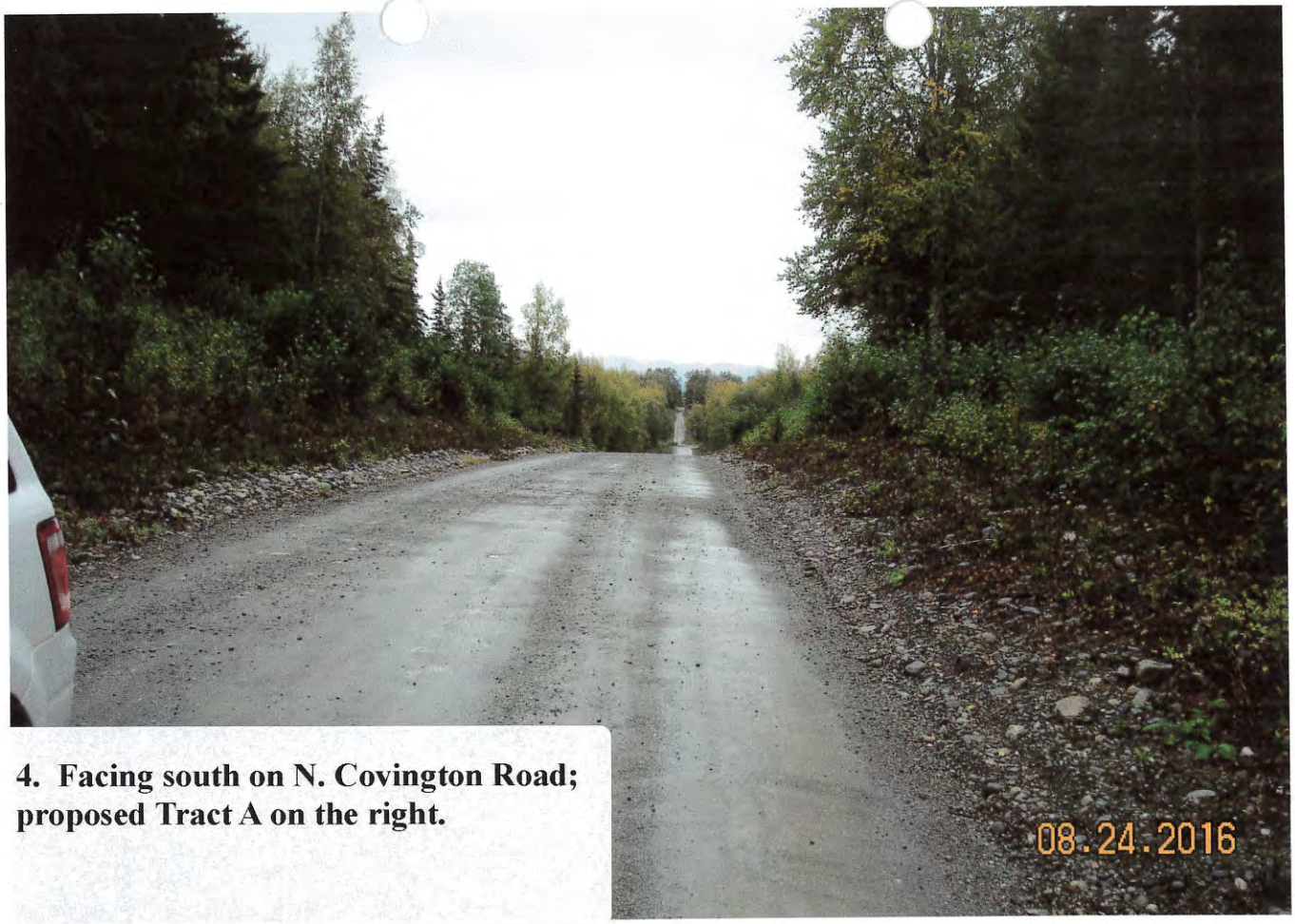
EXHIBIT H-2



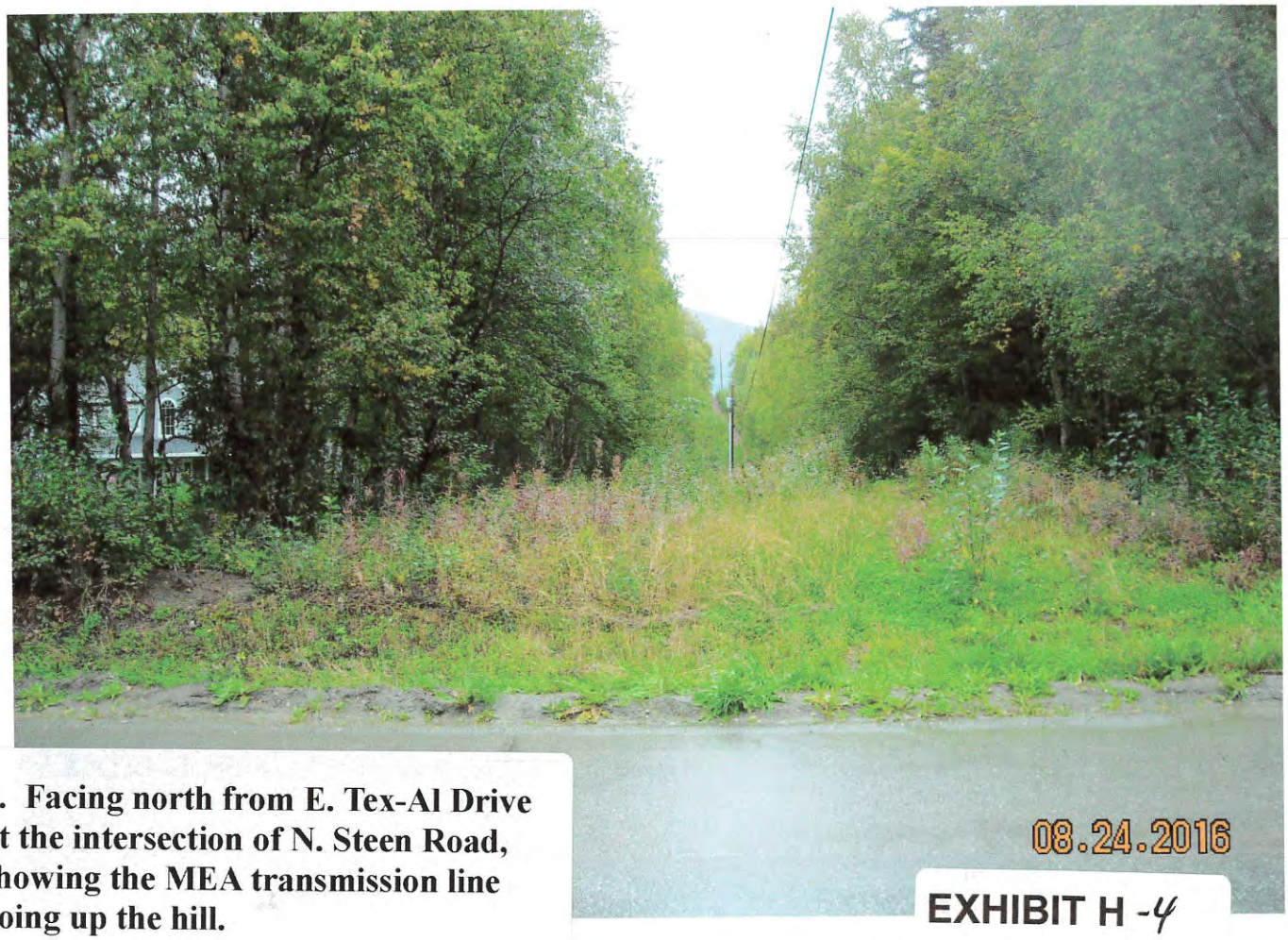
1. Facing northeast on E. Tex-Al Drive at the intersection of N. Steen Road, showing the structure on proposed Lot 1.

2. Facing northeast on E. Tex-Al Drive at the intersection of N. Steen Road, showing the structure on proposed Lot 1.

EXHIBIT H-3



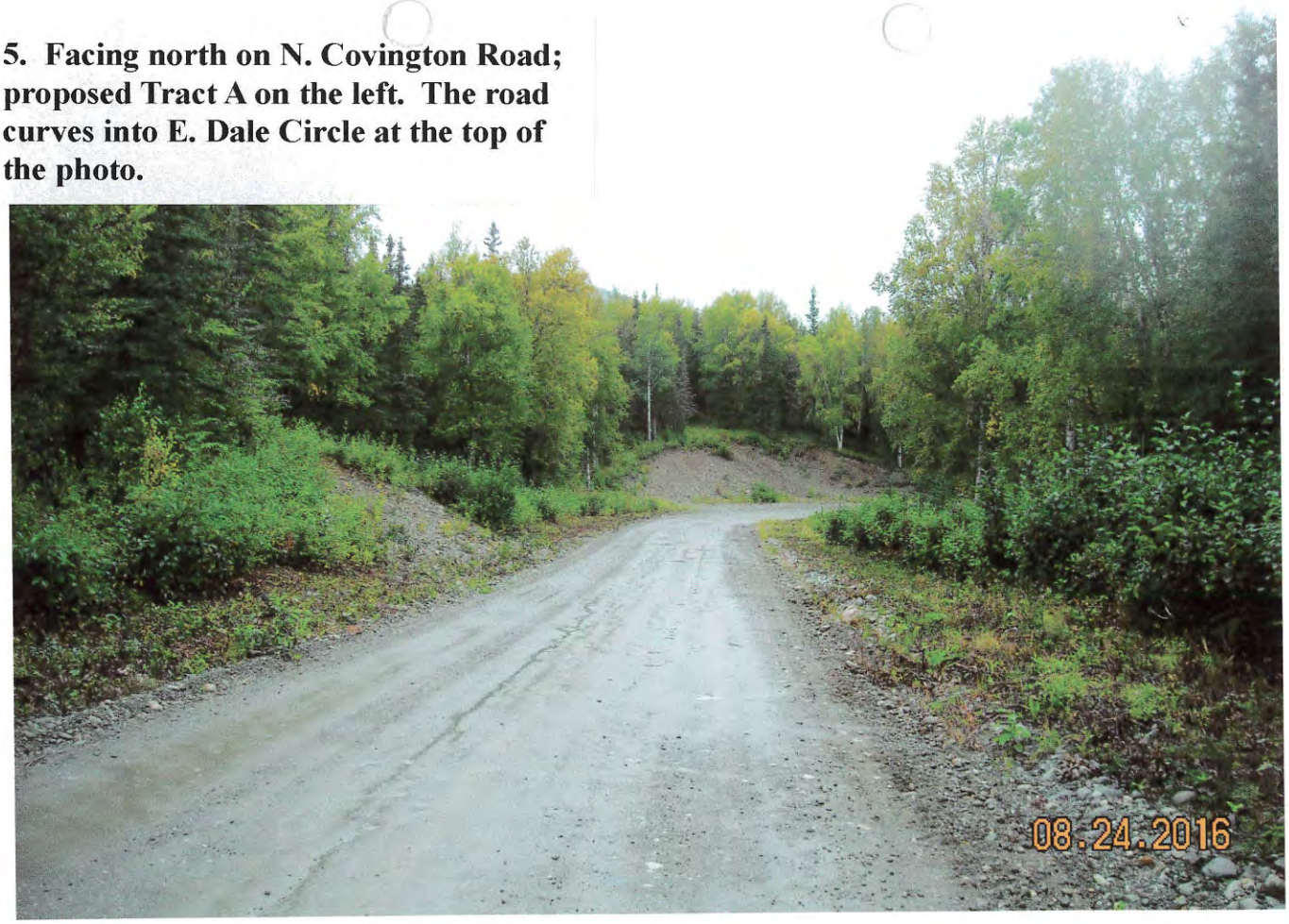
4. Facing south on N. Covington Road; proposed Tract A on the right.



3. Facing north from E. Tex-Al Drive at the intersection of N. Steen Road, showing the MEA transmission line going up the hill.

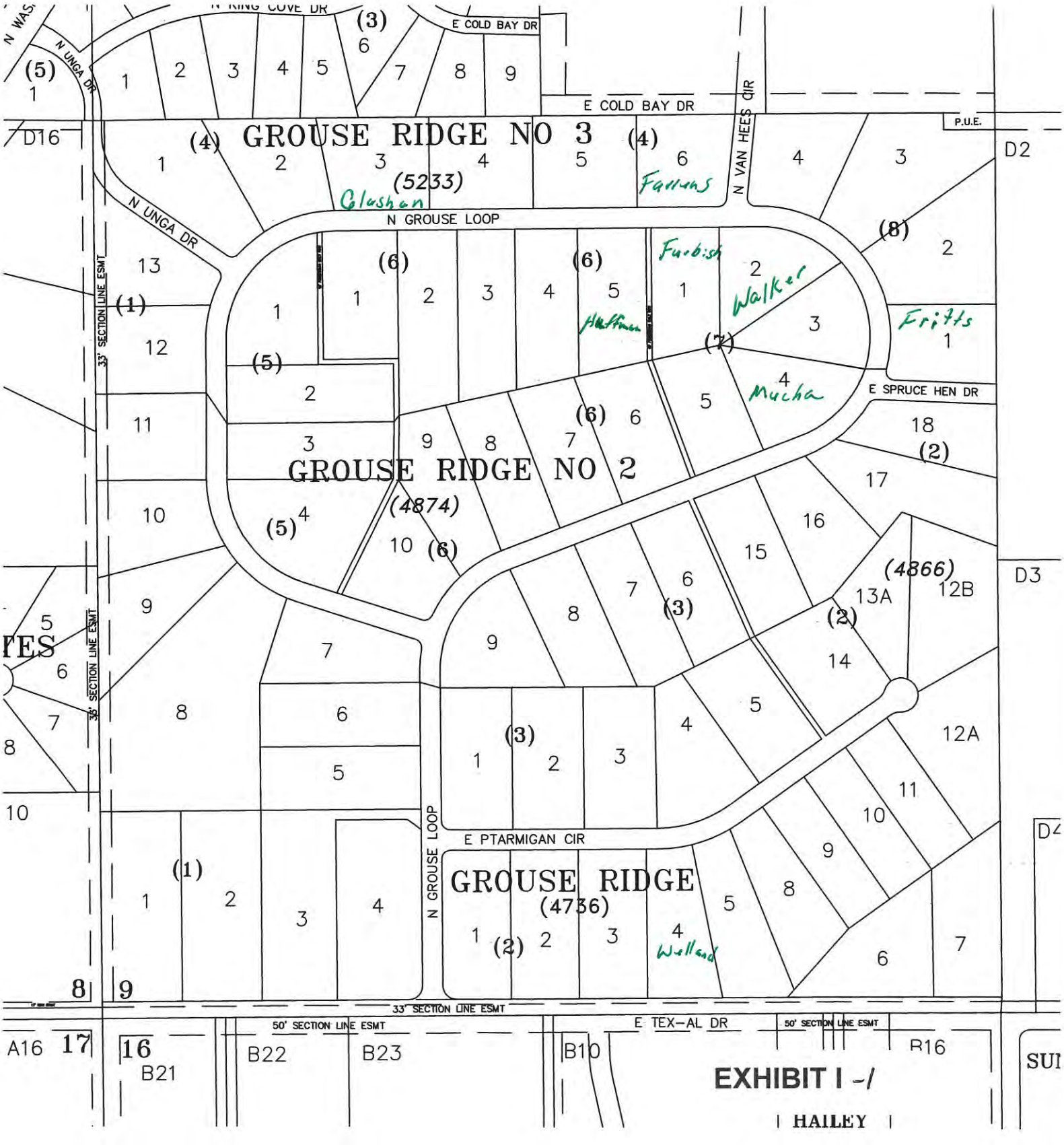
EXHIBIT H -4

5. Facing north on N. Covington Road; proposed Tract A on the left. The road curves into E. Dale Circle at the top of the photo.



6. Facing west on N. Covington Road, showing proposed Tract A.

EXHIBIT H -5



N KING COVE DR
E COLD BAY DR
N UNGA DR
N VAN HEES CIR
P.U.E.
D16
D2
D3
D4
GROUSE RIDGE NO 3
(5233)
Clashan
Farrens
N GROUSE LOOP
Furbish
Walker
Huffman
Fritts
Mucha
E SPRUCE HEN DR
33' SECTION LINE ESMT
GROUSE RIDGE NO 2
(4874)
(4866)
13A
12B
12A
E PTARMIGAN CIR
GROUSE RIDGE
(4736)
Welland
50' SECTION LINE ESMT
E TEX-AL DR
A16
B21
B22
B23
B10
B16
HAILEY

EXHIBIT I -/

Objection

RECEIVED
AUG 30 2016
PLATTING

MSB Platting Division

RE: Blue Grouse Circle

Fax# 907-861-8407

EXHIBIT I-2

Erica R Mucha
7138 N. Grouse Lp
Wasilla, AK 99654

8-29-2016

I oppose this proposed subdivision on the fact it will negatively alter the quality of my life and the lives of all the families who live on N. Grouse Loop. We all enjoy our CLOSED loop. Our children ride bikes safely, walk to school bus stops, and enjoy a small neighborhood. Putting a road in that violates the integrity of our neighborhood is wrong! The increase amount of traffic by creating a quick and easy access road would be horrible. Currently the feel of the neighborhood is very quiet and safe. Putting a road through it is terrible for the families who call Grouse Lp home. It may look easy and simple on a plat - dissecting and ripping apart the integrity of a great community

is wrong. Please reconsider your road plan of E Spruce Hen Dr. It is not a welcomed change and you would cause much dischord and disharmony for many FAMILIES! Make your access point off Tex-AL Dr. Not through homes of families who love the homes and neighborhood they live in.

Sincerely,
Erica Mucha

EXHIBIT I - 4

CEOH 1906#P5966

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

U.S. POSTAGE PITNEY BOWES
ZIP 99645 $ 000.46⁵
02 1W
0001399405 AUG 26, 2016

FIRST CLASS

54874B07L004 46
MUCHA MICHAEL E & ERICA R
7138 N GROUSE LOOP
WASILLA AK 99654-9061

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER: GROUSE RIDGE INC, ARLENE BRUNNHOELZL & BARBARA BRUNNHOELZL (owners/petitioners)

REQUEST: The request is to create 21 lots and one tract from Tax Parcels D2-D5, Parcels 1-3, MSB Waiver 199-10-PWm, recorded at Book/Page 1012/377, to be known as **BLUE CROUSE HILLS.** Access will be from newly constructed streets, Covington Street.

LOCATION: Located within N ½ SE ¼ Sec 09, T18N, R01E, S.M. AK, lying north of E. Tex-Al Drive and west of N.

Community Council: Fishhook **Assembly District:** #6: Barbara Doty **Area:** 101.36 Acres +/-

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on ***September 15, 2016.*** The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within 1200' of the petition area. This will be heard before the **PLATTING BOARD** and you are invited to attend.

If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or fax to (907) 861-8407 or e-mail: platting@matsugov.us. Comments received by 3:00 PM one week prior to the meeting, ***September 7, 2016,*** will be included in the Platting Board packet. Comments received from the public up to 4:00 PM one day prior to the meeting will be given to the Platting Board in a "Hand-Out" packet the day of the meeting. To request additional information please contact the Platting Technician, ***Amy Otto-Buchanan*** at (907) 861-7872 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party.* See MSB 15.39.010 for definition of "*Interested Party*". The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough internet home page, (www.matsugov.us), in the Borough Clerk's office, or at various libraries within the borough.

Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

*Name:*_____ *Address:*_____

*Comments:*_____

Case #16-097 AOB *Note: Vicinity Map Located on Reverse Side*

EXHIBIT I -5

Amy Otto-Buchanan

non-objection

From: George <george@strother.us>
Sent: Friday, September 02, 2016 9:27 AM
To: Amy Otto-Buchanan
Subject: Blue Grouse Hls 16-097

RECEIVED
SEP 02 2016
PLATTING

Amy,

My comments on this preliminary plat:

1. The monument on the southwest corner of lot 1 block 1, is not a section corner, but is the 1/4 corner sections 9 & 16. If the surveyor replaced the GLO quarter corner, in the monument case, with a section corner monument, then the corner should be replaced with a cap with the correct markings.

2. Along the south boundary of lot 1 block 1, the E. Tex-Al Drive right of way should be dedicated as 50' wide from the section line. E Tex-Al Drive has been designated as a future arterial in several of the Borough's transportation plans. Arterial roads have required a 100' total right of way. Grouse Ridge Subdivision dedicated the 50', and most of Tex-Al that has been platted, have dedicated 50'.

George Strother
5935 E Tex-Al Drive
Wasilla, AK 99654
376-3865

EXHIBIT I-6

Concern

Amy Otto-Buchanan

From: DARYL FARRENS <farrens@mtaonline.net>
Sent: Sunday, September 04, 2016 8:40 PM
To: Platting
Cc: Barbara Doty; joeri@mtaonline.net
Subject: Blue Grouse Hills proposed subdivision

RECEIVED
SEP 06 2016
PLATTING

Dear Platting Board members.

We are writing in regards to the proposed Blue Grouse Hills subdivision that is up for consideration at the 9/15/16 Platting Board meeting.

As homeowners in the adjacent Grouse Ridge subdivision and members of the Fishhook Community for the past 12 years, we have the following concerns.

1. The traffic on the existing N. Grouse Loop will increase with the additional 17 lots off E. Spruce Hen Drive. This traffic number will continue to grow as Tract A is developed in the future. When we purchased our property on Grouse Loop we appreciated the low volume of traffic to allow for safe pedestrian use by walkers, bike riders, stroller pushers and runners. Even the neighboring community members use this loop for a safe outdoor recreation experience. The increased traffic by the proposed subdivision and it's future growth will jeopardize this neighborhood character and safety.

Proposed solution: Establish primary access to these proposed subdivision by extending N Ruffed Grouse Circle or an access off North Covington to these lots. This will give access to these lots off Tex-Al Drive, an established designated traffic corridor in the Fishhook Community Comprehensive Plan.

2. The Borough has established regulations for new subdivisions to have two egress roads in the case of a fire or other natural emergency. The lots on N. Blue Grouse Circle and N. Fluffy Circle would be with only one egress to N. Grouse Loop.

Proposed solution: Establish two egress routes to these proposed subdivision by extending N Ruffed Grouse Circle or an access off North Covington to these lots. This will give emergency routes from these lots to Tex-Al Drive, an established designated traffic corridor along with N. Grouse Loop.

3. The corner of the proposed E. Spruce Hen Drive and N. Grouse Loop is a sloped curve making it difficult for vehicles to stop and negotiate a turn into or out of the proposed drive.

Proposed solution: Establish this access road for the Blue Grouse Hills to be a secondary access route and designate an extended N. Ruffed Grouse Circle or an access off North Covington as the primary access to the subdivision.

4. With the proximity of the proposed Blue Grouse Hills subdivision to the Grouse Ridge subdivision, it would protect the existing property values to have same or similar covenant rules (as recorded on Book 1030 page 415) apply to any new construction. i.e. single family homes, own water supply, own sanitary water disposal, no mobile homes, established minimum dwelling sizes.

Thank you for considering these concerns. We welcome responsible development in our area and look forward to meeting new neighbors.

EXHIBIT I - 7

Cindy and Daryl Farrens
7407 N Grouse Loop
Wasilla, AK 99654
376-2169

Grouse Rds #3 B/4 L/6

55233B04L006

Concern

Roy and Maija Fritts
7231 N Grouse Loop
Wasilla, AK 99654

RECEIVED
SEP 07 2016
PLATTING

August 28, 2016

To the MSB Platting Board,

We are writing in regards to a proposed request by petitioner Grouse Ridge Inc, Arlene Brunnhoelzl and Barbara Brunnhoelzl. The case number is 16-097. "The request is to create 21 lots and one tract from Tax Parcels D2-D5, Parcels 1-3, MSB Waiver 199-10-PWm, recorded at Book/Page 1012/377, to be known as Blue Grouse Hills. Access will be from newly constructed streets."

We have three requests for this subdivision:

(1) Move the access road from E Spruce Hen Drive to a point off of Tex-Al Drive or N Covington Street.
(2) Require the covenants of Blue Grouse Hills to match Grouse Ridge Subdivision covenants to protect property values.
(3) Make lots in Blue Grouse Hills larger and fewer based on well water concerns.

Following we will discuss our reasons for request (1)- moving the access road E Spruce Hen Drive, and provide an alternate access road into Blue Grouse Hills:

(a) Using E Spruce Hen Drive to access Blue Grouse Hills subdivision would increase traffic in Grouse Ridge Subdivision.

(b) There are 17 lots planned that would access Blue Grouse Hills from E Spruce Hen Drive. Assuming each home has an average of 2 vehicles per household, that is 34 additional vehicles going through Grouse Ridge Subdivision.

(c)There are 15 children under the age of 18, some toddlers, within 8 houses surrounding the proposed entrance on E Spruce Hen Drive. There are multiple families with children along Grouse Loop, an assisted living home at the entrance of Grouse Ridge Subdivision, and children and adults with disabilities residing along Grouse Loop. Increased traffic would be unsafe for the Grouse Ridge Subdivision neighborhood.

(d)Pedestrian use is high around Grouse Loop in all months of the year. There are walkers, joggers, bikers, and people pushing strollers with small children. Pedestrians ski and sled in the winter and walk dogs and horses year round. Elementary, middle, and high school children walk home from the bus stop at Grouse Loop and Tex-Al during peak traffic hours.

(e) The proposed E Spruce Hen Drive would be accessed from a curve on N Grouse Loop with low visibility, increasing safety concerns for the families in Grouse Ridge Subdivision. In the winter months ice builds up on the slope within the curve which could cause potential hazards for vehicles turning onto E Spruce Hen Drive.

(f) Snow removal at the intersection of E Spruce Hen Drive and N Grouse Loop would be difficult and inadequate for sight distance due to the close proximity to the neighboring driveways of E Spruce Hen Drive without encroaching on their properties. When neighboring residents push snow to the side of their driveway entrance (as required by borough code for private snow removal) it would inhibit visibility of approaching vehicles or pedestrians on N Grouse Loop to those coming off of E Spruce Hen drive. In past winter months there has been snow piles plowed from driveways in excess of ten feet in height.

(g) Blue Grouse Hills does not need to have access through Grouse Ridge Subdivision when there are other alternatives for access roads off of Tex-Al Drive or N Covington Street. Blue Grouse Hills is not part of Grouse Ridge Subdivision. The road extension open from Blue Grouse Hills toward Tract A suggests future development of that subdivision. Access can easily come from N Covington Street and be a direct entrance.

(h) The access roads have to be constructed into Blue Grouse Hills, so it is within reason to move the access road to a different location.

(i) Tex-Al Drive will be connected to E Tex-Al Drive in the future, increasing traffic again. Grouse Ridge Subdivision does not need additional traffic through our neighborhood. In addition, when construction begins on the proposed lots the traffic is going to be extremely heavy on N Grouse Loop. Heavy equipment and supplies will be in and out of Blue Grouse Hills, which could deteriorate N Grouse Loop and E Spruce Hen quickly. This is going to be an ongoing hazard as these houses could be built over years to come.

(j) The access road could be moved to N Covington Street, across tract A, which would go directly into Blue Grouse Hills Subdivision. This would by-pass all traffic and safety concerns, and be a straight road into the subdivision allowing for successful road maintenance.

Access into Blue Grouse Hills has other alternatives. There is a business, Valley Machinery, that is located on proposed Lot 1, Block 1 off of Tex-Al Drive. A wide road has been constructed behind Valley Machinery that passes the back of lots 2, 3, and 4 of the proposed Block 1. This road extends past lots 4 and 6 of proposed Block 2 and a driveway for the house located on, Lot 4, Block 2 comes off of this wide road. There are utilities to the property on Lot 4, Block 2.

One proposal is to use this currently constructed wide and cleared road as the access point into Blue Grouse Hills. The driveway that comes off of this road to Lot 4, Block 2 currently can be extended around the back of Lot 6 and down Tract A to connect into the proposed subdivision.

The distance of the newly constructed road access would be similar to the distance of constructing E Spruce Hen drive, alleviating the traffic and safety situation that would occur in Grouse Ridge Subdivision.

Lastly, another alternative would be to extend the proposed N Ruffed Grouse Circle along Lot 4, Block 1 to connect to the wide, already constructed road behind Lot 4, Block 1. The road could then be continued into into the other side of Blue Grouse Hills Subdivision at the extension point.

Following we will discuss our reasons for request (2)- covenants of Blue Grouse Hills:

(a) Covenants for proposed Blue Grouse Hills should be the same or mirror Grouse Ridge Subdivision covenants to uphold property values and subdivision integrity. Covenants should be enforced due to police power concern.

(b) Require larger lot sizes to compare to lot requirements in Grouse Ridge Subdivision, controlling traffic and reducing well water issues within both subdivisions and surrounding subdivisions.

(c) Covenants should include that only single family housing is allowed and that rental properties are prohibited to maintain the property values and integrity of surrounding homes.

Following we will discuss our reasons for request (3)- Make lots in Blue Grouse Hills larger and fewer based on well water concerns, and Fishhook Community Council plans.

(a)Require lots to be larger and fewer in Blue Grouse Hills due to well water quality and availability. There are houses in Grouse Ridge Subdivision whose wells have gone dry within 10 years of being built. Additionally, houses in surrounding subdivisions had to get bladders and high cost filters installed due to silty and poor water quality and availability. Fewer lots create a positive impact on wells for everyone in our area.

(b) Bed rock is known to run through Grouse Ridge, neighboring Raleigh Hills Subdivision, homes built on Timb Circle, and other surrounding homes and neighborhoods. Aleutian Estates is on a community well system currently. Creating larger lot sizes in Blue Grouse Hills will decrease water issues for close subdivisions in the community.

(c)Fishhook Community Council has a comprehensive plan in process that needs to be considered. Blue Grouse Hills should be built in consideration of these standards:

Goal 1: Respect existing private property rights while minimizing impacts to neighboring property owners.

~Work with the Borough to ensure land use regulations are consistent with this comprehensive plan by allowing the Community Council to comment on behalf of the community based upon the contents of the Comprehensive Plan
~ Encourage Fishhook residents to be active in the planning process to ensure their interests and rights are adequately protected

EXHIBIT I -//

Goal 2: Maintain the rural character of Fishhook.

~Encourage residential, agricultural, and commercial areas to develop and/or maintain visual buffers
~ Guide Fishhook's growth while protecting important environmental resources and community character
~Encourage new residential development to design open space within housing subdivisions to provide recreation opportunities (trails, and to maintain wildlife habitat)
~Protect open spaces throughout the community that serve as development buffers, provide connection between existing public lands to be used as recreational and wildlife corridors (see Natural Community Assets)

Lastly, we would like the platting board to consider the voices of Grouse Ridge Subdivision residents. We do not want the E Spruce Hen Drive access to go through. We want covenants to mirror Grouse Ridge Subdivision covenants, and request larger lot sizes created in Blue Grouse Hills. Please consider our voice in contrast to one company's for-profit intentions. Thank you to the platting board for reading and taking into consideration our concerns and suggestions.

Roy and Maija Fritts
7231 N Grouse Loop
Wasilla, AK 99654

Grouse Rdg #3 B/8 L/1
55233008L001

EXHIBIT I -12

RECEIVED
SEP 07 2016
PLATTING

Concern

06 September 2016

From: Gregory M. and Jill A. Furbish. 7408 N. Grouse Loop, Wasilla AK 99654 55233B07L001

Subject: Comments to Platting Board for 9/15/16 meeting

REF: Blue Grouse Hills (21 lots and one tract from Tax parcels D2-D5, Parcels 1-3, MSB Waiver 199-10-PWm. Access to be from newly constructed street.

Location: N ½ SE ¼ Sec 09, T18N, R01E, S.M. AK lying north of E. Tex Al Drive and West of N. Covington L Street.

1. We respectfully request the platting board's consideration prior to rendering decision reference (a). We have owned and resided at7408 N. Grouse Loop, Wasilla, AK 99654 since July 2003. As such we have witnessed tremendous growth within our Grouse Ridge subdivision. We recognize the rights of the current property owner of proposed **Blue Grouse Hills** to develop their property within Borough guidelines. Our concerns are as follows:

a. Security/Safety. The proposed location of Spruce Hen Drive, the sole access providing ingress and egress for the residents of Blue Grouse Hills is located within the confines of another subdivision, Grouse Ridge. This would bring an additional 42 vehicles (2x vehicles per 21 lots) traversing a subdivision not designed a thoroughfare; N Grouse Loop is a closed mile loop with single-paved ingress/egress to Tex-Al drive. Grouse Ridge is a quiet residential neighborhood. Its paved loop is a favorite and frequented by children, pedestrians, runners, dog-walkers and 3 disabled residents. The anticipated influx of new vehicle traffic would make pedestrian traffic far more dangerous and increase the likelihood of a vehicle/pedestrian collision.

-The platted location of Spruce Hen Drive/Grouse Loop intersection is on a relatively steep, sloping blind curve. Its location on the north side of Grouse Loop limits its access to sunlight in the winter. Turning, stopping and yielding on that corner due to ice build-up would be problematic. When coupled with the angle of the proposed turn and increased vehicle traffic due to **Blue Grouse Hills** this could result in accidents and injuries.

-As proposed, current development **Blue Grouse Hills** and subsequent development would only have one point of ingress/egress for emergency vehicles.

b. Water. Proposed development of 21 lots could cause undue burden on the existing aquifer/water table. We are personally experiencing water quality and sedimentation issues after more than twelve years of perfect water. I have incurred expense and have had to install filtration on my water well as a result of decreased water quality. Our adjacent neighbors had to install new water wells because their water tables ran dry after only five years. A new development without stipulating covenants could deplete the aquifer harming all future development in the area.

2. Two requests:

a. **Blue Grouse Hills** have a secondary access road. This would alleviate the security problems; mitigate the traffic volume and thoroughfare into Grouse Ridge subdivision neighborhood as well as providing secondary access for emergency responders and Blue Grouse Hills residents as well. Establish two egress routes to these proposed subdivisions by extending N Ruffed Grouse Circle or an access off North

EXHIBIT I-13

Covington to these lots. This will give emergency routes from these lots to Tex-Al Drive, an established designated traffic corridor in the Fishhook Community Comprehensive Plan.

b. **Blue Grouse Hills** adopt the same or similar covenant rules (as recorded on Book 1030 page 415) applied to any new construction i.e. single family homes, own water supply, own sanitary water disposal, no mobile homes, established minimum dwelling sizes. This would ensure development would be consistent, providing minimal protection to water tables by limiting the number and type of dwellings ensuring properties are not overburdening the water tables. This would have a long term effect of protecting property values.

EXHIBIT I-14

Concern

Gan Welland
6417 E. Ptarmigan Cir. & 6339 E. Ptarmigan Cir.
Wasilla, AK. 99654
September 6, 2016

Grouse Rds B/3 c/4
54736B03L004

RECEIVED
SEP 07 2016
PLATTING

MSB Platting Board
MatSu Borough
Concerning Case #2016-097

Dear MSB Platting Board:

I have lived in the Grouse Ridge subdivision for the past 12 years, 7 years ago I bought a second lot in Grouse Ridge subdivision, 2 years ago I built a second house for my family to live close to me. My daughters and their husbands both live in homes with all of my grandchildren living in this subdivision. You are currently looking to approve a new subdivision Blue Grouse Hills with its primary access off of Grouse Ridge Loop, in which I am very concerned at the amount of traffic this will bring to our cul-de-sac styled neighborhood. We just cannot afford to be a thorough fair in our neighborhood to accommodate another entire subdivision. I would recommend a road be brought off of Tex-Al as they have already made it a very busy fast paced road compared to when we moved here. We have people walking daily with children and animals, the increased traffic will cause concern for the public!

Second concern is for the overall state of our home values as we have covenants in our subdivision. On Tex-Al they have built numerous four-plexes and other small homes that decline the overall values of our investments in this community. I would like this new subdivision if it is approved to also have the same covenants as Grouse Ridge, therefore keeping the integrity of those of us that have invested in this community or Grouse Ridge area for the long haul.

Third is we have had issues with our water quality declining with my neighbor having to get a bladder installed to keep water for their home, my water quality has been declining with all of the new homes going in, at what point does the amount of homes put our valuable water source in jeopardy? It has costed me thousands of dollars to put in whole house filtering systems in both my homes in Grouse Ridge, this new subdivision will again strain the water tables.

I plead that you think about adopting covenants if this new subdivision goes in, with access off of Tex-Al. Please ensure that I will not go bankrupt and lose my homes, due to inability to get water to said homes. Thank you for reading.

Sincerely,

Gan Welland

EXHIBIT I-15

Concern

Amy Otto-Buchanan

RECEIVED
SEP 07 2016
PLATTING

From: FRANK HUFFMAN <huffman@gci.net>
Sent: Wednesday, September 07, 2016 9:53 AM
To: Amy Otto-Buchanan
Subject: proposed subdivision-Blue Grouse Hills

I received notification of this proposed subdivision thru a concerned neighbor. I contacted Amy Otto-Buchanan and she informed me that a packet was sent to me on Aug 25, I have not received it yet. As I am down to the last minute, I am submitting comments by email.

I am concerned about this proposal of a new subdivision for several reasons:

1. I searched out many areas before I purchased my home at 7460 N. Grouse Loop. The main reason I chose this location is the subdivision
covenants and the limited access. This area has a special ambiance and atmosphere of its own; it is quiet with less traffic flow.

a. fewer homes and limited traffic flow helps keep my sub division safer. Less opportunity for crime and with less vehicles and traffic, my
grandchildren are safer.

b. limited and less traffic flow keep the neighborhood quieter. I retired and moved out here for quietness and more relaxed atmosphere.

c. The covenants limit the number of homes and size of lots which helps in the above desired qualities of this neighborhood.

2. Since moving here I have noticed and inconsistence in the well water flow. The pressure and flow is higher and better in the morning and
noticeably less in the evening. I do not know if this is normal or not. I do believe that the addition of more homes in this area will significantly
increase the demand on the well water resources and thereby cause problems with flow and availability.

3. Thirdly I am concerned with the proposed number of homes and the size of the lots. The covenants of this subdivision keeps up the desirability
and value of the homes here. The number and the size of the lots of this proposal will definitely impact the value of Grouse Ridge properties.

I would hope the Platting Board would find it desirable to keep the serenity of and peacefulness of the Grouse Ridge Subdivision by considering the following actions:

1. Require the same covenants as Grouse Ridge Subdivision. This would require an increase in lot size and a reduction in the number of proposed
homes and insure the quality of the new homes being built. It also reduces the demand on the water resources in the area.

2. Change the access point to the Blue Grouse Subdivision to either TexAl Drive or N Covington Street. This eliminates the traffic flow thru Grouse
Ridge. I do not want to see my grandchildren endangered by the increased traffic.

I apologize for the jumbled format of this email but my computer is acting up and I am lucky just getting the information down.
Thank you for your consideration in this matter.

Frank and Diane Huffman
7460 North Grouse Loop

5523806 L005

EXHIBIT I-16

Amy Otto-Buchanan Concern

From: Stafford Glashan <SJG@shanwil.com>
Sent: Wednesday, September 07, 2016 10:28 AM
To: Amy Otto-Buchanan
Subject: Platting Comments Blue Grouse Hills 2016-097

RECEIVED
SEP 07 2016
PLATTING

Amy

My wife and I would like to offer the following comments on the attached plat.

- Traffic. Accessing the new lots will cause additional traffic on North Grouse Loop and North Unga Drive. North Grouse Loop already has issues with excessive speed and, at times, heavy traffic. North Unga Drive is gravel, is in surprisingly poor shape for such a short road, and has significant drainage issues where it intersects North King Cove Drive (the intersection is under water through much of breakup).
- Water Supply. The regional aquifer is being stressed by the 'cluster' developments (more than one residence per acre) along East Tex Al and Wasilla Fishhook drive. Neighbors to the north and south of me have had their wells go dry.

Both of these issues would be greatly exacerbated if the planned development is for multi-family or 'cluster' use.

Stafford Glashan
7609 N. Grouse Loop

55033B04L003

EXHIBIT I -17

Concern

James H. Walker

7338 North Grouse Loop
Wasilla, Alaska 99654
907.414.1620
Jhwalker1964@gmail.com

RECEIVED
SEP 07 2016
PLATTING

September 7, 2016

MSB Platting Division
350 E. Dahlia
Palmer, Alaska 99645

Re: Comments to Request to Create Blue Grouse Hills Subdivision
Section 9, T18N, R01E, Seward Meridian, Alaska, lying North of Tex-Al Drive and West of Covington Drive
Petitioners: Grouse Ridge, Inc., Arlene Brunnhoelzl & Barbara Brunnhoelzl

Dear MSB Platting Division:

My name is Jim Walker. I reside at 7338 North Grouse Loop, Wasilla, Alaska 99654. My neighborhood is known as the "Grouse Ridge Subdivision." I live within 1200 feet of the above-referenced proposed subdivision that is to be named the "Blue Grouse Hills Subdivision."

I have several concerns that I would like for the MSB Platting Division to consider and address before approving the petition to create the Blue Grouse Hills Subdivision and allowing the same to move forward into actual development.

First, the **only** ingress and egress into the new proposed Blue Grouse Hills Subdivision is through my neighborhood. The Grouse Ridge Subdivision is presently a quiet residential enclave in which children and adults frequently recreate on the roadways (walking, biking, etc.). The above-referenced petition seeks to develop approximately twenty new building lots whose only access will be through my neighborhood. Even if the building lots are restricted to single family dwellings, traffic on my neighborhood

roads will increase significantly. But if the building lots are open to duplexes, "quadplexes" or other multi-family dwellings, our traffic will increase exponentially and will drastically alter the character of my neighborhood.

Second, the entire Grouse Ridge area (I have learned) has a long history of well problems. Although I am not a ground-water hydrologist, I can personally attest that my home has experienced substantial and costly well problems since its construction, and I am further advised that the nearby Aleutian Estates and other neighborhoods in close proximity have had similar well problems. As indicated in the petition, the proposed Blue Grouse Hills Subdivision, if approved for development, will add (at minimum) twenty new homes in close vicinity to the existing homes in my neighborhood. This means that twenty new families will be drawing their water from the same aquifer that supplies the water for my entire existing neighborhood. And, once again, if the building lots are not limited to single family dwellings, the aquifer will be subject to enormous depletion and possibly exhaustion.

I have other concerns that I am sure will be raised by my neighbors who will be affected more directly (drainage and snow removal from the developed East Spruce Hen Drive, appropriate access for emergency fire and medical personnel, etc.). I will not reiterate those concerns here. I will instead offer what I believe will be a simple, workable solution that strikes the right compromise between the rights of petitioners who want to develop their real property and existing homeowners whose lives and property values could be adversely affected....

I respectfully request that the new Blue Grouse Hills Subdivision be required by the MSB Platting Division to adopt the same restrictive covenants that are in place for my Grouse Ridge Subdivision. Since the only platted ingress and egress to the new proposed Blue Grouse Hills Subdivision is through my neighborhood, the proposed subdivision is essentially becoming part of my subdivision by virtue of its sole means of access. It is, therefore, only fair, reasonable and equitable to expect this extension of my neighborhood to be governed by the same restrictive covenants. Among other things, this will mean that the building lots in the new subdivision will be limited to single-family dwellings – thereby lessening legitimate concerns regarding increased motor vehicle traffic and lessening the burden that increased usage will have on the delicate Grouse Ridge well-water aquifer.

I am advised by several neighbors that the petitioners (whom I have never met) have represented to them that only single family homes will be developed and that similar restrictive covenants will be put in place for Blue Grouse Hills Subdivision. For clarity and perpetuity, it seems more than fair for the MSB Platting Division to require the developers to put such assurances in writing as a condition of approval.

I intend to be in attendance at the upcoming hearing and will be available to address any questions that any MSB Platting Division Member may have for me. In the meantime, please do not hesitate to contact me.

Thanks in advance for your careful consideration of my concerns and my proposal for the intended Blue Grouse Hills Subdivision.

Sincerely Yours,

James H. Walker

5523307C002

A PLAT OF BLUE GROUSE HILLS

A SUBDIVISION OF PARCELS 1, 2 AND 3 OF MATANUSKA-SUSITNA WAIVER RESOLUTION SERIAL #1999-10-PWR RECORDED AT BOOK: 1012, PAGE: 377 AND THE N1/2 SE1/4 ALL LOCATED WITHIN THE SECTION 9, T. 18 N., R. 1 E. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA

CONTAINING 101.36 ACRES, MORE OR LESS

RECEIVED JUL 25 2016 PLATTING

CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHT-OF-WAYS TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE _____ DATE _____

NAME/TITLE
GROUSE RIDGE, INC.
6967 E. TEX-AL DRIVE
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA _____
MY COMMISSION EXPIRES _____

HARRY W. BRUNNHOELZL, JR. _____ DATE _____
450A MELISSA ROSE CIRCLE
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA _____
MY COMMISSION EXPIRES _____

ARLENE M. BRUNNHOELZL _____ DATE _____
6619 E. TEX-AL DRIVE
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA _____
MY COMMISSION EXPIRES _____

BARBARA A. BRUNNHOELZL _____ DATE _____
430A MELISSA ROSE CIRCLE
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA _____
MY COMMISSION EXPIRES _____

BENEFICIARY

SIGNATURE _____ DATE _____

NAME/TITLE
FIRST NATIONAL BANK ALASKA
WASILLA BRANCH
775 E. PARKS HIGHWAY
WASILLA, ALASKA 99654-8191

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA _____
MY COMMISSION EXPIRES _____

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT SECTION CORNER 9/10/16/15
   LATITUDE 61°39'25.97" N
   LONGITUDE 149°16'10.13" W
   DERIVED FROM OPUS SOLUTION.
   NAD 83 (2011) (EPOCH 2010.0000)
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
   (a) M.E.A. EASEMENT RECORDED 12/19/94 AT BOOK: 791, PAGE: 550
   (b) M.E.A. EASEMENT RECORDED 10/20/95 AT BOOK: 825, PAGE: 102
   (c) DRIVEWAY EASEMENT RECORDED 01/16/2002 AT RECEPTION SERIAL NO. 2002-000874-0

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

_____ _____
DATE BOROUGH TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____
DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

_____ _____
DATE PLANNING & LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

STATE OF ALASKA — GARY LoRUSSO — 7330-S — REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND MONUMENT – AS SHOWN AND DESCRIBED
- FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED

CURVE TABLE

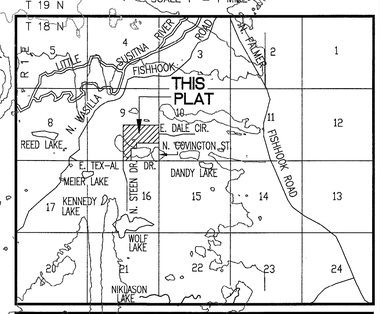
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	47.16'	30.00'	90°03'56"	30.03'	42.45'	N45°01'51"E
C2	54.95'	50.00'	62°57'52"	30.62'	52.22'	N31°29'03"W
C3	29.28'	60.00'	27°57'52"	14.94'	28.99'	S48°59'03"E
C4	45.03'	60.00'	43°00'00"	23.63'	43.98'	S13°30'07"E
C5	85.87'	60.00'	82°00'00"	52.16'	78.73'	S48°59'53"W
C6	94.25'	60.00'	90°00'00"	60.00'	84.85'	N45°00'07"W
C7	47.12'	30.00'	90°00'00"	30.00'	42.43'	S47°39'04"W
C8	81.68'	260.00'	18°00'00"	41.18'	81.35'	N11°39'04"E
C9	95.29'	260.00'	21°00'00"	48.19'	94.76'	N31°09'04"E
C10	27.23'	280.00'	06°00'00"	13.63'	27.21'	N44°39'04"E
C11	18.57'	60.00'	17°44'15"	9.36'	18.50'	N56°31'12"E
C12	63.88'	60.00'	61°00'00"	35.34'	60.90'	S84°06'41"E
C13	45.03'	60.00'	43°00'00"	23.63'	43.98'	S32°06'41"E
C14	45.03'	60.00'	43°00'00"	23.63'	43.98'	S10°53'19"W
C15	65.96'	60.00'	62°59'04"	36.76'	62.69'	S63°52'51"W
C16	70.32'	50.00'	80°34'55"	42.39'	64.67'	N55°04'56"E
C17	42.38'	200.00'	12°08'24"	21.27'	42.30'	N08°43'16"E
C18	47.12'	30.00'	90°00'00"	30.00'	42.43'	N42°20'56"W
C19	47.12'	30.00'	90°00'00"	30.00'	42.43'	N47°39'04"E
C20	47.12'	30.00'	90°00'00"	30.00'	42.43'	S42°20'56"E
C21	142.42'	255.00'	32°00'00"	73.52'	140.58'	N63°20'56"W
C22	138.52'	255.00'	30°00'00"	68.35'	132.00'	N44°20'56"W
C23	70.38'	225.00'	18°48'46"	35.41'	70.15'	N67°15'19"W
C24	24.98'	50.00'	28°37'21"	12.76'	24.72'	S60°51'02"E
C25	52.16'	80.00'	37°21'35"	27.86'	50.53'	N71°26'39"W
C26	130.90'	60.00'	125°00'00"	115.26'	106.44'	S21°09'04"W
C27	90.90'	60.00'	85°56'48"	55.90'	81.80'	S84°19'20"E
C28	52.38'	50.00'	60°45'14"	32.32'	54.28'	S85°34'53"W
C29	181.35'	195.00'	53°17'10"	97.83'	174.89'	N34°53'55"W
C30	37.12'	195.00'	10°54'21"	18.62'	37.06'	N02°48'08"W
C31	361.28'	225.00'	92°00'00"	232.99'	323.70'	N43°20'56"W
C32	180.64'	230.00'	45°00'00"	95.27'	176.03'	N25°09'04"E

LINE TABLE

LINE	LENGTH	BEARING
L1	30.00'	S89°59'53"W
L2	16.57'	N51°04'17"E
L3	33.53'	N67°21'59"E
L4	30.00'	S42°20'56"E
L5	30.03'	N00°00'07"W
L6	30.03'	N00°00'07"W
L7	30.03'	S00°00'07"E
L8	30.03'	S00°00'06"E
L9	17.00'	S02°39'04"W
L10	10.00'	N00°39'04"E

VICINITY MAP

SCALE 1" = 1 MILE



SCALE

0 FEET 100 200 300 400
0 METERS 50 100
1 INCH = 100 FEET

KEYSTONE SURVEYING

GARY Lo RUSSO, PROFESSIONAL LAND SURVEYOR
POST OFFICE BOX 2216 PALMER ALASKA 99645

DRAWN BY: ICAD/K.Lyne	DATE: 6/8/16	DRAWING: 2016-15/BlueGrouse
CHECKED BY: GLo	SCALE: 1 INCH = 100 FEET	SHEET 1 OF 1

4C

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488

PHONE 861-7874 • FAX 861-8407

MEMORANDUM

Date: September 15, 2016

To: Platting Board

From: Peggy Horton, Platting Technician

RE: Gothberg Addition 1 L/A-1 & B-1 w/ROW Vacation and 2 Variances
Case #: 2016-099 & 101

Platting Staff advertised this case incorrectly, therefore to allow for proper noticing, staff requests a continuance until October 6, 2016.

Suggested motion: ***"I move to continue the public hearing for Gothberg Addition 1 Lots A-1 & B-1 with Right-of-Way Vacation and Variances to MSB 43.20.120, Legal Access, and MSB 43.20.140, Physical Access, located within Section 28, Township 17 North, Range 3 West, Seward Meridian, Alaska, until October 6, 2016."***