

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
AUGUST 10, 2016**

ABBREVIATED PLAT:     **BEEKEEPER ESTATES**  
LEGAL DESCRIPTION:   **SEC 28, T18N, R02E, SEWARD MERIDIAN, AK**  
PETITIONERS:         **ROBERT & DOREEN TOLLER  
                          NORMAN & JEANETTE TRUDELL**  
SURVEYOR/ENGINEER:  **KEYSTONE SURVEYING/HOLLER ENGINEERING**  
ACRES:  5 ±             PARCELS:  4  
REVIEWED BY:         AMY OTTO-BUCHANAN                             CASE: 2016-089

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**REQUEST:** The request is to create four lots from Lots 4-8, Block 9, Alaskan Estates #2 Proposed, Deed recorded April 18, 1962 at Book 41/Page 312, Section 28, Township 18 North, Range 02 East, SM AK, to be known as BEEKEEPER ESTATES, containing 5+ acres. Access is from E. Toller Court; the street is owned and maintained by MSB. This platting action will eliminate the “non-conforming” status of the lots.

**EXHIBITS**

Vicinity Map, Aerial Photos, Bare Earth Imagery	<b>Exhibit A – 3 pgs</b>
Soils Report	<b>Exhibit B – 4 pgs</b>
<b><u>AGENCY COMMENTS</u></b>	
Planning-Development Services	<b>Exhibit C - 1 pg</b>
Utilities	<b>Exhibit D – 4 pgs</b>

**DISCUSSION:** The subject parcel is located north of E. Bogard Road, west of N. Greentree Street and directly north of E. Toller Court. Access for all lots is from E. Toller Court, a Borough owned and maintained street to the cul-de-sac. Proposed Lots 2-4 are one acre; Lot 1 is two acres and has 45’ of frontage on the cul-de-sac.

**Access:** Access requirements are met, as E. Toller Court is a Borough owned and maintained street. Pursuant to MSB 43.20.320 Frontage, Lots 2-4 have the required 60’ frontage onto E. Toller Court, and Lot 1 has 45’ of frontage on the cul-de-sac.

**Soils:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging conditions in a single new testhole, review of old soils information, monitoring groundwater in two existing testholes, review of topography information and observations on site. Testhole log, a testhole location, drainage and topography map is provided for details. Proposed Lots 2-4 slope very gradually to the southeast. Proposed Lot 1 has a high ridge feature that slopes to the surrounding areas and has substantial areas with grades over 25%. Total elevation differential is approximately 38’. Soils are a base of clean sands and gravels under 5’-6’ of silty topsoils. Groundwater was not encountered in any of the testholes, with were dug to depths of approximately 12’ in at least two

cases, with other holes being over 9' deep. Based on the available soils and water table information, topography, MSB title and observations on 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. No road construction is proposed, no drainage plat is required. Existing drainage patterns are indicated on the topography map. No significant changes in drainage patterns are expected

**Comments:** Planning Development Services (**Exhibit C**) notes existing structures should be in compliance with setback requirements.

**Utilities:** (**Exhibit D**) Enstar has no comments, recommendations or objections. MTA requests an additional 10' wide utility easement along the east boundary of proposed Lot 4. *Staff notes an abbreviated plat cannot grant easements; if petitioner is agreeable to the granting of the requested easement, the easement shall be granted by document, recorded, and recording information shown on final plat.* GCI approved as shown. MEA did not respond. *However, staff notes the petitioner and surveyor worked with MEA to record a 15' wide utility easement on the south 15' of the parent parcels.*

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; North Lakes Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Emergency Services, Community Development, Department of Public Works Operations & Maintenance, Assessments, Code Compliance, Permit Center or Pre-Design Division; or MEA.

**CONCLUSION:** The plat of Beekeeper Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, borough departments or utilities. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

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

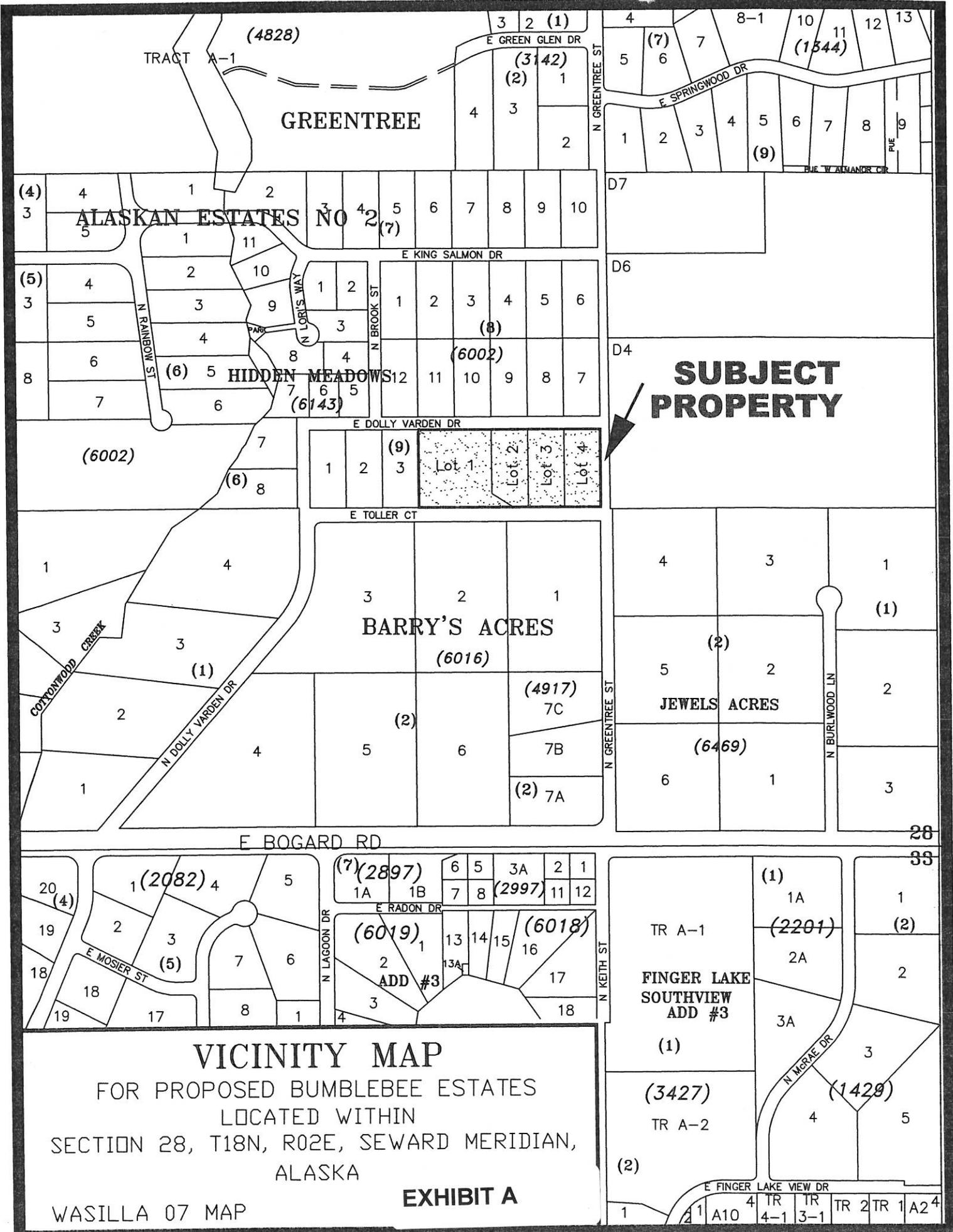
### **Staff recommends approval with the following conditions and findings:**

1. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
3. Pay postage and advertising fees of \$68.93.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to SOA/DNR.
6. Submit final plat in full compliance with Title 43.

### **FINDINGS for PRELIMINARY PLAT**

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

2. There were no objections from any federal or state agencies, Borough departments, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; North Lakes Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Emergency Services, Community Development, Department of Public Works Operations & Maintenance, Assessments, Code Compliance, Permit Center or Pre-Design Division; or MEA.
5. A soils report was submitted, pursuant to MSB 43.20.281(A). The engineer noted each lot has 10,000 sf of contiguous useable septic area and 10,000 sf of building area.
6. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.
7. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
8. MTA has requested a 10' wide utility easement on the east boundary of proposed Lot 4.



**SUBJECT PROPERTY**

**VICINITY MAP**

FOR PROPOSED BUMBLEBEE ESTATES  
 LOCATED WITHIN  
 SECTION 28, T18N, R02E, SEWARD MERIDIAN,  
 ALASKA

WASILLA 07 MAP

**EXHIBIT A**

KING SALMON

BROOK

DOLLY VARDEN

TOLLER

GREENTREE



KING SALMON

BROOK

DOLLY VARDEN

x

TOLLER

GREENTREE



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

July 14, 2016

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

JUL 14 2016

PLATTING

Re: *Honeybee Estates*; Useable Areas; HE #16050

Dear Mr. Wagner:

At the request of Bob Toller, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots from five existing lots with a total acreage of 5 acres. Our soils evaluation included logging soil conditions in a single new test hole, review of old soils information, monitoring groundwater in 2 existing testholes, and review of the provided topography information and our observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The parent parcels lie just west of N. Greentree St. and borders E. Dolly Varden Dr. and E. Toller Ct. to the north and south, respectively. Proposed lots 2, 3, and 4 slope very gradually to the southeast. Proposed lot 1 has a high ridge feature that slopes to the surrounding areas and has substantial areas with grades over 25%. The total elevation differential on the provided map is approximately 38'.

Soils & Vegetation. Vegetation on the parcel consists of mature birch and spruce trees, and lesser shrubs and grasses. Soils logged in the testhole and available in other record information are a base of clean sands and gravels under 5' to 6' of silty topsoils. The soil types are consistent with our prior experience in the neighborhood, including adjacent parcels. A copy of the new testhole log and a location/topography/useable area map are attached.

Groundwater. Groundwater was not encountered in any of the testholes, which were dug to depths of approximately 12' in at least 2 cases, with other holes being over 9' deep.

Useable Areas. The proposed lots have few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, setbacks to an existing water well and areas with +25% grades. For building areas, lotlines, utility easements and ROW/section line easement setbacks will be limiting factors. However, each proposed lot contains adequate unencumbered area to easily meet the useable area requirements. Based on the available soils & water table information,

topography, MSB Title 43 Code definitions, and our observations at the site, *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.*

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

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

Sincerely,

Curtis Holler, PE

c: Bob Toller, w/attachments







Honeybee Estates  
 Testhole, Useable Area, Drainage & Topography Map

**HOLLER ENGINEERING**  
 3375 N Stearns Dr. Wasilla, Alaska 99654

7/14/16 Job # 16050 Scale: 1"=100'

- Notes:
- 1) Base drawing and topography provided by surveyor.
  - 2) Arrows denote apparent drainage patterns.
  - 3) Hatched areas have slope over 25%.

## Amy Otto-Buchanan

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**From:** Susan Lee  
**Sent:** Monday, July 18, 2016 8:56 AM  
**To:** Platting  
**Subject:** RE: RFC Bumblebee Est

Existing structures should be in compliance with setback requirements.

Susan

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

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

From: Amy Otto-Buchanan On Behalf Of Platting  
Sent: Friday, July 15, 2016 3:24 PM  
To: Holler Engineering ([holler@mtaonline.net](mailto:holler@mtaonline.net)); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); John Aschenbrenner; George McKee; [NorthLakesCommunityCouncil@gmail.com](mailto:NorthLakesCommunityCouncil@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); Richard Boothby; John McNutt ([jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org)); Eli Galvez ([Eli@novapm.net](mailto:Eli@novapm.net)); 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](mailto:jthompson@mta-telco.com)); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Robin L. Leighty ([Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
Subject: RFC Bumblebee Est

Attached is a Request for Comments (RFC) for Bumblebee Estates, MSB Case #2016-089, Tech AOB. Also attached is the Vicinity Map, Owner's Statement (2), Geotechnical Report, and the preliminary plat. Comments are due by AUGUST 3, 2016. Please let me know if you have any questions. Thanks. A.

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

**EXHIBIT C**

## Amy Otto-Buchanan

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**From:** Becky Glenn <[rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)>  
**Sent:** Tuesday, July 19, 2016 10:26 AM  
**To:** Platting  
**Cc:** Jessica Thompson  
**Subject:** RE: RFC Bumblebee Est

Amy,

MTA has reviewed the preliminary plat for Bumblebee Estates.

MTA requests an additional 10 foot wide utility easement along the east boundary of proposed Lot 4.

Thank you for the opportunity to review and comment.

Becky Glenn  
MTA

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

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting  
Sent: Friday, July 15, 2016 3:24 PM  
To: Holler Engineering ([holler@mtaonline.net](mailto:holler@mtaonline.net)) <[holler@mtaonline.net](mailto:holler@mtaonline.net)>; [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov);  
[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>;  
George McKee <[George.McKee@matsugov.us](mailto:George.McKee@matsugov.us)>; [NorthLakesCommunityCouncil@gmail.com](mailto:NorthLakesCommunityCouncil@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net);  
[hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); Richard Boothby <[Richard.Boothby@matsugov.us](mailto:Richard.Boothby@matsugov.us)>; John McNutt ([jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org))  
<[jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org)>; Eli Galvez ([Eli@novapm.net](mailto:Eli@novapm.net)) <[Eli@novapm.net](mailto:Eli@novapm.net)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>;  
Michael Weller <[Michael.Weller@matsugov.us](mailto:Michael.Weller@matsugov.us)>; Sheila Armstrong <[Sheila.Armstrong@matsugov.us](mailto:Sheila.Armstrong@matsugov.us)>; Tracy McDaniel  
<[Tracy.McDaniel@matsugov.us](mailto:Tracy.McDaniel@matsugov.us)>; Nicole Wilkins <[Nicole.Wilkins@matsugov.us](mailto:Nicole.Wilkins@matsugov.us)>; Theresa Taranto  
<[Theresa.Taranto@matsugov.us](mailto:Theresa.Taranto@matsugov.us)>; Susan Lee <[Susan.Lee@matsugov.us](mailto:Susan.Lee@matsugov.us)>; Eileen Probasco  
<[Eileen.Probasco@matsugov.us](mailto:Eileen.Probasco@matsugov.us)>; Jessica Smith <[Jessica.Smith@matsugov.us](mailto:Jessica.Smith@matsugov.us)>; Frankie Barker  
<[Frankie.Barker@matsugov.us](mailto:Frankie.Barker@matsugov.us)>; Permit Center <[PermitCenter@matsugov.us](mailto:PermitCenter@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>;  
MEA <[mearow@matanuska.com](mailto:mearow@matanuska.com)>; Becky Glenn <[rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)>; Jessica Thompson <[jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)>;  
[jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Robin L. Leighty ([Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com))  
<[Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)>; [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com))  
<[ospdesign@gci.com](mailto:ospdesign@gci.com)>; 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com)) <[dblehm@gci.com](mailto:dblehm@gci.com)>  
Subject: RFC Bumblebee Est

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

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Attached is a Request for Comments (RFC) for Bumblebee Estates, MSB Case #2016-089, Tech AOB. Also attached is the Vicinity Map, Owner's Statement (2), Geotechnical Report, and the preliminary plat. Comments are due by AUGUST 3, 2016. Please let me know if you have any questions. Thanks. A.

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

## Amy Otto-Buchanan

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**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, July 20, 2016 10:05 AM  
**To:** Platting  
**Subject:** RE: RFC Bumblebee Est  
**Attachments:** Bumblebee Est.PDF

Hi Amy, no objections at this time.

Thanks,  
GCI – OSP Design  
Joshua Swanson | GIS Technician

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

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting  
Sent: Friday, July 15, 2016 3:24 PM  
To: Holler Engineering ([holler@mtaonline.net](mailto:holler@mtaonline.net)) <[holler@mtaonline.net](mailto:holler@mtaonline.net)>; [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov);  
[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>;  
George McKee <[George.McKee@matsugov.us](mailto:George.McKee@matsugov.us)>; [NorthLakesCommunityCouncil@gmail.com](mailto:NorthLakesCommunityCouncil@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net);  
[hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); Richard Boothby <[Richard.Boothby@matsugov.us](mailto:Richard.Boothby@matsugov.us)>; John McNutt ([jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org))  
<[jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org)>; Eli Galvez ([Eli@novapm.net](mailto:Eli@novapm.net)) <[Eli@novapm.net](mailto:Eli@novapm.net)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>;  
Michael Weller <[Michael.Weller@matsugov.us](mailto:Michael.Weller@matsugov.us)>; Sheila Armstrong <[Sheila.Armstrong@matsugov.us](mailto:Sheila.Armstrong@matsugov.us)>; Tracy McDaniel  
<[Tracy.McDaniel@matsugov.us](mailto:Tracy.McDaniel@matsugov.us)>; Nicole Wilkins <[Nicole.Wilkins@matsugov.us](mailto:Nicole.Wilkins@matsugov.us)>; Theresa Taranto  
<[Theresa.Taranto@matsugov.us](mailto:Theresa.Taranto@matsugov.us)>; Susan Lee <[Susan.Lee@matsugov.us](mailto:Susan.Lee@matsugov.us)>; Eileen Probasco  
<[Eileen.Probasco@matsugov.us](mailto:Eileen.Probasco@matsugov.us)>; Jessica Smith <[Jessica.Smith@matsugov.us](mailto:Jessica.Smith@matsugov.us)>; Frankie Barker  
<[Frankie.Barker@matsugov.us](mailto:Frankie.Barker@matsugov.us)>; Permit Center <[PermitCenter@matsugov.us](mailto:PermitCenter@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>;  
MEA <[mearow@matanuska.com](mailto:mearow@matanuska.com)>; MTA <[rjglenn@mta-telco.com](mailto:rjglenn@mta-telco.com)>; Jessica Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com))  
<[jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)>; [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Robin L. Leighty  
([Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)) <[Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)>; [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); OSP  
Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; David Blehm <[dblehm@gci.com](mailto:dblehm@gci.com)>  
Subject: RFC Bumblebee Est

[External Email]

Attached is a Request for Comments (RFC) for Bumblebee Estates, MSB Case #2016-089, Tech AOB. Also attached is the Vicinity Map, Owner's Statement (2), Geotechnical Report, and the preliminary plat. Comments are due by AUGUST 3, 2016. Please let me know if you have any questions. Thanks. A.

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





**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

July 28, 2016

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

Subject: **Revised Abbreviated Plat Request for Comments – Bumblebee Estates  
(Case No. 2016-089)**

Dear Ms. Otto-Buchanan:

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

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

Sincerely,

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

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