

This case is being heard under MSB 43.15.025 *Abbreviated Plats*.

SOILS:

Alaska Engineering provided a soils report stating all of the proposed lots will be in excess of 40,000 sq. ft. Lot 5A will be bordered to the north by the Wolf Lake Airport runway and Lots 5B, 6A and 6B will also be bordered to the east and south by private taxiways that give access to the main runway. There are no slopes greater than 25%. The general terrain is basically flat and heavily vegetated with spruce, birch and low brush. There is a 20' drainage easement that runs through existing Lot 5, entering near the northeast corner of the lot and exiting near the southwest corner, north of the cul-de-sac. The preliminary plat shows the centerline of this drainage and notes it as "existing intermittent drainage ditch". Photos taken along this easement are attached. The photos show the ground to be dry in the portions surveyed. This drainage ditch is not a stream or spring but rather a ditch meant to carry intermittent spring runoff and appears to be dry the remainder of the year. Included with the report is a subsurface soils investigation conducted in 2004. On existing Lots 5 and 6, three test holes were dug for the evaluation of the lots for future onsite septic system construction. The test holes were dug to a depth of 16 feet below grade, and the visual ratings indicate similar characteristics in all three test holes. No groundwater or impermeable layers were encountered in any of the test holes. The soils are acceptable for constructing onsite wastewater disposal systems. All lots have a minimum of 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of useable building area. **(Exhibit C)** An email and map from the surveyor are attached showing the useable area with the CC&R setbacks to a taxiway and runway. **(Exhibit C-15 & 16)**

COMMENTS:

MSB Planning had no comments. **(Exhibit D)**

MSB Land Management has no objection and stated no MSB land is affected. **(Exhibit E)**

MSB Department of Public Works stated there is a pending paving LID for Skyvan Circle. **(Exhibit F)**

MSB Emergency Service stated access requirements are met and they have no objections **(Exhibit G)**

MTA is requesting a 15' utility easement adjoin Skyvan Circle. **(Exhibit H)**
(Recommendation 5)

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

GCI has no objections. **(Exhibit J)**

Barbara Doty owner of Lots 3 & 4, Lucky Lindy opposes the subdivision of Lots 5 & 6 Lucky Lindy Subdivision due to drainage issues, access to runway, easements dictating access/use, adequate home sites per lot, well site and septic system separation issues and overall relationship with the longstanding existing airpark community. **(Exhibit K)** Staff notes the drainage easement is shown on the plat. A soils report from a civil engineer addressed the drainage on the lots and stated the lots have the required useable area. There are no setback requirements to drainage easements. Ms. Doty's concerns regarding access to runway and setbacks from runways & taxiways are mentioned in the Covenants, Condition and Restrictions and are not enforced or addressed in Title 43.

There are no other agency, MSB department or public comments.

CONCLUSION for ABBREVIATED PLAT:

The proposed plat for Lucky Lindy 2016 Addition, located within Section 21, Township 18 North, Range 1 East, Seward Meridian, Alaska is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required. Frontage for the subdivision lots exists pursuant to MSB 43.20.320 Frontage. A soils report was submitted stating each lot has a minimum of 10,000 sq. ft. contiguous useable septic and 10,000 sq. ft. of useable building area pursuant to MSB 43.20.281 *Area*.

There are no agency or MSB department objections to this plat. There is one public objection.

RECOMMENDATIONS for ABBREVIATED PLAT:

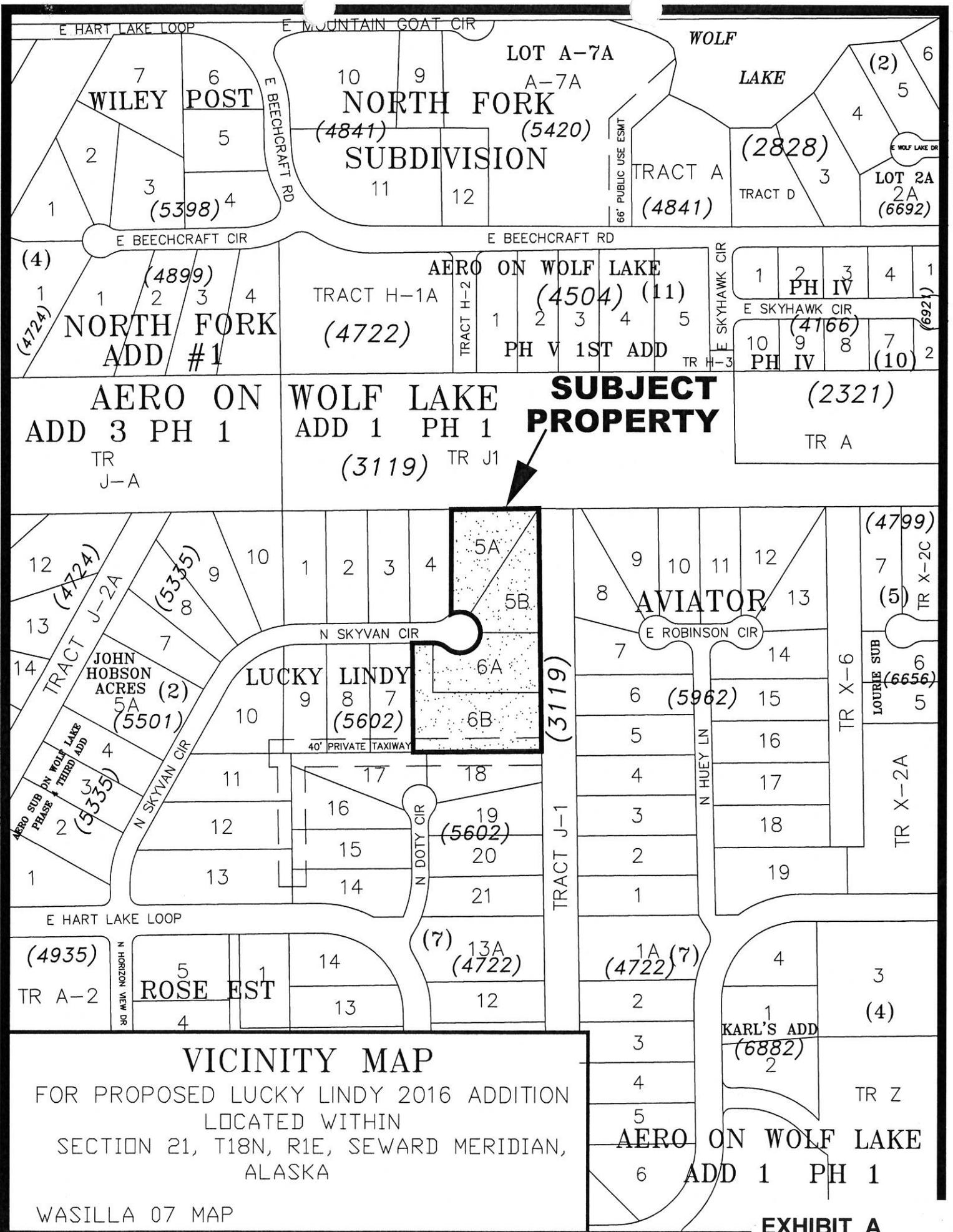
Staff recommends approval of Lucky Lindy 2016 Addition, located within Section 21, Township 18 North, Range 1 East, Seward Meridian, Alaska contingent on the following recommendations:

1. Pay postage and advertising fees.
2. Provide updated Certificate to Plat executed within 90 days prior to recording.
3. Provide beneficiary affidavits from holders of legal and equitable interest, if any.
4. Provide signatory authority for The 2014 Bell Family Trust.
5. Provide utility easement by recorded document and show on the final plat.
6. 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.

7. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
8. Submit final plat in full compliance with Title 43.

FINDINGS for ABBREVIATED PLAT:

1. The abbreviated plat of Lucky Lindy 2016 Addition, is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*.
2. There are no agency or MSB department objections to this plat.
3. There was one objection from property owner of Lots 3 & 4, Lucky Lindy Subdivision, Barb Doty, stating she opposes the subdivision due to drainage issues, access to runway, adequate home sites per lot, well site and septic system separation issues and overall relationship with the longstanding existing airpark community. Staff notes a civil engineer provide a useable area report stating all lots meet the minimum requirements. Ms. Doty's concerns regarding access to runway and setbacks from runways & taxiways are mentioned in the Covenants, Condition and Restrictions and are not enforced or addressed in Title 43.
4. A soils report was submitted stating each lot has a minimum of 10,000 sq. ft. contiguous useable septic and 10,000 sq. ft. of useable building area pursuant to MSB 43.20.281.
5. The proposed lot has the required frontage onto a public road per MSB 43.20.320 *Frontage*.
6. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) *Access Required*.
7. MTA requested a 15' utility easement adjoining N. Skyvan Circle.
8. Proposed lots have access from N. Skyvan Circle; a Borough maintained road.
9. Surveyor provided an email and map showing the useable area with CC&R setbacks to taxiway and runway. Staff notes CC&R setbacks are not addressed or enforced in Title 43.



SUBJECT PROPERTY



AERO ON WOLF LAKE
ADD 3 PH 1
TR J-A

WOLF LAKE
ADD 1 PH 1
(3119) TR J1

PH IV (4166)
PH IV (10)
TR A (2321)

VICINITY MAP

FOR PROPOSED LUCKY LINDY 2016 ADDITION
LOCATED WITHIN
SECTION 21, T18N, R1E, SEWARD MERIDIAN,
ALASKA

WASILLA 07 MAP

AERO ON WOLF LAKE
ADD 1 PH 1

EXHIBIT A



BEECHGRAFT

SKYHAWK

WOLF

ROBINSON

HUEY

HART LAKE

DOTY

SKYVAN

HORIZON VIEW

HART LAKE

EXHIBIT B



ALASKA REGISTERED ENGINEERING, INC.
ENGINEERS – PLANNERS – SURVEYORS
9131 E. Frontage Rd.,
Palmer, Alaska 99645
Telephone (907) 745-0222
Fax (907) 746-0222

Online at: www.alaskarim.com

RECEIVED

September 8, 2016

Mr. Fred Wagner
Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

SEP 14 2016

PLATTING

Re: **Useable Area Report**
Lots 5 and 6, Lucky Lindy Subdivision,
Located within Section 21, T18N, R1E, S.M., AK
AK Rim File No. 1600576

Dear Mr. Hulbert:

The owner of the above referenced properties is proposing to subdivide the two lots into four separate lots. The new lots will be known as Lots 5A, 5B, 6A, and 6B, Lucky Lindy 2016 Addition (see attached, Preliminary Plat). Lot 5A will be 48,609 sf in size, Lot 5B will be 40,701 sf, Lot 6A will be 48,591 sf, and Lot 6B will be 74,582 acres. All of the proposed lots will be in excess of 40,000 square feet, meeting the Borough's minimum lot size requirement for onsite wastewater disposal.

TOPOGRAPHY

The proposed lots are accessed by North Skyvan Circle, from the cul-de-sac at the end of North Skyvan Circle subdivision road. Lot 5A will also be bordered to the north by the Wolf Lake Airport runway, and Lots 5B, 6A, and 6B will also be bordered to the east and south by private taxiways that give access to the main runway. There are no slopes greater than 25% on any portion of the existing Lots 5 and 6. The general terrain is basically flat and heavily vegetated with spruce, birch and low brush. There is a 20 ft drainage easement that runs through existing Lot 5, entering near the northeast corner of the lot and exiting near the southwest corner north of the cul-de-sac. The preliminary plat of Lucky Lindy Subdivision shows the centerline of this drainage and notes it as "existing intermittent drainage ditch" (see attached, Lucky Lindy Preliminary Plat). Included with this report are photos taken along this easement (see attached, Photos (4)). The photos show the ground to be dry in the portions surveyed. This drainage ditch is not a stream or spring but rather a ditch meant to carry intermittent spring runoff and appears to be dry the remainder of the year.

EXHIBIT C-1

SUBDIVISION DESIGN CRITERIA

Proposed Lot 5A will be 1.116 acres, Lot 5B will be 0.934 acres, Lot 6A will be 1.115 acres, and Lot 6B will be 1.712 acres in size. All proposed lots will be 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).

The subdivision is designed based on the criteria found in the MSB Title 43 and the current Subdivision Construction Manual.

USEABLE AREA

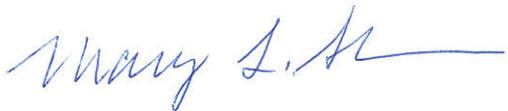
For the original Lucky Lindy Subdivision, a subsurface soils investigation was conducted in 2004 to determine if the onsite soils could support a wastewater disposal system as well as future road construction. The subsurface soils study was conducted by ACUTEK Company (see attached, Soil Study, dated 5/11/04). On existing Lots 5 and 6, three test holes were dug for the evaluation of the lots for future onsite septic system construction. The test holes are labeled TH-6, TH-9, and TH-10 (see attached, "Visual Test Hole Data" Logs, dated 3/12/04). The test holes were all dug to a depth of 16 ft below grade, and the visual ratings indicate similar characteristics in all three test holes. In the zone where septic systems are typically installed, between 4 ft and 16 ft below ground surface, the soils were rated as "brown sandy gravel with 25% rocks". No groundwater or impermeable layers were encountered in any of the test holes. The Lucky Lindy Preliminary Plat shows the locations of the three test holes on Lots 5 and 6. TH-6 is located basically on the lot line between Lots 4 and 5, TH-9 is located basically on the lot line between Lots 5 and 6, and TH-10 is located in the southwest portion of Lot 6.

The soils are acceptable for constructing onsite wastewater disposal systems.

If there are any questions or additional information is required, please feel free to contact us at 745-0222 or marys@alaskarim.com.

Mr. Fred Wagner, MSB
September 8, 2016
Page 3

Sincerely,
ALASKA RIM ENGINEERING, INC.



Mary L. Shreves
Professional Engineer

Cc: AK Rim File No. 16-00576

Attachments:

- Preliminary Plat
- Lucky Lindy Preliminary Plat
- Copy, Soil Study Report, ACUTEK Company, dated 5/11/04
- Copy, "Visual Test Hole Data" Logs, dated 3/12/04
- Drainage Ditch Photos (4)





May 11, 2004

Mr. Terry Nicodemus, PLS
ACUTEK Company
165 E. Parks Highway
Suite 205A
Wasilla, AK 99654

RECEIVED

MAY 18 2004

PLATTING DIV.

Subject: Lucky Lindy Subdivision, Section 21, Township 18 N, Range 1E,
Seward Meridian, Palmer Recording District, Alaska
Road Construction, Subsurface Soils Study; Septic System Feasibility
SP Project No. 04019

Dear Mr. Nicodemus:

We recently completed a subsurface soils study on this Subdivision to verify the suitability of underlying soils to support onsite septic systems as well as future road construction. A total of twenty one lots are proposed for the subdivision and will be served by onsite wells and septic systems. The attached plan shows the configuration of the lots proposed for the subdivision and delineates the location of the test holes placed to determine subsurface conditions.

Eighteen test holes were placed throughout the subdivision (see map, attached).

Test holes # 2, 3, 17 and 18 were for the road construction. Depth of test holes ranged from 6 to 7 ft. Test holes 2 and 3 were taken at both ends of the existing cul-de-sac road and revealed very similar characteristics in that the top 3 to 4 ft. consisted of imported fill which was underlain by sandy gravels with 25 % rocks. Test holes 17 and 18 were taken to evaluate road design for the future N. Skyvan Circle. Both of these holes revealed organics for the top ft., underlain by brown sands and sandy gravels. All of these test holes indicate good supporting soils beneath the organic layer and these soils should present no problem to solid well draining road construction for this subdivision.

The remaining test holes were dug for the purpose of evaluating the lots for eventual on-site septic system construction. Test holes 1 and 4 through 16 were dug down 16 ft to 22 ft. below existing grade. No ground water was encountered in any of the test holes. The soils were very similar and are classified as SP-150 (poorly graded sands and gravelly sands).

On all lots, materials encountered were capable of absorbing water and suitable for the treatment of septic effluent.



SP Project No. 04019: Lucky Lindy Subdivision
May 11, 2004

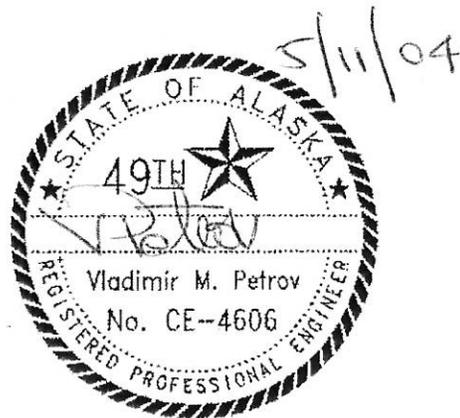
In summary, our subsurface soils study indicated the underlying soils on the 25.5 acre property are suitable for support of onsite septic systems and road construction. In addition, the surface of the property is fairly flat and presents no problem for septic system development. Each lot has more than 20,000 square feet of suitable area for onsite disposal of septic effluent.

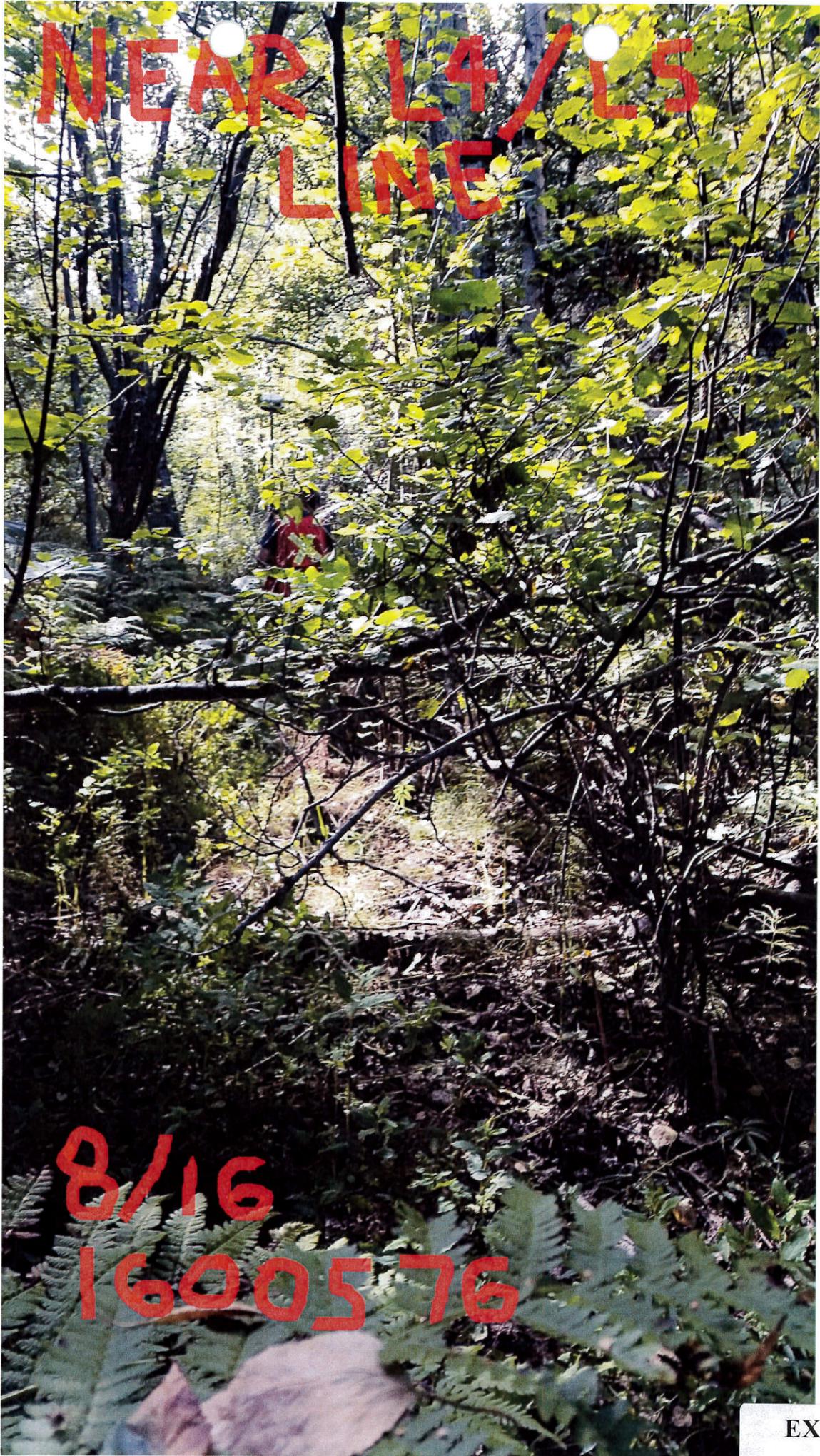
Please do not hesitate contacting me at 278-2619 if there are any questions. Thank you.

Sincerely,

Vladimir M. Petrov, PE
President, SP Incorporated

Attachments: Test Holes
 Subdivision Map
 (Test Hole Locations)





1600576
8/16



DRAINAGE



EXHIBIT C-12

1600576

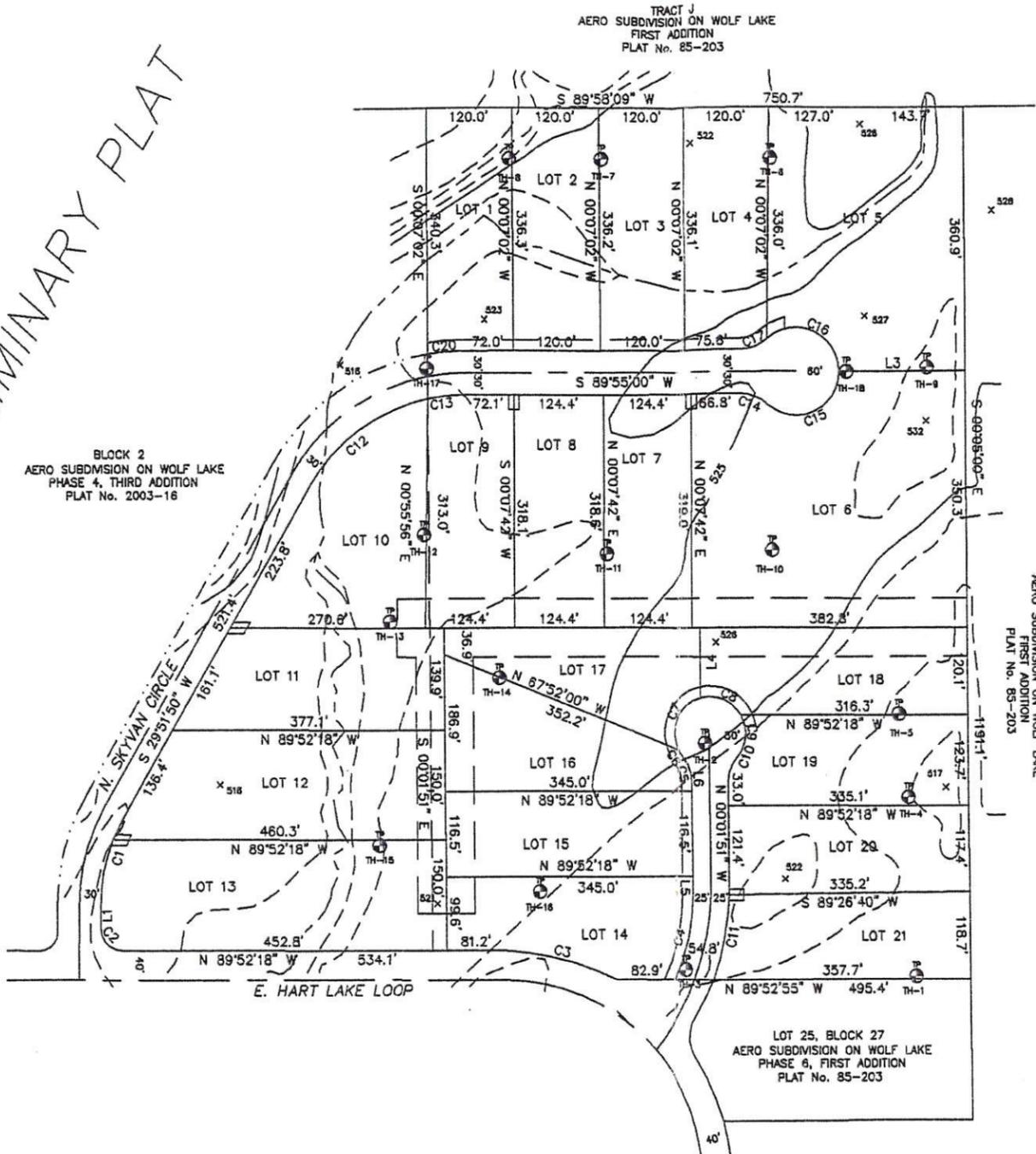
8/16

DRAINAGE

LEGEND

RECORD DATA	N 90°00'00" E
MEASURED DATA	N 90°00'00" E
SURVEY LINES OF RECORD	—————
OLD PROPERTY LINES	- - - - -
PROPOSED NEW PROPERTY LINE	—————
ADJACENT PROPERTY LINES	—————
CENTER LINE	—————
EXISTING INTERMITTENT DRAINAGE DITCH	—————

PRELIMINARY PLAT

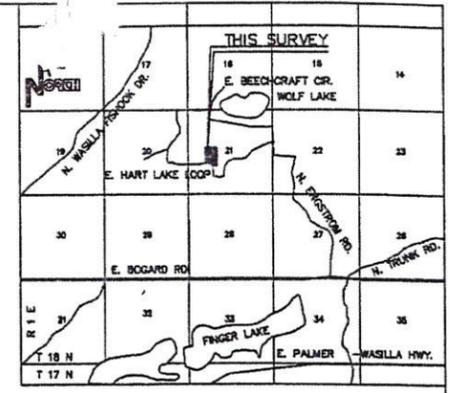


CERTIFICATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 20____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION, OR RESUBDIVISION, HEREON, HAVE BEEN PAID.
 Date _____ Tax Collection Official (MAT-SU BOROUGH)

LOT ACREAGES	
LOT	AREA
1	.93 ACRES
2	.93 ACRES
3	.93 ACRES
4	.93 ACRES
5	2.12 ACRES
6	2.96 ACRES
7	.93 ACRES
8	.93 ACRES
9	.92 ACRES
10	1.17 ACRES
11	1.08 ACRES
12	1.45 ACRES
13	1.62 ACRES
14	.93 ACRES
15	.93 ACRES
16	.93 ACRES
17	.93 ACRES
18	.93 ACRES
19	.93 ACRES
20	.93 ACRES
21	.93 ACRES

LINE	DIRECTION	DISTANCE
L1	S 00°07'42" W	35.0'
L2	S 00°07'02" E	5.1'
L3	N 90°00'00" W	125.5'
L4	N 00°07'42" E	96.2'
L5	S 00°01'51" E	25.1'
L6	S 00°01'51" E	12.9'

CURVE	RADIUS	LENGTH
C1	245.0'	92.2'
C2	25.0'	39.3'
C3	399.1'	160.0'
C4	255.0'	118.8'
C5	50.0'	36.1'
C6	50.0'	11.0'
C7	50.0'	91.6'
C8	50.0'	65.0'
C9	50.0'	61.7'
C10	50.0'	36.1'
C11	369.9'	117.4'
C12	245.0'	208.6'
C13	250.0'	48.2'
C14	48.9'	36.2'
C15	47.2'	55.1'
C16	50.0'	60.0'
C17	50.0'	52.2'
C18	50.0'	62.4'
C19	50.0'	36.1'
C20	300.0'	48.2'



VICINITY MAP
1" = 1 MILE

OWNERSHIP CERTIFICATE
 WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.
 Date _____
 SOUTHFORK, L.L.C.
 1822 E. BEECHCRAFT DRIVE
 WASILLA AK, 99654

- GENERAL NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 - ALL RECORD INFORMATION TAKEN FROM THE RECORD PLAT OF PHASE SIX, FIRST ADDITION TO AERO ON WOLF LAKE PLAT No. 2002-41, AND PLAT FIRST ADDITION TO AERO ON WOLF LAKE, PLAT No. 85-203 OFFICIALLY FILED MAY 9, 2002 & DECEMBER 31, 1985 IN THE OFFICE OF THE PALMER RECORDING DISTRICT.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
 - RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON (MONTH DAY YEAR), IN BOOK _____, PAGE _____.

CERTIFICATE OF APPROVAL BY THE THE PLANNING DIRECTOR
 I CERTIFY THAT THE 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 THE PLAT RESOLUTION No. _____ DATED 20____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
 Date _____ 20____
 Planning and Land Use Director ATTEST: _____
 Platting Clerk

SURVEYOR'S CERTIFICATE
 I, TERRY L. NICODEMUS, L.S. 9106, 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.
 DATE _____ TERRY L. NICODEMUS, L.S. 9106



PRELIMINARY PLAT OF
LUCKY LINDY
 CONTAINING 25.54 ACRES
 A SUBDIVISION OF TRACT B, FIRST ADDITION TO AERO ON WOLF LAKE, PLAT No. 85-203
 & TRACT S-1A PHASE SIX, FIRST ADDITION TO AERO SUBDIVISION ON WOLF LAKE PLAT No. 2002-41
 LOCATED WITHIN
 SEC 21 T 18 N R1E S.M.
 PALMER RECORDING DISTRICT

PREPARED BY
acutek compa
 185 EAST PARKWAY, SUITE 200A, WASILLA, AK 99654
 (907) 378-8820 FAX (907) 378-8828 E-MAIL: info@acutek.com

DESIGNED BY: TLN SCALE: 1" = 100' FIELD BOOK:
 DRAWN BY: TAN DATE: MAP No.:
 CHECKED: TLN FILE No. 04-11

Cheryl Scott

From: Joy Cypra <joy@alaskarim.com>
Sent: Monday, October 10, 2016 6:40 PM
To: Cheryl Scott
Subject: RE: Comment from public on Lucky Lindy

Hi Cheryl

I double checked the building and septic areas based on the CC&R's and still find that there is the required building and septic areas per MSB requirement of 10,000 sq. ft. of usable building area and 10,000 sq. ft. of usable septic area on each of the lots.

My calculations are:

Lot 5A = more than 18,000 sq. ft. of building area, plus more than 10,000 sq. ft. of septic area located north of the drainage easement.

Lot 5B = more than 19,000 sq. ft. of building area, plus more than 14,000 sq. ft. of septic area.

Lot 6A = more than 30,000 sq. ft. of building area, plus more than 12,000 sq. ft. of septic area.

Lot 6B = more than 30,000 sq. ft. of building area, plus additional footage for septic area.

Please let me know if you have any questions or if you hear anything more.



Alaska Rim Engineering, Inc.
9131 E. Frontage Road
Palmer, Alaska 99645

Joy Cypra,
Platting Manager
joy@alaskarim.com
(907)745-0222

From: Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>]
Sent: Wednesday, October 05, 2016 11:39 AM
To: Joy Cypra (joy@alaskarim.com)
Subject: Comment from public on Lucky Lindy

Joy –

Attached is a comment from the public on Lucky Lindy 2016 Addition.

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

Cheryl Scott

From: Susan Lee
Sent: Friday, September 16, 2016 2:49 PM
To: Cheryl Scott
Subject: RE: RFC Lucky Lindy 2016 Addition (CS)

No comment.

Susan

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

From: Cheryl Scott
Sent: Friday, September 16, 2016 12:16 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; NorthLakesCommunityCouncil@gmail.com; ken@slauson.us; hessmer@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Barbara Doty; mearow@matanuska.com; rglenn@mta-telco.com; jthompson@mta-telco.com; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com
Subject: RFC Lucky Lindy 2016 Addition (CS)

All ~

Attached is a Request for Comments for Lucky Lindy 2016 Addition, MSB Case # 2016-131, Tech CS. Also, attached is the vicinity map, soils report, owner's statement and preliminary plat with topo and drainage.

Comments are due by October 3, 2016.

Please contact me if you have any questions.

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



MATANUSKA-SUSITNA BOROUGH

Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

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

RECEIVED

SEP 19 2016

PLATTING

MEMORANDUM

DATE: September 19, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *NSC*
SUBJECT: Preliminary Plat Comments / Case #2016-131

Platting Tech: Cheryl Scott
Public Hearing: October 12, 2016
Applicant / Petitioner: PBJJ Investments, LLC
TRS: 18N01E21
Tax ID: 5602000L005 - L006
Subd: Lucky Lindy 2016 Addition
Tax Map: WA 07

Comments:

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

Cheryl Scott

From: Jamie Taylor
Sent: Monday, October 03, 2016 2:01 PM
To: Platting
Cc: Cheryl Scott
Subject: RE: RFC Lucky Lindy 2016 Addition (CS)

No comment. FYI, there is a pending paving LID for Skyvan 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/>

From: Cheryl Scott
Sent: Friday, September 16, 2016 12:16 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; NorthLakesCommunityCouncil@gmail.com; ken@slauson.us; hessmer@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Barbara Doty; mearow@matanuska.com; rglenn@mta-telco.com; jthompson@mta-telco.com; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com
Subject: RFC Lucky Lindy 2016 Addition (CS)

All ~

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Please contact me if you have any questions.

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

Cheryl Scott

From: Richard Boothby
Sent: Monday, September 19, 2016 9:11 AM
To: Cheryl Scott
Cc: James Steele; Ken Barkley; Bill Gamble
Subject: RE: RFC Lucky Lindy 2016 Addition (CS)

The Central Mat-Su FSA and DES has no objections. Access meets the minimum required.

From: Cheryl Scott
Sent: Friday, September 16, 2016 12:16 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; NorthLakesCommunityCouncil@gmail.com; ken@slauson.us; hessmer@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Barbara Doty; mearow@matanuska.com; rglenn@mta-telco.com; jthompson@mta-telco.com; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com
Subject: RFC Lucky Lindy 2016 Addition (CS)

All ~

Attached is a Request for Comments for Lucky Lindy 2016 Addition, MSB Case # 2016-131, Tech CS. Also, attached is the vicinity map, soils report, owner's statement and preliminary plat with topo and drainage.

Comments are due by October 3, 2016.

Please contact me if you have any questions.

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

Cheryl Scott

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Monday, September 19, 2016 8:03 AM
To: Cheryl Scott
Cc: Jessica Thompson
Subject: RE: RFC Lucky Lindy 2016 Addition (CS)
Attachments: lucky_lindy_2016.pdf

Cheryl,

MTA has reviewed the preliminary plat for Lucky Lindy 2016 Addn.

MTA request a 15 foot wide utility easement adjoining Skyvan Circle.

Thank you for the opportunity to review and comment.

Becky Glenn
MTA

From: Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>]
Sent: Friday, September 16, 2016 12:16 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers <regpagemaster@usace.army.mil>; brian.young@usps.gov; NorthLakesCommunityCouncil@gmail.com; ken@slauson.us; hessmer@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Michael Weller <Michael.Weller@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Barbara Doty <Barbara.Doty@matsugov.us>; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com
Subject: RFC Lucky Lindy 2016 Addition (CS)

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

All ~

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Comments are due by October 3, 2016.

Please contact me if you have any questions.



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

September 24, 2016

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

Subject: Abbreviated Plat Request for Comments – **Lucky Lindy 2016 Addition**
(Case No. 2016-131)

Dear Ms. Scott:

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

If you have any questions, please feel free to contact me at 907-334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

Sincerely,

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

Cassie Wohlgemuth
Right-of-Way and Compliance Technician

Sent via e-mail to MSB platting division

EXHIBIT I

Cheryl Scott

From: Barbara Doty
Sent: Tuesday, September 20, 2016 7:16 AM
To: Cheryl Scott
Cc: aspenc@steppers-alaska.com
Subject: RE: RFC Lucky Lindy 2016 Addition (CS)

Cheryl:

The following are my comments regarding the proposed subdivision of Lucky Lindy Lots 5-6.

I am the owner of Lucky Lindy Lots 3-4 and the owner of Steppers Construction, the original developer of this subdivision. I have included Aspen Sanders in this email as she is the office administrator of Steppers and has all the historical data of this subdivision on file.

Lucky Lindy Lots 1-5 are located in a significant drainage area from the natural body of water Wolf Lake, under the main Wolf Lake Airport via culvert which protects the paved lighted runway above that has upwards of 50 landings a day, to the Lucky Lindy subdivision. This drainage area is quite active with Spring runoff but dries up during the fall and winter months.

The original platting of these lots by my husband, John Eshleman, was designed to both ameliorate the issues of drainage and optimize home site location on this property as well as allow appropriate and adequate driveway access to the properties. The larger size of these original 2 lots was specifically designed to allow for adequate drainage in this lowland area. I believe the perk tests suggested a need for a larger lot in order to have room for a useable home site on each property.

The taxiway abutting this property is paved, very actively used, and part of the larger Wolf Lake Airport properties owned by D. E Northfork LLC which is under my control a registered agent. Lucky Lindy is a designated Wolf Lake Airport aviation-affiliated subdivision that has easements attached to the properties that dictate the use and fee structure related to Wolf Lake Airport access/use.

Each lot currently in Lucky Lindy subdivision is specifically designed to have direct taxiway access and access to road access for personal vehicles. No modification should be considered in this land use that would obstruct aircraft access to the taxiway from each lot, nor obstruct safe access for each lot to the established MSB owned roadway.

Use of personal vehicles on Wolf Lake Airport taxiways for non-aircraft use is banned by the owner of Wolf Lake Airport due to concerns for person and aircraft safety. This separation of aircraft traffic and personal vehicle traffic is critical in this rapidly growing aircraft community.

The website for Wolf Lake Airport, www.wolflakeairport.biz may be useful to better elucidate the size and complexity of this particular airport community, which is arguably the busiest and largest privately owned residential/commercial airport in Alaska.

In summary, I oppose the proposed further division of the Lucky Lindy lots from previously platted due to unaddressed issues of drainage, access to runway, adequate home sites per lot, well site and septic system separation issues, and overall relationship with the longstanding existing airpark community.

Barbara J Doty M.D.
D.E. Northfork LLC registered agent/owner and adjacent lot owner.