



structure per MSB 17.55.004 *Definitions*. All structures shall be in compliance with setback requirements in MSB 17.55. The connex may need to be moved to comply. **(Recommendation 7)**

**SOILS:** A soils report was submitted by Pioneer Engineering, LLC. The majority of the parcel has not been cleared and contains original vegetation. A cleared power line runs along the eastern border of the property. Two test holes were excavated to approximately 12 feet deep and no groundwater was encountered. The test hole logs show the soils classified as SM and GM. Per MSB 43.20.281(A)(1)(f)(ii), a sieve analysis is required. **(Recommendation 8)** The terrain varies across the parcel with a total elevation differential of 64 feet. The middle of the property is the only area where grades over 25% were noted. The proposed lots have very few limitations and useable septic areas may be slightly limited by lot lines and groundwater. Each lot in the proposed subdivision has at least 10,000 sq. ft. useable septic area and 10,000 sq. ft. useable building area. **(Exhibit C)**

**COMMENTS:**

MSB Planning stated all structures should be in compliance with setback requirements. **(Exhibit D)** Staff notes the connex on Lot 2 may need to be moved.

MSB Land & Resource Management stated they had no objections and no MSB land is affected. **(Exhibit E)**

MSB Department of Public Works had no comment. **(Exhibit F)**

ADOT&PF requires a common access point for Lots 1 & 2 and a driveway permit for existing driveway onto E. Smith Road. **(Exhibit G)**

No other agency, MSB department or public comments have been received.

**CONCLUSION for ABBREVIATED PLAT:**

The proposed plat for Kopperud Kids, located within Section 35, Township 18 North, Range 2 East, Seward Meridian, Alaska is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plat*. The proposed lots have 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of building area pursuant to MSB 43.20.281.

There are no agency, MSB department or public objections to this plat.

**RECOMMENDATIONS for ABBREVIATED PLAT:**

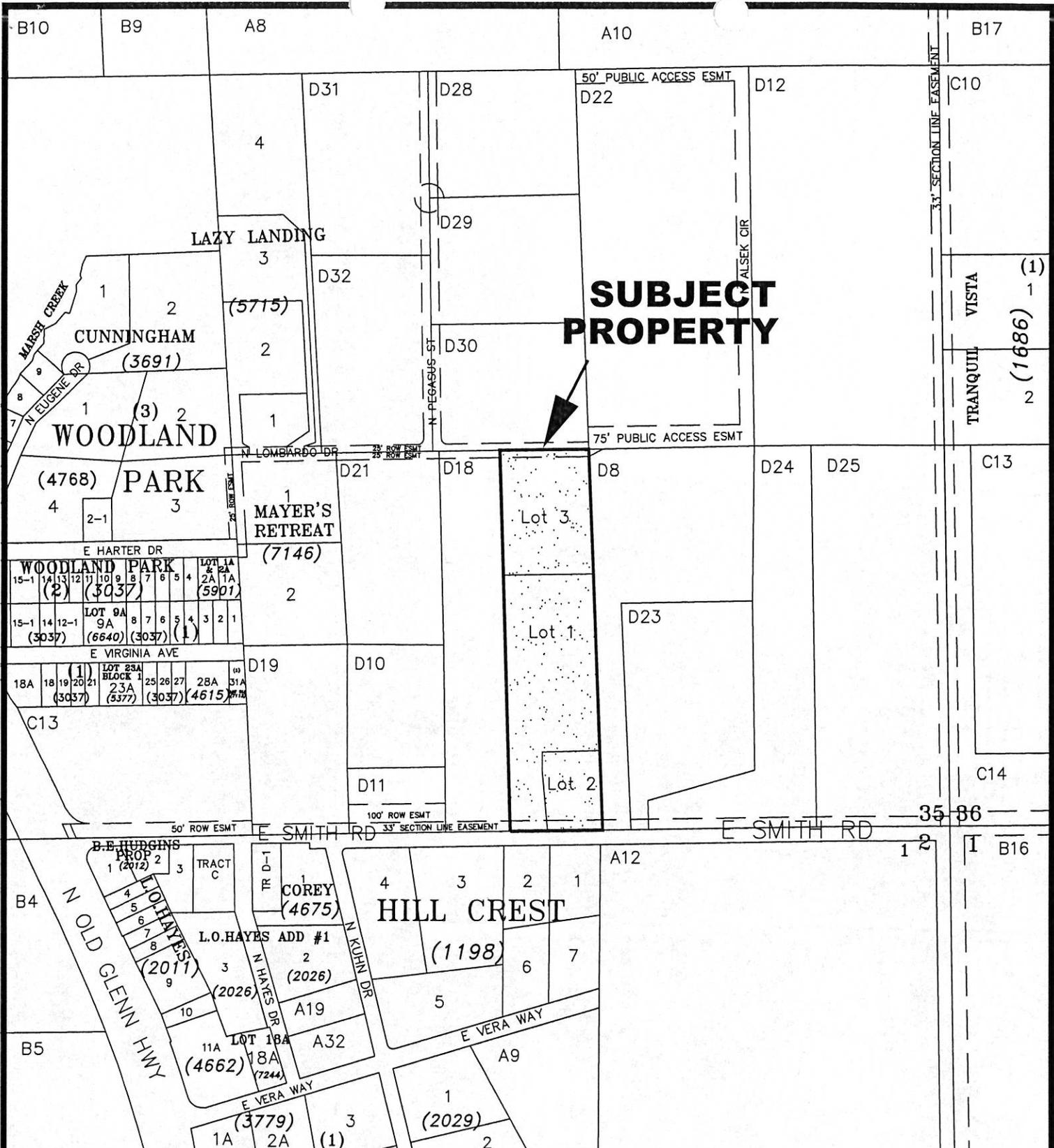
Staff recommends approval of Kopperud Kids, located within Section 35, Township 18 North, Range 2 East, Seward Meridian, Alaska contingent on the following recommendations:

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 necessary.
4. 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.
5. Apply for driveway permits for existing driveways from MSB Permit Center and ADOT&PF.
6. Show common access point for Lots 2 & 3 on final plat.
7. Provide letter or as-built from surveyor certifying all structures are in compliance with MSB 17.55, *Setbacks*.
8. Provide a sieve analysis for soils classified as GM & SM.
9. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
10. Submit final plat in full compliance with Title 43.

**FINDINGS for ABBREVIATED PLAT:**

1. The abbreviated plat of Kopperud Kids Subdivision, is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plat*.
2. There are no agency, MSB department or public objections to this plat.
3. The proposed lot has the required frontage onto a public road per MSB 43.20.320 and MSB 43.20.300(D).
4. Lots 2 & 3 have access from E. Smith Road; a state maintained road and Lot 3 has access from N. Lombardo Drive; a borough maintained road.
5. There are two existing driveways that require driveway permits.
6. A common access point for Lots 1 & 2 needs to be shown on final plat.
7. Three lots are being created from one lot containing 9.28 acres more or less.

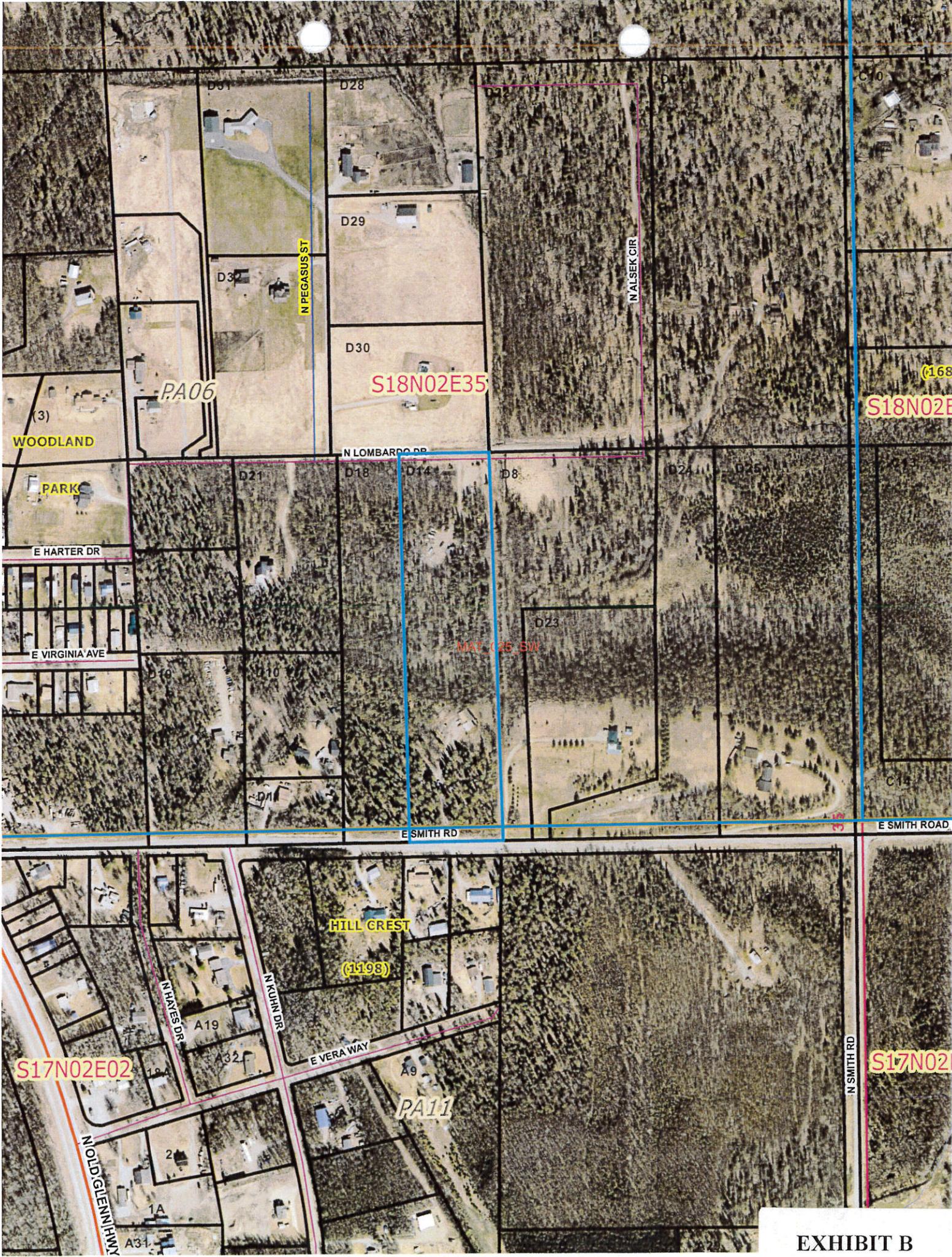
8. A civil engineer certified that the proposed lots have 10,000 sq. ft. of useable septic area and 10,000 sq. ft. of useable building area as required by MSB 43.20.281.
9. There are structures on all three proposed lots and they need to be in compliance with MSB 17.55.
10. The soils in the test holes were classified as GM & SM and a sieve analysis is required.



**SUBJECT PROPERTY**

**VICINITY MAP**

FOR PROPOSED KOPPERUD KIDS  
 LOCATED WITHIN  
 SECTION 35, T18N, R2E, SEWARD MERIDIAN,  
 ALASKA



S18N02E35

PA06

WOODLAND

PARK

E HARTER DR

E VIRGINIA AVE

E SMITH RD

E SMITH ROAD

HILL GREST

(1198)

S17N02E02

N HAYES DR

N KUNIN DR

E VERA WAY

PA11

NOLD GLENN HWY

N SMITH RD

S17N02



Pioneer Engineering LLC  
Professional, Reliable, Local

---

October 3, 2016

**RE: Kopperud Kids Subdivision - Usable Area Report  
T18N R2E Sec 35 Lot D14**

Fred Wagner, PLS  
Platting Officer, Mat-Su Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645

RECEIVED  
OCT 03 2016  
PLATTING

Dear Mr. Wagner,

**Usable Area:** Working on behalf of the owner and in coordination with Keystone Surveying I performed a soils investigation for the above-referenced proposed subdivision. The project will create 3 lots from the parent parcel containing approximately 9.3 acres. This soils evaluation includes visual descriptions of each of the lots, two new test holes, and a review of topography information.

OF the 3 lots, the southern 2 lots will be served by a single existing driveway from E Smith Road. The northern lot will be served by an existing driveway connected to E Lombardo Drive.

**Topography:** The terrain varies considerably across the parcel. The northern 1/2 of the property is around 226'. In the middle of the property, the a ridge running west to east bisects the property so that it rises fairly sharply to an elevation of 290 and gradually reduces approximately 270 near the southern border of the property. The middle of the property is the only area where grades over 25% were noted. The total elevation differential across the entire 9.3 acres was approximately 64 feet.

**Vegetation & Soils:** There are two structures on the parent parcel. The majority of the parent parcel has not been cleared and contains original vegetation consisting of uninterrupted birch and spruce trees. A cleared powerline runs along the eastern border of the property.

**Test Holes:** Two new test holes were excavated, inspected and documented on 7-30-16 (see attached). Both test holes were excavated to approximately 12 feet deep. Both test holes were located strategically on the parcel in order to provide an accurate representation of the subsurface soils for adjacent lots.

The test holes varied considerably in their composition. While both test holes began with a 1' layer of topsoil, Test Hole (the southern one which was much higher in elevation) showed much more silt, whereas Test Hole #2's composition showed more sand and gravel with very little silt.

**Groundwater:** No groundwater was encountered in either of the test holes.



Pioneer Engineering LLC  
Professional, Reliable, Local

---

**Flood Hazard Reduction:** The proposed subdivision is not located in any Flood Hazard Area on FIRM Panel 02170C8160E (attached).

**Useable Area:** The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines and groundwater.

The three new lots will be 1.14, 3.14 and 5.00 acres in size. With the size of the lots, setbacks to future water wells should present little influence to siting of septic drainfields.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of usable septic area as required by MSB 43.20.280 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.  
Owner/Principal Engineer,  
Pioneer Engineering LLC  
16547 E Smith Road  
Palmer, AK 99645  
907-863-2455



# SOIL LOG

RECEIVED

OCT 10 2016

PLATTING

Job Number: 2016-KS-002

Project Location: T18N R2E Section 35 Lot D14

Logged By: Bill Klebesadel

Date: 7-30-16

**TEST HOLE NO. 1**

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Fine brown silts
3	
4	
5	Sandy silts w/ angular cobbles (SM)
6	
7	
8	
9	
10	Silty, sandy gravel w/ larger cobbles (GM)
11	
12	
13	Bottom of test hole, no groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

61° 35' 59" N  
 149° 02' 06" W

COMMENTS:

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

# SOIL LOG

RECEIVED

OCT 10 2016

PLATTING

Job Number: 2016-KS-002

Project Location: T18N R2E Section 35 Lot D14

Logged By: Bill Klebesadel

Date: 7-30-16

**TEST HOLE NO. 2**

Depth (feet)	Description	
0		
1	Topsoil (OL)	
2	Silty sand (SM)	
3		
4		
4	Silt lens (SW)	
5	Sandy gravel w/ numerous cobbles (SP)	
6		
7		
8		
9		
10		
11		
12		
13		Bottom of test hole, no groundwater
14		
15		
16		
17		
18		
19		
20		
21		



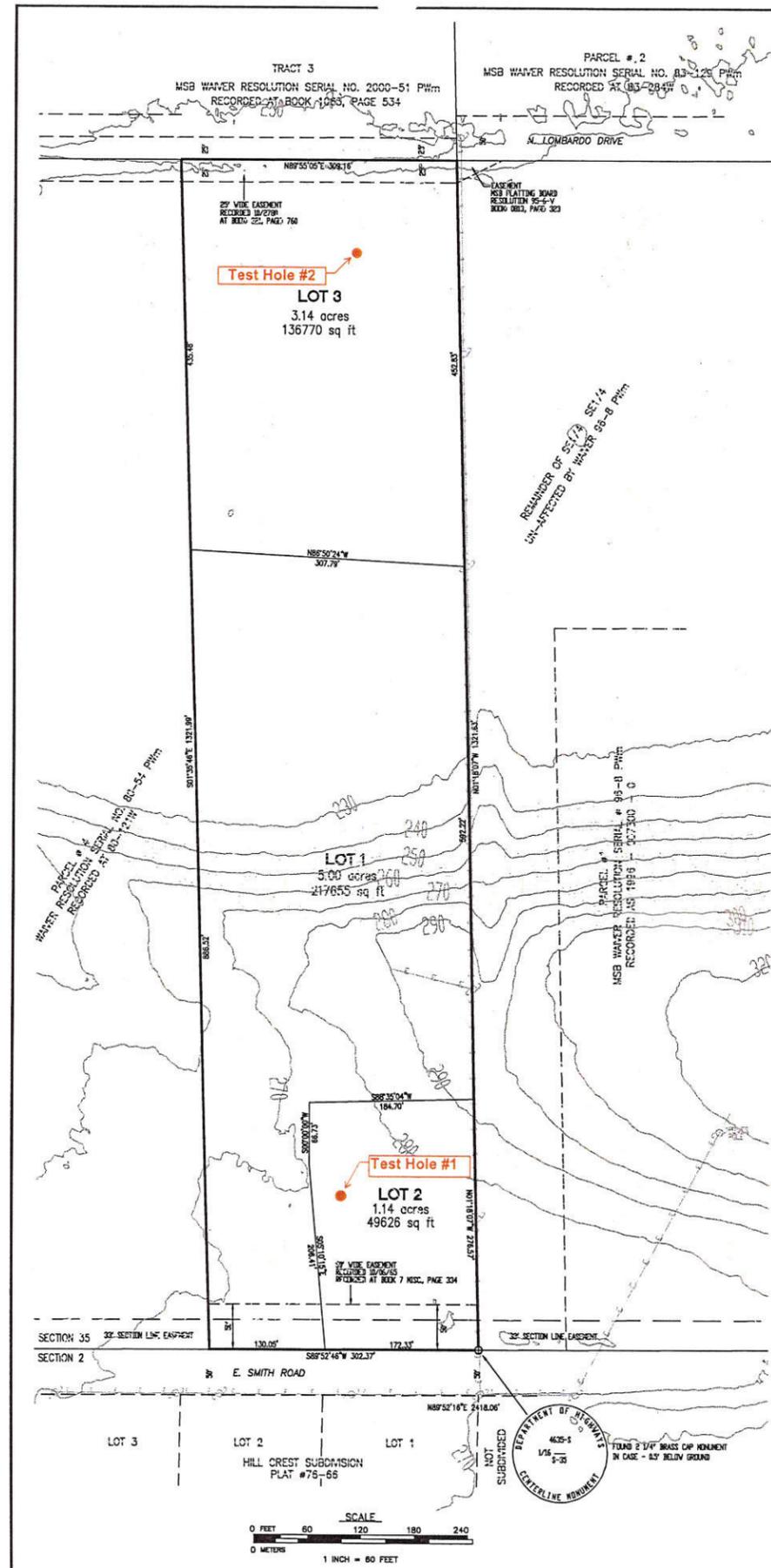
TEST HOLE LOCATION:

61° 36' 10" N

149° 02' 06" W

COMMENTS:

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



**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.

ROSS A. KOPPERUD DATE  
P.O. BOX 201  
PALMER, ALASKA 99645-0201

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS  
DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

CANDACE L. KOPPERUD DATE  
P.O. BOX 201  
PALMER, ALASKA 99645-0201

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS  
DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**LEGEND**

- ⊕ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊙ FOUND ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- ⊗ FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP
- FOUND 1/2" REBAR

**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 RECORD OF SURVEY RECORDED AS PLAT #2012-41.
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 THESE SYSTEMS.

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

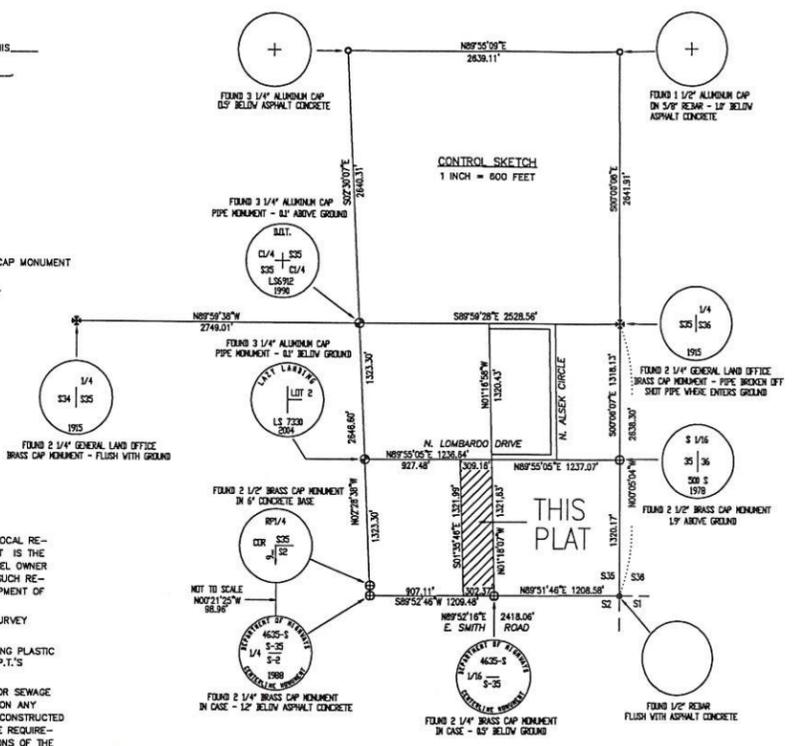
I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING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

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR  
ATTEST: \_\_\_\_\_ PLATTING CLERK

**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



**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 \_\_\_\_\_

**A PLAT OF KOPPERUD KIDS**  
A SUBDIVISION OF PARCEL #2  
M.S.B. WAIVER RESOLUTION SERIAL #78-6  
RECORDED AS 80-125W  
WITHIN THE  
SW1/4 SE1/4 SECTION 35, T. 18 N., R. 2 E.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 9.28 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #34415  
MAILING ADDRESS: P.O. BOX 2218 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 131 E. SWANSON AVE. • WASILLA, ALASKA 99654  
PHONE: (907) 376-7811

DRAWN BY EAD/AL/Lys	DATE 9/15/18	DRAWING 2018-30/KopperudKids
CHECKED BY GL	SCALE 1 INCH = 60 FEET	SHEET 1 OF 1



## Cheryl Scott

---

**From:** Susan Lee  
**Sent:** Wednesday, October 12, 2016 2:51 PM  
**To:** Platting  
**Subject:** RE: RFC Kopperud Kids (CS)

Structures should be in compliance with setback requirements.

Susan

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

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

From: Cheryl Scott On Behalf Of Platting  
Sent: Wednesday, October 12, 2016 10:15 AM  
To: [allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); [tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); [steven.banse@alaska.gov](mailto:steven.banse@alaska.gov); [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers; [brian.young@usps.gov](mailto:brian.young@usps.gov); [jmvandiest@gmail.com](mailto:jmvandiest@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); [meshie@mtaonline.net](mailto:meshie@mtaonline.net); John Aschenbrenner; Richard Boothby; Elizabeth Derbonne; 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; [mearow@matanuska.com](mailto:mearow@matanuska.com); [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [dblehm@gci.com](mailto:dblehm@gci.com); [jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com)  
Subject: RFC Kopperud Kids (CS)

All ~

Attached is a Request for Comments for Kopperud Kids, MSB Case 2016-152, Tech CS. Also, attached is the vicinity map, owner's statement, soils report and preliminary plat with topo.

Comments are due by October 31, 2016.

Please contact me if you have any questions.

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



## MATANUSKA-SUSITNA BOROUGH

Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645  
Phone (907) 861-7869 • Fax (907) 861-8635

RECEIVED

OCT 14 2016

PLATTING

### MEMORANDUM

DATE: October 14, 2016  
TO: Fred Wagner, Platting Officer  
FROM: Land & Resource Management *MSC*  
SUBJECT: Preliminary Plat Comments / Case #2016-152

---

Platting Tech: Cheryl Scott  
Public Hearing: November 9, 2016  
Applicant / Petitioner: Kopperud  
TRS: 18N02E35D014  
Subd: Kopperud Kids  
Tax Map: PA 06

#### Comments:

- No MSB lands are affected.
- No objection to proposed subdivision.

## Cheryl Scott

---

**From:** Jamie Taylor  
**Sent:** Monday, October 31, 2016 3:42 PM  
**To:** Platting  
**Cc:** Cheryl Scott  
**Subject:** RE: RFC Kopperud Kids (CS)

No comment

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

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

**From:** Cheryl Scott On Behalf Of Platting  
**Sent:** Wednesday, October 12, 2016 10:15 AM  
**To:** [allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); [tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); [steven.banse@alaska.gov](mailto:steven.banse@alaska.gov); [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers; [brian.young@usps.gov](mailto:brian.young@usps.gov); [jmvanndiest@gmail.com](mailto:jmvanndiest@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); [meshie@mtaonline.net](mailto:meshie@mtaonline.net); John Aschenbrenner; Richard Boothby; Elizabeth Derbonne; 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; [mearow@matanuska.com](mailto:mearow@matanuska.com); [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [dblehm@gci.com](mailto:dblehm@gci.com); [jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com)  
**Subject:** RFC Kopperud Kids (CS)

All ~

Attached is a Request for Comments for Kopperud Kids, MSB Case 2016-152, Tech CS. Also, attached is the vicinity map, owner's statement, soils report and preliminary plat with topo.

Comments are due by October 31, 2016.

Please contact me if you have any questions.

Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Transportation and  
Public Facilities

DIVISION of PROGRAM DEVELOPMENT  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, Alaska 99519-6900  
Main: (907) 269-0520  
Fax number: (907) 269-0521  
dot.alaska.gov

October 31, 2016

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

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plat and has no comment:

- **WA10 Sec 16, T17N, R01E**

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

- **Tex-Al Estates**
  - Tract A's access to Wasilla Fishhook should line up with Big Rock Drive.
- \* • **Kopperud Kids**
  - Apply for driveway permit to access DOT roads.

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

Sincerely,

Melanie Nichols  
Mat-Su Area Planner

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

*"Keep Alaska Moving through service and infrastructure."*



THE STATE  
of **ALASKA**  
GOVERNOR SEAN PARNELL

Department of Transportation  
and Public Facilities

CENTRAL REGION  
Planning

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

October 9, 2014

Paul Hulbert, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Hulbert:

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

- **Tax Map PA 06, Sec 35, T18N, R02E, Kopperud**
  - Request common access point to East Smith Road. A driveway permit from the Department will be required prior to construction.
- **Tax Map SU 13, Sec 31, T19N, R03E, Collins**
  - Request no new access points to the Glenn Highway. Lots 2 and 3 should have shared access or rerouted to 58 Mile Road.
- **Tax Map MG08, Sec 25, T20N, R10E, Treeline Subdivision**
  - Request no direct access to the Glenn Highway other than existing.
  - Recommend dedication of Glenn Highway right-of-way and creation of additional lot on north side of Glenn Highway.
  - Recommend petitioner be required to improve South Wood Circle for access to lots 2, 3 and 4.
- **Tax Map TA 15, Sec 20, T25N, R4W, Birch Creek Landing**
  - No comment
- **Tax Map TA 07, Sec 31, T26N, r04W, CIRI**
  - Request dedication of Talkeetna Spur Road right-of-way.
  - Request verification of Section Line Easements and show on plat.
  - Request petitioner to show how Lots 3 and 4 would access Talkeetna Spur Road.
  - Driveway permits will be required for any additional access points.

*"Keep Alaska Moving through service and infrastructure."*

EXHIBIT G -2



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
NOVEMBER 9, 2016**

PRELIMINARY PLAT:       **FAIRVIEW ESTATES 3**  
LEGAL DESCRIPTION:       **SEC 28, T17N, R1W S.M., AK**  
PETITIONER:               **THOMAS ROSEN**  
SURVEYOR:                 **ALASKA RIM ENGINEERING**  
ACRES:        **28.52**        **PARCELS: 2**  
REVIEWED BY:              **PEGGY HORTON**            **CASE: 2016-153**

---

**REQUEST:**

The request is to divide Tract 8, Fairview Estates, Plat 72-62 into 2 lots to be known as Lots 1 and 2, Fairview Estates 3, containing 28.52 acres, more or less. A single access point for both lots onto W. Fairview Loop is shown on the plat.

**EXHIBITS:**

Vicinity Maps	<b>EXHIBIT A</b>
Soils	<b>EXHIBIT B</b>
Temp Construction Permit	<b>EXHIBIT C</b>

**COMMENTS:**

Current Planner	<b>EXHIBIT D</b>
Land Management	<b>EXHIBIT E</b>
O&M	<b>EXHIBIT F</b>
Alaska Rim response	<b>EXHIBIT G</b>
Corps of Engineers	<b>EXHIBIT H</b>
Alaska Rim response	<b>EXHIBIT I</b>
MTA	<b>EXHIBIT J</b>
Enstar	<b>EXHIBIT K</b>
ADOT&PF	<b>EXHIBIT L</b>

**DISCUSSION:**

The parcel is located directly north of W. Fairview Loop and east of W. Clydesdale Drive.

**Useable Area:** A civil engineer has submitted a geo-technical report along with a test hole log certifying there is 10,000 sq ft of usable building area and 10,000 sq ft of contiguous useable

septic area on proposed Lot 1 (**Exhibit B**). Tract A is over 400,000 sq ft, therefore no useable area determination was necessary. The topographic narrative provided and the contours both describe slopes greater than 25% located on the southernmost portion of proposed Tract A, sloping down toward Fairview Loop.

The parcel has adequate frontage and legal access on W. Fairview Loop to meet the legal access and frontage requirements of MSB 43.20.120 and 43.20.320. The as-built shows a common driveway to serve both lots. ADOT&PF obtained a Temporary Construction Permit for over the existing driveway for the Fairview Loop Pavement Preservation Project #51774, in June, 2015 (**Exhibit C**).

**COMMENTS:**

MSB Current Planner has no comment (**Exhibit D**). Land and Resource Management stated no borough land is being affected and they have no objection (**Exhibit E**).

MSB O&M would like to see the option for Tract A and Lot 1 use the 66' section line easement as an access point to Fairview Loop to help alleviate the extra flow of traffic out Clydesdale (**Exhibit F**). Staff notes the southernmost portion of proposed Tract A has slopes greater than 25% leading to this area where O&M would like to see the connection with W. Fairview Loop and Alaska Rim also responded to this comment (**Exhibit G**). They stated DOT made comments when reviewing the option to create three lots from Tract 8 which proposed to have a shared common access for Lots 1 & 2 and a flag pole lot within the section line easement. Due to the steepness of the section line easement which rises 30 feet to the top of a ridge, the third lot was dropped. This reduced the number of lots to just two parcels, Lot 1 and a remainder. This platting action is being submitted in order to remove the buildings from the larger tract. This will leave a remainder for future development when Clydesdale can be extended and additional access can be created.

US Army Corps of Engineers commented that there appears to be wetlands within the subject property (**Exhibit H**). Alaska Rim responded that there is wetland in the northwestern portion of Tract A (**Exhibit I**). Tract A is greater than 400,000 sq ft and falls under title 43.20.281(A)(1)(i). If the tract would be further subdivided to less than 400,000 sq ft then setbacks would need to be defined to determine usable area, but this does not apply for this 1,045,876 sq ft parcel.

MTA has no objections (**Exhibit J**). Enstar has no comments, recommendations, or objections (**Exhibit K**). Staff notes the plat of Fairview Estates, plat 72-62, dedicated 10' utility easements along the west and north sides of Tract A, within the 33' section line easements.

ADOT&PF commented that both lots need to maintain access to Weeping Birch Street, as it will provide alternate access (**Exhibit L**). Staff notes that both lots have frontage on Weeping Birch Street as they both have frontage on the section line easement.

No public objections have been received as a result of the public hearing noticing.

## **CONCLUSION:**

The proposed abbreviated plat for Fairview Estates 3 is consistent with AS 29.40.090 Abbreviated Plats and MSB 43.15.025 Abbreviated Plats, whereas there is legal and physical access to the lot, the request does not require dedication or variance from subdivision regulations and the Platting Officer has authorization to approve the plat.

A useable area report was submitted, meeting the requirements of MSB 43.20.281. There were comments concerning the access to Fairview Loop, the plat is showing a common access for both lots within the subdivision. No objections to the proposed plat were received from any borough departments, outside agencies, utility companies, or the general public.

## **RECOMMENDATIONS:**

Staff recommends approval of the abbreviated plat of Fairview Estates 3, contingent upon:

1. Pay mailing and advertising fee.
2. Place a plat note that there will be only one access onto W. Fairview Loop for Tract A and Lot 1.
3. Provide updated Certificate to Plat showing current ownership executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
4. Taxes and special assessments must be current prior to recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
6. Submit final plat in full compliance with Title 43.

## **FINDINGS:**

1. The abbreviated plat for Fairview Estates 3 is consistent with AS 29.40.090 and MSB 43.15.025.
2. Useable area report was provided from a registered civil engineer who certified there is 10,000 sq ft of useable septic area and 10,000 sq ft of useable building area on Lot 1 as required in MSB 43.20.281. Tract A is over 400,000 sq ft and a topographic narrative was provided, therefore no useable area determination is required.
3. There were no objections to the proposed plat from any MSB departments, utilities or the public.
4. ADOT&PF manage the access to W. Fairview Loop. They obtained a temporary construction permit for the existing driveway during the Fairview Loop Pavement Preservation Project. Lot 1 and Tract A will share a common access point onto W. Fairview Loop.
5. Legal and physical access exists to W. Fairview Loop meeting the requirements of MSB 43.20.120 and 43.20.140.

6. The topographic narrative provided and the contours both describe slopes greater than 25% located on the southernmost portion of proposed Tract A, sloping down toward Fairview Loop, making access to W. Fairview Loop using the Section Line Easement difficult.
7. Tract A is an oddly shaped lot, but does conform to the requirements of MSB 43.20.300, *Lot and Block Design*.
8. US Army Corps of Engineers commented that there appears to be wetlands within the subject property. This was verified by Alaska Rim Engineering and do not prohibit this platting action.
9. The plat of Fairview Estates, plat 72-62, dedicated 10' utility easements along the west and north sides of Tract A, within the 33' section line easements.
10. ADOT&PF commented that both lots need to maintain access to Weeping Birch Street, as it will provide alternate access. Staff notes that both lots have frontage on Weeping Birch Street as they both have frontage on the section line easement.
11. Structures on the property appear to be compliant with MSB 17.55, *Setbacks*.

WILD ROSE ACRES CONDOS

1  
PEPPERS

**SUBJECT  
PROPERTY**

FAIRVIEW ESTATES

TRACTS  
4A & 4B

TR 6 TR 5 TR 4A TR 3 TR 2  
(6109) (6727) (6109)

FAIRVIEW  
ESTATES #2

2  
(5390)

FAIRVIEW ESTATES ADD #1

21C  
LOTS 21A  
21B & 21C  
(7357)  
20 (6485)  
21A 21B (2)

SUNRISE MOUNTAIN ESTATES

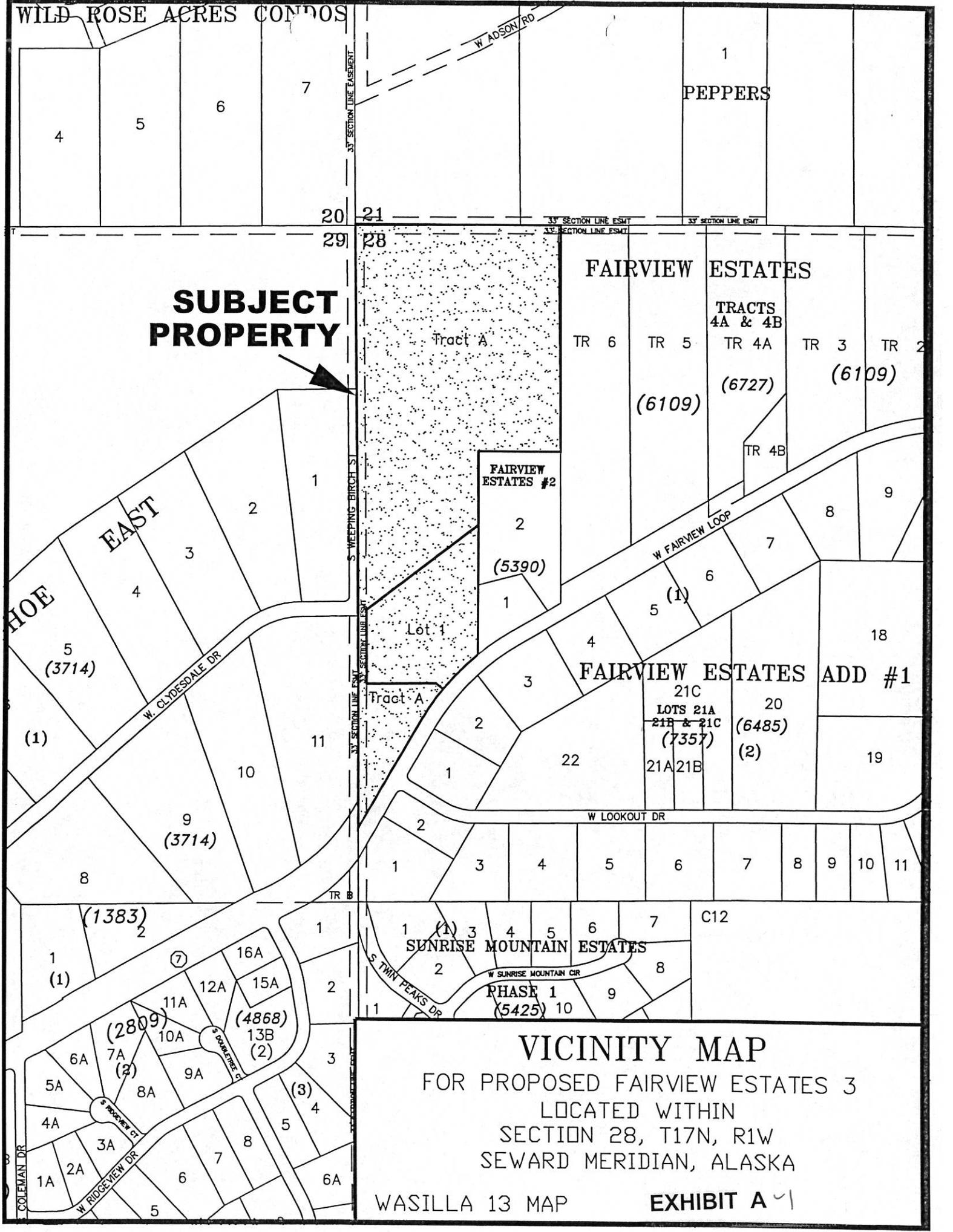
PHASE 1  
(5425)

### VICINITY MAP

FOR PROPOSED FAIRVIEW ESTATES 3  
LOCATED WITHIN  
SECTION 28, T17N, R1W  
SEWARD MERIDIAN, ALASKA

WASILLA 13 MAP

EXHIBIT A







ALASKA RIM 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](http://www.alaskarim.com)

October 24, 2016

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

RECEIVED  
OCT 24 2016  
PLATTING

Re: **Useable Area Report, for Proposed Subdivision of Tract 8, Fairview Estates Subdivision,**  
Located within NW1/4, Section 28, T17N, R1W, S.M., AK  
AK Rim File No. 1600616

Platting Officer:

The owner of the above referenced parcel is proposing to subdivide the land into two lots, to be known as Tract A and Lot 1, Fairview Estates No. 3 (see attached, Preliminary Plat). The Proposed new lots will be 24.01 acres and 4.50 acres in size, respectively. The new lots will be in excess of 40,000 square feet, meeting the Borough's minimum lot size requirement for onsite wastewater disposal.

#### TOPOGRAPHY

This development is bounded by W Fairview Loop Rd to the south, S Weeping Birch St to the west, Tract 6, Fairview Estates, and Lot 1 and 2, Fairview Estates #2, to the east, and unsubdivided land to the north. The natural ground throughout the parent parcel is fairly level, with various changes in elevation of 3 ft to 5 ft in areas, and a gradual drop in elevation of up to 10 ft toward the north portion of Proposed Tract A. There are slopes greater than 25% located on the southernmost portion of Proposed Tract A, Fairview Estates No. 3, sloping down toward Fairview Loop Rd.

#### SUBDIVISION DESIGN CRITERIA

Proposed Lot 1, Fairview Estates No. 3, will be 40,000 SF or greater of total area, and will have 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 43.20.281(A)(1). Proposed Tract A, Fairview Estates No. 3, will have greater than 400,000 SF and will fall under MSB Code 43.20.281(A)(1)(i).

**EXHIBIT B-1**

Platting Department, MSB  
October 24, 2016  
Page 2

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

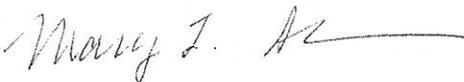
#### USEABLE AREA

The parent parcel, Tract 8, Fairview Estates, has an ADEC-approved onsite septic system. ADEC records were researched and the documentation of the installation of the onsite septic system was located (see attached, Record Drawing, Tract 8, Fairview Estates, dated August, 1992). The septic system, including the septic tank and drainfield, serves the single-family dwelling located on Proposed Lot 1, Fairview Estates No. 3, and is located directly east of the dwelling. The Test Hole Log, documented by Michael Erdman, P.E., indicates a test hole was dug to 12 ft below ground surface, and the soils rated as "Gravelly Sand" (SP-GW) from 1 ft to 12 ft, the bottom of the test hole. The Test Hole Log states no groundwater and no impermeable layers were encountered.

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](mailto:marys@alaskarim.com).

Sincerely,  
ALASKA RIM ENGINEERING, INC.



Mary L. Shreves  
Professional Engineer

Cc: AK Rim File No. 1600616

Attachments:

- Preliminary Plat
- Record Drawing, Tract 8, Fairview Estates, dated August 1992

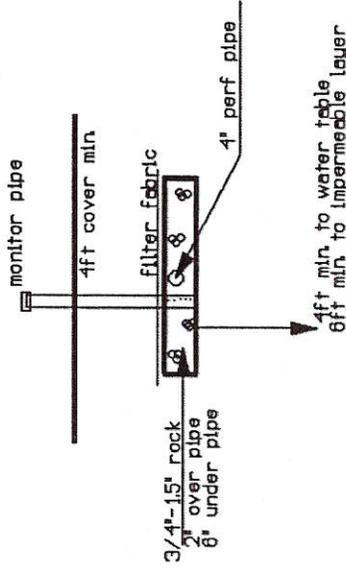


**EXHIBIT B-2**

**RECEIVED**

0 1992

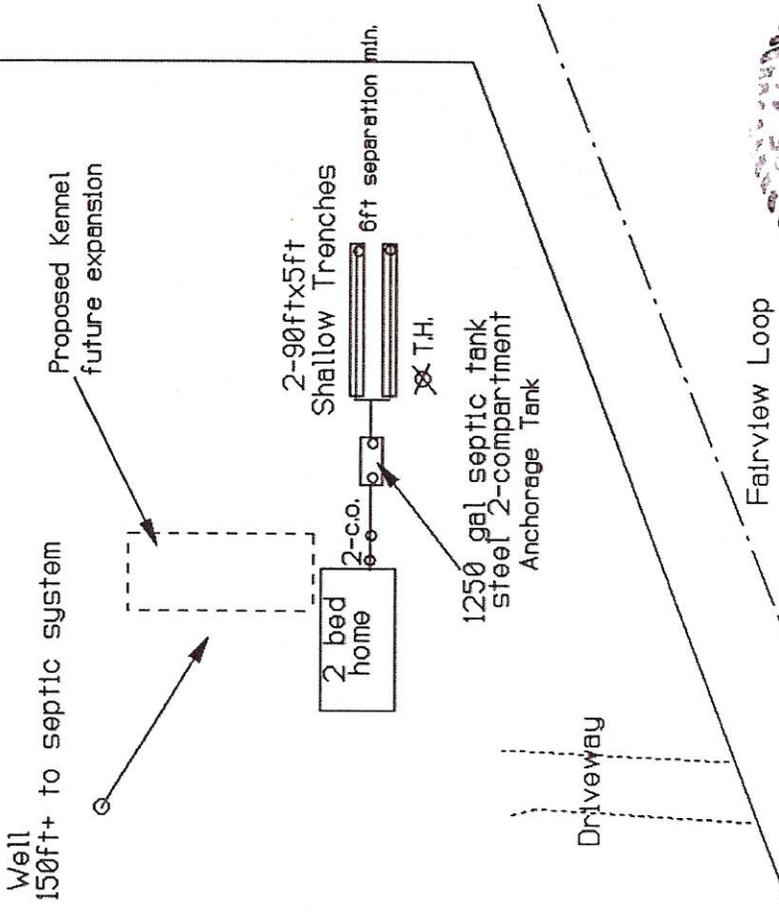
DEPARTMENT OF  
ENVIRONMENTAL CONSERVATION  
MSDO  
180 L.F. x 5ft wide  
Shallow Trench



Cross Section

n.t.s.

Tract 8 Fairview Estates



Plan View

n.t.s.



Erdman & Associates  
151 E. Herning Ave Wasilla, AK 99654

Record Drawing  
Tract 8 Fairview Estates

August 1992

Test Hole Log:

0-10ft Top Soil

1-120ft Gravelly Sand- 150sqft/bedroom

No Water Table or Bedrock



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Transportation  
and Public Facilities

RECEIVED  
DESIGN & ENGINEERING SERVICES  
CENTRAL REGION RIGHT OF WAY

OCT 11 2016

PLATTING

PO Box 196900  
Anchorage, Alaska 99519-6900  
Phone: 907.269.0700  
Toll Free: 800.770.5263  
TDD: 907.269.0473  
TTY: 800.770.8973  
Fax: 907.269.0828

June 24, 2015

Thomas Rosen  
1055 W. Fairview Loop  
Wasilla, Alaska 99654

Re: Project # 51774  
Project Name: Fairview Loop Pavement Preservation  
Parcel # TCP-1

Dear Mr. Rosen:

Enclosed are copies of the Memorandum of Agreement, Temporary Construction Permit for your records. Please feel free to call the Project Agent Linda Mathis, toll free at 1-800-770-5263 if you have any questions.

Thank you for your assistance in building better transportation systems for Alaska.

Sincerely,

A handwritten signature in blue ink that reads "Brittany Nuxall".

Brittany Nuxall  
Pre Audit / Project Coordination

EXHIBIT C-1



STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES  
**MEMORANDUM OF AGREEMENT**

PROJECT NAME: FAIRVIEW LOOP PAVEMENT PRESERVATION

STATE PROJECT #: 51774

FEDERAL-AID PROJECT #:

PARCEL #: TCP-1

AGREEMENT has been reached this \_\_\_\_\_ day of \_\_\_\_\_, 2015, between the owner(s) of the above designated parcel(s) and the DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, for the purchase of said parcel(s). The amount to be paid, and other considerations to be given in full satisfaction of this Agreement, is as follows:

Right-of-Way Acquisition

Temporary Construction Permit Purchased: 800 square feet      \$ Mutual Benefit

Total Compensation: \$ Mutual Benefit

Damages are a considerations:  yes  no    Amount of Damages \$0.00 included in total compensation

1. Taxes and Special Assessments, if any, delinquent from former years, and Taxes and Special Assessments for the current year, if due and/or payable, shall be paid by the owner(s).
2. This Memorandum embodies the whole Agreement between the parties hereto as it pertains to the real estate, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.
3. The owner(s) hereby agree that the compensation herein provided to be paid includes full compensation for their interest and the interests of their life tenants, remaindermen, reversioners, liens and lessees, and any and all other legal and equitable interest that are or may be outstanding and said owner(s) agree to discharge the same.
4. THIS AGREEMENT shall be deemed a CONTRACT, extending to and binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representative, successors and assigns of the parties, only when the same shall have been approved by the Regional Chief Right-of-Way Agent on behalf of the Department.

Other Conditions: None

Of the total amount of compensation hereinabove agreed upon, the sum of \$Mutual Benefit shall be paid upon execution and delivery of a good and sufficient:  Warranty Deed  Easement Deed  Temporary Const. Easement  Temporary Const. Permit or  Other \_\_\_\_\_, and the balance of the compensation, amounting to \$0 shall be paid upon compliance by the owner(s) with the terms hereof.

Disbursement of funds will be made in the following manner:

Payee	Amount of Payment
Thomas W. Rosen	\$ <u>Mutual Benefit</u>

The Owner(s) certify that there are no known hazardous materials on the property.

The terms of this Agreement are understood and assented to by us and payment is to be made in accordance with the above.

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

OWNER

REGIONAL PRE-CONSTRUCTION ENGINEER \_\_\_\_\_ Date

Note: Regional Pre-Construction Engineer or Designee must sign when construction consideration is involves

Thomas W. Rosen 05-13-2015  
Thomas W. Rosen \_\_\_\_\_ Date

Linda Mathis 6/11/15  
RIGHT-OF-WAY AGENT \_\_\_\_\_ Date

[Signature] 4/23/15  
REGIONAL CHIEF RIGHT-OF-WAY AGENT \_\_\_\_\_ Date

Region: Central  
[Signature]

EXHIBIT C-2



STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES

TEMPORARY CONSTRUCTION  
PERMIT

PROJECT NAME: FAIRVIEW LOOP PAVEMENT  
PRESERVATION

STATE PROJECT #: 51774

FEDERAL-AID PROJECT #:

PARCEL #: TCP-1

THE GRANTOR, THOMAS W. ROSEN, whose address is 1055 W Fairview Loop, Wasilla, AK 99654 for and in consideration of Mutual Benefit, grants unto the GRANTEE, STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, whose address is P.O. Box 196900, Anchorage, AK 99519-6900, its successors and assignees, permission to enter upon the following-described tract of land located in the State of Alaska,

That portion of: Tract 8, FAIRVIEW ESTATES SUBDIVISION, Plat Number 72-62, filed in the Palmer Recording District, Third Judicial District, State of Alaska,

which lies adjacent to right-of-way lines of Alaska Project No. 51774, delineated as to said tract of land on the plat attached hereto and made a part of hereof as page 2 of this instrument and designated as Parcel No. TCP-1. Said parcel, containing an aggregate of 800 square feet, more or less, is hereby granted to the State of Alaska for the purpose performing driveway approach reconstruction and all ancillary activities.

The Grantor hereby covenants with the State of Alaska that the Grantor has good title to the above-described tract of land, and covenants that the State of Alaska shall have quiet and peaceable possession thereof and use thereof during the period of the temporary construction. This temporary construction permit, and any and all rights granted herein, shall expire upon completion of the Fairview Loop Pavement Preservation Project.

Dated this 13<sup>th</sup> day of MAY, 2015.

Thomas W. Rosen 05-13-2015  
THOMAS W. ROSEN Date

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 23<sup>RD</sup> day of JUNE, 2015.

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

By: [Signature]  
For the Commissioner  
BN  
2015

EXHIBIT C-3



## Peggy Horton

---

**From:** Susan Lee  
**Sent:** Thursday, October 13, 2016 3:36 PM  
**To:** Platting  
**Subject:** RE: Request for Comments for Fairview Estates 3 Case #2016-153 Tech: PH

No comment.

Susan

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

---

**From:** Peggy Horton **On Behalf Of** Platting  
**Sent:** Thursday, October 13, 2016 9:13 AM  
**To:** Kemplen, Allen (DOT); Kevin Vakalis ([kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov)); Tucker Hurn ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); Melanie Nichols ([melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov)); Steven Banse - ADOT&PF ([steven.banse@alaska.gov](mailto:steven.banse@alaska.gov)); Holly Zafian - ADF&G ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); Mark Fink ([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); [kellyg@mtaonline.net](mailto:kellyg@mtaonline.net); [cc1@wwdb.org](mailto:cc1@wwdb.org); [ken@slauson.us](mailto:ken@slauson.us); 'dmelliott@mtaonline.net' ([dmelliott@mtaonline.net](mailto:dmelliott@mtaonline.net)); John Aschenbrenner; Richard Boothby; Elizabeth Derbonne; 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; George McKee; [mearow@matanuska.com](mailto:mearow@matanuska.com); Becky Glenn ([rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)); J Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); [dblehm@gci.com](mailto:dblehm@gci.com)  
**Cc:** Jay Van Diest ([jay@valleymarket.com](mailto:jay@valleymarket.com)); LaMarr Anderson ([lamarra05@gmail.com](mailto:lamarra05@gmail.com)); Stan Gillespie ([stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com)); Jordan Rausa ([jordan@alaskaplans.com](mailto:jordan@alaskaplans.com)); Patrick Johnson ([patrickjhnsn@hotmail.com](mailto:patrickjhnsn@hotmail.com)); Marty Van Diest - Valley Market Real Estate ([marty@valleymarket.com](mailto:marty@valleymarket.com)); Gregory Pugh ([winforhim@aol.com](mailto:winforhim@aol.com))  
**Subject:** Request for Comments for Fairview Estates 3 Case #2016-153 Tech: PH

Good Morning,

Attached is a request for comments for a 2-lot subdivision off of W. Fairview Loop. The driveway approach was reconstructed as part of the Fairview Loop Pavement Preservation project, see temporary construction permit attached. Please review and provide your comments by October 31, 2016.

Peggy Horton  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7881 direct  
(907) 861-8407 fax  
[peggy.horton@matsugov.us](mailto:peggy.horton@matsugov.us) (email)

**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  
OCT 14 2016  
PLATTING

#### MEMORANDUM

DATE: October 14, 2016  
TO: Fred Wagner, Platting Officer  
FROM: Land & Resource Management *NSC*  
SUBJECT: Preliminary Plat Comments / Case #2016-153

---

Platting Tech: Peggy Horton  
Public Hearing: November 9, 2016  
Applicant / Petitioner: Rosen  
TRS: 17N01W28  
Tax ID: 6109000T008  
Subd: Fairview Est 3  
Tax Map: WA 13

#### Comments:

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

**EXHIBIT E**

## Peggy Horton

---

**From:** Scott Sanderson  
**Sent:** Thursday, October 13, 2016 11:05 AM  
**To:** Peggy Horton  
**Cc:** Jim Jenson; Terry Dolan  
**Subject:** FW: Request for Comments for Fairview Estates 3 Case #2016-153 Tech: PH

I would like to see the option for tract A and lot 1 use the 66' section line easement as an access point to Fairview Loop to help alleviate the extra flow of traffic out Clydesdale.

Scott,

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

---

**From:** Jim Jenson  
**Sent:** Thursday, October 13, 2016 9:30 AM  
**To:** Scott Sanderson  
**Cc:** Terry Dolan  
**Subject:** FW: Request for Comments for Fairview Estates 3 Case #2016-153 Tech: PH

RSA 14

---

**From:** Peggy Horton **On Behalf Of** Platting  
**Sent:** Thursday, October 13, 2016 9:13 AM  
**To:** Kemplen, Allen (DOT); Kevin Vakalis ([kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov)); Tucker Hurn ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); Melanie Nichols ([melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov)); Steven Banse - ADOT&PF ([steven.banse@alaska.gov](mailto:steven.banse@alaska.gov)); Holly Zafian - ADF&G ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); Mark Fink ([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); [kelle yg@mtaonline.net](mailto:kelle yg@mtaonline.net); [cc1@wwdb.org](mailto:cc1@wwdb.org); [ken@slauson.us](mailto:ken@slauson.us); 'dmelliott@mtaonline.net' ([dmelliott@mtaonline.net](mailto:dmelliott@mtaonline.net)); John Aschenbrenner; Richard Boothby; Elizabeth Derbonne; 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; George McKee; [mearow@matanuska.com](mailto:mearow@matanuska.com); Becky Glenn ([rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)); J Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); [dblehm@gci.com](mailto:dblehm@gci.com)  
**Cc:** Jay Van Diest ([jay@valleymarket.com](mailto:jay@valleymarket.com)); LaMarr Anderson ([lamarra05@gmail.com](mailto:lamarra05@gmail.com)); Stan Gillespie ([stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com)); Jordan Rausa ([jordan@alaskaplans.com](mailto:jordan@alaskaplans.com)); Patrick Johnson ([patrickjhnsn@hotmail.com](mailto:patrickjhnsn@hotmail.com)); Marty Van Diest - Valley Market Real Estate ([marty@valleymarket.com](mailto:marty@valleymarket.com)); Gregory Pugh ([winforhim@aol.com](mailto:winforhim@aol.com))  
**Subject:** Request for Comments for Fairview Estates 3 Case #2016-153 Tech: PH

Good Morning,

Attached is a request for comments for a 2-lot subdivision off of W. Fairview Loop. The driveway approach was reconstructed as part of the Fairview Loop Pavement Preservation project, see temporary construction permit attached. Please review and provide your comments by October 31, 2016.

Peggy Horton  
Platting Technician  
Matanuska-Susitna Borough

**Peggy Horton**

---

**From:** Joy Cypra <joy@alaskarim.com>  
**Sent:** Monday, October 17, 2016 3:20 PM  
**To:** Platting; rsnknnl@mtaonline.net  
**Subject:** RE: Fairview Est #3 comments

RECEIVED

OCT 18 2016

PLATTING

Peggy

Please note that Fairview Loop is a DOT ROW. DOT made comments when reviewing the option to create three lots from Tract 8 which proposed to have a shared common access for Lots 1 & 2 and a flag pole lot within the section line easement. Due to the steepness of the section line easement which rises 30 feet to the top of a ridge, the third lot was dropped. This reduced the number of lots to just two parcels, Lot 1 and a remainder. This platting cation is being submitted in order to remove the buildings from the larger tract. This will leave a remainder for future development when Clydesdale can be extended and additional access can be created.

 **ARE**  
**Alaska Rim Engineering, Inc.**  
**9131 E. Frontage Road**  
**Palmer, Alaska 99645**  
**Joy Cypra,**  
**Platting Manager**  
[joy@alaskarim.com](mailto:joy@alaskarim.com)  
**(907)745-0222**

---

**From:** Peggy Horton [mailto:Peggy.Horton@matsugov.us] **On Behalf Of** Platting  
**Sent:** Monday, October 17, 2016 8:27 AM  
**To:** Joy Cypra; rsnknnl@mtaonline.net  
**Subject:** Fairview Est #3 comments

Good Morning,

Attached are comments from our Dept of Public Works, Operation and Maintenance Division.

Peggy Horton  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7881 direct  
(907) 861-8407 fax  
[peggy.horton@matsugov.us](mailto:peggy.horton@matsugov.us) (email)

---

**From:** Scott Sanderson  
**Sent:** Thursday, October 13, 2016 11:05 AM  
**To:** Peggy Horton  
**Cc:** Jim Jenson; Terry Dolan  
**Subject:** FW: Request for Comments for Fairview Estates 3 Case #2016-153 Tech: PH

**EXHIBIT G**

## **Peggy Horton**

---

**From:** Whittier, Amanda L POA <Amanda.L.Whittier@usace.army.mil>  
**Sent:** Tuesday, October 18, 2016 10:09 AM  
**To:** Peggy Horton  
**Subject:** Request for Comments for Fairview Estates 3 Case #2016-153 Tech: PH  
**Attachments:** Fairview Estates.pdf

There appears to be wetlands within the subject property (see attachment). Please advise the requestor a Department of Army permit maybe required if a future project would propose to discharge fill into a water of the U.S. (lakes, streams, wetlands, etc.). Below is a link to our website for further information on the Regulatory Program.

<http://www.poa.usace.army.mil/Missions/Regulatory.aspx>

You can mail, fax or email your application by the following:

Alaska District Office  
P.O. Box 6898  
JBER, Alaska 99506-0898

Fax: 907-753-5567

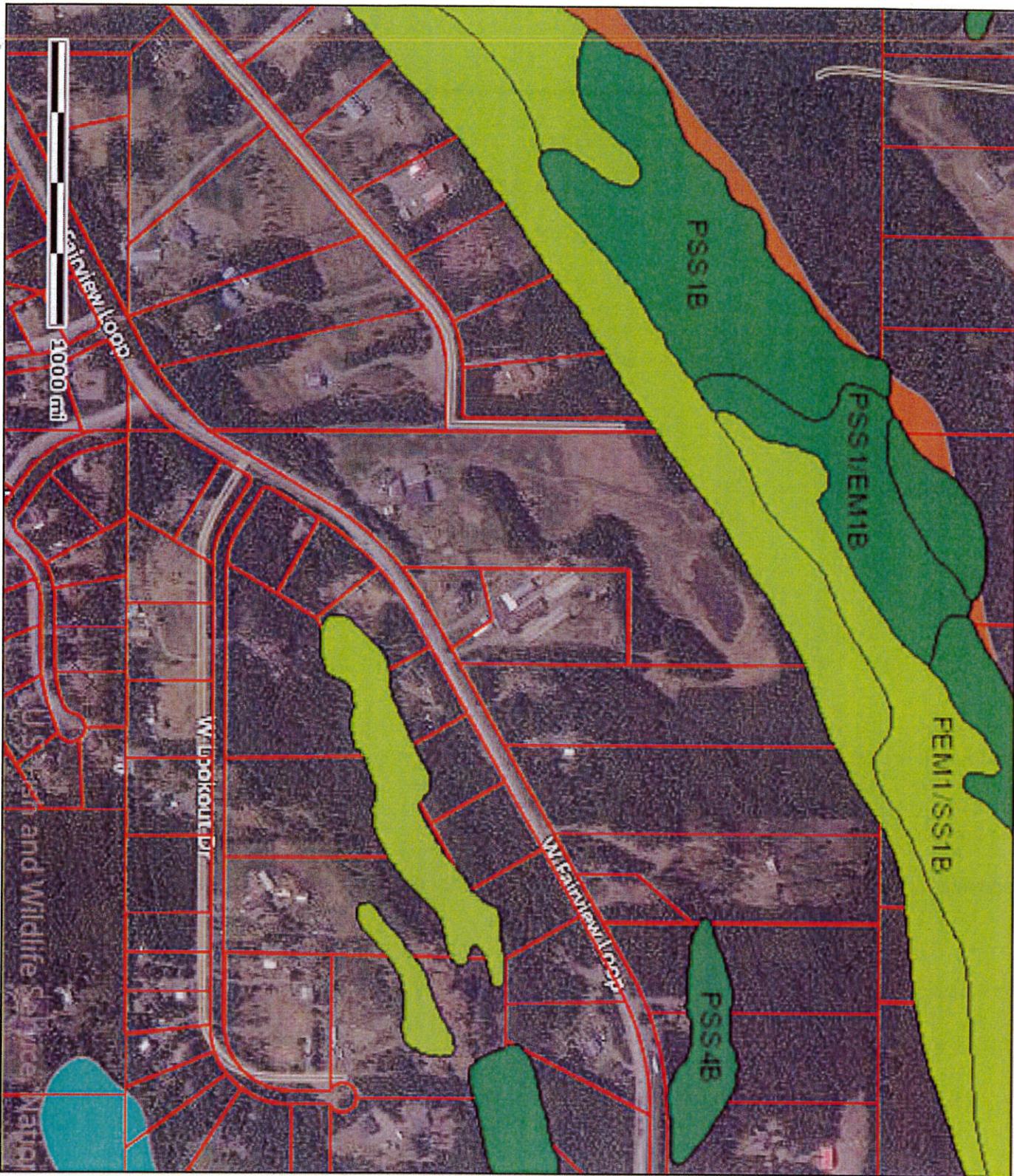
Email: [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)

Thank you!  
~Amanda

Amanda L. Whittier  
Acting Chief, South Section  
U.S. Army Corps of Engineers (Alaska District)  
(907) 753-5582 (desk)  
(907) 753-2712 (main)  
[Amanda.L.Whittier@usace.army.mil](mailto:Amanda.L.Whittier@usace.army.mil)

**EXHIBIT H-1**

**POA-Regulatory**
  
 US ARMY CORPS OF ENGINEERS



**LEGEND**

-  National Wetland Inventory
-  Wetlands
-  Estuarine and Marine D
-  Estuarine and Marine V
-  Freshwater Emergent V
-  Freshwater Forested/S
-  Freshwater Pond
-  Lake
-  Other
-  Riverine
-  Matanuska Susitna Borough
-  Cook Inlet Wetlands
-  DISTURB
-  Depression
-  Discharge Slope
-  Drainageway
-  Drainageway / Tidal
-  Floating Island
-  Headwater Fen
-  Kettle

**EXHIBIT H**

Open...

US Army Corps of Engineers
   
 This map was produced using the
   
 Simsuite web application on:
   
 18 Oct 2016 @ 1007

## Peggy Horton

---

**From:** Joy Cypra <joy@alaskarim.com>  
**Sent:** Tuesday, October 18, 2016 11:10 AM  
**To:** Peggy Horton; rsnknnl@mtaonline.net  
**Subject:** RE: Comments from US Army Corps of Engineers for Fairveiw Est 3

Hi Peggy

There are wetland in the northwestern portion of Tract A. Tract A is greater than 400,000 S.F. and falls under Title 43.20.28(A)(1)(i). If the tract would be further subdivided to less than 400,000 S.F. then setbacks would need to be defined to determine usable area, but this does not apply for this 1,045,876 S.F. parcel.

Thanks for keeping us in the loop.

Alaska Rim Engineering, Inc.  
9131 E. Frontage Road  
Palmer, Alaska 99645  
Joy Cypra,  
Platting Manager  
[joy@alaskarim.com](mailto:joy@alaskarim.com)  
(907)745-0222

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

**From:** Peggy Horton [<mailto:Peggy.Horton@matsugov.us>]  
**Sent:** Tuesday, October 18, 2016 10:29 AM  
**To:** Joy Cypra; [rsnknnl@mtaonline.net](mailto:rsnknnl@mtaonline.net)  
**Subject:** Comments from US Army Corps of Engineers for Fairveiw Est 3

FYI, see comments below. I can't see where this will have any effect on the conditions of approval.

Peggy

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

**From:** Whittier, Amanda L POA [<mailto:Amanda.L.Whittier@usace.army.mil>]  
**Sent:** Tuesday, October 18, 2016 10:09 AM  
**To:** Peggy Horton  
**Subject:** Request for Comments for Fairview Estates 3 Case #2016-153 Tech: PH

There appears to be wetlands within the subject property (see attachment). Please advise the requestor a Department of Army permit maybe required if a future project would propose to discharge fill into a water of the U.S. (lakes, streams, wetlands, etc.). Below is a link to our website for further information on the Regulatory Program.

<http://www.poa.usace.army.mil/Missions/Regulatory.aspx>

You can mail, fax or email your application by the following:

## Peggy Horton

---

**From:** Becky Glenn <rglenn@mta-telco.com>  
**Sent:** Friday, October 14, 2016 7:56 AM  
**To:** Platting  
**Cc:** Jessica Thompson  
**Subject:** RE: Request for Comments for Fairview Estates 3 Case #2016-153 Tech: PH

Peggy,

MTA has reviewed the preliminary plat for Fairview Estates 3.

MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn  
MTA

**From:** Peggy Horton [mailto:Peggy.Horton@matsugov.us] **On Behalf Of** Platting  
**Sent:** Thursday, October 13, 2016 9:13 AM  
**To:** Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Kevin Vakalis (kevin.vakalis@alaska.gov) <kevin.vakalis@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (melanie.nichols@alaska.gov) <melanie.nichols@alaska.gov>; Steven Banse - ADOT&PF (steven.banse@alaska.gov) <steven.banse@alaska.gov>; Holly Zafian - ADF&G (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; Mark Fink (mark.fink@alaska.gov) <mark.fink@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; kelleyg@mtaonline.net; cc1@wwdb.org; ken@slauson.us; 'dmelliott@mtaonline.net' (dmelliott@mtaonline.net) <dmelliott@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Derbonne <elizabeth.derbonne@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>; George McKee <George.McKee@matsugov.us>; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; dblehm@gci.com  
**Cc:** Jay Van Diest (jay@valleymarket.com) <jay@valleymarket.com>; LaMarr Anderson (lamarra05@gmail.com) <lamarra05@gmail.com>; Stan Gillespie (stan.gillespie@gmail.com) <stan.gillespie@gmail.com>; Jordan Rausa (jordan@alaskaplans.com) <jordan@alaskaplans.com>; Patrick Johnson (patrickjhnsn@hotmail.com) <patrickjhnsn@hotmail.com>; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com) <marty@valleymarket.com>; Gregory Pugh (winforhim@aol.com) <winforhim@aol.com>  
**Subject:** Request for Comments for Fairview Estates 3 Case #2016-153 Tech: PH

**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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EXHIBIT J



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

October 14, 2016

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

Subject: Abbreviated Request for Comments – Fairview Est 3  
(Case No. 2016-153)

Dear Ms. Horton:

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

Sincerely,

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

Cassie Wohlgemuth  
Right-of-Way and Compliance Technician

**EXHIBIT K**  
*Sent via e-mail to MSB platting division*



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Transportation and  
Public Facilities

~~RECEIVED~~

~~OCT 31 2016~~

~~PLATTING~~

DIVISION of PROGRAM DEVELOPMENT  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, Alaska 99519-6900  
Main: (907) 269-0520  
Fax number: (907) 269-0521  
dot.alaska.gov

RECEIVED

NOV 01 2016

PLATTING

November 1, 2016

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

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plat and has the following comment:

- **Fairview Est 3**
  - Tract A and Lot 1 need to preserve access to Weeping Birch Street for both properties. Though the current plan means to Tract A and Lot 1 to share access to Fairview Loop, both lots need to maintain access to Weeping Birch, as it will provide alternate access.

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

Sincerely,

Melanie Nichols  
Mat-Su Area Planner

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





**MATANUSKA-SUSITNA BOROUGH**  
• PLATTING DIVISION •  
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488  
PHONE 861-7874 • FAX 861-8407

**MEMORANDUM**

Date: November 9, 2016

To: Platting Board

From: Cheryl Scott, Platting Technician

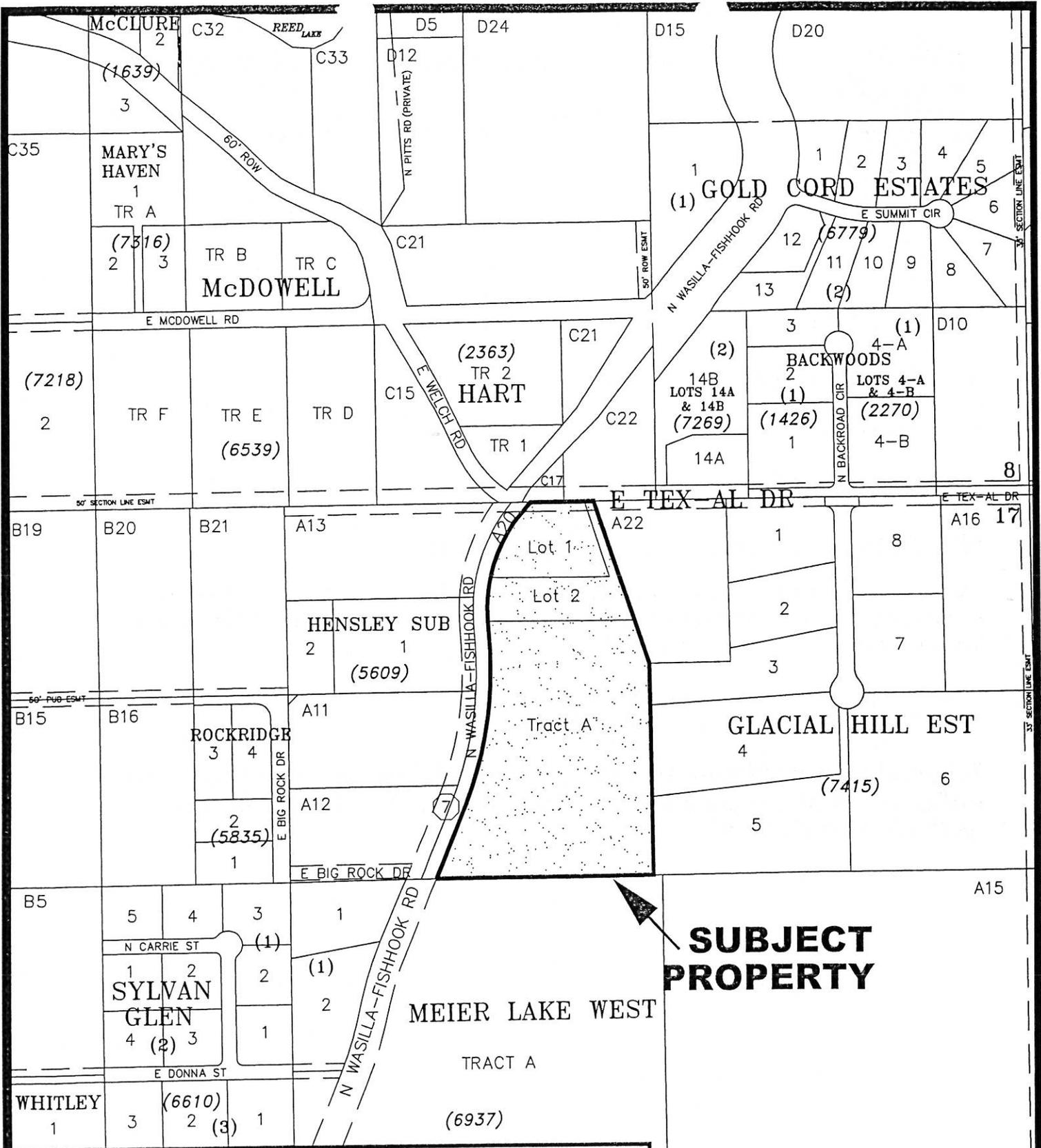
**RE: TEX-AL ESTATES Case #: 2016-154**

The petitioner and staff have agreed to continue this case until November 30, 2016. The request for the continuance is to allow the petitioner time to address as-built information, utility easement locations and provide staff with an updated soils report.

Vicinity Map  
Request for Continuance

**Exhibit A**  
**Exhibit B**

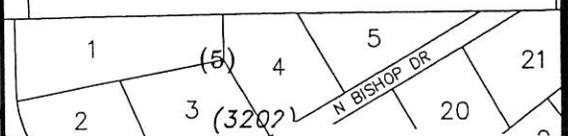
***Suggested motion: "I move to continue the public hearing for CP Estates, located within Section 30, Township 16 North, Range 3 West, Seward Meridian, Alaska, until November 17, 2016."***



**VICINITY MAP**

FOR PROPOSED TEX-AL ESTATES  
 LOCATED WITHIN  
 SECTION 17, T18N, R1E, SEWARD MERIDIAN,  
 ALASKA

WASILLA 02 MAP



**EXHIBIT A**

## **Cheryl Scott**

---

**From:** shadrach@mtaonline.net  
**Sent:** Tuesday, November 08, 2016 2:19 PM  
**To:** Cheryl Scott  
**Subject:** Terx-Al Est.

Ms. Cheryl Scott,

Please be advised that we respectfully request that the preliminary plat hearing for the subdivision action referred to as Tex-Al Estates be postponed to Wednesday, Nov. 30, 2016. We are requesting this re-scheduling in order to address the items outlined in your e-mail of Nov. 7.

Thank you for your help in this matter.

John Shadrach, RLS

