AGENDA
MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA

REGULAR MEETING 1:00 P.M. JANUARY 18, 2018

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

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

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

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

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

1. Chair states item to be addressed.

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

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

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

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

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

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

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

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

JANUARY 18, 2018
ASSEMBLY CHAMBERS
REGULAR MEETING
1:00 P.M.

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

2. APPROVAL OF MINUTES
   • None

3. UNFINISHED BUSINESS
   • None

4. PUBLIC HEARINGS
   • Does any board member need to disclose ex-parte contact or financial gain conflict for this case.

   A. COOK INLET AQUACULTURE ASSOCIATION (owners/petitioners): The request is to divide SE ¼ SW 1/4, S ½ SE 1/4, NE ¼ SE ¼, Section 18, T16N, R02E, into three Tracts to be known as ALASKA STATE LAND SURVEY 2015-11, containing 160.55 acres +/- . The portion of the Old Glenn Highway lying within this parcel is being dedicated as a right-of-way. Located within the S ½ Sec 18, T16N, R02E, S.M. AK, lying north and south of the Old Glenn Highway and west of the Eklutna Power Plant. Community Council: South Kink River, Assembly District #1 Jim Sykes. Continued from the October 6, 2016, January 5, 2017, and the July 6, 2017 platting board hearing.

   • Does any board member need to disclose ex-parte contact or financial gain conflict for this case.
B. PREMIER HOMES (owner/petitioner): The request is to subdivide Lots 1 through 4, Block 2, Executive Properties (Plat 76-90) into 5 new lots to be known as EXECUTIVE PROPERTIES #3, containing 4.78 acres +/-. The petitioner has redesigned the plat from 9 lots (approved October 15, 2015) to 5 lots, and will no longer be connecting to a community water system. Located within the NW ¼ Sec 04, T17N, R01W, S.M. AK, Lying southwest at the intersection of W. Wilder Avenue and N. Executive Place. In the City of Wasilla, Assembly District #4 Ted Leonard

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

5. ITEMS OF BUSINESS & MISCELLANEOUS
   A. Election of Officers.

6. RECONSIDERATIONS/APPEALS

7. PLATTING STAFF & OFFICER COMMENTS
   A. Introduction for the February 1, 2018 Platting Board Hearing (Informational Only – Subject to change)
      • Broadview Acres, Case 2017-157

8. BOARD COMMENTS

9. ADJOURNMENT

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

Date: January 18, 2018

To: Platting Board

Thru: Fred Wagner, Platting Officer

From: Cheryl Scott, Platting Technician

RE: ASLS 2015-11 Case #: 2016-110

The petitioner and staff have agreed to continue this case for 1 year until January 17, 2019. The continuance is being requested because the petitioner is waiting on revised survey instructions from DNR and are unable to proceed with the surveying of a newly designed plat due to lack of useable area.

Vicinity Map Exhibit A
Request for Continuance Exhibit B

Suggested motion: “I move to continue the public hearing for ASLS 2015-11, located within Section 18, Township 16 North, Range 2 East, Seward Meridian, Alaska, until January 17, 2019.”
Cheryl Scott

From: Ben Hron <bhron@crweng.com>
Sent: Tuesday, January 02, 2018 3:08 PM
To: Cheryl Scott
Cc: Mike Jokela
Subject: RE: ASLS 2015-11

Cheryl,

I would like to request another continuance for this platting action. This continuance is being requested for the fact that we have not yet received Revised Survey Instructions from DNR to enable us to proceed with our survey and plat. These Revised Survey Instructions were necessary due to DNR and the Borough’s original agreement of the subdivision layout not being accepted by the Borough after we surveyed the subdivision and prepared the plat. Per the DNR process of subdividing State land, we were required to survey and monument the proposed subdivision prior to submitting to the Borough.

We were told by DNR staff that we would receive these Revised Special Instructions months ago, and still nothing. I just left a message for Larry King, Statewide Platting Supervisor today, asking him the status of these Revised Special Instructions. At this point in time our client is the one taking the brunt of this situation. They have contracted CRW to completed the subdivision in accordance with DNR and the Borough requirements. The problem is that DNR and the Borough were not on the same page from the start as to the layout of the subdivision.

With all of this in mind our intent is to complete our contract obligations to our client and finalize the plat for recording. We hope the Platting Board can realize the situation is out of our hands until we have received the Revised Special Instructions from DNR and accept another continuance.

Thanks,

Benjamin J. Hron, PLS, CFedS
Land Surveyor
CRW Engineering Group, LLC
3940 Arctic Blvd, Ste. 300
Anchorage AK 99503
Office 907-562-3252 | Direct 907-646-5647
Website | Facebook | LinkedIn

From: Cheryl Scott [mailto:Cheryl.Scott@matsugov.us]
Sent: Tuesday, January 02, 2018 2:50 PM
To: Ben Hron
Subject: RE: ASLS 2015-11

Thanks Ben –

It can’t be any later than tomorrow.

Cheryl
Cheryl Scott

From: Ben Hron <bhron@crweng.com>
Sent: Thursday, January 04, 2018 9:33 AM
To: Cheryl Scott
Cc: Mike Jokela
Subject: RE: ASLS 2015-11

Cheryl,

I believe one year will work for us. I just spoke with the leasing department at DNR, who is working on the amendment. They are anticipating getting us the amendment in the next few months.

Thanks,

Ben Hron, PLS
Land Surveyor
CRW Engineering Group, LLC
3940 Arctic Blvd, Ste. 300
Anchorage AK 99503
Office 907-562-3252 | Direct 907-646-5647
www.crweng.com

From: Cheryl Scott [mailto:Cheryl.Scott@matsugov.us]
Sent: Thursday, January 04, 2018 9:27 AM
To: Ben Hron
Subject: RE: ASLS 2015-11

Ben,

Thanks for the request. How long would you like to continue the case? I’m thinking at minimum a year, I believe that would allow DNR enough time. If longer, that is ok too. Please let me know as soon as possible as I’m submitting the memo today.

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

From: Ben Hron [mailto:bhron@crweng.com]
Sent: Tuesday, January 02, 2018 3:08 PM
To: Cheryl Scott
Cc: Mike Jokela
Subject: RE: ASLS 2015-11
REQUEST

The request is to subdivide Lots 1 through 4, Block 2, Executive Properties (Plat 76-90), into 5 new lots to be known as Executive Properties #3, containing 4.78 acres more or less. The petitioner has redesigned the plat from 9 lots (approved October 15, 2015) to 5 lots, and will no longer be connecting to a community water system. Located in the NW ¼ Section 4, Township 17 North, Range 1 West, Seward Meridian, Alaska lying southwest of the intersection of W. Wilder Ave and N. Executive Place and within the City of Wasilla.

EXHIBITS:
Vicinity Map EXHIBIT A
Previous NOA & Minutes EXHIBIT B
Previous Design EXHIBIT C
Petitioner’s Request EXHIBIT D
Soils & Drainage EXHIBIT E
COW Subdivision Permit EXHIBIT F

COMMENTS:
DPW Engineer EXHIBIT G
MSB Planning EXHIBIT H
Cultural Resources EXHIBIT I
Enstar EXHIBIT J
MEA EXHIBIT K

DISCUSSION

Redesign: The redesigned plats reduces the number of lots approved October 15, 2015 from 9 lots to 5. The development was to be served by a community water system proposed on the adjacent property to the west (Exhibit B-C). That water system has yet to be completed and the petitioner
wishes to move forward with this redesign (Exhibit D). With the new design, each lot is at least 40,000 sq ft and will be served by individual well and septic.

This plat is being heard under Title 43 as it existed in June, 2015, when the case was first accepted by Plating Staff.

**Soils:** The engineer, Dan Steiner, stated four test pits were excavated within the subdivision boundaries (Exhibit E). Groundwater was not encountered in any of the testholes. Percolation test was performed adjacent to each test hole. Existing soils varied throughout the site as did the percolation rates. However, all percolation tests are well within ADEC requirements for septic systems. He stated that based on soils data and existing topography, there is a minimum of 10,000 sq ft of contiguous useable septic area and 10,000 sq ft of useable building area on each of the 5 lots.

**Access:** W. Wilder Ave and N. Executive Place are constructed and maintained by the city of Wasilla.

**Comments:** City of Wasilla issued a subdivision permit for 5 lots (Exhibit F). Public Works signed off that the ROW, Sewer and Water, Road Construction and Drainage are all OK. Staff notes the property is zoned RR or Rural Residential and the lots are sized appropriately per City of Wasilla Municipal Code.

DPW Engineer ased if COW is okay with the lack of a cul-de-sac at the end of Wilder there (Exhibit G). Staff notes that the COW Public Works department signed off on the subdivision permit as noted above. MSB Planning has no comments (Exhibit H). Cultural Resources found one recorded site on this property which is documented (Exhibit I). They recommend caution during construction or other activities in the event cultural remains come to light.

Enstar has no comments or objections (Exhibit J). MEA had previously requested a 20’ utility easement along the southern boundary and the petitioner had previously agreed to that (Exhibit K). Staff notes a 15’ utility easement is now shown on the preliminary plat and MEA was called to see if that was adequate. As of the writing of this report, staff has not received a response. Staff recommends the 20’ utility easement be shown on the final plat or MEA signoff on the 15’ utility easement (Recommendation 3).

There were no other agency comments and no public comments received as a result of the public noticing.

**CONCLUSION**

The redesigned preliminary plat for Executive Properties 3 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat. This plat will create 5 lots, each served by individual well and septic. A professional engineer stated the lots contain the required useable septic and building area. Lot and block design and lot frontage meet Title 43 standards. There were no objections from borough departments or outside agencies.
RECOMMENDATIONS

Recommended motion: “I move to approve the preliminary plat of Executive Properties 3, located within Section 4, Township 17 North, Range 1 West, Seward Meridian, Alaska contingent upon staff recommendations and findings:”

1. Pay mailing and advertising fee.

2. Provide updated Certificate to Plat executed within 90 days, prior to recording per MSB 43.15.053(E). Obtain beneficiary affidavits from holders of legal and beneficial interest, if any, to be recorded with the final plat.

3. Provide 20’ utility easement along the southern boundary as previously requested by MEA or obtain MEA signoff on final plat.

4. Provide final plat in full compliance with Title 43.

5. Submit recording fee, payable to State of Alaska, DNR.

6. 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.

FINDINGS

1. The plat of Executive Properties 3 is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat.

2. This plat was previously approved in October 15, 2015 as a 9-lot subdivision served by a community water system originating on an adjacent property. The petitioner redesigned the plat to 5 lots, which will be served by individual well and septic.

3. This plat is being heard under Title 43 as it existed in June, 2015, when the case was first accepted by Plating Staff.

4. This subdivision is in the City of Wasilla. The city provided no objection and the petitioner obtained a subdivision permit. The property is zoned RR or Rural Residential and the lots are sized appropriately per City of Wasilla Municipal Code.

5. W. Wilder Ave and N. Executive Place are constructed and maintained by the city of Wasilla.

6. MEA had previously requested a 20’ wide utility easement on the southern boundary and the petitioner had agreed to that. Staff recommends it be shown on the final plat or the petitioner obtain MEA signoff on final plat.
7. A professional engineer stated the lots have adequate useable area for wastewater disposal and building in compliance with MSB 43.20.281. No groundwater was found in any of the test holes.

8. Cultural Resources found one recorded site on this property which is documented. They recommend caution during construction or other activities in the event cultural remains come to light.

9. There were no objections from any borough departments, outside agencies, or the public.
October 20, 2015

NOTIFICATION OF ACTION

Vitaly Kudryn
1831 W. Nicola Ave.
Wasilla, AK 99654

RE: EXECUTIVE PROPERTIES #3 CASE: 2015-098

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

THE PRELIMINARY PLAT FOR EXECUTIVE PROPERTIES #3 WAS APPROVED AND WILL EXPIRE ON OCTOBER 20, 2021 CONTINGENT UPON THE FOLLOWING CONDITIONS / REASONS (see attached).

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

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

Kindest regards,

Ms. Diana Sorensen
Platting Board Chairman

cc:

Southwest Alaska Surveying
2800 N. Park Drive
Wasilla, AK 99654

James Hazlett
1376 Cache Drive
Wasilla, AK 99654

City of Wasilla
290 E. Herning Ave
Wasilla AK 99654

Pete & Debbie Imhof
PO Box 876414
Wasilla, AK 99687

Elsbeth Woodin
1575 N. Fanciful Place
Wasilla, AK 99654
CONDITIONS of APF JOVAL:
The Platting Board approved the Preliminary Plat for Executive Properties #3, contingent upon the following:

1. Pay mailing and advertising fee.
2. Obtain a subdivision permit from the City of Wasilla.
3. Obtain ADEC approval to operate the community water system and the extension of the water system to the proposed lots per MSB 43.15.055(B)(3).
4. Provide water system as-built for the community water systems installed prior to plat recordation per MSB 43.15.016(A)(2).
5. Provide updated Certificate to Plat executed within 90 days, prior to recording per MSB 43.15.053(E). Obtain beneficiary affidavits from holders of legal and beneficial interest to be recorded with the final plat.
6. Show or list all easements of record on the final plat per MSB 43.15.051(P).
7. Provide final plat in full compliance with Title 43.
8. Submit recording fee, payable to State of Alaska, DNR.
9. 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 (LID's) by certified funds or cash.

FINDINGS:

1. The plat of Executive Properties #3 is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat.
2. The 9 new lots will be served by a community water system originating on an adjacent property. ADEC approval is required per MSB 43.15.055(B)(3).
3. This subdivision is in the City of Wasilla. The city provided no objection. The property is zoned RR or Rural Residential and the lots are sized appropriately per City of Wasilla Municipal Code.
4. MEA requested a 20' wide utility easement on the southern boundary and it is shown on the preliminary plat.
5. A professional engineer stated the lots have adequate useable area for wastewater disposal in compliance with MSB 43.20.281. No groundwater was found in any of the test holes.
6. Cultural Resources found one recorded site on this property which is documented. They recommend caution during construction or other activities in the event cultural remains come to light.
7. Dept of Emergency Services (DES) and Central Mat-Su Fire Service Area (FSA) commented that flag lots create some challenges for the fire department and the home owners due to the
size and weight of fire apparatus. Title 43 does not address the construction of driveways. The owners responded that the flag lots will have one common driveway and it will meet the accessibility and width requirements mentioned by DES and FSA.

8. There were no objections from any borough departments or outside agencies.

9. There were three public objections to the plat based on additional development, traffic impacts, and water availability. Staff notes that the plat meets the requirements of the subdivision code; traffic impacts and development on the proposed lots are not addressed in the subdivision code.
A. EXECUTIVE PROPERTIES #3
Sloan Von Gunten (Administrative Specialist)
- Stated that 102 public hearing notices were mailed out on September 23, 2015, to this date there has been 2 returns, 3 objections, no non-objections, and 1 concern.

Peggy Horton (Platting Technician)
- Gave an overview on the case.

DISCUSSION:
- Discussion on combined driveways for flag lots.

Diana Sorensen (Chairman)
- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

The Petitioner or the Petitioner's Representative was not present.

MOTION:
- Mr. Marty Van Diest moved to approve the preliminary plat for Executive Properties #3, seconded by Mr. Gillespic.

DISCUSSION:
- Mr. Marty Van Diest asked about the findings.
- Concerned about the roadway and the requirements for driveways.

VOTE:
- The motion passed with all in favor. There are 9 findings.

TIME: 8:57 A.M.
CD: 0:24:49

B. SINGING WOODS 2015 MSP
Sloan Von Gunten (Administrative Specialist)
- Stated that 89 public hearing notices were mailed out on September 23, 2015, to this date there has been 2 returns, no objections, no non-objections, and 1 concern.

Peggy Horton (Platting Technician)
- Gave an overview on the case.

Diana Sorensen (Chairman)
- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.
VICINITY MAP
FOR PROPOSED EXECUTIVE PROPERTIES #3
LOCATED WITHIN
SECTION 4, T17N, R1W
SEWARD MERIDIAN, AK ASKA
WASILLA 12 MAP
EXHIBIT C
Date: December 19, 2017

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

RE: Request for approval of plat revision - Executive Properties #3

Mr. Wagner,

This letter is to serve as explanation for the revision request regarding Executive Properties #3.

The initial plat was approved as a 9-lot subdivision, served by a community water system. The original plan included connecting to a neighboring water system. Due to the fact that the water system has yet to be completed, we are wanting to complete this development as a 5-lot subdivision, with each new lot being served by a private well and septic system.

Thank you for your consideration, regards,

[Signature]

Vitaly Kudrym
November 14, 2017

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

Re: Engineering Report– Executive Properties #3

Mr. Wagner,

This letter is to serve for the engineering report for the above referenced subdivision and platting action. The platting action is to replat four existing lots, a total of 4.78 acres, into five smaller lots. The proposed lots will range in size from 41,553 sq.ft. to 41,637 sq.ft.

There is an existing road adjacent to the proposed parcel and no new roads will be needed for this platting action.

Soils Investigation

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

Four test pits were excavated within the subdivision boundaries. The soil logs for these test pits are included with this report. A figure showing the locations of the test pits is also included with this report. A percolation test was performed adjacent to each test hole. Existing soils varied throughout the site as did the percolation rates. Percollation rates ranged from 1.4 min./inch to 30 min./inch. However, all the percolation tests are well within ADEC requirements for septic systems. No groundwater was encountered in any of the test pits.

Based on the information gathered, the existing soils are capable of supporting onsite septic systems.
Fred Wagner  
Matanuska-Susitna Borough  
Engineering Report – Executive Properties #3

Drainage Plan and Site Topography

This parcel is adjacent to an existing City of Wasilla approved and maintained road. Subdividing this property will not change the slope or drainage of this road. This parcel is flat with a gradual slope from north to south. Subdividing this property will not change the existing drainage pattern.

The gradual slope from north to south provides a large for construction. Each lot has a minimum of 10,000 square feet of usable building area.

Summary

Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous septic area and a minimum of 10,000 square feet of usable building within each of the proposed lots area as required by the Matanuska-Susitna Borough.

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

Sincerely,

[Signature]  
Dan Steiner, P.E.  
Manager

de  
encl.

EXHIBIT E-2
SOILS LOG - PERCOLATION TEST

TEST HOLE # 1
PERFORMED BY: Dan Steiner, PE
LEGAL DESCRIPTION: Executive Properties #3 Subdivision
PROJECT NO. 15-018

DEPTH, FT | SOIL TYPE
---|---
0-2" | Silty Gravel with Cobbles
2' - 8" | Gravely Sandy with Cobbles
8' - 13" | Silty Sand / Sand with Silt
13' - 16" | Sandy Gravel with trace Silt
16' - 22'

GROUNDWATER ENCOUNTERED? None
AT WHAT DEPTH? n/a
DEPTH AFTER MONITORING? n/a

SITE PLAN
See Figure 1 for Test Hole Location

PERCOLATION TEST

<table>
<thead>
<tr>
<th>READING</th>
<th>DATE</th>
<th>TIME</th>
<th>NET TIME</th>
<th>DEPTH TO WATER</th>
<th>NET DROP</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/11/15</td>
<td>8: 54</td>
<td>30</td>
<td>3 - 3 / 8 in.</td>
<td>3.63 in</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>9: 24</td>
<td>30</td>
<td>7 - 0 / 4 in.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Added</td>
<td>9: 25</td>
<td>30</td>
<td>3 - 7 / 8 in.</td>
<td>3.13 in</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>9: 55</td>
<td>30</td>
<td>7 - 0 / 8 in.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Added</td>
<td>9: 56</td>
<td>30</td>
<td>3 - 7 / 8 in.</td>
<td>3.13 in</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>10: 29</td>
<td>30</td>
<td>7 - 0 / 4 in.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PERC. RATE 9.6 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: _______ sf/br

TEST RUN BETWEEN 5 ft & 6 ft

COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 5/11/2015

EXHIBIT E-4
# Soils Log - Percolation Test

**Test Hole #:** 2  
**Date:** 5/11/2015

**Performed By:** Dan Steiner, PE  
**Legal Description:** Executive Properties #3 Subdivision  
**Project No.:** 15-018

## Depth, FT  
<table>
<thead>
<tr>
<th>Depth</th>
<th>Soil Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0-1.5' Brown Silt w/ Roots</td>
</tr>
<tr>
<td>1.5-4'</td>
<td>Sandy Gravel w/ Cobbles</td>
</tr>
<tr>
<td>4-8.5'</td>
<td>Fine Sand, no Gravel (SP)</td>
</tr>
<tr>
<td>8.5-16'</td>
<td>Gravely Sand w/ few Cobbles</td>
</tr>
</tbody>
</table>

**Groundwater Encountered:** None  
**At What Depth:** n/a  
**Depth After Monitoring:** n/a

## Site Plan

See Figure 1 for Test Hole Location

## Percolation Test

<table>
<thead>
<tr>
<th>Reading</th>
<th>Date</th>
<th>Time</th>
<th>Net Time</th>
<th>Depth to Water</th>
<th>Net Drop</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>5/11/15</td>
<td>09:04</td>
<td>0 - 0 / 4 in.</td>
<td>8 / 0 / 4 in.</td>
<td>8.00 in</td>
</tr>
<tr>
<td>2</td>
<td>09:14</td>
<td>10</td>
<td>8 - 0 / 4 in.</td>
<td>8.00 in</td>
<td></td>
</tr>
<tr>
<td>Water Added</td>
<td>09:15</td>
<td>0</td>
<td>0 - 0 / 4 in.</td>
<td>8.00 in</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>09:26</td>
<td>11</td>
<td>8 - 0 / 4 in.</td>
<td>8.00 in</td>
<td></td>
</tr>
<tr>
<td>Water Added</td>
<td>09:27</td>
<td>0</td>
<td>8 - 0 / 4 in.</td>
<td>8.00 in</td>
<td></td>
</tr>
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<td>3</td>
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<td>11</td>
<td>8 - 0 / 4 in.</td>
<td>8.00 in</td>
<td></td>
</tr>
</tbody>
</table>

**Percolation Rate:** 1.4 (min/in)  
**Percolation Hole Dia.:** 6"  
**Application Rate:** ______ ft/br

**Test Run Between:** 6 ft & 7 ft

**Comments:**

**Performed By:** P.J. Pinard  
**Date:** 5/11/2015

---

**Exhibit E**
SOILS LOG - PERCOLATION TEST

TEST HOLE #: 3  
DATE: 5/11/2015

PERFORMED BY: Dan Steiner, PE  
LEGAL DESCRIPTION: Executive Properties #3 Subdivision  
PROJECT NO.: 15-018

DEPTH, FT | SOIL TYPE
---|---
1- |  
2- |  
3- |  
4- |  
5- |  
6- |  
7- |  
8- | 0-18' Sandy Gravel w/ Silt  
9- |  
10- |  
11- |  
12- |  
13- |  
14- |  
15- |  
16- |  
17- |  
18- |  
19- |  
20- |  
21- |  
22- |  

GROUNDWATER ENCOUNTERED?: None  
AT WHAT DEPTH?: n/a  
DEPTH AFTER MONITORING?: n/a

SITE PLAN

See Figure 1 for Test Hole Location.

SLOPE

PERCOLATION TEST

<table>
<thead>
<tr>
<th>READING</th>
<th>DATE</th>
<th>TIME</th>
<th>NET TIME</th>
<th>DEPTH TO WATER</th>
<th>NET DROP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>5/12/15</td>
<td>6: 32</td>
<td>30</td>
<td>5 - 3 / 4 in.</td>
<td>1.25 in</td>
</tr>
<tr>
<td>Water Added</td>
<td>7: 03</td>
<td>30</td>
<td>7 - 0 / 4 in.</td>
<td>1.25 in</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>7: 35</td>
<td>32</td>
<td>7 - 0 / 8 in.</td>
<td>1.13 in</td>
<td></td>
</tr>
<tr>
<td>Water Added</td>
<td>7: 34</td>
<td>30</td>
<td>7 - 0 / 8 in.</td>
<td>1.13 in</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>8: 04</td>
<td>30</td>
<td>7 - 0 / 4 in.</td>
<td>1.13 in</td>
<td></td>
</tr>
</tbody>
</table>

PERC. RATE 27 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: ___ s/br

TEST RUN BETWEEN 5 ft & 6 ft

COMMENTS:

PERFORMED BY: P.J. Pinard  
DATE: 5/12/2015

EXHIBIT E-8
SOILS LOG - PERCOLATION TEST

TEST HOLE # 4
PERFORMED BY: Dan Steiner, PE
LEGAL DESCRIPTION: Executive Properties #3 Subdivision
PROJECT NO. 15-018

<table>
<thead>
<tr>
<th>DEPTH, FT</th>
<th>SOIL TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-2</td>
<td>0-2' Gravely Silt w/Cobbles (Fill?)</td>
</tr>
<tr>
<td>2-3</td>
<td>Topsoil</td>
</tr>
<tr>
<td>3-8</td>
<td>Sandy Gravel</td>
</tr>
<tr>
<td>9-10</td>
<td></td>
</tr>
<tr>
<td>11-12</td>
<td>8-15' Silt Gravel w/Cobbles</td>
</tr>
</tbody>
</table>

GROUNDWATER ENCOUNTERED? None
AT WHAT DEPTH? n/a
DEPTH AFTER MONITORING? n/a

PERCOLATION TEST

<table>
<thead>
<tr>
<th>READING</th>
<th>DATE</th>
<th>TIME</th>
<th>NET TIME</th>
<th>DEPTH TO WATER</th>
<th>NET DROP</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/12/15</td>
<td>6: 41</td>
<td>30</td>
<td>5 - 7 / 8 in</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>7: 11</td>
<td>30</td>
<td>7 - 0 / 4 in</td>
<td>1.13 in</td>
<td></td>
</tr>
<tr>
<td>Water Added</td>
<td>7: 12</td>
<td>30</td>
<td>6 - 0 / 4 in</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>7: 42</td>
<td>30</td>
<td>7 - 0 / 4 in</td>
<td>1.00 in</td>
<td></td>
</tr>
<tr>
<td>Water Added</td>
<td>7: 43</td>
<td>30</td>
<td>6 - 0 / 4 in</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>8: 13</td>
<td>30</td>
<td>7 - 0 / 4 in</td>
<td>1.00 in</td>
<td></td>
</tr>
</tbody>
</table>

PERC. RATE 30 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: ___ s/ft
TEST RUN BETWEEN 9 ft & 10 ft

COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 5/11/2015

EXHIBIT E-7
# LAND USE PERMIT FOR SUBDIVISION

## SUBDIVISION INFORMATION:

<table>
<thead>
<tr>
<th>Name of Proposed Subdivision:</th>
<th>Executive Properties #3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property tax #</td>
<td>1442B02L001, 1442B02L002, 1442B02L003, 1442B02L004</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>Lots 1-4, Block 2, Executive Properties</td>
</tr>
<tr>
<td>General location of property:</td>
<td>1000 W Wilder Avenue, Wasilla, AK 99654</td>
</tr>
<tr>
<td>Total acres in proposed subdivision:</td>
<td>4.77 Acres</td>
</tr>
<tr>
<td>Total Number of Lots/Parcels Proposed:</td>
<td>5</td>
</tr>
<tr>
<td>Zoning:</td>
<td>RR</td>
</tr>
</tbody>
</table>

## Access to the subdivision is from:

- Wilder Avenue, Executive Place

### Proposed source of Water:
- Square City of Wasilla Water Utility
- Individual Well
- Other ____________________________

### Proposed wastewater disposal:
- Public
- On-site sewage system
- Other ____________________________

## PROPERTY OWNER*

<table>
<thead>
<tr>
<th>Name:</th>
<th>Premier Homes, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>1831 W Nicola Ave, Wasilla, AK 99654</td>
</tr>
<tr>
<td>9072325424</td>
<td>Day Night</td>
</tr>
<tr>
<td>Contact Phone</td>
<td>Day Night</td>
</tr>
<tr>
<td>FAX:</td>
<td></td>
</tr>
<tr>
<td>E-mail:</td>
<td><a href="mailto:vitaly@premierhomes.us">vitaly@premierhomes.us</a></td>
</tr>
</tbody>
</table>

*Attach list of additional owners if any.

## OWNER'S REPRESENTATIVE (If Any)

<table>
<thead>
<tr>
<th>Name:</th>
<th>Vitaly Kudryn</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>1831 W Nicola Ave, Wasilla, AK 99654</td>
</tr>
<tr>
<td>9072325424</td>
<td>Day Night</td>
</tr>
<tr>
<td>Contact Phone</td>
<td>Day Night</td>
</tr>
<tr>
<td>FAX:</td>
<td></td>
</tr>
<tr>
<td>E-mail:</td>
<td><a href="mailto:vitaly@premierhomes.us">vitaly@premierhomes.us</a></td>
</tr>
</tbody>
</table>

## ENGINEER/LAND SURVEYOR

<table>
<thead>
<tr>
<th>Name:</th>
<th>Southwest Surveying</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>2800 N Park Drive, Wasilla, AK 99654</td>
</tr>
<tr>
<td>9073731607</td>
<td>Day Night</td>
</tr>
<tr>
<td>Contact Phone</td>
<td>Day Night</td>
</tr>
<tr>
<td>FAX:</td>
<td>9076312503</td>
</tr>
<tr>
<td>E-mail:</td>
<td><a href="mailto:oconnor@mtaonline.net">oconnor@mtaonline.net</a></td>
</tr>
</tbody>
</table>

Signature of Applicant: ____________________________ Date: 11/28/2017

Signature of Owner: ____________________________ Date: ________

EXHIBIT F
<table>
<thead>
<tr>
<th>LID Assessments on property:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ There are no LID assessments due on this parcel</td>
</tr>
<tr>
<td>☐ LID assessments have been paid.</td>
</tr>
<tr>
<td>☐ LID assessments have not been paid.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Finance Office:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initials:</td>
</tr>
<tr>
<td>Date: 11/30/17</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comments on proposed:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-of-Way:</td>
</tr>
<tr>
<td>☑ ✓</td>
</tr>
<tr>
<td>Sewer and Water:</td>
</tr>
<tr>
<td>☑ ✓</td>
</tr>
<tr>
<td>Road Construction:</td>
</tr>
<tr>
<td>☑ ✓</td>
</tr>
<tr>
<td>Drainage:</td>
</tr>
<tr>
<td>✓</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>$50 Subdivision Permit fee paid.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receipt #: 18,104</td>
</tr>
<tr>
<td>Date: 11/30/17</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public Works Office:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initials:</td>
</tr>
<tr>
<td>Date: 12/13/17</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comments from City Planning on continuation of MSB Subdivision process:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Recommend Approval*</td>
</tr>
<tr>
<td>☐ Recommend Denial</td>
</tr>
</tbody>
</table>

* Condition(s) for Recommendation of Approval:  
  (1) Completion of Matanuska-Susitna Borough Title 43 (formerly Title 16 & 27) Platting Process  
  (2) Lots may not be cleared prior to approval of land use permit to construct dwelling unit/building. All clearing must comply with WMC 16.33.050.  
  (3)  

EXHIBIT F-2

Notice of Right to Appeal: All decisions of the City Planner are appealable per WMC Title 16.
INTER-DEPARTMENTAL ROUTING
FROM THE PLANNING DEPARTMENT

Date Routed: 11-29-17

Amy:

Please comment and initial the attached document and forward to Archie.

Archie:

Please comment and initial the attached document and forward it to Bill H. OK

Bill:

Please comment and initial the attached document and return it to the Planning Department. OK

Tina:

Please complete a preliminary plat review document and sign off on the attached subdivision application.

Document Title: sub - new prelim plat

Please return to the Planning Department by: 12-6-17

___ Calendar

___ Signed copy faxed to the Borough (746-7407)

___ Applicant notified

EXHIBIT F-4

P:\forms\SUBDIVISION routing slip
Is COW okay with the lack of a cul-de-sac at the end of Wilder there?

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: Peggy Horton On Behalf Of Platting
Sent: Thursday, December 28, 2017 8:35 AM
To: Mark Fink (mark.fink@alaska.gov); 'regpagemaster@usace.army.mil'; brian.young@usps.gov; City of Wasilla Planning - City of Wasilla (planning@ci.wasilla.ak.us); City of Wasilla Public Works (publicworks@ci.wasilla.ak.us); Dave Eller; FireCode; Richard Boothby; Deborah Selman; Eric Phillips; Jude Bilafer; Cindy Corey; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Karol Riese; Mark Whisenhunt; Eileen Probasco; Taunnie Boothby; Fred Wagner; Permit Center; Alex Straw; Theresa Taranto; Andy Dean; John Aschenbrenner; Ted Leonard; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); Jessica Thompson (jthompson@mta-telco.com); Enstar ROW (row@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com)
Subject: Request for Comments for Executive Properties #3 Case #2015-098 Tech: PH

Good Morning,

Attached is a request for comments for a redesigned plat to create 5 new lots within the City of Wasilla. This will be heard by the Platting Board under "Unfinished Business."

Please review and provide any comments by January 2, 2018.

Thank you,

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
Platting Division
907-861-7874
peggy.horton@matsugov.us
Peggy Horton

From: Christopher Cole  
Sent: Tuesday, January 02, 2018 9:00 AM  
To: Peggy Horton  
Cc: Karol Riese  
Subject: FW: Request for Comments for Executive Properties #3 Case #2015-098 Tech: PH

Peggy,

The planning division has no comments for this RFC.

All the best,  
Chris

Christopher Cole, C.M.  
Matanuska-Susitna Borough  
Ph. (907) 861-7855  
Christopher.Cole@matsugov.us

From: Peggy Horton On Behalf Of Platting  
Sent: Thursday, December 28, 2017 8:35 AM  
To: Mark Fink (mark.fink@alaska.gov) <mark.fink@alaska.gov>; 'regpagemaster@usace.army.mil' <regpagemaster@usace.army.mil>; brian.young@usps.gov; City of Wasilla Planning - City of Wasilla (planning@ci.wasilla.ak.us) <planning@ci.wasilla.ak.us>; City of Wasilla Public Works (publicworks@ci.wasilla.ak.us) <publicworks@ci.wasilla.ak.us>; Dave Eller <davemtp@mtaonline.net>; FireCode <FireCode@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Deborah Selman <Deborah.Selman@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@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>; Karol Riese <Karol.Riese@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center < PermitCenter@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ted Leonard <Ted.Leonard@matsugov.us>; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com) <rglenn@mta-telco.com>; Jessica Thompson (jthompson@mta-telco.com) <jthompson@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>

Subject: Request for Comments for Executive Properties #3 Case #2015-098 Tech: PH

Good Morning,

Attached is a request for comments for a redesigned plat to create 5 new lots within the City of Wasilla. This will be heard by the Platting Board under "Unfinished Business."

Please review and provide any comments by January 2, 2018.

Thank you,

Peggy Horton

EXHIBIT H
MEMORANDUM

DATE: 2 June 2015
TO: Peggy Horton, Platting Technician, Platting
FROM: Heather Ralston, Cultural Resources Specialist
SUBJECT: Preliminary Plat Distribution List
TITLE: Executive Properties #3
LEGAL: Section 4, T17N, R01W, SM
TAX MAP: WA 12

SPECIAL NOTE: NO OBJECTION – USE CAUTION

Cultural Resources Division staff has reviewed the above application and finds there one recorded site on said property. This conclusion was derived through research of the documented sites on file in the Cultural Resources Division of the Matanuska-Susitna Borough and sites documented in Alaska Heritage Resource files at the State Office of History and Archaeology.

While we have no objection to the proposed Platting action on the said property, we recommend caution during construction or related activities in the event cultural remains may come to light or be recovered, since our records are not complete. If cultural resources are found as a result of the above mentioned activity we would appreciate the chance to document them to augment our knowledge of local history. Cultural remains may include features such as cache pits, house pits, garbage pits, depressions and/or other non removable indications of human activity, as well as, artifacts, buildings, machinery, etc.

Recording of cultural resources or other remains does not change ownership status of materials found, they belong to the property owner, nor does it prohibit your activity request. If cultural remains are located please contact this office at (907) 861-8655 as soon as possible. This would enable us to photograph and record any cultural materials that may be observed. Thank you for your cooperation. We appreciate you helping us learn more about our past.

Sincerely,

Heather Ralston

NOTE:\§11.46.482 (a) of the Alaska Statutes states that
A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right.
(3) If a person knowingly
(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

EXHIBIT I
January 2, 2018

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

Subject: Preliminary Plat Request for Comments – Executive Properties #3
(Case No. 2015-098)

Dear Ms. Horton:

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

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

Sincerely,

[Signature]

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

EXHIBIT J