

AGENDA

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

Jordan Rausa, Chairman
Gregory Pugh, Vice Chairman
LaMarr Anderson
George Thompson
Patrick Johnson
Dennis Vau Dell
John Shadrach, Alt #2
Vacant, District Seat #1
Vacant, Alt #1



PLATTING DEPARTMENT

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

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

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA APRIL 4, 2019

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

- A. February 21, 2019
- B. March 7, 2019

Presentation by Alex Strawn on Chromebooks

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. **ALISA KINCAID & THOMAS BURTON** (owners/petitioners): The request is to vacate a portion of the 33-foot wide platted road easement along the easterly boundary of **LOT 3, BLOCK 3, RANCHETTES**, plat #72-64, to eliminate a structural setback encroachment. The petitioner intends to replace the vacated right-of-way with a slope, drainage, snow storage and utility easement. Located within the SE¼ SE¼ Sec 27, T18N, R02E, S.M., Alaska, lying north of E. Clark-Wolverine Road and south of E. Jupiter Avenue. Community Council: Lazy Mountain, Assembly District: #1 Jim Sykes
- *Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*

B. **BUCKET CREEK CO. TRUST, GOLDEN NUGGET INV. CO. TRUST, BUMPY CIRCLE CO. TRUST, ET AL** (owners/petitioners): The request is to grant nine public use easements (PUEs) north of the Kashwitna River and 4 miles east of mile 87 Parks Hwy, to be known as **SPORTSMAN'S PARADISE PUES** to facilitate a future subdivision of land. Located within Sec 29 & 30, R03W and Sec 13, 24, & 25, R04W, all within T22N, S. M., Alaska. The PUEs are a minimum of 60' wide and expand when the terrain requires, offering a constructible roadway. Community Council: Susitna, Assembly District: #7 Tam Boeve

- *Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*

C. **RESOLUTION 19-01:** Change Platting Board Meeting Time from afternoon meetings to evening meetings.

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

5. ITEMS OF BUSINESS & MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

7. PLATTING STAFF & OFFICER COMMENTS

A. Introduction for the April 18, 2019 Platting Board Hearing (*Informational Only – Subject to change*)

Location: Animal Shelter Meeting Room

- Glacier View Estates, Case 2019-025
- Rush Lk Shores, Case 2019-030
- Wilderness East (40' UE), Case 2019-031

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**. See MSB 15.39.010 for definition of "**Interested Party**." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.*

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **April 4, 2019** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. If you would like to send comments regarding the proposed action, please mail to MSB, Platting Division, 350 E. Dahlia Ave, Palmer, AK 99645 or E-mail to: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the board, will be given to the Platting Board in a "Hand Out" the day of the meeting.

Disabled persons needing reasonable accommodation in order to participate at a Platting Board Meeting should contact the borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 21, 2019, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by the Chair Jordan Rausa.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. LaMarr Anderson, District #2
Mr. Gregory Pugh, District #3 (Vice Chair)
Mr. Jordan Rausa, District #4 (Chair)
Mr. Dennis Vau Dell, District #5
Mr. Patrick Johnson, District #6
Mr. George Thompson, District #7
Mr. John Shadrach, Alternate #2

Platting Board member excused or absent:
None

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Mr. Dennis Vau Dell.

C. APPROVAL OF THE AGENDA

Chair Jordan Rausa inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Chair Jordan Rausa inquired if there were any changes to the minutes for December 20, 2018.

GENERAL CONSENT: The minutes for December 20, 2018 was approved without changes.

Chair Jordan Rausa inquired if there were any changes to the minutes for January 3, 2019.

GENERAL CONSENT: The minutes for January 3, 2019 was approved without changes.

3. UNFINISHED BUSINESS

- None

4. PUBLIC HEARINGS

A. BOGARD-SELDON & PUE

Chair Jordan Rausa read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 223 public hearing notices were mailed out on January 31, 2019.

Amy Otto-Buchanan, Platting Technician, provided a staff report:

- Gave an overview of the case, #2019-003/004/005.

Greg Hanson

- Gave a short overview.

Chair Jordan Rausa

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

Sam Hanson (Community Council Representative)

- Gave a handout of photos to the platting board on Bogard-Seldon Road.
- Concerned about traffic conditions on Bogard and would like to see a better road design than what already exists.

Lee Peterson

- Concerned about left hand turn issues on Bogard Road.
- Traffic has become bad on Bogard Road and the roadway has become a major traffic issue.

Craig Hanson (Petitioner's Representative)

- Agrees with all the recommendations.

Chair Jordan Rausa

- Closed the public hearing.

MOTION:

- Johnson moved to approve the preliminary plat for Bogard-Seldon and the granting of the Public Use Easement with 10 recommendation. The motion was seconded by Shadrach.

Platting Board discussed traffic issues regarding the Bogard-Seldon Roads.

VOTE:

- The motion passed with 6 in favor (Johnson, Vau Dell, Pugh, Thompson, Shadrach, Rausa) and 1 against (Anderson). There are 10 findings.

TIME: 1:38 P.M.

CD: 0:31:13

B. BARTZ PLACE

Chair Jordan Rausa read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 62 public hearing notices were mailed out on January 31, 2019.

Amy Otto-Buchanan, Platting Technician, provided a staff report:

- Case #2019-008.
- The Petitioner does not wish for the case to come before the board at this time.

The Case was dropped by the Platting Board.

TIME: 1:40 P.M.

CD: 0:34:08

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

5. ITEMS OF BUSINESS & MISCELLANEOUS

- None

6. RECONSIDERATIONS/APPEALS

A. AURORA RIDGE MASTER PLAN

Chair Jordan Rausa read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 84 public hearing notices were mailed out on February 6, 2019.

Peggy Horton, Platting Technician, provided a staff report:

- Gave an overview of the reconsideration, #2018-149.
- The Petitioner is asking for a continuance to March 7, 2019.

Chair Jordan Rausa

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

MOTION:

- Johnson moved to approve the continuation for Aurora Ridge Master Plan to March 7, 2019. The motion was seconded by Pugh.

VOTE:

- The motion passed with all in favor.

TIME: 1:51 P.M.

CD: 0:44:38

A. PLATTING STAFF & OFFICER COMMENTS

- There will be 1 case to be heard at the next meeting.
- There will be presentations by law and by Alex Strawn on the Chromebooks.
- Updated the platting board on the construction manual rewrite.
- The clerk reminded the board on signing the chromebook paperwork before they will be handed out at the next meeting.

B. BOARD COMMENTS

- Johnson thanked staff for their work.
- Vau Dell commented on the process when the petitioner can give an overview first.
- Anderson commented on Land Use & Transportation.
- Anderson would like to hear from other board members when they attended the APA Conference.
- Rausa would like to do a question and answer session, hopefully with law.
- Rausa brought up his concerns about fire code.

C. ADJOURNMENT

- With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 2:00 p.m. (CD: 0:57:16)

Jordan Rausa, Chair

Attest:

Sloan Von Gunten, Administrative Specialist

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 7, 2019, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by the Chair Jordan Rausa.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. LaMarr Anderson, District #2
Mr. Gregory Pugh, District #3 (Vice Chair)
Mr. Jordan Rausa, District #4 (Chair)
Mr. Dennis Vau Dell, District #5
Mr. Patrick Johnson, District #6
Mr. George Thompson, District #7
Mr. John Shadrach, Alternate #2

Platting Board member excused or absent:

None

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Peggy Horton, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Mr. John Shadrach.

C. APPROVAL OF THE AGENDA

Chair Jordan Rausa inquired if there were any changes to the agenda.

- Move the Reconsideration before the presentations.

GENERAL CONSENT: The agenda was approved with changes without objections.

2. APPROVAL OF MINUTES

Chair Jordan Rausa inquired if there were any changes to the minutes for January 17, 2019.

GENERAL CONSENT: The minutes for January 17, 2019 was approved without changes.

3. UNFINISHED BUSINESS

- None

4. PUBLIC HEARINGS

TIME: 1:07 P.M.

CD: 0:2:27

5. RECONSIDERATIONS/APPEALS

A. AURORA RIDGE MASTER PLAN

Chair Jordan Rausa read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 84 public hearing notices were mailed out on February 6, 2019.

Peggy Horton, Platting Technician, provided a staff report:

- Gave an overview of the reconsideration, #2018-149.

Pio Cottini (Petitioner's Representative)

- Gave an overview statement.

Chair Jordan Rausa

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

Doug Deiman

- Concerned about health and traffic.
- Concerned about adding to the mailboxes on Tex-Al.

John Jansen

- Concerned with traffic safety.

Matt Knepper

- Commented on the ADL roadway regarding traffic.

Sonja Engle

- Concerned on added traffic.

Doug William

- Commented on the mailboxes.
- Commented on the route for the new roads.

Bart Boodee

- Went over road status in the construction manual.
- Believes the roads are in violation through the construction manual.

Sarah Thomas

- Commented on living on a Cul-de-sac.

Curt Holler (Engineer) (Petitioner's Representative) & Craig Hanson (Surveyor)

- Gave a brief explanation of the plat design, the roads, and traffic analysis.
- Answered questions regarding the cost estimate for road construction.

Chair Jordan Rausa

- Closed the public hearing.

MOTION:

- Pugh moved to approve the preliminary plat for Aurora Ridge Master Plan and public use easement for the extension for the extension of Splendid View Drive. The motion was seconded by Shadrach.

DISCUSSION:

- Discussion on the plat design, roadways, and traffic safety.
- MSB Attorney John Ashenbrenner answered questions regarding code.

VOTE:

- The motion passed with 4 in favor (Johnson, Anderson, Thompson, Shadrach) and 3 against (Vau Dell, Pugh, Rausa). There are 15 findings.

TIME: 3:10 P.M.

CD: 02:03:46

BREAK

TIME: 3:20 P.M.

CD: 02:03:55

6. ITEMS OF BUSINESS & MISCELLANEOUS

A. Presentation by Alex Strawn on Chromebooks.

- Mr. Strawn had to leave the meeting, the presentation will be moved to the April 4th platting board meeting.

B. Q & A Session: Questions & Answers from the platting board regarding law & meeting schedule time.

Mr. Rausa Suspended the rules for the Question & Answer time.

- The Platting Board asked questions regarding procedures.

Mr. Rausa reinstated the rules.

- The Platting Board talked & discussed procedures, as law and staff gave answers to their questions.
- Staff provided a brief overview of why the platting board has their meeting schedule during the day instead of the evening.

7. PLATTING STAFF & OFFICER COMMENTS

- There are no cases to be heard at the March 21, 2019 meeting.

- The presentation by Alex Strawn on the Chromebooks will be moved to April 4, 2019 platting board meeting.
- Updated the platting board on the construction manual rewrite.

8. BOARD COMMENTS

- Vau Dell asked about the white board list.
- Vau Dell would like have a resolution for evening meetings to be written and added to an upcoming agenda.
- Anderson would like to see a process for findings, and also when the board starts on the white board list.

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

Gary LoRusso

- Commented on the white board list for Title 43.

9. ADJOURNMENT

- With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 4:43 p.m. (CD: 3:22:07)

Jordan Rausa, Chair

Attest:

Sloan Von Gunten, Administrative Specialist

4A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 4, 2019**

PRELIMINARY PLAT: **RANCHETTES B/3 L/3 ROW VACATION**
LEGAL DESCRIPTION: **SEC 27, T18N, R2E, SEWARD MERIDIAN, AK**
PETITIONER: **ALISA KINCAID & THOMAS BURTON**
SURVEYOR: **KEYSTONE SURVEYING**
REVIEWED BY: PEGGY HORTON CASE: 2019-023

REQUEST

The request is to vacate a portion of the 33' wide road easement along the easterly boundary of Lot 3, Block 3, Ranchettes, to eliminate a structural setback encroachment. The petitioner will grant a slope, drainage, snow storage and utility easement in the vacated area. Located in the SE¼ SE¼ Section 27, Township 18 North, Range 2 East, Seward Meridian, Alaska, lying north of E. Clark-Wolverine Road and south of E. Jupiter Ave.

EXHIBITS:

Vicinity Maps	EXHIBIT A
Plat 72-64	EXHIBIT B
Surveyor's Report	EXHIBIT C

COMMENTS:

Planning Director	EXHIBIT D
Planning Division	EXHIBIT E
Public Works	EXHIBIT F
ROW Coordinator	EXHIBIT G
ADF&G	EXHIBIT H
GCI	EXHIBIT I
MTA	EXHIBIT J
Enstar	EXHIBIT K
Public	EXHIBIT L

DISCUSSION:

Vacation: The 33' road easement was created on the plat of Ranchettes, Plat #72-64 (**Exhibit B**). The petitioner is requesting a vacation of a portion of this easement due to the recent construction of a residence partially within the setback to a public right-of-way. The petitioners submitted the vacation petition in accordance with MSB 43.15.035, *Vacations*.

MSB 43.15.035:

(B) The platting board shall review applications for vacations as follows:

- (1) The platting board shall ordinarily approve vacations of public rights-of-way if:
 - (b) the surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed; or
 - (c) the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided;

(3) In other cases, the platting board shall review requested vacations on a case-by-case basis to determine whether the property is necessary or desirable for present or future public use. Public rights-of-way in areas shall be assumed to have a public use unless proven otherwise.

The access needs of the surrounding area are met by the existing constructed roads and easements, meeting MSB 43.15.035(B)(1)(b). MSB 43.15.035(B)(1)(c) partially applies as the easement is in use as a route for drainage, it is shown to be impractical to construct and alternative access exists. MSB 43.15.035(B)(3) applies as the petitioners are granting a slope, drainage, snow storage, and utility replacement easement. The vacation will not preclude utilization of the remaining Road Easement. The petitioner is requesting 353 sq. ft. be vacated from this 33' wide road easement.

Surveyor's Report: The surveyor provided a comprehensive report (**Exhibit C**) including:

- How the 33' road easement was created;
- The request and reason for the request;
- Description of replacement easement;
- Description of the various other access routes in this area;
- Historical drainage routing within the existing easement;
- Existing use of the easement;
- Difficulty of road construction within this easement; and
- Determination that a Section Line Easement does not exist along this section line.

Mr. LoRusso included five exhibits referenced in his report:

- A. As-built information, the vacation proposed, and replacement easement
- B. Surrounding access routes
- C. Soil Conservation Service (SCS) soils map
- D. Hillshade map showing a drainage ditch
- E. "To scale" vertical representation of a road built to the maximum grade allowed in MSB SCM

COMMENTS:

Borough: Planning Department Director commented that this was a self-imposed violation, which does not qualify for a setback variance from the planning commission, which is why the petitioner is asking for the vacation (**Exhibit E**). She does not oppose this vacation.

Planning Division also agrees with the Planning Director (**Exhibit F-1**). Their comments during the pre-application process were that they are not generally supportive of vacating easements, but if the state DOT supports the keyhole vacation and replacement, they have no objections (**Exhibit F-2**). Staff notes during the pre-application process, staff assumed this easement was a section line easement and DOT has some of the management authority for those types of easements. Mr. LoRusso has since determined there is no section line easement in this area.

Public Works Engineer commented that road construction is not needed or planned in this corridor. No objection to the keyhole vacation and replacement with slope, drainage, snow storage, and utility easement (**Exhibit F**).

ROW Coordinator stated the existing access (the current driveway) has an approved driveway permit (**Exhibit G**).

State: ADF&G has no objections (**Exhibit H**).

Utilities: GCI has no objections (**Exhibit I**). MTA has no objections (**Exhibit J**). Enstar has no objections (**Exhibit K**).

Public: April Lewis, nearby owner, has no objections to the vacation (**Exhibit L-1**). Curtis & Marge Mueller, nearby owners, stated that it is extremely unlikely that right-of-way would ever be used for a road. The centerline is used as surface drainage and sometimes has a heavy flow of water. We favor vacation as petitioned for (**Exhibit L-2**).

CONCLUSION

The keyhole ROW Vacation within Ranchettes B/3 L/3 is consistent with AS 29.40.160, *Title to Vacated Area*, and MSB 43.15.035, *Vacations*. The ROW vacation will resolve a structural setback violation. The replacement slope, drainage, snow storage, and utility easement along with the remaining road easement allows for utilization of the right-of-way. The access needs of the surrounding area are met by the existing constructed roads and easements, meeting MSB 43.15.035(B)(1)(b).

There were no objections from Borough Departments, outside agencies or the public.

RECOMMENDATIONS:

Recommended motion: “I move to approve the keyhole right-of-way vacation, and slope, drainage, snow storage, and utility replacement easement within Ranchettes B/3 L/3, located within Section 27, Township 18 North, Range 2 East, Seward Meridian, Alaska contingent on the following staff recommendations:”

1. Submit the mailing and advertising fee.

2. Obtain assembly approval of the keyhole vacation as required by MSB 43.15.035(D).
3. Submit a slope, drainage, snow storage and utility easement document formatted to State Recorder's Office standards and signed by the property owners.
4. Submit a surveyor's sealed drawing of the replacement easement, to be recorded with the public use easement document.
5. Submit recording fee, payable to the State of Alaska, DNR.

FINDINGS:

1. The keyhole right-of-way vacation, and replacement slope, drainage, snow storage, and utility easement within Ranchettes B/3 L/3 is consistent with AS 29.40.160, *Title to Vacated Area*, and MSB 43.15.035, *Vacations*.
2. The petitioners request a right-of-way vacation of 353 sq. ft. to alleviate an existing encroachment of a residential structure into the 25' setback to a public right-of-way.
3. The petitioners will grant a slope, drainage, snow storage, and utility easement to replace the vacated area.
4. A 33' Road Easement on either side of this portion of the section line between sections 26 & 27 was granted on the plat of Ranchettes, plat #72-64.
5. Mr. LoRusso, RLS, provided a determination and documentation that there is no Section Line Easement along this portion of the section line.
6. Mr. LoRusso's report provided evidence that construction of a road within this easement is impractical, the existing constructed roads and easements meet the access needs of the area, and the vacation provides an alternate use of the property and does not preclude utilization of the existing route.
7. The access needs of the surrounding area are met by the existing constructed roads and easements, allowing the platting board to approve the vacation in accordance with MSB 43.15.035(B)(1)(b).
8. There were no borough department, outside agency or public objections to this vacation.

N MARS AVE

N DIANA AVE

E MERCURY AVE

E JUPITER AVE

E CLARK WOLVERINE RD

33' ROAD ESMT
33' ROAD ESMT
33' SECTION LINE ESMT

13
RANCHETTES

**SUBJECT
PROPERTY**

1 2
(3035) (4)

14

(1)
15
(3035)

**PROPOSED
VACATION**

16

2

(3)

1

4

1 2
(5) (3035)
16 15

27 26

34 35

FOOTHILL
2 3
ESTATES

(4592)
5-A
(1)

HUNTLEY HEIGHTS
16-A 15-A 14-A 13
(5104)

8

7

(3040)
17

PTARMIGAN
1 2
(1)

E PTARMIGAN

B6

EXHIBIT A

9

VICINITY MAP

FOR PROPOSED RIGHT-OF-WAY VACATION
LOCATED WITHIN L/3 B/3 RANCHETTES
SECTION 27, T18N, R2E
SEWARD MERIDIAN, ALASKA

ROAD EASEMENT VACATION REQUEST

LOT 3, BLOCK 3, RANCHETTES – PLAT #72-64
WITHIN
SECTION 27, TOWNSHIP 18 NORTH, RANGE 02 EAST, S.M.

01/15/19

The petitioned action is to vacate a minimal portion of the 33' wide road easement that lies within Lot 3, Block 3 of Ranchettes (Plat # 72-64), located in Section 27, Township 18 North, Range 02 East, Seward Meridian as depicted on the attached drawing and replace the small portion being vacated with a slope, drainage, snow storage and utility easement (Attachment A). The reason for the proposed road easement vacation is to alleviate an existing encroachment of a substantial habitable structure. The replacement easement will reinstall substantially the same rights that currently exist relating to the road easement while eliminating the Matanuska-Susitna Borough (MSB) setback violation as the MSB does not have a structural setback to slope, drainage, snow storage or utility easements. This will also eliminate any question about alternate access routes as this action will not preclude utilization of the existing route.

As depicted on Attachment B, access routes are comprised of the existing 33' wide Road Easement within and to the east of the subject parcel and the existing road system consisting of E. Clark-Wolverine Road, N. Mars Avenue, E. Jupiter Avenue, E. Mercury Avenue and N. Olympus Road. These Public Rights of Ways in and around the subdivision also allow connection to both ends of the small portion of the road easement proposed to be vacated and replaced. This equal or better access is equally or more usable considering the length, type of terrain, and level of improvement. The subject road easement runs between existing paved E. Clark-Wolverine Road and graveled E. Jupiter Avenue across a poor soils type indicated on the attached SCS soils map as symbol ToB (Attachment C). During the spring and at times of heavy rain there is

a small creek that appears from run-off from the surrounding neighborhood. This creek runs down the section line between E. Jupiter Avenue and E. Clark-Wolverine Road. This drainage appears to have been created in the early 70's with the construction of the road system in Ranchettes subdivision. This drainage ditch is shown on the attached MSB 2011 Hill shade Imagery (Attachment D) and is known personally to me as I have been passing by this drainage several times per day for the past 25 years.

There is no known history or visible evidence to indicate that public utilities, vehicles or pedestrians have used or are using the small portion of the road easement proposed to be vacated and replaced and any future use would be unaffected by this action as we will be dedicating a replacement easement to the MSB through a Platting action.

The road easement, a portion of which is proposed to be vacated and replaced runs through sloping vegetated terrain. There is not a constructed access within the road easement. The area within the road easement has remained as it appears today some 46 years since this subdivision was created. This road easement is not needed to provide access to any parcels as the Ranchettes subdivision is already accessed by superior Public Rights of Way. There are no present or reasonably foreseeable uses for this road easement. In fact, it would be difficult to attempt to create an access here as the terrain would make it extremely difficult to construct a road built to AASHTO standards. This is shown on Attachment E which is a "to scale" vertical representation of a road built to the maximum grade standards allowed within the MSB Subdivision Construction manual. Please keep in mind that this SLE will be replaced with an easement that maintains all the same abilities to construct an access here were it ever deemed desirable. Constructability will be unaffected by this action.

The BLM rectangular survey plat for Township 18 North, Range 02 East, Seward Meridian (attached) was accepted May 1, 1916. The land underlying the portion of the SLE proposed to be vacated and replaced in Section 27 was entered by Edward E. Zornes on September 7, 1921 and was conveyed by the Federal Government to Edward E. Zornes by Patent # 988205 issued November 02, 1926. BLM historical index search verified that the land involved was unappropriated and unreserved prior to dates of entry. The subject patent was entered prior to the laws pertaining to the creation of Section Line Easements in Alaska.

The pertinent date for SLE's created by operation of statute is April 6, 1923. The entry date was September 7, 1921. There was not a section line easement attached to this property until it was dedicated on the plat of Ranchettes on September 1, 1972 by the certification within the Ownership Affidavit on the plat which states "We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks and other open spaces to public or private use as shown on the plat". The easement is noted on the plat as "road easement" though this nomenclature was commonly used at the time this subdivision was created for section line easement notation. Though shown on the plat by error, the "road easement" was created and dedicated to the MSB.

The road easement adjoining the subject parcel to the east in Section 27 is contained within the same patent and same plat of Ranchettes subdivision and was also created by error.

We believe the existing superior accesses meet the MSB requirements for vacating a portion of the subject road easement. Alternate access is sufficient or superior to satisfy all present and reasonably foreseeable uses and in addition we are replacing the vacated area with an easement that maintains substantially the same rights that attach to a road easement. This easement will be dedicated to the MSB through the Platting process.

Said existing accesses are equal or better. Said existing access is protected by the remaining portions of the road easement (though unnecessary), by the replacement easement and by the existing accesses that are in current use (E. Clark-Wolverine Road, N. Mars Avenue, E. Jupiter Avenue, E. Mercury Avenue and N. Olympus Road). The existing assesses are equally usable or better considering that they are reasonable in length and type of terrain, are appropriate for the level of area development, are currently existing and improved for safe transportation, are in current use and have been for many years.

Please contact me if you have any questions or concerns. I will be working closing with the land owner to finalize this partial vacation as expeditiously as possible. Electronic copy of this letter can be made available to you via email if you would help you in your determination or subsequent write-up.

Respectfully,

Gary LoRusso

RLS Alaska # 7330

LLS New Hampshire # 726

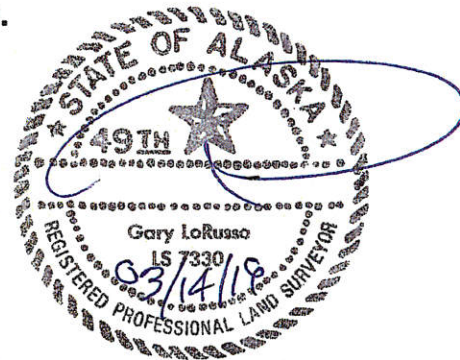
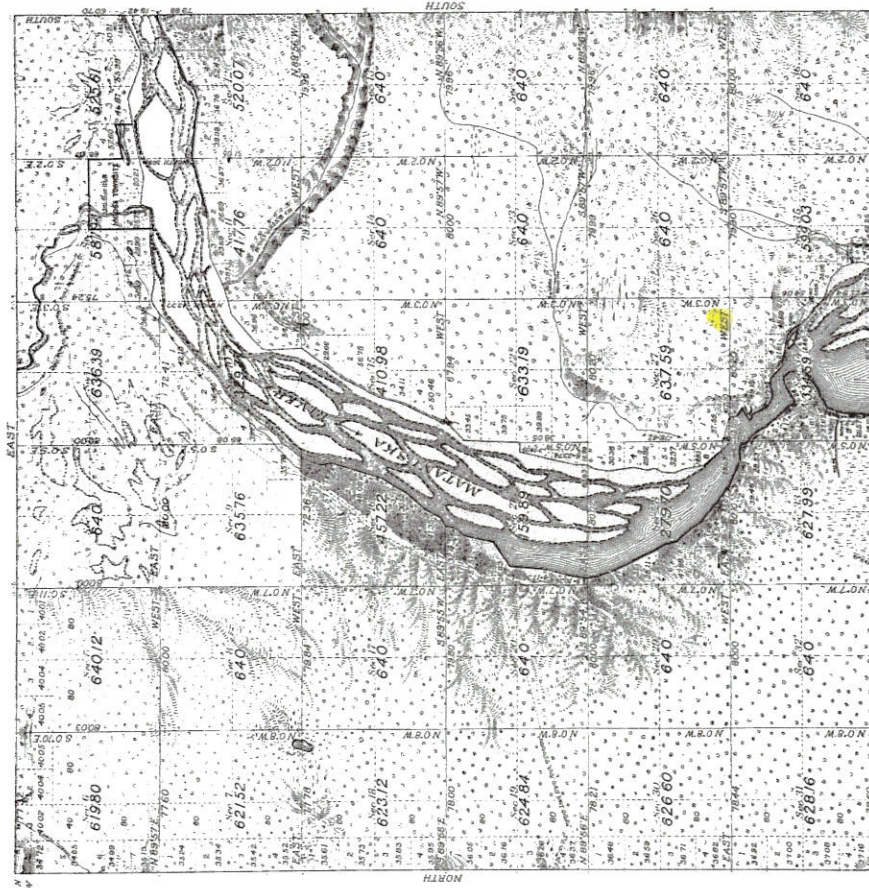


EXHIBIT C-4

Township No 18 North, Range No 2 East of the Seward Meridian, Alaska.

MATANUSKA COAL FIELDS



Areas in Acres	
Public Land	17,233.00
Indian Reservations	
Indian Allotments	
Mineral Claims	2,446.52
Water Surface	3,263.76
Coal Land	22,844.16
Total Area	43,787.44

Scale 500 feet to an inch
Mean Magnetic Declination 27° 53' 36"

This above map of Township No 18 North, Range No 2 East of the Seward Meridian, Alaska is hereby confirmed to the field notes of the survey thereof on file in this office, which have been examined and approved.

Charles E. Anderson
Surveyor General

U.S. Surveyor General's Office
Juneau, Alaska May 1, 1906

Survey Description	By Whom Surveyed	Amount of Survey		When Surveyed	
		Mile	Acres	Year	Completed
North 1/4	By B. H. Smith	0.00	0.00	1905	1905
East 1/4	By B. H. Smith	0.00	0.00	1905	1905
South 1/4	By B. H. Smith	0.00	0.00	1905	1905
West 1/4	By B. H. Smith	0.00	0.00	1905	1905
Subdivisions	By B. H. Smith	0.00	0.00	1905	1905
Map	By B. H. Smith	0.00	0.00	1905	1905
Topography	By B. H. Smith	0.00	0.00	1905	1905

EXHIBIT C-5

Lat 61°36'00.324"
Long 148°59'39.984"

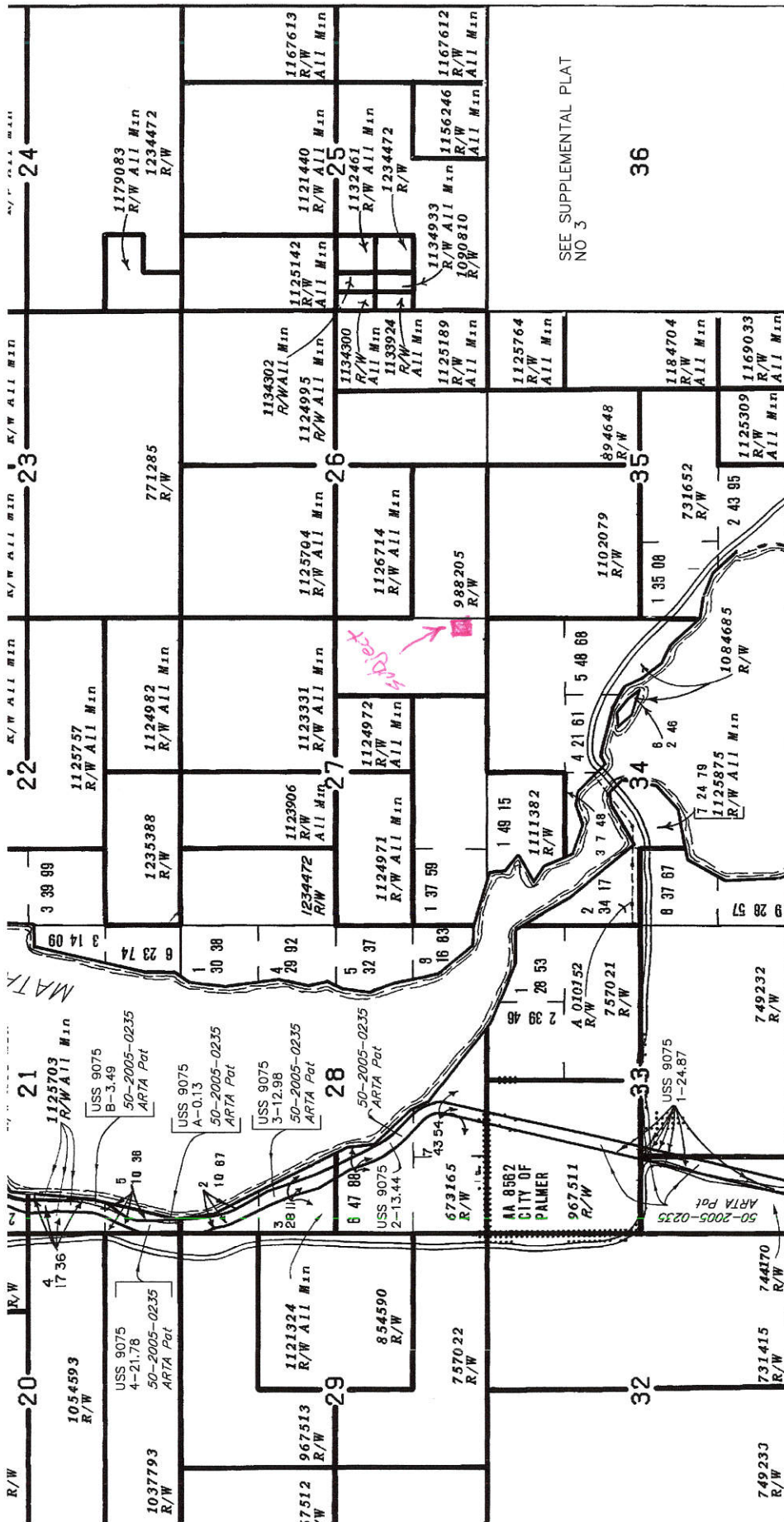
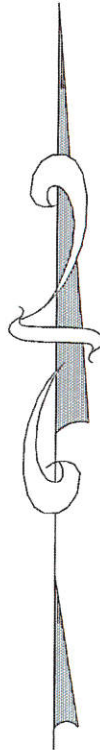


EXHIBIT C-6

ATTACHMENT A

LOT 3, BLOCK 3
RANCHETTES



SCALE: 1" = 40'



LOT 1,
BLOCK 3

LOT 2, BLOCK 3

N 00°05'03" W 299.81'
10' UTILITY EASEMENT

GRAVEL
DRIVEWAY

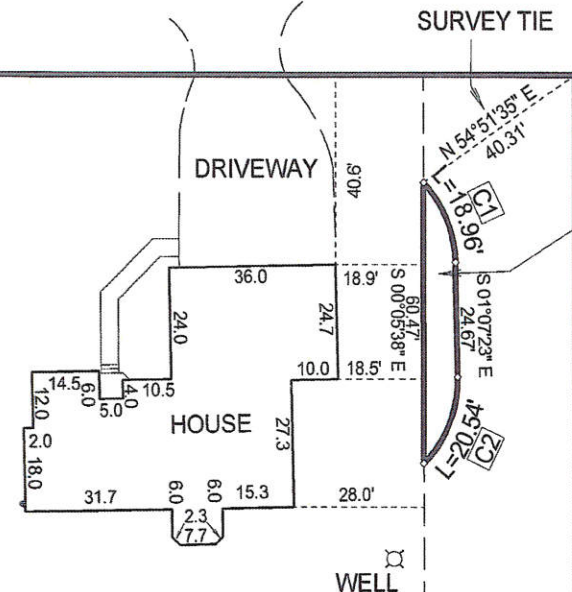
CONNEX

SEPTIC PIPES
(TYPICAL)

LOT 3, BLOCK 3

E. JUPITER AVENUE

S 89°59'30" E 330.03'



PORTION OF ROAD EASEMENT
TO BE REPLACED
WITH SLOPE, DRAINAGE,
SNOW STORAGE EASEMENT
AND UTILITY EASEMENT
replacement area
0.01 acres
353 sq ft

S 00°05'38" E 299.71'

33' ROAD EASEMENT

33' ROAD EASEMENT

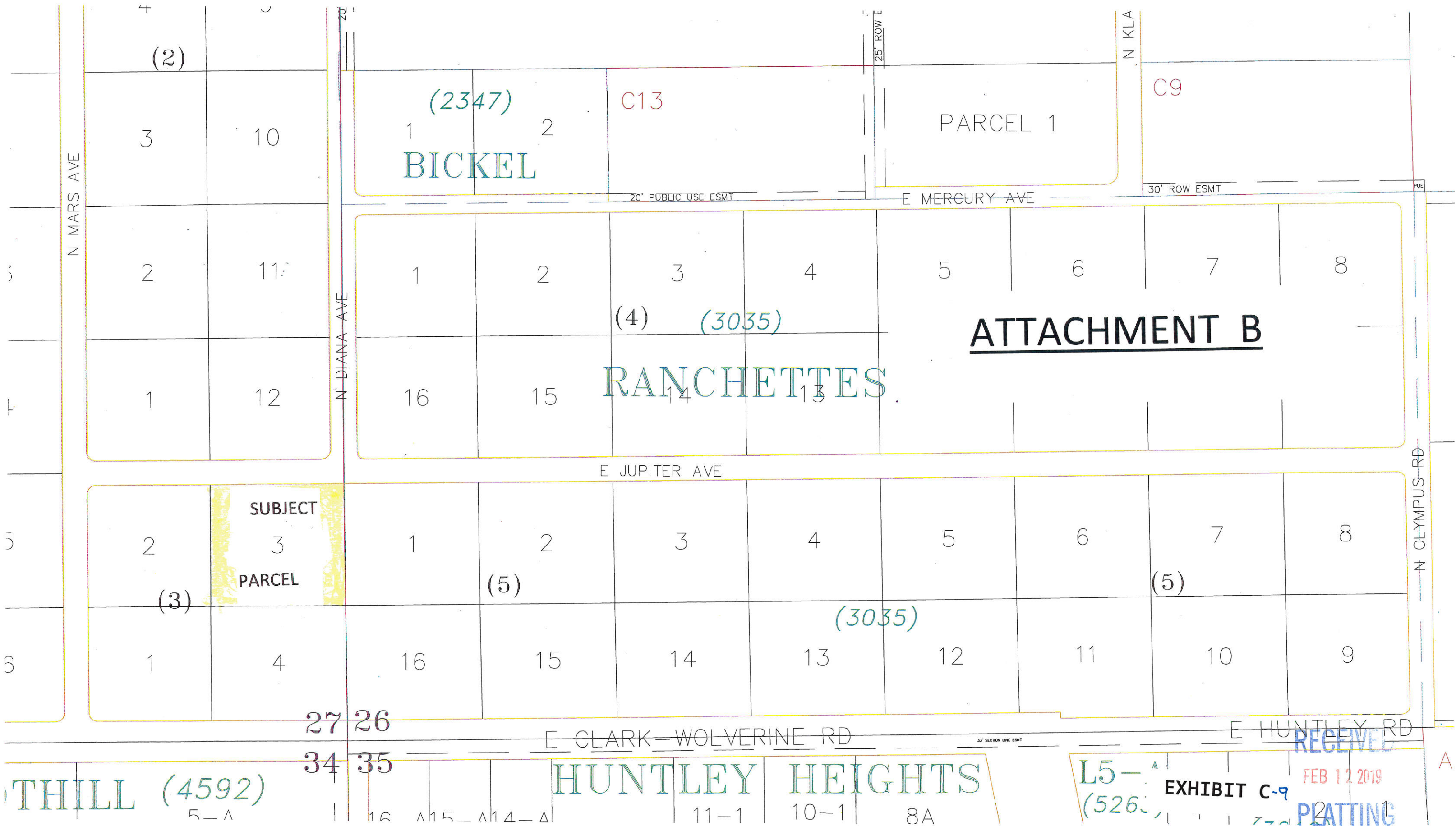
10' UTILITY EASEMENT

S 89°59'27" W 330.08'

LOT 4, BLOCK 3

RECEIVED
FEB 13 2019
PLATTING

EXHIBIT C-8



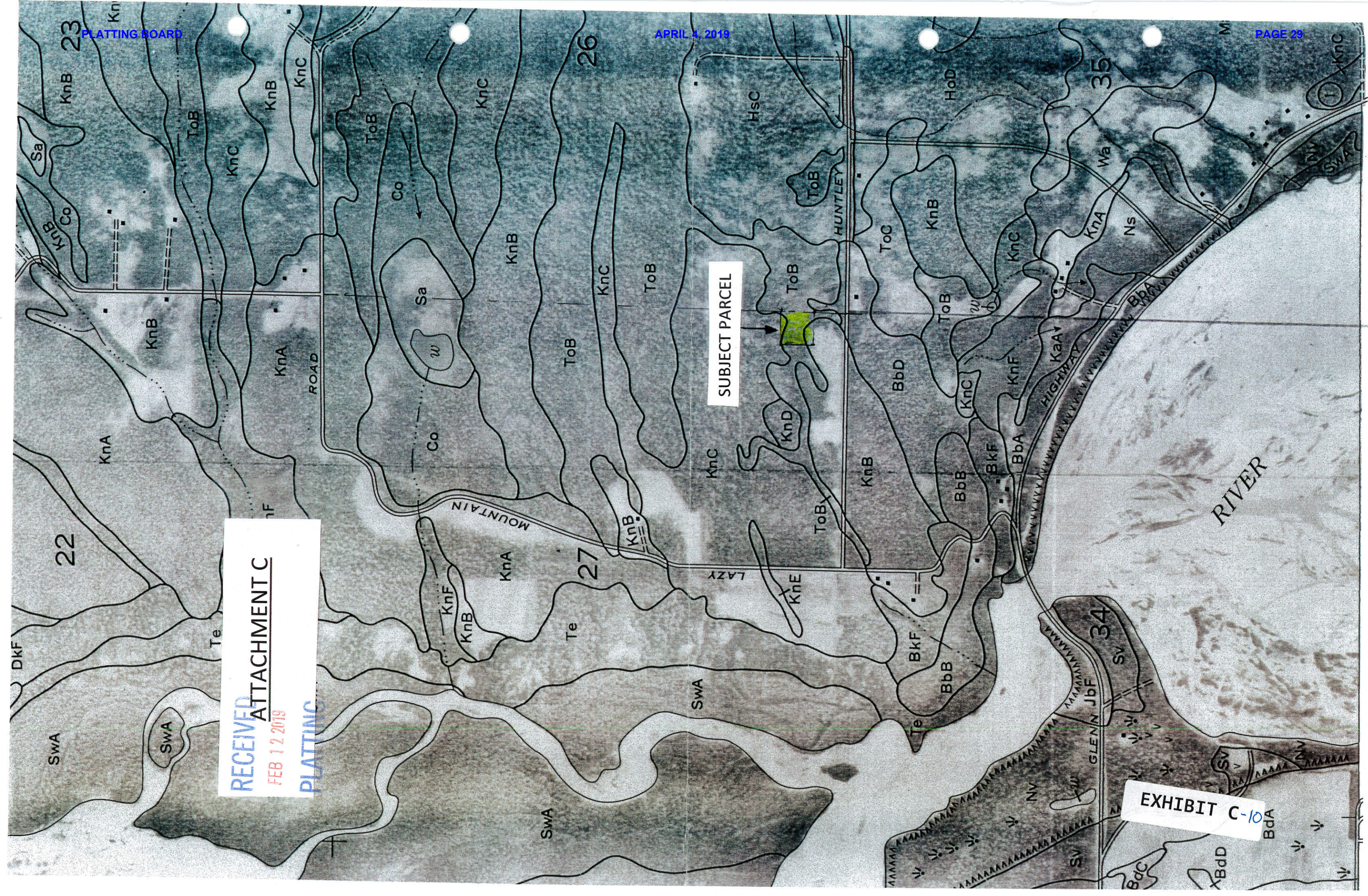
RECEIVED
ATTACHMENT C

FEB 12 2019

PLATTING

SUBJECT PARCEL

EXHIBIT C-10



Matanuska-Susitna Borough

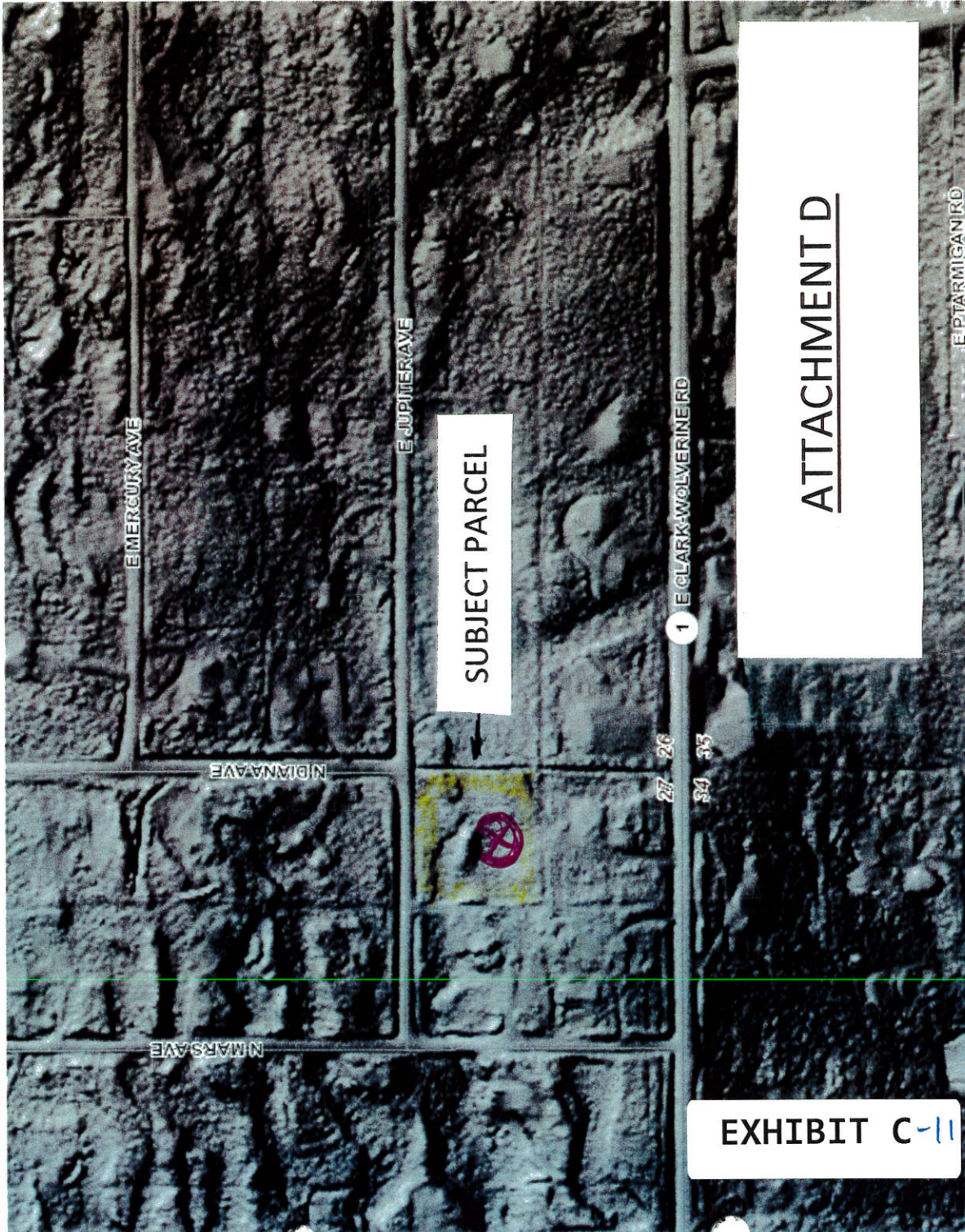


EXHIBIT C-11

Legend

- Subdivision Names
- Government Lot Numbers
- Lot and Block Numbers
- Road Mileposts
- Roads
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Primitive Road
 - Private Road
- Alaska Railroad
- Mat-Su Borough Boundary
- Incorporated Cities
- Government Lot Lines
- Lakes and Rivers
- Streams
- Flood Zone

RECEIVED

FEB 12 2019

PLATTING

1:8,815



Notes

This map was automatically generated using Geocortex Essentials.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Miles

0.28

0.14

0

0.3

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-561-7858.

Reported on 01/15/2019 04:28 PM

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Matanuska-Susitna Borough

Peggy Horton

From: Eileen Probasco
Sent: Thursday, March 21, 2019 9:57 AM
To: Platting
Subject: Planning Director Comments

Good day, Peggy;

In looking through the application and letter you provided for review, I did not see anywhere the date in which the house was built. I looked on the My Property information for the parcel and the aerial photography to find out more information. The home does not show up on the borough's 2017 aerial photography, and the My Property information shows that the home was just built in 2018, and picked up on the tax rolls in 2019!

As a newly constructed home and self-imposed violation, this clearly does not qualify for a setback variance from the planning commission, which is why they are asking for the vacation.

To be consistent with past practice, I will not submit written opposition to this particular vacation request.

Thank you for the opportunity to comment.
Eileen Probasco
Planning Director

From: Platting <Platting@matsugov.us>
Sent: Wednesday, February 20, 2019 9:59 AM
To: mark.fink@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; jmvandiest@gmail.com; retirees@mtaonline.net; jay@valleymarket.com; jmcnutt@palmerak.org; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@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>; jimsykesdistrict1@gmail.com; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Jill Irsik <Jill.Irsik@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Passmore <Debbie.Passmore@matsugov.us>
Subject: Request for Comments for Ranchettes B/3 L/3 ROW Vacation Case #2019-023 Tech: PH

Good Morning,

Attached is a request for comments for a keyhole ROW Vacation in the Lazy Mountain area. The attached ROW Vacation Report provides information concerning the request. Please review and provide any comments by March 11, 2019.

Regards,
Peggy Horton
Matanuska-Susitna Borough

EXHIBIT D

Peggy Horton

From: Pam Graham
Sent: Thursday, March 7, 2019 4:45 PM
To: Platting
Cc: Karol Riese
Subject: RE: Request for Comments for Ranchettes B/3 L/3 ROW Vacation Case #2019-023
Tech: PH

Peggy – Planning is in full agreement with the comments submitted by the Planning Director, and in our most recent review, it appears to be the same proposal as the pre-application and our comments remain the same, a copy of the pre application comments can be provided if needed, and we have no additional comments.

Pam

From: Platting <Platting@matsugov.us>
Sent: Wednesday, February 20, 2019 9:59 AM
To: mark.fink@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; jmvandiest@gmail.com; retirees@mtaonline.net; jay@valleymarket.com; jmcnutt@palmerak.org; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@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>; jimsykesdistrict1@gmail.com; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Jill Irsik <Jill.Irsik@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Passmore <Debbie.Passmore@matsugov.us>
Subject: Request for Comments for Ranchettes B/3 L/3 ROW Vacation Case #2019-023 Tech: PH

Good Morning,

Attached is a request for comments for a keyhole ROW Vacation in the Lazy Mountain area. The attached ROW Vacation Report provides information concerning the request. Please review and provide any comments by March 11, 2019.

Regards,
Peggy Horton
Matanuska-Susitna Borough
Platting Technician
907-861-7881 direct

Platting Division
907-861-7874

EXHIBIT E-1

Owner/Agent: Selway Corp

Nature of Request: Vacate Section Line easement and replace with Drainage easement

Location: Section 27, T18N, R2E

Due Date: 1/2/18

MSB Staff Contact: Peggy Horton

Planner Completing this Review: Pamela Graham

Assembly District:

Case#: PA2018

RSA: 19

Staff-Recommendation:

Approve X

Deny _____ (need's supervisor approval)

Conditionally Approve _____

List Conditions (if applicable):

Supporting Recommendations, Comments, and Information:

While the planning division does not generally support vacating easements, if the state DOT support the proposed keyhole vacation and replacement, we have no objections.

- ☐ **No objection to proposed action in terms of known cultural resources.** However, if any cultural resources are discovered in any development work please stop said work and call the Mat-Su Planning Division for referral to an appropriate cultural resources professional. Thank you for helping us document our borough's past.
-

NOTE §A.S.11.46.482 (a) of the Alaska Statutes states that

- (a) A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable ground to believe the person has 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 E-2

Planning Division, <https://www.matsugov.us/departments/planning-department#Planning>

Matanuska-Susitna Borough, 350 E. Dahlia Ave, Palmer, AK 99645

Peggy Horton

From: Jamie Taylor
Sent: Thursday, March 21, 2019 11:49 AM
To: Peggy Horton
Subject: RE: Request for Comments for Ranchettes B/3 L/3 ROW Vacation Case #2019-023
Tech: PH

Road construction is not needed or planned in this corridor. No objection to keyhole vacation and replacement with slope, drainage, snow storage, and utility easement.

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: Platting <Platting@matsugov.us>
Sent: Wednesday, February 20, 2019 9:59 AM
To: mark.fink@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; jmvandiest@gmail.com; retirees@mtaonline.net; jay@valleymarket.com; jmcnutt@palmerak.org; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@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>; jimsykesdistrict1@gmail.com; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Jill Irsik <Jill.Irsik@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Passmore <Debbie.Passmore@matsugov.us>
Subject: Request for Comments for Ranchettes B/3 L/3 ROW Vacation Case #2019-023 Tech: PH

Good Morning,

Attached is a request for comments for a keyhole ROW Vacation in the Lazy Mountain area. The attached ROW Vacation Report provides information concerning the request. Please review and provide any comments by March 11, 2019.

Regards,
Peggy Horton
Matanuska-Susitna Borough
Platting Technician
907-861-7881 direct

EXHIBIT F

Peggy Horton

From: Andy Dean
Sent: Monday, February 25, 2019 12:03 PM
To: Platting
Subject: RE: Request for Comments for Ranchettes B/3 L/3 ROW Vacation Case #2019-023
Tech: PH

Hello Peggy,
Existing access has been permitted with D21557.

Respectfully,



Andy Dean
Matanuska-Susitna Borough
ROW Coordinator

(907) 861-7803
andy.dean@matsugov.us
350 E. Dahlia Avenue
Palmer, AK 99645

From: Platting <Platting@matsugov.us>
Sent: Wednesday, February 20, 2019 9:59 AM
To: mark.fink@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; jmvandiest@gmail.com; retirees@mtaonline.net; jay@valleymarket.com; jmcnutt@palmerak.org; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@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>; jimsykesdistrict1@gmail.com; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Jill Irsik <Jill.Irsik@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Passmore <Debbie.Passmore@matsugov.us>
Subject: Request for Comments for Ranchettes B/3 L/3 ROW Vacation Case #2019-023 Tech: PH

Good Morning,

Attached is a request for comments for a keyhole ROW Vacation in the Lazy Mountain area. The attached ROW Vacation Report provides information concerning the request. Please review and provide any comments by March 11, 2019.

Regards,
Peggy Horton
Matanuska-Susitna Borough
Platting Technician

EXHIBIT G

Peggy Horton

From: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>
Sent: Friday, March 8, 2019 4:33 PM
To: Peggy Horton; Platting
Subject: ADF&G Comments: Ranchettes B/3 L/3 ROW Vacation Case #2019-023 Tech: PH

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Greetings,

The Alaska Department of Fish and Game (ADF&G) has reviewed the application to vacate a portion of the 33' wide platted road easement along the easterly boundary of Lot 3, Block 3, Ranchettes. The action does not impact fish, wildlife or public access to these resources. Therefore, ADF&G does not have any objections to this proposal.

Adam DuBour

Access Defense Program

Alaska Department of Fish and Game

Division of Wildlife Conservation

333 Raspberry Road

Anchorage, Alaska 99518

(907)267-2292

adam.dubour@alaska.gov

From: Platting <Platting@matsugov.us>
Sent: Wednesday, February 20, 2019 9:59 AM
To: Fink, Mark J (DFG) <mark.fink@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; jmvandiest@gmail.com; retirees@mtaonline.net; jay@valleymarket.com; jmcnuutt@palmerak.org; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@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>; jimsykesdistrict1@gmail.com; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Jill Irsik <Jill.Irsik@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Passmore <Debbie.Passmore@matsugov.us>
Subject: Request for Comments for Ranchettes B/3 L/3 ROW Vacation Case #2019-023 Tech: PH

Good Morning,

Attached is a request for comments for a keyhole ROW Vacation in the Lazy Mountain area. The attached ROW Vacation Report provides information concerning the request. Please review and provide any comments by March 11, 2019.

Regards,
Peggy Horton
Matanuska-Susitna Borough

EXHIBIT H

Peggy Horton

From: Judith Rousselle <jrousselle@gci.com>
Sent: Wednesday, February 20, 2019 12:37 PM
To: Platting
Subject: RE: Request for Comments for Ranchettes B/3 L/3 ROW Vacation Case #2019-023
Tech: PH
Attachments: 20190220123841846.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Ms. Horton:

Upon review of the documentation provided GCI has no objection to the request to vacate a portion of the platted road easement as proposed at the Ranchettes. Please see attached for approval.

Respectfully,

Judith M. Rousselle

From: Platting [mailto:Platting@matsugov.us]
Sent: Wednesday, February 20, 2019 9:59 AM
To: mark.fink@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; jmvandiest@gmail.com; retirees@mtaonline.net; jay@valleymarket.com; jmcnutt@palmerak.org; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@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>; jimsykesdistrict1@gmail.com; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; OSP Design Group <ospdesign@gci.com>; Jill Irsik <Jill.Irsik@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Passmore <Debbie.Passmore@matsugov.us>
Subject: Request for Comments for Ranchettes B/3 L/3 ROW Vacation Case #2019-023 Tech: PH

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good Morning,

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Regards,
Peggy Horton
Matanuska-Susitna Borough
Platting Technician
907-861-7881 direct

EXHIBIT I-1



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874

Comments Due: March 11, 2019

February 20, 2019

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Planning Dept.
AK DNR, Division of Mining/Land/Water	MSB – Planning Division
AK DNR, Public Access Defense	MSB – Development Services
AK DNR, Division of Agriculture	MSB – Pre-Design & Engineering
AK Dept of Environmental Conservation	MSB – Public Works, O&M
AK Dept of Fish & Game, Sport Fish Division	MSB – Assessments
AK Railroad, Engineering Department	MSB – Capital Projects Dept.
Corp of Engineers	MSB – Borough Attorney
U.S. Postmaster	M.E.A.
City of:	M.T.A.
Community Council: Lazy Mountain	Enstar
Fire Service Area: #132 Greater Palmer	GCI
Road Service Area: #19 Lazy Mountain	Assembly District #1

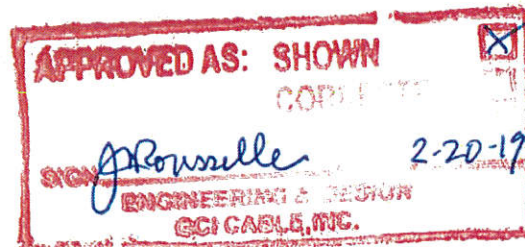
Title: Ranchettes B/3 L/3 ROW Vacation
Location: Sec 27, T18N, R2E, S.M, AK
Petitioner: Alisa Kincaid & Thomas Burton
Address: 15528 E. Jupiter Ave, Palmer AK 99645
Surveyor: Keystone Surveying & Mapping
Address: PO Box 2216, Palmer AK 99645

The request is to vacate a portion of the 33-foot wide platted road easement along the easterly boundary of Lot 3, Block 3, Ranchettes, plat #72-64, to eliminate a structural setback encroachment. The petitioner intends to replace the vacated right-of-way with a slope, drainage, snow storage and utility easement. Located within the SE¼ SE¼ Section 27, Township 18 North, Range 2 East, Seward Meridian, Alaska, lying north of E. Clark-Wolverine Rd. and south of E. Jupiter Ave.

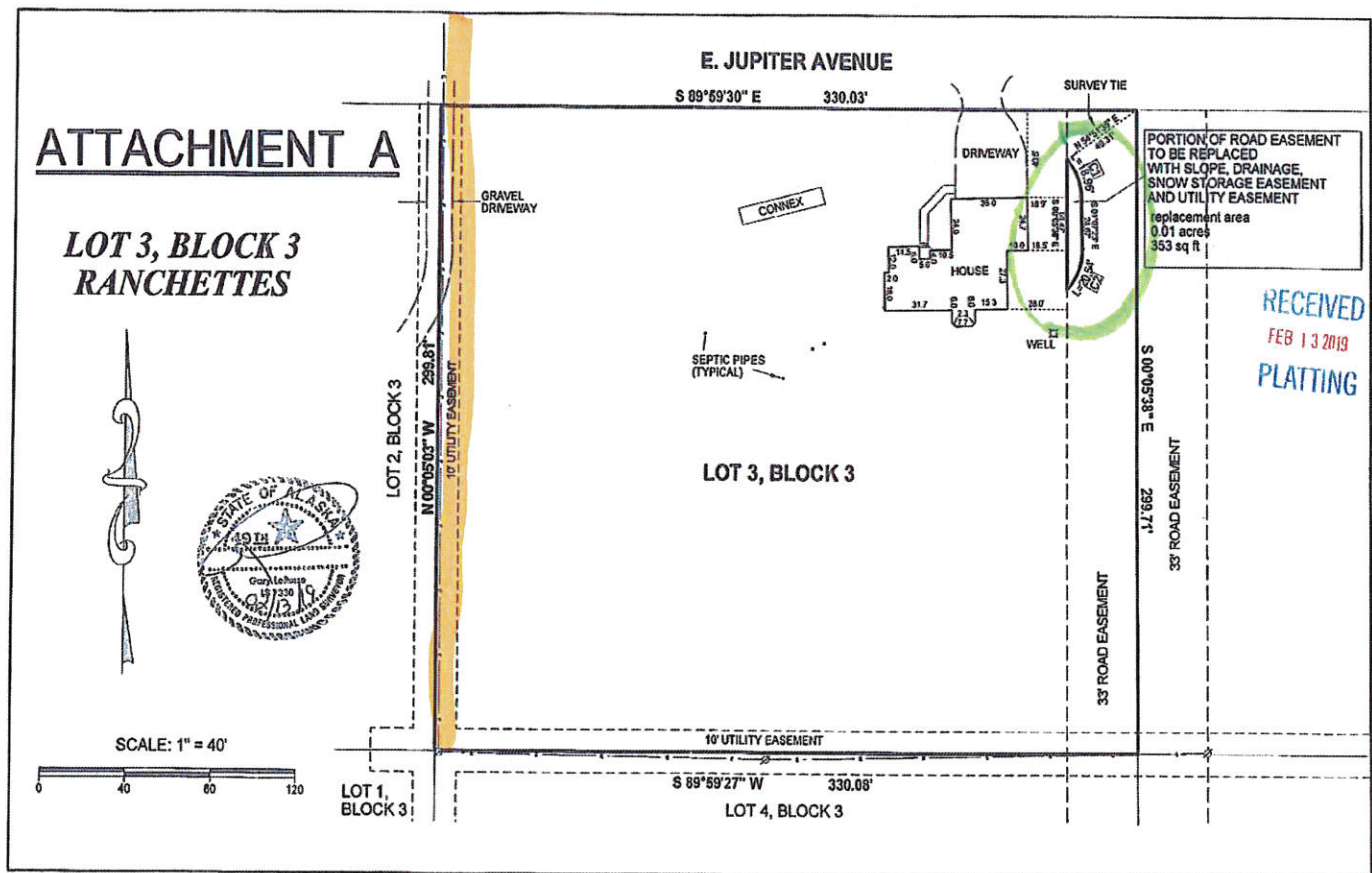
Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the preliminary plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 11, 2019** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **April 4, 2019**.

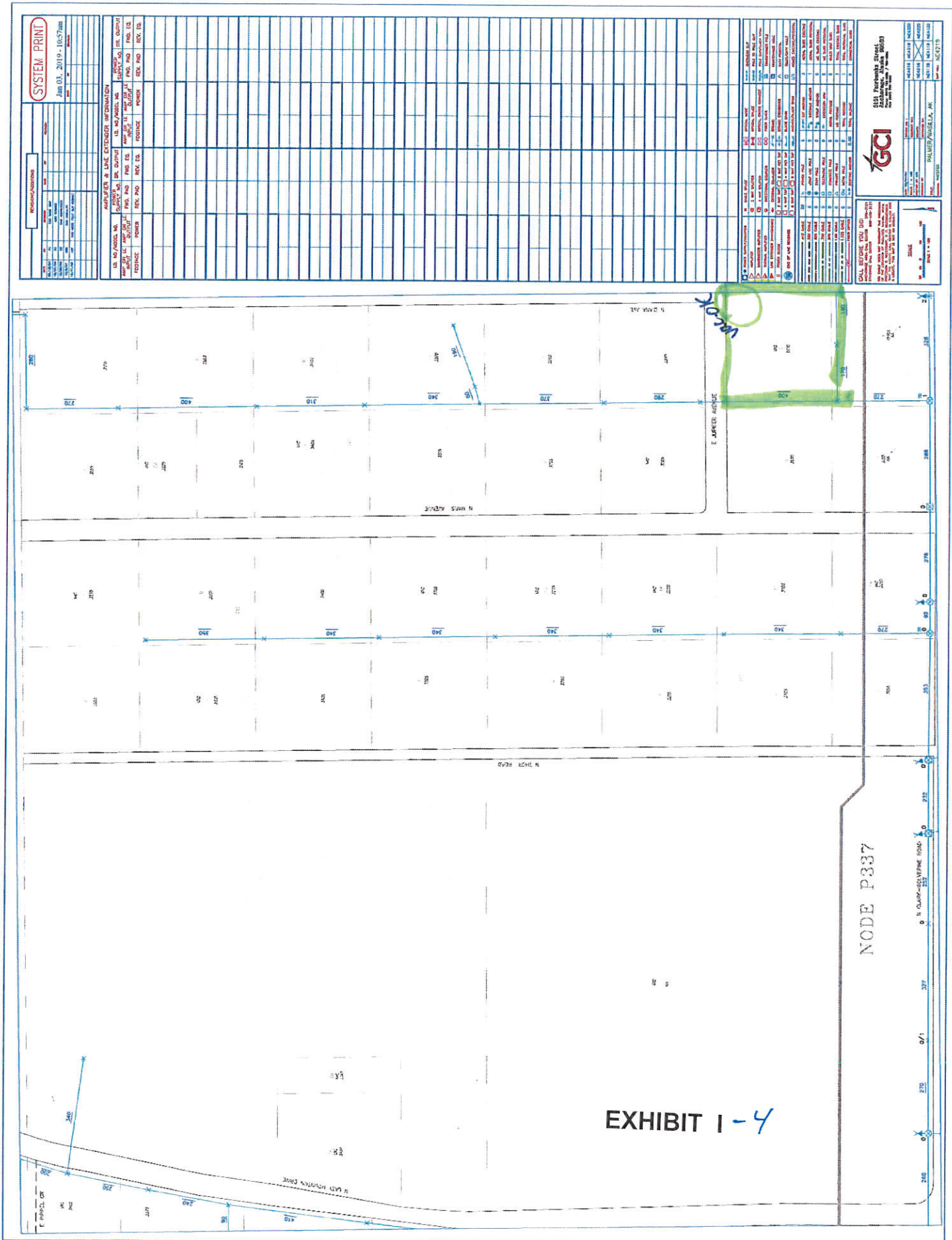
Kindest Regards,

Peggy Horton
Platting Technician
peggy.horton@matsugov.us



Providing Outstanding Borough Services to the Matanuska-Susitna Community.





Peggy Horton

From: Holly Sparrow <hsparrow@mta-telco.com>
Sent: Thursday, February 21, 2019 12:33 PM
To: Platting
Subject: RE: Request for Comments for Ranchettes B/3 L/3 ROW Vacation Case #2019-023
Tech: PH

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

MTA has reviewed the plat for Ranchettes. MTA has no objections.

Thank you for the opportunity to comment.

Holly Sparrow
MTA, ROW Agent

From: Platting <Platting@matsugov.us>
Sent: Wednesday, February 20, 2019 9:59 AM
To: mark.fink@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; jmvandiest@gmail.com; retirees@mtaonline.net; jay@valleymarket.com; jmcnutt@palmerak.org; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@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>; jimsykesdistrict1@gmail.com; mearow@matanuska.com; row@enstarnaturalgas.com; Right of Way Dept. <row@mta-telco.com>; ospdesign@gci.com; Jill Irsik <Jill.Irsik@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Passmore <Debbie.Passmore@matsugov.us>
Subject: Request for Comments for Ranchettes B/3 L/3 ROW Vacation Case #2019-023 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.

Good Morning,

Attached is a request for comments for a keyhole ROW Vacation in the Lazy Mountain area. The attached ROW Vacation Report provides information concerning the request. Please review and provide any comments by March 11, 2019.

Regards,
Peggy Horton
Matanuska-Susitna Borough
Platting Technician

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

March 13, 2019

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

Subject: Preliminary Plat Request for Comments – **Ranchettes B3 L3 ROW Vacation**
(Case No. 2019-023)

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.acres@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "Cassie Acres". The signature is written in a cursive, flowing style.

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

EXHIBIT K

Peggy Horton

From: April Lewis <aprilalaska@hotmail.com>
Sent: Saturday, March 16, 2019 1:15 PM
To: Platting
Subject: Case #2019-023

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

April Lewis
3605 N Diana Ave
Palmer, Alaska 99645

I am writing to say I have no objections to Petitioner Alisa Kincaid, Thomas Burton request to vacate portion of the 33' wide easement along property line on LOT 3, BLOCK 3, RANCHETTES, plat #72-64.

Thank you,
April Lewis
Cassidy Jones

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

APRIL 4, 2019



U.S. POSTAGE PITNEY BOWES
PAGE 44
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FIRST CLASS

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MAR 19 2019

PLATTING

53035B02L012 56
MUELLER CURTIS A & M K
3200 N DIANA AVE
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough ~~Plating Board~~ will consider the following:

PETITIONER: ALISA KINCAID & THOMAS BURTON (owners/petitioners)

REQUEST: The request is to vacate a portion of the 33-foot wide platted road easement along the easterly boundary of **LOT 3, BLOCK 3, RANCHETTES**, plat #72-64, to eliminate a structural setback encroachment. The petitioner intends to replace the vacated right-of-way with a slope, drainage, snow storage and utility easement. Located within the SE¼ SE¼ Sec 27, T18N, R02E, S.M., Alaska, lying north of E. Clark-Wolverine Road and south of E. Jupiter Avenue.

Community Council: Lazy Mountain

Assembly District: #1 Jim Sykes

The Matanuska-Susitna Borough **Plating Board** will hold a public hearing in **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Right-of-Way Vacation** on **April 4, 2019**. The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within the 1200' of the petition area. This will be heard before the **PLATTING BOARD** and you are invited to attend.

If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Plating Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: plating@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the board will be given to the Plating Board in a "Hand-Out" the day of the meeting. To request additional information please contact the Plating Technician, Peggy Horton at (907) 861-7881 or the Plating Secretary at (907) 861-8573.

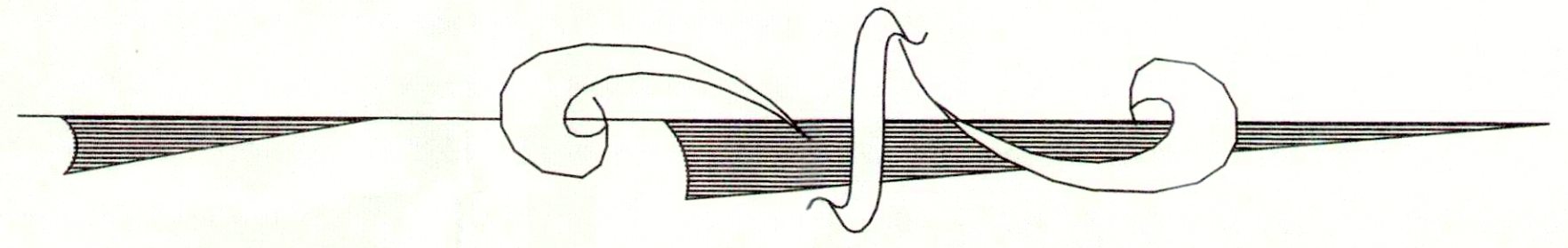
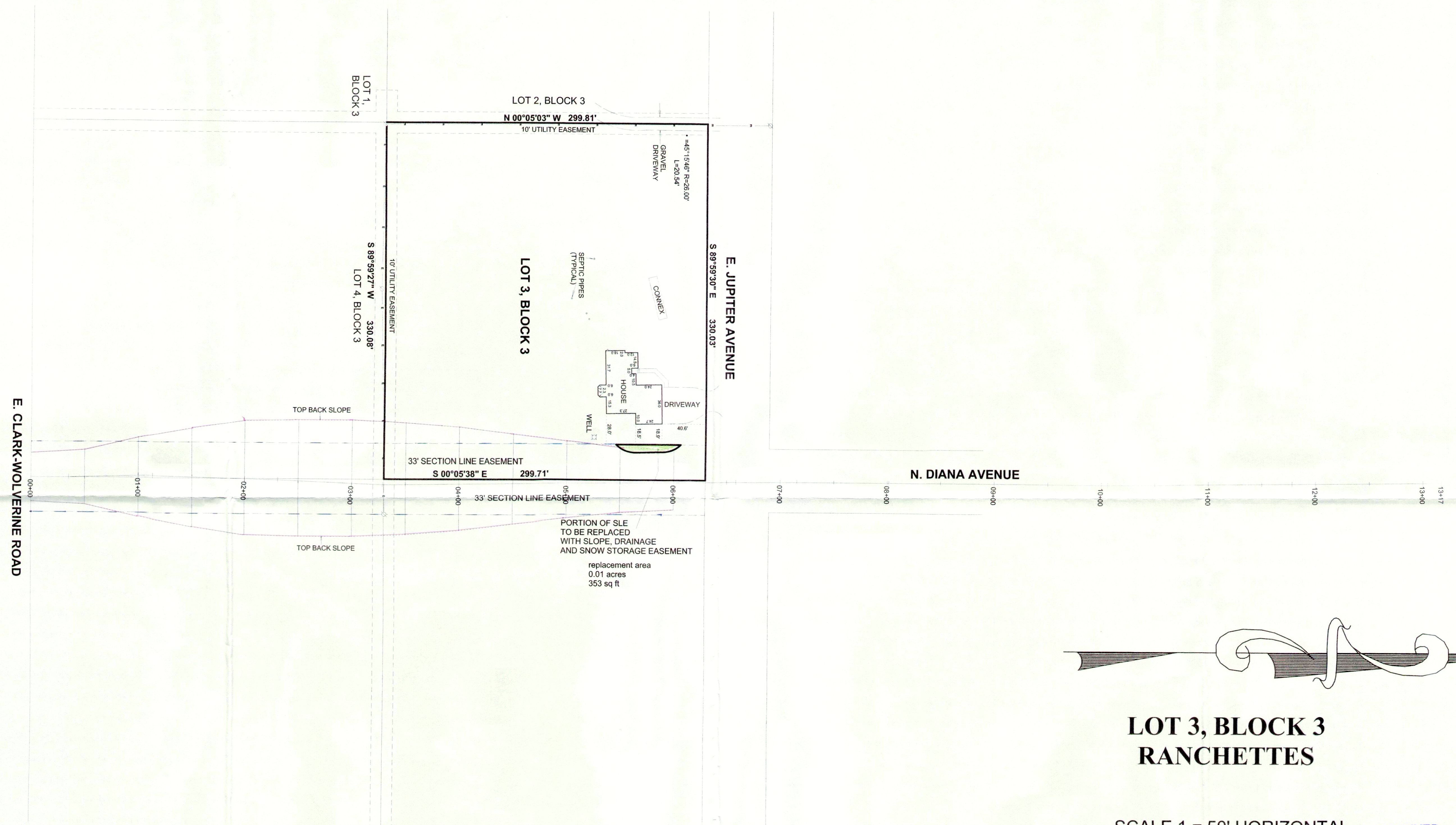
In order to be eligible to file an appeal from a decision of the Plating Board, a person must be designated an *interested party*. See MSB 15.39.010 for definition of "Interested Party". The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is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

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

☒ No Objection [] Objection [] Concern

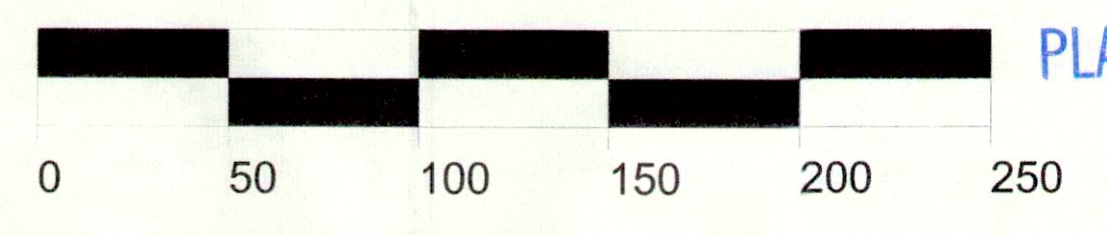
Name: Curtis/Marge Mueller Address: 3200 N. Diana Ave.

Comments: It is extremely unlikely that right-of-way would ever be used for a road. The center line is used as surface drainage and sometimes has a heavy flow of water. We favor vacation as petitioned for.



**LOT 3, BLOCK 3
RANCHETTES**

SCALE 1" = 50' HORIZONTAL
1" = 5' VERTICAL



RECEIVED
FEB 20 2019
PLATTING



4B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 4, 2019**

PRELIMINARY PLAT: **SPORTSMAN'S PARADISE PUEs**

LEGAL DESCRIPTION: **SEC 29/30, T22N, R3W & SEC 13/24/25, T22N, R4W,
SEWARD MERIDIAN, AK**

PETITIONER: **BUCKET CREEK CO. TRUST, GOLDEN NUGGET INV.
CO. TRUST, BUMPY CIRCLE CO. TRUST, ET AL**

SURVEYOR/ENGINEER: **EDGE SURVEY & DESIGN, LLC/STEINER DESIGN &
CONSTRUCTION SERVICE, LLC**

REVIEWED BY: PEGGY HORTON CASE: 2019-028

REQUEST

The request is to grant nine public use easements (PUEs) north of the Kashwitna River and 4 miles east of mile 87 Parks Hwy, to be known as Sportsman's Paradise PUEs to facilitate a future subdivision of land. Located within Sections 29 & 30, Range 3 West and Sections 13, 24, & 25, Range 4 West, all within Township 22 North, Seward Meridian, Alaska. The PUEs are a minimum of 60' wide and expand when the terrain requires, offering a constructible roadway.

EXHIBITS:

Vicinity Maps	EXHIBIT A
Engineer's Report	EXHIBIT B
Hillshade Exhibit	EXHIBIT C
Section Line Determination	EXHIBIT D

COMMENTS:

Land Management	EXHIBIT E
DPW Engineer	EXHIBIT F
Planning Division	EXHIBIT G
Permit Center	EXHIBIT H
RSA 15 Chair	EXHIBIT I
Engineer's Response	EXHIBIT I-2
FSA Chair	EXHIBIT J
Public	EXHIBIT K

DISCUSSION:

The petitioners are granting these PUEs to create legal access for a future 40-acre exemption process. The 40-acre exemption process is contained within MSB 43.15.012 and allows land owners to divide or combine large parcels of land by document in an expedited manner where the smallest parcel created is 40 acres in size. The 40-acre exemption process requires that legal access to the parcels exist, and that road construction within those rights-of-way is feasible, but no road construction is required. The petitioners have not provided a design for that future subdivision.

Within this area, there are recorded private access easements as shown on the Record of Survey. Any legal rights those private easements create may cause conflict in the future. Public Use Easements need to be fully available and unrestricted for the public. Therefore, the private easements within these proposed public use easements must be released **(Recommendation #2)**.

Constructability: Steiner Design & Construction Services, LLC provided preliminary roadway design **(Exhibit B)** to show the PUEs are constructible. MSB 43.15.021(C) requires that public use easement be constructible. The rights-of-way vary in width to allow for construction in challenging terrain **(Exhibit C)**. Staff notes the minimum width of the rights-of-way is 60', as required in MSB 43.20.060(C).

COMMENTS:

Borough: Land & Resource Management have no objections **(Exhibit E)**. They noted the Herning Trail-Question Creek RS-2477 (adjudicated by DNR) traverses through 22N04W25A002. The trail through this section could be vacated and relocated to the easterly section line easement as noted on the attached map for connection with the proposed Caswell Area Trail identified in the MSB Recreational trails Plat 2016 Update. Staff notes, the petitioners have not requested to vacate any trails. The Record of Survey shows the RS2477 trail on sheets 1, 3, 4, & 5.

DPW Engineer would like to have more standardized widths **(Exhibit F)**. Will any utility easements be dedicated? Staff notes the petitioner is providing the minimum widths required for the terrain, according to the engineer. Utility easements are not provided for.

Planning Division recommended the petitioner improve road connectivity by adding PUEs to connect to the subdivision to the west **(Exhibit G)**; specifically:

- Ridge Ln (*Eastridge Ln within Hidden Hills*)
- Kashwitna Ln (*within Hidden Hills*)
- Unnamed PUE between Ridge and Kashwitna (*Tract I within Hidden Hills, dedicated for recreational use and maintenance of lakes and waterways*)
- PUE extending east from Walker Ave. (*the 50' section line easement between Sections 24 & 25*)

Planning also suggests S. Moose Rack St continuing all the way through the property be created as a PUE as shown on the Official Streets and Highways Plan. Staff notes the surveyor certified that 50' Section Line Easements exist along those section lines, therefore public rights-of-way exist for S. Moose Rack St and for alternate access from the west (**Exhibit D**). The Planning Division highly discourages creating cul-de-sacs or any long roads without alternative access when possible. These can (1) create traffic bottlenecks, (2) slow emergency response times and prevent alternative access when one way is blocked, (3) lead to a disconnected transportation in the Borough that is more expensive to maintain, (4) decrease walkability, and (5) foster dependency on personal vehicles. The 2035 Long Range Transportation Plan (LRTP), recommended by the Planning Commission and adopted by the Borough Assembly, states that new roadways should enhance connectivity to make a multi-modal transportation network viable. Because PUEs currently exist at the location mentioned in the "Conditions" section, new PUEs should connect to these. Staff notes the terrain may be challenging for any future road construction, but 100' of section line easement (public rights-of-way) exists between sections 13 & 24, 24 & 25 and 25 & 36, providing multiple access routes to and within the area.

Permit Center commented that any existing or newly dedicated public rights-of-way would require MSB driveway permits (**Exhibit H**).

Road Service Area: DJ McBride, the RSA 15 Chairperson, commented with several questions regarding long-term impacts of additional subdivisions in this area, maintenance of the roads, construction of the roads, future use of the land (**Exhibit I**). Staff responses to most of those questions is at **Exhibit I-3 & 4**). Comment #12, asked: "There appears to be a topographical water feature which one of the roads will cross and there appears to be no plan for a culvert or bridge over it; how will this be addressed?"

The petitioner's engineer responded (**Exhibit I-2**), "These plans were prepared to show "constructability" and to help establish the minimum easements needed for the roads. If these road(s) were to be constructed there would be a number of locations where culvert(s)/bridge(s) would need to be considered. However, the installation of a culvert would not change the slope of fill/cut of the roads and would not increase the area needed for road easements. If it was decided to use some type of a bridge, the footprint of the road would actually narrow and less of an easement would be needed. At this time the design was not intended to be so detailed as to include drainage facilities (culverts/bridges) and as such, no further considered would be needed regarding this issue."

Fire Service Area: Dr. Ken Eggleston, FSA member, submitting concerns on behalf of the Caswell Fire District Board of Supervisors (**Exhibit J**). He commented about increased use of the limited access roads within the district, only one access into this area via Hidden Hills Road, which is in poor shape. They are concerned about the impact of increased use the proposed subdivision would have on this road, along with other main roads in the area, which the fire apparatus also use. The addition of this new area could also severely impact the ability of the fire district to serve this area with marginal access via Pass-the-Bait. Staff notes he is correct in that there is only one constructed access from the Parks Hwy. This project is

creating public easements, not subdividing land, although this project is intended to facilitate the future division of land.

Public: Dona Laubhan, nearby owner, commented that the subdivision should have two accesses (**Exhibit K**). Staff notes she is speaking of a future subdivision, this project is to create easements for legal access for that future subdivision. Her request for additional access points to the section line easement between Sections 24 & 25. The plats of these two subdivisions on either side of this section line indicate 50' section line easements exist at this point. The surveyor also determined 50' section line easements exist on the Sportsman's property.

CONCLUSION

The request to create Sportsman's Paradise Public Use Easements is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 *Public Use Easement Acceptance Procedure*. The petitioner is granting these easements for public access to facilitate a future subdivision using the 40-acre exemption process.

A professional engineer created roadway design plans to provide evidence the proposed rights-of-way are constructible. The surveyor provided a record of survey showing the boundaries of the public use easements and existing RS2477 trails. Private easements will need to be released where they cross the public easements. Along the section lines between sections 13 & 24, 24 & 25 and 25 & 36, there exists section line easements that provide for an alternate access point to this area.

RECOMMENDATIONS

Recommended motion: "I move to approve the Sportsman's Paradise Public Use Easements, located within Township 22 North, Ranges 3 & 4 West, Seward Meridian, Alaska contingent on the following staff recommendations:"

1. Submit the mailing and advertising fee.
2. Obtain release of any private easements within the proposed public use easements.
3. Submit a record of survey showing monumentation in accordance with MSB 43.15.021(E).
4. Submit a public use easement document, signed by those having legal and equitable interest, to be recorded along with the Record of Survey.
5. Provide updated Certificate to Plat executed within 7 days, prior to recording the public use easement per MSB 43.15.053(E).
6. Submit recording fee, payable to the State of Alaska, DNR.

FINDINGS

1. The request to create Sportsman's Paradise Public Use Easements is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedure.
2. A Land Surveyor provided a record of survey showing the proposed rights-of-way as required by MSB 43.15.021(A).
3. A Civil Engineer provided roadway design to prove the constructability of the PUEs as required by MSB 43.15.021(C). These plans were prepared to show "constructability" and to help establish the minimum easements needed for the roads.
4. No construction of the public use easements is required.
5. No utility easements are being granted with the public use easements.
6. The reason for these public use easements are to create legal access for a future division of land.
7. There are existing section line easements that provide alternate access to this area from the properties to the west.
8. The public submitted concerns about the future division of land, additional road traffic, future road construction, a single access route into this area from the Parks Hwy, and road maintenance. Staff notes no construction of the easements is required at this time. If, in the future, construction is contemplated, a permit from the MSB Permit Center would be required.

VICINITY MAP

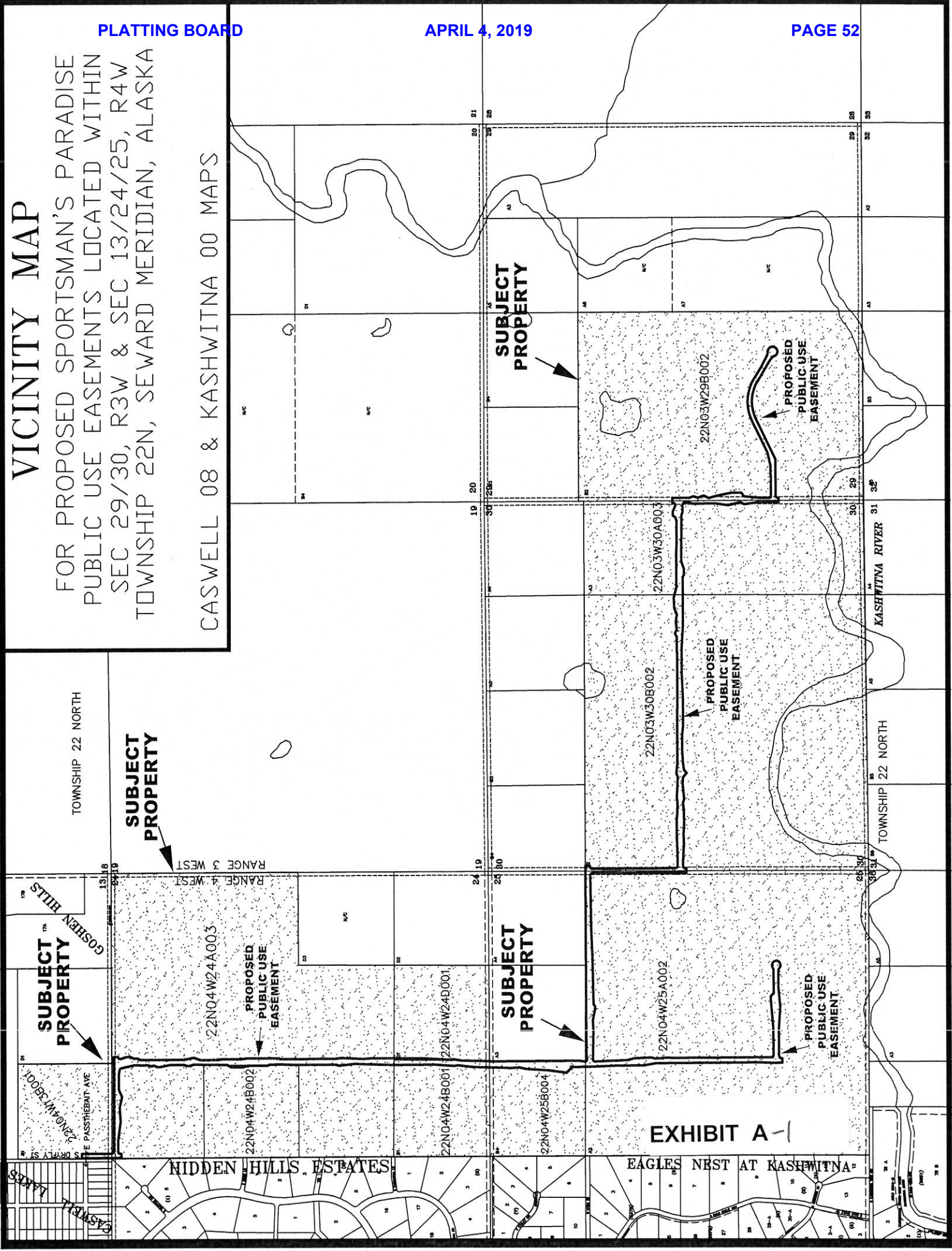
FOR PROPOSED SPORTSMAN'S PARADISE
PUBLIC USE EASEMENTS LOCATED WITHIN
SEC 29/30, R3W & SEC 13/24/25, R4W
TOWNSHIP 22N, SEWARD MERIDIAN, ALASKA

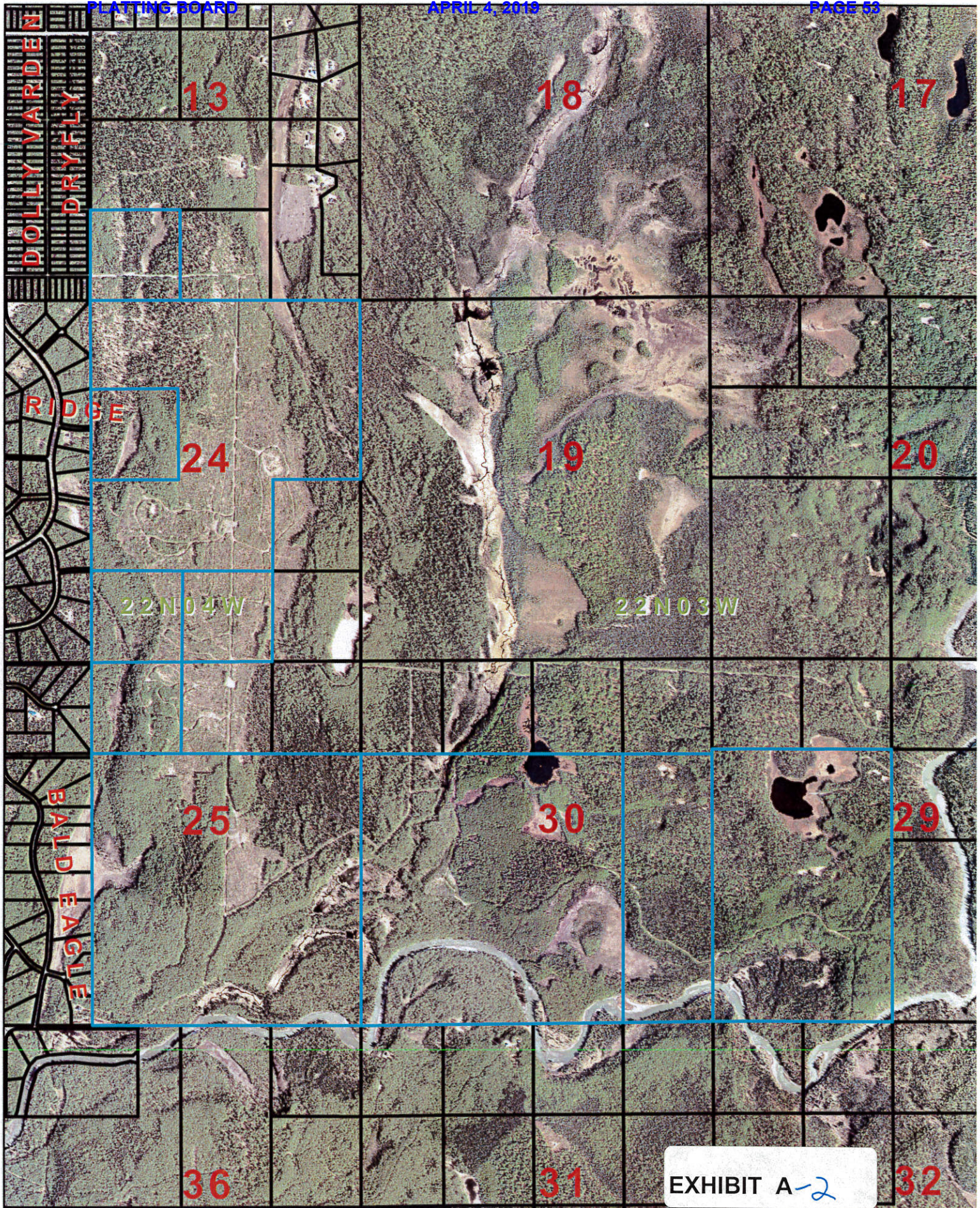
CASWELL 08 & KASHWITNA 00 MAPS

PLATTING BOARD

APRIL 4, 2019

PAGE 52





SPORTSMAN'S PARADISE SUBDIVISION PRELIMINARY ROADWAY DESIGN

WILLOW, AK

RECEIVED

SEP 27 2018

PLATTING

Agenda Copy

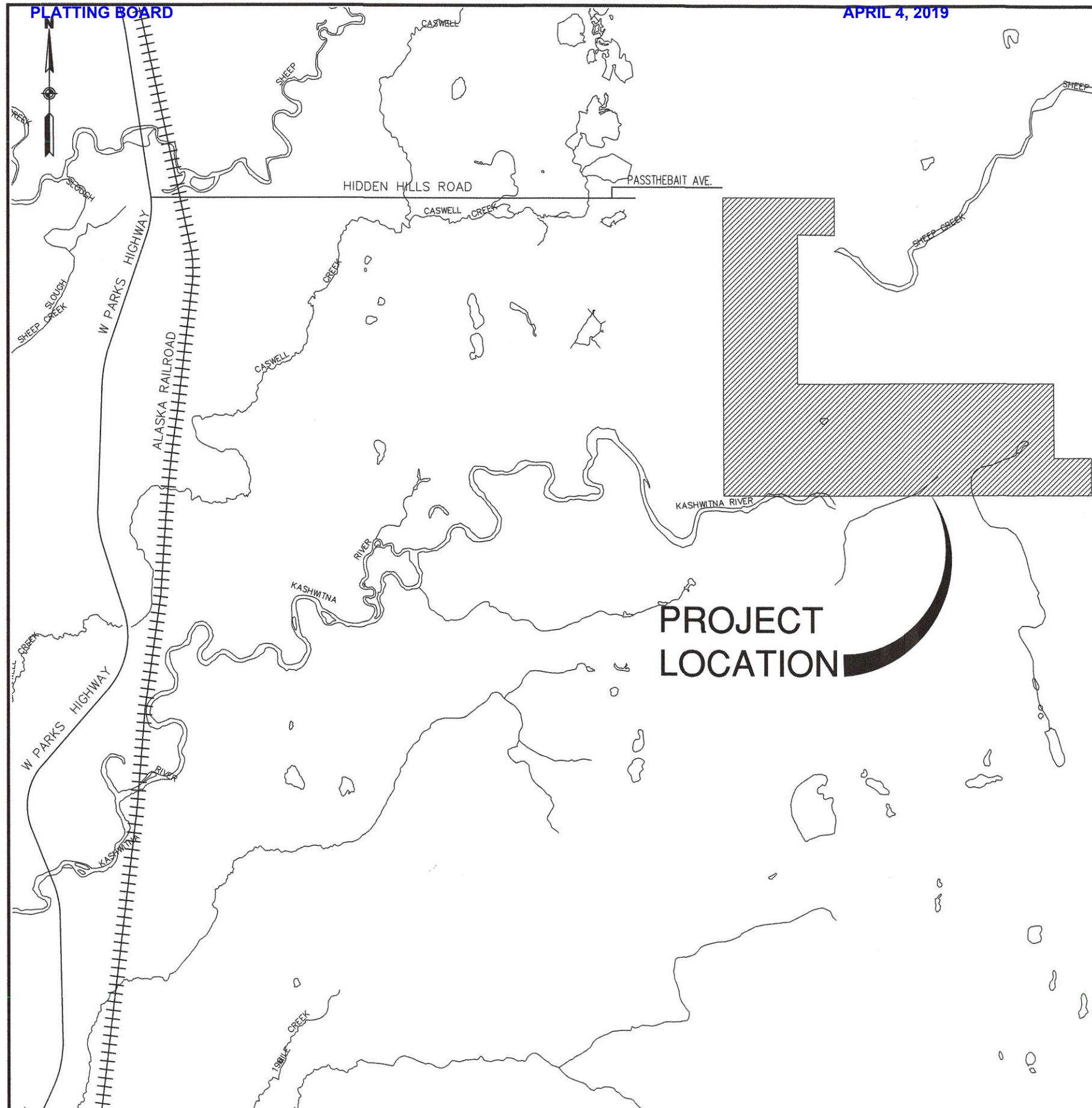
SHEET INDEX

- C0.00 - COVER SHEET
- C0.01 - GENERAL NOTES, TYPICAL ROAD SECTIONS
- C1.00 - SHEET LAYOUT
- C2.00 - DRYFLY STREET - PLAN AND PROFILE
- C2.10 - A STREET - PLAN AND PROFILE
- C2.20 - 1 STREET - PLAN AND PROFILE - START TO STA. 25+00
- C2.21 - 1 STREET - PLAN AND PROFILE - STA. 25+00 TO STA. 52+00
- C2.22 - 1 STREET - PLAN AND PROFILE - STA. 52+00 TO STA. 77+50
- C2.23 - 1 STREET - PLAN AND PROFILE - STA. 77+50 TO END
- C2.30 - B STREET - PLAN AND PROFILE - START TO STA. 13+50
- C2.31 - B STREET - PLAN AND PROFILE - STA. 13+50 TO END
- C2.40 - C STREET - PLAN AND PROFILE
- C2.50 - 2 STREET - PLAN AND PROFILE
- C2.60 - D STREET - PLAN AND PROFILE - START TO STA. 27+00
- C2.61 - D STREET - PLAN AND PROFILE - STA. 27+00 TO END
- C2.70 - 3 STREET - PLAN AND PROFILE
- C2.80 - E & F STREETS - PLAN AND PROFILE
- C2.90 - 4 STREET - PLAN AND PROFILE
- C2.91 - G STREET - PLAN AND PROFILE

EXHIBIT B-1

SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

PLAN SET DATE: 5/15/2018



PROJECT
LOCATION

VICINITY MAP



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR.
WASILLA, AK 99623
PH: (907) 357-5609
FAX: (907) 357-5608

SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN
WILLOW, ALASKA

BY	DATE	REVISIONS

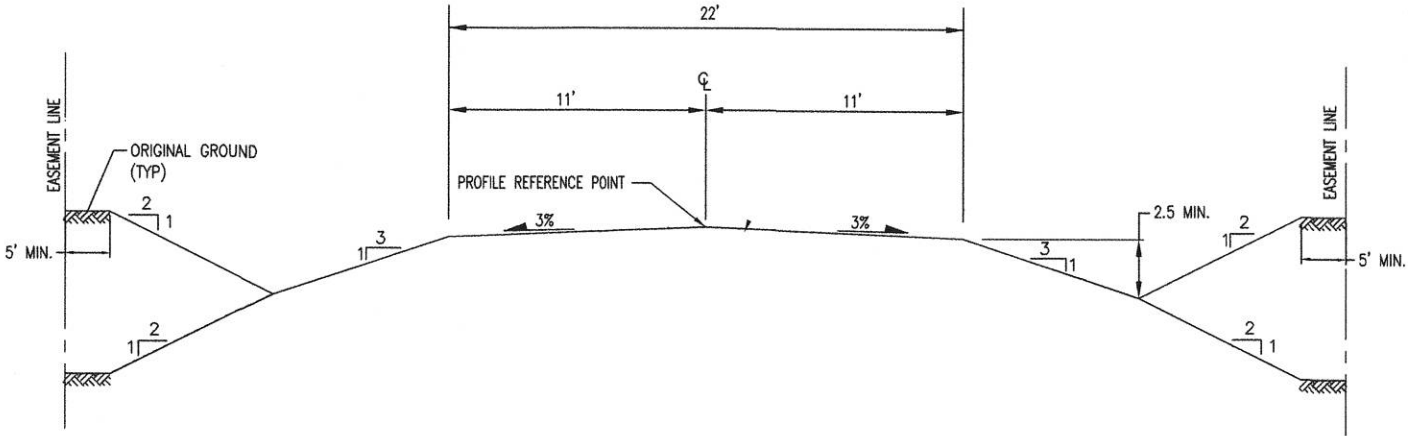
JOB NO.:	17-005
DATE:	5/15/2018
DRAWN:	DES
REVIEWED:	DES

SHEET TITLE
GENERAL NOTES TYPICAL ROAD SECTIONS

SHEET
C0.01

NOTES

1. DESIGN SPEED = 30 MPH
2. VERTICAL CURVE DESIGN CRITERIA:
CREST VERTICAL CURVE MIN. K VALUE = 19
SAG VERTICAL CURVE MIN. K VALUE = 37



1 SUBCOLLECTOR ROAD TYPICAL SECTION
C0.01 SCALE: NOT TO SCALE

GENERAL NOTES

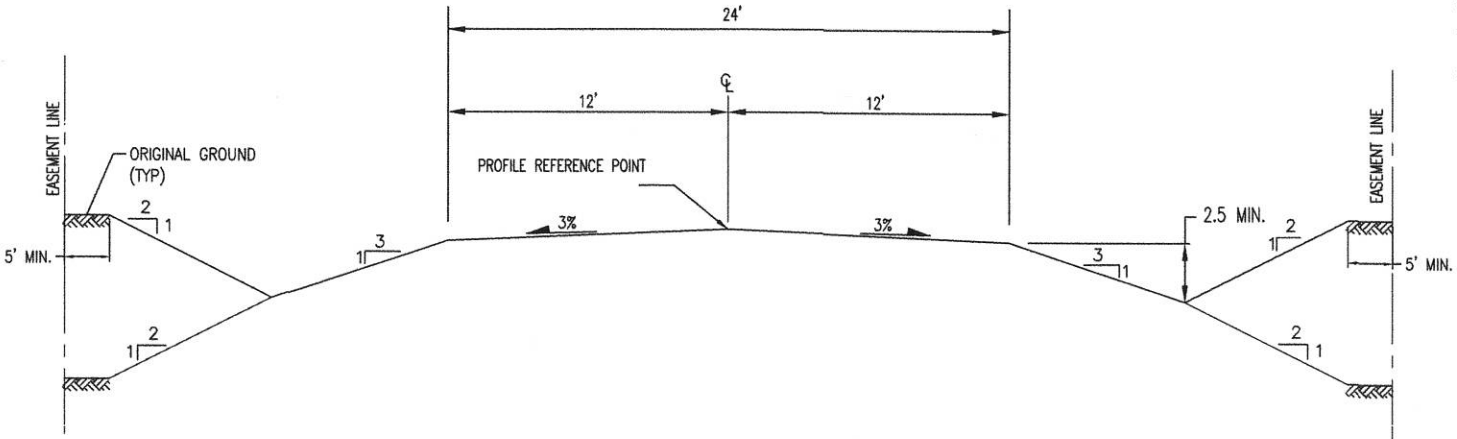
1. ROADWAY DESIGN IS BASED MSB SUBDIVISION CONSTRUCTION MANUAL.
2. ROADWAY DESIGN IS FOR GEOMETRY ONLY TO ESTABLISH EASEMENT LINES.

SURVEY NOTES

1. THE FIELD SURVEY WAS PERFORMED BY EDGE SURVEYING AND DESIGN, LLC.
2. CONTACT EDGE SURVEYING AND DESIGN, LLC ABOUT SURVEY CONTROL AND BENCHMARK(S).

NOTES

1. DESIGN SPEED = 35 MPH
2. VERTICAL CURVE DESIGN CRITERIA:
CREST VERTICAL CURVE MIN. K VALUE = 29
SAG VERTICAL CURVE MIN. K VALUE = 49



2 COLLECTOR ROAD TYPICAL SECTION
C0.01 SCALE: NOT TO SCALE

CALL BEFORE YOU DIG !
ALASKA DIG LINE ----- 811
CALL AT LEAST 72 HOURS BEFORE EXCAVATION

EXHIBIT B-2

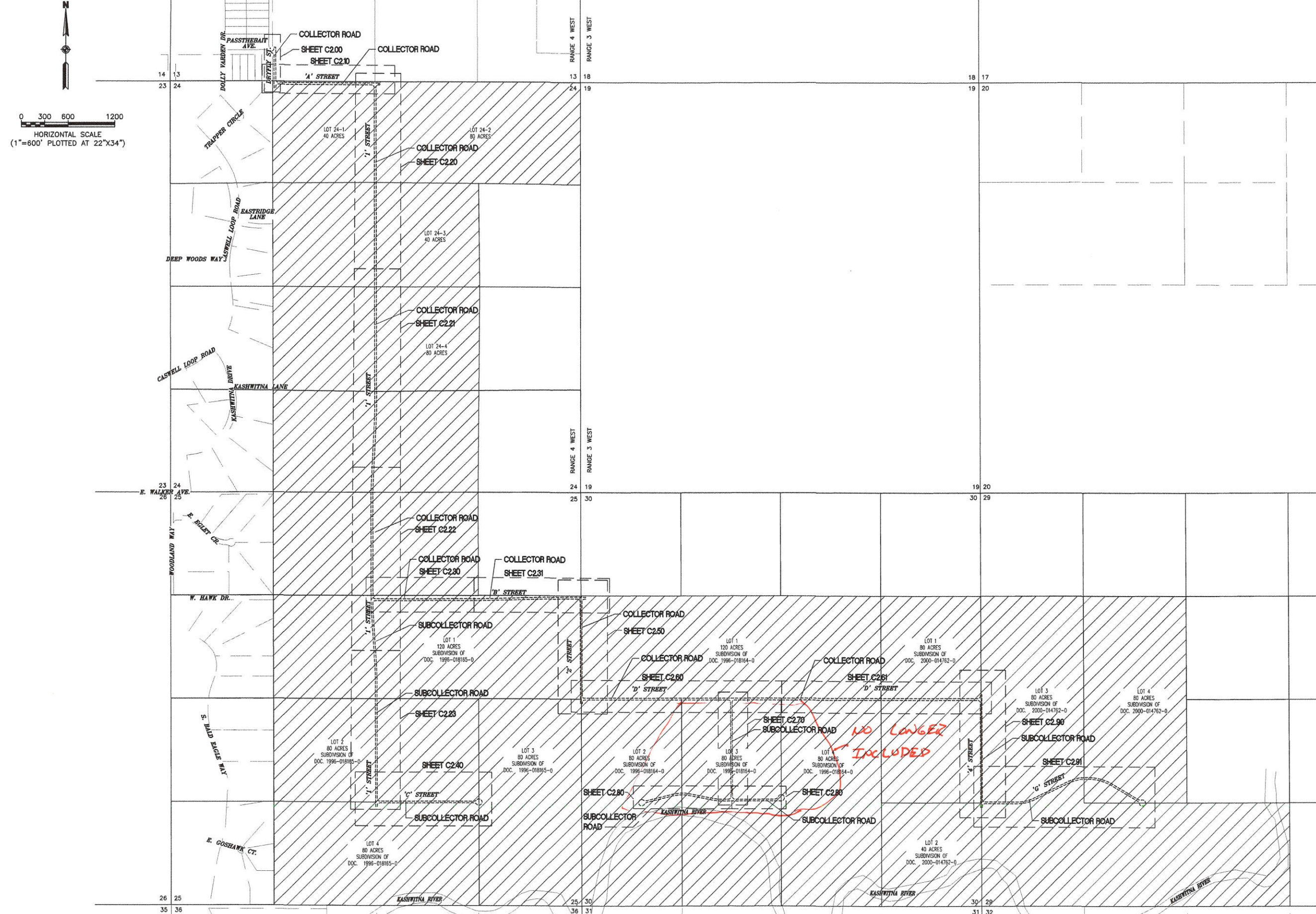


EXHIBIT B-3



SDCS, LLC
 STENER DESIGN & CONSTRUCTION SERVICES, LLC
 5900 W. DEWBERRY DR. PH: (907) 357-5609
 WASILLA, AK 99623 FAX: (907) 357-5608

SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN
 WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.: 17-005
 DATE: 5/15/2018
 DRAWN: DES
 REVIEWED: DES

SHEET TITLE
 SHEET LAYOUT

SHEET
 C1.00



SDCS, LLC
STENER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN
WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.:	17-005
DATE:	5/15/2018
DRAWN:	DES
REVIEWED:	DES

SHEET TITLE
DRYFLY STREET
PLAN AND PROFILE

SHEET
C2.00

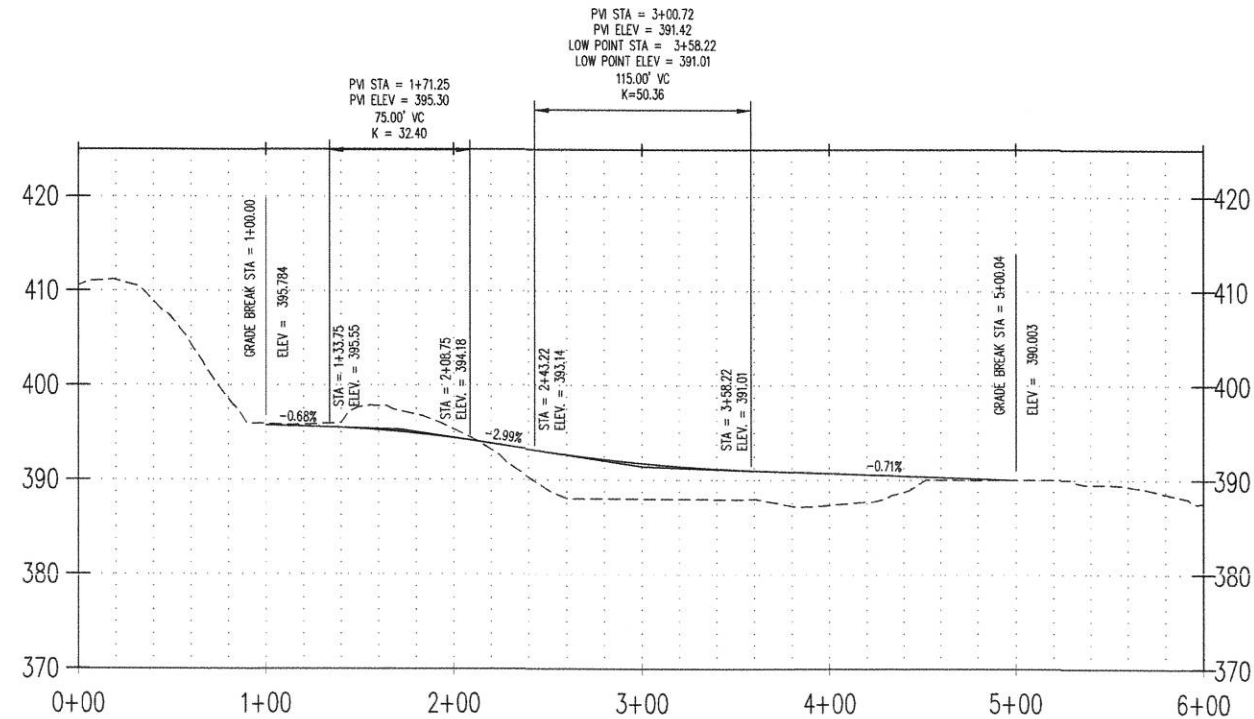
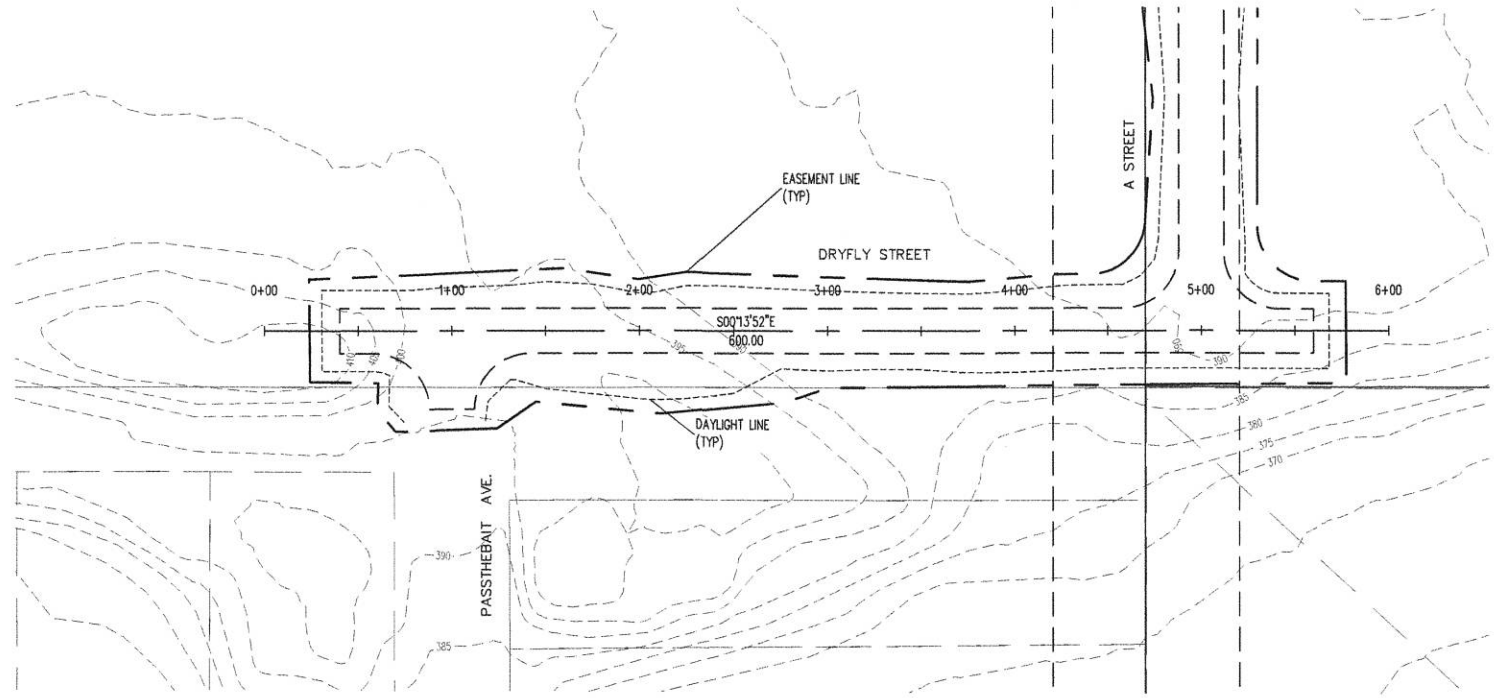
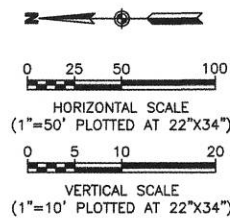


EXHIBIT B-4

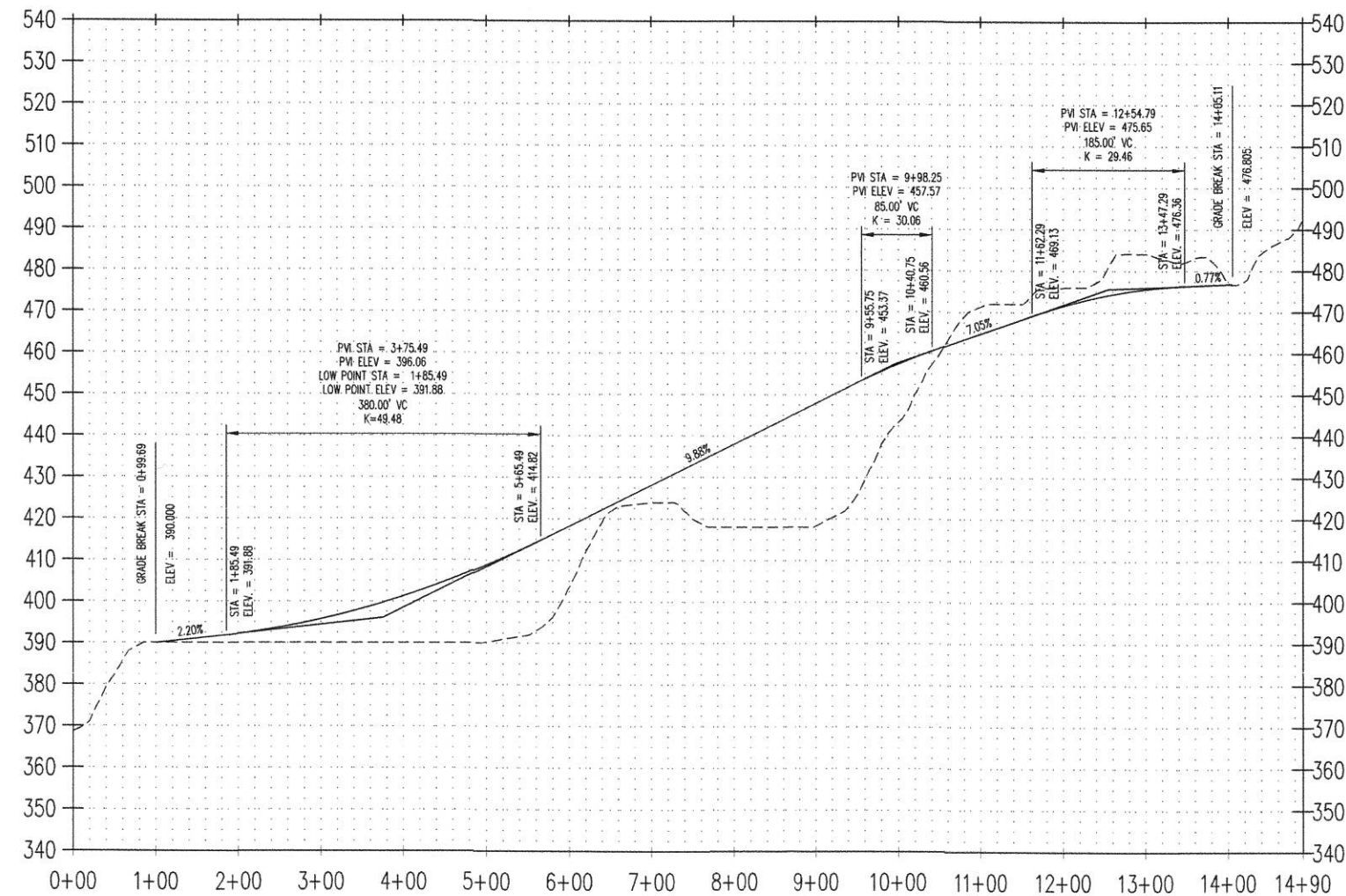
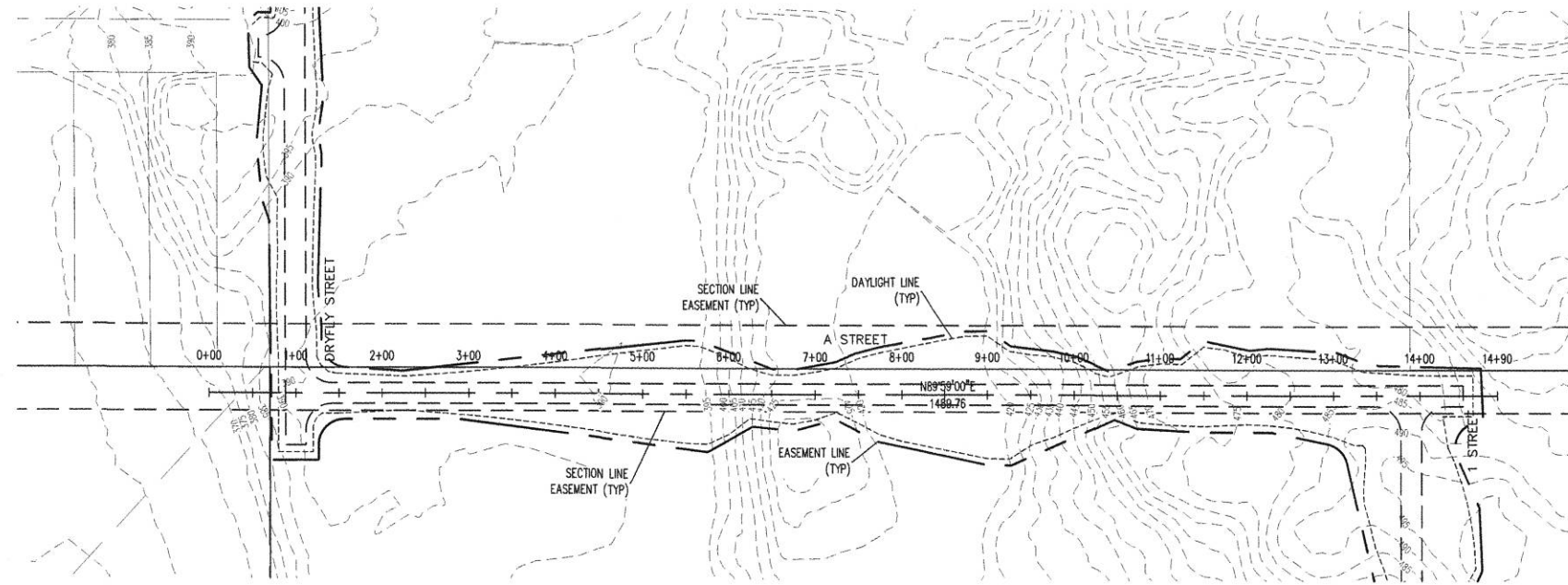
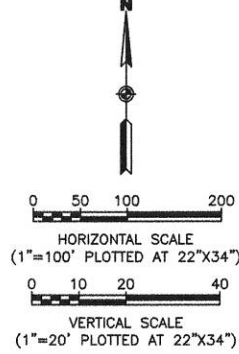


EXHIBIT B-5



SDCS, LLC
STENER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR.
WASILLA, AK 99623
PH: (907) 357-5609
FAX: (907) 357-5608

**SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN**
WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.: 17-005
DATE: 5/15/2018
DRAWN: DES
REVIEWED: DES

SHEET TITLE
A STREET
PLAN AND PROFILE

SHEET
C2.10

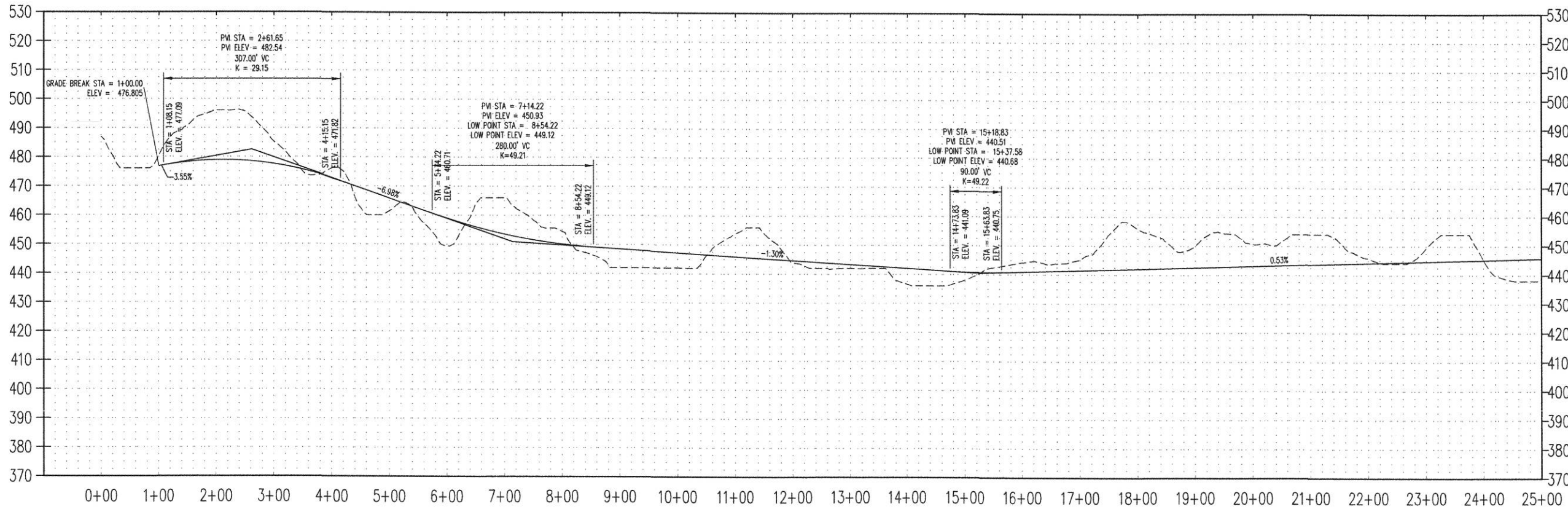
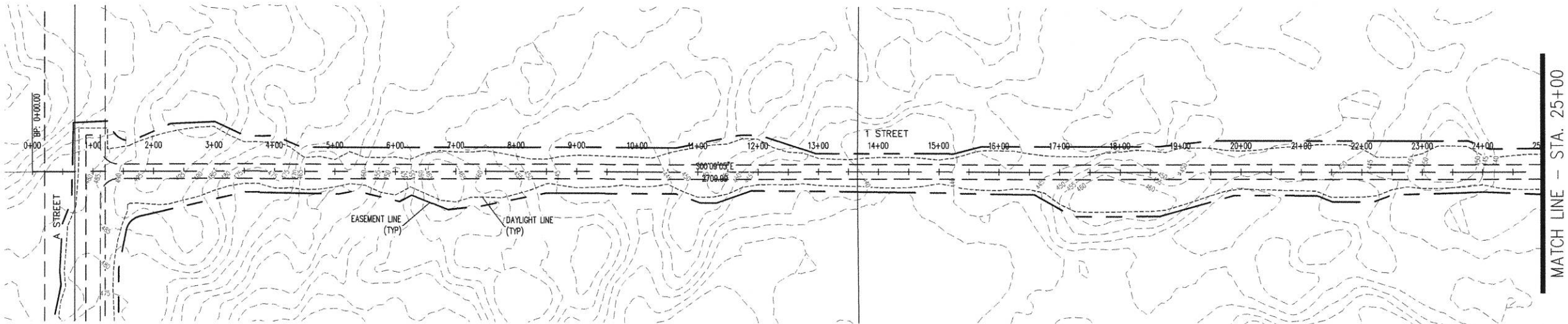
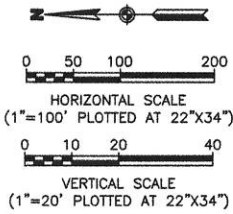
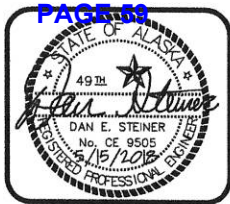


EXHIBIT B-6



SDCS, LLC
STENER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

**SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN**
WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.:	17-005
DATE:	5/15/2018
DRAWN:	DES
REVIEWED:	DES

SHEET TITLE
1 STREET
PLAN AND PROFILE
START TO STA. 25+00

SHEET
C2.20

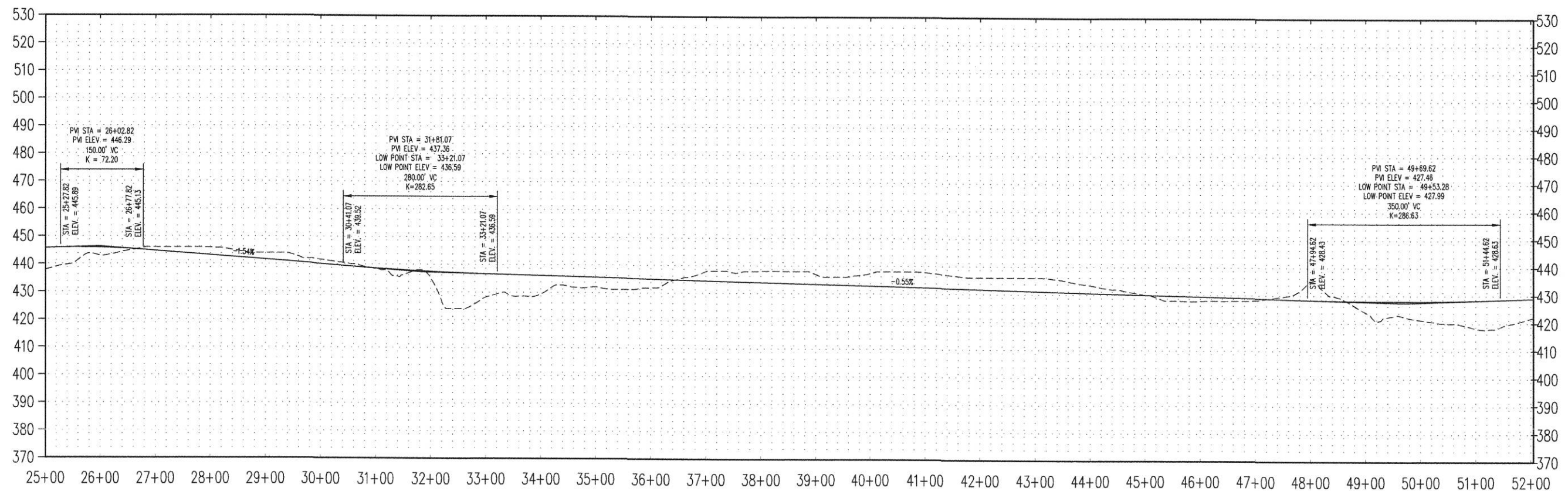
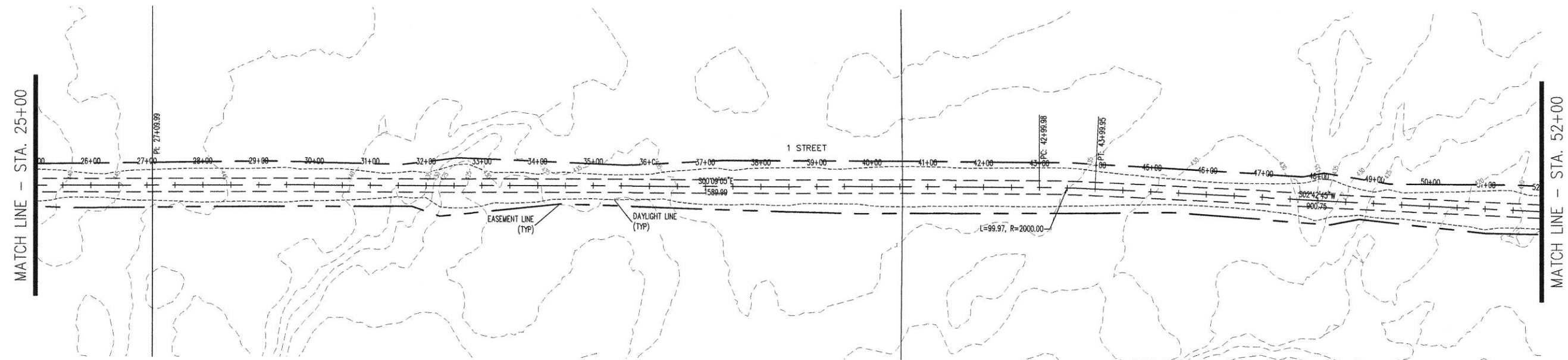
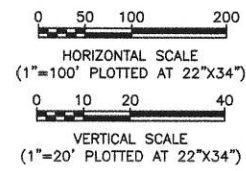


EXHIBIT B-7



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

**SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN**
WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.: 17-005
DATE: 5/15/2018
DRAWN: DES
REVIEWED: DES

SHEET TITLE
1 STREET
PLAN AND PROFILE
STA. 25+00 TO STA. 52+00

SHEET
C2.21

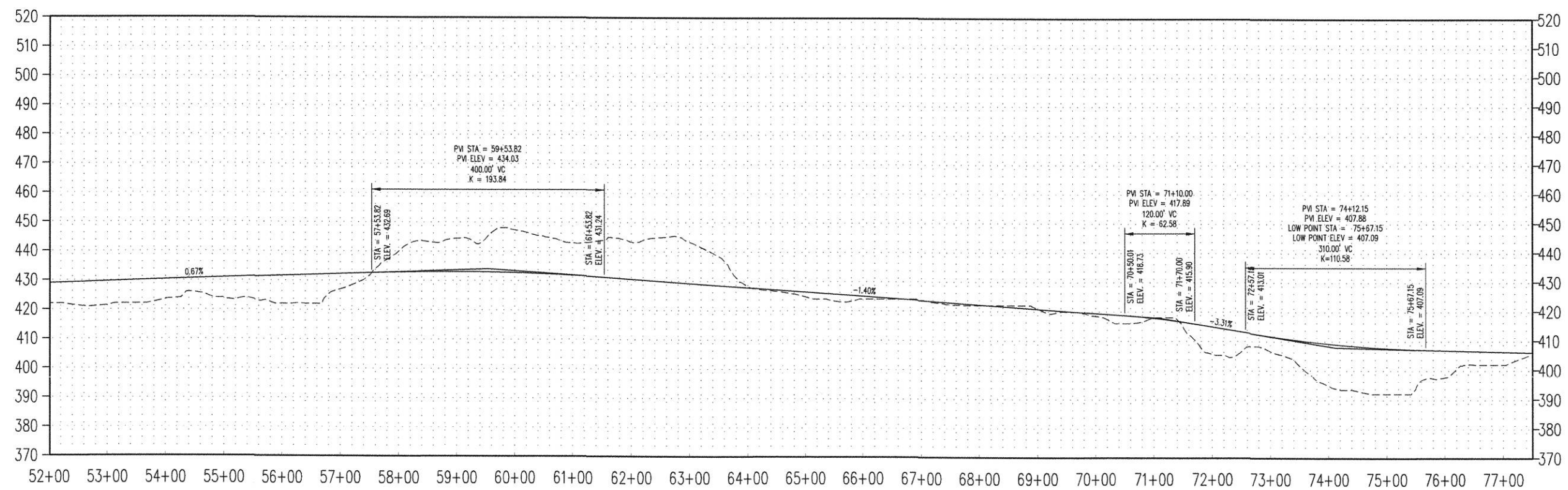
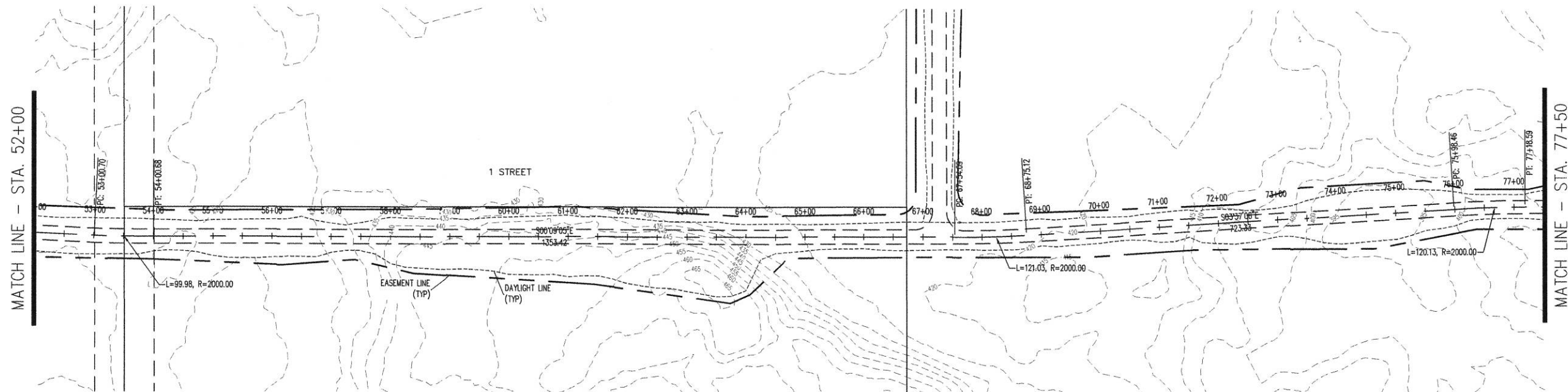
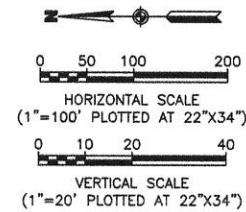


EXHIBIT B-8



SDCS, LLC
STENER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN

WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.: 17-005
DATE: 5/15/2018
DRAWN: DES
REVIEWED: DES

SHEET TITLE
1 STREET
PLAN AND PROFILE
STA. 52+00 TO STA. 77+50

SHEET
C2.22

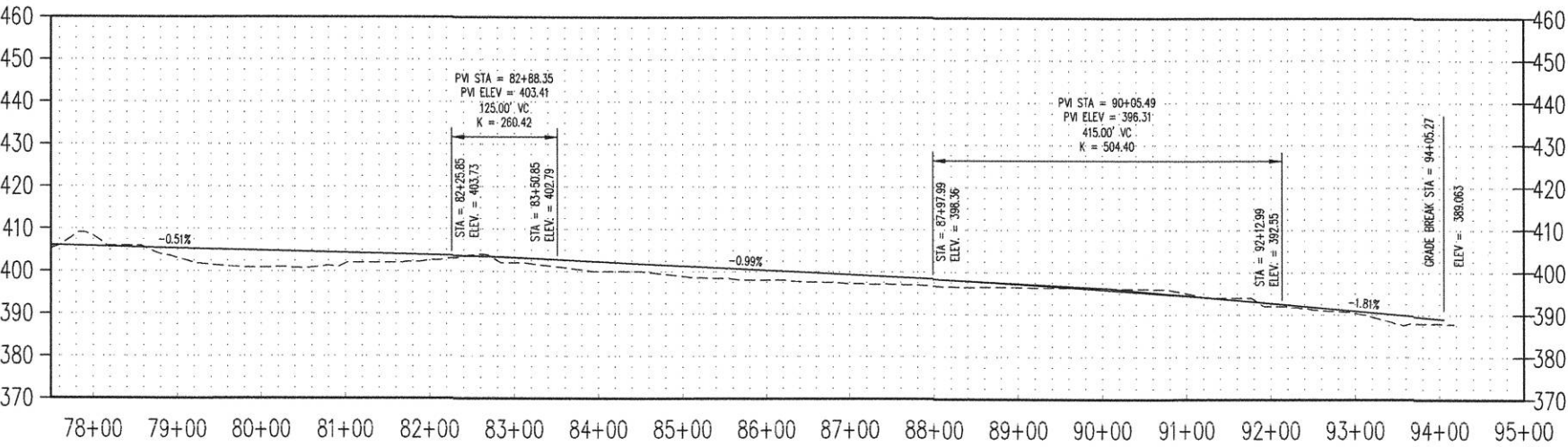
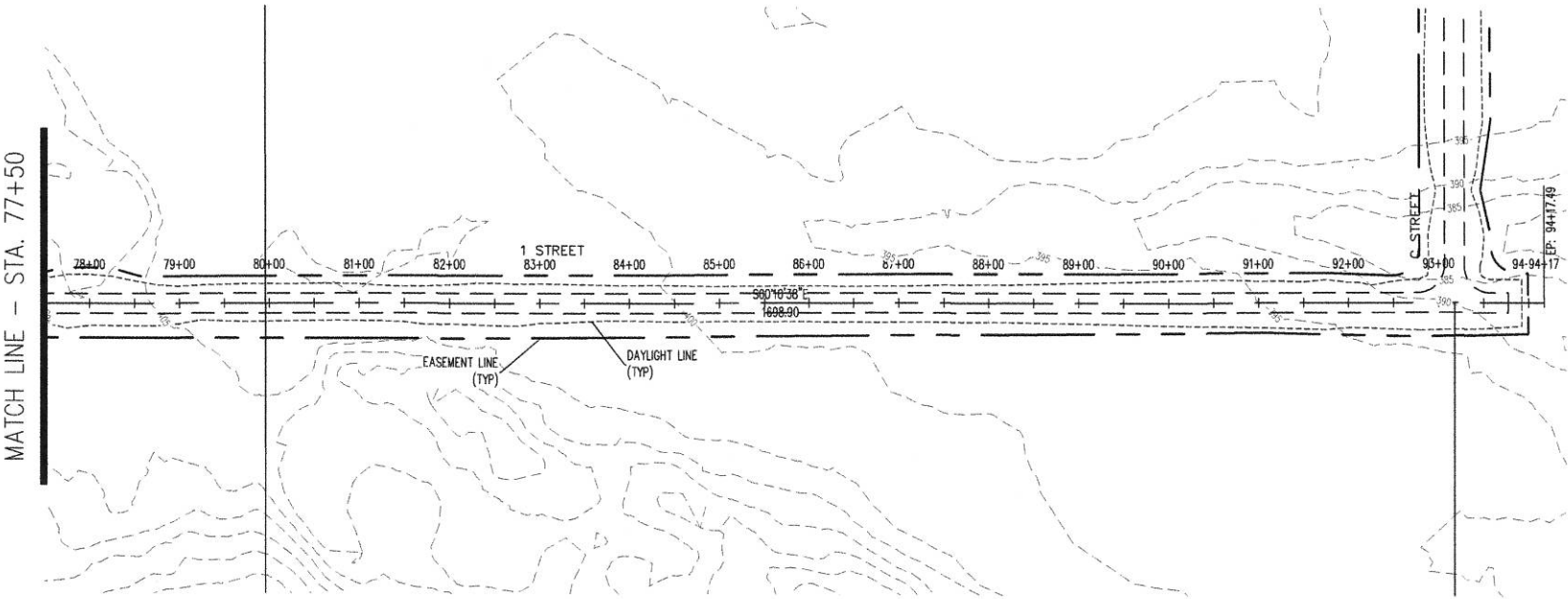
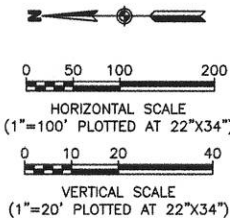


EXHIBIT B-9



SDCS, LLC
STENER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

**SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN**
WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.: 17-005
DATE: 5/15/2018
DRAWN: DES
REVIEWED: DES

SHEET TITLE
1 STREET
PLAN AND PROFILE
STA. 77+50 TO END

SHEET
C2.23

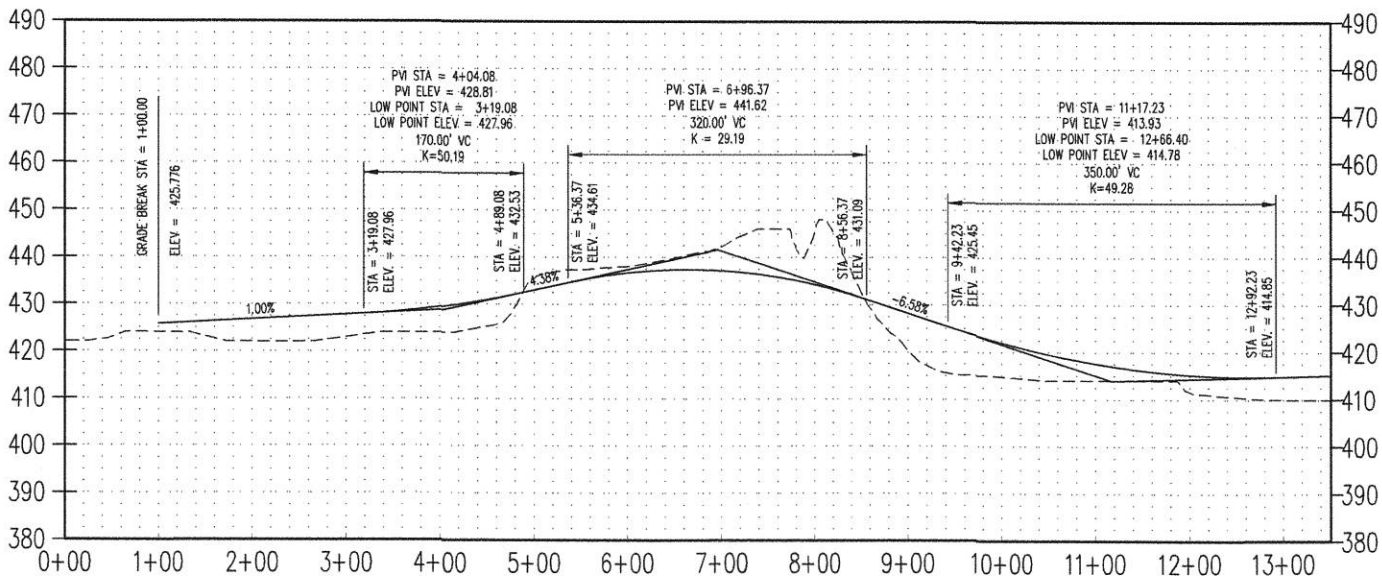
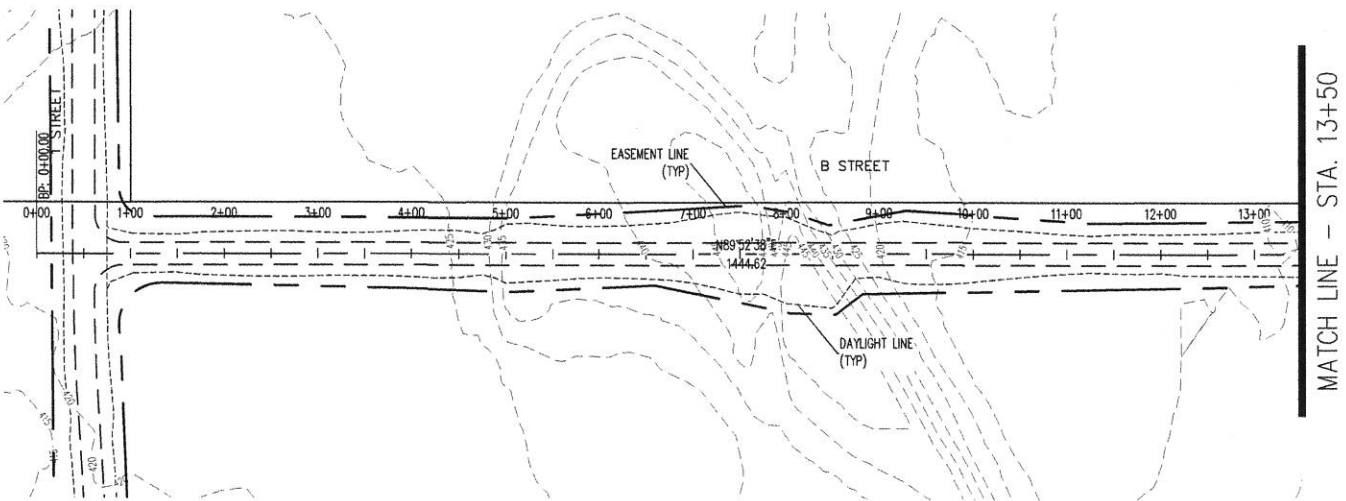
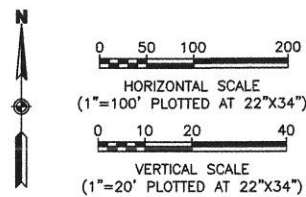


EXHIBIT B-10



SDCS, LLC
STENER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

**SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN**

WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.:	17-005
DATE:	5/15/2018
DRAWN:	DES
REVIEWED:	DES

SHEET TITLE
B STREET
PLAN AND PROFILE
START TO STA. 13+50

SHEET
C2.30

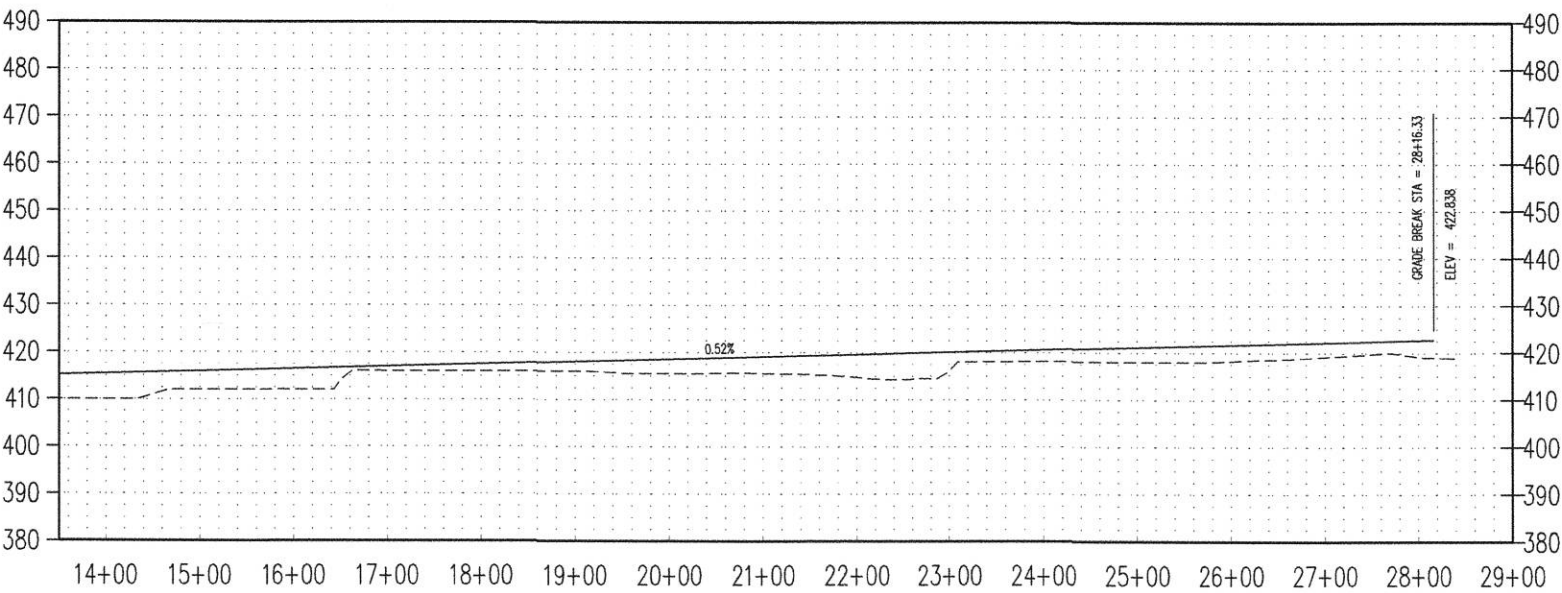
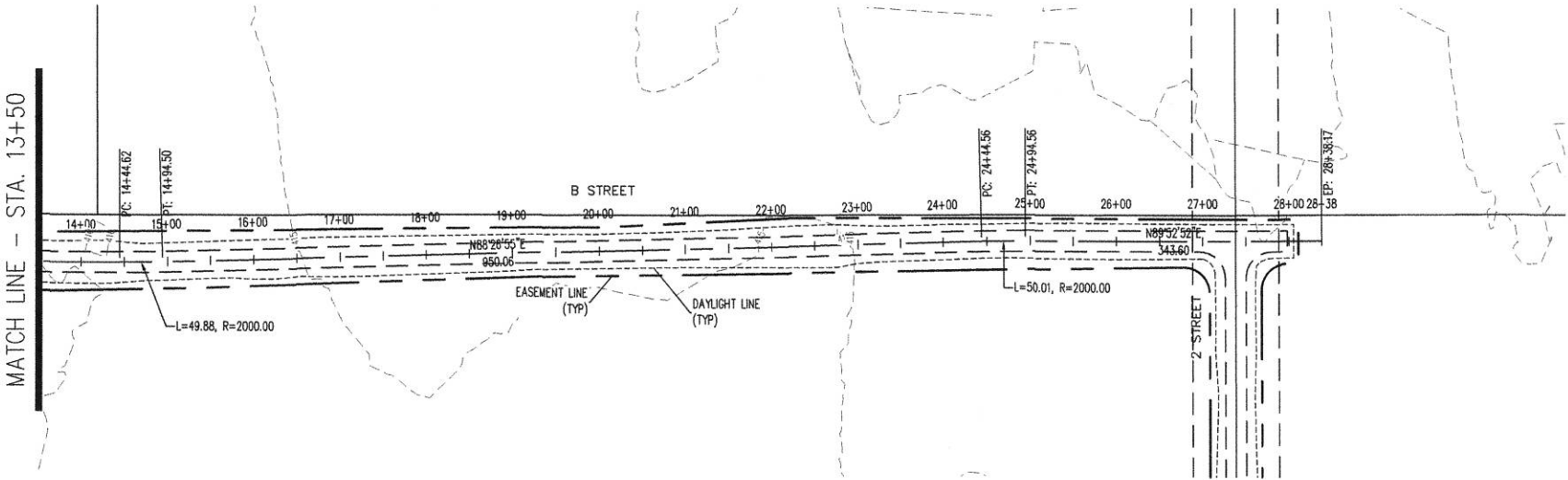
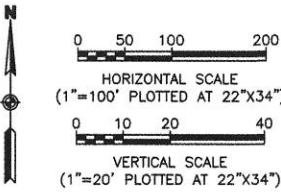


EXHIBIT B-11



SDCS, LLC
STENER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

**SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN**
WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.: 17-005
DATE: 5/15/2018
DRAWN: DES
REVIEWED: DES

SHEET TITLE
B STREET
PLAN AND PROFILE
STA. 13+50 TO END

SHEET
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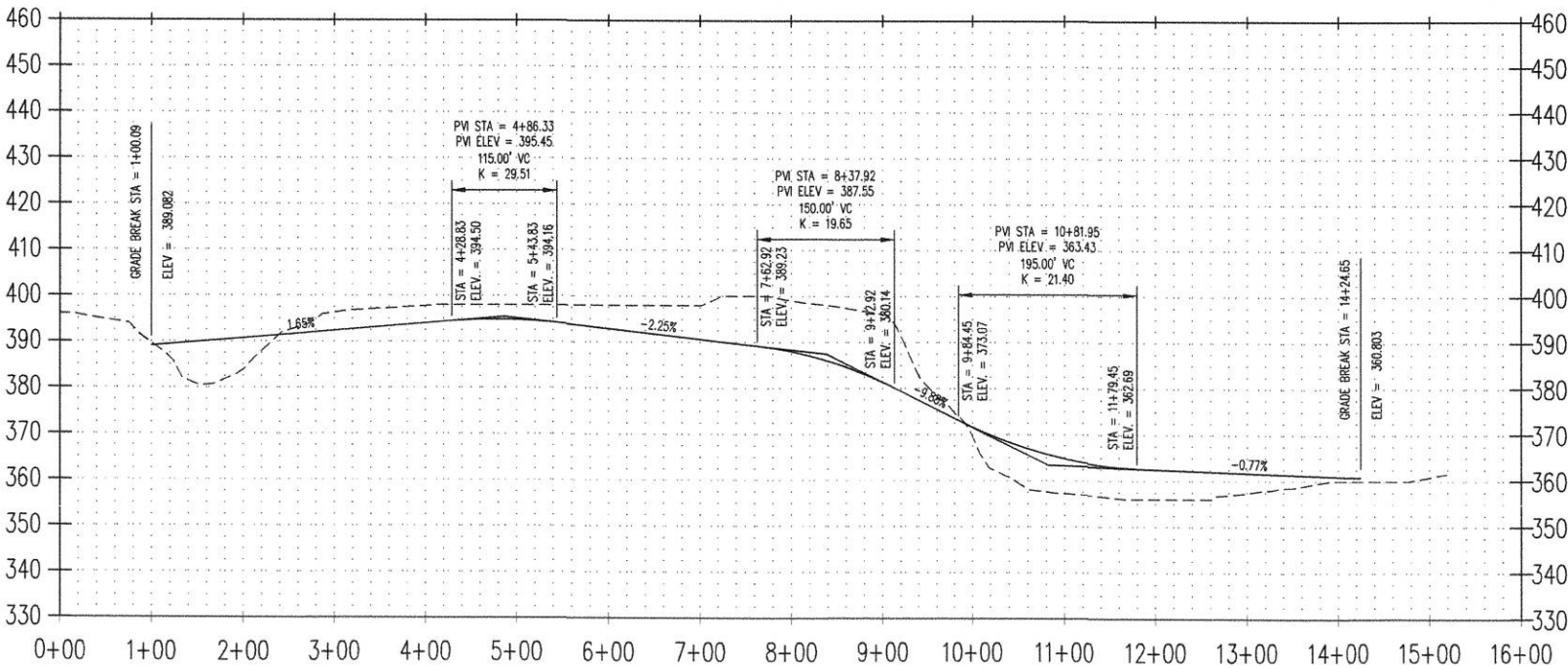
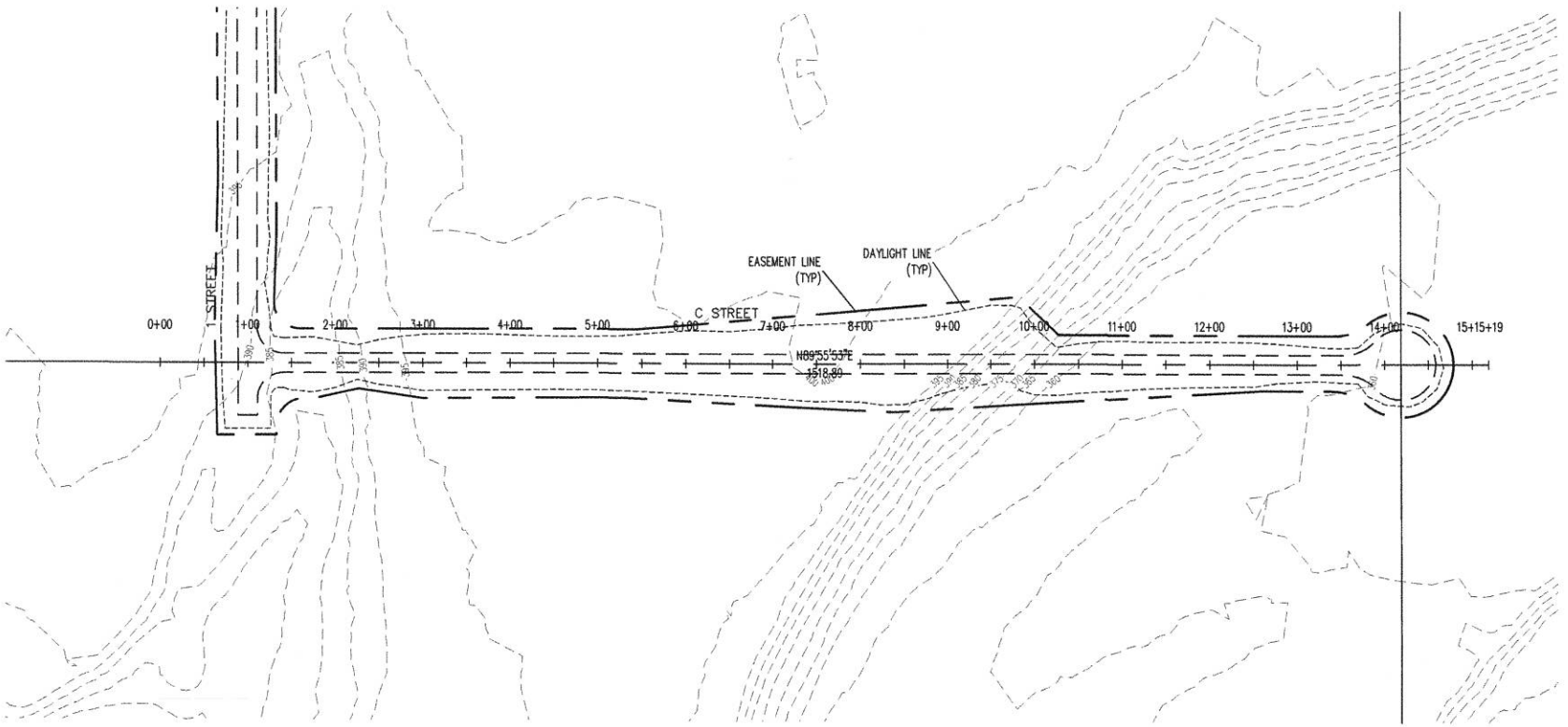
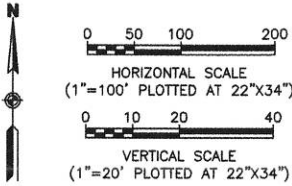


EXHIBIT B-12



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR.
WASILLA, AK 99623
PH: (907) 357-5609
FAX: (907) 357-5608

SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN
WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.: 17-005
DATE: 5/15/2018
DRAWN: DES
REVIEWED: DES

SHEET TITLE
C STREET
PLAN AND PROFILE

SHEET
C2.40

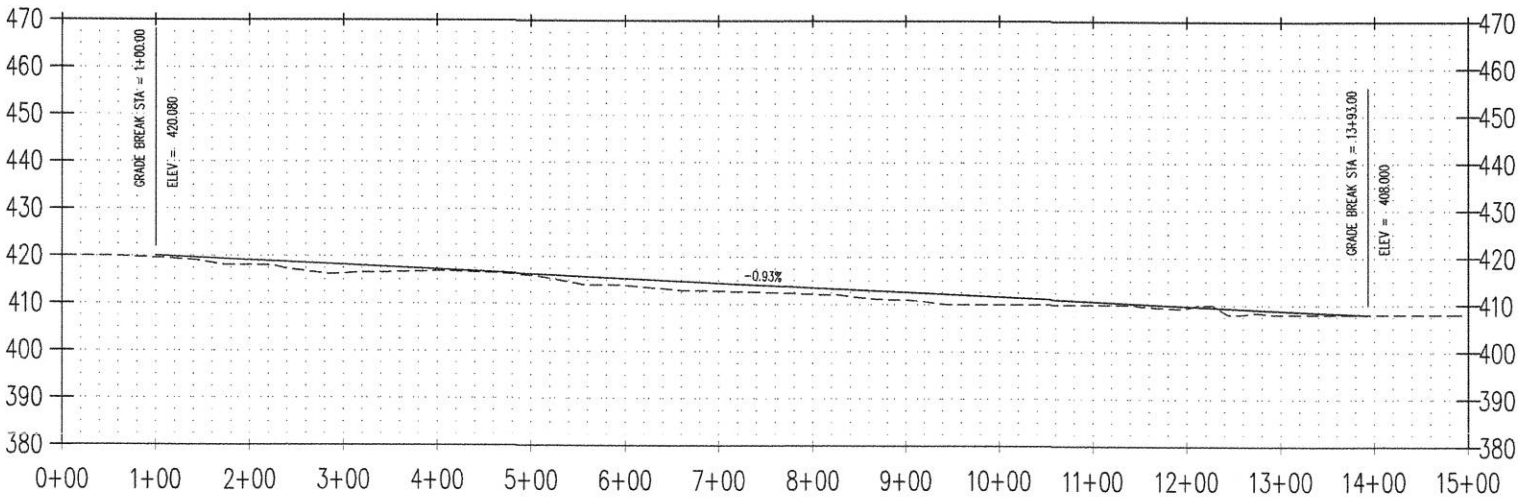
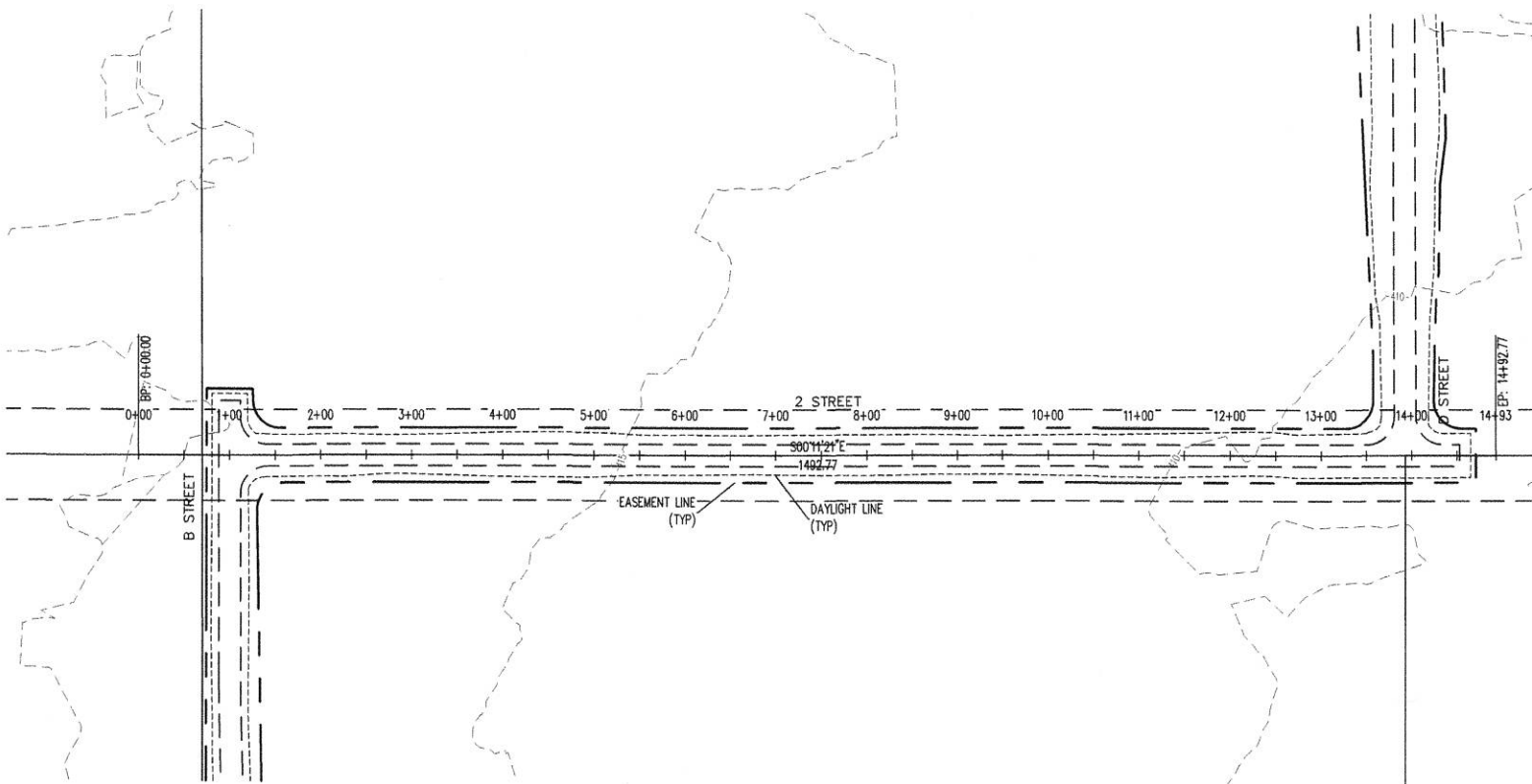
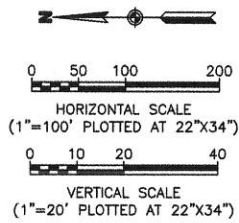


EXHIBIT B-13



SDCS, LLC
STENER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN
WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.: 17-005
DATE: 5/15/2018
DRAWN: DES
REVIEWED: DES

SHEET TITLE
2 STREET
PLAN AND PROFILE

SHEET
C2.50

PLATTING BOARD

APRIL 4, 2019

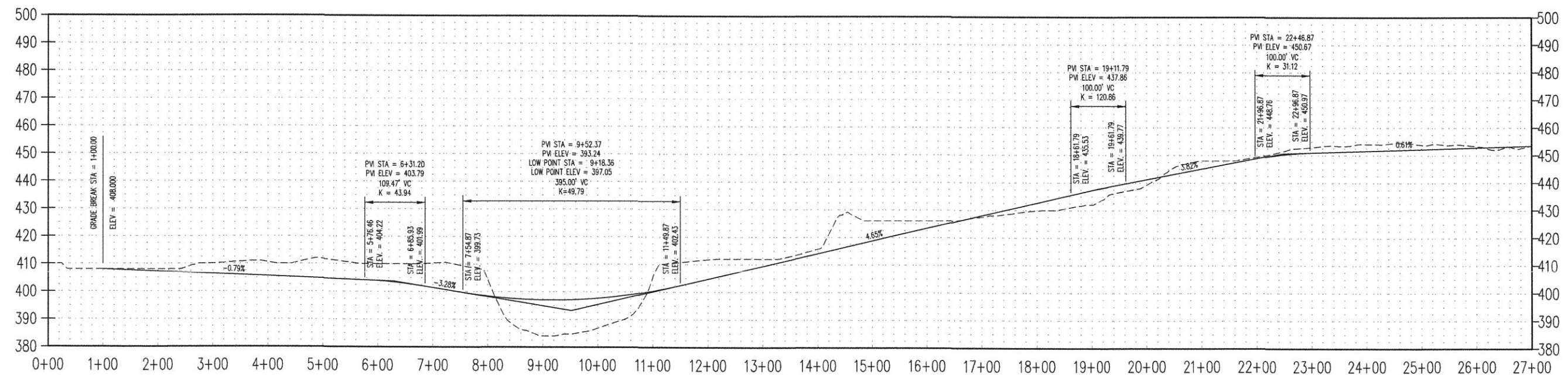
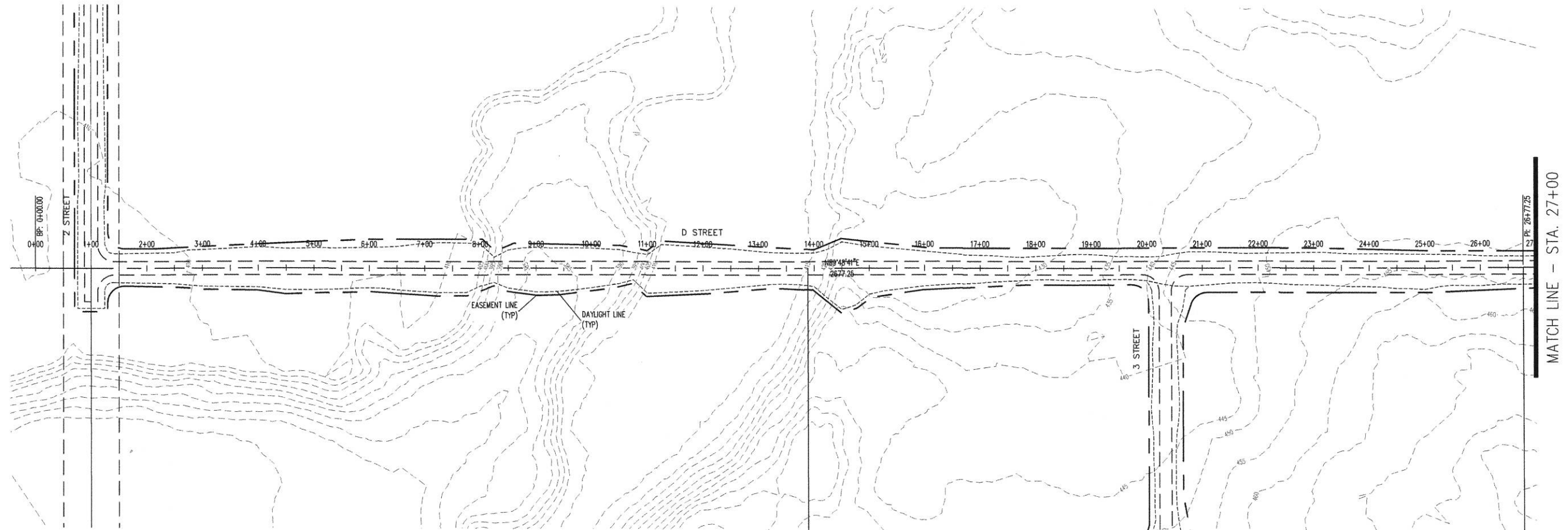
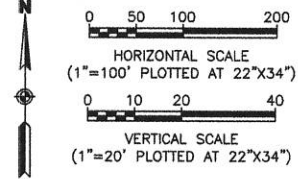


EXHIBIT B-14



SDCS, LLC
STENER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN

WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.: 17-005
DATE: 5/15/2018
DRAWN: DES
REVIEWED: DES

SHEET TITLE
D STREET
PLAN AND PROFILE
START TO STA. 27+00

SHEET
C2.60

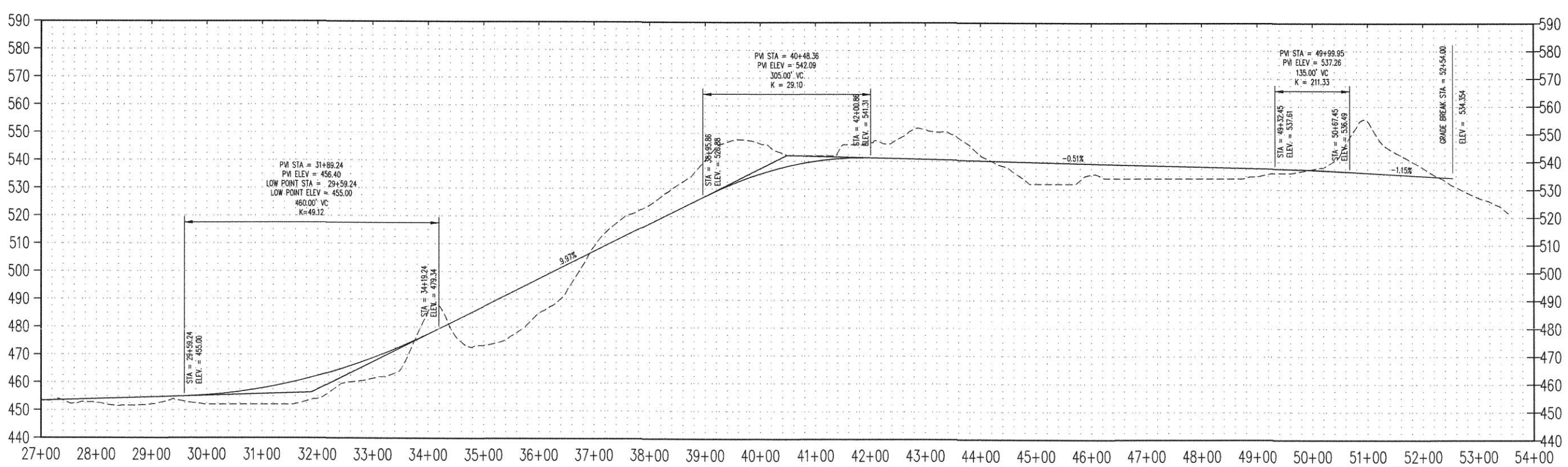
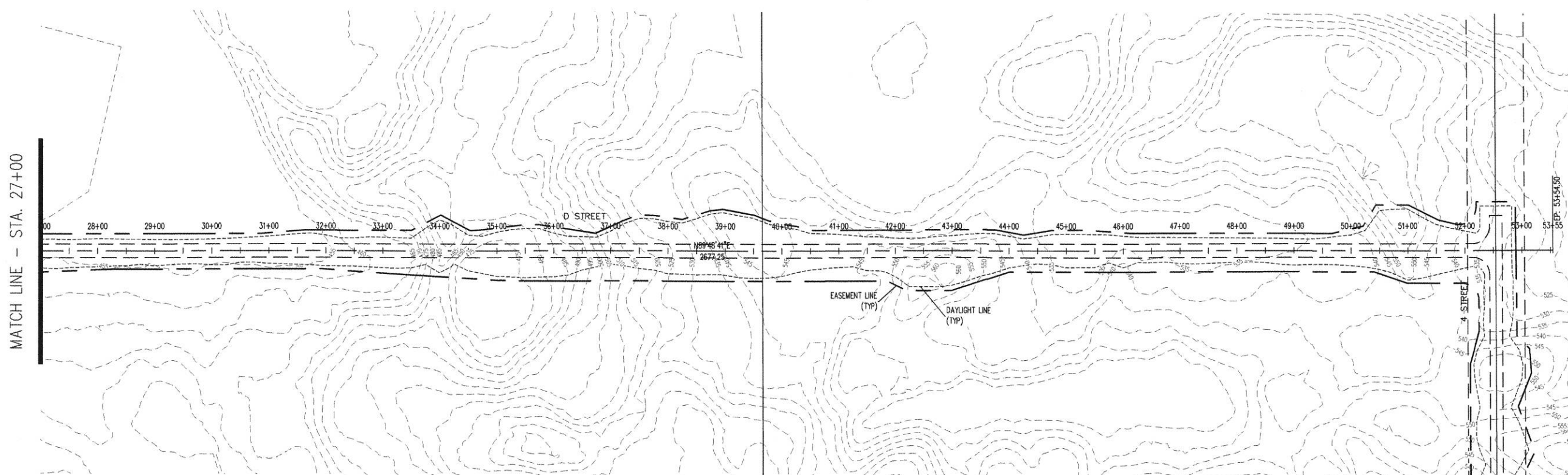
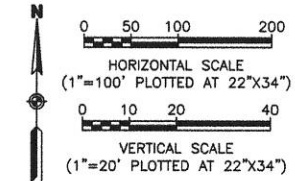


EXHIBIT B-15



SDCS, LLC
 STENER DESIGN & CONSTRUCTION SERVICES, LLC
 5900 W. DEWBERRY DR. PH: (907) 357-5609
 WASILLA, AK 99623 FAX: (907) 357-5608

SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN
 WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.: 17-005
 DATE: 5/15/2018
 DRAWN: DES
 REVIEWED: DES

SHEET TITLE
 D STREET
 PLAN AND PROFILE
 STA. 27+00 TO END

SHEET
 C2.61

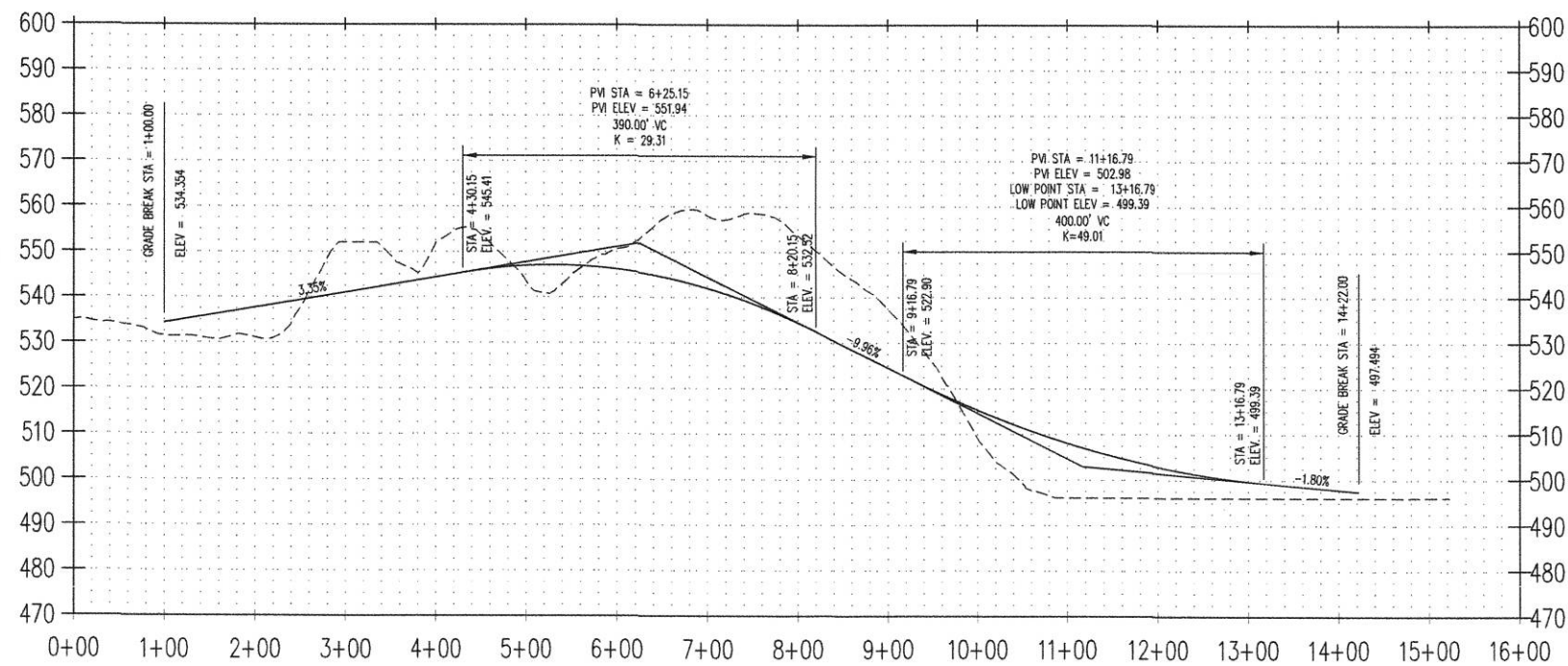
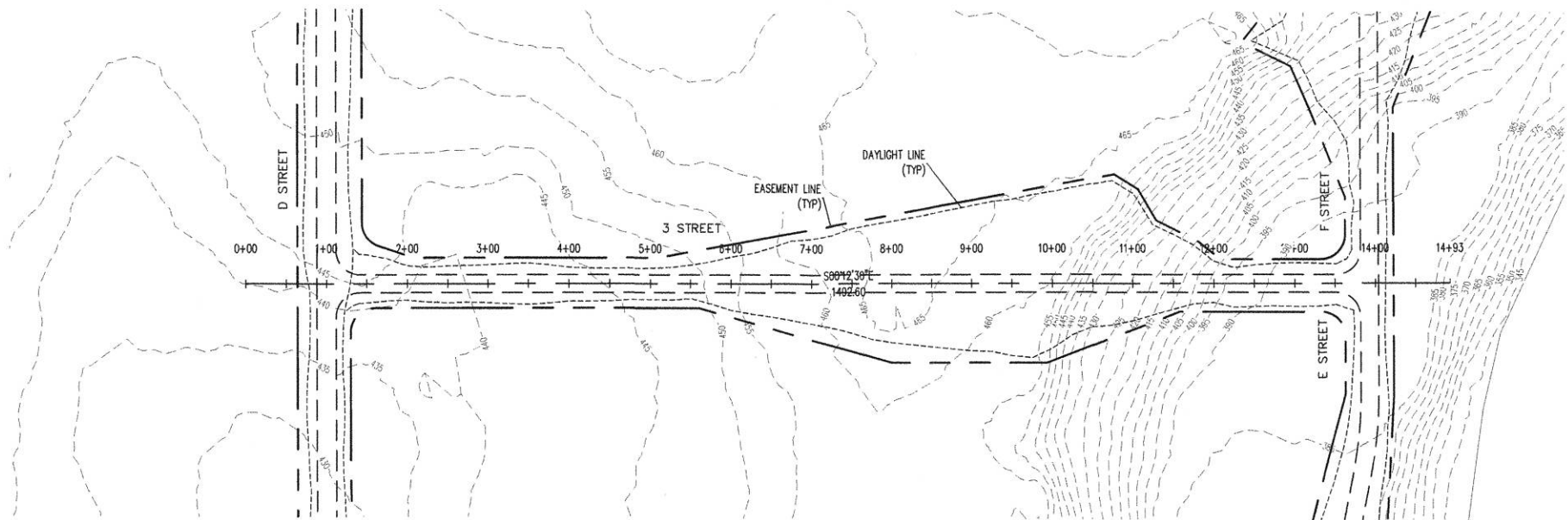
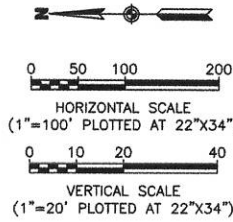


EXHIBIT B-16



SDCS, LLC
STENER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

**SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN**
WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.:	17-005
DATE:	5/15/2018
DRAWN:	DES
REVIEWED:	DES

SHEET TITLE
3 STREET
PLAN AND PROFILE

SHEET
C2.70



SDCS, LLC
STENER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

**SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN**
WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.: 17-005
DATE: 5/15/2018
DRAWN: DES
REVIEWED: DES

SHEET TITLE
E & F STREETS
PLAN AND PROFILE

SHEET
C2.80

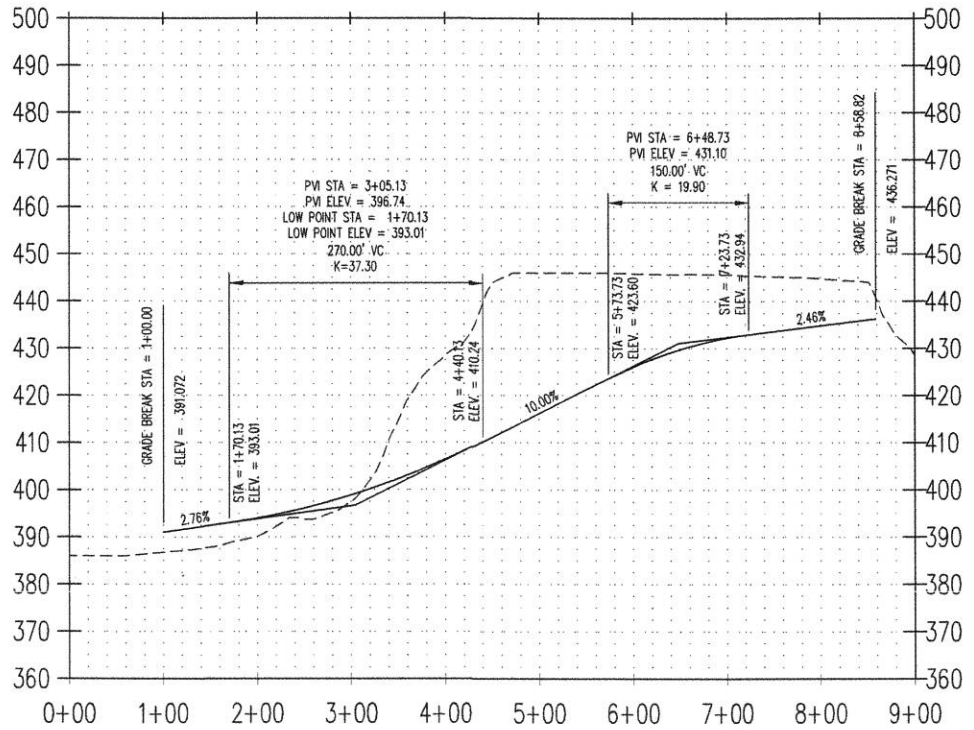
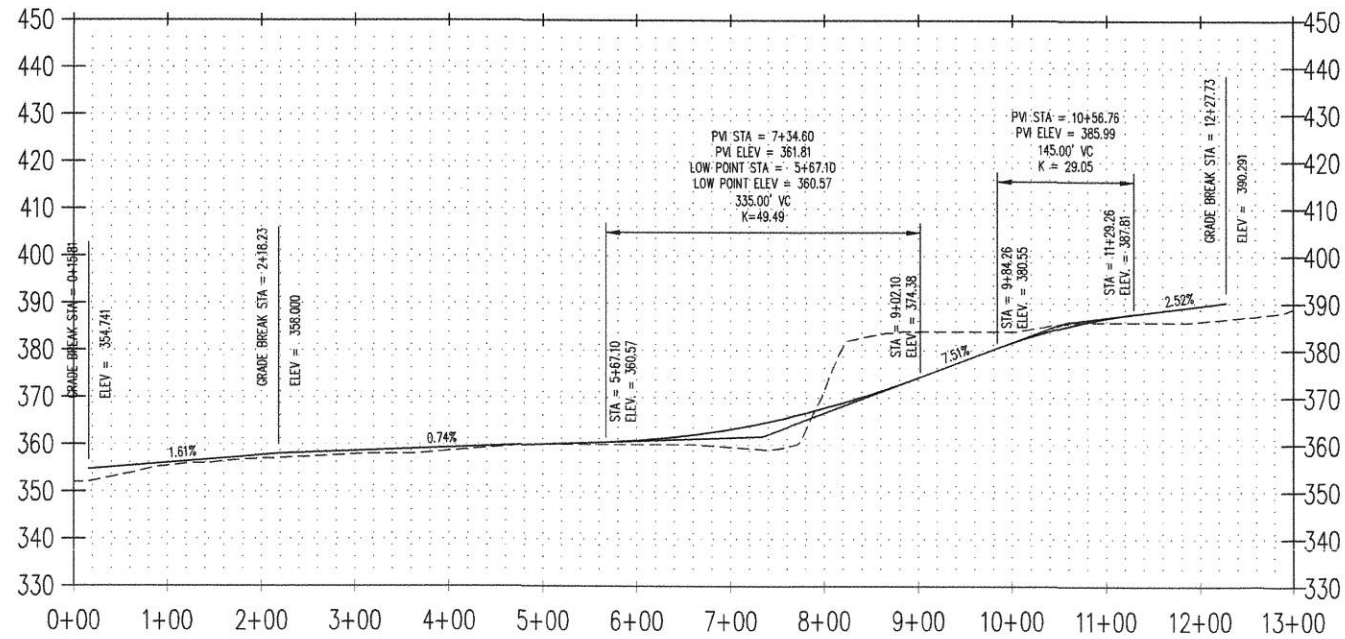
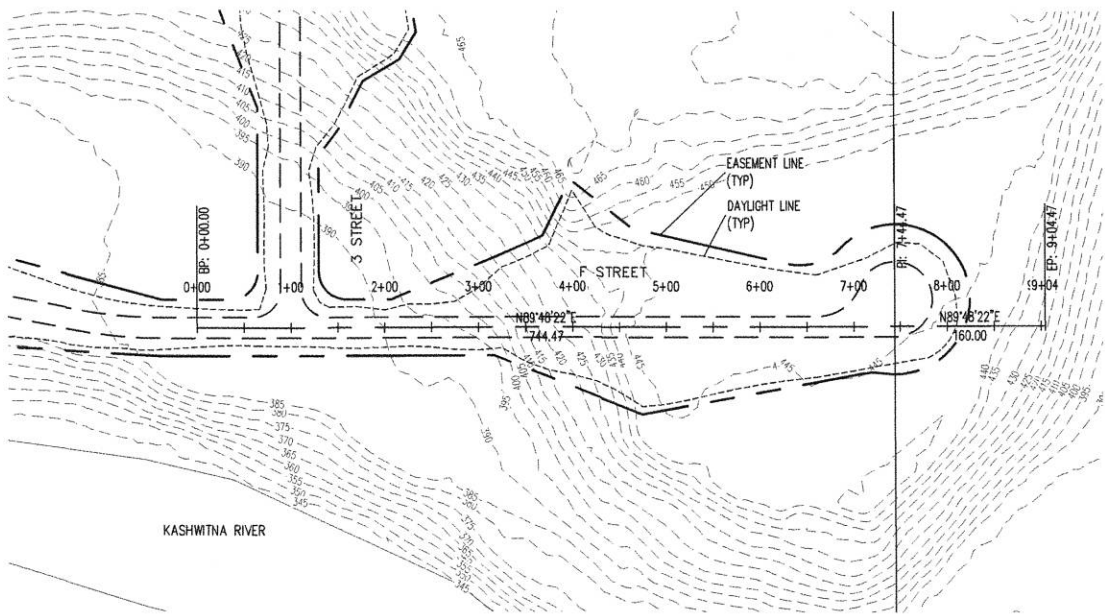
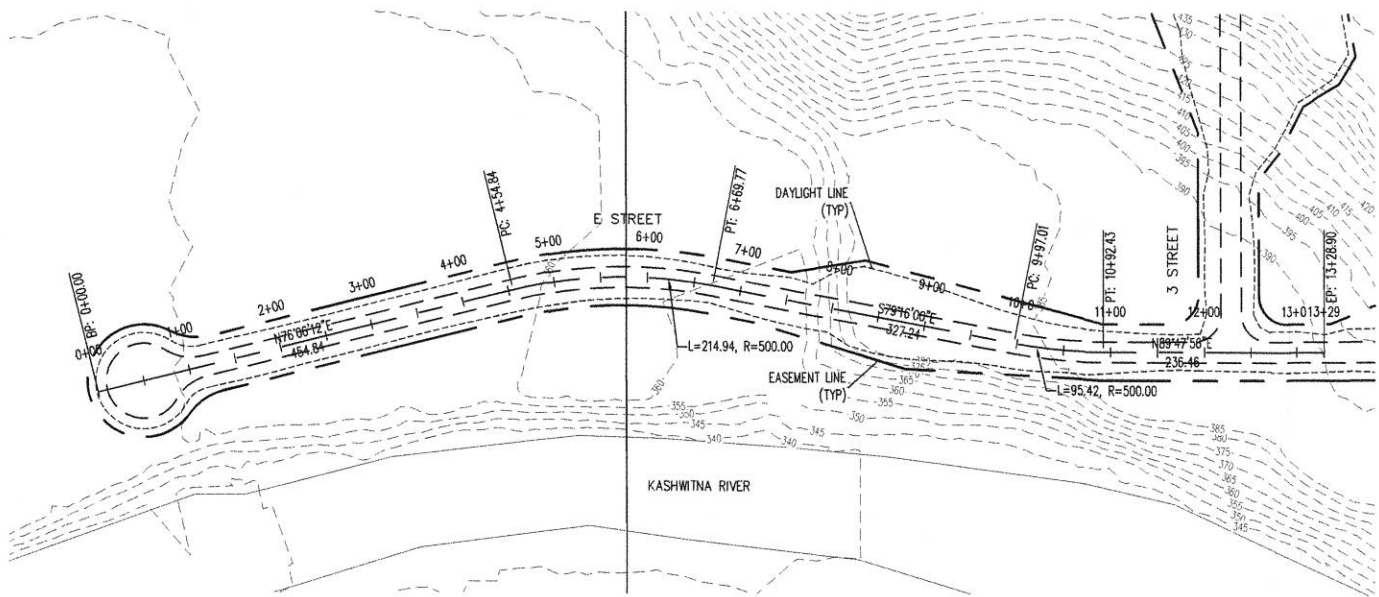
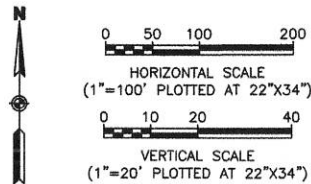


EXHIBIT B-17

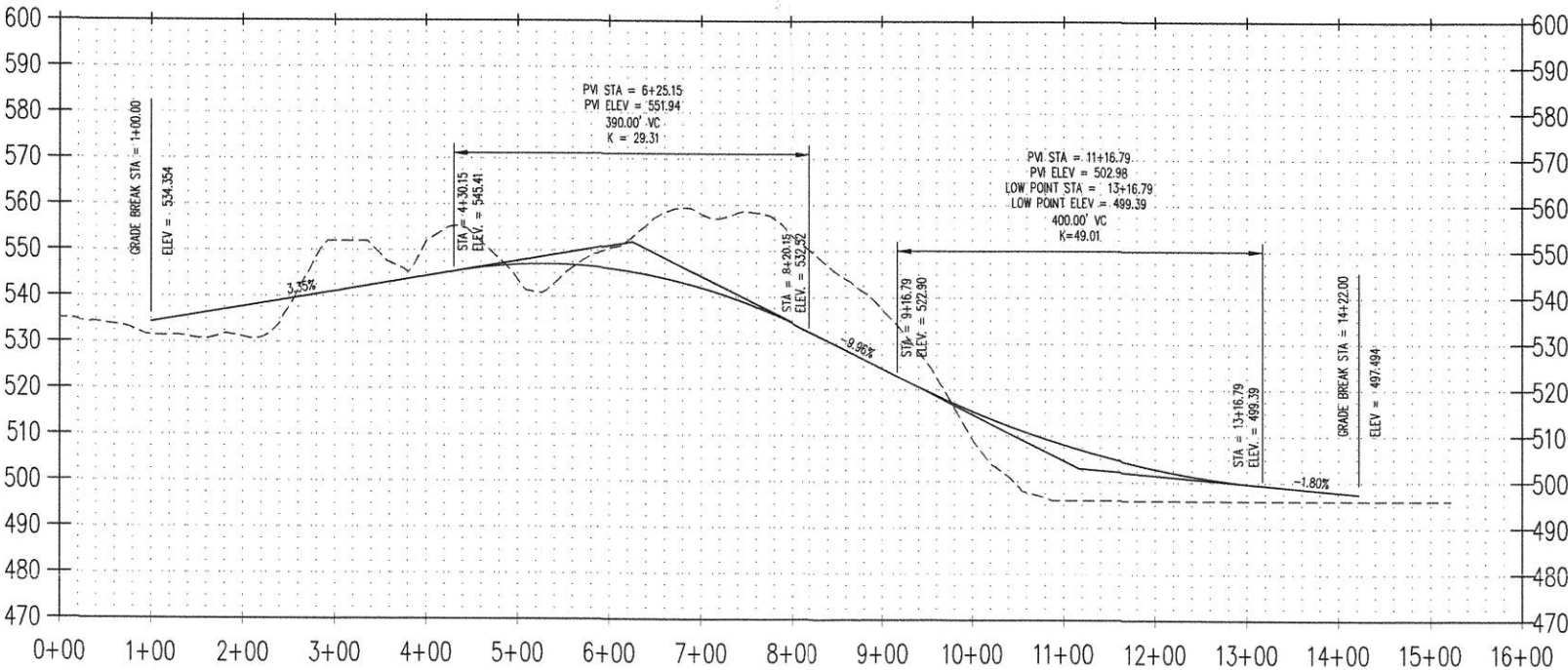
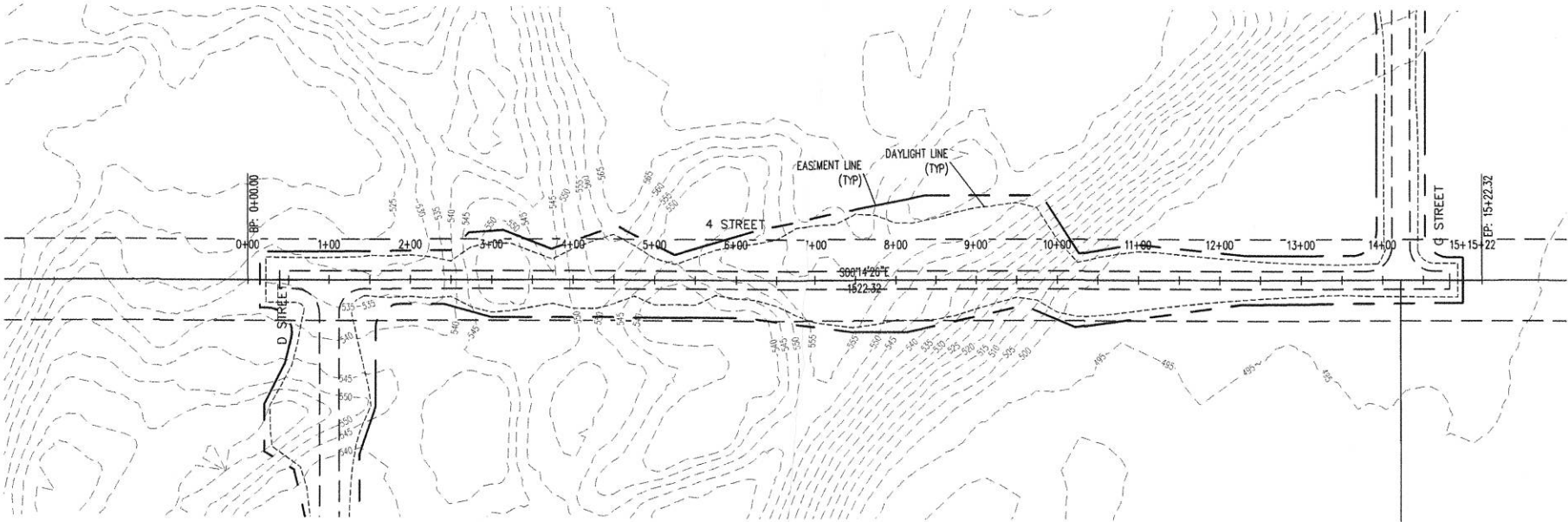
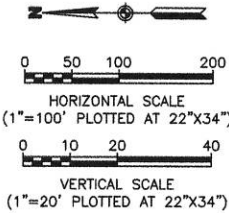


EXHIBIT B-18



SDCS, LLC
STENER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN
WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.: 17-005
DATE: 5/15/2018
DRAWN: DES
REVIEWED: DES

SHEET TITLE
4 STREET
PLAN AND PROFILE

SHEET
C2.90

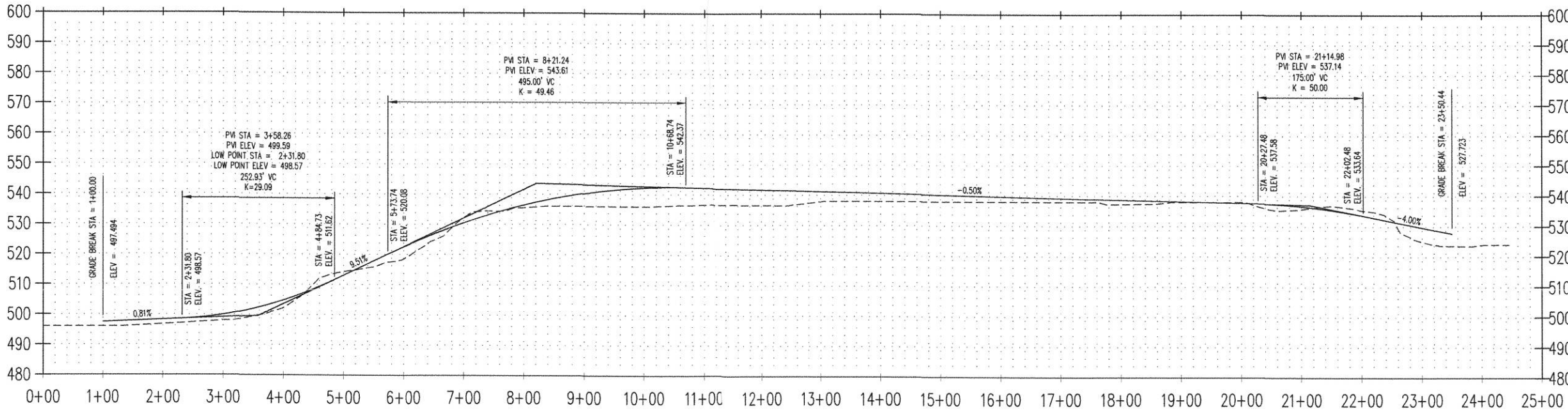
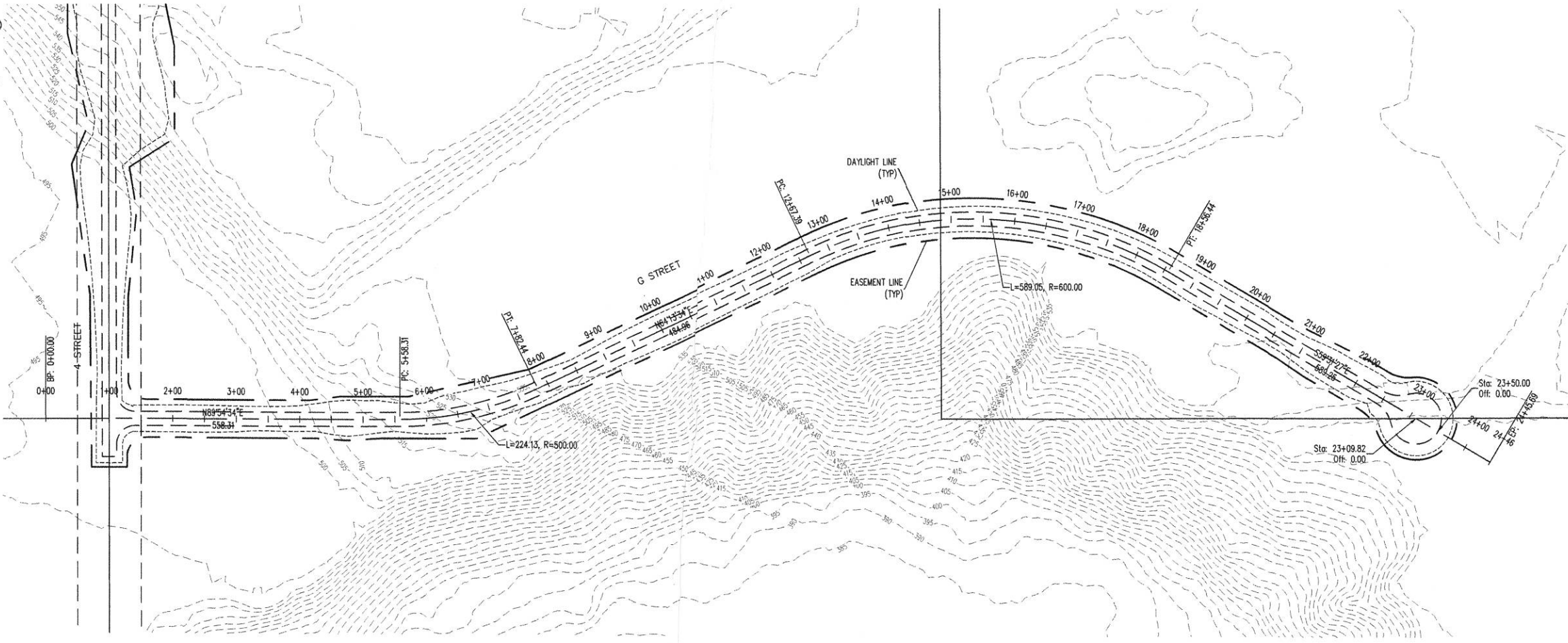
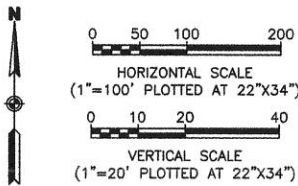


EXHIBIT B-19



SDCS, LLC
STENER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

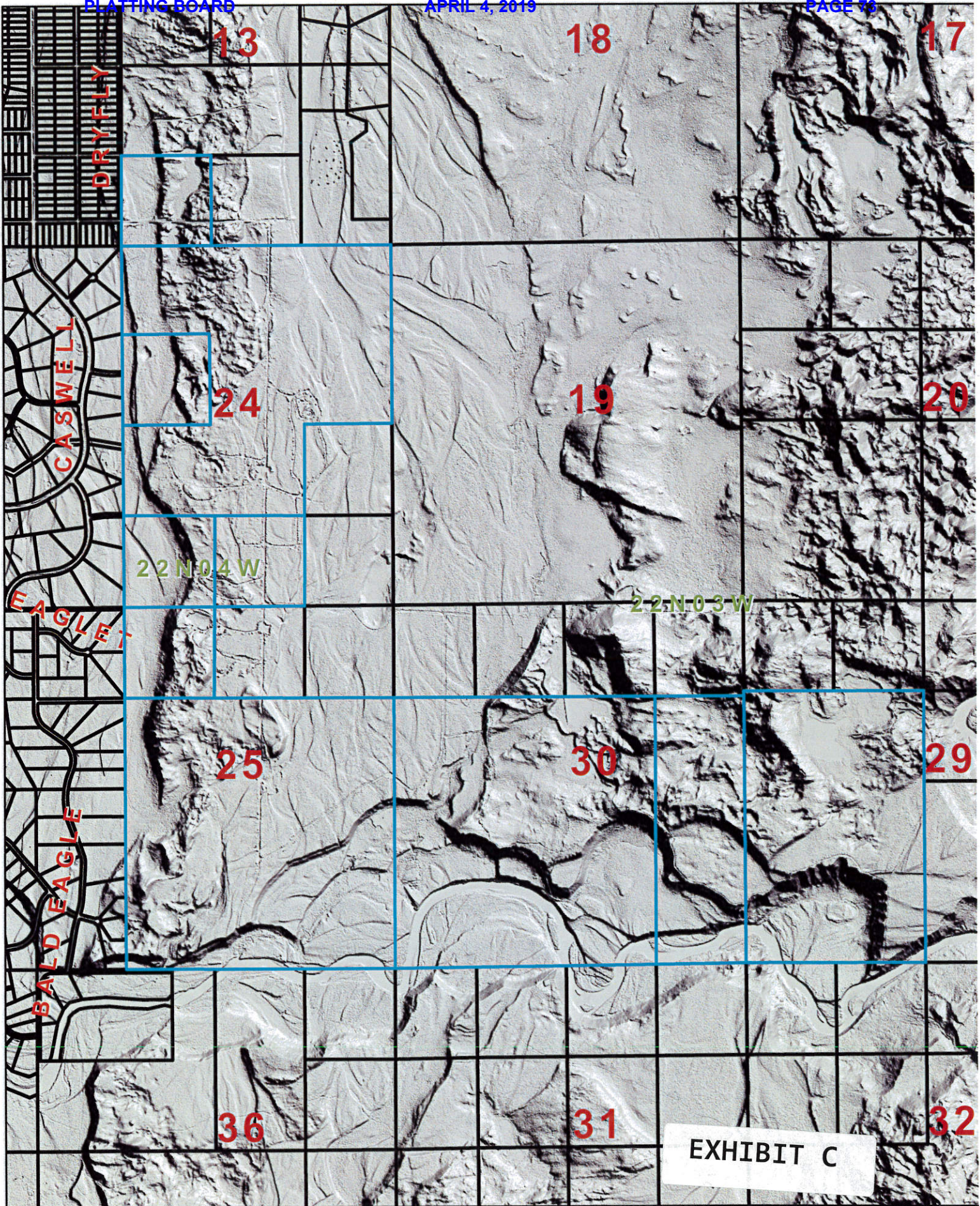
**SPORTSMAN'S PARADISE SUBDIVISION
PRELIMINARY ROADWAY DESIGN**
WILLOW, ALASKA

BY	DATE	REVISIONS

JOB NO.: 17-005
DATE: 5/15/2018
DRAWN: DES
REVIEWED: DES

SHEET TITLE
G STREET
PLAN AND PROFILE

SHEET
C2.91





To Whom It May Concern:

2/9/2019

Thank you for requesting Edge Survey and Design, LLC (EDGE) to research the existence of the following section line easements:

- Township 22 North, Range 4 West, Seward Meridian
 - S Line Sec. 13 (E 1/2 & E1/2 of W1/2)
 - N & S Line Sec. 24 (E 1/2 & E1/2 of W1/2)
 - N & S Line Sec. 25 (E 1/2 & E1/2 of W1/2)
 - E Line Sec. 24 & 25
- Township 22 North, Range 3 West, Seward Meridian
 - N, S, W, & E Line Sec. 29 & 30
 - S Line Sec. 19 & 20

A section line easement is an easement for public access purposes that generally runs along a section line established as part of the rectangular survey system. Various federal and state statutes govern the existence and width of section line easements.

Research:

To research the existence of section line easements you generally need to determine: the date of GLO plat approval; date of entry of reserved status; and patent date. While researching patents in these areas we determined that the underlying lands in question were owned by the State of Alaska after July 1, 1960 and therefore a 50 foot section line easement was created per AS 19.10.010.

The lands were transferred from the State of Alaska to the USA in the 1980s to be further conveyed to CIRI. The patents from the State reserve "all dedicated or platted section line easements and highway or other rights-of-way reserved by, acquired by or granted to the state of Alaska on or before March 12, 1976." Section 19 is currently owned by the State of Alaska.

After a section line easement is created it will remain in effect until vacated by the proper authority. Our research showed no evidence of any section line easement in the project area being vacated.

Analysis & Conclusion:

All underlying lands were owned by the State of Alaska after July 1, 1960 which created section line easements. These easements were reserved when granting to the USA. The easements were not vacated. Therefore, it is my opinion that 50 foot section line easements exist in all of the areas identified above.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mark A. Aimonetti".

Mark Aimonetti, PLS



PH: 907.344.5990 FX: 907.344.7794 12501 Old Seward Highway, Suite D, Anchorage, AK 99515

www.edgesurvey.net

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

MAR 13 2019

PLATTING

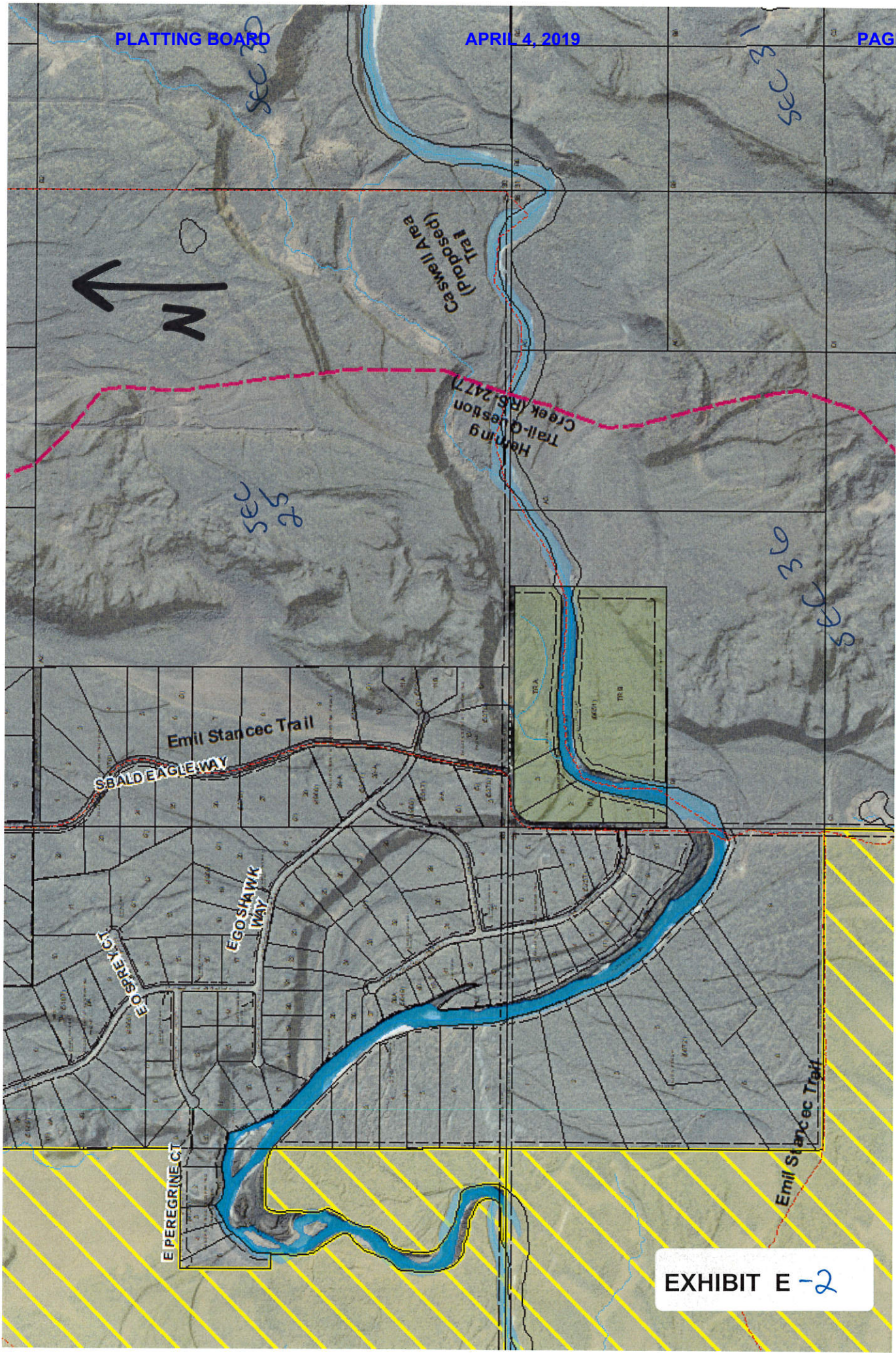
MEMORANDUM

DATE: March 13, 2019
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *MSR*
SUBJECT: Preliminary Plat Comments / Case # 2019-028

Platting Tech: Peggy Horton
Public Hearing: April 4, 2019
Applicant / Petitioner: Bucket Creek Co Trust, et al
TRS: 22N03W29 & 30 and 22N04W12, 24 & 25
Tax ID: Various
Subd: Sportsman's paradise PUEs
Tax Map: CA08 and KA19

Comments:

- No borough land affected.
- No objections to proposed Public Use Easements.
- *Not a requirement of the borough, but of note:* The Herning Trail-Question Creek RS-2477 (adjudicated by DNR) traverses through 22N04W25A002. The trail through this section could be vacated and relocated to the easterly section line easement as noted on the attached map for connection with the proposed Caswell Area Trail identified in the MSB Recreational trails Plan 2016 Update.



Recommendation: Determine location, survey route and acquire public recreation trail easement if the need for one is established.

181. Boot Lake

A multi-use winter trail accessible from Willow West Gateway Trailhead or Willow Community Center.

Shown on Map 7. Included in the 2006 amendment to the 2000 MSB Trail Plan.

Recommendation: Determine location, survey route and acquire public recreation trail easement if the need for one is established.

182. Long Lake Interconnect (Willow Area)

A short trail within a road right of way between Long Lake and Willow Community Center. Part of a large multi-use winter trail system accessible from the Willow Community Center and West Gateway Trailhead.

Not mapped. Included in the 2006 amendment to the 2000 MSB Trail Plan.

Recommendation: Survey route, map and mark location.

183. Emil J. Stanec Dog Sled

An extensive system of dog sled trails north of Willow Hatcher Pass Road and maintained by mushers in the Willow area. The trails are accessible from the Talkeetna Mail Trail and the East Gateway Trailhead off Shirley Towne Road, just north of Hatcher Pass Road.

Shown on Maps 1 and 7. Included in the 2006 amendment to the 2000 MSB Trail Plan.

Recommendation: Determine location, survey route and acquire public recreation trail easement if the need for one is established.

184. Caswell Area (proposed)

A proposed system of winter trails near the community of Caswell Lakes that would connect the existing trails south of the Kashwitna River to the trails near Sheep Creek.

Shown on Maps 7 and 10. Included in the 2006 amendment to the 2000 MSB Trail Plan.

Recommendation: Conduct research to establish if trail is needed and route is feasible.

185. Hiline Lake – Middle Talachulitna

A multi-use winter trail that connects Skwentna to Hiline Lake and Talachulitna River areas.

Shown on Map 8. Noted in the 1984 MSB Trail Plan.

Recommendation: Conduct research to determine location and current use. Survey route and acquire public recreation trail easement if the need for one is established.

186 Fish Lake (Yentna area)

A multi-use winter trail that connects Skwentna to the area near Fish Creek and Lake Creek.

Shown on Maps 8 and 9. Noted in the 1984 MSB Trail Plan.

Peggy Horton

From: Jamie Taylor
Sent: Thursday, March 14, 2019 5:26 PM
To: Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Sportsman's Paradise PUEs Case #2019-028 Tech: PH

I would prefer a more standardized width for the PUEs. Will any utility easements be dedicated?

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: Platting <Platting@matsugov.us>
Sent: Friday, March 8, 2019 9:42 AM
To: samantha.carroll@alaska.gov; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; mark.fink@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; vondaak92@gmail.com; photocan@mtaonline.net; lcline@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Passmore <Debbie.Passmore@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Permit Center <Permit.Center@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>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; row@mta-telco.com; ospdesign@gci.com; row@enstarnaturalgas.com; sarah.wilber@alaska.gov
Subject: Request for Comments for Sportsman's Paradise PUEs Case #2019-028 Tech: PH

Good Morning,

Attached is a request for comments for public use easements to be granted in the Caswell Lakes/Kashwitna River area. Please review and provide any comments by March 14, 2019.

Regards,
Peggy Horton
Matanuska-Susitna Borough
Platting Technician
907-861-7881 direct

EXHIBIT F

Owner/Agent: Bucket Creek Co. Trust, Golden Nugget Inv. Co. Trust, Bumpy Circle Co. Trust, et al

Planner Completing this Review: Ben Coleman

Staff-Recommendation:

Approve _____

Deny _____

Conditionally Approve X

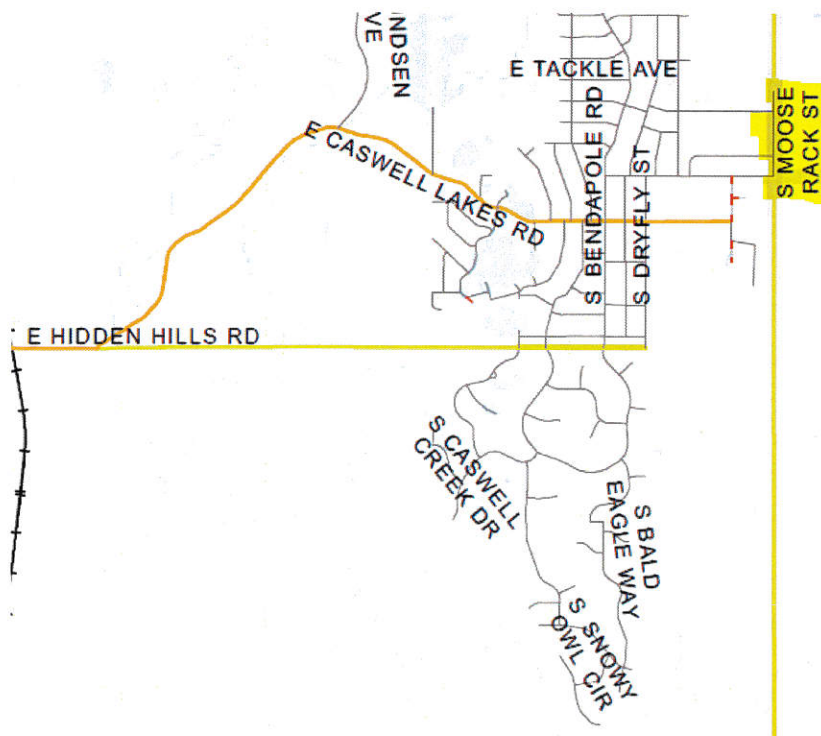
List Conditions (if applicable):

- Improve road connectivity by adding PUEs to connect to the subdivision to the west; specifically:
 - o Ridge Ln
 - o Kashwitna Ln
 - o Unnamed PUE between Ridge and Kashwitna
 - o PUE extending east from Walker Ave.
- OSHP: Create full PUE for "S Moose Rack St" (See comments)

Supporting Recommendations, Comments, and Information:

1. Official Streets & Highways Plan (OSHP)

The OSHP shows a road (S Moose Rack St) continuing all the way through the property. This is meant to facilitate an eventual north-south alternative to the Parks Highway. Failure to create the PUE at this time makes it considerably more difficult and expensive after further subdivision and development occurs.

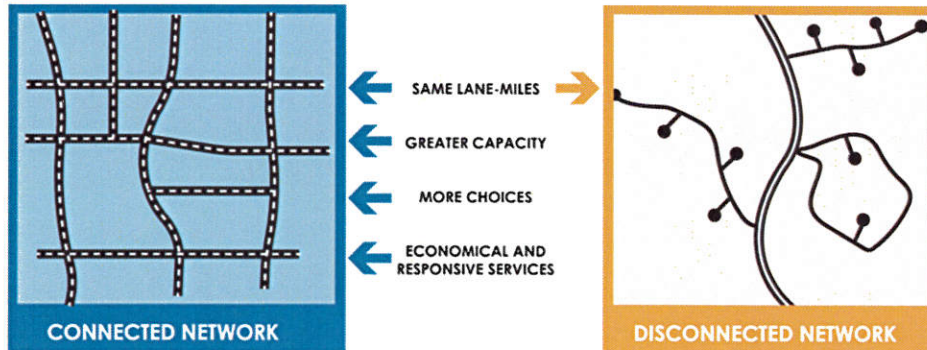


Planning Division, <https://www.matsugov.us/departments/planning-department#Planning>
Matanuska-Susitna Borough, 350 E. Dahlia Ave, Palmer, AK 99645

EXHIBIT G-1

2. Long Range Transportation Plan (LRTP)

Connectivity: The Planning Division *highly discourages* creating cul-de-sacs or any long roads without alternative access when possible. These can (1) create traffic bottlenecks, (2) slow emergency response times and prevent alternative access when one way is blocked, (3) lead to a disconnected transportation network in the Borough that is more expensive to maintain, (4) decrease walkability, and (5) foster dependency on personal vehicles. The 2035 Long Range Transportation Plan (LRTP), **recommended by the Planning Commission and adopted by the Borough Assembly**, states that new roadways should enhance connectivity to make a multi-modal transportation network viable. See the graphic below:



Because PUEs currently exist at the locations mentioned in the “Conditions” section, new PUEs should connect to these.

Peggy Horton

From: Permit Center
Sent: Thursday, March 14, 2019 7:33 AM
To: Platting
Subject: RE: Request for Comments for Sportsman's Paradise PUEs Case #2019-028 Tech: PH

Any access to existing or newly dedicated public rights-of-way will require MSB driveway permits.

From: Platting <Platting@matsugov.us>
Sent: Friday, March 8, 2019 9:42 AM
To: samantha.carroll@alaska.gov; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; mark.fink@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; vondaak92@gmail.com; photocan@mtaonline.net; lcline@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Passmore <Debbie.Passmore@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Permit Center <Permit.Center@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>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; row@mta-telco.com; ospdesign@gci.com; row@enstarnaturalgas.com; sarah.wilber@alaska.gov
Subject: Request for Comments for Sportsman's Paradise PUEs Case #2019-028 Tech: PH

Good Morning,

Attached is a request for comments for public use easements to be granted in the Caswell Lakes/Kashwitna River area. Please review and provide any comments by March 14, 2019.

Regards,
Peggy Horton
Matanuska-Susitna Borough
Platting Technician
907-861-7881 direct

Platting Division
907-861-7874

EXHIBIT H

Peggy Horton

From: Shawn McBride <mcbrides@mtaonline.net>
Sent: Tuesday, March 12, 2019 1:30 PM
To: Peggy Horton
Cc: mcbrides@mtaonline.net
Subject: Sportsman's Paradise Public Use Easements

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Questions and comments on public use easements to be granted in the Caswell Lakes/Kashwitna River Area.

The request for comments dated March 6, 2019, was not received by RSA 15 until March 8th, 2019, leaving only six days for comments and concerns about this project. This does not allow enough time for a RSA 15 Board Meeting. The following are questions that the board needs to have answered in order to address this properly:

1. There is only one road which provides access to this area currently containing four large subdivisions, has this been considered?
2. Have the long-term impacts of additional subdivision(s) on the existing roads to the proposed subdivision been considered?
3. Will this be a public subdivision with public roads to be maintained by MSB, or will this be a private subdivision with private roads to be maintained by the owner(s)?
4. What is the intended use of this subdivision; residential, recreational or commercial?
5. Will these large lots be further subdivided in the future?
6. How many houses or cabins are planned be in this subdivision?
7. Construction of the new roads is going to negatively impact the existing roads in the area, have these impacts been considered?
8. Would it be possible to have the requirement that the existing roads used during construction be returned to their previous condition by the contractor?
9. Has road dust that will be produced by the additional traffic during construction been considered? If so, will the contractor be responsible for dust control?
10. Will construction materials be produced on-site or will materials be trucked in from off-site?
11. Will unusable material be disposed of on-site or trucked off-site?
12. There appears to be a topographical water feature which one of the roads will cross and there appears to be no plan for a culvert or bridge over it; how will this be addressed?
13. Please note that the design of the roads includes four areas with slopes with a grade of 9.6 to 9.8%. RSA 15 does not have a line item for traction sand in its budget and at this time cannot afford to sand these slopes.

Please call 907-632-0357 if you have any questions or need further information on any of the comments or questions above.

Sincerely,
DJ McBride
RSA 15 Chairperson

Peggy Horton

From: dsteiner@mtaonline.net
Sent: Wednesday, March 13, 2019 11:00 AM
To: 'Mark Aimonetti'
Cc: Peggy Horton
Subject: RE: Sportsman's Paradise Public Use Easements

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Mark,

To address the question about culvert(s)/bridge(s). These plans were prepared to show "constructability" and to help establish the minimum easements needed for the roads. If these road were to be constructed there would be a number of locations where culvert(s)/bridge(s) would need to be considered. However, the installation of a culvert would not change the slope of fill/cut of the roads and would not increase the area needed for road easements. If it was decided to use some type of a bridge, the footprint of the road would actually narrow and less of an easement would be needed.

At this time the design was not intended to be so detailed as to include drainage facilities (culverts/bridges) and as such, no further considered would be needed regarding this issue.

Please contact me if you need any further information.

Dan Steiner, PE
SDCS, LLC
(wk) 907-357-5609
(fax) 907-357-5608
(cell) 907-715-7704

From: Mark Aimonetti <mark@edgesurvey.net>
Sent: Tuesday, March 12, 2019 2:54 PM
To: 'Dan Steiner' <dsteiner@mtaonline.net>
Subject: FW: Sportsman's Paradise Public Use Easements

Hi Dan,

This seems like more of an engineering type thing. We are so close to getting this to record. Could you address question 12 below? I'm thinking if they needed a bridge or culvert it would fit inside the planned easement.

Thanks,
Mark

Mark Aimonetti, PLS
Edge Survey & Design
www.edgesurvey.net
907-344-5990

From: Peggy Horton [mailto:Peggy.Horton@matsugo_v.us]
Sent: Tuesday, March 12, 2019 2:24 PM
To: Mark Aimonetti <mark@edgesurvey.net>
Subject: FW: Sportsman's Paradise Public Use Easements

EXHIBIT I-2

Hi Mark,

RSA Comments and my response for the public hearing are below. The public notices don't go out till March 14th, but we ask the Road Service Areas for comment prior to that date. When Ms. McBride called me today, she said she didn't see that the road design took into account the construction of a bridge or culvert over the existing waterbody. I explained that the ROW needed to be large enough to be able to construct over whatever terrain there is, but no road construction is required. When I asked what waterbody, she pointed to the water that flows north to south within Section 30. See attached wetland map. If you or Mr. Steiner could address this, that would be helpful. I'm sure the Platting Board will be asking.

Thanks,

Peggy Horton
Platting Technician
907-861-7881

From: Peggy Horton
Sent: Tuesday, March 12, 2019 2:16 PM
To: 'Shawn McBride' <mcbrides@mtaonline.net>
Subject: RE: Sportsman's Paradise Public Use Easements

Thanks for your comments. I've answered some of the questions below (in blue). I'll send this to the petitioner's representatives for them to address the crossing of water issue. The requirement is that the public use easement be constructible, not constructed. There is no requirement for installation or construction of a bridge or a culvert, only that the right-of-way contain enough area that a borough standard road could be constructed within it. If, in the future, someone constructs within these public use easement, they will need to get a permit from the MSB Permit Center. The MSB Permit Center at 861-7882 can explain the requirements for a permit to work within a public right-of-way.

Regards,

Peggy Horton
Platting Technician
907-861-7881

From: Shawn McBride <mcbrides@mtaonline.net>
Sent: Tuesday, March 12, 2019 1:30 PM
To: Peggy Horton <Peggy.Horton@matsugov.us>
Cc: mcbrides@mtaonline.net
Subject: Sportsman's Paradise Public Use Easements

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Questions and comments on public use easements to be granted in the Caswell Lakes/Kashwitna River Area.

The request for comments dated March 6, 2019, was not received by RSA 15 until March 8th, 2019, leaving only six days for comments and concerns about this project. This does not allow enough time for a RSA 15 Board Meeting. The following are questions that the board needs to have answered in order to address this properly:

1. There is only one road which provides access to this area currently containing four large subdivisions, has this been considered? No, not for creating these public use easements.

2. Have the long-term impacts of additional subdivision(s) on the existing roads to the proposed subdivision been considered? No, since this project is not a subdivision.
3. Will this be a public subdivision with public roads to be maintained by MSB, or will this be a private subdivision with private roads to be maintained by the owner(s)? This is not a public subdivision, but the creation of public use easements over private property.
4. What is the intended use of this subdivision; residential, recreational or commercial? This is not a subdivision proposal. Depending on what type of subdivision proposal that may come in later, we may be required to send out notices concerning a future platting action.
5. Will these large lots be further subdivided in the future? We do not know the future intent of the owners.
6. How many houses or cabins are planned be in this subdivision? We do not know the future intent of the owners.
7. Construction of the new roads is going to negatively impact the existing roads in the area, have these impacts been considered? No, this action is limited to the granting of public use easements, no construction is required, at this time.
8. Would it be possible to have the requirement that the existing roads used during construction be returned to their previous condition by the contractor? The owner is granting public use easements with this action, there is no construction required. If, in the future, someone constructs within these public use easement, they will need to get a permit from the MSB Permit Center. The MSB Permit Center at 861-7882 can explain the requirements for a permit to work within a public right-of-way.
9. Has road dust that will be produced by the additional traffic during construction been considered? If so, will the contractor be responsible for dust control? The owner is granting public use easements with this action, there is no construction required. If, in the future, someone constructs within these public use easement, they will need to get a permit from the MSB Permit Center. The MSB Permit Center at 861-7882 can explain the requirements for a permit to work within a public right-of-way.
10. Will construction materials be produced on-site or will materials be trucked in from off-site? The owner is granting public use easements with this action, there is no construction required. If, in the future, someone constructs within these public use easement, they will need to get a permit from the MSB Permit Center. The MSB Permit Center at 861-7882 can explain the requirements for a permit to work within a public right-of-way.
11. Will unusable material be disposed of on-site or trucked off-site? The owner is granting public use easements with this action, there is no construction required. If, in the future, someone constructs within these public use easement, they will need to get a permit from the MSB Permit Center. The MSB Permit Center at 861-7882 can explain the requirements for a permit to work within a public right-of-way.
12. There appears to be a topographical water feature which one of the roads will cross and there appears to be no plan for a culvert or bridge over it; how will this be addressed? Thank you for your comments, I will request the petitioner respond to this.
13. Please note that the design of the roads includes four areas with slopes with a grade of 9.6 to 9.8%. RSA 15 does not have a line item for traction sand in its budget and at this time cannot afford to sand these slopes. Thank you for your comments; there is no road construction required for this action.

Please call 907-632-0357 if you have any questions or need further information on any of the comments or questions above.

Sincerely,

DJ McBride

RSA 15 Chairperson

Peggy Horton

From: Sandi <eggs@mtaonline.net>
Sent: Thursday, March 14, 2019 12:08 AM
To: Platting
Subject: Request for Comments for Sportsman's Paradise PUEs

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

TO: Platting Platting@matsugov.us

FROM: Dr. Ken Eggleston, chair of Board of Supervisors, Caswell Fire District

DATE: March 13, 2019

RE: Request for Comments for Sportsman's Paradise PUEs

Linda Cline forwarded to me, as chair of the Board of Supervisors for the Caswell Fire District, the email she received from Peggy Horton on March 8. The email requested comments for public use easements to be granted in the Caswell Lake/Kashwitna River area from Fire Service Area #135 Caswell, to be submitted by March 14, 2019. This short window of time prevented the Board of Supervisors to meet to discuss this issue. After receiving the email, I contacted Ken Barkley of MatSu Central Fire District to alert him of this request. He had not received any information on this process. Nor had nor the chief for the Willow/Caswell Fire District.

Instead of comments, I am submitting these concerns for the Sportsman's Paradise PUEs on behalf of the Caswell Fire District Board of Supervisors.

One concern is the impact that the proposed Sportman's Paradise might have on the local fire district. A big concern is the increased use of the limited access roads within the district. Of course, Hidden Hills Road is the only access from Parks Highway to the proposed subdivision and is in poor shape now. We are concerned about the impact of increased use the proposed subdivision would have on this road, along with other main roads in the area, which the fire apparatus also use. The addition of this new area could also severely impact the ability of the fire district to serve this area with marginal access via Pass-the-bait.

EXHIBIT J

Peggy Horton

From: kupalaska7 <kupalaska7@yahoo.com>
Sent: Thursday, March 14, 2019 4:46 PM
To: Peggy Horton
Subject: Ward Sportsman Paradise public road easements
Attachments: 20190314_161532.jpg

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Peggy Horton and who it concerns,

On Wards preposed Public road proposal for Caswell Lakes Spokesman Paradise
I have a couple comments to
please consider.

I prefer TWO accesses into the
Sportsman Paradise subdivision.

A section north of Eagle'sNest is a road & power easement.(see attachment).
I have property along this section line easement and I do not object them developing a second access & bringing
power into the subdivision on that section line..
So please strongly suggest a second access. (I already have power & road access to my property, so there is no
personal gain.)

It is a concern that there is only one fire access and public easement off main road system on this application.
This property has acres of dead spruce & multi access points are important in fire access . And for those
needing to leave incase of emergency a secondary road is important.
And there is a fire code about 30 dwellings and number of lots to consider when requesting the second access..I
have personally spoken to the fire chief in the area about subdivisions and second fire access. So I think from
the beginning it should be in the application.

Second concern is Caswell Lakes is a growing community and currently only has Hidden hills as a public
access onto the Parks Highway.. Before anymore developments in Caswell lakes the borough needs to develop a
second road to the Parks highway system. We do not need to be in the same situation as Paradise California fire
last fall.

Thank you,

Dona Laubhan
HC 89 box 1311
Sunshine, Alaska 99688

Please put me on a mailing list on any further developments pertaining to the above property.

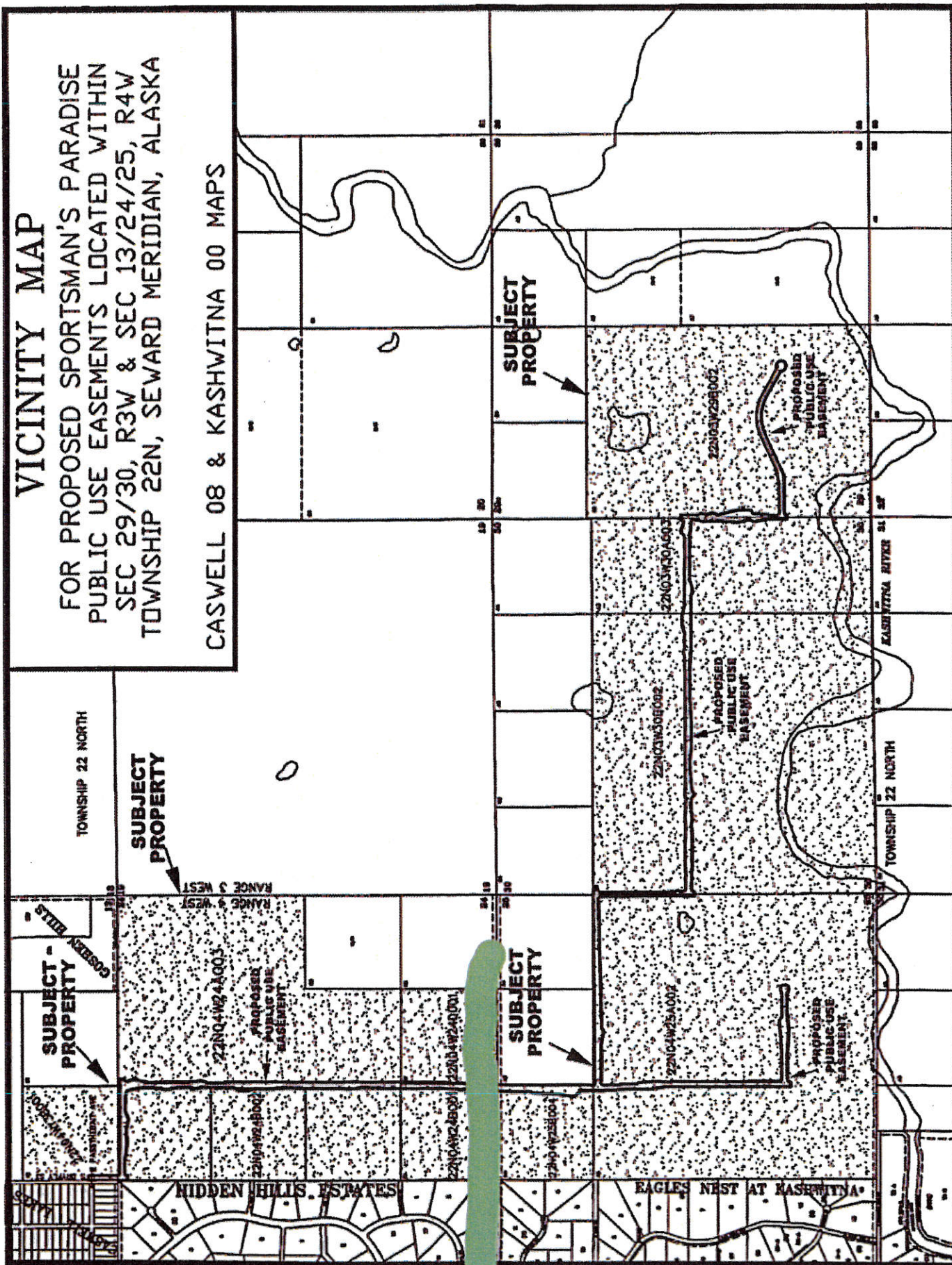
Sent via the Samsung Galaxy S8 Active, an AT&T 5G Evolution smartphone

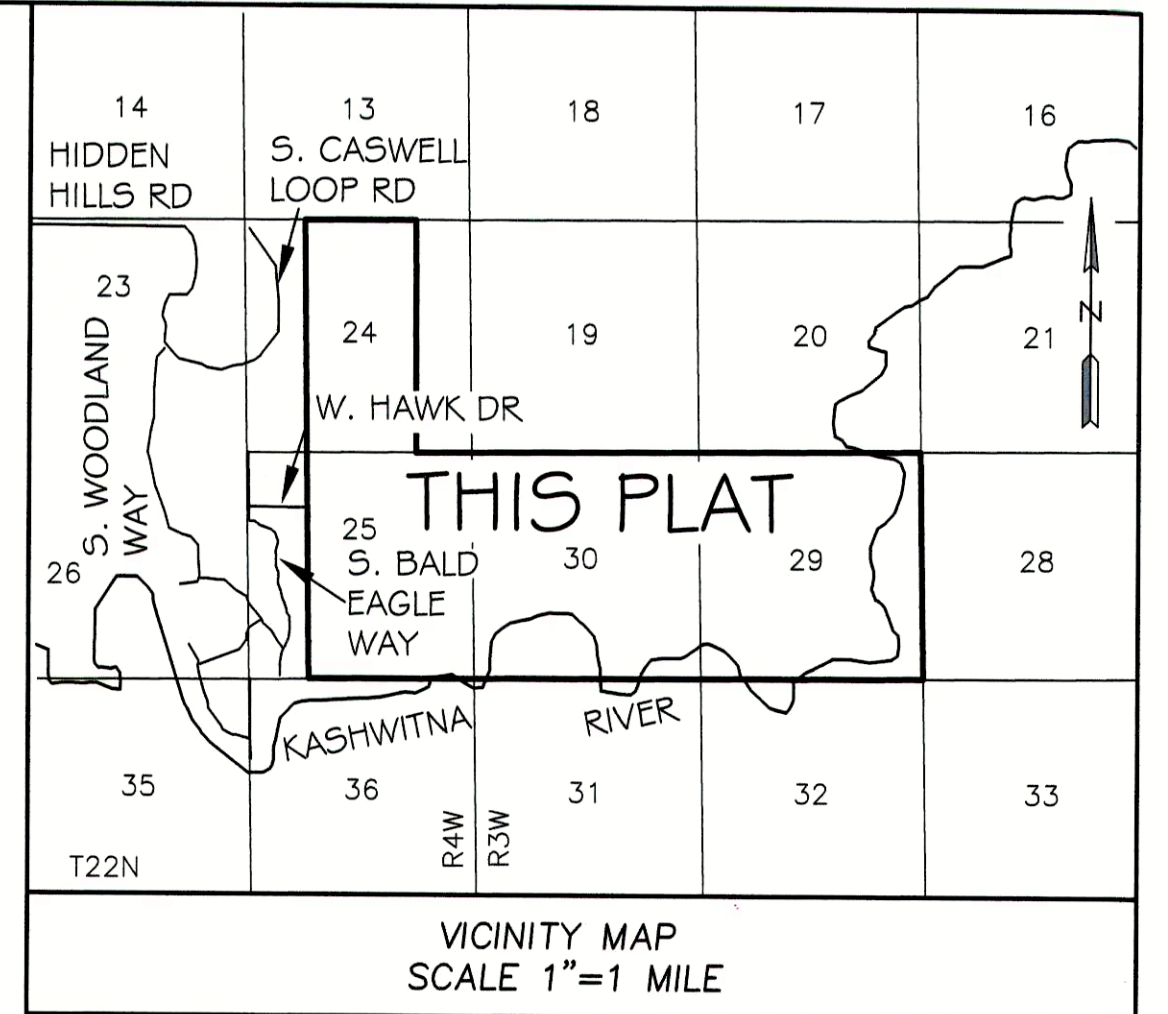
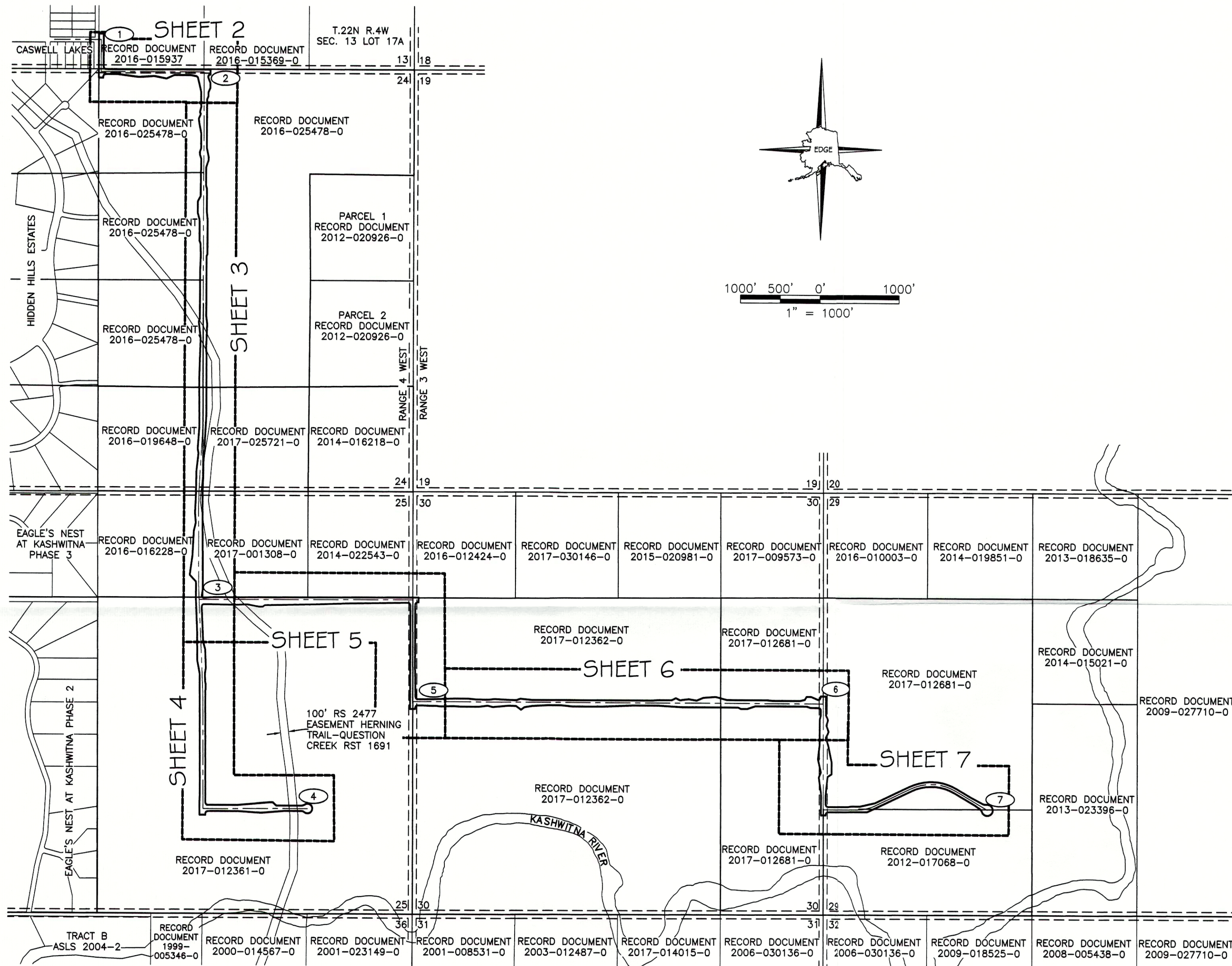
EXHIBIT K - I

VICINITY MAP

FOR PROPOSED SPORTSMAN'S PARADISE
PUBLIC USE EASEMENTS LOCATED WITHIN
SEC 29/30, R3W & SEC 13/24/25, R4W
TOWNSHIP 22N, SEWARD MERIDIAN, ALASKA

CASWELL 08 & KASHWITNA 00 MAPS





LEGEND

- ✱ RECORD MONUMENT RECOVERED
- ⊕ SET 5/8" REBAR WITH ORANGE PLASTIC CAP
- DIMENSION POINT - NOTHING SET OR FOUND
- ③ POINT NUMBER
- ALIQUOT LINE AS LABELED
- SECTION LINE EASEMENT
- PRIVATE ACCESS EASEMENT
- ROAD CENTER LINE
- PROPOSED PUBLIC USE EASEMENT
- PROPERTY LINE
- TIE LINE
- (OA) OVERALL DIMENSION

RECEIVED
FEB 06 2019
PLATTING

NOTES

- THE PURPOSE OF THIS DRAWING IS TO SHOW THE PROPOSED LOCATION OF PUBLIC USE EASEMENTS DEDICATED BY A SEPARATE INSTRUMENT.
- THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.190(2).
- BEARINGS SHOWN HEREON ARE ALASKA STATE PLANE ZONE 4 BEARINGS.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- LATITUDES AND LONGITUDES SHOWN HEREON ARE NAD83 (2011) EPOCH 2010.0000 BASED ON NGS OPUS SOLUTIONS.

CENTER LINE COORDINATES

POINT	LATITUDE	LONGITUDE	MAP SHEET
①	N61°59'25.3042"	W149°55'57.3754"	2
②	N61°59'21.3045"	W149°55'30.3208"	2
③	N61°58'16.3588"	W149°55'31.1039"	3,5
④	N61°57'50.5947"	W149°55'02.4672"	4
⑤	N61°58'03.7609"	W149°54'34.9969"	5,6
⑥	N61°58'03.6318"	W149°52'47.1173"	6
⑦	N61°57'50.6868"	W149°52'03.5920"	7

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND REPRESENTS A PROPOSED EASEMENT DEDICATION, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MARK AIMONETTI
P.L.S. 13022

DATE

RECORD OF SURVEY

A PORTION OF
SECTIONS 24 AND 25, TOWNSHIP 22 NORTH,
RANGE 4 WEST, SEWARD MERIDIAN

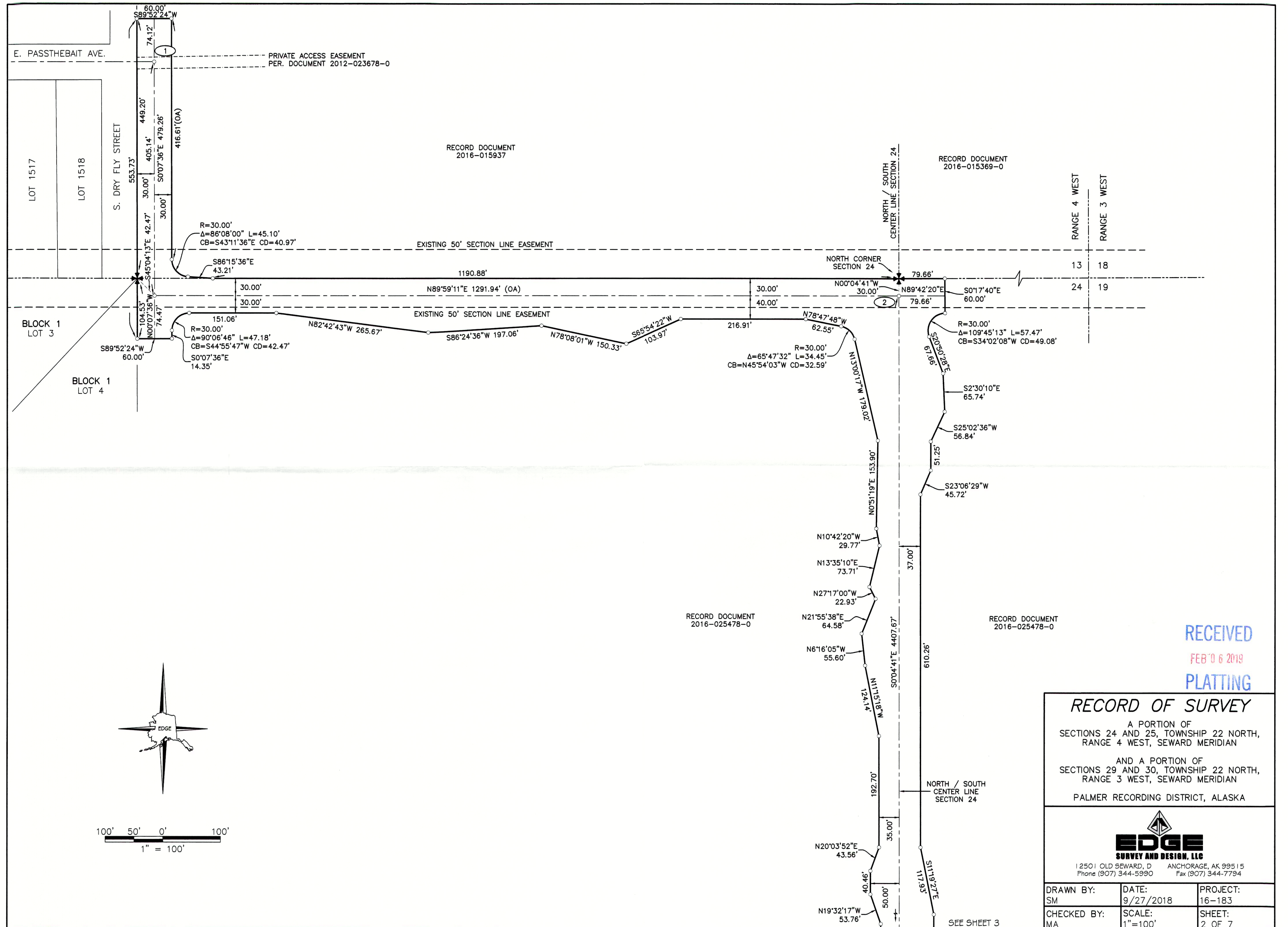
AND A PORTION OF
SECTIONS 29 AND 30, TOWNSHIP 22 NORTH,
RANGE 3 WEST, SEWARD MERIDIAN

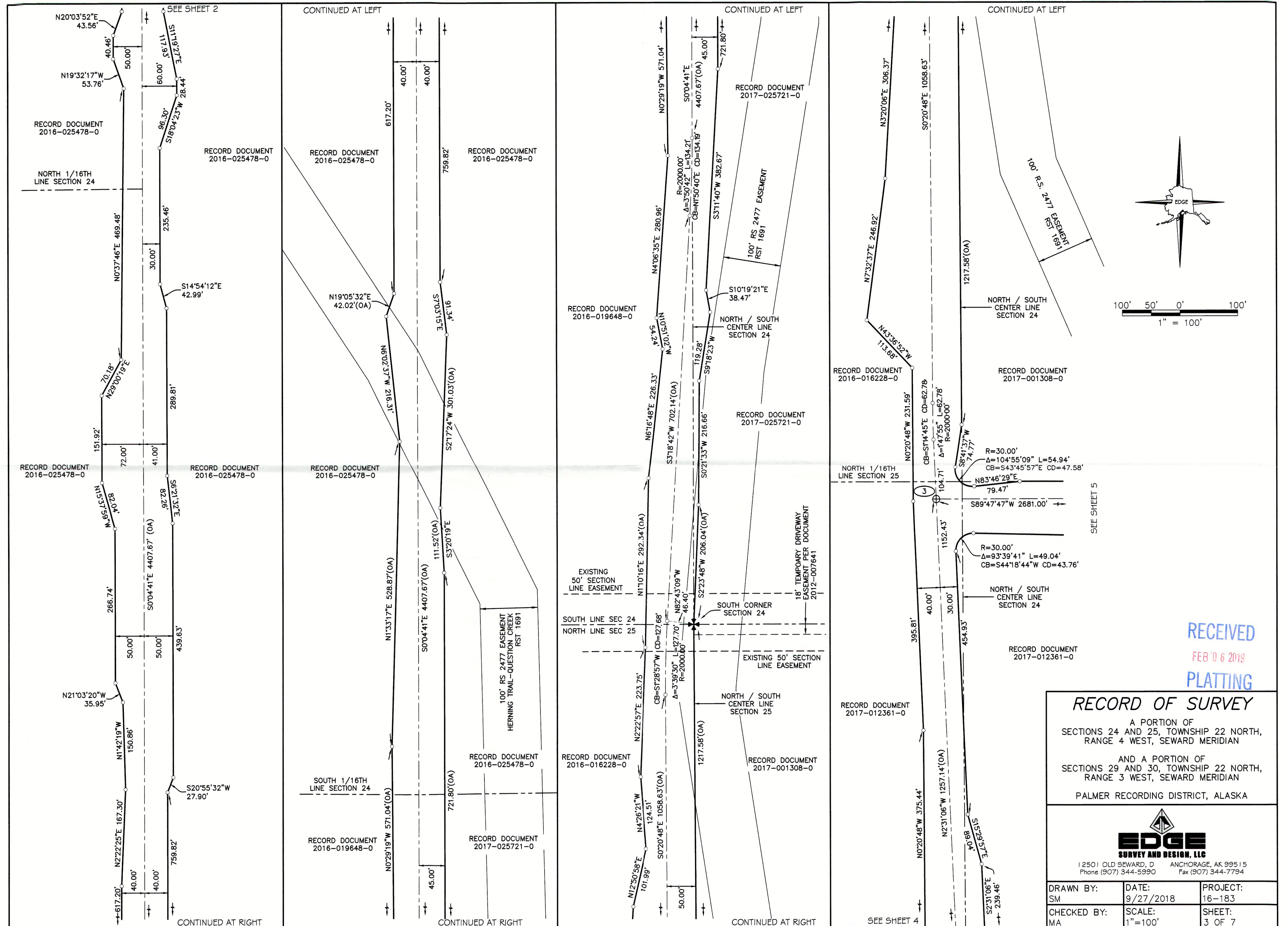
PALMER RECORDING DISTRICT, ALASKA

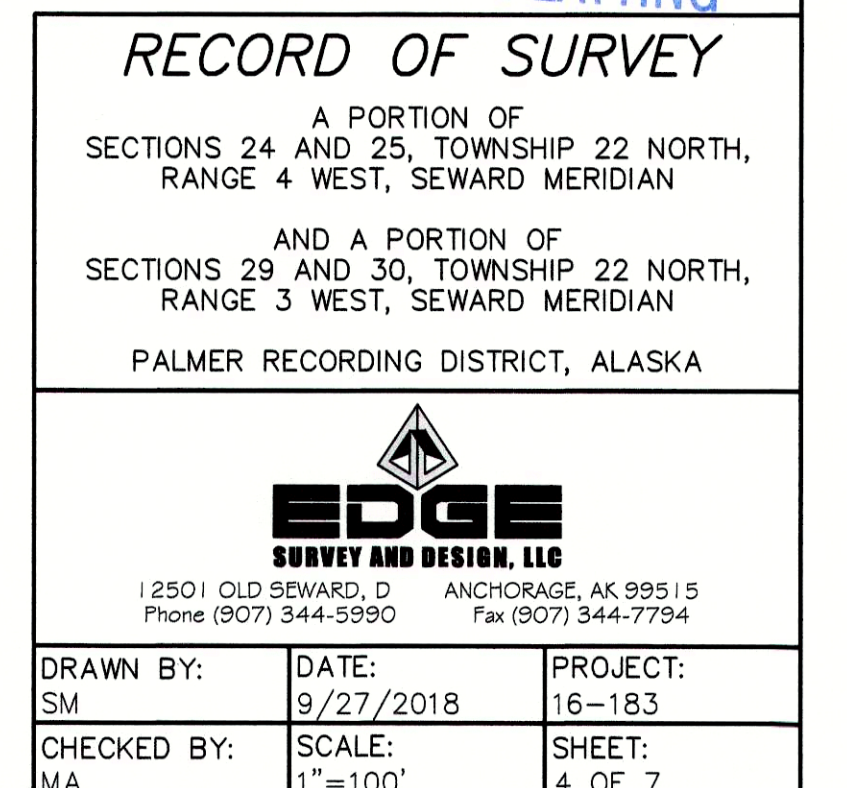


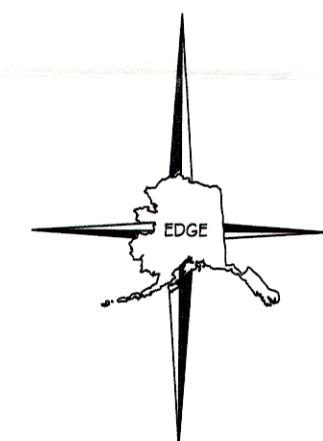
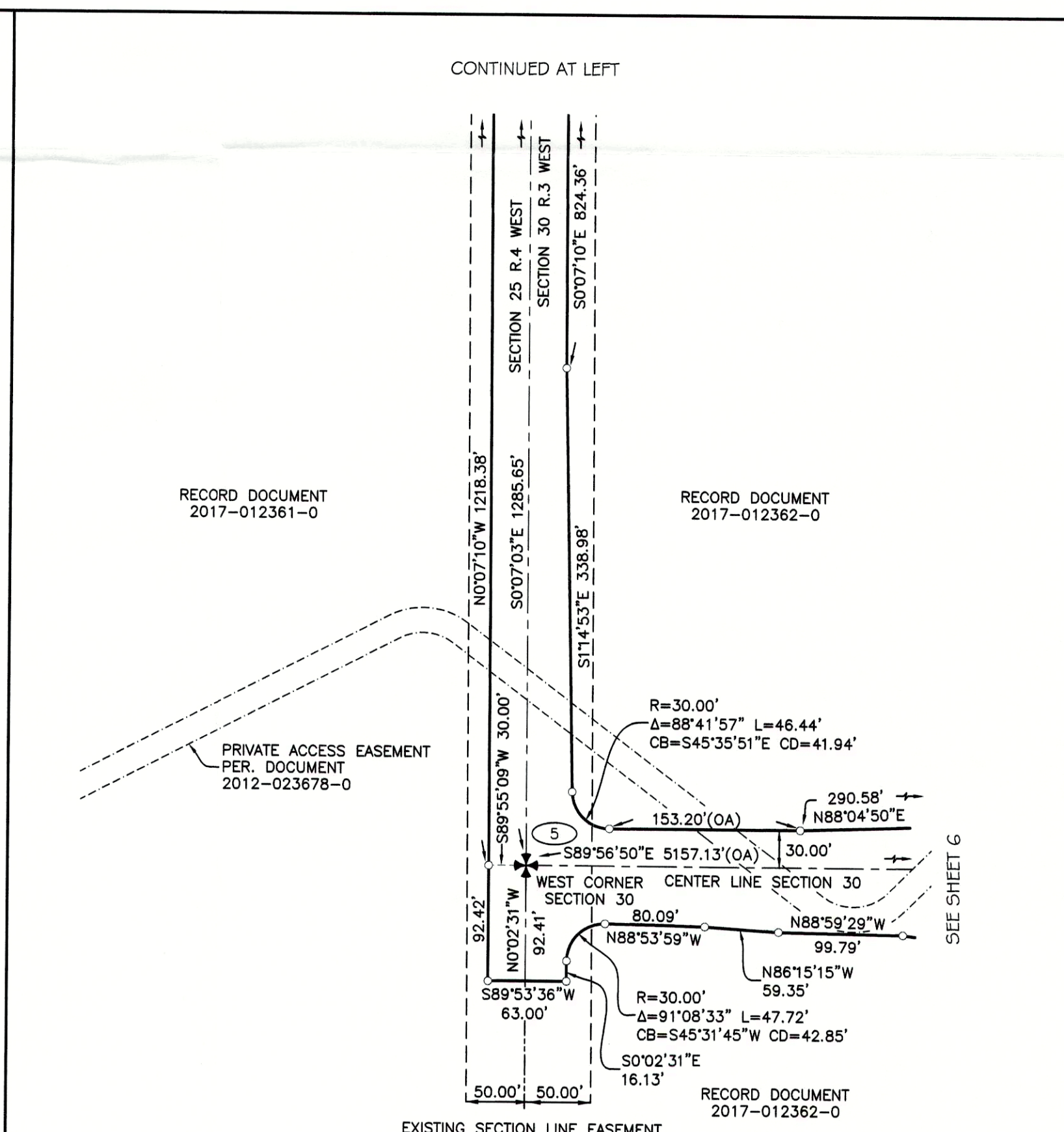
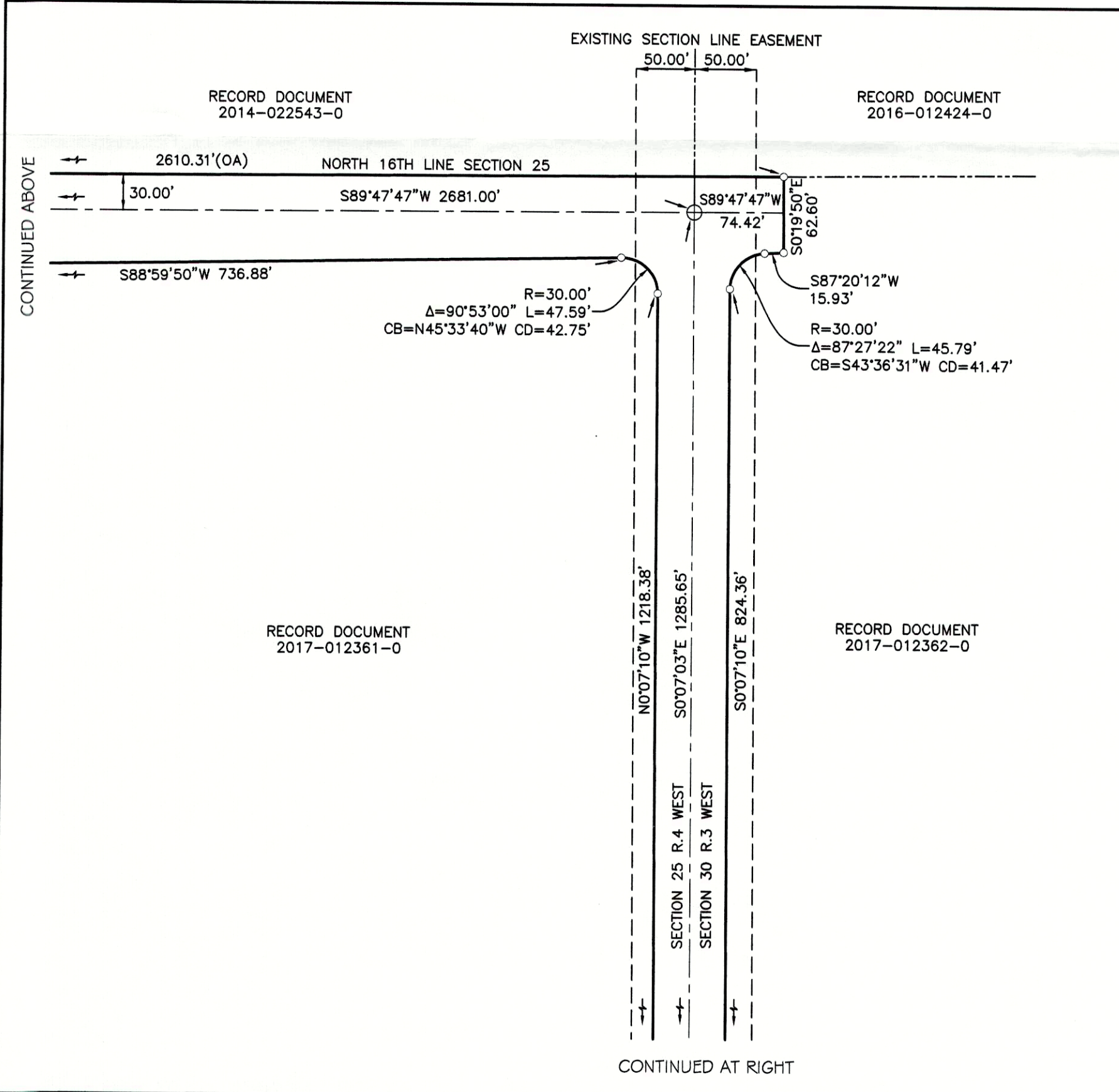
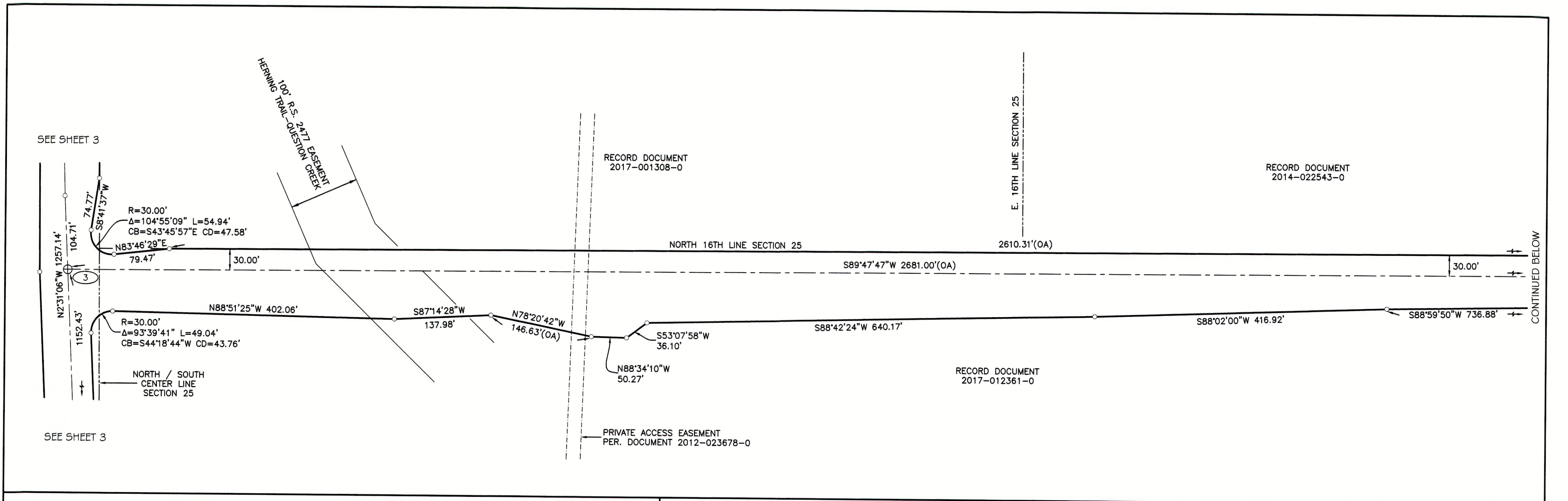
12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794

DRAWN BY: SM	DATE: 9/27/2018	PROJECT: 16-183
CHECKED BY: MA	SCALE: 1"=1000'	SHEET: 1 OF 7









100' 50' 0' 100'
1" = 100'

RECEIVED
FEB 06 2019
PLATTING

RECORD OF SURVEY

A PORTION OF
SECTIONS 24 AND 25, TOWNSHIP 22 NORTH,
RANGE 4 WEST, SEWARD MERIDIAN

AND A PORTION OF
SECTIONS 29 AND 30, TOWNSHIP 22 NORTH,
RANGE 3 WEST, SEWARD MERIDIAN

PALMER RECORDING DISTRICT, ALASKA



12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794

DRAWN BY: SM	DATE: 9/27/2018	PROJECT: 16-183
CHECKED BY: MA	SCALE: 1"=100'	SHEET: 5 OF 7

RECORD DOCUMENT
2017-012681-0

RECORD DOCUMENT
2017-012681-0

RECORD DOCUMENT
2017-012681-0

RECEIVED
FEB 06 2018
PLATTING

RECORD OF SURVEY

A PORTION OF
SECTIONS 24 AND 25, TOWNSHIP 22 NORTH,
RANGE 4 WEST, SEWARD MERIDIAN

AND A PORTION OF
SECTIONS 29 AND 30, TOWNSHIP 22 NORTH,
RANGE 3 WEST, SEWARD MERIDIAN

PALMER RECORDING DISTRICT, ALASKA

EDGE
SURVEY AND DESIGN, LLC

12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794

DRAWN BY: SM	DATE: 9/27/2018	PROJECT: 16-183
CHECKED BY: MA	SCALE: 1"=100'	SHEET: 6 OF 7

DRAWN BY: SM	DATE: 9/27/2018	PROJECT: 16-183
CHECKED BY: MA	SCALE: 1"=100'	SHEET: 6 OF 7

4C

MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD RESOLUTION NO. 2019-_____

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLATTING BOARD ASKING THE ASSEMBLY TO CHANGE THE PLATTING BOARD MEETINGS FROM AFTERNOON TO EVENING MEETINGS.

WHEREAS, MSB 43.10.060 (A) Platting Authority Procedure states in part "the Platting board shall act on an application for preliminary plat, variance, public use easement, plat note amendment, or vacation of public interest only after holding a public hearing on the application", and

WHEREAS, Alaska Statutes Title 29 requires that second class boroughs shall have an Assembly, a Planning Commission and a platting authority; and

WHEREAS, the Matanuska-Susitna Borough Platting Board is the only platting authority in the state of Alaska which meets during the normal work day hours; and

WHEREAS, having the Platting Board meetings during the normal work day hours limits attendance by the general public who have day jobs and cannot get leave from their employer to testify in person, and

WHEREAS, changing the Platting Board to night meetings will reduce the conflicts associated with members of the public wishing to testify in person at Platting Board meetings that have day jobs; and

WHEREAS, changing the Platting Board to night meetings is consistent with meetings held by the Planning Commission and the Assembly; and

WHEREAS, changing the Platting Board to night meetings can potentially be accommodated by offering a flex schedule to staff on meeting days.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Platting Board hereby recommends the Matanuska Susitna Borough Assembly Direct the Platting Board to Hold Meetings at 6:00pm on the First and Third Thursday of Each Month.

ADOPTED by the Matanuska-Susitna Borough Platting Board this ____ day of April, 2019.

JORDAN RAUSA, Chair or
GREGORY PUGH, VICE CHAIR

ATTEST:

SLOAN VONGUNTEN, Platting Clerk

(SEAL)

YES:

NO:

PASS UNANIMOUSLY: