

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 24, 2019

PRELIMINARY PLAT: ROSENCRANS MEADOW RSB LOT 3

LEGAL DESCRIPTION: SEC 26, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: ROSENCRANS LIVING TRUST, LINDA BUHLER, TRUSTEE

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 14 ± PARCELS: 3

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2019-042

REQUEST: The request is to create three lots from Lot 3, Rosencrans Meadow, Plat No. 2018-145, Section 26, Township 17 North, Range 01 West, SM AK, to be known as LOT 3A, LOT 4 and LOT 5, containing 14 ± acres. Lots 4 and 5 will be access by S. Letha Drive; petitioner has provided information from an engineer that S. Letha Drive is constructed to a minimum of pioneer standard; however, S. Letha Drive and W. Dorothy Jean Drive will need to be certified as pioneer standard.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Engineering Report

EXHIBIT A – 4 pgs
EXHIBIT B – 6 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Permit Center
Planning
Department of Emergency Services
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 2 pgs
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 2 pgs

DISCUSSION: The proposed subdivision is located south of W. Fairview Loop and directly west of S. Well Site Road. Lot 3A will access from S. Well Site Road, which is a 50' wide right-of-way; owned and maintained by MSB. Access for Lots 4 & 5 will be from S. Letha Drive. W. Dorothy Jean Drive to the north and S. Letha Drive are not certified to residential standards. Civil engineer will need to certify that both streets are constructed to a minimum of pioneer standards (see *Recommendation #5*). Pursuant to MSB 43.20.100(F)(2)(a), a plat note will be added (see *Recommendation #6*) to state: "To further subdivide any of the parcels, the roads must be constructed to residential standards and until accepted by the Borough, no Borough maintenance will be provided nor any Borough funds shall be spent on upgrades."

SOILS: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging three new testholes, review of neighboring soils information, review of provided topography information, review of aerial imagery and other observations at the site. Testhole location map, testhole logs and topography map are attached. Terrain consists of a

nearly level field in the north ¼ of the project with grade then sloping moderately downward to the south, to a steep bluff which drops about 40' to the lowest marsh area of the southernmost 1/3 of the property. A high area of about 2.5 acres exists on the northeastern quarter of the project, with a few building structures. The total elevation differential indicated from the provided topographical map is about 74'. The parcel remains relatively undisturbed with two existing driveways and attached structures on the eastern side. Vegetation consists mostly of mature birch and cottonwood, with tall grasses and fireweed dominating the open field area. Three 12' testholes were dug on the property to evaluate soils conditions. Near surface soils included a thick organic mat over a layer of silty topsoils extending to around 2.5'. Receiving soils were consistently clean sands and gravels. No groundwater was encountered. Based on the available soils and water table information, topography, MSB codes, and observations on site, each lot will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. General existing drainage patterns are shown on the attached map.

Access Road Condition: The roads which will be used to access Lots 4 & 5 have served as pioneer access roads for many years, serving eight developed residential lots with mid to high value homes. The road base appears to have been constructed with at least 1' of the local clean gravel/sand materials, and has held up fairly well despite the lack of MSB maintenance. The road is 18' to 20' wide and has a relatively smooth surface in most areas. Brush has grown up along the road in some areas, including within two special easements created for corner sight distance maintenance. The ditches are minimal but functional, with one recurring ponding area. Discussion with a longtime resident revealed the road has performed adequately in the past, with the exception of the ponded area. Ditch improvements and infiltration points are proposed within the right-of-way in this area to provide positive drainage away from the road.

Staff notes civil engineer will need to certify that both streets are constructed to a minimum of pioneer standards (see ***Recommendation #5***). Pursuant to MSB 43.20.100(F)(2)(a), a plat note will be added (see ***Recommendation #6***) to state: "To further subdivide any of the parcels, the roads must be constructed to residential standards and until accepted by the Borough, no Borough maintenance will be provided nor any Borough funds shall be spent on upgrades."

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met with the certification of pioneer standards roads. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance (***Exhibit C***) states certification from a civil engineer is required that the access roads meet pioneer standards (see ***Recommendation #5***). Check the stopping sight distance for a design speed of 25 mph on the corner of W. Dorothy Jean Circle and S. Letha Drive – a sight distance easement similar to the one on the next 90 or a curve warning sign with a lower advisory speed may be prudent. Permit Center (***Exhibit D-1***) notes existing driveways are permitted. Right-of-Way Coordinator (***Exhibit D-2***) notes applicant to apply for any needed additional, new or proposed accesses prior to construction. Planning (***Exhibit E***) notes the southern portion of proposed Lots 3A and 4 are within the Hay Flat Recreation Area Special Land Use District. Any development within the area must conform to MSB 17.08. The southern portion of Lots 3A and 4 contain a large bluff that could be subject to erosion and any development should be cognizant of this hazard. Department of Emergency Services (***Exhibit F***) has no issues.

Utilities: (Exhibit G) GCI and MEA did not respond. Enstar has no comments, recommendations or objections. MTA requests the 15' wide MEA easement be changed to a 15' wide T&E easement.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; GCI or MEA.

CONCLUSION: The abbreviated plat of Rosencrans Meadow RSB Lot 3 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal access is provided and physical access will be provided to the proposed lots, once the streets are certified as a minimum of pioneer standard, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

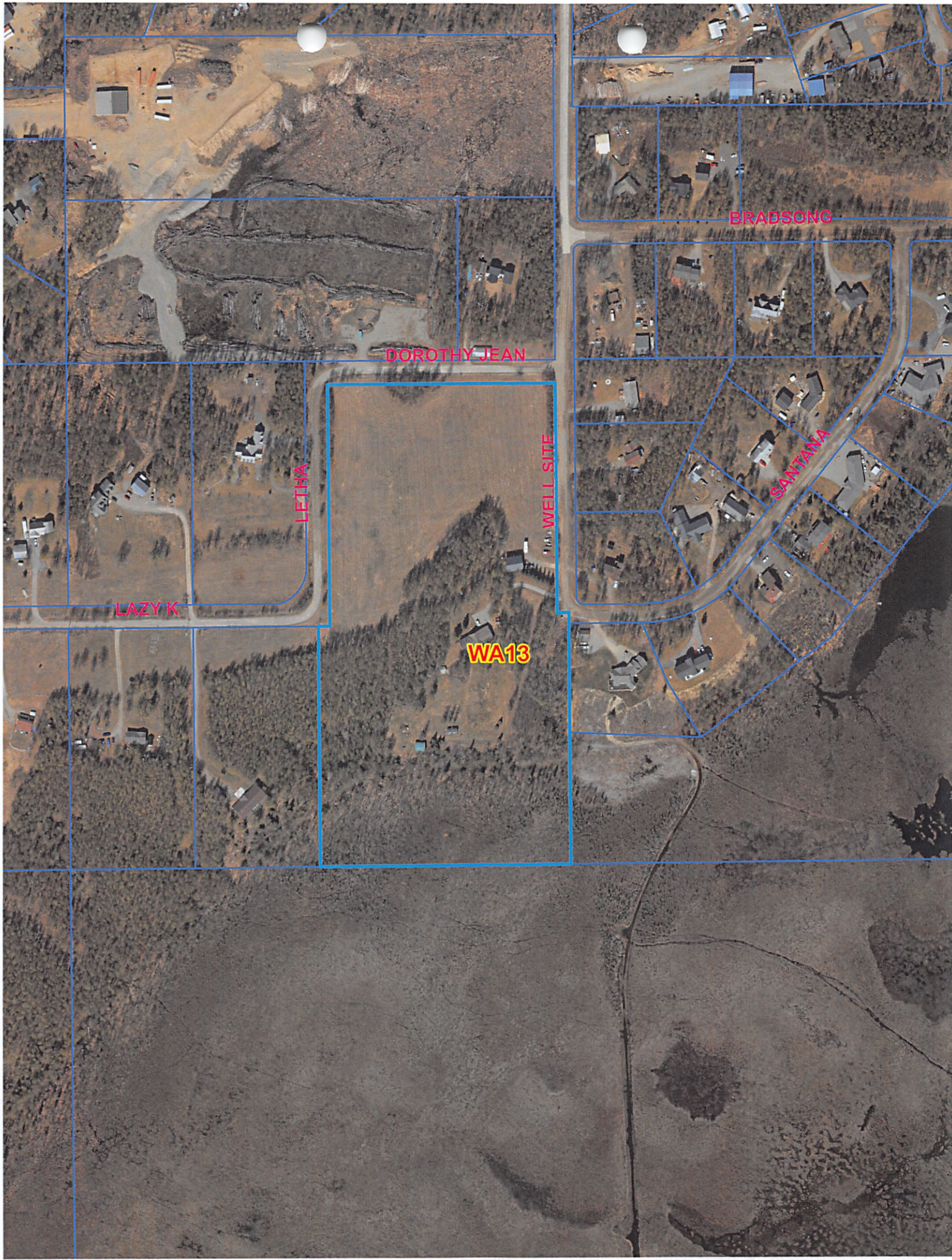
Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Provide certification from civil engineer the streets are constructed to pioneer standards.
6. Add a plat note to state: "To further subdivide any of the parcels, the roads must be constructed to residential standards and until accepted by the Borough, no Borough maintenance will be provided nor any Borough funds shall be spent on upgrades."
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Rosencrans Meadow RSB Lot 3 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; GCI or MEA.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There were no objections from the public in response to the Notice of Public Hearing.
5. A soils report was submitted, pursuant to MSB 43.20.281(A), and each lot has the required buildable and septic area.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.

7. Legal access is provided and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
8. Civil engineer will provide certification that the streets are constructed to a minimum of pioneer standard.
9. Pursuant to MSB 43.20.100(F)(2)(a), a plat note will be added to state: "To further subdivide any of the parcels, the roads must be constructed to residential standards and until accepted by the Borough, no Borough maintenance will be provided nor any Borough funds shall be spent on upgrades."



BRADSONG

DOROTHY JEAN

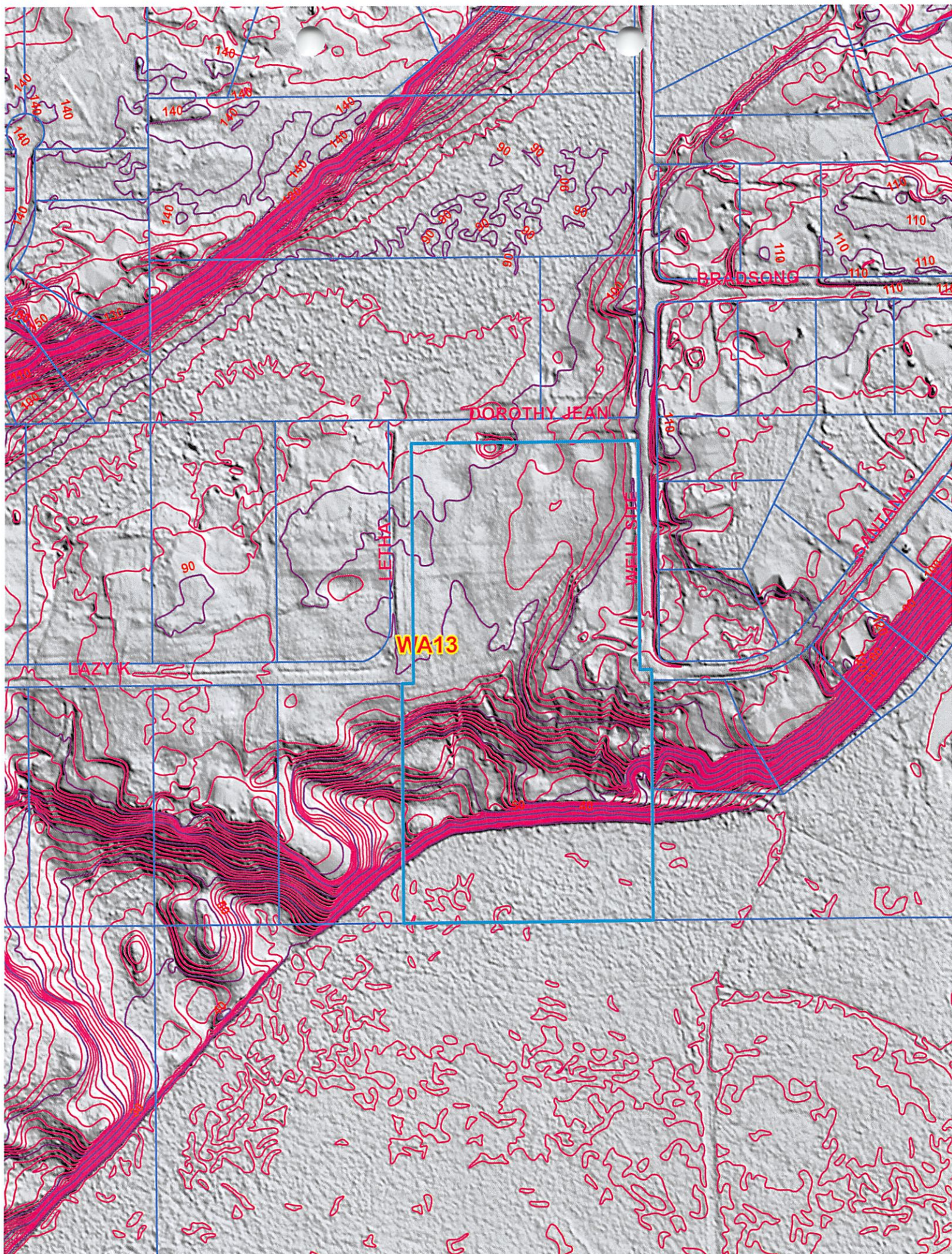
LETHA

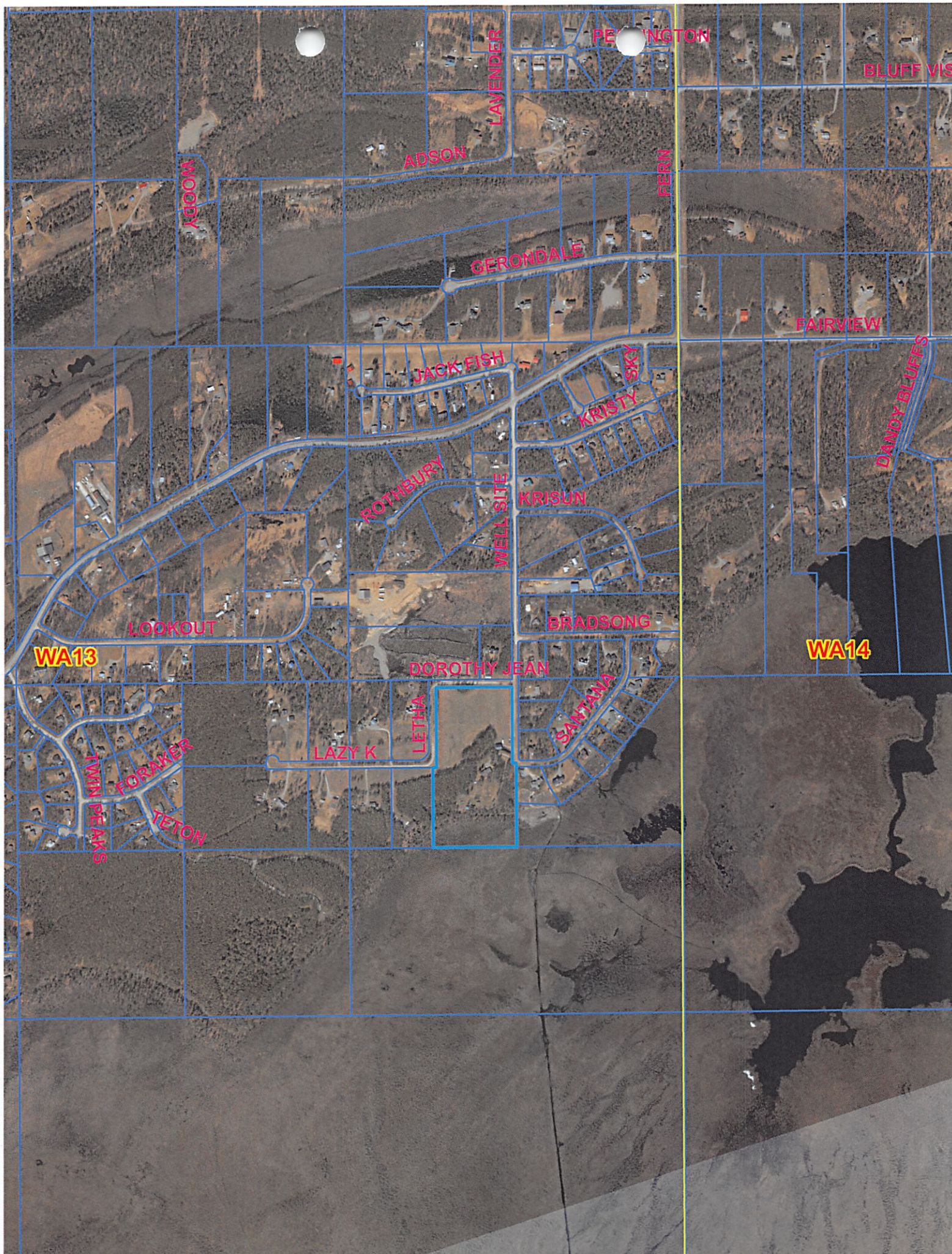
LAZY K

WELL SITE

SANTANA

WA13







HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

March 21, 2019

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

RECEIVED

MAR 21 2019

PLATTING

Re: *Rosencrans Meadow Lot 3A, 4, 5 & 6; Useable Areas. HE #18066*

Dear Mr. Wagner:

At the request of the project surveyor, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots from one existing parcel with a total area of 14 acres. Our soils evaluation included logging three test holes, review of neighboring soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rough rectangle just south of W. Dorothy Jean Drive, with its northern portion between S. Well Site Road and S. Letha Drive. Terrain consists of a nearly level field in the north 1/4 of the project, with grade then sloping moderately downward to the south, to a steep bluff which drops about 40' to the lowest marsh area on the southernmost 1/3 of the property. A high area of about 2.5 acres exists on the northeastern quarter of the project, with a few building structures. The total elevation differential indicated from the provided topographical map is about 74'.

Soils & Vegetation. The current parcel remains relatively undisturbed with two existing driveways and attached structures existing on the eastern side of the project. Additionally there are a few small footpaths/trails scattered throughout the steeper areas. The large field area appeared to have had minor previous leveling work in the past. Vegetation on the parcel consists mostly of mature birch and cottonwood trees, with tall grasses and fireweed dominating the open field area. Three 12' testholes were dug on the property to evaluate soil conditions. Near surface soils included a thick organic mat over a layer of silty topsoils extending to around 2.5' in the test holes. Receiving soils under the topsoils were consistently clean sands and gravels. Copies of the testhole logs and the location/topography map are attached.

Groundwater. Groundwater was not encountered on the project in any of the logged test holes which were dug to 12'. Groundwater is not expected to be a limiting factor for the proposed lots, with the exception of expected shallow conditions south of the bluff feature.

EXHIBIT B

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, steep areas and related setbacks, separation to low/wet areas and separation to existing water wells. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed Lots 3A, 4, 5 & 6 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Drainage Plan. As no substantial road construction is planned, no drainage plan is required. However, we have indicated general drainage patterns, including apparent existing drainage along the roads, on the attached map.

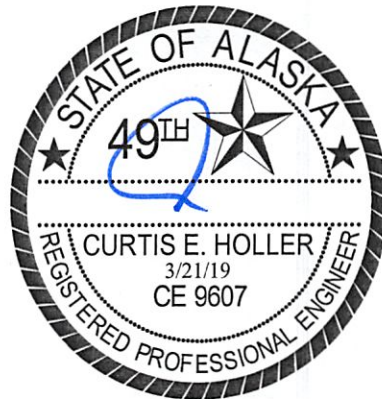
Access Road Condition. The roads which will be used to access Lots 4, 5 & 6 have served as pioneer access roads for many years, serving 8 developed residential lots with mid to high value homes. The road base appears to have been constructed with at least 1' of the local clean gravel/sand materials, and has held up fairly well despite the lack of MSB maintenance. The road is 18' to 20' wide and has a relatively smooth surface in most areas. Brush has grown up along the road in some areas, including within 2 special easements created for corner sight distance maintenance. The ditches are minimal but functional, with one recurring ponding area. Discussion with a longtime resident revealed the road has performed adequately in the past, with the exception of the ponded area. Ditch improvements and infiltration points are proposed within the ROW in this area to provide positive drainage away from the road.

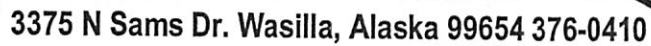
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: L. Buhler, w/attachments

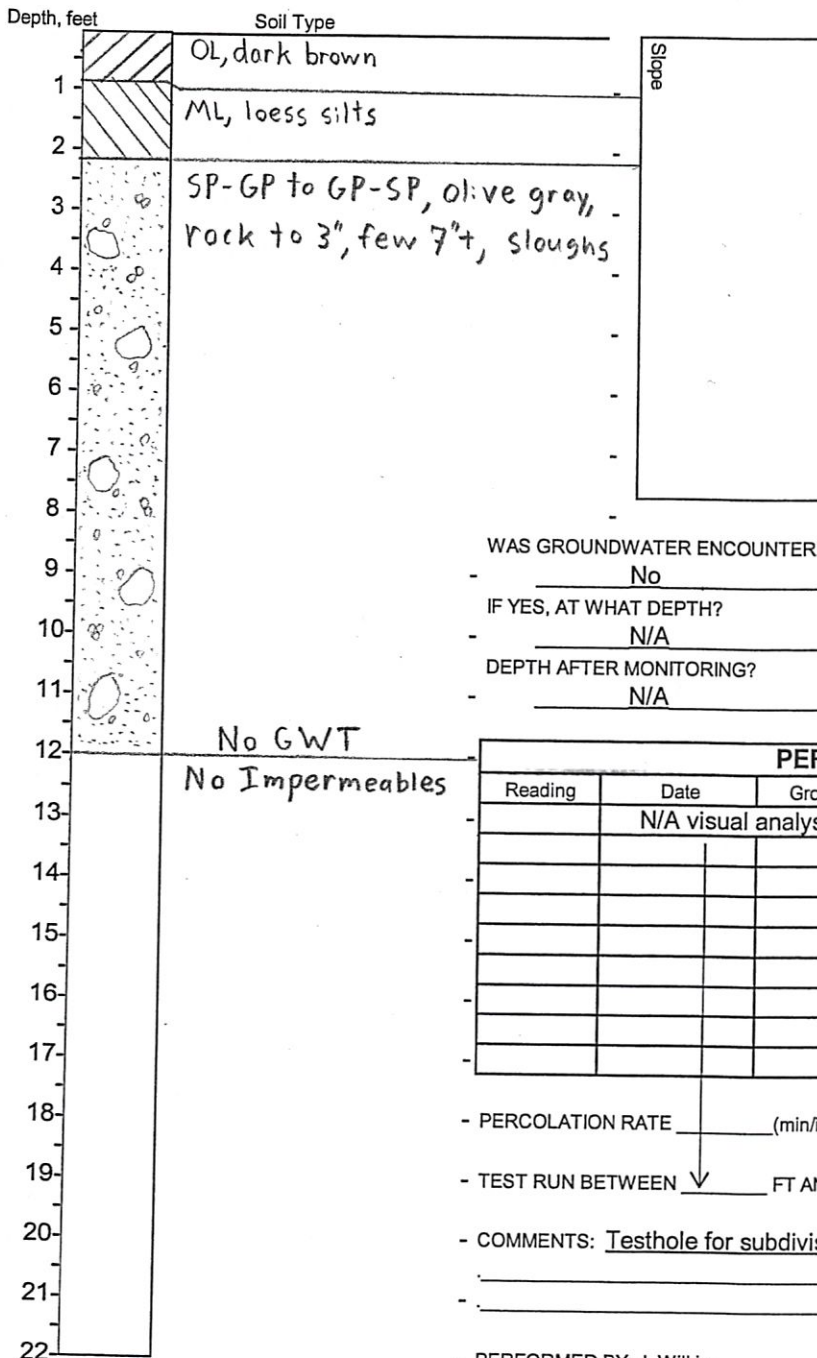




TEST HOLE # 1 of 3

Performed For: LeAnn Buhler

Legal Description: Rosencrans Meadow



Site Plan

See attached testhole & topo map.

Slope

PERCOLATION TEST

[illegible]

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN ↓ FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

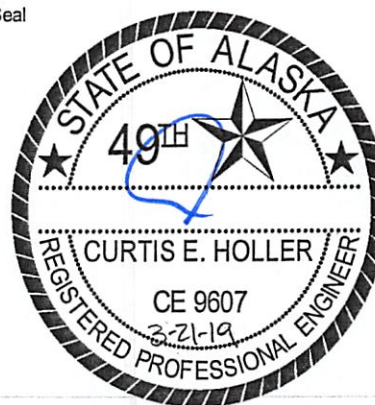
DATE: 8/9/18



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 3

Performed For: LeAnn Buhler

Legal Description: Rosencrans Meadow

Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & topo map.

OL, dark brown

1 ML, varies to SM-ML, light-brown

3 SP-GP, olive gray, stands fairly well, rock to 4", few 10"+, one 14" boulder.

GP w/sand, rock to 1", "Pebbly", olive-gray, sloughs

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
-	N/A visual analysis only				
-					
-					
-					
-					
-					
-					
-					
-					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN ✓ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

DATE: 8/9/18

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, April 15, 2019 4:46 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Rosencrans Mdw RSB LOT 3 19-042 AOB

Provide certification from a civil engineer that the access roads meet Pioneer standard. Check the stopping sight distance for a design speed of 25 mph on the corner of Dorothy Jean Drive and Letha Drive – a sight distance easement similar to the one on the next 90 or a curve warning sign with a lower advisory speed may be prudent.

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, March 29, 2019 9:12 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@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>; 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>; mearow@matanuska.com; row@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Rosencrans Mdw RSB LOT 3 19-042 AOB

PLEASE NOTE THERE ARE TWO PLATS – ONE FOR LOT 1 and ONE FOR LOT 3. Attached is a Request for Comments (RFC) for Rosencrans Mdw RSB LOT 3, #19-042. Also attached is the Vicinity Map, Soils Report, and Agenda Plat. Comments are due by **April 15, 2019**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Permit Center
Sent: Tuesday, April 16, 2019 6:10 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Rosencrans Mdw RSB LOT 3 19-042 AOB

The existing driveways are permitted

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, March 29, 2019 9:12 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@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>; 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>; mearow@matanuska.com; row@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
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Platting Technician
amy.otto-buchanan@matsugov.us
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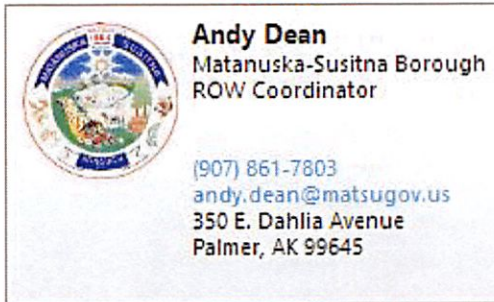
Amy Otto-Buchanan

From: Andy Dean
Sent: Thursday, April 4, 2019 12:18 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Rosencrans Mdw RSB LOT 3 19-042 AOB

Hello Amy,

Have the applicant apply for any needed additional, new or proposed accesses prior to construction.

Respectfully,



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, March 29, 2019 9:12 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@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>; 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>; mearow@matanuska.com; row@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
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Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Plat Review – Comments

Owner/Agent: Herb & Dorthey Rosencrans Living Trust, Linda Buhler, Trustee

Nature of Request: The request is to create three lot from Lot 3, Rosencrans Meadow, Plat No. 2018-145, Section 28, Township 17 North, Range 01 West, SM AK, to be known as LOT 3A, LOT 4 and LOT 5, containing 14 + acres.

Location: 17N01W28

Date/Due Date: April 15, 2019

MSB Staff Contact: Amy Otto-Buchanan

Planner Completing this Review: Adam Bradway, Ph. 861-8608, adam.bradway@matsugov.us

Comm. Council: Knik-Fairview **Case#:** 2019-042

RSA: 14 Fairview

Staff-Recommendation:

Approve ☒x

Deny ☐ (need's supervisor approval)

Conditionally Approve ☐

List Conditions (if applicable):

Supporting Recommendations, Comments, and Information:

1. SPUD

- a. The southern portion of proposed lots 3A and 4 are within the Hay Flats Recreation Area Special Land Use District. Therefore, any development within this area must conform to MSB 17.08.

2. Environmental

- a. The southern portion of proposed lots 3A and 4 contains a large bluff that could be subject to erosion and any building the developer should be cognizant of this hazard.

Amy Otto-Buchanan

From: Fire Code
Sent: Tuesday, April 2, 2019 10:56 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Rosencrans Mdw RSB LOT 3 19-042 AOB

Amy,
Fire Code has no issue with this.



Donald Cuthbert
Fire Marshal
Fire & Life Safety Division
Central Mat-Su Fire Department
(907) 861-8030
FireCode@matsugov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, March 29, 2019 9:12 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@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>; 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>; mearow@matanuska.com; row@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Rosencrans Mdw RSB LOT 3 19-042 AOB

PLEASE NOTE THERE ARE TWO PLATS – ONE FOR LOT 1 and ONE FOR LOT 3. Attached is a Request for Comments (RFC) for Rosencrans Mdw RSB LOT 3, #19-042. Also attached is the Vicinity Map, Soils Report, and Agenda Plat. Comments are due by **April 15, 2019**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872



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

April 11, 2019

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

Subject: Preliminary Plat Request for Comments – **Rosencrans MDW RSB Lot 3**
(Case No. 2019-042)

Dear Ms. Otto-Buchanan:

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 purple ink that reads "Cassie Acres".

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

EXHIBIT G

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mta-telco.com>
Sent: Wednesday, April 10, 2019 10:25 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Rosencrans Mdw RSB LOT 3 19-042 AOB

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

Hi Amy,

MTA has reviewed the plat for Rosencrans Meadow. MTA would like to request the 15' MEA easement to be changed to 15' T & E.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645

office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, March 29, 2019 9:12 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@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>; 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>; mearow@matanuska.com; Right of Way Dept. <row@mta-telco.com>; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Rosencrans Mdw RSB LOT 3 19-042 AOB

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 24, 2019

PRELIMINARY PLAT: ROSENCRANS MEADOW RSB LOT 1

LEGAL DESCRIPTION: SEC 26, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: ROSENCRANS LIVING TRUST, LINDA BUHLER, TRUSTEE

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 4 ± PARCELS: 3

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2019-043

REQUEST: The request is to create three lots from Lot 1, Rosencrans Meadow, Plat No. 2018-145, Section 26, Township 17 North, Range 01 West, SM AK, to be known as LOT 1A, LOT 6 and LOT 7, containing 4 ± acres. Lots 6 and 7 will be access by W. Dorothy Jean Drive; petitioner has provided information from an engineer that W. Dorothy Jean Drive is constructed to a minimum of pioneer standard; however, S. Letha Drive and W. Dorothy Jean Drive will need to be certified as pioneer standard.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Engineering Report

EXHIBIT A – 4 pgs
EXHIBIT B – 6 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Permit Center
Planning
Department of Emergency Services
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 2 pgs
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 1 pg

DISCUSSION: The proposed subdivision is located south of W. Fairview Loop and directly west of S. Well Site Road. Lot 1A may access from S. Well Site Road, which is a 50' wide right-of-way; owned and maintained by MSB, or from S. Dorothy Jean Drive. Access for Lots 6 & 7 will be from W. Dorothy Jean Drive, which is not certified to residential standards. Civil engineer will need to certify the street is constructed to a minimum of pioneer standards (see *Recommendation #5*). Pursuant to MSB 43.20.100(F)(2)(a), a plat note will be added (see *Recommendation #6*) to state: "To further subdivide any of the parcels, the roads must be constructed to residential standards and until accepted by the Borough, no Borough maintenance will be provided nor any Borough funds shall be spent on upgrades."

SOILS: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging three new testholes, review of neighboring soils information, review of provided topography information, review of aerial imagery and other observations at the site. Testhole location map, testhole logs and topography map are attached. The parent parcel forms

a rough rectangle south of W. Dorothy Jean Drive. Terrain consists of a nearly level field, with a minor grade sloping gently downwards to the west. Total elevation differential is about 12'. The parcels exist almost entirely of farmland/fields with one small wooded low area along W. Dorothy Jean Drive. Vegetation consists mostly of mature birch and cottonwood, with tall grasses and fireweed dominating the open field area. Three 12' testholes were dug on the property to evaluate soils conditions. Near surface soils included a thick organic mat over a layer of silty topsoils extending to around 2.5'. Receiving soils were consistently clean sands and gravels. No groundwater was encountered. Based on the available soils and water table information, topography, MSB codes, and observations on site, each lot will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. General existing drainage patterns are shown on the attached map.

Access Road Condition: The roads which will be used to access the lots have served as pioneer access roads for many years, serving eight developed residential lots with mid to high value homes. The road base appears to have been constructed with at least 1' of the local clean gravel/sand materials, and has held up fairly well despite the lack of MSB maintenance. The road is 18' to 20' wide and has a relatively smooth surface in most areas. Brush has grown up along the road in some areas, including within two special easements created for corner sight distance maintenance. The ditches are minimal but functional, with one recurring ponding area. Discussion with a longtime resident revealed the road has performed adequately in the past, with the exception of the ponded area. Ditch improvements and infiltration points are proposed within the right-of-way in this area to provide positive drainage away from the road.

Staff notes civil engineer will need to certify that both streets are constructed to a minimum of pioneer standards (see ***Recommendation #5***). Pursuant to MSB 43.20.100(F)(2)(a), a plat note will be added (see ***Recommendation #6***) to state: "To further subdivide any of the parcels, the roads must be constructed to residential standards and until accepted by the Borough, no Borough maintenance will be provided nor any Borough funds shall be spent on upgrades."

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met with the certification of pioneer standards roads. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) states certification from a civil engineer is required that the access roads meet pioneer standards (see ***Recommendation #5***). Check the stopping sight distance for a design speed of 25 mph on the corner of W. Dorothy Jean Circle and S. Letha Drive – a sight distance easement similar to the one on the next 90 or a curve warning sign with a lower advisory speed may be prudent. Permit Center (**Exhibit D-1**) has no comments. Right-of-Way Coordinator (**Exhibit D-2**) notes applicant to apply for any needed additional, new or proposed accesses prior to construction. Planning (**Exhibit E**) has no comments. Department of Emergency Services (**Exhibit F**) has no issues.

Utilities: (**Exhibit G**) GCI, MTA and MEA did not respond. Enstar has no comments, recommendations or objections.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-

Su; Road Service Area #14 Fairview; MSB Community Development, Capital Projects, Assessments, Pre-Design Division, or Code Compliance; MEA, MTA or GCI.

CONCLUSION: The abbreviated plat of Rosencrans Meadow RSB Lot 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal access is provided and physical access will be provided to the proposed lots, once the streets are certified as a minimum of pioneer standard, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

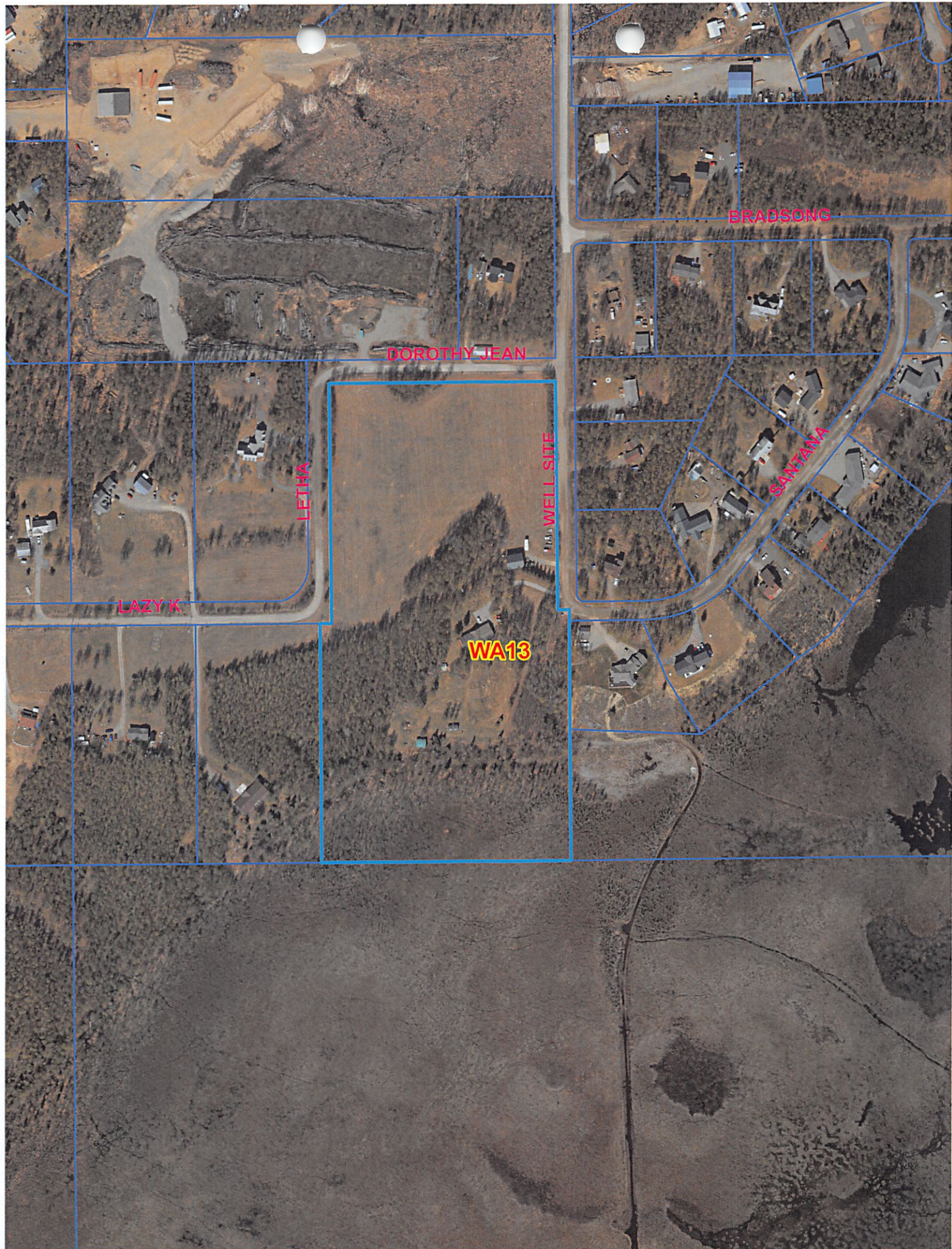
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT
Staff recommends approval with the following conditions and findings:

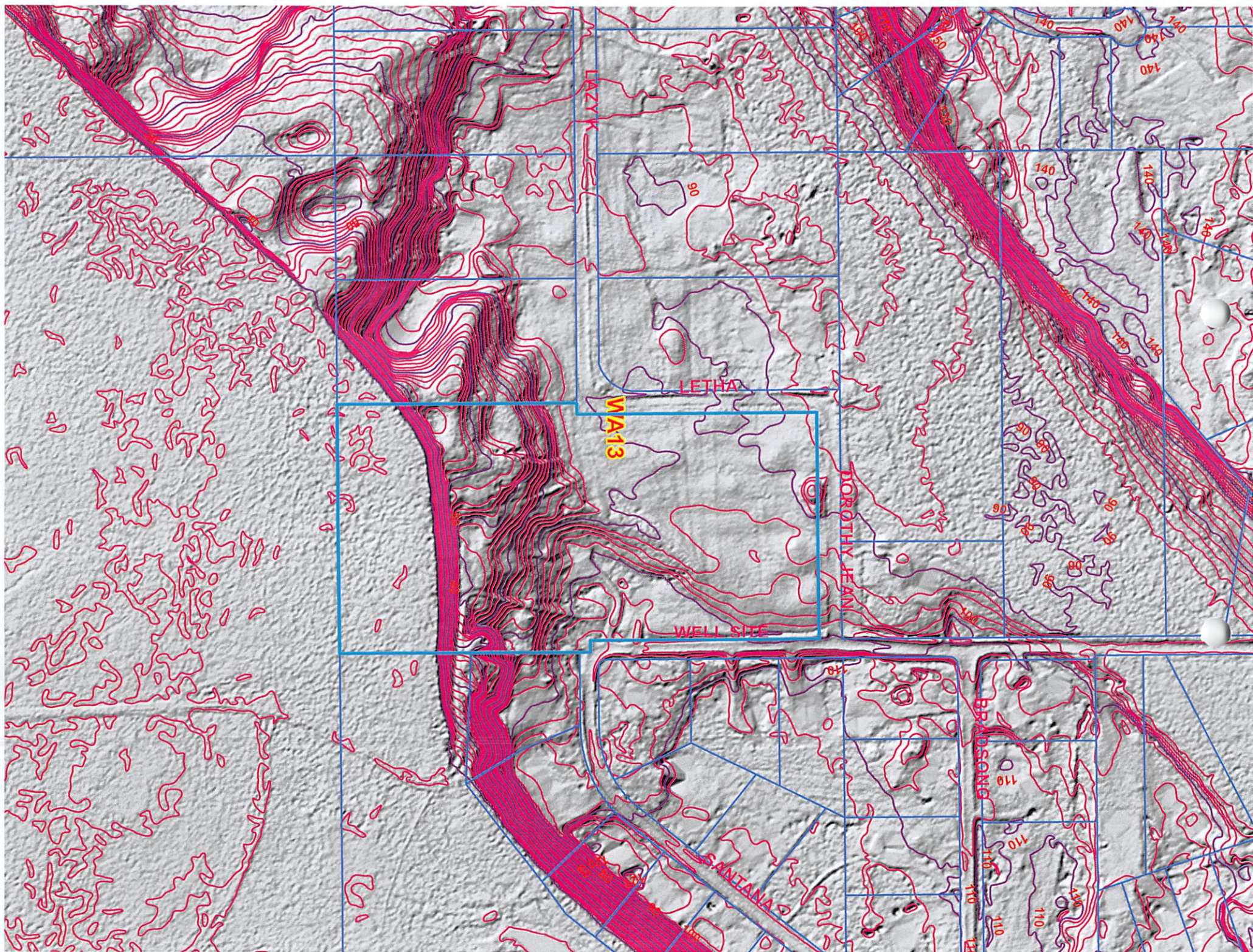
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees of \$46.05.
4. Show all easements of record on final plat.
5. Provide certification from civil engineer the streets are constructed to pioneer standards.
6. Add a plat note to state: "To further subdivide any of the parcels, the roads must be constructed to residential standards and until accepted by the Borough, no Borough maintenance will be provided nor any Borough funds shall be spent on upgrades."
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

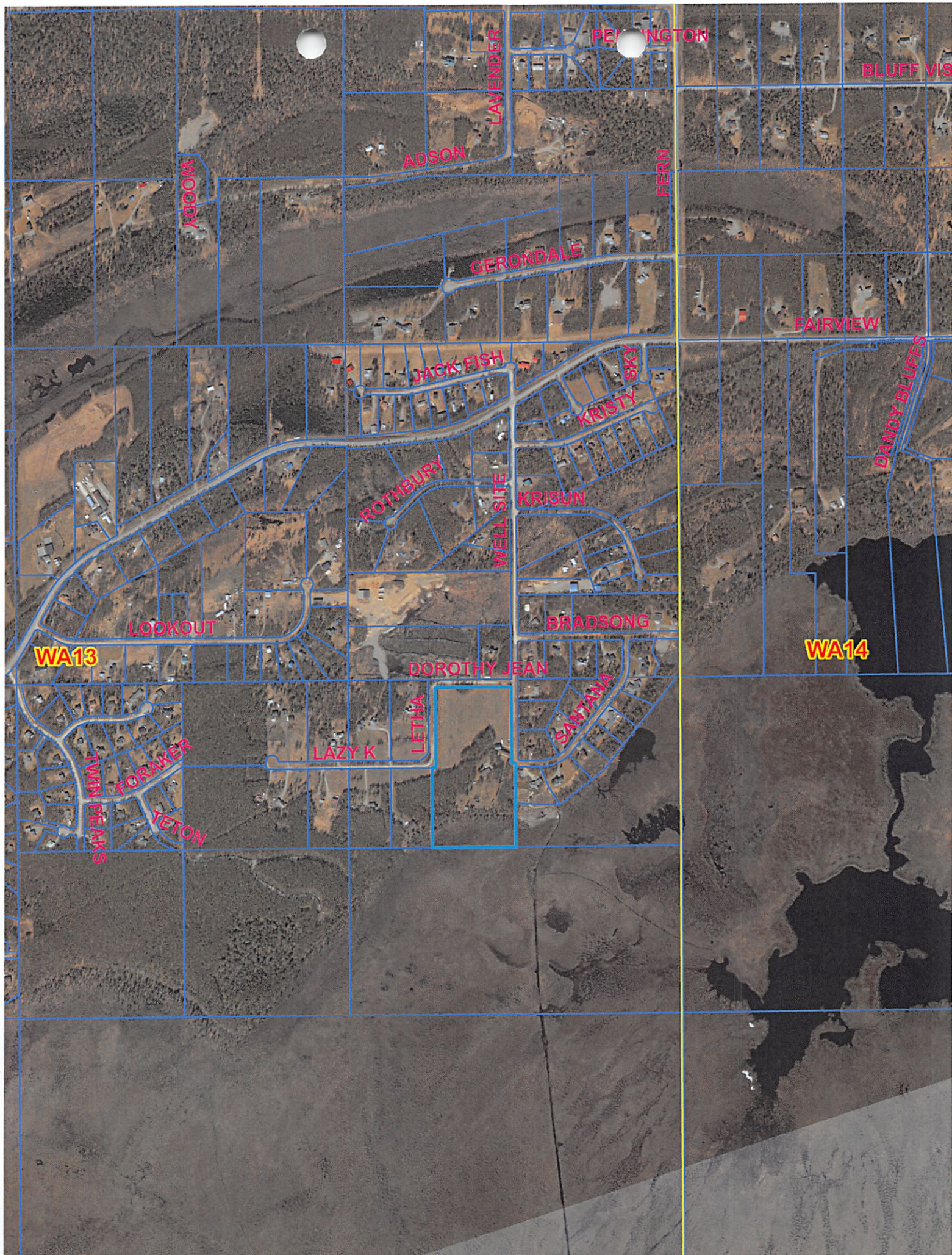
FINDINGS for PRELIMINARY PLAT

1. The plat of Rosencrans Meadow RSB Lot 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Capital Projects, Assessments, Pre-Design Division, or Code Compliance; MEA, MTA or GCI.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There were no objections from the public in response to the Notice of Public Hearing.
5. A soils report was submitted, pursuant to MSB 43.20.281(A), and each lot has the required buildable and septic area.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
7. Legal access is provided and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
8. Civil engineer will provide certification that the streets are constructed to a minimum of pioneer standard.

9. Pursuant to MSB 43.20.100(F)(2)(a), a plat note will be added to state: "To further subdivide any of the parcels, the roads must be constructed to residential standards and until accepted by the Borough, no Borough maintenance will be provided nor any Borough funds shall be spent on upgrades."









HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

March 21, 2019

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

RECEIVED

MAR 21 2019

PLATTING

Re: *Rosencrans Meadow Lot 1A, 7 & 8; Useable Areas.* HE #18066

Dear Mr. Wagner:

At the request of the project surveyor, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 3 new lots from one existing parcel with a total area of 4.02 acres. Our soils evaluation included logging three test holes, review of neighboring soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rough rectangle just south of W. Dorothy Jean Drive, with its northern portion between S. Well Site Road and S. Letha Drive. Terrain consists of a nearly level field with a minor grade sloping gently downwards to the west. The total elevation differential indicated from the provided topographical map is about 12'.

Soils & Vegetation. The current parcel exists almost entirely of farmland/fields with one small wooded low area along W. Dorothy Jean Drive. The large field areas appeared to have had minor previous leveling work in the past. Vegetation where existing on the parcel consists mostly of tall grasses in the fields and mature birch and cottonwood trees, with tall grasses and fireweed dominating the low wooded area. Three 12' testholes were dug on the property to evaluate soil conditions. Near surface soils included a thick organic mat over a layer of silty topsoils extending to around 2.5' in the test holes. Receiving soils under the topsoils were consistently clean sands and gravels. Copies of the testhole logs and the location/topography map are attached.

Groundwater. Groundwater was not encountered on the project in any of the logged test holes which were dug to 12'. Groundwater is not expected to be a limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas for the three proposed lots will be primarily limited by lotlines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the

proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed Lots 1A, 7 & 8 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Drainage Plan. As no substantial road construction is planned, no drainage plan is required. However, we have indicated general drainage patterns, including apparent existing drainage along the roads, on the attached map.

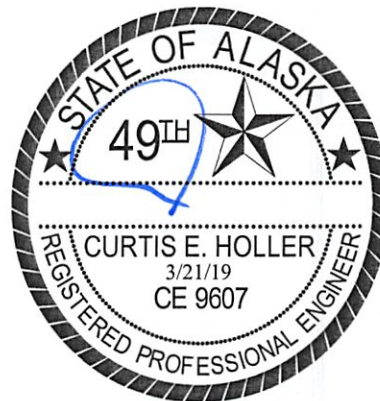
Access Road Condition. The roads which will be used to access Lots 1A, 7 & 8 have served as pioneer access road for many years, serving 8 developed residential lots with mid-range to high value homes. The road base appears to have been constructed with at least 1' of the local clean gravel/sand materials, and has held up fairly well despite the lack of formal maintenance. The road is 18' to 20' wide and has a relatively smooth surface in most areas. Brush has grown up along the road in some areas, including within a special easements created for corner sight distance maintenance. The ditches are minimal but functional, with one recurring ponding area. Discussion with a longtime resident revealed the road has performed adequately in the past, with the exception of the ponded area. Ditch improvements and infiltration points are proposed within the ROW in this area to provide positive drainage away from the road, storage and infiltration.

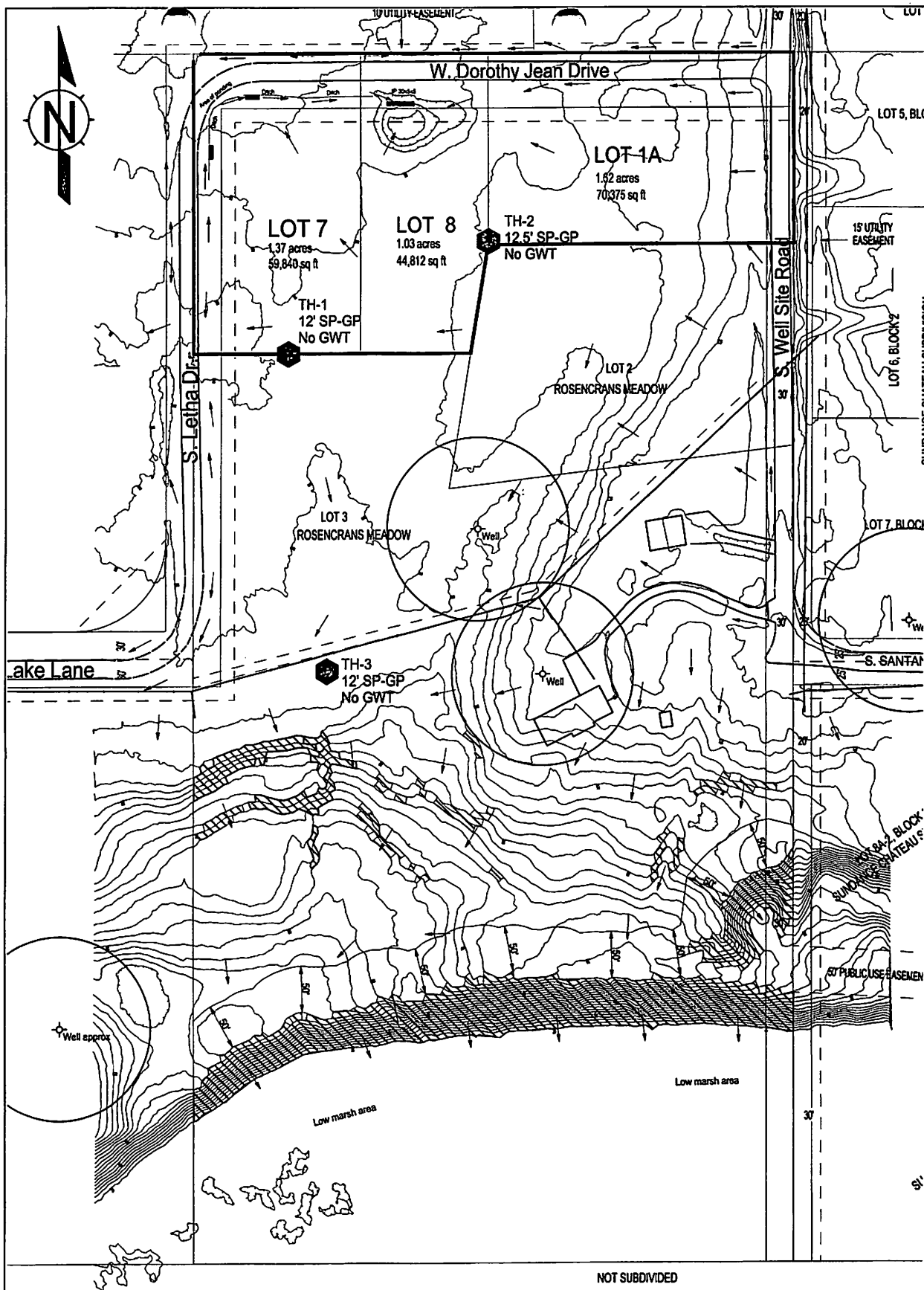
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: L. Buhler, w/attachments





NOT SUBDIVIDED

Rosencrans Meadows Lots 1A, 7 & 8
Useable Area, Drainage and Topography Map

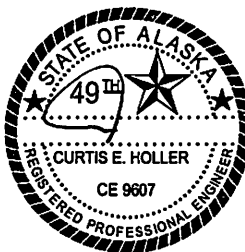


HOLLER ENGINEERING
3375 N Sans Dr. Wasilla, Alaska 99654

Job # 18066

Scale: 1" = 100' ±

3/21/19



Notes:

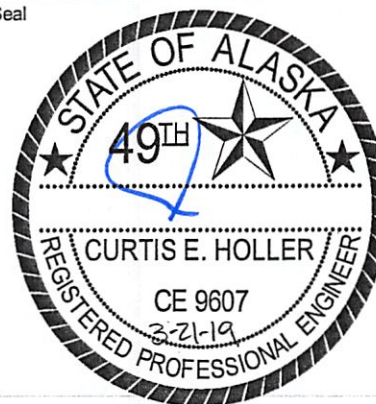
1. Base drawing provided by surveyor.
2. MSB 2' LIDAR topo not verified.
3. Hatched areas are +25% slope.
4. Arrows denote apparent drainage patterns.
5. Testhole locations approx, cloth tape.
6. = 5'x15'x5' rock filled infiltration point.



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 3

Performed For: LeAnn Buhler

Legal Description: Rosencrans Meadow

Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & topo map.

OL, dark brown

1 ML, varies to SM-ML, light-brown

2
3 SP-GP, olive gray, stands fairly well, rock to 4", few 10"+, one 14"+ boulder.

4

5

6

7

8 GP w/sand, rock to 1", "Pebbly", olive-gray, sloughs

9

10

11

12

13

14

15

16

17

18

19

20

21

22

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
-	N/A visual analysis only				
-					
-					
-					
-					
-					
-					
-					
-					
-					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN ✓ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

DATE: 8/9/18

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, April 15, 2019 4:43 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Rosencrans Mdw RSB L1 19-043 AOB

Provide certification from a civil engineer that the access roads meet Pioneer standard. Check the stopping sight distance for a design speed of 25 mph on the corner of Dorothy Jean Drive and Letha Drive – a sight distance easement similar to the one on the next 90 or a curve warning sign with a lower advisory speed may be prudent.

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, March 29, 2019 9:04 AM
To: 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; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@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>; 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>; mearow@matanuska.com; row@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Rosencrans Mdw RSB L1 19-043 AOB

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Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Permit Center
Sent: Tuesday, April 16, 2019 6:03 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Rosencrans Mdw RSB L1 19-043 AOB

No comment

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, March 29, 2019 9:04 AM
To: 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; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@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>; 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>; mearow@matanuska.com; row@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Rosencrans Mdw RSB L1 19-043 AOB

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Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

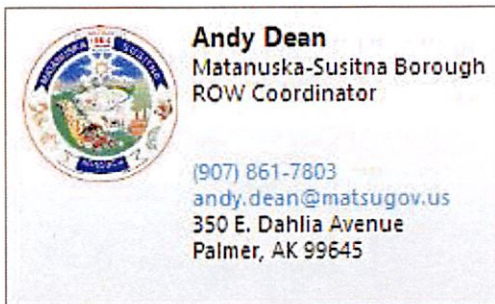
Amy Otto-Buchanan

From: Andy Dean
Sent: Thursday, April 4, 2019 12:16 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Rosencrans Mdw RSB L1 19-043 AOB

Hello Amy,

Please have the applicant apply for any needed driveway access prior to any construction.

Respectfully,



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, March 29, 2019 9:04 AM
To: mark.fink@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@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>; 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>; mearow@matanuska.com; row@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Rosencrans Mdw RSB L1 19-043 AOB

Attached is a Request for Comments (RFC) for Rosencrans Mdw RSB LOT 1. Also attached is the Vicinity Map, Soils Report and Agenda plat. Comments are due by **April 15, 2019**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Adam Bradway
Sent: Monday, April 15, 2019 9:55 AM
To: Amy Otto-Buchanan
Cc: Karol Riese
Subject: RE: RFC Rosencrans Mdw RSB L1 19-043 AOB

Amy,

I do not have any comments on this lot. Thank you!

Adam

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, March 29, 2019 9:04 AM
To: 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; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@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>; 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>; mearow@matanuska.com; row@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
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Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Fire Code
Sent: Tuesday, April 2, 2019 10:56 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Rosencrans Mdw RSB L1 19-043 AOB

Amy,
Fire Code has no issue with this.



Donald Cuthbert
Fire Marshal
Fire & Life Safety Division
Central Mat-Su Fire Department
(907) 861-8030
FireCode@matsugov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, March 29, 2019 9:04 AM
To: 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; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@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>; 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>; mearow@matanuska.com; row@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
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Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872



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

April 11, 2019

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

Subject: Preliminary Plat Request for Comments – **Rosencrans MDW RSB Lot 1**
(Case No. 2019-043)

Dear Ms. Otto-Buchanan:

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 purple ink that reads "Cassie Acres".

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

EXHIBIT G

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 24, 2019

PRELIMINARY PLAT: LINGONBERRY HEIGHTS

LEGAL DESCRIPTION: SEC 20, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: LINGONBERRY LAND TRUST, BRIAN PLUMMER, TRUSTEE

SURVEYOR/ENGINEER: STRAGIER LAND SURVEYS/PIONEER ENGINEERING

ACRES: 39.91 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2019-045

REQUEST: The request is to create two lots from Tax Parcel D2, SE ¼ SE ¼, Section 20, Township 17 North, Range 02 West, SM AK, to be known as LINGONBERRY HEIGHTS, containing 39.91 ± acres.

Petitioner is requesting a continuance to May 8, 2019 to enable ADOT&PF to review their access request and to allow the petitioner time to redesign the plat, if necessary.

EXHIBITS

Vicinity Map
Request for Continuance

EXHIBIT A – 1 pg
EXHIBIT B – 1 pg

Staff recommends the plat of Lingonberry Heights be continued until May 8, 2019.

D1

C5

**SUBJECT
PROPERTY**



TRACT A

LOT 1

C8

C6

C7

20

21

W HOLLYWOOD RD

29

28

B3

B4

A2

A6

A5

A3

B2

A7

A9

VICINITY MAP

FOR PROPOSED LINGONBERRY HEIGHTS
LOCATED WITHIN
SECTION 05, T17N, R2E, SEWARD MERIDIAN;
ALASKA
HOUSTON 15 MAP

B7

B8

EXHIBIT A

Amy Otto-Buchanan

From: Amy Otto-Buchanan
Sent: Wednesday, April 17, 2019 10:43 AM
To: 'Brian Plummer'
Cc: 'sstragier@hotmail.com'
Subject: RE: ADOT&PF comments on access

Brian: Yes, I will create a memo asking for a continuance until May 8, 2019. Thanks, A.

From: Brian Plummer <plummer.brian@gmail.com>
Sent: Wednesday, April 17, 2019 10:36 AM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Cc:sstragier@hotmail.com
Subject: Re: ADOT&PF comments on access

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

Amy

I talked to Melanie again, and she is going to speak to the state haring board next week about the access. Can we put off the platt hearing until 5/8/19 to give the comments a chance to come back if they change, or for us to change the drawing if they don't?

Thanks

On Thu, Apr 4, 2019 at 2:05 PM Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us> wrote:

Pierre, Brian: See attached. DOT wants redesign so the one access permitted will align with the flag lots on the south of Hollywood. A.

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

--

Brian Plummer