

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 29, 2019**

ABBREVIATED PLAT: MURPHY'S LAW

LEGAL DESCRIPTION: SEC 24, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: BRIAN & REBECCA MURPHY

SURVEYOR: PIERRE STRAGIER LAND SURVEYS

ACRES: 2.84± PARCELS: 1

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2019-064

REQUEST: The request is to create one lot from Lots 8-10, Block 1, Dandridge Subdivision, Plat No. 78-138, Section 24, Township 18 North, Range 01 West, SM AK, to be known as MURPHY'S LAW, containing 2.84 ± acres. This case will be heard under MSB 43.15.025(B) Elimination of Common Lot Lines.

EXHIBITS

Vicinity Map and Aerial Photos
Public Comment

EXHIBIT A – 4 pgs
EXHIBIT B – 1 pg

DISCUSSION: The proposed subdivision is located north of N. Wasilla-Fishhook Road and directly west of E. Tanis Road. Petitioner is creating one lot with the elimination of common lot lines of Lots 8-10, Block 1, Dandridge Subdivision. This case is being heard under MSB 43.15.025(B), which states elimination of common lot lines are exempt from useable area reports, physical and legal access requirements, as-built survey and topographic requirements.

Request for Comments sent to ADF&G, USACE, USPS and the MSB Code Compliance. Notice of Public Hearing mailed pursuant to code. One response was received from the public. David Zumbrunnen, owner of Lot 3, Block 2 of Danridge Subdivision to the north, not only has no objection, but is in favor.

SOILS: A soils report was not required, pursuant to MSB 43.15.025(B)(1), as this is an elimination of common lot line.

CONCLUSION: The abbreviated plat of Murphy's Law 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. A soils report was not required, pursuant to MSB 43.15.025(B)(1).

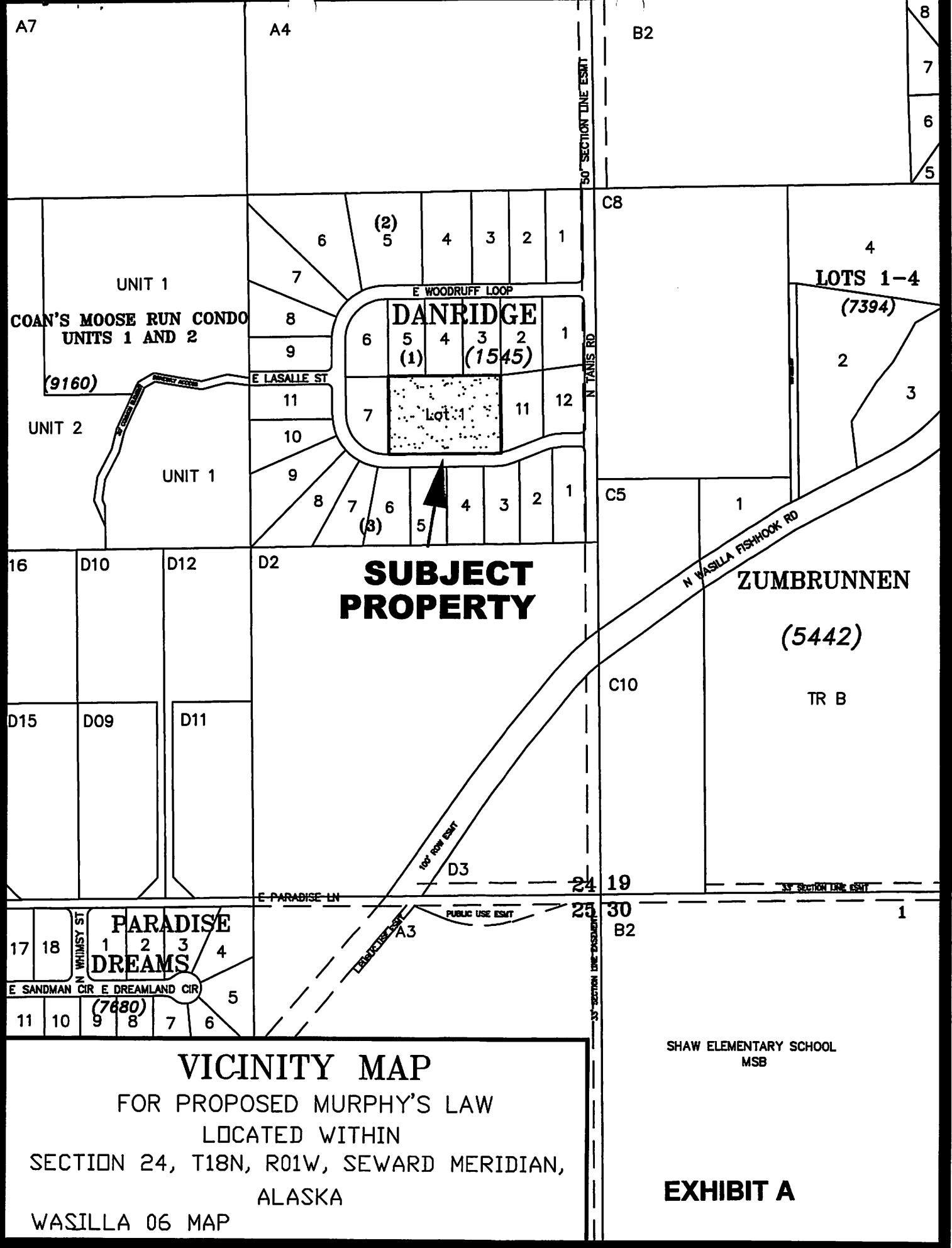
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

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 \$51.18.
4. Show all easements of record on final plat.
5. Apply for a driveway permit for the existing driveway and provide copy of the application to Platting staff.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

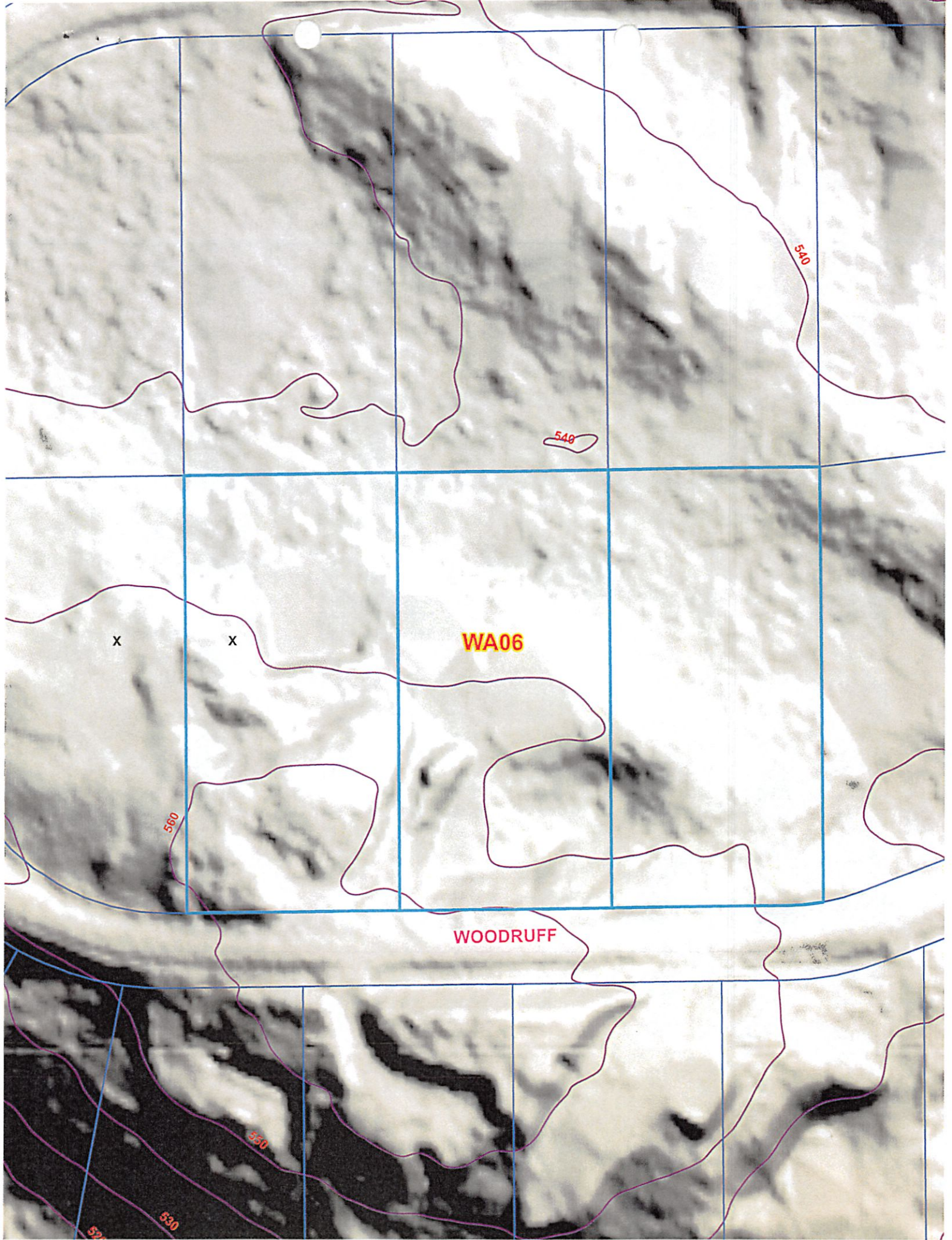
1. The abbreviated plat of Murphy's Law is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. There were no objections from any federal or state agencies, or Borough departments.
3. There were no objections from the public in response to the Notice of Public Hearing. One non-objection was received.
4. A soils report was not required, pursuant to MSB 43.15.025(B)(1).





WA06

WOODRUFF



WA06

WOODRUFF

540

540

X

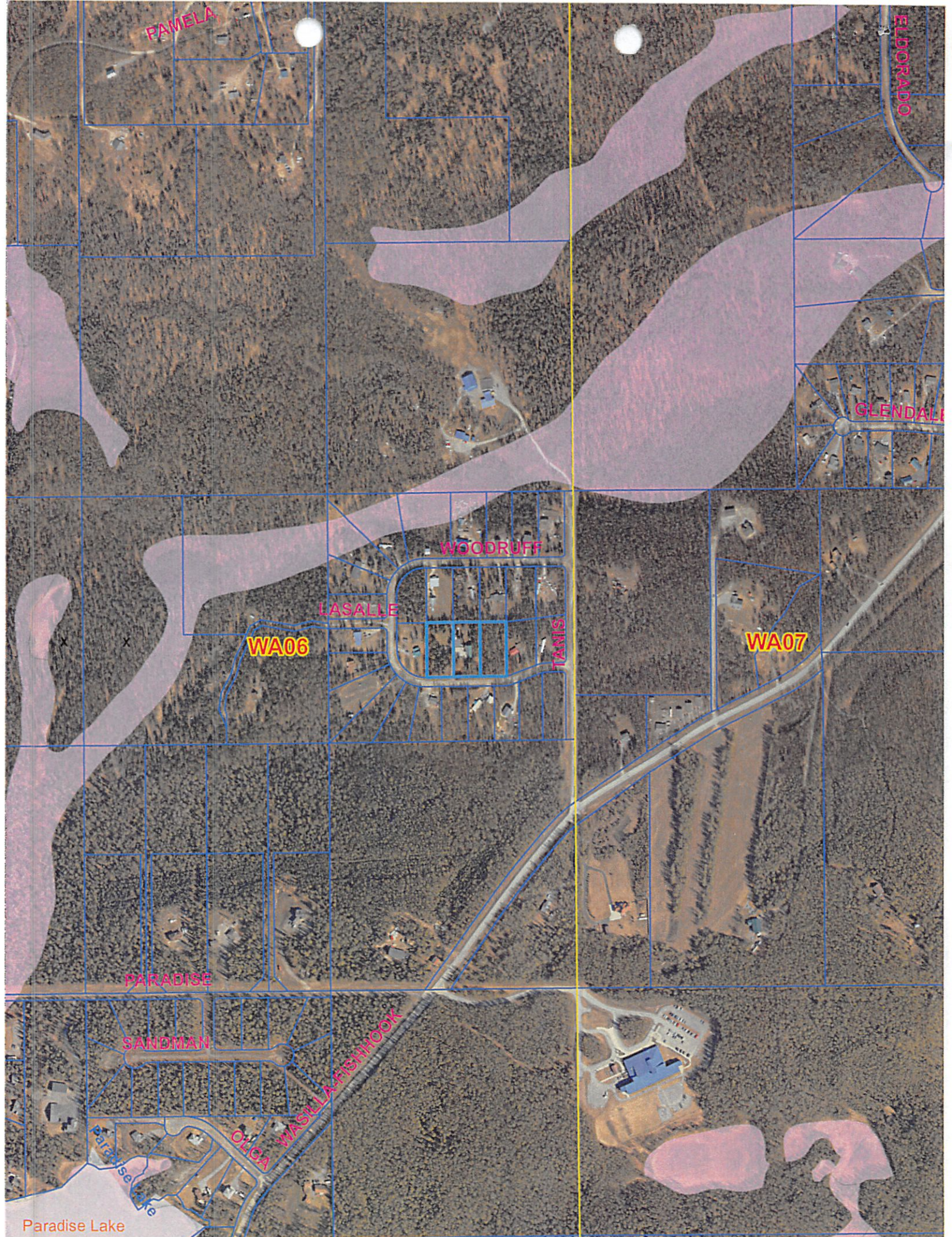
X

560

550

530

520



Paradise Lake

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



U.S. POSTAGE PITNEY BOWES
ZIP 99645 \$ 000.50⁰
02 1W
0001399405 MAY 08 2019

FIRST CLASS

51545B02L003 27
ZUMBRUNNEN DAVID & CHERYL
PO BOX 871831
WASILLA AK 99687-1831

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

PETITIONER: BRIAN & REBECCA MURPHY (owner/petitioner)

REQUEST: The request is to create one lot from Lots 8-10, Block 1, Dandridge Subdivision, Plat No. 78-138, to be known as **MURPHY'S LAW**, containing 2.84 acres +/- . This case will be heard under MSB 43.15.025(B) Elimination of Common Lot Lines. Located in SE ¼ Sec 24, T18N, R01W, S.M. AK., lying north of N. Wasilla-Fishhook Road and west of E. Tanis Road.

Community Council: None

Assembly District: #6 Jesse Sumner

Area: 2.84 acres +/-

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Re-Subdivision** on **May 29, 2019**. The meeting begins at **8:30 a.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within 600' of the petition area. This will be heard before the **PLATTING OFFICER** 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 Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. To request additional information please contact the Platting Technician, Amy Otto-Buchanan at (907) 861-7872 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Officer, a person must be designated an *interested party*. See MSB 15.39.010 for definition of "Interested Party". The procedures governing appeals to the Platting Board are contained in MSB 43.35.003, which is available on the Matanuska-Susitna Borough internet home page, (www.matsugov.us), in the Borough Clerk's office, or at various libraries within the borough.

☒ No Objection [] Objection [] Concern

Name: David Zumbunnen Address: 3524 E Woodruff Ln Wasilla AK

Comments: not only no objection but in favor

David Zumbunnen
5/15/19

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 29, 2019

PRELIMINARY PLAT: CIRCLE VIEW RANCH 2019

LEGAL DESCRIPTION: SEC 22, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: PATTI HUNTSMAN

SURVEYOR/ENGINEER: FARMER SURVEYING/HOLLER ENGINEERING

ACRES: 4.26 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN

CASE #: 2019-067

REQUEST: The request is to create two lots from Lot 3, Block 1, Circle View Ranch, Plat No. 2015-10, W ½ Section 22, Township 17 North, Range 02 East, SM AK, to be known as CIRCLE VIEW RANCH 2019, containing 4.26 ± acres.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Engineering Report
As-Built

EXHIBIT A – 4 pgs
EXHIBIT B – 7 pgs
EXHIBIT C – 1 pg

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Planning Division
Utilities

EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 3 pgs

DISCUSSION: The proposed subdivision is located directly south of S. McCombs Drive and west of S. Bodenburg Loop. Lot 3B is 1.75 acres, Lot 3A is 2.5 acres. Both have frontage on S. McCombs Drive

SOILS: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging an exposed cut bank, review of the provided topography information, review of aerial imagery, review of onsite and surrounding soils information and other observations on site. Testhole location map, testhole logs, topography map and drainage pattern map are attached. The parent parcel forms a rough triangle southeast of S. McCombs Drive within the Circle View Ranch Subdivision. Terrain is roughly level with no significant low or steep areas of note within the project boundaries. Total elevation differential is approximately 11'. The lot is nearly level field/farmland with fencing around the perimeter. There is no significant presence of mature trees; it is primarily tall grasses. Near surface soils include a thin organic mat over a layer of silty topsoils extending to around 3'. Receiving soils were consistently clean sands and gravels to 12'. An existing cut bank to the northwest was logged to confirm existing soils conditions. No groundwater was encountered. Based on the available soils and water table information, topography, MSB codes, and observations on site, each proposed new lot will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. As-built at **Exhibit C**.

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 are met. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) has no comments. Planning Division (**Exhibit E**) has no comments.

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

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; Butte Community Council; Fire Service Area #132 Greater Butte; Road Service Area ##2 Butte; MSB Department of Emergency Services, Community Development, Assessments, Permit Center or Pre-Design Division; or MEA.

CONCLUSION: The abbreviated plat of Circle View Ranch 2019 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 and physical access is 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. 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 \$43.18.
4. Show all easements of record on final plat
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Circle View Ranch 2019 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; Butte Community Council; Fire Service Area #132 Greater Butte; Road Service Area ##2 Butte; MSB Department of Emergency Services, Community Development, Assessments, Permit Center or Pre-Design Division; 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 and physical access is 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.

TR A

CIRCLE VIEW
ADD #1
TR B (3075)

~~STAMPED~~
~~ESTATES~~ 1

~~CIRCLE VIEW RANCH~~

BUTTE MEADOWS

(5328)

7C

**SUBJECT
PROPERTY**

FOR PROPOSED CIRCLE VIEW RANCH 2019
LOCATED WITHIN
SECTION 22, T17N, R02E, SEWARD MERIDIAN,
ALASKA

PALMER 14 MAP

EXHIBIT A



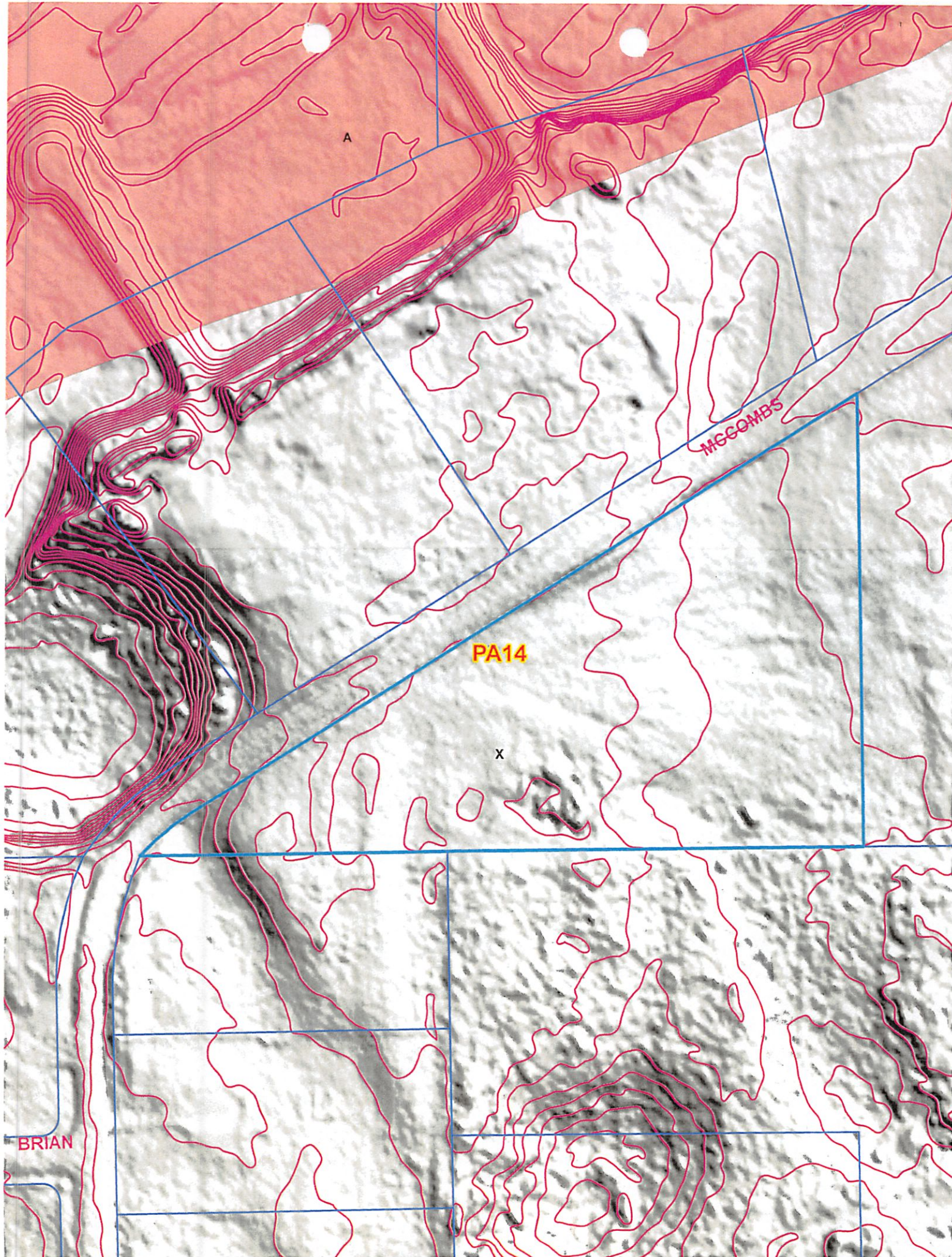
A

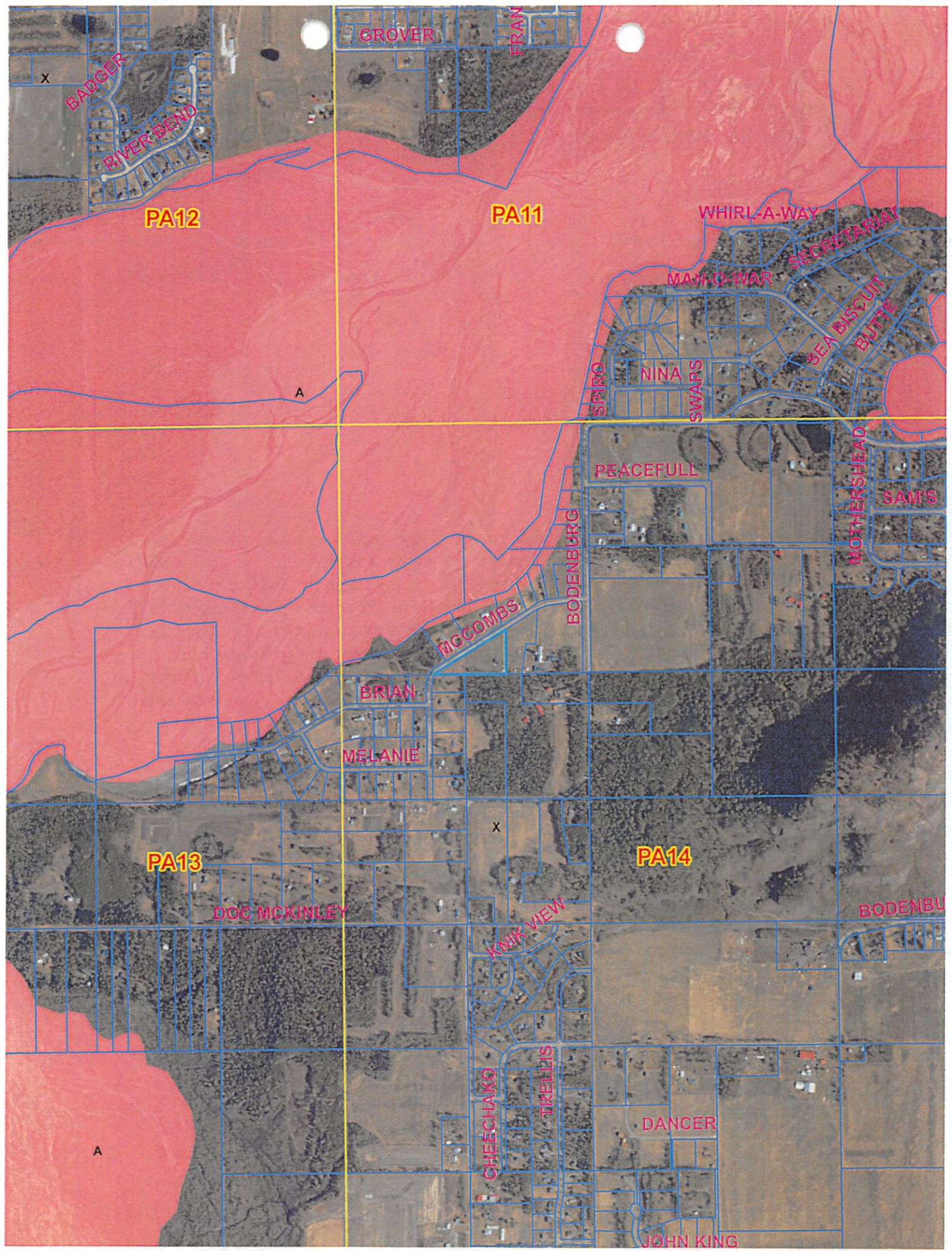
MCGOMBS

PA14

X

BRIAN







HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED

APR 26 2019

PLATTING

April 26, 2019

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

Re: *Circle View Ranch 2019 Addition; Useable Areas*
HE #19015

Dear Mr. Wagner:

At the request of project owner Patti Huntsman, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing lot with a total area of 4.25 acres. The two new proposed lots, 3A and 3B, are 2.5 acres and 1.75 acres in size respectively. Access to the lots will be provided via driveways onto existing S. McCombs Road which lies along the projects northwest border. Our soils evaluation included logging an exposed cut bank, review of the provided topography information, review of aerial imagery, review of onsite and surrounding soils information, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rough triangle southeast of S. McCombs Road within the Circle View Ranch subdivision. Terrain is roughly level with no significant low or steep areas of note within the project boundaries. The total elevation differential indicated from the provided topographical map is approximately 11'.

Soils & Vegetation. The lots mostly consist of nearly level field/farmland with fencing around the perimeter of the two lots. There is no significant presence of mature trees on the project with dense native wooded areas beyond the southern border of the lot. Remaining vegetation on the two lots consists primarily of tall grasses. Near surface soils for the area include a thin organic mat over a layer of silty topsoils extending to around 3' in the attached testholes. Receiving soils under the topsoils were consistently clean sands and gravels to 12' which is typical for the area. An existing cut bank to the northwest was logged to confirm existing soil conditions. No groundwater was encountered in any of the logged testholes or in the form of surface water elsewhere on the project. A copy of the testhole logs and the location/topography map is attached.

Groundwater. Groundwater was not encountered on the project in the logged testholes which were dug to 12' or in the cut bank. 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 will be limited by lotlines and setbacks to existing structures and water wells. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For both 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, ***each proposed new lot will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

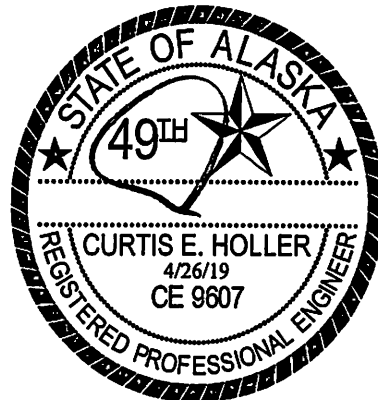
Drainage Plan. As no new road construction is planned, no formal drainage plan is required. However, we have indicated general existing drainage patterns on the attached map.

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

Sincerely,

Curtis Holler, PE

c: P. Huntsman, w/attachments





FORMER UFGAL D... , NEW LOT 3 BLK 1
CIRCLE VIEW

SOIL LOG



Project: Circle View Add#4 Tract B

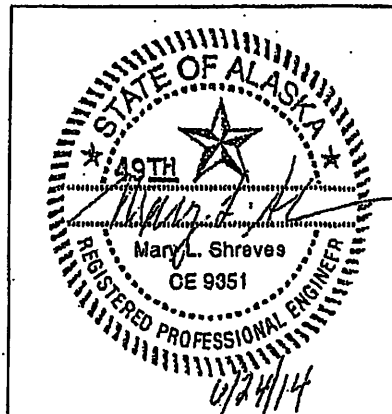
Date: 06/13/2014

Logged By: Tyler Perron

TEST HOLE NO. 2

AK Rim File No. 14-00191

Depth (feet)	Description
1	Top Soil Black, Dry
2	
3	
4	
5	
6	Sand w/ Gravel (SP-SW) w/ some Silt and Cobbles Brown, Dry
7	
8	
9	
10	
11	
12	Bottom of Test Hole
13	
14	
15	
16	
17	
18	
19	
20	



TEST HOLE LOCATION:

Within 25' of proposed SAS.

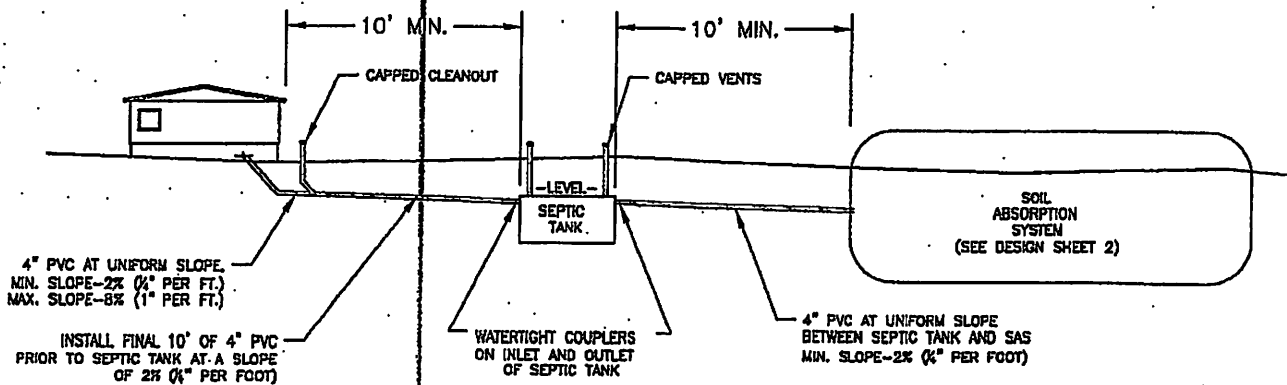
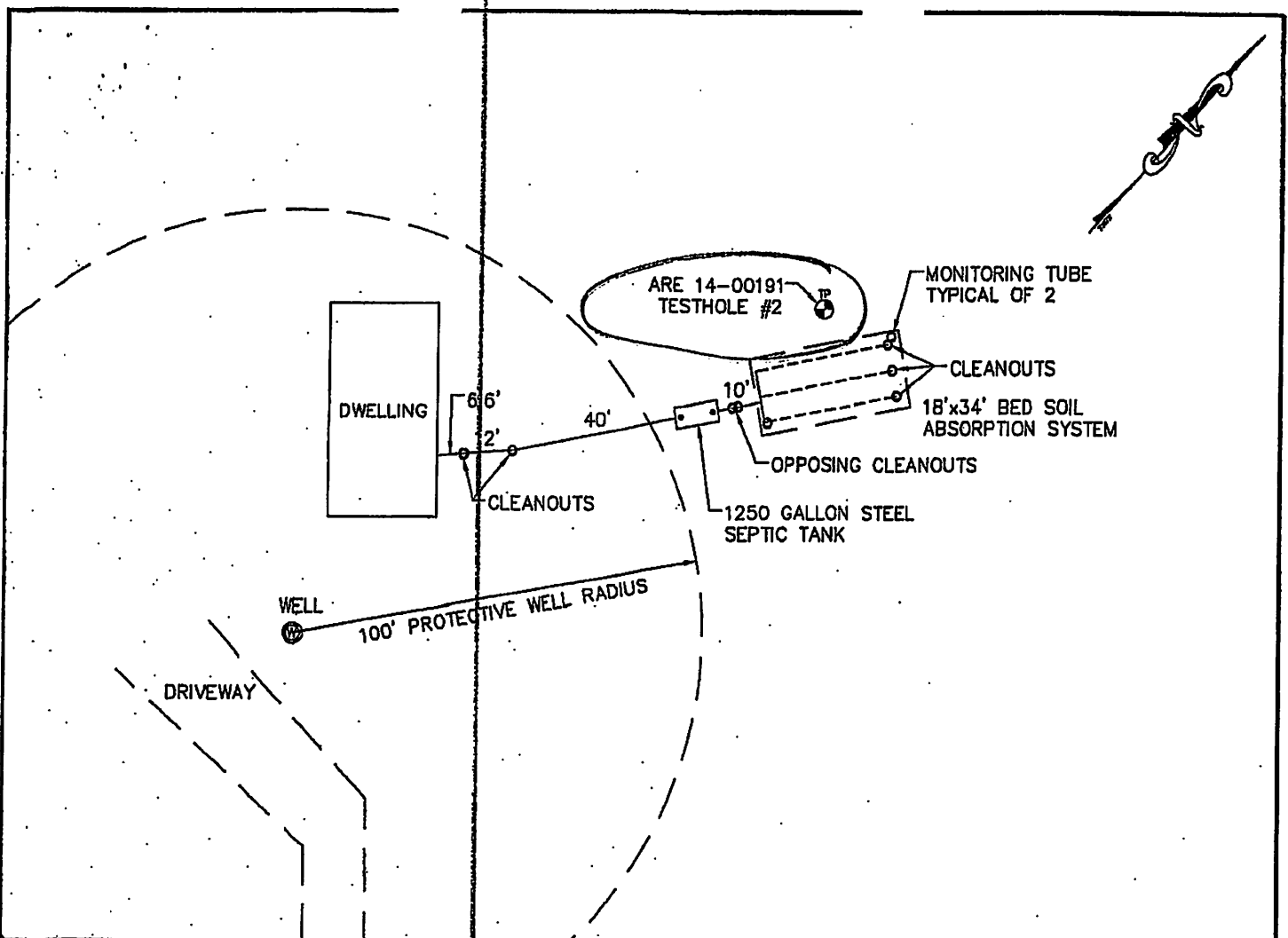
COMMENTS:

No water or impermeable layers were encountered.
4' of fill to be placed over septic field and tank.

Callout, Color, Density, Moisture Content, USC

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

Alaska Rim Engineering, Inc.
PO Box 2749, Palmer, AK 99645



SEPTIC SYSTEM PROFILE

Conventional Single Family Residential SEPTIC SYSTEM RECORD DWG.

CIRCLE VIEW RANCH BLOCK 1 LOT 3

LEGAL DESCRIPTION

RECORD DRAWING

This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observation and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

Not to scale

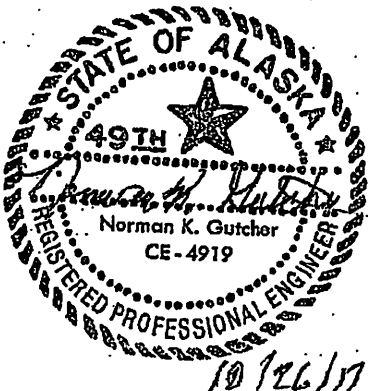
WO: 15-00493

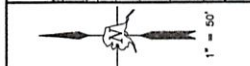
ALASKA NIM ENGINEERING, INC.

DESIGN DATE 6/19/15

COMPLETED DATE 10/25/17

SHEET 1 OF 2





DATE _____

NAME _____

ADDRESS _____

CITY _____

STATE _____

ZIP _____

PHONE _____

TELEFAX _____

E-MAIL _____

ATTN: HUNTSMAN

930 S. BOWLING LOOP

SPRING VALLEY, MO 64082

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY
OF _____, 20____ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES

HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 201____, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAY-SU BOROUGH DATE _____

CEIVED

MAY 09 2019

PLAYING

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTEST: _____

CIRCLE VIEW RANCH
2019 ADDITION

A REPLAY OF
T 3, BLOCK 1, CIRCLE VIEW RANCH, PLAT No. 2015-10
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT

FARMER SURVEYING
 9131 S. FRODOUSE RD.
 PALMER, ALABAMA 36043
 PH: (205) 896-2271
 FAX: (205) 896-2272
 E-MAIL: info@farmer-surveying.com

W.O. 19000664 DATE: APRIL 2019
 DRAWN BY: JMC SCALE: 1" = 100'
 E.E. 19000649 SHEET 1 OF 1



SURVEYOR'S CERTIFICATE

DATE -

1. VERTICAL DATUM IS BASED ON THE MSB 2011 LIDAR AERIAL MAPPING PROJECT WITH THE ELEVATION OF CP-1 = 127.68', NAVD83 GEOID 09. CONTOURS ARE SHOWN IN 1' INTERVALS.

CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-1	2759219.56	1790434.12	127.68'	5/8" REBAR W/PLASTIC CAP - PNO 15-3114

PROJECT CONTROL

[illegible]

Curve Table						
CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CORD LENGTH	CORD BEARING
C1	566.247'	15°28'13"	70.03'	34.33°	68.87'	86°07'21"

+	RECOVERED GLO BRASS CAP MONUMENT
●	RECOVERED 5/8" REBAR W/PLASTIC CAP
●	RECOVERED 5/8" REBAR
●	SET 5/8"x24" REBAR W/PLASTIC CAP MARKED AK RM 10615-S
(C)	CALCULATED DATA
(M)	MEASURED DATA
(P)	RECORD DATA DERIVED FROM CIRCLE VIEW RANCH PLAT No. 2015-10

LEGEND

EXHIBIT C

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, May 20, 2019 5:55 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Circle Vw Rnch 19 #19-067 AOB

No comment.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, May 7, 2019 12:16 PM
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>; jimsykesdistrict1@gmail.com; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@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>; Joseph Metzger <Joseph.Metzger@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 Circle Vw Rnch 19 #19-067 AOB

Attached is a Request for Comments (RFC) for Circle View Ranch 2019, MSB Case #2019-067 Tech AOB. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **May 21, 2019**. Please let me know if you have any questions. Thanks, A.

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

EXHIBIT D

Amy Otto-Buchanan

From: Christopher Cole
Sent: Monday, May 20, 2019 4:28 PM
To: Amy Otto-Buchanan
Cc: Karol Riese
Subject: RE: RFC Circle Vw Rnch 19 #19-067 AOB

Amy,

Planning does not have any comments for this RFC.

All the best,
Chris

Christopher Cole
MatSu Borough Planner II

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, May 7, 2019 12:16 PM
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>; jimsykesdistrict1@gmail.com; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@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>; Joseph Metzger <Joseph.Metzger@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 Circle Vw Rnch 19 #19-067 AOB

Attached is a Request for Comments (RFC) for Circle View Ranch 2019, MSB Case #2019-067 Tech AOB. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **May 21, 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

May 14, 2019

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

Subject: Preliminary Plat Request for Comments

Dear Ms. Horton:

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

- **Jimenez Subdivision**
(Case No. 2019-065)
- **Gow Subdivision**
(Case No. 2019-066)
- **Circle View Ranch**
(Case No. 2019-067)

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 fluid and cursive, with the first name and last name clearly distinguishable.

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

EXHIBIT F

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 14, 2019 10:43 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Circle Vw Rnch 19 #19-067 AOB

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

Hi Amy, no objection from us on this plat.

Thanks!

Joshua Swanson | *Technician II, GIS Mapping*
Network Services Access & HFC Engineering
(907) 868-6133

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, May 07, 2019 12:16 PM
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>; jimsykesdistrict1@gmail.com; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@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>; Joseph Metzger <Joseph.Metzger@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 Circle Vw Rnch 19 #19-067 AOB

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

Attached is a Request for Comments (RFC) for Circle View Ranch 2019, MSB Case #2019-067 Tech AOB. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **May 21, 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: Holly Sparrow <hsparrow@mta-telco.com>
Sent: Wednesday, May 8, 2019 7:40 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Circle Vw Rnch 19 #19-067 AOB

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

Good Morning,

MTA has reviewed the plat for Circle View Ranch. MTA has no comments.

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: Tuesday, May 7, 2019 12:16 PM
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>; jimsykesdistrict1@gmail.com; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@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>; Joseph Metzger <Joseph.Metzger@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 Circle Vw Rnch 19 #19-067 AOB

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.