

AGENDA

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

Jordan Rausa, Chairman
LaMarr Anderson
George Thompson
Pio Cottini
Dennis Vau Dell
Wilfred Fernandez
John Shadrach, Alt #2
Justin Hatley, Alt #1
Vacant, Seat #3



PLATTING DIVISION

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 JANUARY 16, 2020

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. December 5, 2019
- B. December 19, 2019

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

4. UNFINISHED BUSINESS

- *Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*

- A. **HEADRICK SUBDIVISION:** Adoption on the Findings of Facts in support of Platting Officer's Decision.

5. RECONSIDERATIONS/APPEALS

6. PUBLIC HEARINGS

- *Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*

A. COOK INLET AQUACULTURE ASSOCIATION: The request is to divide SE ¼ SW ¼ , S ½ SE ¼, NE ¼ SE ¼, Section 18, T16N, R02E, into two Tracts to be known as **ALASKA STATE LAND SURVEY 2015-11**, containing 160.55 acres +/- . The portion of the Old Glenn Highway lying within this parcel is being dedicated as right-of-way. Located on the plan north and south of the Old Glenn Highway and west of the Eklutna Power Plant; within the S ½ Section 18, Township 16 North, Range 02 East, Seward Meridian. Community council: South Knik River and in Assembly District #1: Tim Hale. Continued from the October 6, 2016 & the January 17, 2019 Platting Board Hearing.

- *Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*

B. GLENN & DEBRA MORRIS and WILLIAM & DENISE MORRIS: The request is to divide Tract A, ASLS 75-119, Plat #78-119, into two lots to be known as **MORRIS-KROTO**, containing 4.6 acres ±. The petitioners are requesting a variance from MSB 43.20.100(I)(1) to allow the proposed lots to be slightly less than 2.5 acres. The property is located approximately 12 miles northwest of Willow, on the east bank of Kroto Creek (Tax ID #1456000T00A), within the SW¼ Section 04, Township 20 North, Range 06 West, Seward Meridian. Assembly District #7 Tam Boeve

7. ITEMS OF BUSINESS & MISCELLANEOUS

- A. Election of Officers.**
- B. Staff recommends changes to the Policy & Procedure Manual on Reconsiderations & Officer Appeals.**
- C. Special Meeting Session on Title 43 White Board List.**

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
 - *Definition: Law. To hear and settle an issue or a question regarding code.*
- B. Upcoming Platting Board Agenda Items (*Staff: Fred Wagner & Clerk: Sloan Von Gunten*)
 - Introduction for the February 6, 2020 Platting Board Hearing (*Informational Only – Subject to change*)
 - Grizzly Hills 2 MSP, Case 2019-170
 - C&R Ac 2020 MSP, Case 2019-181

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **January 16, 2020** 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.

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
DECEMBER 5, 2019**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on December 5, 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 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. Pio Cottini, Assembly District #1
Mr. LaMarr Anderson, Assembly District #2, Vice Chair
Mr. Jordan Rausa, Assembly District #4, Chair
Mr. Dennis Vau Dell, Assembly District #5
Mr. Wilfred Fernandez, Assembly District #6
Mr. George Thompson, Assembly District #7
Mr. John Shadrach, Alternate

Platting Board members absent and excused were:

Mr. Justin Hatley, Alternate
VACANT, District #3

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member George Thompson

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

Chair Rausa inquired if there were any changes to the minutes for November 7, 2019.

GENERAL CONSENT: The minutes for November 7, 2019 were approved without objection.

3. AUDIENCE PARTICIPATION (*Three minutes per person, for items not scheduled for public hearing*)**4. UNFINISHED BUSINESS: Quasi-Judicial Matters**

**MATANUSKA-SUSITNA BOROUGH
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(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS: Quasi-Judicial Matters

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

- A. DEWY'S GARDEN ADDITION 6:** The request is to divide Tract A of Dewy's Garden Add 5, Plat 2018-24, into 18 lots to be known as **Dewy's Garden Add 6**, containing 22.64 acres +/- . N. Yeti Street will be extended north to provide access to the lots. A variance to MSB 43.20.140, *Legal Access*, is requested to allow for a substandard residential subcollector intersection at N. Yeti Street and E. Maud Road Extension. This project is located west of N. Dewy's Street and north of E. Maud Road Extension (AKA Jim Lake Access Road) (Tax ID # 7742000T00A); within the SW¹/₄ Section 06, Township 17 North, Range 03 East, Seward Meridian. Community Council: Butte and in Assembly District #1 Jim Sykes (*Owner/Petitioner: Justin Hatley; Surveyor: Edge; Staff: Peggy Horton*)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

There was no objection noted.

Chair Rausa read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 28 public hearing notices were mailed out on October 16, 2019 from the November 7, 2019 platting board hearing.

Ms. Horton provided a staff report

- Gave an overview of the case, #2019-143.
- Staff recommend approval of the case with findings of fact and conditions.

Chair Rausa invited the petitioner for a brief overview.

Mr. Justin Hatley, the petitioner, gave a brief overview.

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Chair Rausa opened the public hearing for public testimony.

There being no one to be heard, Chair Rausa closed the public hearing.

Chair Rausa invited the petitioner or their representative to provide their comments.

Mr. Mark Aimanriti, the petitioner's representative, answered questions from the platting board.

Chair Rausa closed the petitioner's comments and discussion moved to the Platting Board.

MAIN

MOTION: Platting Member Cottini moved to approve the preliminary plat for Dewys Garden Addition 6 and variance to MSB 43.20.140, Physical Access. With 11 recommendations The motion was seconded by Platting Member Thompson.

The platting board discussed the variance on the roadway for this case.

AMENDED

MOTION: Platting Member Vau Dell moved to amend recommendation #5 to add the sentence "Obtain DPW final approval for the site distance". The motion was seconded by Platting Member Anderson.

VOTE ON

AMENDMENT: The amended motion passed with all in favor.

VOTE ON MAIN

MOTION: The main motion passed with 6 in favor (Cottini, Thompson, Vau Dell, Fernandez, Anderson, Shadrach) and 1 against (Rausa). There are 13 findings.

TIME: 1:45 P.M.

CD: 0:44:32

B. ROYAL PARK: The request is divide Tax Parcel A7 (Parcel 2 of MSB Waiver 2003-244-PWm, recorded as 2003-038967-0) into 4 lots to be known as **Royal Park**, containing 5 acres +/- . The property is located north of W. Mystery Avenue adjoining the west side of N. Lucas Road (Tax ID #17N01W05A007); within the NE ¼ SE ¼ Section 05, Township 17 North, Range 01 West, Seward Meridian. In the City of Wasilla and in Assembly District #4 Ted Leonard (*Owner/Petitioner: Lucas Road LLC; Surveyor: Hanson; Staff: Peggy Horton*)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;

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- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

There was no objection noted.

Chair Rausa read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 101 public hearing notices were mailed out on November 13, 2019.

Ms. Horton provided a staff report

- Gave an overview of the case, #2019-160.
- Staff recommended approval with the findings of facts and conditions.

Chair Rausa invited the petitioner for a brief overview.

The petitioner passed on the overview.

Chair Rausa opened the public hearing for public testimony.

There being no one to be heard, Chair Rausa kept the public hearing open.

Chair Rausa invited the petitioner or their representative to provide their comments.

Sam Nuqul, the petitioner's representative answered questions from the board.

Chair Rausa closed the petitioner's comments and discussion moved to the Platting Board.

MAIN

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Royal Park. With 9 recommendations. The motion was seconded by Platting Member Fernandez.

VOTE: The main motion passed with all in favor.

TIME: 1:54 P.M.

CD: 0:53:35

7. ITEMS OF BUSINESS & MISCELLANEOUS**A. Special Meeting Session on Title 43 White board List**

- The platting board opened the session on the White Board List.

Item #17: Discussion ensued between the platting board members regarding the change items on Item #17:

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PLATTING BOARD MINUTES****REGULAR MEETING
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MOTION Platting Member Vau Dell moved to approve keep white board list item #17 with not changes. The motion was seconded by Platting Member Thompson.

VOTE: The motion for item #17 passed with all in favor.

TIME: 2:03 P.M.

CD: 0:57:17

BREAK

TIME: 2:08 P.M.

CD: 01:07:25

Gated Sub: Discussion ensued between the platting board member regarding Gated Subdivisions.

Gated Sub: Discussion ensued between the platting board members regarding the change items on Gated Subdivisions & Access Requirements.

MOTION Platting Member Shadrach moved to approve changes to the white board list item gated subdivisions. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion for gated subdivisions passed with all in favor.

Item #20: Discussion ensued between the platting board members regarding the change items on Item #20:

MOTION Platting Member Fernandez moved to table white board list item #20 for staff review and write up. The motion was seconded by Platting Member Cottini.

VOTE: The motion to table item #20 passed with all in favor.

Item #21: Discussion ensued between the platting board members regarding the change items on Item #21:

MOTION Platting Member Cottini moved to table white board list item #21 for staff review and write up. The motion was seconded by Platting Member Fernandez.

VOTE: The motion to table item #21 passed with all in favor.

Item #22, #23, #24, #25:

Discussion ensued between the platting board members regarding the change items on Item #22, #23, #24, #25:

MOTION Platting Member Anderson moved to table white board list item #22, #23, #24, #25 for staff review and write up. The motion was seconded by Platting Member Cottini.

AMENDED

MOTION: Platting Member Anderson moved to amend the motion to add item #23, #24, and #25. The motion was seconded by Platting Members Cottini.

AMENDED

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VOTE The amended motion to add #23, #24, and #25 to the main motion passed with all in favor.

VOTE: The motion to table item #22, #23, #24, #25 passed with all in favor.

Item #26: Discussion ensued between the platting board members regarding the change items on Item #26:

MOTION Platting Member Cottini moved to remove white board list item #26. The motion was seconded by Platting Member Shadrach.

VOTE: The motion to remove item #26 passed with all in favor.

TIME: 3:38 P.M.

CD: 02:13:15

BREAK

TIME: 3:47 P.M.

CD: 02:13:22

Item #27: Discussion ensued between the platting board members regarding the change items on Item #27:

MOTION Platting Member Thompson moved to table the white board list item #27. The motion was seconded by Platting Member Shadrach.

VOTE: The motion to table item #27 passed with all in favor.

Item #28: Discussion ensued between the platting board members regarding the change items on Item #28:

MOTION Platting Member Thompson moved to remove white board list item #28. The motion was seconded by Platting Member Cottini.

VOTE: The motion to remove item #28 passed with all in favor.

Item #29: Discussion ensued between the platting board members regarding the change items on Item #29:

MOTION Platting Member Vau Dell moved to table the white board list item #29 to staff for review and write up. The motion was seconded by Platting Member Shadrach.

VOTE: The motion to table item #29 passed with all in favor.

TIME: 4:20 P.M.

CD: 02:47:52

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

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Mr. Wagner provided a brief update on cases that will be coming before the Platting Board. Updated the board on the subdivision construction manual. Gave an overview of the process will be for an Officer Appeal.

Ms. Von Gunten updated the platting board on upcoming agenda items. Reminded the board there is no meeting for January 2, 2020 and the next meeting they will need to adjourn at 5:00 p.m.

9. BOARD COMMENTS

Platting Board Member Cottini had no comments.

Platting Board Member Anderson had no comments.

Platting Board Member Shadrach had no comments.

Platting Board Member Thompson had not comments.

Platting Board Member Vau Dell had no comments.

Platting Board Member Fernandez had no comments.

Platting Board Member Rausa had no comments.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 4:31 p.m. (CD: 2:55:19)

JORDAN RAUSA, Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

**MATANUSKA-SUSITNA BOROUGH
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DECEMBER 19, 2019**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on December 19, 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 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. Pio Cottini, Assembly District #1
Mr. LaMarr Anderson, Assembly District #2, Vice Chair
Mr. Jordan Rausa, Assembly District #4, Chair
Mr. Dennis Vau Dell, Assembly District #5
Mr. Wilfred Fernandez, Assembly District #6
Mr. John Shadrach, Alternate
Mr. Justin Hatley, Alternate

Platting Board members absent and excused were:

Mr. George Thompson, Assembly District #7
VACANT, District #3

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 Platting Board Member John Shadrach

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

Chair Rausa inquired if there were any changes to the minutes for November 21, 2019.

GENERAL CONSENT: The minutes for November 21, 2019 were approved without objection.

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

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
DECEMBER 19, 2019****4. UNFINISHED BUSINESS: Quasi-Judicial Matters**

(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

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

Platting Officer, Fred Wagner, recused himself from Headrick Subdivision.

A. APPELLANT: Theodore D.M. Bartko's appeal of the Platting Officer's decision from the November 6, 2019 hearing approving the **Headrick Subdivision** preliminary plat. Located northeast of the intersection of N. Lazy Mountain Drive, E. Clark-Wolverine Road, and N. Clark-Wolverine Road (Tax ID #18N02E27D014), within Section 27, Township 18 North, Range 2 East, Seward Meridian, Alaska. Community Council: Lazy Mountain, Assembly District #1: Tim Hale.

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

There was no objection noted.

Chair Rausa read the case title and description into the record.

Ms. Horton provided a staff report

- Gave an overview of the case, #2019-150.
- Staff recommend approval of the case according to the platting officer's decision.

Chair Rausa invited the appellant or the representative petitioner for their comments.

Chair Rausa invited the borough for their testimony

Ms. Horton, platting technician, had no further comments.

Chair Rausa invited interested parties for their testimony.

There being no one to be heard, Chair Rausa closed the testimony for the hearing.

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Chair Rausa invited the appellant or their representative for rebuttal.

There being no one to be heard, Chair Rausa closed the appellant's rebuttal and discussion moved to the Platting Board.

MAIN

MOTION: Platting Member Hatley moved to affirm the Platting Officer's decision of approval for Headrick Subdivision. The motion was seconded by Platting Member Vau Dell.

VOTE: The main motion passed with all in favor.

TIME: 1:09 P.M.

CD: 0:07:25

Platting Officer, Mr. Wagner, returned to his seat.

6. PUBLIC HEARINGS: Quasi-Judicial Matters

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

A. **SMITH ROAD ESTATES:** The request is create seven lots from Government Lot 2, Section 2 to be known as **Smith Road Estates**, containing 37 acres +/- . The plat is located south of E. Smith Road and west of N. Smith Road (Tax ID # 17N02E02A012); within the NE ¼ NE ¼ Section 02, Township 17 North, Range 02 East, Seward Meridian. Community Council: Butte and in Assembly District #1 Tim Hale. Continued from November 21, 2019 Platting Board Hearing. (Owner/Petitioner: Ben and Lori Owens; Surveyor: Acutek; Staff: Amy Otto-Buchanan)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Member Cottini recused himself from Smith Road Estates.

There was no objection noted.

Chair Rausa read the case title and description into the record.

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Ms. Von Gunten provided the mailing report.

- Stating that 58 public hearing notices were mailed out on November 27, 2019.

Ms. Otto-Buchanan provided a staff report

- Gave an overview of the case, #2019-141.
- Staff recommend approval of the case with findings of fact and conditions.

Chair Rausa invited the petitioner for a brief overview.

Mr. Max Schillinger, the petitioner's representative, gave a brief overview.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regarding concerns on environmental issues and the affects of the PUE: Mr. Paul Barnett.

The following person spoke regarding concerns about the development of the lots. Does not want to see multifamily homes on the lots: Mr. Frank Muncy.

The following person spoke regarding concerns about road access and road safety: Mr. Larry Engel.

The flowing person spoke regarding concerns about the well water in the area and does not want the PUE to turn into a road in the future: Mr. Rob Singleton.

The following person spoke regarding concerns on access & road safety: Mr. Wesley Yuill.

The following person spoke regarding concerns about the PUE access to Very Way Road: Mr. Wayne Bowman.

The following person agrees with the new redesign and spoke regarding his concerns about only seeing single-family homes in the subdivision: Mr. Bill Klebesadel.

The following person spoke regarding concerns on single-family residences and would like to see covenants written for this subdivision: Ms. Candace Kopperud.

The following person does not agree with putting in a PUE: Mr. David Bowman.

The following person spoke regarding concerns about single-family housing and the well water in the property area: Mr. Lucy Klebesadel.

The following person spoke regarding concerns about bus route & road safety: Ms. Renea Wellington

The following person spoke regarding concerns about road safety on the PUE: Ms. Danielle Rutledge.

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There being no one else to be heard, Chair Rausa closed the public hearing.

Chair Rausa invited the petitioner or their representative to provide their comments.

Mr. Max Schillinger, the petitioner's representative, gave a brief explanation of the new design and answered questions from the platting board.

Mr. Ben Owens, the petitioner, has the same concerns as his neighbors on safety and wants the property to have a low impact.

Chair Rausa closed the petitioner's comments and discussion moved to the Platting Board.

MAIN

MOTION: Platting Member Anderson moved to approve the preliminary plat for Smith Road Estates. With 9 recommendations, modifying finding #8. The motion was seconded by Platting Member Hatley.

FINDINGS:

- Modify #8: There are 8 objections from the public in response to the Notice of Public Hearing. One non-objection was received, supporting the redesign and the subdivision.

Discussion ensued by the platting board regarding the PUE.

VOTE: The motion passed with all in favor. There are 8 findings.

Platting Member Cottini returned to his seat

TIME: 2:02 P.M.

CD: 0:59:30

BREAK

TIME: 2:12 P.M.

CD: 0:59:32

B. HIGH RIDGE LANDING: The request is to create 16 lots and three tracts from Tax Parcel B5 (Parcel 2C, MSB Waiver 2003-229-PWm, recorded as Serial No 2004-019605-0) to be known as **High Ridge Landing**, containing 26.3 acres +/- . The plat is located north of E. Dale Circle and west of N. Highlander Loop (Tax ID # 18N01E10B005); within the NW ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian. Community Council: Fishhook and in Assembly District #6 Jesse Sumner (*Owner/Petitioner: Crawford Alaska LLC; Surveyor: Bull Moose; Staff: Amy Otto-Buchanan*)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;

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- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Mr. Hatley voiced that he knows the petitioner. Does not have any financial interest or interest.

There was no objection noted by the board.

Chair Rausa read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 45 public hearing notices were mailed out on November 27, 2019.

Ms. Horton provided a staff report

- Gave an overview of the case, #2019-164.
- Staff recommended approval with the findings of facts and conditions.

Chair Rausa invited the petitioner for a brief overview.

Ellery Gibbs, the petitioner's representative, gave a brief overview of the plat design.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regarding concerns about the public & private roadways and what the differences are under code: Mr. George Strother.

The following person spoke regarding concerns about the private subdivision and the effects it will bring to the surrounding properties: Ms. Jenna Deason.

The following person spoke regarding concerns about roadway access to the property: Ms. Kristi Short, representative for Fishhook Community Council.

The following person spoke regarding concerns about access and the placement of the private gate and the impact to the airstrip: Mr. Bridger Crawford.

The following person agree with the development with access to the airstrip: Mr. Roland Kennerson.

There being no one else to be heard, Chair Rausa closed the public hearing.

Chair Rausa invited the petitioner or their representative to provide their comments.

Ellery Gibbs, the petitioner's representative, and Curt Holler, the petitioner's engineer voice their answers and explanations regarding the airstrip and answered questions from the board.

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Bridger Crawford, the petitioner, answered questions regarding the gates to the private subdivision.

Chair Rausa closed the petitioner's comments and discussion moved to the Platting Board.

MAIN

MOTION: Platting Member Hatley moved to approve the preliminary plat for High Ridge Landing. With 8 recommendations. The motion was seconded by Platting Member Vau Dell.

AMENDMENT

MOTION: Platting Member Cottini moved to amend the motion to add recommendation #8 and modify finding #5. The amended motion was seconded by Platting Member Hatley.

TIME: 3:00 P.M.

CD: 01:43:50

BREAK

TIME: 3:03 P.M.

CD: 01:43:56

WITHDRAW

MOTION: Platting Member Cottini moved to withdraw his amended motion.

VOTE: The motion to withdraw passed with all in favor.

AMENDED

MOTION: Platting Member Cottini moved to amend the motion to add recommendation #8. The amended motion was seconded by Platting Member Shadrach

Discussion ensued by the platting board on the code regarding road maintenance & the wording on recommendation #8.

RECOMMENDATIONS:

- Add #8: Provide plans stating what season road maintenance will be performed, contact information for road maintenance, length of the privately maintained roads in feet and surface type. MSB 43.20.100C(4)(a)(i)(ii)(iii) & (iv)

VOTE: The amended motion to add recommendation #8 passed with all in favor.

AMENDED

MOTION: Platting Member Cottini moved to amend the motion to modify finding #5. The amended motion was seconded by Platting Member Shadrach

Discussion ensued by the platting board on the code regarding finding #5.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
DECEMBER 19, 2019****FINDINGS:**

- Modify #5: Pursuant to MSB 43.20.100 (C), interior streets may be private roads.
 - a. Road construction standard is residential minimum.
 - b. Alternate legal access exists to adjoining properties.
 - c. Emergency services will have access and a maintenance plan is to be submitted.

VOTE: The amended motion to modify finding #5 passed with all in favor.

The platting board went into discussion concerning the west road entrance for a turn around and the placement of the gate.

AMENDED

MOTION: Platting Member Vau Dell moved to amend the motion to add recommendation #9. The amended motion was seconded by Platting Member Cottini

Discussion ensued by the platting board on adding recommendation #9.

- Vau Dell was unclear on the wordage for recommendation #9 and did not turn in a finding/recommendation sheet to the clerk.

RECOMMENDATION:

- Add #9: Add a borough standard turn around at the west end of E. Prop Drive.

The chair did not restate the motion or the recommendation before they voted.

VOTE: The amended motion to add recommendation #9 passed with 6 in favor (Anderson, Shadrach, Rausa, Vau Dell, Fernandez, and Hartley) and 1 against (Cottini).

AMENDED DEDICATION

MOTION: Platting Member Cottini moved to amend recommendation #9 to add a dedication. The amended motion was seconded by Platting Member Shadrach

Discussion ensued by the platting board on recommendation #9.

RECOMMENDATION:

- Modify #9: Add a borough standard turn around with a dedication at the west end of E. Prop Drive.

The chair did not restate the motion or the recommendation before they voted

VOTE: The amended motion to modify recommendation #9 passed with 6 in favor (Anderson, Shadrach, Rausa, Cottini, Fernandez, and Hartley) and 1 against (Vau Dell).

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
DECEMBER 19, 2019**

MAIN MOTION

VOTE: The main motion passed with all in favor. There are 10 findings of fact.

TIME: 3:49 P.M.

CD: 02:29:05

C. PARK PLACE: The request is create four lots from Tax Parcel C12 (Parcel 2D-2, MSB Waiver 98-20-PWm) recorded at Book/Page 953/760 to be known as **Park Place**, containing 10 acres +/- . The plat is located south of W. King Arthur Drive (Tax ID # 18N03W26C012); within the E ½ W ½ SW ¼ Section 26, Township 18 North, Range 03 West, Seward Meridian. In the City of Houston and in Assembly District #7 Tam Boeve (Owner/Petitioner: Gary L. & Deborah C. Miller; Surveyor: Shadrach; Staff: Amy Otto-Buchanan)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Member Shadrach recused himself from Park Place.

There was no objection noted.

Chair Rausa read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 72 public hearing notices were mailed out on November 27, 2019.

Ms. Horton provided a staff report

- Gave an overview of the case, #2019-165.
- Modify recommendation #6.
- Staff recommended approval with the findings of facts and conditions.

Chair Rausa invited the petitioner for a brief overview.

Gary Miller, the petitioner, gave a brief overview of the case.

Chair Rausa opened the public hearing for public testimony.

There being no one to be heard, Chair Rausa closed the public hearing.

Chair Rausa invited the petitioner or their representative to provide their comments.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
DECEMBER 19, 2019**

Gary Miller, the petitioner, answered questions from the board.

Chair Rausa closed the petitioner's comments and discussion moved to the Platting Board.

MAIN

MOTION: Platting Member Cottini moved to approve the preliminary plat for Park Place. With 8 recommendations and modifying recommendation #6. The motion was seconded by Platting Member Fernandez.

RECOMMENDATION

- Modify #6: Provide updated geotechnical report for Lot 1 if Lot 1 is reduced in size more than 20% pursuant to MSB 43.15.049G(2)(c).

The chair did not restate the motion or the recommendation before they voted

VOTE: The main motion passed with all in favor.

Platting Member Shadrach returned to his seat

TIME: 3:58 P.M.

CD: 02:37:20

Platting Member Shadrach left the meeting at 3:59 p.m.

7. ITEMS OF BUSINESS & MISCELLANEOUS**A. A Suggested Change to the Policy & Procedure Manual by Mr. Vau Dell.**

- Platting Member Vau Dell voiced his change to Policy & Procedure Manual.

Discussion ensued by the board on Vau Dell's change to the Policy & Procedure Manual.

- Mr. Vau Dell withdrew his change to the Policy & Procedure Manual.

MOTION: Platting Member Vau Dell moved to add to the Policy & Procedure Manual, to not use unsolicited requests from the public for Title 43 Code. The motion was seconded by Platting Member Anderson

The motion is made in the negative and was done incorrectly. The Chair would not listen to the clerk.

Platting Member Vau Dell did not turn in a finding/recommendation sheet to the clerk and the motion was moved without verification of written wording.

The Clerk notes that this motion is in violation of Roberts Rules of Order, the Borough Code regarding freedom of speech, and the Ethic's Code.

The Platting Chair ignored the clerk and would not listen to the clerk's response.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
DECEMBER 19, 2019**

The chair did not restate the motion before the vote.

VOTE: The motion to add to the Policy & Procedure Manual, to not use unsolicited requests from the public for Title 43 Code failed with 4 against (Hatley, Fernandez, Anderson, and Shadrach) and 2 in favor (Vau Dell and Rausa).

B. Staff recommended changes to the Policy & Procedure Manual on Reconsiderations & Officer Appeals.

- Mr. Wagner, The Platting Officer, recommends adding the platting board reconsiderations & Officer Appeal instructions in the Manual.

The Platting Board wanted to table the item to the next meeting.

The Platting Chair did not bring the item forward to make a motion and the platting board dropped the item on the agenda.

Staff will correct the Chair's mistake and put it on the next agenda meeting.

C. Special Meeting Session on Title 43 White Board List (Session is Optional, as a motion "Fix the time to which to adjourn" will be at 5:00 p.m.; will be applied)

- No session at this meeting time.

TIME: 4:27 P.M.

CD: 03:05:18

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on January 16, 2020. Updated the board on the subdivision construction manual.

Ms. Von Gunten updated the platting board on upcoming APA Conference. Reminded the board that the next meeting is on January 16, 2020 and the Board will be voting for a new Chair & Vice Chair and the next meeting.

The clerk reminded the board that they must fill out a finding/recommendation sheet before they speak their motion and must turn in their sheet to the clerk.

9. BOARD COMMENTS

All Platting Board Member's wished each other a good Christmas.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
DECEMBER 19, 2019**

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 4:30 p.m. (CD: 3:08:50)

JORDAN RAUSA, Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

DRAFT

4A

FINDINGS of FACT:

1. The submittal for Headrick Preliminary Plat was complete, and met all requirements of MSB 43.15.016, *Preliminary Plat Submittal and Approval*.
2. The plat is consistent with MSB 43.15.025, *Abbreviated Plats*, as it creates 2 lots; does not deny legal and physical access to and from all lots or tracts created by, or adjacent to, the subdivision; does not alter a dedicated street or right-of-way; does not require a dedication; does not require a vacation of a public dedication; and does not require a variance from a subdivision regulation.
3. A civil engineer certified the useable area requirements of MSB 43.20.281 were met for each lot. Soils within the 16-foot deep test hole are consistent with MSB 43.20.281(A)(1)(f).
4. The engineer provided a plasticity index as required by Condition #2 of the Platting Officer's decision.
5. The access road, E. & N. Clark-Wolverine Road is constructed and publicly maintained. ADOT&PF manages the public access roads and they had no comments on this plat.
6. Public access exists via E. & N. Clark-Wolverine Roads meeting the requirements of MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.
7. Mr. Bartko's appeal did not elaborate on what clerical error occurred and staff could not find any clerical errors in the minutes or in the Notification of Platting Officer Action.
8. Mr. Bartko's appeal was based upon his late-filing objection to the subdivision, which was not seen by platting staff until after the public hearing.
9. Mr. Bartko's objection to the subdivision did not demonstrate any violations of Title 43.

RECOMMENDATION for APPEAL:

Suggested motion: *"I move to affirm the Platting Officer's decision of approval for Headrick Subdivision."*

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 16, 2020**

PRELIMINARY PLAT: **ASLS 2015-11**

LEGAL DESCRIPTION: **SEC 18, T16N, R02E, S.M., AK**

PETITIONER: **COOK INLET AQUACULTURE ASSOCIATION**

SURVEYOR/ENGINEER: **CRW ENGINEERING GROUP, LLC**

ACRES: 160.55 PARCELS: **3**

REVIEWED BY: CHERYL SCOTT/AMY OTTO-BUCHANAN CASE: 2016-110

REQUEST:

The request is to create two tracts from SE ¼ SW ¼, S ½ SE ¼, NE ¼ SE ¼, Section 18, Township 16 North, Range 2 East, Section 18, Seward Meridian, Alaska, to be known ASLS 2015-11, containing 160.55 acres more or less. The portion of the Old Glenn Highway lying within this parcel is being dedicated as right-of-way. This case has been continued six times from the original date of October 6, 2016.

EXHIBITS:

Vicinity Map & Aerial Maps	EXHIBIT A - 4 pgs
Soils Report	EXHIBIT B - 12 pgs
As-Built/Topography (in sleeve)	EXHIBIT C - 2 pgs
Flood Hazard Development Permit	EXHIBIT D - 1 pg
<u>COMMENTS:</u>	
MSB Department of Public Works	EXHIBIT E - 1 pg
MSB Land & Resource Management Division	EXHIBIT F - 2 pgs
MSB Planning	EXHIBIT G - 3 pgs
MSB Department of Emergency Services	EXHIBIT H - 1 pg
Utilities	EXHIBIT I - 10 pgs
ADOT&PF	EXHIBIT J - 2 pgs

DISCUSSION:

The parcel is located directly north and south of the Old Glenn Highway and west of the Eklutna Power Plant. The portion of the Old Glenn Highway lying within this parcel is being dedicated as right-of-way. Staff notes there are several setback issues: The storage shed on proposed Tract A is within the 25' setback of S. Old Glenn Highway. The other structures on proposed Tract A are within the 75' setback of the Eklutna Tail Race. Resolve setback issues with a Shoreline Setback Exception (see **Recommendation #8**). Move the storage shed out of the 25' right-of-way setback (see **Recommendation #7**).

Access: Legal and physical access requirements are met pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. The proposed tracts will have access from S. Old Glenn Highway.

Soils: Micah Schoming, PE, CRW Engineering provided a useable area report (**Exhibit B**) for Tract A which is 8.37 acres +/- . Tract C is over 400,000 sq. ft. and does not require a useable area report. Tract A is located north of the S. Old Glenn Highway. Tract C is located on the south side of the S. Old Glenn Highway. Tract A slopes moderately northward. Tract A is mostly old growth forest and contains development consisting primarily of a non-functioning fish hatchery facility and fenced areas. Tract C is mostly mountainous with the elevation difference between the upper and lower area ranging hundreds of feet. A testhole was dug in 2019 (labeled as Testhole 2019-4) located on the westerly side of Tract A within the undeveloped portion of the tract. It was excavated to 12.5'. Soils contained GM and GW soils. A sieve analysis was performed and the results are attached. Three other testholes were excavated to depths of 11', 13' and 12'. With this information, Mr. Schoming has certified that Tract A contains 10,000 sf of useable area reserved for an onsite wastewater system based on the following conditions: Subsurface soils conditions containing SW-SM soils; groundwater/table lower than 8' from ground surface; and natural ground slopes less than 25% within the example area set aside for a septic system. The location for the useable septic area is near the southwest corner of Tract A where ground elevation is highest on the property. The reserved area is past the minimum 100' distance from the existing onsite water wells and the high water elevation of the Eklutna Tailrace Canal. Tract A also contains 10,000 sf of building area, located adjacent to the reserved septic system area.

COMMENTS:

Department of Public Works has no comment (**Exhibit E**).

Land & Resource Management Division (L&RMD) (**Exhibit F**) notes the East Twin Peaks trail traverses the parcel. The trail is a recognized trail in the MSB Recreational Trails Plan, shown as Trail #165 and shown on Map 5, described as "a steep, primitive hiking trail reaching the pass between East Peak and West Peak. The trail's location and disposition is approximate until such time as it is surveyed and publicly dedicated. There is an unmaintained roadside parking near the old power plant housing area." L&RMD asks the information for the un-surveyed primitive trail be added as a plat note (see **Recommendation #4**). L&RMD has no objections to the proposed subdivision.

Planning (**Exhibit G**) attached the Special Flood Hazard Area (SFHA) map which was effective 09/27/19. A portion of Tract A is located within the SFHA. Any development in this area must be compliant with MSB 17.29 and have a floodplain development permit prior to any work beginning in this area. *Staff notes a Flood Hazard Development Permit has been obtained (see Exhibit D)*. The Alaska Heritage Resource Survey indicates the presence of several cultural resources on the eastern portion of the property. Contact the Alaska Office of History and Archaeology for more information before attempting any development in this area.

Department of Emergency Services (**Exhibit H**) has no issues at this time.

Utilities: (Exhibit I) MTA has no comments. Enstar has no comments, recommendations or objections. GCI has no objections. MEA is requesting a utility easement 15' on each side of the overhead line (see ***Recommendation #6***). They also requested two easements recently recorded be shown on the plat (see ***Recommendation #3***). They request a plat note be added to read: "Subject to BLM R/W Grant AA-70133 for Eklutna Hydroelectric Project Facilities." (see ***Recommendation #5***).

ADOT&PF has no comments. (Exhibit J)

No further comments were received from any borough departments, outside agencies or members of the public.

CONCLUSION: The proposed preliminary plat for Alaska State Land Survey 2015-11, located within Section 18, Township 16 North, Range 2 East, Seward Meridian, Alaska is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. Physical and Legal Access will be provided to the proposed lots, consistent with MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. The proposed lots contain 10,000 sq. ft. of useable septic area and building area pursuant to MSB 43.20.281 *Area*. There were no objections to the proposed plat from borough departments, outside agencies, or the general public.

FINDINGS OF FACT:

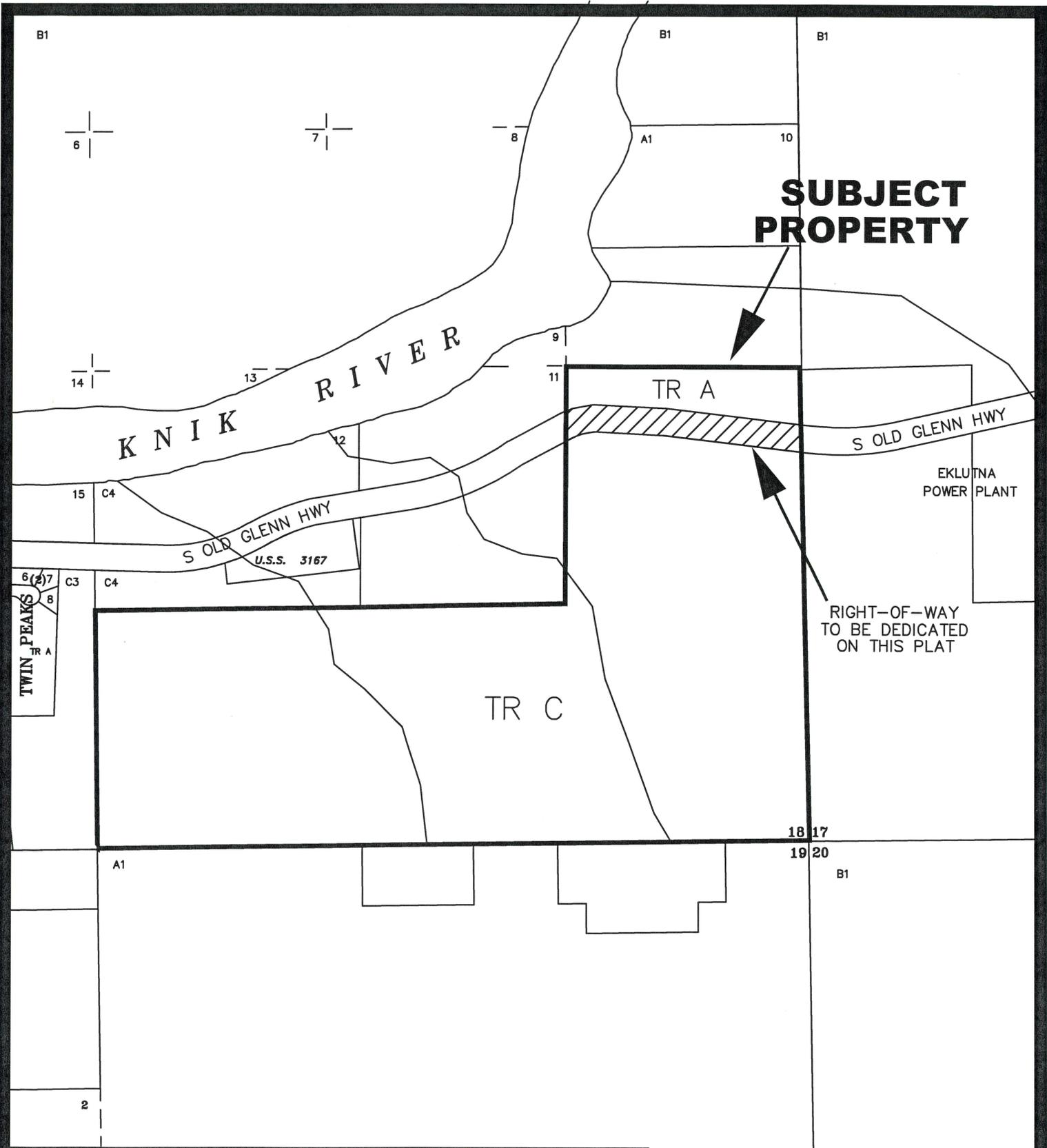
1. The preliminary plat for Alaska State Land Survey 2015-11 is consistent with AS 29.40.070 and MSB 43.15.016.
2. A civil engineer certified that the proposed tract will contain 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of useable building area as required per MSB 43.20.281. Tract C is over 400,000 sq. ft. and no useable area report is required.
3. There were no objections from any MSB departments, outside agencies, or the public.
4. Frontage for the subdivision lots will exist pursuant to MSB 43.20.320 Frontage.
5. Legal and Physical Access requirements for this subdivision are met pursuant to MSB 43.20.120 & MSB 43.20.140.
6. The portion of the Old Glenn Highway lying within this parcel is being dedicated as right-of-way.
7. MSB Land Management states East Twin Peaks trail traverses the parcel and is recognized on the MSB Recreational Trails Plan. The trail location has not been determined or surveyed and acquisition of a trail easement is only recommended if the need for this trail is established.
8. MEA is requesting utility easements and a plat note be added to the plat.
9. Setback issues from the right-of-way and from the waterbody will require resolution.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: "I move to approve the preliminary plat of Alaska State Land Survey 2015-11, Section 18, Township 16 North, Range 2 East, Seward Meridian, Alaska, contingent on staff recommendations."

1. Submit the postage and advertising fees.
2. Provide updated Certificate to Plat executed within 90 days, prior to recording the plat per MSB 43.15.053(E). Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.

3. Show all easements of record on the final plat per MSB 43.15.051(P).
4. Add a plat note regarding the existence of the East Twin Peaks Trail, Trail #165 in the MSB Recreational Trails Plan.
5. Add plat note: "Subject to BLM R/W Grant AA-70133 for Eklutna Hydroelectric Project Facilities."
6. Provide utility easements requested by MEA and show on final plat.
7. Move the storage shed out of the 25' right-of-way setback and provide proof of removal to Platting staff.
8. Apply for a Shoreline Setback Exception from MSB Development Services and provide recorded copy to Platting staff.
9. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
10. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
11. Submit final plat in full compliance with Title 43.



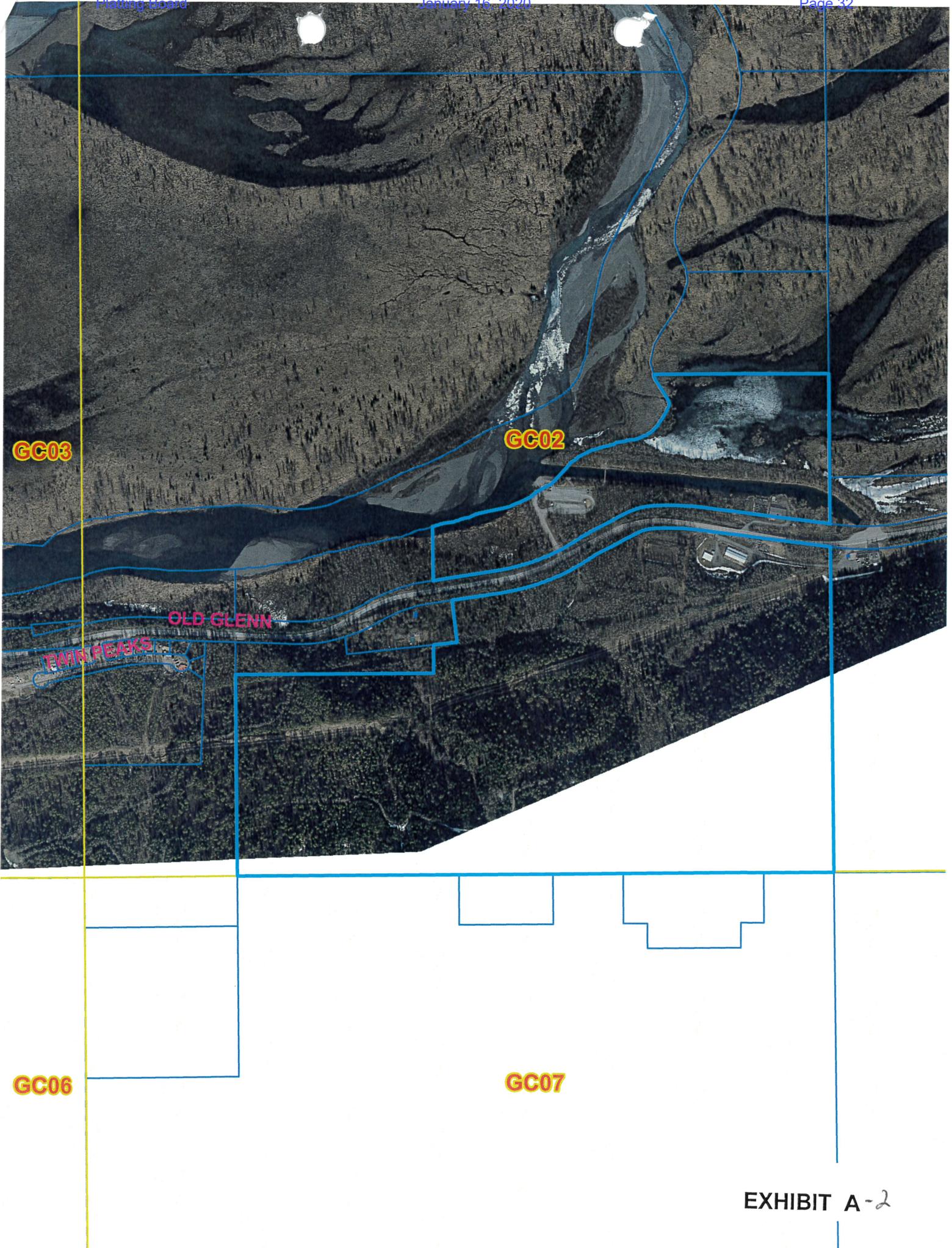
SUBJECT PROPERTY

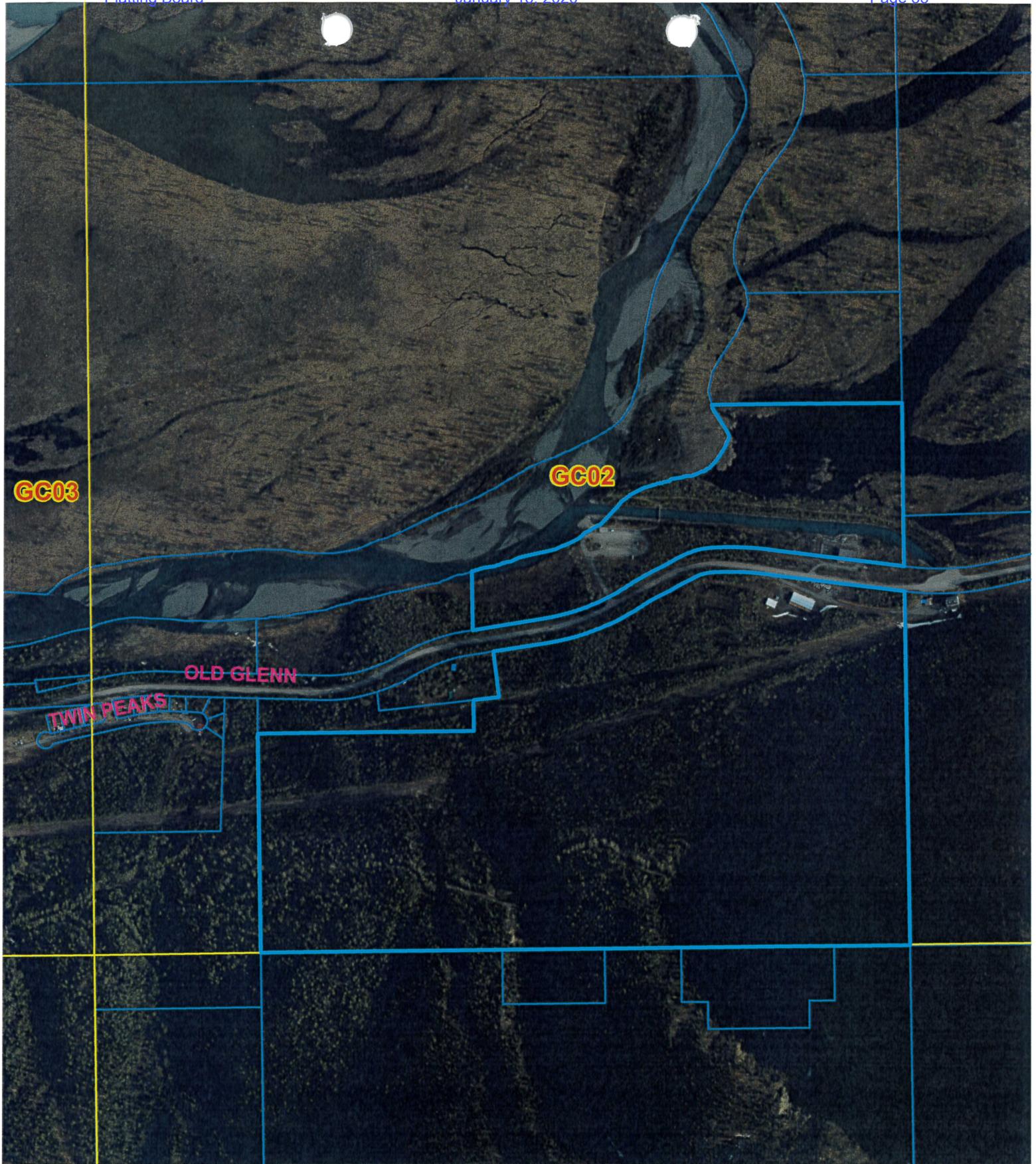
RIGHT-OF-WAY TO BE DEDICATED ON THIS PLAT

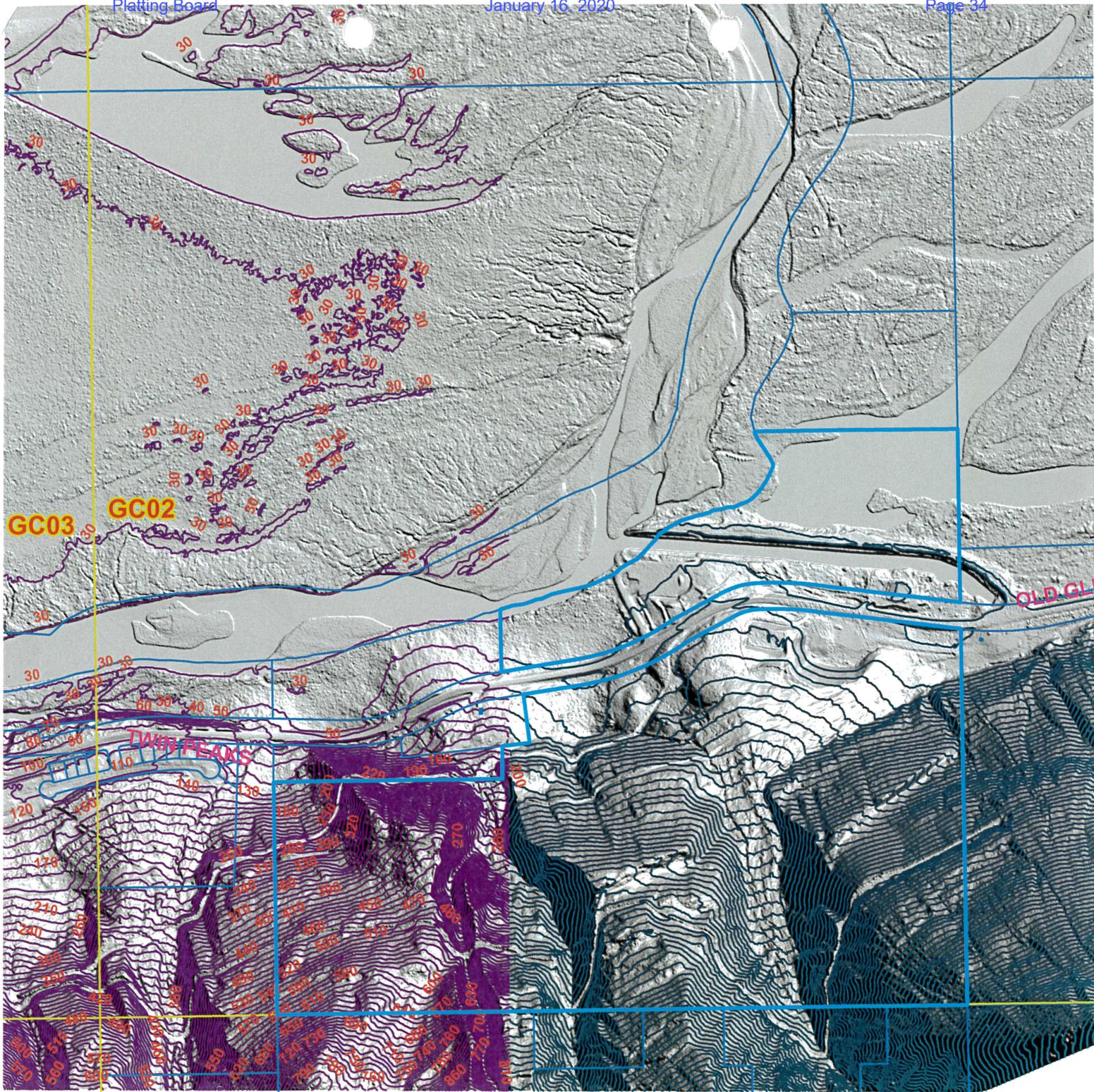
VICINITY MAP

FOR PROPOSED ALASKA STATE LAND SURVEY 2015-11
LOCATED WITHIN SECTION 05, T17N, R2E, SEWARD MERIDIAN, ALASKA
GOAT CREEK 02 MAP

EXHIBIT A-1







GC06

GC07



November 4, 2019

Fred Wagner, Platting Officer
Platting Division
Planning Department
350 East Dahlia Avenue
Palmer, Alaska 99645

Subject: Eklutna Salmon Hatchery Project
T.16N., R.2E., SE ¼ SW ¼ S ½ SE ¼ NE ¼ SE ¼, S.M. AK
Revision to Usable Area Statement – November 2019

Dear Mr. Wagner,

This letter provides additional information to the previously submitted second revision to the original Usable Area Statement to address current Matanuska-Susitna Borough Platting Division (MSB) comments, as well as current compliance with code requirements. Supplemental information regarding the subsurface soil information is included in this submittal for your review in addition to corrections made on the Usable Area Exhibit.

On October 30, 2019, an engineer from CRW visited the site to observe the excavation of one additional test hole to identify soil lithology, and to verify the existence of a water table, if present. The intent of this additional site investigation was to collect soil samples to determine soil classification per the Unified Soil Classification System. Two soil samples were collected at different subsurface elevations within the test hole then submitted to Mark Hansen Consulting Engineers laboratory on October 30th to conduct a sieve analysis.

Subsurface Soil Results

Test hole 2019-04 is located on the westerly side of Tract A, near Test hole 2019-1, and within the undeveloped portion of the lot. This test hole revealed the following subsurface soil character, beginning at the ground surface extending downward to the bottom of the test hole:

- 1.0 foot of organic soil (topsoil)
- 1.0 to 4.0 feet: well graded sandy silt with gravel (brown color), containing roots.
- 4.0 to 5.0 feet: Silt lens

NOVEMBER 4, 2019
FRED WAGNER
PAGE 2 OF 2

- 5.0 to 12.5 feet: Gravel, sand, and silt (gray color). Grab sample TB collected at 6.0 feet subsurface. Grab sample TG collected at 8.0 feet subsurface. Water was encountered at 10.5 feet below the ground surface. The test hole was excavated to a total depth of 12.5 feet below the ground surface.

The results laboratory analysis concluded the following:

- Soil sample TB classified as GM (silt gravel with sand) soil.
- Soil sample TG classified as GW (well graded gavel with sand) soil.

Regards,



Micah Schoming, PE
Civil Engineer

Enclosures:

Usable Area Exhibit
Soils Log (1)
Soils Gradation Test Results (2)

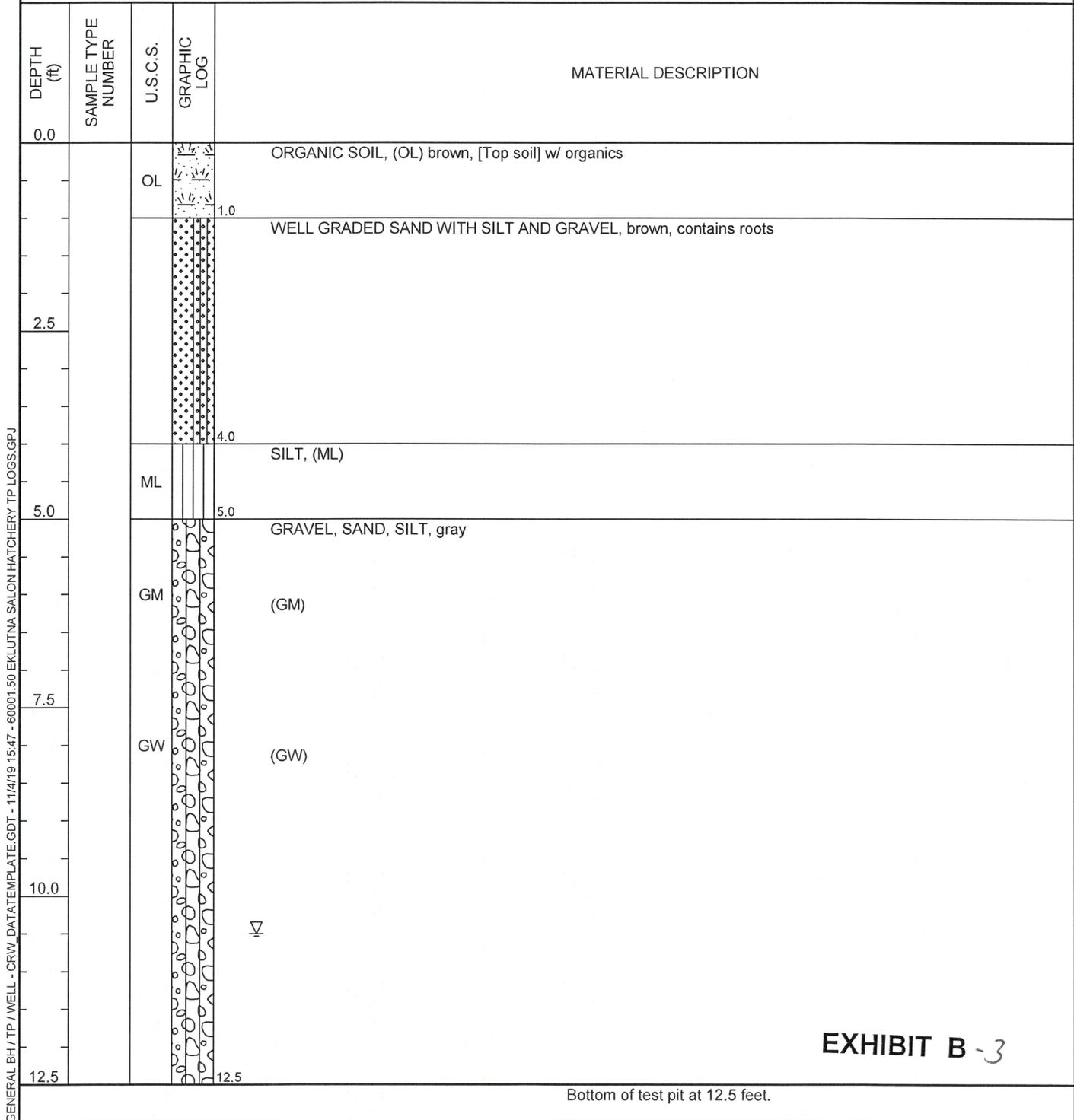


CRW Engineering Group, LLC
 3940 Arctic Blvd Ste 300
 Anchorage, AK 99503
 Telephone: (907) 562-3252
 Fax: (907) 561-2273

TEST PIT TP 2019-04_v2

PAGE 1 OF 1

CLIENT <u>Cook Inlet Aquaculture Association</u>	PROJECT NAME <u>Eklutna Salmon Hatchery</u>
PROJECT NUMBER <u>60001.50</u>	PROJECT LOCATION <u>Eklutna, AK</u>
DATE STARTED <u>10/30/19</u> COMPLETED <u>10/30/19</u>	GROUND ELEVATION _____
EXCAVATION CONTRACTOR _____	GROUND WATER LEVELS:
EXCAVATION METHOD <u>Test Pit</u>	∇ AT TIME OF EXCAVATION <u>10.50 ft</u>
LOGGED BY <u>MCH</u> CHECKED BY <u>MS</u>	AT END OF EXCAVATION <u>---</u>
NOTES <u>Soil sample TB at 6.0', TG at 8.0'</u>	AFTER EXCAVATION <u>---</u>



GENERAL BH / TP / WELL - CRW - DATATEMPLATE.GDT - 11/14/19 15:47 - 60001.50 EKLUTNA SALON HATCHERY TP LOGS.GPJ

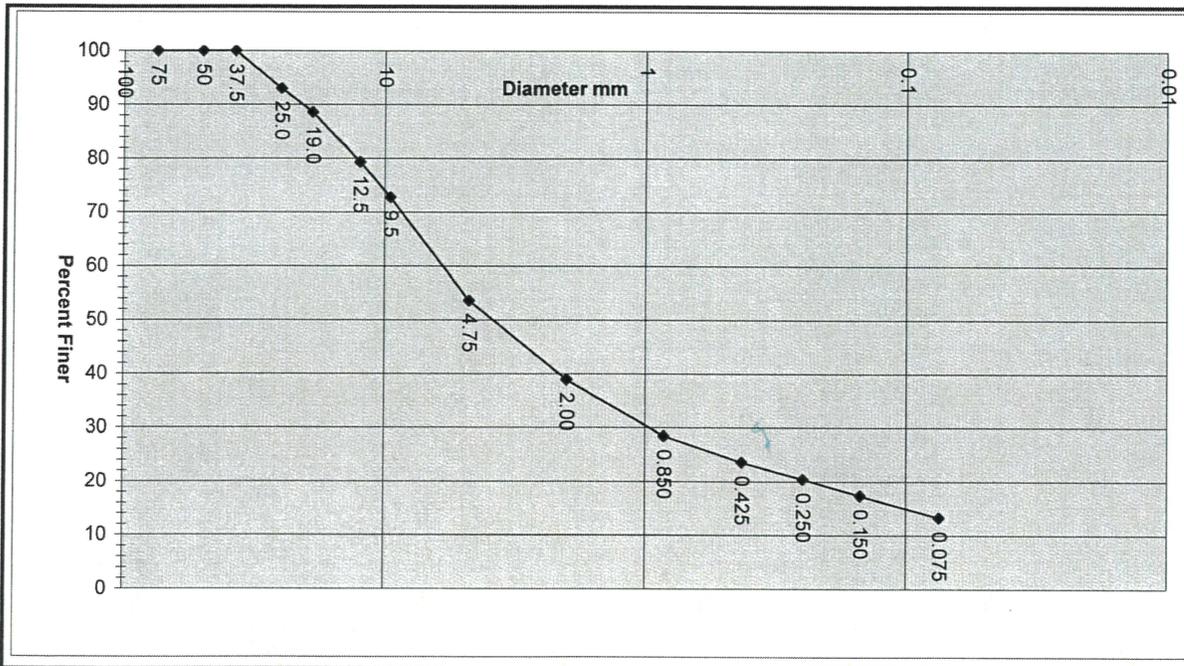
EXHIBIT B-3

Bottom of test pit at 12.5 feet.



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	93
3/4"	19.0	89
1/2"	12.5	79
3/8"	9.5	73
#4	4.75	54
#10	2.00	39
#20	0.850	28
#40	0.425	24
#60	0.250	20
#100	0.150	17
#200	0.075	13.3

Client: **CRW Engineering**

Soil Description: Silty Gravel with Sand

Project: Fish Hatchery

Unified Classification: GM

Sample Location: TB

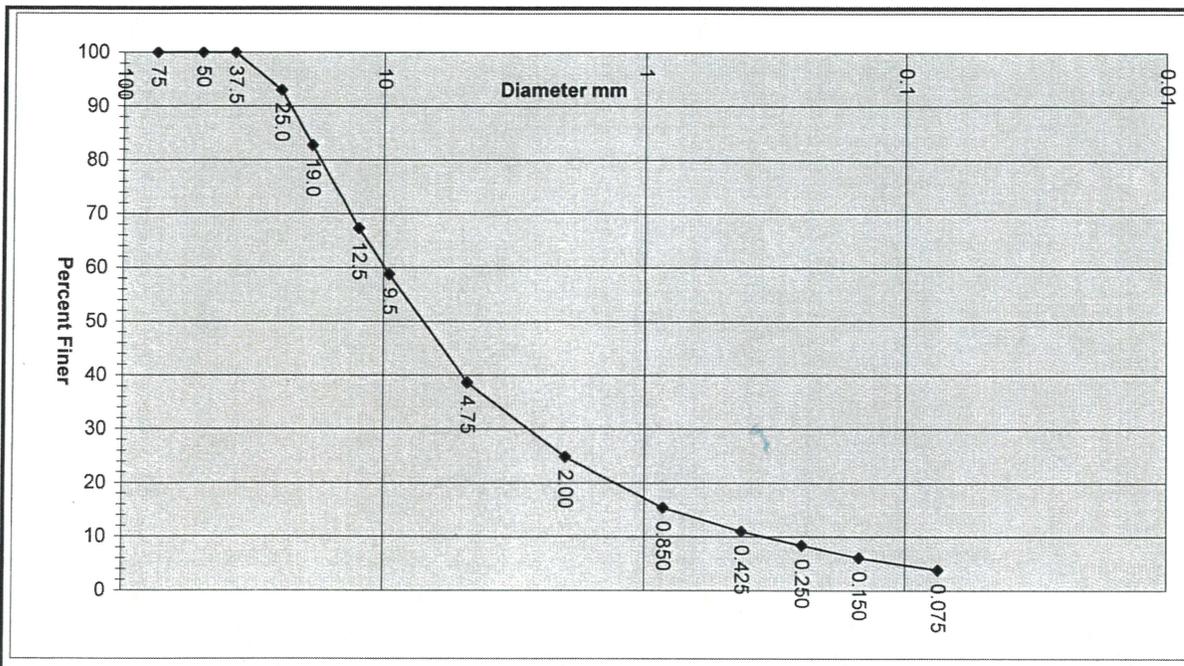
Date: 11/4/2019

Sample Date: 10/30/2019

Proj. no: 19134



MARK HANSEN P.E.
 CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	93
3/4"	19.0	83
1/2"	12.5	67
3/8"	9.5	59
#4	4.75	39
#10	2.00	25
#20	0.850	15
#40	0.425	11
#60	0.250	8
#100	0.150	6
#200	0.075	3.9

Client: **CRW Engineering**

Soil Description: Well Graded Gravel with Sand

Project: Fish Hatchery

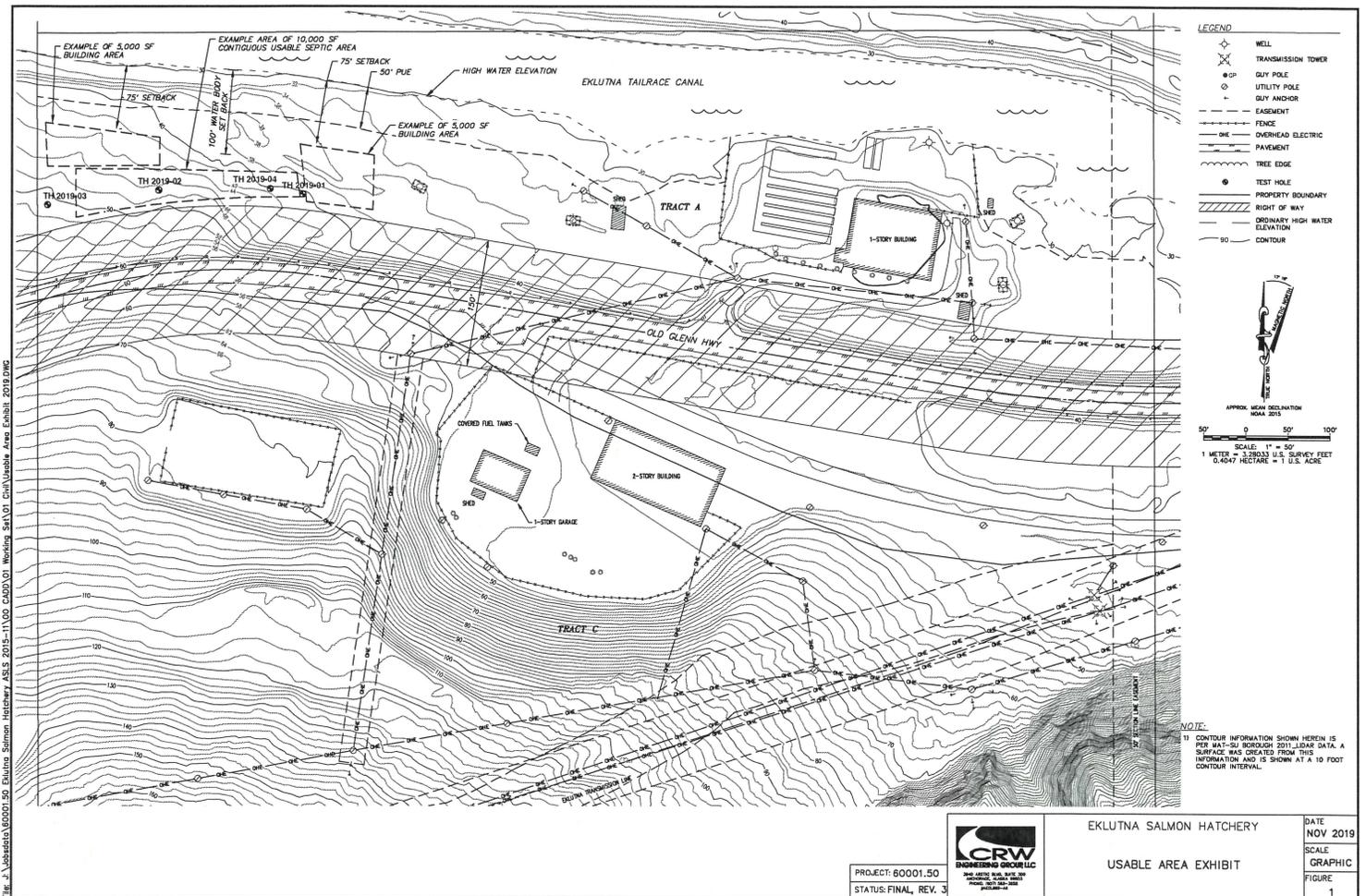
Unified Classification: GW

Date: 11/4/2019

Sample Location: TG

$C_u = 28$ Sample Date: 10/30/2019

$C_c = 2.6$ Proj. no: 19134



File: J:\Eklutna\60001.50_Eklutna_Salmon_Hatchery_ASL_S_2015-11\00_CADD\01_Working_Sets\01_Cont\Usable Area Exhibit_2019.DWG

EXHIBIT B-6



October 4, 2019

Fred Wagner, Platting Officer
 Platting Division
 Planning Department
 350 East Dahlia Avenue
 Palmer, Alaska 99645



Subject: Eklutna Salmon Hatchery Project
 T.16N., R.2E., SE ¼ SW ¼ S ½ SE ¼ NE ¼ SE ¼, S.M. AK
 Revision to Usable Area Statement – October 2019

RECEIVED

OCT - 7 2019

PLATTING

Dear Mr. Wagner,

This letter constitutes a second revision to the original Usable Area Statement to address current Matanuska-Susitna Borough Platting Division (MSB) comments, as well as current compliance with code requirements needed for appropriate subdividing of the above identified property. This usable area statement supersedes previous submittals given, due to the supplemental subsurface soil information discovered during our recent site investigation, which differs from past explorations. You may wish to review of the information found in the July 2016 (original submittal) and July 2019 (first revision) Usable Area Statement letters, prepared by CRW Engineering Group (CRW) for reference, as this information may be of interest and relevant to the reviewer.

The Usable Area Statement includes an exhibit showing the proposed Tracts A and C and the dedication of a portion of the Old Glenn Highway to right-of-way. Tract A is 8.37 acres and bounded by the Eklutna Tailrace Canal to the north and the Old Glenn Highway right-of-way to the south. Tract C is located on the south side of the Old Glenn Highway and is 147.54 acres. For clarity to the reader, Tract B is purposely omitted on the proposed plat, which only contains Tracts A and C.

On September 13, 2019, an engineer from CRW visited the site to observe the excavation of three test holes to identify soil lithology, and to verify the existence of a water table, if present. The intent of this additional site investigation was to validate if at least 10,000 square feet of contiguous usable area is available for an onsite septic system and, if an additional 10,000 square feet of contiguous usable building area is available within the proposed new Tract A. The location of the three test holes are located on Tract A and shown on the attached Usable Area Exhibit.

OCTOBER 4, 2019
FRED WAGNER
PAGE 2 OF 3

Site Topography

The site topography for most of the site at Tract A has a mild-to-moderate sloping ground surface to the north. Existing development on Tract A consists of a non-functioning fish hatchery facility with a main large building, several smaller outbuildings, and large water troughs. The fish hatchery building and fenced-in areas are located at the center and east side of this lot. The existing developments appear to have been constructed on imported fill which elevates them above the native ground surface. The west portion of Tract A is mostly old-growth forest with thick underbrush vegetation. Site topography for Tract C is primarily mountainous forest with an elevation increase of over one hundred feet.

Subsurface Soil Results

Excavation of the test holes revealed favorable soil conditions. These conditions include a water table lower than 8 feet below the ground surface and sandy gravel soil mixture. A percolation test was not performed, as the subsurface soils could be visually rated given the substantial content of sand and gravel.

Test hole 2019-01 is located on the westerly side of Tract A and within the undeveloped portion of the lot. This test hole revealed the following subsurface soil character, beginning at the ground surface extending downward to the bottom of the test hole:

- 1.0 foot of organic soil (topsoil)
- 3.5 feet of well graded sandy silt with gravel (brown color), containing roots and a silt lens. The visual soil assessment is SW-SM based on the Unified Soil Classification.
- 6.5 feet of well graded sandy silt with gravel (gray color). The visual soil assessment is SW-SM based on the Unified Soil Classification. Moist soil was found at 8 feet below grade surface, and water was encountered at 10 feet below ground surface.

The total depth of this test hole was 11.0 feet.

Test hole 2019-02 is located on the western side of Tract A within the undeveloped portion of the lot. This test hole revealed the following subsurface soil character, beginning at the existing ground surface and extending downward to the bottom of the test hole:

- 1.0 foot of organic soil (topsoil)
- 2.0 feet of well graded sandy silt with gravel (brown color). The visual soil assessment is SW-SM based on the Unified Soil Classification.
- 10.0 feet of well graded sandy silt with gravel (gray color). The visual soil assessment is SW-SM based on the Unified Soil Classification. Moist soil was found at 10 feet below grade surface. Water was not encountered within this test hole.

The total depth of this test hole was 13.0 feet.

OCTOBER 4, 2019
FRED WAGNER
PAGE 3 OF 3

Test hole 2019-03 is located on the west side of Tract A, near the property line. This test hole revealed the following subsurface soil character, beginning at the ground surface extending downward to the bottom of the test hole:

- 1.0 foot of organic soil (topsoil)
- 1.5 feet of silt with organics. The visual soil assessment is OL based on the Unified Soil Classification.
- 9.5 feet of well graded sandy silt with gravel (gray color). The visual soil assessment is SW-SM based on the Unified Soil Classification. Moisture and water were not found within this test hole.

The total depth of this test hole was 12.0 feet.

Usable Area

The proposed Tract A contains 10,000 square feet of usable area reserved for an onsite wastewater system based on the following conditions: 1.) Subsurface soil conditions containing SW-SM soils, 2.) Ground water/table lower than 8 feet from the ground surface, and 3.) Natural ground slopes less than 25 percent within the example area set aside for a septic system.

The location of the usable area for the septic system is near the southwest corner of Tract A, where the ground elevation is highest on the property. This reserved area is past the minimum 100 feet distance from the existing onsite water well(s) and the high water elevation of the Eklutna Tailrace Canal water body.

Tract A contains 10,000 square feet of building area, located adjacent to the reserved septic system area.

Please contact me by phone or email if you have any questions regarding this letter.

Regards,



Micah Schoming, PE
Civil Engineer

Enclosures:

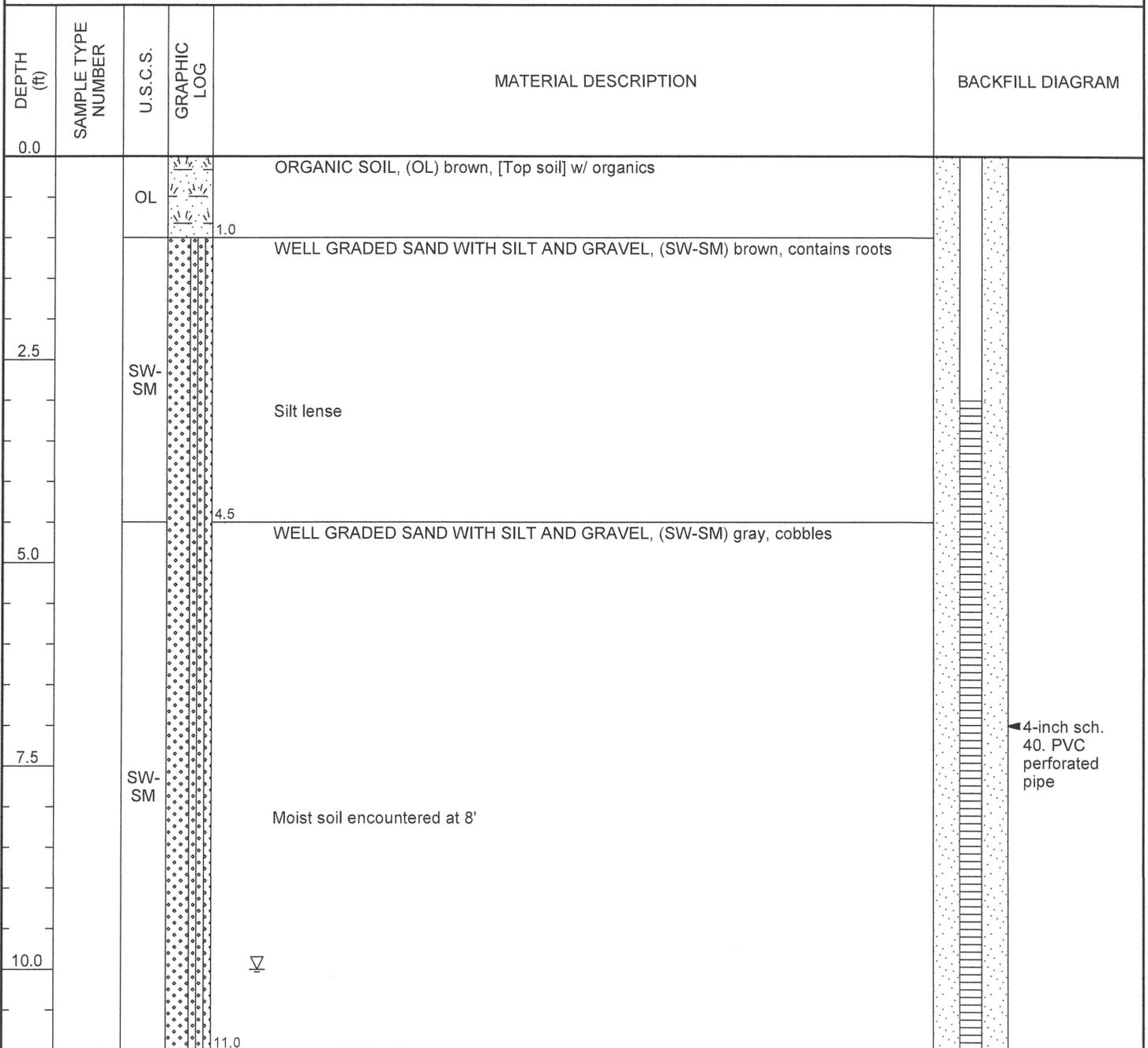
Appendix A Usable Area Exhibit
Appendix B Soils Log (3)



CRW Engineering Group, LLC
 3940 Arctic Blvd Ste 300
 Anchorage, AK 99503
 Telephone: (907) 562-3252
 Fax: (907) 561-2273

TEST PIT TP 2019-01
 PAGE 1 OF 1

CLIENT Cook Inlet Aquaculture Association PROJECT NAME Eklutna Salmon Hatchery
 PROJECT NUMBER 60001.50 PROJECT LOCATION Eklutna, AK
 DATE STARTED 9/13/19 COMPLETED 9/13/19 GROUND ELEVATION _____
 EXCAVATION CONTRACTOR _____ GROUND WATER LEVELS:
 EXCAVATION METHOD Test Pit ∇ AT TIME OF EXCAVATION 10.00 ft
 LOGGED BY MCH CHECKED BY MS AT END OF EXCAVATION ---
 NOTES Classifications are visual, no soil laboratory testing was completed. AFTER EXCAVATION ---



Bottom of test pit at 11.0 feet.

EXHIBIT B-70

GENERAL BH / TP / WELL - CRW_DATATEMPLATE.GDT - 9/17/19 11:54 - 60001.50 EKLUTNA SALON HATCHERY TP LOGS.GPJ

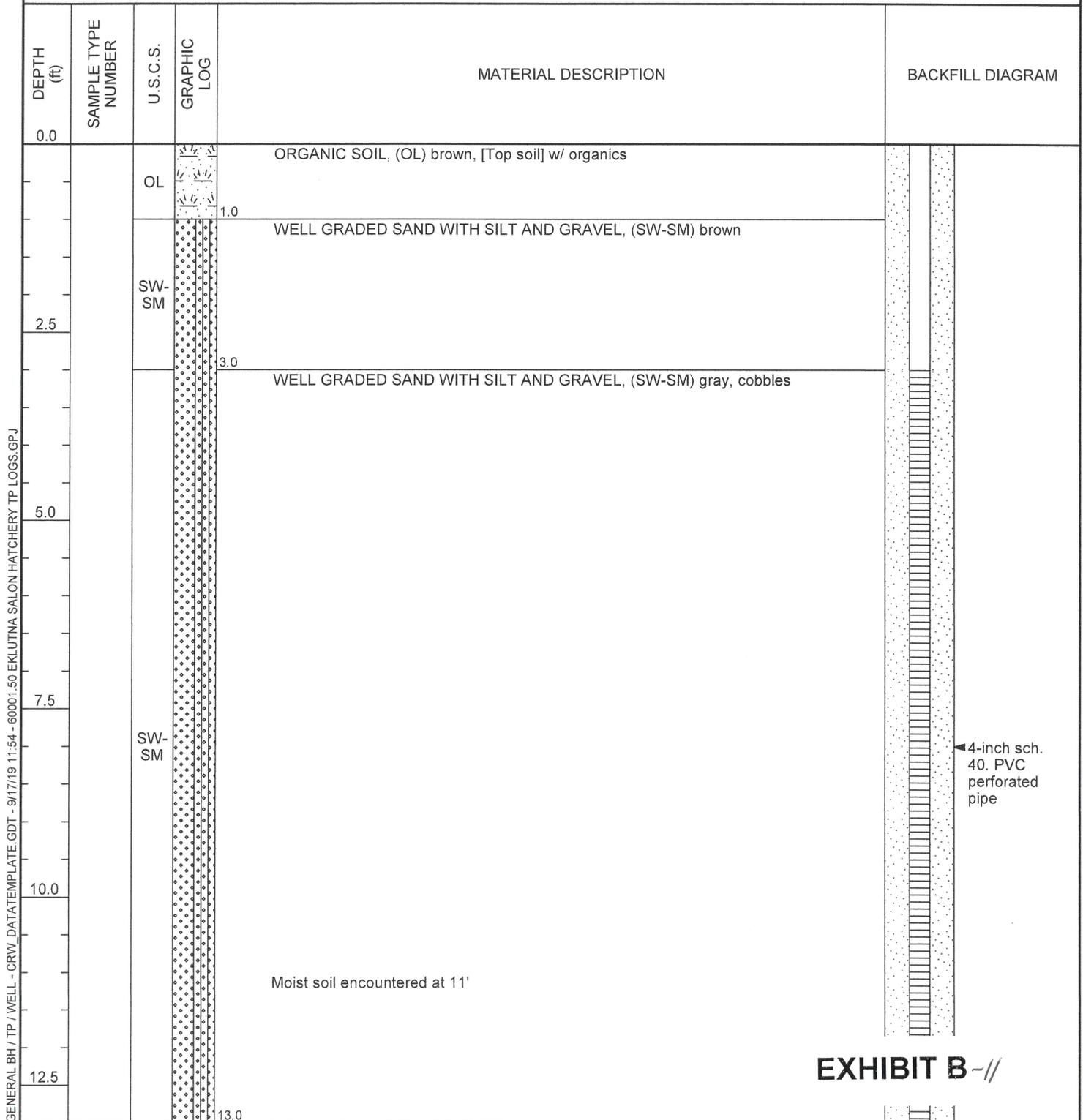


CRW Engineering Group, LLC
 3940 Arctic Blvd Ste 300
 Anchorage, AK 99503
 Telephone: (907) 562-3252
 Fax: (907) 561-2273

TEST PIT TP 2019-02

PAGE 1 OF 1

CLIENT Cook Inlet Aquaculture Association PROJECT NAME Eklutna Salmon Hatchery
 PROJECT NUMBER 60001.50 PROJECT LOCATION Eklutna, AK
 DATE STARTED 9/13/19 COMPLETED 9/13/19 GROUND ELEVATION _____
 EXCAVATION CONTRACTOR _____ GROUND WATER LEVELS:
 EXCAVATION METHOD Test Pit AT TIME OF EXCAVATION --- Not Observed
 LOGGED BY MCH CHECKED BY MS AT END OF EXCAVATION ---
 NOTES Classifications are visual, no soil laboratory testing was completed. AFTER EXCAVATION ---





CRW Engineering Group, LLC
 3940 Arctic Blvd Ste 300
 Anchorage, AK 99503
 Telephone: (907) 562-3252
 Fax: (907) 561-2273

TEST PIT TP 2019-03

PAGE 1 OF 1

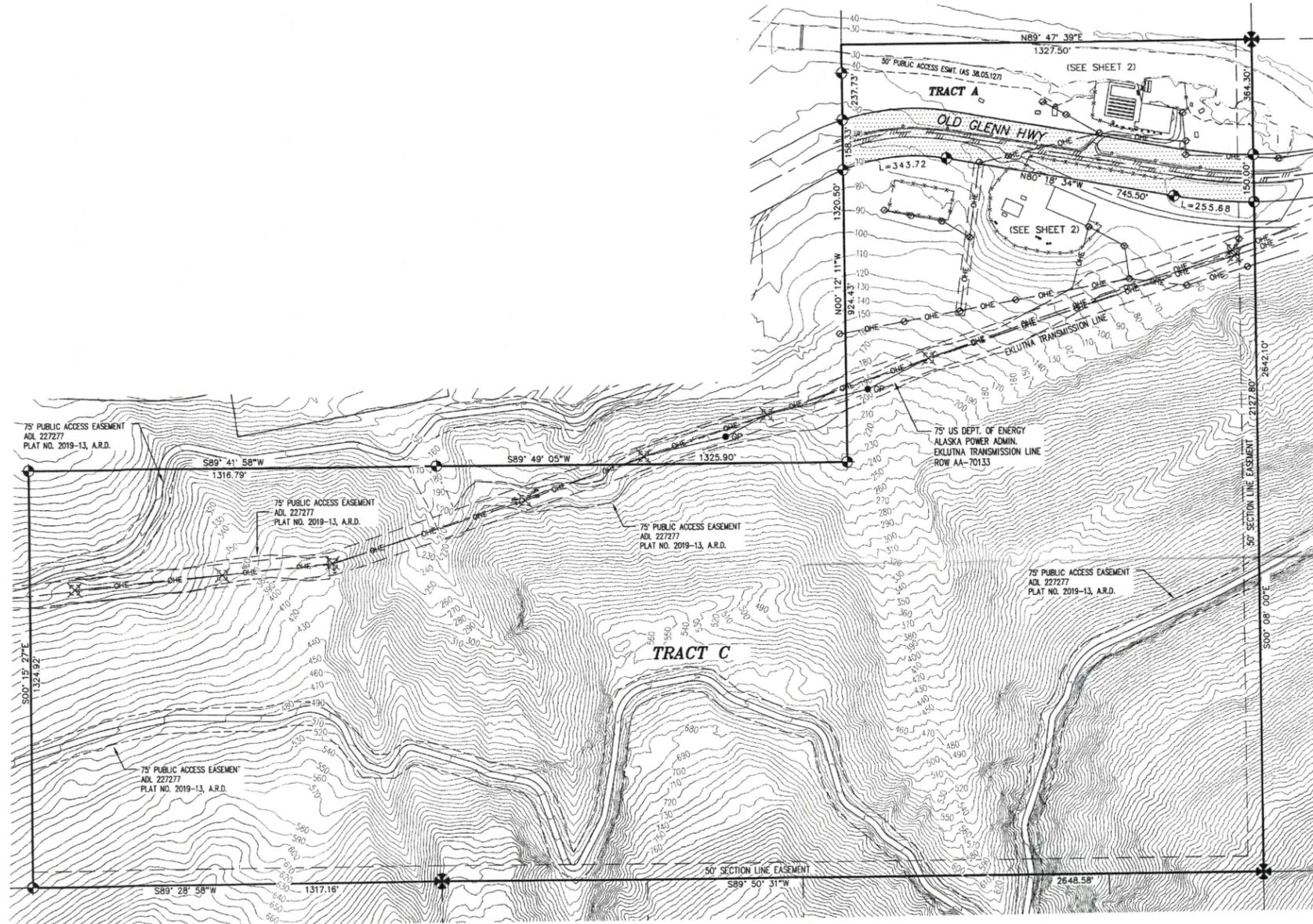
CLIENT Cook Inlet Aquaculture Association PROJECT NAME Eklutna Salmon Hatchery
 PROJECT NUMBER 60001.50 PROJECT LOCATION Eklutna, AK
 DATE STARTED 9/13/19 COMPLETED 9/13/19 GROUND ELEVATION _____
 EXCAVATION CONTRACTOR _____ GROUND WATER LEVELS:
 EXCAVATION METHOD Test Pit AT TIME OF EXCAVATION --- Not Observed
 LOGGED BY MCH CHECKED BY MS AT END OF EXCAVATION ---
 NOTES Classifications are visual, no soil laboratory testing was completed. AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				
		OL		ORGANIC SOIL, (OL) brown, [Top soil] w/ organics
1.0				
		ML		SILT WITH SAND, (ML) brown, w/ organics
2.5				
		SW-SM		WELL GRADED SAND WITH SILT AND GRAVEL, (SW-SM) brown, cobbles
5.0				
7.5				
10.0				
12.0				

GENERAL BH / TP / WELL - CRW_DATATEMPLATE.GDT - 9/17/19 11:54 - 60001.50 EKLUTNA SALON HATCHERY TP LOGS.GPJ

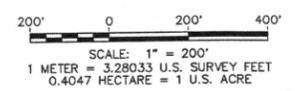
Bottom of test pit at 12.0 feet.

EXHIBIT B *1/2*



- LEGEND**
- BLM MONUMENT RECOVERED
 - PRIMARY MONUMENT SET THIS SURVEY
 - WELL
 - FENCED WELL & A/G PIPING WITH VALVE
 - TRANSMISSION TOWER
 - GUY POLE
 - UTILITY POLE/LIGHT POLE
 - GUY ANCHOR
 - PVC STAND PIPE
 - SURVEYED
 - EASEMENT
 - CENTERLINE
 - FENCE
 - OHE OVERHEAD ELECTRIC
 - PAVEMENT
 - TREE EDGE
 - ORDINARY HIGH WATER LINE
 - P.A.E. PUBLIC ACCESS EASEMENT (AS 38.05.127)

NOTES:
 1) CONTOUR INFORMATION SHOWN HEREIN IS PER MAT-SJ BOROUGH 2011 LIDAR DATA. A CADD SURFACE WAS CREATED FROM THIS INFORMATION AND IS SHOWN AT A 10 FOOT CONTOUR INTERVAL.



DATE OF SURVEY: Beginning: 10/28/15
 Ending: 4/15/16

SURVEYOR: MICHAEL L. JOKELA, PLS
 CRW ENGINEERING GROUP, LLC
 3940 ARCTIC BLVD., SUITE 300
 ANCHORAGE, AK 99503

ASBUILT & TOPOGRAPHY

ALASKA STATE LAND SURVEY NO. 2015-11

THE SUBDIVISION OF THE SE 1/4 SW 1/4, S 1/2 SE 1/4, NE 1/4 SE 1/4 CREATING TRACTS A AND C AND THE DEDICATION OF A PORTION OF THE OLD GLENN HIGHWAY LOCATED WITHIN SURVEYED SECTION 18, TOWNSHIP 16 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA CONTAINING 160.55 ACRES MORE OR LESS ANCHORAGE RECORDING DISTRICT

DRAWN BY: BLH/MLJ
 11/01/19

SCALE: 1" = 200'

CHECKED: MLJ

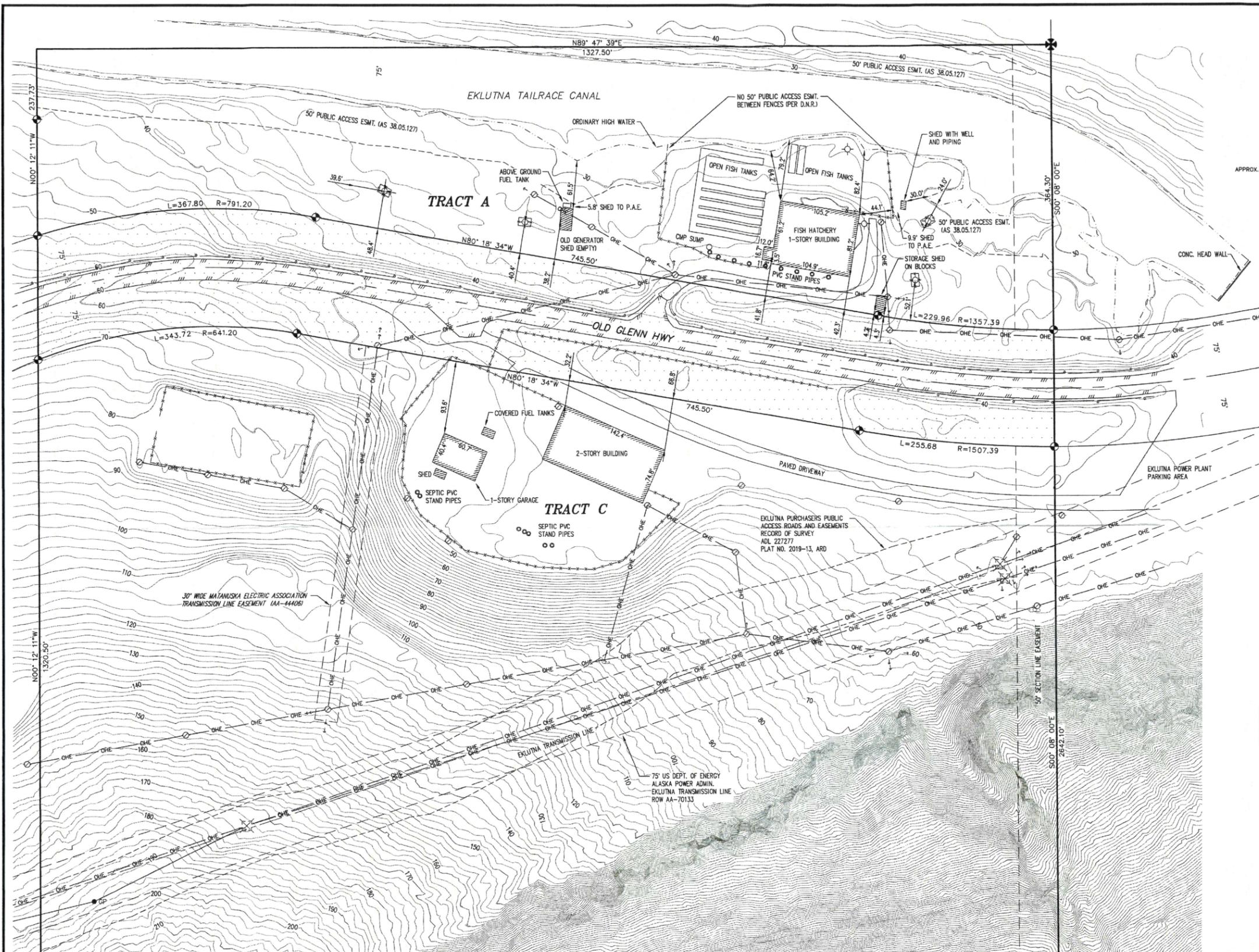
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

MICHAEL L. JOKELA
 REGISTERED LAND SURVEYOR

LS-7839
 REGISTRATION NO.

11/01/19
 DATE





LEGEND

- ⊗ BLM MONUMENT RECOVERED
- ⊕ PRIMARY MONUMENT SET THIS SURVEY
- ⊙ WELL
- ⊠ FENCED WELL & A/G PIPING WITH VALVE
- ⊞ TRANSMISSION TOWER
- GP GUY POLE
- ⊙ UTILITY POLE/LIGHT POLE
- ⊖ GUY ANCHOR
- PVC STAND PIPE
- SURVEYED
- - - EASEMENT
- CENTERLINE
- - - FENCE
- OHE OVERHEAD ELECTRIC
- PAVEMENT
- ⊞ TREE EDGE
- - - ORDINARY HIGH WATER LINE
- P.A.E. PUBLIC ACCESS EASEMENT (AS 38.05.127)

APPROX. MEAN DECLINATION NOAA 2015

- NOTES:**
- 1) CONTOUR INFORMATION SHOWN HEREIN IS PER MAT-SU BOROUGH 2011 LIDAR DATA. A CADD SURFACE WAS CREATED FROM THIS INFORMATION AND IS SHOWN AT A 2 FOOT CONTOUR INTERVAL.
 - 2) NO EVIDENCE OF THE EXISTING SEPTIC SYSTEM ON PROPOSED TRACT A WAS FOUND. SEE EKLUTNA SALMON HATCHERY, SITE LAYOUT PLAN AS-BUILT DRAWING C-01, SHEET 5 AND SITE PIPING PLAN AS-BUILT DRAWING C-03, SHEET 7 FOR LOCATION.
 - 3) ALL WELLS SHOWN ON THIS AS-BUILT WITHIN TRACT A APPEAR TO BE NON-OPERATIONAL USED FOR PAST FISH HATCHERY OPERATIONS (FISH TANKS) UNDER GROUND PIPING USED FOR PAST OPERATIONS ALSO EXIST THROUGHOUT TRACT A. REFER TO EKLUTNA SALMON HATCHERY, SITE LAYOUT PLAN AS-BUILT DRAWING C-01, SHEET 5 FOR LOCATION OF THE DOMESTIC WATER WELL ON TRACT A LOCATED INSIDE THE MAIN HATCHERY BUILDING.
 - 4) ABOVE GROUND PIPING EXISTS IN THE AREA AROUND THE HATCHERY BUILDING AND FISH TANKS AND IS NOT SHOWN ON THIS AS-BUILT.



DATE OF SURVEY: Beginning: 10/28/15 Ending: 4/15/16
 SURVEYOR: MICHAEL L. JOKELA, PLS
 CRW ENGINEERING GROUP, LLC
 3940 ARCTIC BLVD., SUITE 300
 ANCHORAGE, AK 99503

ASBUILT & TOPOGRAPY

ALASKA STATE LAND SURVEY NO. 2015-11

THE SUBDIVISION OF THE SE¼ SW¼, S½ SE¼, NE¼ SE¼ CREATING TRACTS A AND C AND THE DEDICATION OF A PORTION OF THE OLD GLENN HIGHWAY
 LOCATED WITHIN SURVEYED SECTION 18, TOWNSHIP 16 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA
 CONTAINING 160.55 ACRES MORE OR LESS
 ANCHORAGE RECORDING DISTRICT

DRAWN BY: B.J.H./M.L.J. 11/01/19

SCALE: 1" = 60' CHECKED: M.L.J. EXHIBIT C-2

(SEE SHEET 1)

60' 0 60' 120'
 SCALE: 1" = 60'
 1 METER = 3.28033 U.S. SURVEY FEET
 0.4047 HECTARE = 1 U.S. ACRE

**MATANUSKA-SUSITNA BOROUGH**

350 East Dahlia Avenue, Palmer, Alaska 99645-6488

Planning and Land Use Department

Development Services Division (907) 861-7822

FAX (907) 861-8158 - E-Mail PermitCenter@matsugov.us

FLOOD HAZARD DEVELOPMENT PERMIT

PERMIT NUMBER:

FHDP # 172920190040

LEGAL DESCRIPTION: TRS:16N02E18, Seward Meridian; 12400 S Old Glenn Highway

ISSUED TO:

Cook Inlet Aquaculture Assoc. / State of Alaska

CRW Eng Group LLC

3940 Arctic Blvd Suite 300

Anchorage, AK 99503

In accordance with MSB 17.29.110: an application has been reviewed and is approved for development described as excavation of three test holes to 12' deep to verify usable are per MSB code as located on site plan attached to the FHDP application. Holes will be backfilled to existing ground elevation once the soil profile is logged.

Only development specifically described in the submitted application is authorized under the requirements of MSB 17.29. A new application must be submitted and approved prior to any other development.

This permit pertains only to compliance with the requirements of MSB 17.29 (Flood Damage Prevention). This permit does not relieve the permittee from the responsibility to comply with all other local, state, and federal laws.

IMPORTANT NOTES

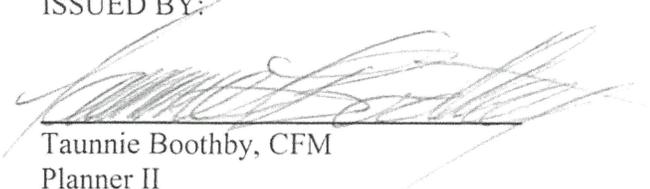
Development authorized must commence no later than 180 days from the issuance of this permit.

RIGHT TO APPEAL

This order may be appealed, in accordance with MSB 15.39, within 21 days from the date on which written decision or order is issued.

You must contact this office after the work has been completed so an on-site inspection can be conducted and a Certificate of Completion can be issued.

ISSUED BY:


Taunnie Boothby, CFM
Planner IIAugust 28, 2019

Issuance Date

EXHIBIT D

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, December 9, 2019 12:14 PM
To: Amy Otto-Buchanan
Subject: RE: Updated RFC for ASLS 2015-11; Case #2016-110

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: Wednesday, November 13, 2019 12:05 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; jimsykesdistrict1@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; skrcc.sec@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@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: Updated RFC for ASLS 2015-11; Case #2016-110

Attached is the updated Request for Comments for ASLS 2015-11; MSB Case #2016-110. Also attached is the Vicinity Map, Updated Soils Report, four-page Agenda Plat and two-page As-Built. Comments are due by **December 31, 2019**. Please let me know if you have any questions. Thanks, A.

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



MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management

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

MEMORANDUM

DATE: November 14, 2019 (previous comment provided August 17, 2016)
 TO: Fred Wagner, Platting Officer
 FROM: Land & Resource Management *NSC*
 SUBJECT: Preliminary Plat Comments / Case #2016-110

Platting Tech: Cheryl Scott
 Public Hearing: January 16, 2020
 Applicant / Petitioner: SOA/DNR
 TRS: 16N02E18
 Tax ID:
 Subd: ASLS 2015-11
 Tax Map: GC 02

Comments:

The East Twin Peaks trail traverses the parcel. The trail is recognized as the East Twin Peaks Trail in the MSB Recreational Trails Plan:

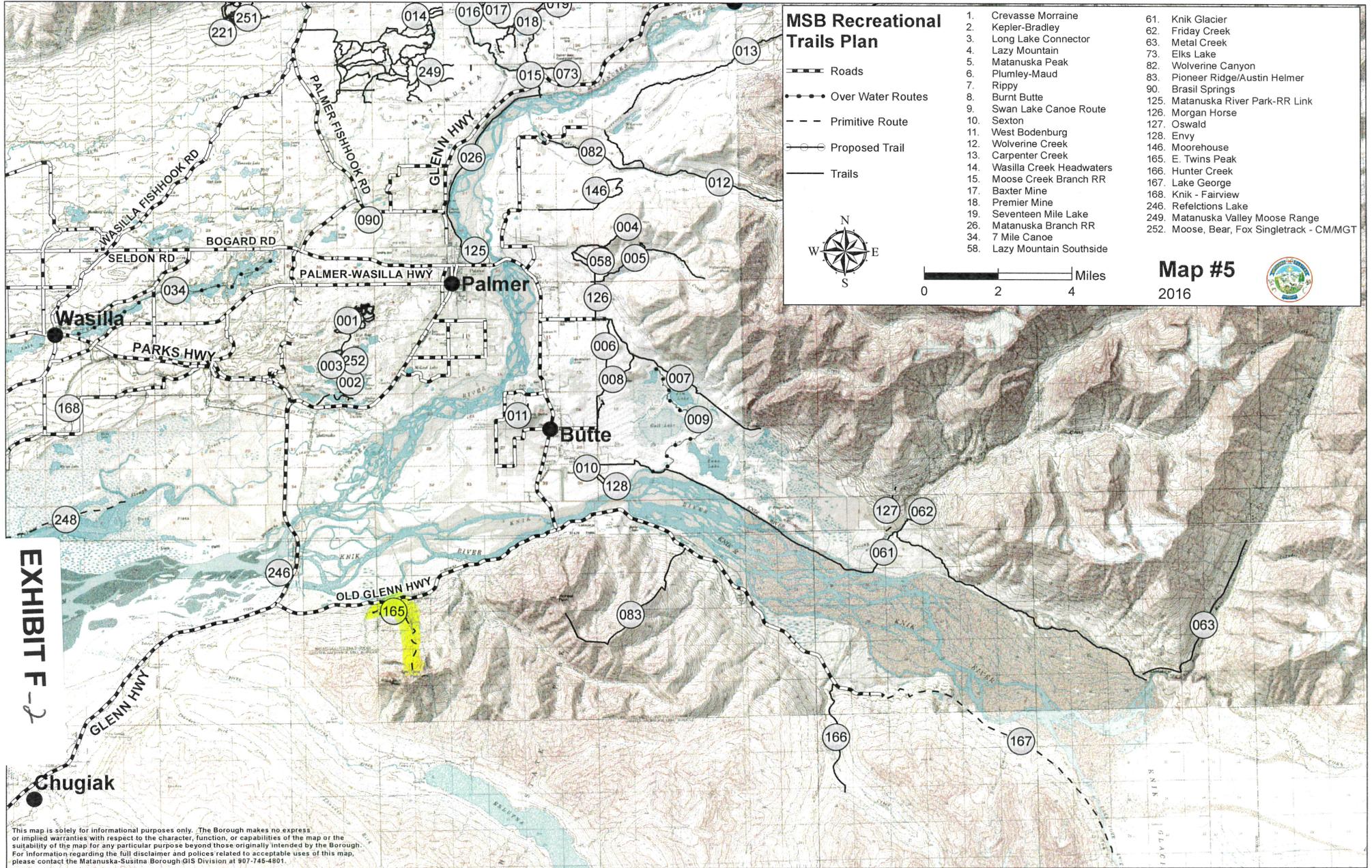
Matanuska-Susitna Borough Recreational Trails Plan

Trail #165. East Twin Peaks (*Shown on Map 5*).

A steep, primitive hiking trail reaching the pass between East Peak and West Peak. The trails' location and disposition is approximate until such time it is surveyed and publicly dedicated. There is unmaintained roadside parking near the old power plant housing area.

MSB Plan Adopted March 2000 and updated August 2016 to include amendments approved 2004, 2006, 2007, 2008, 2009, and 2010.

Land Management would ask consideration of including information for the un-surveyed, primitive trail in the plat notes, and has no objection to the proposed subdivision.



Amy Otto-Buchanan

From: Ben Coleman
Sent: Wednesday, December 4, 2019 2:52 PM
To: Amy Otto-Buchanan
Subject: RFC Updated ASLS 2015-11 Case #2016-110Divide into two tracts 16N02E18
DUE: December 31, 2019

Hi Amy,
Comments:

The Alaska Heritage Resource Survey indicates the presence of several cultural resources on the eastern portion of the property. Contact the Alaska Office of History and Archaeology for more information before attempting any development around this area.

Ben Coleman

Planner II
Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
P (907) 861-7865
Ben.Coleman@matsugov.us

Amy Otto-Buchanan

From: Taunnie Boothby
Sent: Friday, November 15, 2019 10:20 AM
To: Karol Riese; Amy Otto-Buchanan
Subject: RE: RFC Updated ASLS 2015-11 Case #2016-110Divide into two tracts 16N02E18
DUE: December 31, 2019
Attachments: Tract A ASLS 2015-11 Case #2016-11.pdf

Please see attached Special Flood Hazard Area (SFHA) Map effective September 27, 2019. A portion of Tract A is located within the SFHA and any development in this area must be compliant with MSB 17.29 and have a floodplain development permit prior to any work beginning in this area.

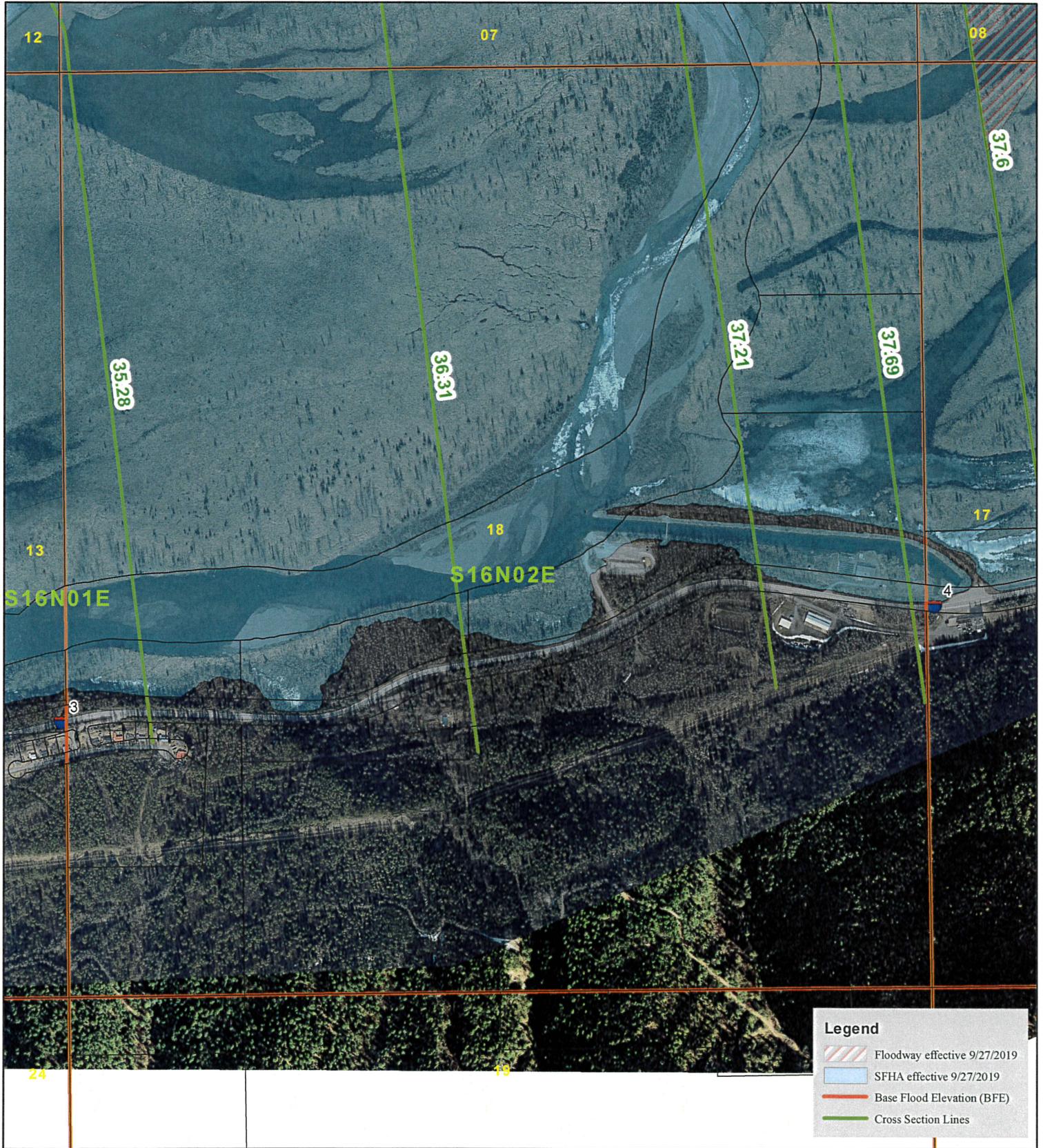
Thank you,

Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department
907-861-8526
taunnie.boothby@matsugov.us

-----Original Appointment-----

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Thursday, November 14, 2019 11:37 AM
To: Karol Riese; Ben Coleman; Taunnie Boothby
Subject: RFC Updated ASLS 2015-11 Case #2016-110Divide into two tracts 16N02E18 DUE: December 31, 2019
When: Tuesday, December 31, 2019 12:00 AM to Wednesday, January 1, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

Special Flood Hazard Area Map Effective September 27, 2019 Tract A per Vicinity map



Matanuska Susitna Borough
Permit Center

Date: 11/15/2019



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 907-861-7801.



EXHIBIT G

Amy Otto-Buchanan

From: Fire Code
Sent: Wednesday, November 27, 2019 2:55 PM
To: Amy Otto-Buchanan
Subject: RE: Updated RFC for ASLS 2015-11; Case #2016-110

Amy,
Fire Code has no issue at this time.



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: Wednesday, November 13, 2019 12:05 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; jimskyedistrict1@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; skrcc.sec@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@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: Updated RFC for ASLS 2015-11; Case #2016-110

Attached is the updated Request for Comments for ASLS 2015-11; MSB Case #2016-110. Also attached is the Vicinity Map, Updated Soils Report, four-page Agenda Plat and two-page As-Built. Comments are due by **December 31, 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

November 15, 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 – Alaska State Land Survey 2015-11
(Case No. 2016-110)

Dear Ms. Otto-Buchanan:

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

Thank you for the opportunity to review and comment. 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 blue ink that reads "Cassie Acres". The signature is written in a cursive style with a long horizontal line extending to the right.

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

EXHIBIT I - /

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, November 13, 2019 2:49 PM
To: Amy Otto-Buchanan
Subject: FW: Updated RFC for ASLS 2015-11; Case #2016-110
Attachments: RFC Packet.pdf; As-Built Pg 1.pdf; As-Built Pg 2.pdf; Agenda Plat Pg 1.pdf; Agenda Plat Pg 2.pdf; Agenda Plat Pg 3.pdf; Agenda Plat Pg 4.pdf

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

Hi Amy,

MTA has reviewed the plat for ASLS 2015-11. 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: Wednesday, November 13, 2019 12:05 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; jimsykesdistrict1@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; skrcc.sec@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@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: Updated RFC for ASLS 2015-11; Case #2016-110



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

15' on each side of over side line & include easements in Notes

Comments Due: December 31, 2019

Date: November 13, 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 – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt. & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center
U.S. Postmaster	M.E.A.
City of:	M.T.A.
Community Council: South Knik River	Enstar
Fire Service Area: #2 Butte	GCI
Road Service Area: #26 Greater Butte	Assembly District #1 Jim Sykes
MSB – Borough Attorney	

Title:	Alaska State Land Survey 2015-11
Location:	Sec 18, T16N, R2E, S.M, AK
Petitioner:	Cook Inlet Aquaculture Association
Address:	40610 Kalifornski Beach Rd, Kenai, AK 99611
Surveyor/Engineer:	CRW Engineering Group, LLC
Address:	3940 Arctic Blvd, Suite 300, Anchorage, AK 99506

The request is to divide SE1/4 SW1/4, S1/2 SE1/4, NE1/4 SE1/4, Section 18, T16N, R02E, into two tracts to be known as Alaska State Land Survey 2015-11, containing 160.55 acres. The portion of the Old Glenn Highway lying within this parcel is being dedicated as right-of-way. This case was continued from the January 17, 2019 Platting Board.

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 **December 31, 2019** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **January 16, 2020**.

Sincerely,

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

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

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2019 - 044184 - 0

Recording District 301 Anchorage

11/20/2019 11:02 AM

Page 1 of 3 CC



Return to:

Matanuska Electric Association Inc.

PO Box 2929

Palmer AK 99645

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

EXHIBIT I - 4

Matanuska Electric Association, Inc.

Page 1 of 2

ELECTRIC LINE RIGHT OF WAY EASEMENT

W.O. 13443

KNOW ALL MEN BY THESE PRESENTS that we the undersigned (whether one or more),

Thomas Mears, d/b/a Cook Inlet Aquaculture Association
(unmarried husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC. a cooperating corporation (hereinafter called the "Association") whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Recording District, State of Alaska, and more particularly described as follows: Anchorage

A Tract of land being situated in the SE1/4 of Section 18, T16N, R2E, Seward Meridian, Alaska, described on

Exhibit A attached hereto and by this reference made a part hereof.

Being in Section 18, Township 16N, Range 2E, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system.

To inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Association may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line or system or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system, or if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

State of Alaska

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 5th day of November, 1982.

Cook Inlet Aquaculture Association
Thomas E. Mears L.S.
Executive Director L.S.

STATE OF ALASKA) ss:

THIS IS TO CERTIFY that on this 5th day of November, 1982 before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Thomas E. Mears, each to me personally known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Paula A. Barber
NOTARY PUBLIC in and for Alaska
My commission expires 4/17/84

302-18 (7-80)

W.O. # 13443
Sub # 700007
Cont # 200500832



Page 2 of 3
2019 - 044184 - n

EXHIBIT I - 5

EKLUTNA SALMON HATCHERY TRACT
LEGAL DESCRIPTION

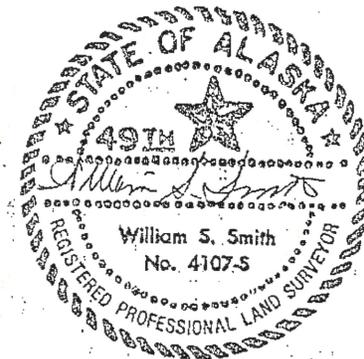


A tract of land being located in the S.E. ¼ of Section 18, T16N, R2E, Seward Meridian, Alaska, further described as follows:

Commencing at the East ¼ corner of said Section 18, thence S 00° 52' 48" E. along the East line of said Section 18, a distance of 363.79 feet to a point, said point being the intersection of the said East line of Section 18, and the Northerly R.O.W. line of Old Glenn Highway. Thence N 86° 36' 13" W. along the segment of a curve to the right, a chord distance of 134.08 feet and having a radius of 1393.81 feet to a point marked with a 5/8" rebar, 30 inches long, set 27 inches in the ground and the true point of beginning. Thence N 81° 34' 11" W. along the segment of a curve to the right, a chord distance of 103.00 feet and having a radius of 1393.81 feet to a point marked with a 5/8" rebar, 30 inches long, set 27 inches in the ground. Thence along the North R.O.W. line of the Old Glenn Highway N 79° 32' 33" W. a distance of 306.54 feet to a point marked with a 5/8" rebar, 30 inches long, set 27 inches in the ground, thence N 10° 27' 27" E. a distance of 186.66 feet to a point marked with a 5/8" rebar, 30 inches long, set 27 inches in the ground, said point being the South bank of a canal, thence along the South bank of a canal S 84° 33' 01" E. a distance of 385.36 feet to a point marked with a 5/8" rebar, 30 inches long, set 27 inches in the ground, thence continuing along the aforesaid canal bank S 20° 22' 33" E. a distance of 49.93 feet to a point marked with a 5/8" rebar, 30 inches long, set 27 inches in the ground, thence S 10° 27' 27" W. a distance of 173.78 feet to the true point of beginning. Said parcel contains 1.844 acres more or less.

The bearings used in this description were derived from solar observations made on June 28, 1982, using the hour angle method.

EXHIBIT "A"



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2019-044183-0

Recording District 301 Anchorage

11/20/2019 11:02 AM

Page 1 of 4 CC



Return to:

Matanuska Electric Association Inc.

PO Box 2929

Palmer AK 99645

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

EXHIBIT I-7

EXHIBIT A -

W/p 1344

EKLUTNA SALMON HATCHERY TRACT

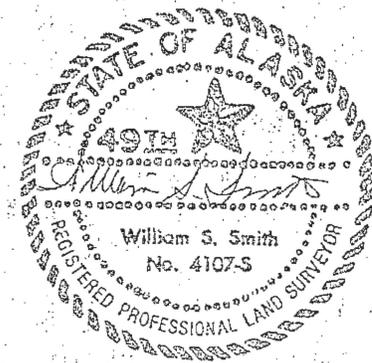
LEGAL DESCRIPTION

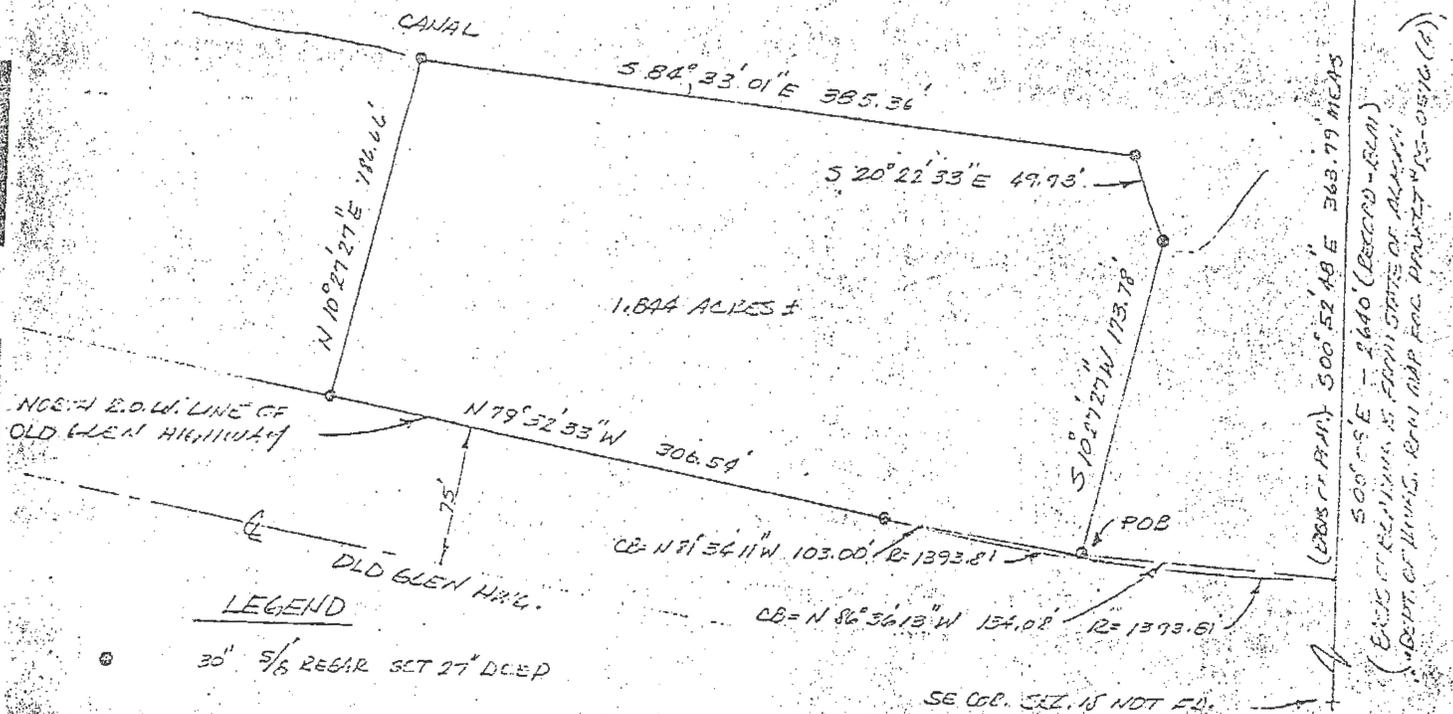


A tract of land being located in the S.E. 1/4 of Section 18, T16N, R2E, Seward Meridian, Alaska, further described as follows:

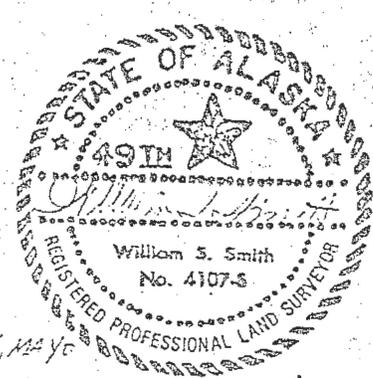
Commencing at the East 1/4 corner of said Section 18, thence S 00° 52' 48" E. along the East line of said Section 18, a distance of 363.79 feet to a point, said point being the intersection of the said East line of Section 18, and the Northerly R.O.W. line of Old Glenn Highway. Thence N 86° 36' 13" W. along the segment of a curve to the right, a chord distance of 134.08 feet and having a radius of 1393.81 feet to a point marked with a 5/8" rebar, 30 inches long, set 27 inches in the ground and the true point of beginning. Thence N 81° 34' 11" W. along the segment of a curve to the right, a chord distance of 103.00 feet and having a radius of 1393.81 feet to a point marked with a 5/8" rebar, 30 inches long, set 27 inches in the ground. Thence along the North R.O.W. line of the Old Glenn Highway N 79° 32' 33" W. a distance of 306.54 feet to a point marked with a 5/8" rebar, 30 inches long, set 27 inches in the ground, thence N 10° 27' 27" E. a distance of 186.66 feet to a point marked with a 5/8" rebar, 30 inches long, set 27 inches in the ground, said point being the South bank of a canal, thence along the South bank of a canal S 84° 33' 01" E. a distance of 385.36 feet to a point marked with a 5/8" rebar, 30 inches long, set 27 inches in the ground, thence continuing along the aforesaid canal bank S 20° 22' 33" E. a distance of 49.93 feet to a point marked with a 5/8" rebar, 30 inches long, set 27 inches in the ground, thence S 10° 27' 27" W. a distance of 173.78 feet to the true point of beginning. Said parcel contains 1.844 acres more or less.

The bearings used in this description were derived from solar observations made on June 28, 1982, using the hour angle method.





I hereby certify that an accurate survey of the following described property —
 A TRACT OF LAND LOCATED IN
 SEC. 15 T16N, R2E SEWARD MER.
 was made on July 15, 1982 and that the improvements situated thereon are within the property lines and do not overlap or encroach on the property lying adjacent thereto, that no improvements on property lying adjacent there- to encroach on the premises in question and that there are no roadways, transmission lines or other visible easements on said property except as indicated hereon.
 Dated at Anchorage, Alaska, this 15th day of July, 1982.
William S. Smith



Page 4 of 4
 2019-044183-0

PREPARED FOR: KROENER, CHIN, MAY

DES. BY: WSS	DATE: 6/20/82	SCALE: 1"=100'	SH. NO. 1 OF 1
CHK. BY: WJR	W.O. NO. 16-82	F. B. NO. 01-82	
EKLUTNA HATCHERY SITE WITHIN SEC. 15, T16N R2E, S.M.			

WAKON REDBIRD & ASSOCIATES
 CONSULTING ENGINEERS
 600 WEST 53RD
 ANCHORAGE, ALASKA

EXHIBIT I - 10



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

December 5, 2019

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

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, Central Region Planning office has no comments on the following plat:

- **Alaska Survey Land Survey 2015-11 (Cook Inlet Aquaculture Ass.)**
- **Meadwood RSB L/1 (Moses)**

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

- **C&R Acres (Schultz)**
 - No direct access will be granted to Palmer-Fishhook. All lots must access internal circulation.
- **Honeycomb Estates (Bee)**
 - As per our comments on 05/15/2019, only one driveway will be granted to the Old Glenn Highway. All lots must share access.
- **Patriot Place (Kennedy)**
 - No direct access to Hollywood Road will be granted to Lot 2.
- **4 Mile Estates RSB Lots 4-7 (Primm)**
 - No direct access to Willow-Fishhook Road.
- **Tax Map PA 05, Sec 21, T18N, R2E (McDannold)**
 - Only one driveway will be allow onto the Glenn Highway. All lots must share access. Though the terrain may make it difficult, there are ways in which to provide shared access through all lots. Hillshade clearly shows a trail, pathway, or road of some sort that is connecting through all properties, so it is possible to do so.

- **Tax Map WA 02, Sec 09, T18N, R01E (Billeci)**
 - No direct access will be granted to Wasilla-Fishhook Road.
 - We request that the petitioner dedicate 50' right of way for Wasilla-Fishhook Road.
- **Smith Roads Estates (Owens)**
 - As per our previous comments, only Lot 5 will be granted direct access. All other lots must access via internal circulation.

All properties accessing ADOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

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

Sincerely,



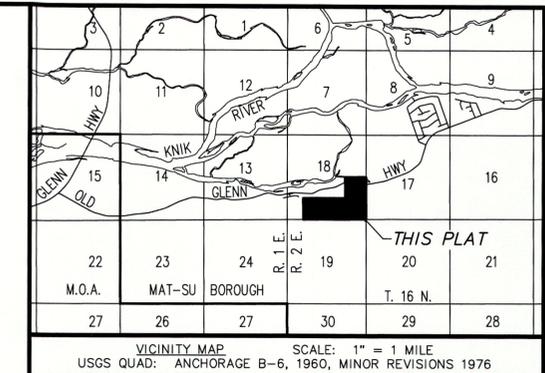
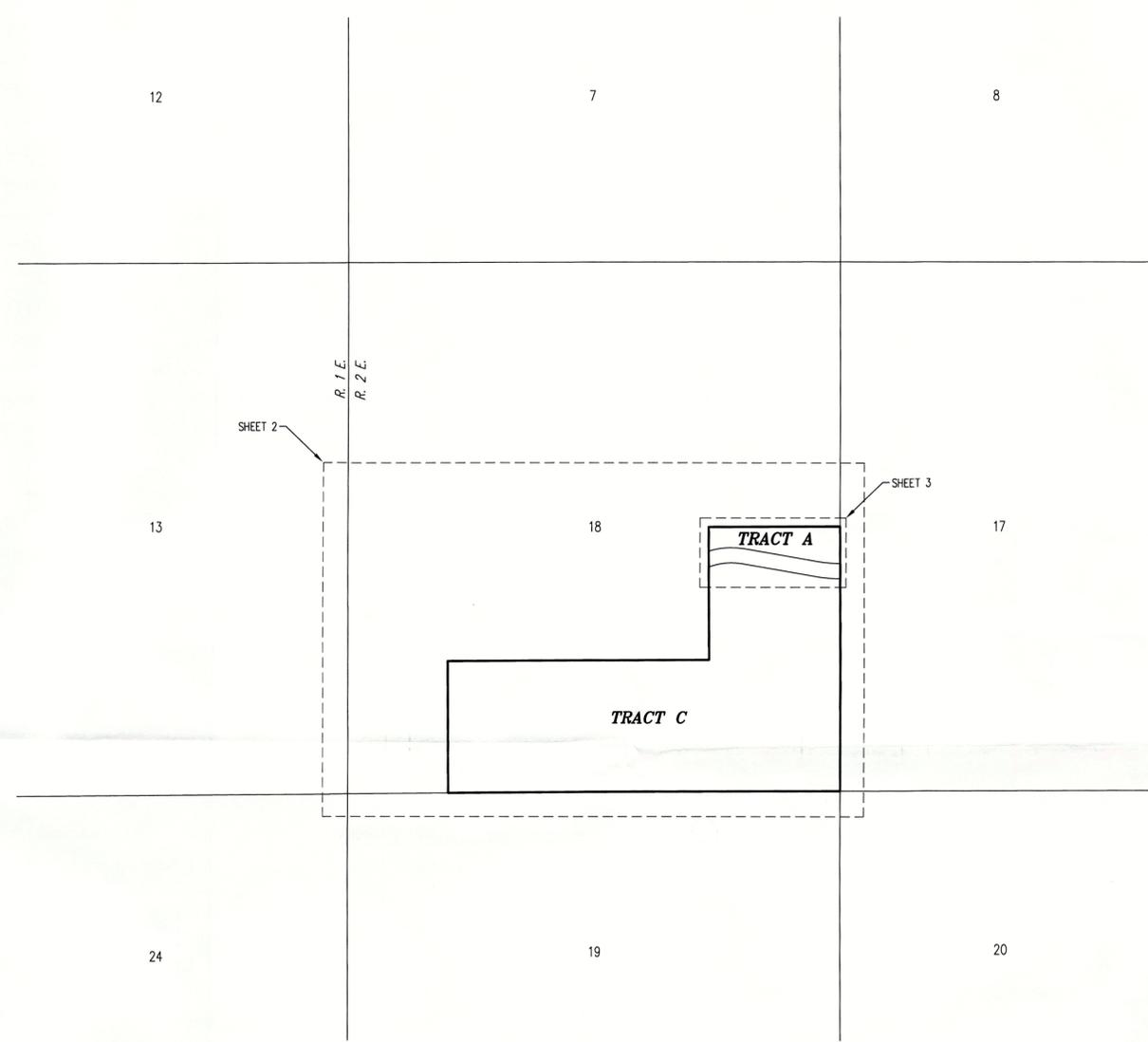
Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Jude Bilafer, MSB Capital Projects Director

ALASKA STATE LAND SURVEY NO. 2015-11 INDEX SHEET

NOTES

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.05.810 (b-d) AND P&C SI 2015-11.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A FIFTY FOOT (50') EASEMENT, ON EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER AS 19.10.010.
- BASIS OF BEARING:** THE BASIS OF BEARING FOR THIS PLAT WAS DETERMINED BY HIGH PRECISION GPS SURVEY, USING LEICA GS14 AND GS15 RECEIVERS, DEFERENTIALLY CORRECTED AND PROCESSED USING LEICA GEOMATICS OFFICE, VERSION 7.0 SOFTWARE. THE BASIS OF BEARING OF THIS PLAT IS BETWEEN THE CORNER OF SECTIONS 17, 18, 19 AND 20 AND THE QUARTER CORNER OF SECTIONS 17 AND 18, PER THE BLM PLAT OF TOWNSHIP 16 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA, ACCEPTED FEBRUARY 28, 1979.
- COORDINATES:** THE COORDINATES USED WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM (NSRS) USING CORS STATIONS TSEA, ZANI AND TBN, EXTENDED TO THE CORNER LOCATIONS BY STATIC GPS SURVEY METHODS. THE NAD 27 POSITION SHOWN HEREON IS BASED ON USING THE CORPSCON UTILITY.
- THAT PORTION OF THE OLD GLENN HIGHWAY THROUGH ASLS 2015-11 PER SHEET 3 OF 6 IS DEDICATED THIS PLAT. THE RIGHT OF WAY OF THE SAID HIGHWAY WAS COMPUTED PER "STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES" (DOT) RIGHT OF WAY MAP, ALASKA PROJECT 56571, RECORDED AS PLAT NO. 2012-29, ANCHORAGE RECORDING DISTRICT AND PLAT NO. 2012-39, PALMER RECORDING DISTRICT. THE RIGHT OF WAY COMPUTED HEREIN WAS CONTROLLED BY RECOVERING FOUR RANDOM CONTROL MONUMENTS AS SET BY DOT, DESIGNATED AS OGH-82 THROUGH OGH-85. HEREIN REFERENCED AS R8 THROUGH R11. THE RIGHT OF WAY WAS COMPUTED PER SAID PLAN SET AND ROTATED TO THE SURVEYED LINE BETWEEN CONTROL MONUMENT OGH-85 AND OGH-82.
- 75 FOOT WIDE U.S. DEPARTMENT OF ENERGY, ALASKA POWER ADMINISTRATION EKLUTNA TRANSMISSION LINE ROW AA-70133 WAS COMPUTED AS SHOWN ON THE FACE OF PLAT NO. 96-110, ANCHORAGE RECORDING DISTRICT. THE CORNER OF SECTIONS 13, 18, 19 AND 24 AND THE SOUTHERN MOST WITNESS CORNER TO MEANDER CORNER OF SECTIONS 13 AND 18, TOWNSHIP 16 NORTH, RANGES 1 AND 2 EAST WAS HELD TO CONTROL THE LOCATION OF THIS PUBLIC USE EASEMENT. THIS EASEMENT IS ALSO DEFINED AS RIGHT-OF-WAY IN BOOK 3133, AT PAGE 574.
- THE ACCESS ROAD SHOWN HEREIN WAS DIGITIZED FROM MAT-SU BOROUGH LIDAR AND IS FOR INFORMATIONAL PURPOSES ONLY.
- PRIMARY MONUMENTS SET THIS SURVEY ARE A 2-1/2" X 30" FLANGED ALUMINUM POST WITH A 3-1/4" MAGNETIZED ALUMINUM CAP. A MAGNET WAS DEPOSITED AT THE BASE OF THE ALUMINUM POST. SET WITH THE CAP FLUSH WITH GRADE, WITH A 6" CARSONITE WITNESS POST SET 2' IN THE GROUND WITHIN 1' OF THE MONUMENT.
- THE PLATTED BOUNDARY SHOWN HEREIN MAY BE SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN UNITED STATES TENTATIVE APPROVAL (TA) AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, SAID TA WAS RECORDED OCTOBER 14, 1998 IN BOOK 3341 AT PAGE 897.
- FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP SHOWS THAT A PORTION OF THIS SUBDIVISION IS WITHIN FLOOD HAZARD AREA ZONE A, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD AS DESIGNATED BY FEMA. ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO MAT-SU BOROUGH FLOOD DAMAGE PREVENTION ORDINANCES. THE PLACEMENT OF FLOOD ZONE A LIMITS FOR THIS DETERMINATION IS INTERPOLATED FROM FIRM MAP NO. Q2170CB810F, EFFECTIVE DATE: SEPTEMBER 27, 2019. THE LIMITS AREA ARE CONSIDERED APPROXIMATE ONLY.
- CORNER 5, TRACT B, FALLS AT THE BASE OF A 13" COTTONWOOD TREE. THE LOCATION OF THIS CORNER MAKES IT IMPRACTICAL TO MONUMENT IT WITH A PRIMARY POST MONUMENT AS DESCRIBED IN NOTE 9 ABOVE. A 3/4" X 36" ALUMINUM ROD WITH A 3-1/4" MAGNETIZED ALUMINUM CAP WAS DRILLED INTO THE ROOT WAD OF SAID 13" COTTONWOOD TREE.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT OR TRACT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.



CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS NO. 2015-11, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USES AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DATED: _____
DIRECTOR, DIVISION OF MINING, LAND & WATER

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY

OF _____ 2020. FOR: _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

APPLICANT CERTIFICATE
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.

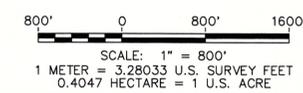
ADL No. 226343, TRACT A

DEAN DAY _____ DATE _____
COOK INLET AQUACULTURE ASSOCIATION
40610 KALIFORNIA BEACH ROAD
KENAI, AK 99611

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY

OF _____ 2020. FOR: _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



DATE OF SURVEY: Beginning: 10/28/15 Ending: 4/15/16	SURVEYOR: MICHAEL L. JOKELA CRW ENGINEERING GROUP, LLC 3940 ARCTIC BLVD., SUITE 300 ANCHORAGE, AK 99503
---	---

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2015-11

THE SUBDIVISION OF THE
SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
CREATING TRACTS A AND C
AND THE DEDICATION OF A PORTION OF
THE OLD GLENN HIGHWAY
LOCATED WITHIN
SURVEYED SECTION 18,
TOWNSHIP 16 NORTH, RANGE 2 EAST,
SEWARD MERIDIAN, ALASKA
CONTAINING 160.55 ACRES MORE OR LESS
ANCHORAGE RECORDING DISTRICT

DRAWN BY: BJH/MLJ
DATE: 10/01/19

APPROVAL RECOMMENDED
STATEWIDE PLATTING SUPERVISOR DATE

SCALE: 1" = 800'
CHECKED: MLJ
DNR FILE NO. ASLS 20150011

DRAWING INDEX

SHEET	DESCRIPTION
1	INDEX
2	CONTROL DIAGRAM/TRACT C
3	TRACTS A & B DETAIL/GLENN HWY CONTROL DETAIL
4	MONUMENT DETAILS

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 REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

MICHAEL L. JOKELA LS-7839 _____ DATE _____
REGISTERED LAND SURVEYOR REGISTRATION NO.



CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 2020, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH DATE

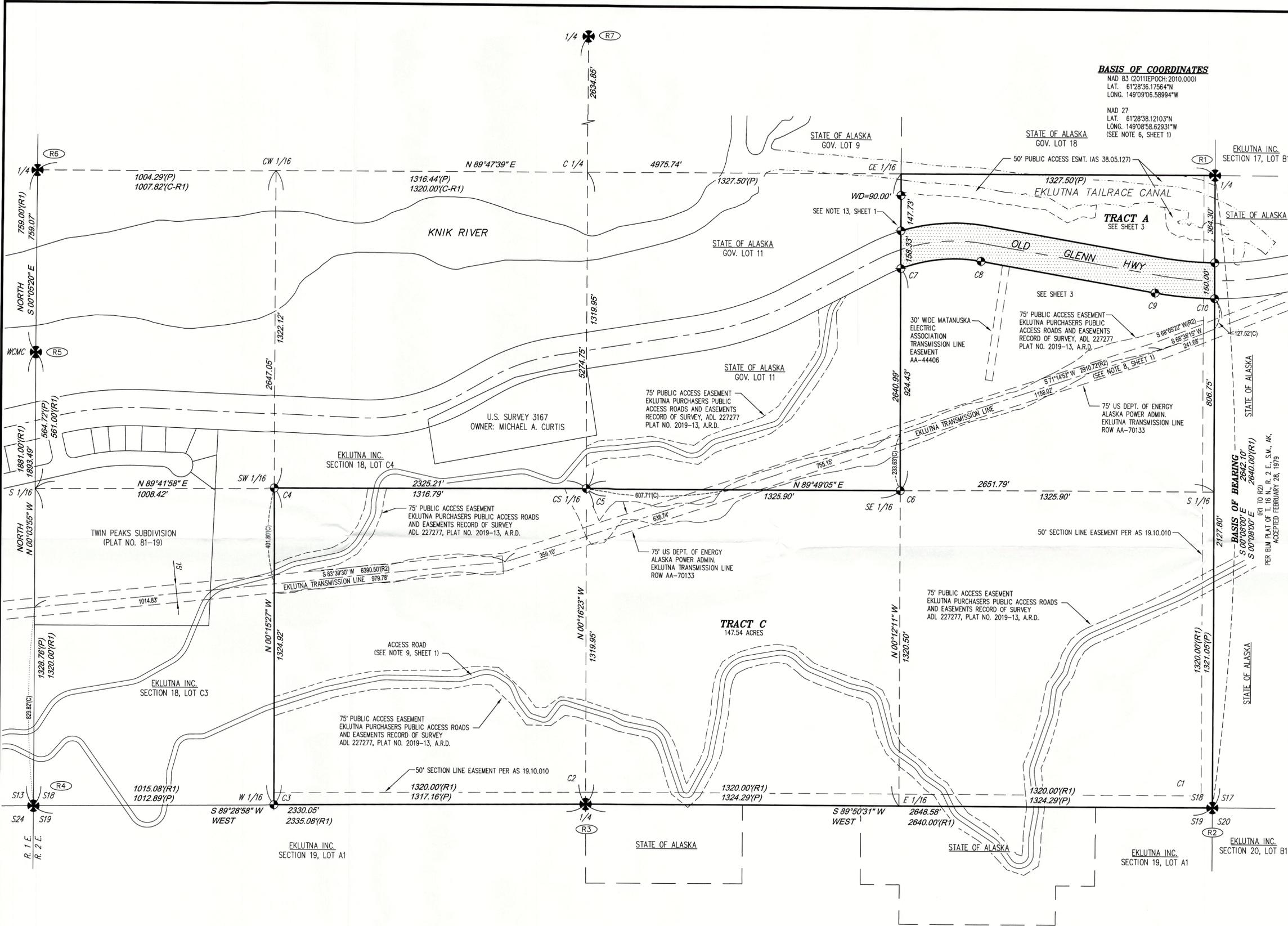
PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAY RESOLUTION NO. _____ DATED _____, 2020, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: _____
PLATTING CLERK

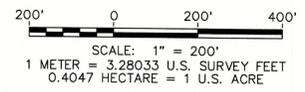
PRELIMINARY PLAT



BASIS OF COORDINATES
 NAD 83 (2011EPOCH:2010.000)
 LAT. 61°28'36.17564"N
 LONG. 149°09'06.58994"W
 NAD 27
 LAT. 61°28'38.12103"N
 LONG. 149°08'58.62931"W
 (SEE NOTE 6, SHEET 1)



- LEGEND**
- ⊗ BLM MONUMENT RECOVERED
 - ⊕ PRIMARY MONUMENT SET THIS SURVEY (SEE NOTE 10, SHEET 1)
 - (R1) RECORD PER BLM PLAT OF T16N, R2E, ACCEPTED FEB. 28, 1979.
 - (R2) RECORD PER PLAT NO. 96-110, A.R.D.
 - (P) REPORTED THIS SURVEY
 - (C) COMPUTED THIS SURVEY
 - C1 PARCEL CORNER NUMBER IDENTIFIER
 - SURVEYED
 - - - SURVEY TIE
 - UNSURVEYED
 - - - SURVEY TIE
 - - - EASEMENT
 - - - CENTERLINE
 - - - OWH - NOT A TRACT/RIPARIAN BOUNDARY
 - ▨ HIGHWAY DEDICATION



DATE OF SURVEY:
 Beginning: 10/28/15
 Ending: 4/15/16

SURVEYOR:
 MICHAEL L. JOKELA
 CRW ENGINEERING GROUP, LLC
 3940 ARCTIC BLVD., SUITE 300
 ANCHORAGE, AK 99503
 WO 60001.50/FB 142

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF MINING, LAND AND WATER
 ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2015-11

THE SUBDIVISION OF THE
 SE¼ SW¼, S½ SE¼, NE¼ SE¼
 CREATING TRACTS A AND C
 AND THE DEDICATION OF A PORTION OF
 THE OLD GLENN HIGHWAY

LOCATED WITHIN
 SURVEYED SECTION 18,
 TOWNSHIP 16 NORTH, RANGE 2 EAST,
 SEWARD MERIDIAN, ALASKA

CONTAINING 160.55 ACRES MORE OR LESS

ANCHORAGE RECORDING DISTRICT

DRAWN BY: BJH/MLJ
 DATE: 10/01/19

APPROVAL RECOMMENDED

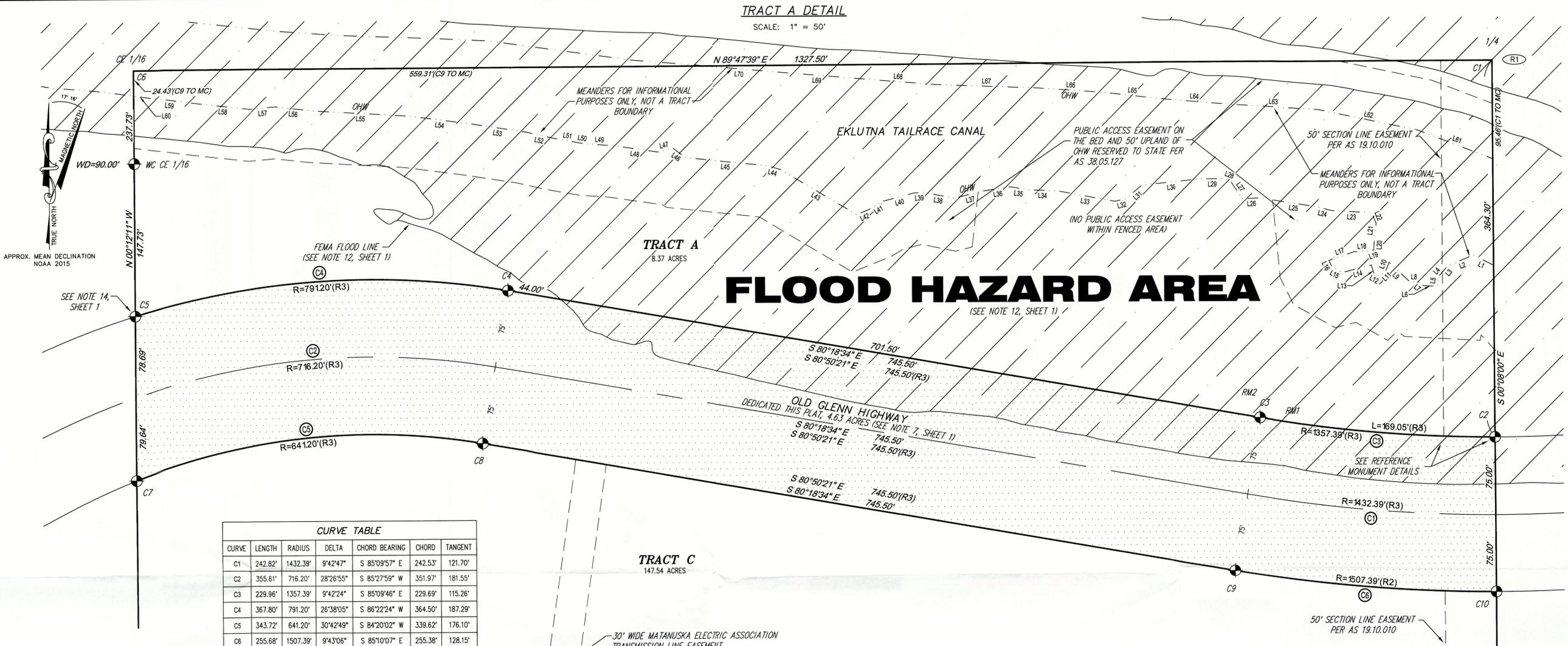
STATEWIDE PLATTING SUPERVISOR DATE

SCALE: 1" = 200'

CHECKED: MLJ DNR FILE NO. ASLS 20150011

PRELIMINARY PLAT

MEANDERS		
NO.	BEARING	DISTANCE
L1	N 63°03'36" W	22.16'
L2	S 66°49'59" W	27.49'
L3	S 40°50'57" W	7.58'
L4	S 40°50'57" W	5.39'
L5	S 09°45'45" W	9.85'
L6	N 86°57'29" W	13.82'
L7	N 52°03'06" W	5.88'
L8	S 89°13'46" W	7.98'
L9	N 46°16'52" W	27.94'
L10	S 21°22'38" W	7.86'
L11	S 46°12'24" W	9.31'
L12	N 60°30'29" W	6.17'
L13	N 17°26'09" W	8.46'
L14	S 75°50'44" W	29.37'
L15	N 60°54'11" W	11.09'
L16	N 26°20'30" W	7.10'
L17	N 71°18'18" E	25.91'
L18	N 87°35'27" E	15.82'
L19	N 73°23'25" E	3.73'
L20	N 02°34'49" E	9.97'
L21	N 07°00'47" E	15.96'
L22	N 23°24'33" W	11.08'
L23	N 86°49'13" W	38.72'
L24	N 75°44'20" W	16.49'
L25	N 81°19'31" W	54.11'
L26	S 88°08'21" W	17.81'
L27	N 33°39'39" W	20.76'
L28	N 68°25'34" W	5.70'
L29	S 89°43'47" W	24.66'
L30	S 84°09'19" W	57.29'
L31	S 49°31'22" W	19.88'
L32	S 76°57'50" W	11.46'
L33	N 79°37'02" W	57.26'
L34	N 87°44'37" W	28.07'
L35	N 80°16'11" W	17.94'
L36	S 81°39'48" W	25.81'
L37	S 76°28'48" W	29.98'
L38	N 79°03'56" W	29.91'
L39	S 86°54'18" W	9.89'
L40	S 75°37'39" W	31.78'
L41	S 59°05'25" W	15.63'
L42	S 68°06'52" W	12.82'
L43	N 59°21'24" W	86.15'
L44	N 73°46'59" W	13.32'
L45	N 84°06'42" W	81.37'
L46	N 53°04'04" W	15.33'
L47	S 76°01'11" W	15.39'
L48	N 81°47'02" W	43.50'
L49	N 86°03'51" W	28.08'
L50	N 79°42'53" W	6.88'
L51	N 79°42'53" W	22.89'
L52	N 77°17'27" W	29.30'
L53	N 81°14'12" W	53.91'
L54	N 82°35'16" W	60.34'
L55	N 86°43'08" W	95.41'
L56	N 83°35'21" W	35.80'
L57	S 84°55'27" W	25.98'
L58	N 83°34'28" W	51.11'
L59	N 82°41'51" W	53.38'
L60	N 81°58'50" W	8.97'
L61	S 69°05'41" E	78.39'
L62	S 78°17'40" E	98.91'
L63	S 86°29'12" E	87.68'
L64	S 85°16'58" E	66.80'
L65	S 83°26'34" E	56.00'
L66	S 85°58'31" E	64.27'
L67	S 87°46'52" E	100.28'
L68	S 85°18'20" E	72.67'
L69	S 85°14'04" E	85.00'
L70	S 84°53'48" E	67.43'



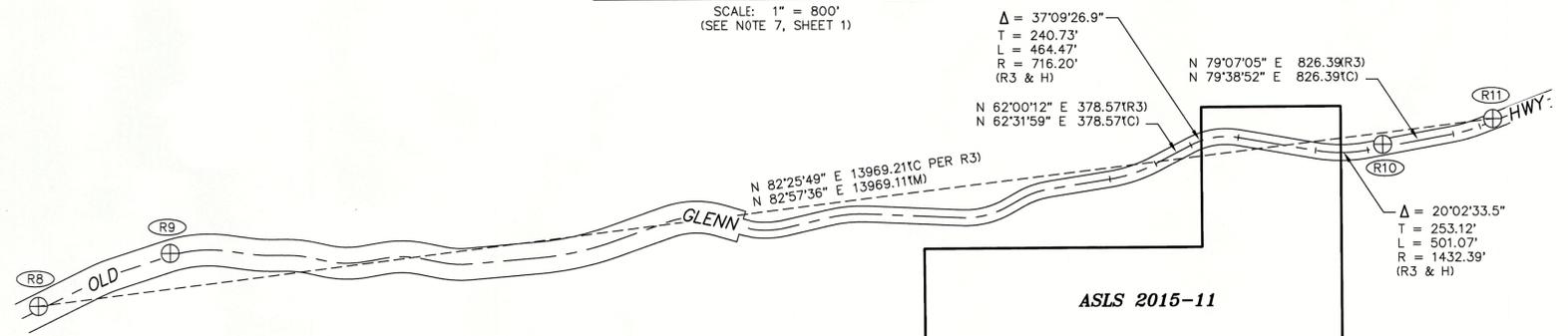
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	242.82'	1432.39'	9°42'47"	S 85°09'57" E	242.53'	121.70'
C2	355.61'	716.20'	28°26'55"	S 85°27'59" W	351.97'	181.55'
C3	229.96'	1357.39'	9°42'24"	S 85°09'46" E	229.69'	115.26'
C4	367.80'	791.20'	26°38'05"	S 86°22'24" W	364.50'	187.29'
C5	343.72'	641.20'	30°42'49"	S 84°20'02" W	339.62'	176.10'
C6	255.68'	1507.39'	9°43'06"	S 85°10'07" E	255.38'	128.15'

- LEGEND**
- ⊗ BLM MONUMENT RECOVERED
 - ⊕ PRIMARY MONUMENT RECOVERED
 - ⊙ PRIMARY MONUMENT SET THIS SURVEY (SEE NOTE 10, SHEET 1)
 - SECONDARY MONUMENT SET THIS SURVEY (SEE SHEET 4 FOR TYPICAL)
 - (R3) RECORD PER PLAT NO. 2012-29, A.R.D.
 - (H) HELD THIS SURVEY
 - (C) COMPUTED THIS SURVEY
 - OHW ORDINARY HIGH WATER
 - C1 PARCEL CORNER NUMBER IDENTIFIER
 - MC MEANDER CORNER
 - RM1 REFERENCE MONUMENT
 - WC WITNESS CORNER
 - Ⓢ CURVE NUMBER
 - SURVEYED
 - - - UNSURVEYED
 - - - EASEMENT
 - - - CENTERLINE
 - ▨ HIGHWAY DEDICATION
 - ▨ FLOOD HAZARD AREA

REFERENCE MONUMENT DETAILS
SCALE: 1" = 50'



OLD GLENN HIGHWAY CONTROL DETAIL
SCALE: 1" = 800'
(SEE NOTE 7, SHEET 1)



PRELIMINARY PLAT

DATE OF SURVEY: Beginning: 10/28/15 Ending: 4/15/16
 SURVEYOR: MICHAEL L. JOKELA
 CRW ENGINEERING GROUP, LLC
 3940 ARCTIC BLVD., SUITE 300
 ANCHORAGE, AK 99503
 WO 60001.50/FB 142

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF MINING, LAND AND WATER
 ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2015-11

THE SUBDIVISION OF THE SE¼ SW¼, S½ SE¼, NE¼ SE¼ AND THE DEDICATION OF A PORTION OF THE OLD GLENN HIGHWAY
 LOCATED WITHIN SURVEYED SECTION 18, TOWNSHIP 16 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA
 CONTAINING 160.55 ACRES MORE OR LESS
 ANCHORAGE RECORDING DISTRICT

DRAWN BY: BJH/MLJ DATE: 10/01/19
 APPROVAL RECOMMENDED
 STATEWIDE PLATTING SUPERVISOR DATE
 SCALE: 1" = 50' CHECKED: MLJ DNR FILE NO. ASLS 20150011

RECEIVED
 NOV 9 5 2019
 PLATTING

PRELIMINARY PLAT

RECOVERED BLM MONUMENTS

AL=ALUMINUM, AGL=ABOVE GROUND LEVEL, D=DEAD, ST=STUMP, S=SPRUCE, C=COTTONWOOD

	NO VISIBLE PITS OR ORIGINAL CONE RECOVERED.
	TREE BEARING DIST. D 18" S N 28° E 71.3' D 16" S S 22° E 66.7' 20" S S 56° W 37.0' 20" S N 49° W 37.0' ORIGINAL CONE NOT RECOVERED.
	TREE BEARING DIST. 14" S N 28° E 10.6' 9" S S 58° W 29.0' ORIGINAL CONE NOT RECOVERED.
	TREE BEARING DIST. 16" S N 30° E 58.1' ST 14" S S 52° E 52.8' ST 20" S S 15° W 42.2' ORIGINAL CONE RECOVERED
	TREE BEARING DIST. 7" S N 16° E 11.9' 12" C S 77° W 17.2'
	TREE BEARING DIST. ST 30" C N 41° E 96.4' NO VISIBLE PITS OR ORIGINAL CONE RECOVERED.
	TREE BEARING DIST. ST 16" S N 56° E 70.0' ST 14" S S 14° W 51.5' ORIGINAL CONE NOT RECOVERED.

NOTES:
 1) ORIGINAL BEARING TREES LISTED WERE RECOVERED.
 2) RECORD MONUMENT ACCESSORY DATA WAS TAKEN FROM THE OFFICIAL BLM FIELD NOTES OF T. 16 N., R. 1 E., S.M., ALASKA AND THE OFFICIAL BLM FIELD NOTES OF T. 16 N., R. 2 E., S.M., ALASKA, ACCEPTED FEBRUARY 28, 1979.

TRACT A - SET MONUMENTS

B=BIRCH, C=COTTONWOOD RM=REFERENCE MONUMENT CAR.=CARSONITE WITNESS POST

	RM BEARING DIST. RM-1 N 78°57'38" W 20.0' RM-2 N 01°02'22" E 20.0' CAR. POST 1 FOOT NORTH
	RM BEARING DIST. RM-1 N 70°53'34" E 20.0' RM-2 N 39°08'26" W 20.0' CAR. POST 1 FOOT NORTH
	TREE BEARING DIST. 8" C N 09°30' E 8.0' 13" C N 90°00' E 3.8' 7" C N 52°00' W 6.8' CAR. POST 1 FOOT NORTH
	TREE BEARING DIST. 9" C N 00°00' E 7.9' 11" C N 40°30' E 6.2' 6" C S 69°45' E 22.7' CAR. POST 1 FOOT EAST
	TREE BEARING DIST. 7" B N 21°30' E 29.3' 18" C N 76°00' E 19.1' 9" B S 23°45' E 18.7' CAR. POST 1 FOOT SOUTH

C5 TRACT A. NOTE:

CORNER 5, TRACT A, FALLS AT THE BASE OF A 13" COTTONWOOD TREE. THE LOCATION OF THIS CORNER MAKES IT IMPRACTICAL TO MONUMENT IT WITH A TYPICAL PRIMARY POST MONUMENT AS DESCRIBED HEREON. A 3/4" X 36" ALUMINUM ROD WITH A 3-1/4" MAGNETIZED ALUMINUM CAP WAS DRILLED INTO THE ROOT WAD OF SAID 13" COTTONWOOD TREE.

TRACT C - SET MONUMENTS

S=SPRUCE, B=BIRCH, C=COTTONWOOD, RM=REFERENCE MONUMENT CAR.=CARSONITE WITNESS POST

	TREE BEARING DIST. 18" B N 19°30' E 52.3' 10" B N 83°30' W 40.9' 26" S N 24°00' W 46.1' CAR. POST 1 FOOT SOUTH
	TREE BEARING DIST. 6" B N 67°45' E 4.4' 8" B S 08°30' E 3.8' 8" B N 24°00' W 9.2' CAR. POST 1 FOOT SOUTH
	TREE BEARING DIST. 18" C N 49°30' E 53.4' 12" B S 00°00' E 56.6' 14" B N 70°00' W 40.9' CAR. POST 1 FOOT SOUTH
	TREE BEARING DIST. 13" B S 71°30' E 51.3' 15" B S 49°30' W 35.1' 24" S N 70°00' W 53.7' CAR. POST 1 FOOT SOUTH
	TREE BEARING DIST. 6" C N 00°00' E 3.9' 12" C S 72°30' E 9.3' 7" C S 32°45' E 14.4' CAR. POST 1 FOOT SOUTH
	TREE BEARING DIST. 15" C N 79°30' E 46.1' 19" C S 34°00' W 19.2' 28" C N 72°30' W 7.1' CAR. POST 1 FOOT SOUTH
	TREE BEARING DIST. 12" C N 28°00' E 29.8' 19" C S 85°30' E 24.3' 7" C S 05°10' W 10.0' CAR. POST 1 FOOT SOUTH
	TREE BEARING DIST. 14" C N 00°00' E 38.3' 12" C S 48°00' W 7.4' 6" C N 81°30' W 15.0' CAR. POST 1 FOOT SOUTH

RECOVERED DOT MONUMENTS

AL=ALUMINUM, BGL=BELOW GROUND LEVEL

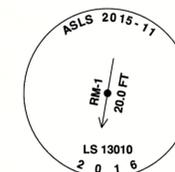
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TYPICAL PRIMARY MONUMENTS

PRIMARY MONUMENTS SET THIS SURVEY ARE A 2-1/2" X 30" FLANGED ALUMINUM POST WITH A 3-1/4" MAGNETIZED ALUMINUM CAP. A MAGNET WAS DEPOSITED AT THE BASE OF THE ALUMINUM POST. SET WITH THE CAP FLUSH WITH GRADE, WITH A 6" CARSONITE WITNESS POST SET 2' IN THE GROUND WITHIN 1' OF THE MONUMENT.

TYPICAL REFERENCE MONUMENT

SET 5/8"x30" REBAR WITH 2" ALUMINUM CAP



DATE OF SURVEY: Beginning: 10/28/15 Ending: 4/15/16	SURVEYOR: MICHAEL L. JOKELA CRW ENGINEERING GROUP, LLC 3940 ARCTIC BLVD., SUITE 300 ANCHORAGE, AK 99503 WO 60001.50/FB 142
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2015-11	
THE SUBDIVISION OF THE SE 1/4 SW 1/4, S 1/2 SE 1/4, NE 1/4 SE 1/4 CREATING TRACTS A AND C AND THE DEDICATION OF A PORTION OF THE OLD GLENN HIGHWAY LOCATED WITHIN SURVEYED SECTION 18, TOWNSHIP 16 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA CONTAINING 160.55 ACRES MORE OR LESS ANCHORAGE RECORDING DISTRICT	
DRAWN BY: BJH/MLJ DATE: 10/01/19	APPROVAL RECOMMENDED STATEWIDE PLATTING SUPERVISOR DATE
SCALE: N/A	CHECKED: MLJ DNR FILE NO. ASLS 20150011

6B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 16, 2020**

PRELIMINARY PLAT: **MORRIS-KROTO**
 LEGAL DESCRIPTION: **SEC 4, T20N, R6W, SEWARD MERIDIAN, AK**
 PETITIONER: **GLENN & DEBRA MORRIS and WILLIAM & DENISE MORRIS**
 SURVEYOR/ENGINEER: **ACUTECK GEOMATICS, LLC
PANNONE ENGINEERING SERVICES, LLC**
 ACRES: **4.6** PARCELS: **2**
 REVIEWED BY: **PEGGY HORTON** CASE: 2018-168

REQUEST

The request is divide Tract A, ASLS 75-119, Plat# 78-20 into two lots to be known as Morris-Kroto, containing 4.6 acres +/- . The property is located approximately 12 miles northwest of Willow, on the east bank of Kroto Creek (Tax ID #1456000T00A), within the SW¼ Section 4, Township 20 North, Range 6 West, Seward Meridian.

EXHIBITS:

Vicinity Maps	EXHIBIT A
Variance Request	EXHIBIT B
Topographic Map	EXHIBIT C
Engineer’s Report	EXHIBIT D

COMMENTS:

Fire Code	EXHIBIT E
Flood Plain Manager	EXHIBIT F
Public Works	EXHIBIT G
ROW Coordinator	EXHIBIT H
MTA	EXHIBIT I

DISCUSSION:

MSB 43.20.100(I), *Replatting Remote Recreational Parcels*
 The provisions of this section shall apply to the subdivision of parcels created under DNR land disposal programs including Remote Parcel, Open to Entry (AS 38.05.077), Homesteads (AS 38.09) and Remote Recreational land programs.

(1) Said parcels may be subdivided into not more than three lots with each having a minimum lot size of two and one-half acres.

(2) Lots created herein are exempt from other legal and physical access provisions contained within this code.

(3) In lieu of a usable area report, a note shall be placed on the plat that wastewater disposal systems shall comply with ADEC regulations.

Staff notes that because the word “shall” is included in the first sentence of this subsection, this code must be used when subdividing any lots created under these types of DNR land disposal programs. The petitioners are requesting a variance to divide a 4.6-acre parcel into two lots, which means the resulting lots will be slightly less than the requirement of 2.5-acres **(Exhibit B)**.

(A) The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property;

By granting this variance, the public health, safety, and welfare will not be in jeopardy and adjacent properties will not be adversely affected by the size of these new lots. The current use of the property by the two families has been such for many years. This action merely allows the two families to divide their interest in the property. A soils report was submitted that shows that each 2.3 acre lot will contain at least 10,000 sq. ft. of contiguous usable septic area and 10,000 sq. ft. of useable building area. Useable area certification would not be required under MSB 43.20.100(I) if the resulting lots were 2.5 acres or larger.

(B) The variance request is based upon conditions of the property that are atypical to other properties;

This property is atypical as it was subdivided through the State of Alaska, Department of Natural Resources (DNR), in accordance with Alaska Statute 38.05.077. The parent parcel, Tract A, ASLS No. 75-119, is 4.60 acres +/- . The DNR website states that parcels created under AS 38.05.077 are intended to range from 5 acres to 20 acres. However, when in the course of surveying these parcels' meanders, existing parcels and staking restrictions may require adjustment of the parcel boundaries with the resulting parcels falling just under full 5-acre goal. It is important to note that “5 acres” is not stated as 5.0 acres and as such can be interpreted to range in size from 4.5 to 5.49 acres and still be “5 acres.” When the property was purchased by the families in 1990, MSB subdivision code did not have a minimum size restriction of 2 ½ acres.

(C) Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property;

The difference with this property is that access is via Kroto Creek, not road access. As the asbuilt shows, the two families have placed their recreational homes on each of their halves of the property. The strict application of MSB 43.20 would prohibit the family members from dividing their interest in the property. As stated in B, when the family members originally

purchased this property there was no restriction to subdivide this 4.6 acre parcel into two parcels.

The petitioners have provided additional information in support of the requested variance to show the lots would meet the typical standards for subdividing. The petitioners do not own any surrounding property that could be used to increase the parent parcel size.

Lot and Block Design and Water Frontage: Each lot is 2.3 acres, more or less. Lot design standards are met; neither of the lots exceed the 4 to 1 ratio for width to depth. Each lot has a minimum of 125' of water frontage in accordance with MSB 43.20.340, *Lot Dimensions*.

Topographic Info: Surveyor provided topographic information (**Exhibit C**).

As-built Info: Surveyor provided asbuilt information on the preliminary plat. The surveyor drew the new lot line to ensure there are no setback violations.

Useable Area: The engineer's report provided by Pannone Engineering (**Exhibit D**). He certified each lot in the proposed subdivision has more than 10,000 contiguous sq. ft. of suitable for septic in addition to more than 10,000 sq. ft. suitable for building. He also performed percolation tests to show the types of soils encountered meet the requirements of MSB 43.20.281.

COMMENTS:

Borough: Fire Code has no issue with this (**Exhibit E**). Flood Plain Manager noted that since the Assembly adopted the new Flood Maps, Kroto Creek has a Special Flood Hazard Area designated in this area. The plat needs to indicate the location as required by MSB 17.29 (**Exhibit F**) (**Recommendation #1**). Public Works has no comment (**Exhibit G**). ROW Coordinator commented on the 75' setback shown in the legend as a section line and questioned whether a plat note is (**Exhibit H**). Staff reviews this type of comments during final plat review.

Utilities: MTA has no comments (**Exhibit I**).

CONCLUSION:

The preliminary plat for Morris-Kroto is consistent with AS 29.40.070, *Platting Regulations* and MSB 43.15.016, *Preliminary Plat Submittal and Approval*. This plat will create 2 lots out of a 4.6-acre tract. This property was created under the DNR land disposal program known as Open to Entry and as such is required to use MSB 43.20.100(I) when being divided. This subsection requires resulting lots to be 2.5 acres or more in size. The petitioner requests a variance as presented to allow for slightly smaller sized lots.

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

FINDINGS of FACT:

1. The plat of Morris-Kroto is consistent with AS 29.40.070, *Platting Regulations* and MSB 43.15.016, *Preliminary Plat Submittal and Approval*.
2. The parent parcel was originally created in accordance with Alaska Statute 38.05.077, *Open to Entry*.
3. The petitioners do not own any surrounding property that could be used to increase the parent parcel size.
4. The new Flood Maps adopted by the borough assembly in September show a Special Flood Hazard Area designated for this area of Kroto Creek and needs to be shown on the final plat.
5. A variance to MSB 43.20.100(I) was presented to the platting board to divide a 4.6-acre parcel into two lots, which means the resulting lots will be slightly less than the requirement of 2.5-acres.

A) The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property;

By granting this variance, the public health, safety, and welfare will not be in jeopardy and adjacent properties will not be adversely affected by the size of these new lots. The current use of the property by the two families has been such for many years. This action merely allows the two families to divide their interest in the property. A soils report was submitted that shows that each 2.3-acre lot will contain at least 10,000 sq. ft. of contiguous usable septic area and 10,000 sq. ft. of useable building area. Useable area certification would not be required under MSB 43.20.100(I) if the resulting lots were 2.5 acres or larger.

B) The variance request is based upon conditions of the property that are atypical to other properties;

This property is atypical as it was subdivided through the State of Alaska, Department of Natural Resources (DNR), in accordance with Alaska Statute 38.05.077. The parent parcel, Tract A, ASLS No. 75-119, is 4.60 acres +/- . The DNR website states that parcels created under AS 38.05.077 are intended to range from 5 acres to 20 acres. However, when in the course of surveying these parcels' meanders, existing parcels and staking restrictions may require adjustment of the parcel boundaries with the resulting parcels falling just under full 5-acre goal. It is important to note that "5 acres" is not stated as 5.0 acres and as such can be interpreted to range in size from 4.5 to 5.49 acres and still be "5 acres." When the property was purchased by the families in 1990, MSB subdivision code did not have a minimum size restriction of 2 1/2 acres.

C) Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property;

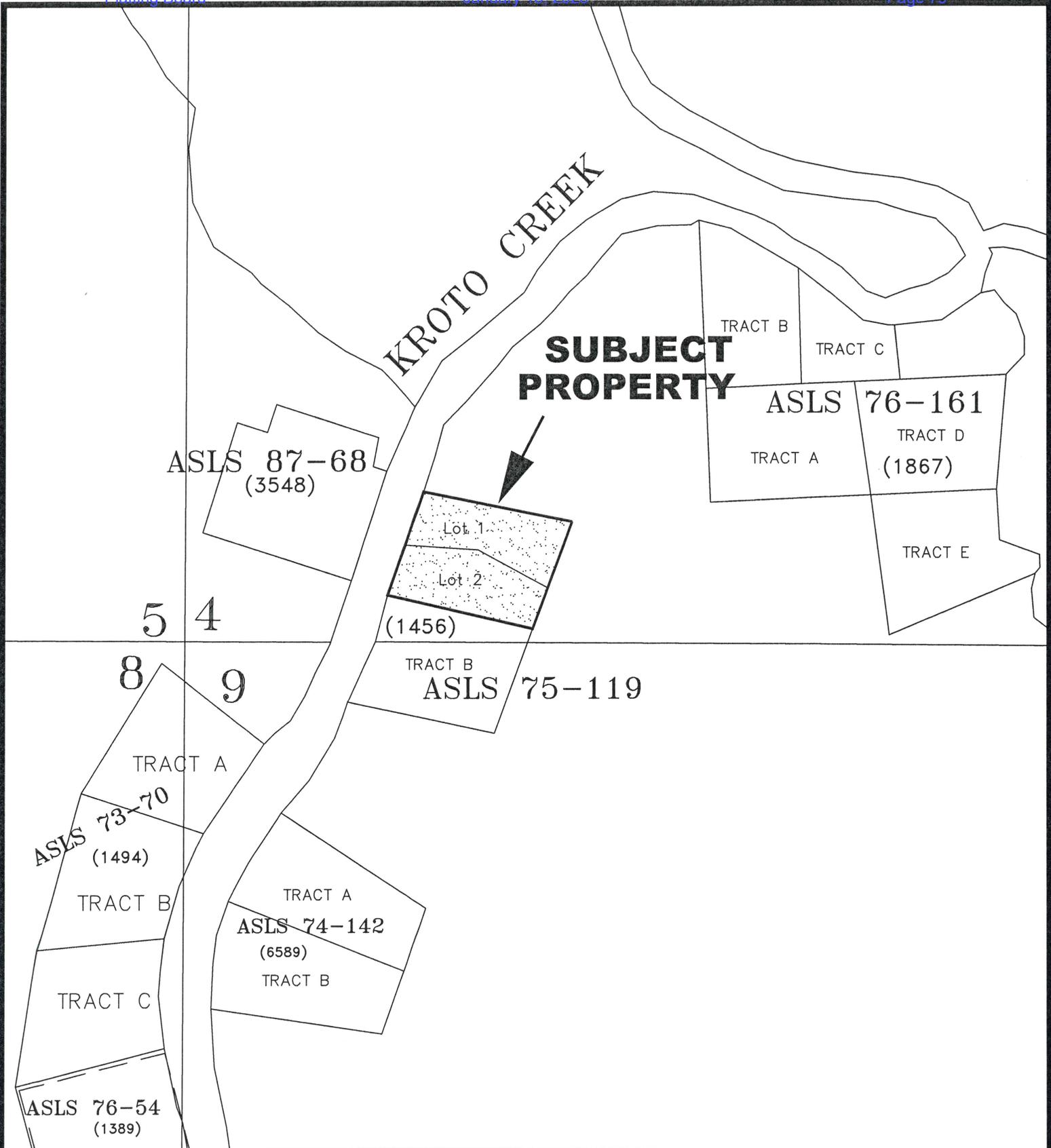
The difference with this property is that access is via Kroto Creek, not road access. As the asbuilt shows, the two families have placed their recreational homes on each of their halves of the property. The strict application of MSB 43.20 would prohibit the family members from dividing their interest in the property. As stated in B, when the family members originally purchased this property there was no restriction to subdivide this 4.6-acre parcel into two parcels.

6. A civil engineer certified useable area is available for wastewater disposal and building for both lots in compliance with MSB 43.20.281.
7. Both lots meet the width to depth requirements in MSB 43.20.300(A), *Lot and Block Design*.
8. Water frontage to both lots exceed the minimum 125' requirement for lots adjacent to a watercourse, consistent with MSB 43.20.340, *Lot Dimensions*.
9. The surveyor added plat note #4 on the preliminary plat indicating access by water as required by MSB 43.20.100, *Access Required*.
10. There were no borough department, outside agency or public objections to this plat.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Recommended motion: "I move to approve the preliminary plat of Morris-Kroto and variance to MSB 43.20.100(I) to allow for slightly less than 2.5 acre lots; all located within Section 4, Township 20 North, Range 6 West, Seward Meridian, Alaska contingent on the following staff recommendations:"

1. Note the Special Flood Hazard Area on the plat as required by MSB 43.15.052(B) and MSB 17.29.160.
2. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
3. Submit recording fee, payable to the State of Alaska, DNR.
4. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020, using certified funds or cash.
5. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED MORRIS-KROTO
 LOCATED WITHIN
 SECTION 04, T20N, R6W
 SEWARD MERIDIAN, ALASKA

EXHIBIT A-1

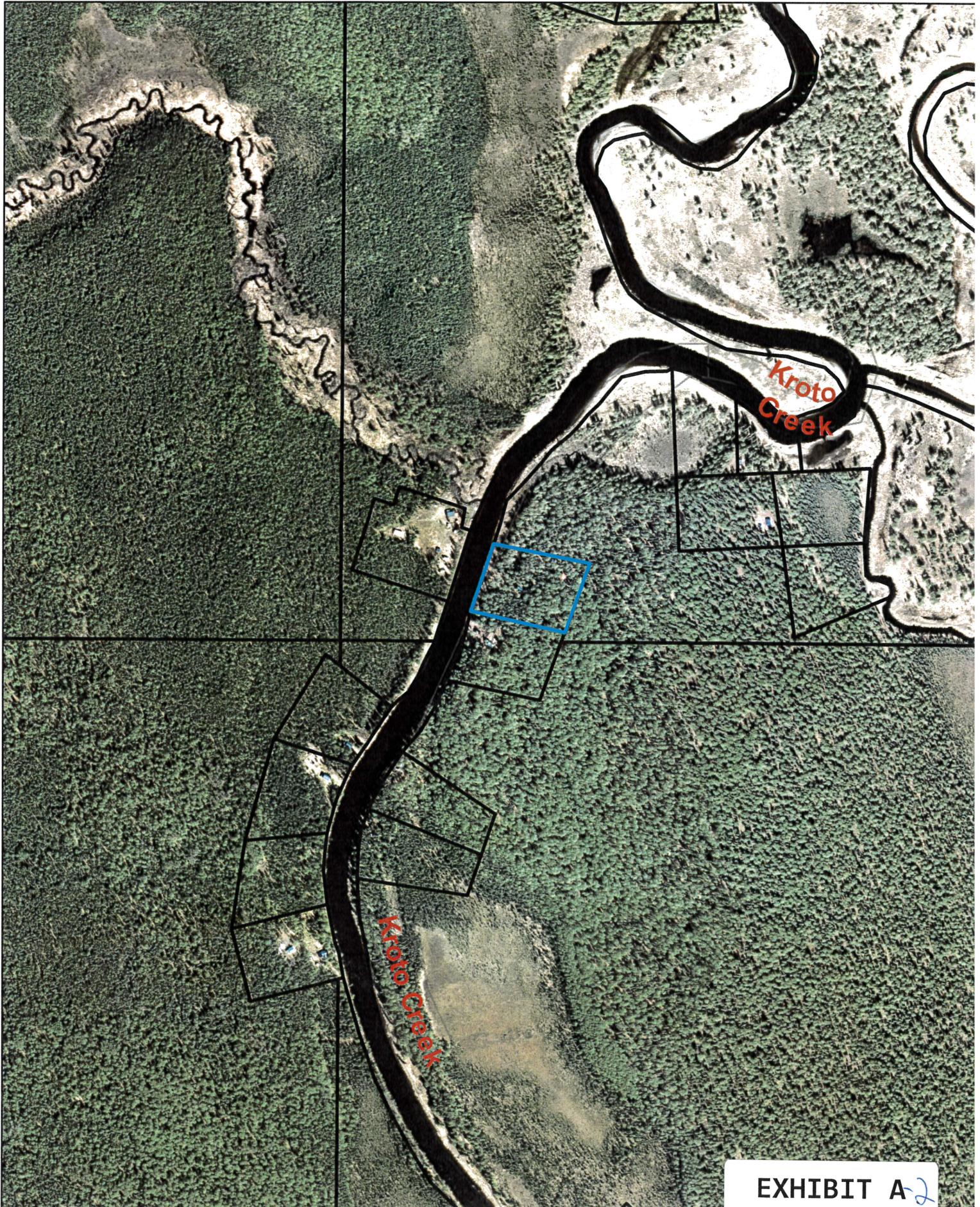


EXHIBIT A *2*

Matanuska-Susitna Borough
Telephone (907) 861-7874

RECEIVED

DEC 23 2019 350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PLATTING

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: Tract A, ASLS No. 75-119 (#78-20)

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, Tendra L. Nicodemus the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.100(I)1 of the Borough Code in order to allow: the proposed lots being created are slightly less than the requirement of lot size 2.5 acres.

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT OR OWNER
 Name: Tendra Nicodemus Email: Same ↓
 Mailing Address: _____ Zip: _____
 Signature: Tendra Nicodemus Phone: _____

SURVEYOR
 Name (FIRM): Acutek Geomatics LLC Email: admin@acuteksurvey.com
 Mailing Address: 5099 E. Blue, Lupine Dr. #104 Zip: 99654
 Contact Person: Tendra L. Nicodemus Phone: 907-376-8800

EXHIBIT B-1

(A) the granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property;

By granting this variance, the public health, safety, and welfare will not be in jeopardy and adjacent properties will not be adversely affected by the size of these new lots. The current use of the property by the two families has been such for many years. This action merely allows the two families to divide their interest in the property. A soils report was submitted that shows that each 2.3 acre lot will contain at least 10,000 sq. ft. of contiguous usable septic area and 10,000 sq. ft. of useable building area. Useable area certification would not be required under MSB 43.20.100(I) if the resulting lots were 2.5 acres or larger.

(B) the variance request is based upon conditions of the property that are atypical to other properties;

This property is atypical as it was subdivided through the State of Alaska, Department of Natural Resources (DNR), in accordance with Alaska Statute 38.05.077. The parent parcel, Tract A, ASLS No. 75-119, is 4.60 acres +/- . The DNR website states that parcels created under AS 38.05.077 are intended to range from 5 acres to 20 acres. However, when in the course of surveying these parcels' meanders, existing parcels and staking restrictions may require adjustment of the parcel boundaries with the resulting parcels falling just under full 5 acre goal. It is important to note that "5 acres" is not stated as 5.0 acres and as such can be interpreted to range in size from 4.5 to 5.49 acres and still be "5 acres." When the property was purchased by the families in 1990, MSB subdivision code did not have a minimum size restriction of 2 ½ acres.

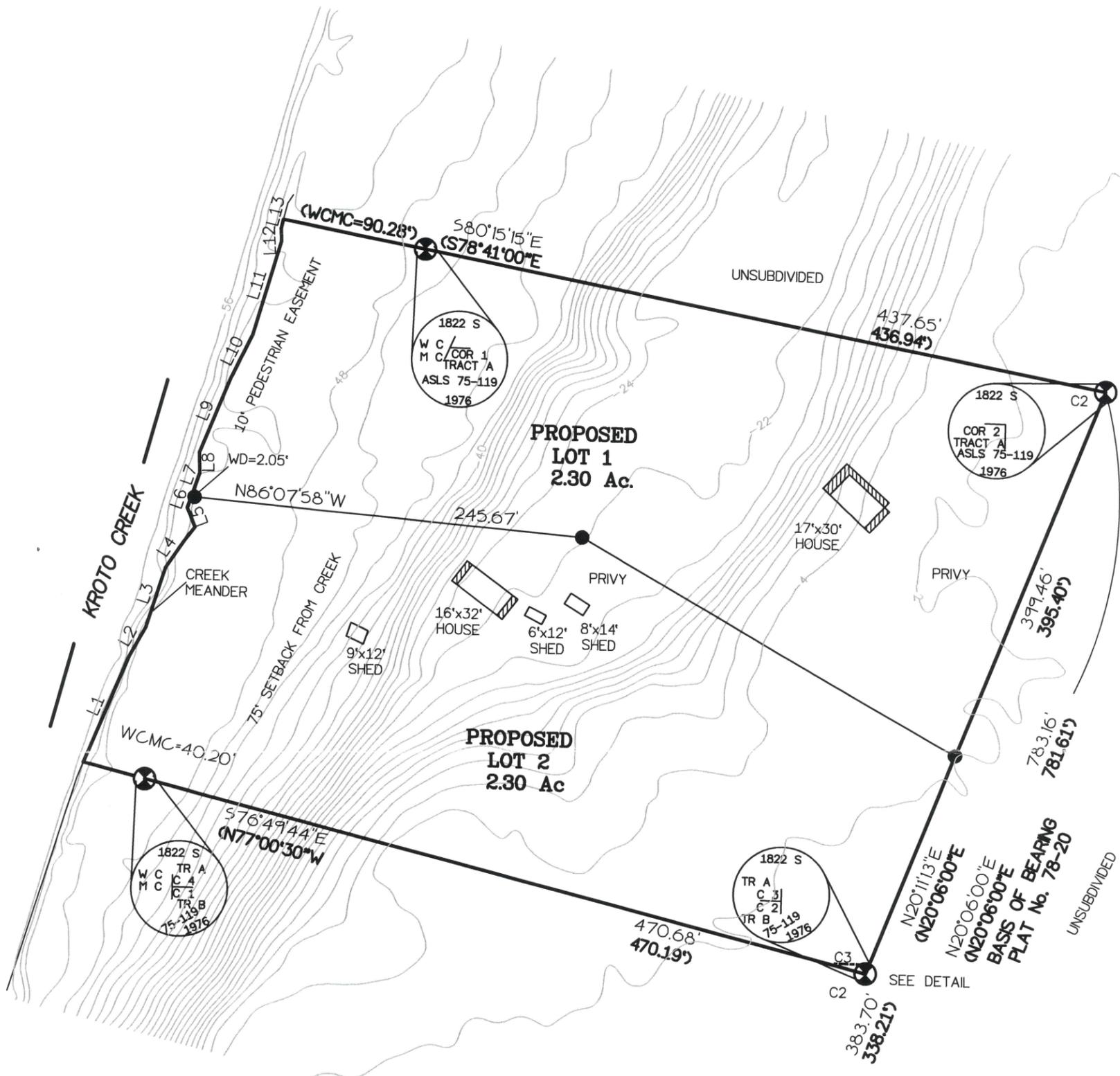
(C) Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property;

The difference with this property is that access is via Kroto Creek, not road access. As the asbuilt shows, the two families have placed their recreational homes on each of their halves of the property. The strict application of MSB 43.20 would prohibit the family members from dividing their interest in the property. As stated in B, when the family members originally purchased this property there was no restriction to subdivide this 4.6 acre parcel into two parcels.

LEGEND:

MEASURED DATA
RECORD DATA

12.5'
N 90°00'00" W



NOTES

1. THIS DOCUMENT IS TO ACCOMPANY THE PRELIMINARY PLAT SUBMITTAL TO THE MATANUSKA-SUSITNA BOROUGH FOR THE SUBJECT PROPERTY.
2. TOPOGRAPHIC CONTOUR LINES WERE DERRIVED FROM THE MATANUSKA-SUSITNA BOROUGH LIDAR WEBSITE.

2019 ©

EXHIBIT C



TRACT: A	
SUBDIVISION: ALASKA STATE LAND SURVEY NO. 75-119	
SECTION 4 TOWNSHIP 20 N RANGE 6 W SEWARD MERIDIAN	
PLAT No. 78-20 RECORDING DISTRICT TALKEETNA PREPARED FOR: GLENN MORRIS	MAP No. KO 00

<p>5099 E. BLUE LUPINE DR. SUITE 104, WASILLA AK 99654 (907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM</p>		
DATE: 7/16/19	JOB No: 18-05.11	F.B. No: N/A
SCALE: N.T.S.	DRAWN: TLAN	CHECKED: TLN
TOPOGRAPHIC SURVEY		

Pannone Engineering Services LLC

Steven R. Pannone, Principal
Registered Professional Engineer
E-mail: steve@panengak.com

RECEIVED
SEP 11 2019
PLATTING
September 5, 2019

Subject: ASLS 75-119 TRACT A
Useable Area Report for Platting Action
Revision #1

1. This memorandum is to certify that the planned platting actions for the subject property are compliant with MSB 43.20.281 for both usable building area and usable septic areas. This was determined using the attached topographical layout for the lots in conjunction with the existing structures on the property.
2. Due to the remote location of the property MSB 43.20.281(A)(1)(b)(ii)(ee) applies in regards to the test hole depths required. Attached is a memorandum for record written by the owner of the property describing the soils encountered during the hand excavation of two separate pit privies on the two proposed lots.
3. Pannone Engineering Services conducted two percolation tests on the proposed lots and found a percolation rate between 1-5 MPI. (see attached soils logs). The soils in this area are typically Hydrologic Soils Group A which contains organics generally underlain by gravel and sand. No groundwater was encountered on either of the proposed lots to a depth of 6.0'. The soil composition and percolation rate confirms soil classification of HSG A. Based upon the soil test results there are several options for systems that could be installed on all the lots.
4. As shown on the attached the Site Plan 10,000 sq. Ft. of reserve septic area and 10,000 sq. Ft of useable building area have been delineated on each of the proposed lots.

If you have any questions or concerns, please contact me at 745-8200.

Sincerely,



Steven R. Pannone, P.E.
Owner/Civil Engineer

EXHIBIT D-1

Memorandum of Record

Ref: Tract A ASLS 75-119 Plat 78-20

While digging a privy hole I encountered organic's on top about 6 to 8 inches thick. It was green on top with brown soil and root bed woven together. The hole was approximately 4' x 4' square and 56 inches deep. The material encountered was brown sand about the color of an oak table and fairly compacted and diggable with a number 2 shovel. The hole was stable and no sluffing or caving in was encountered. I did not encounter ground water at any stage of the excavation. A second privy hole was dug further up on the next ridge to the North East. The same type of material was encountered with no ground water. This hole was approximately 6' deep.

Thank you,

Glenn Morris
(907) 229-3842

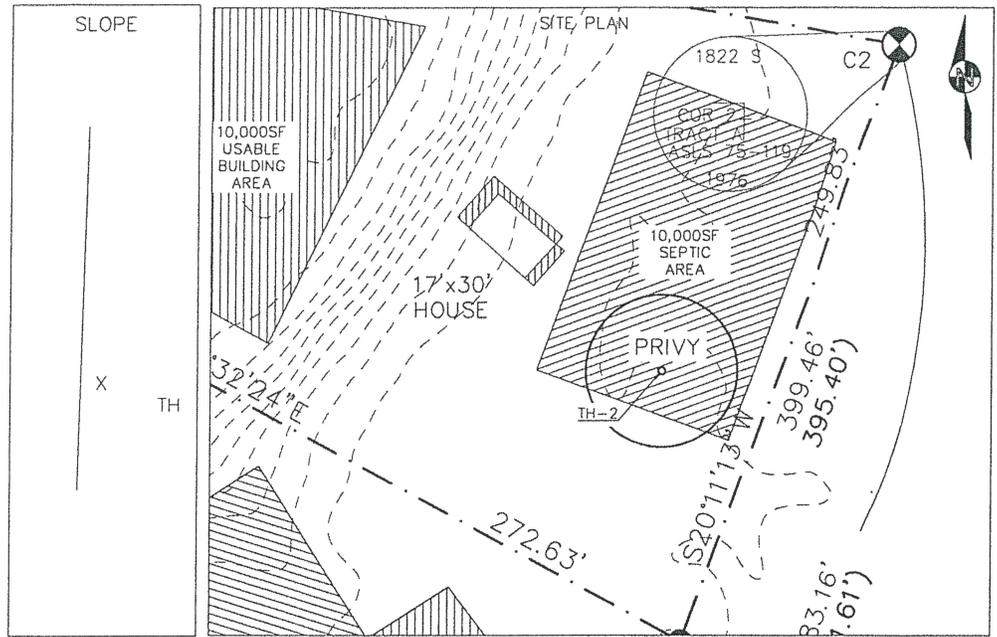
EXHIBIT D-2

SOILS LOG – PERCOLATION TEST

TEST HOLE 2

1	OR ML	ORGANICS/ASH BROWN SILT
2	SM	SILTY SAND
3	BOH	

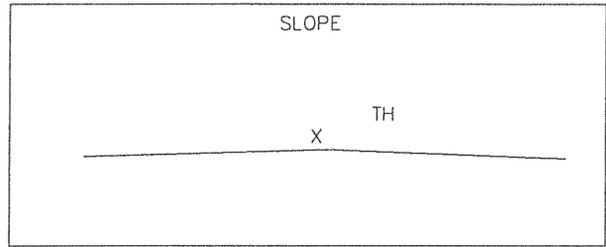
DATE PERFORMED: 8/29/2019



WAS GROUND WATER ENCOUNTERED? N

IF YES, AT WHAT DEPTH? _____

DEPTH TO WATER AFTER MONITORING? _____
DATE: _____



READING	DATE	CLOCK TIME	NET TIME	WATER LEVEL READING	NET DROP
1	8/29/2019	11:04	---	5.50	---
2		11:14	10 MIN	12.50	7"
3		11:15	---	5.50	---
4		12:25	10 MIN	12.50	7"
5		12:26	---	5.50	---
6		12:36	10 MIN	12.50	7"

SOIL TEST RESULTS/ANALYSIS

- PERCOLATION RATE **1.43(min/inch)**
- PERC HOLE DIAMETER **6"**
- TEST RUN BETWEEN **2.0 FT AND 2.5 FT.**
- TEST RUN FOR OVER AN HOUR, LAST THREE READINGS PROVIDED.

COMMENTS: Test hole excavated by hand. Test Hole was presoaked before Perc test.

PERFORMED BY: Steven R. Pannone, PE. I CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDLINES IN EFFECT ON THE DATE OF THIS TEST.

EXHIBIT D-3

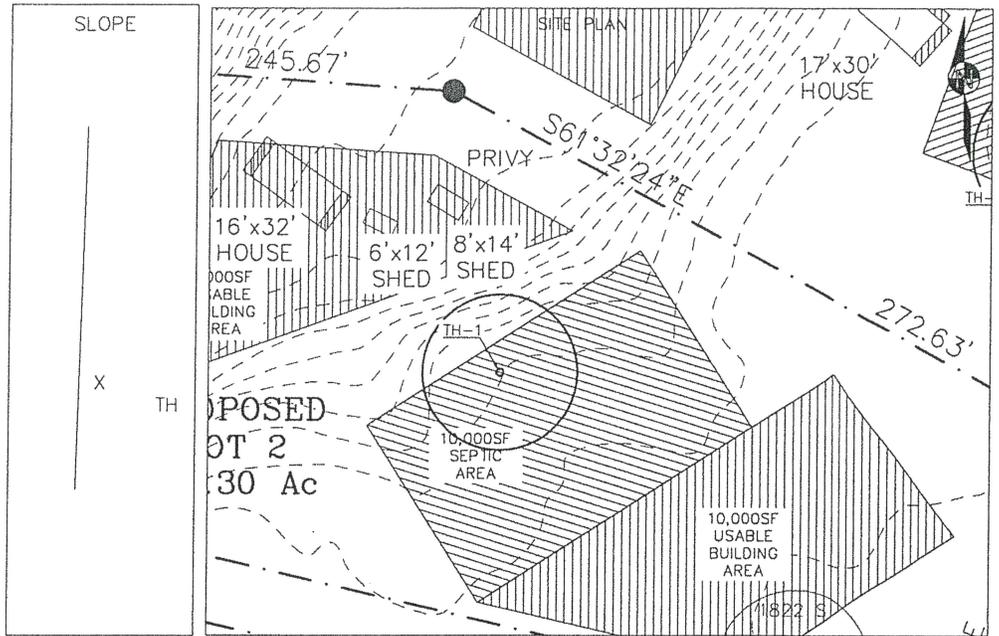
NOTES:	<p>PANNONE ENG SVC, LLC P.O. BOX 102954 ANCHORAGE, AK 99510 PHONE (907) 272-8218 FAX (907) 272-8211</p>		Date	8/30/2019
			Scale	NTS
DRAWN BY: ACP	<p>ASLS 75-119 TRACT A GLENN & DEBRA MORRIS 3001 MERGANSER AVE ANCHORAGE, AK 99516</p>		P.I.D. NO	8831
SOILS LOG			PERMIT NO.	OSPXXXXXX
			Sheet	4 OF 4

SOILS LOG – PERCOLATION TEST

TEST HOLE 1

OR	OR/ASH
1 — ML	BROWN SILTS
2 — SM	BROWN/GRAY SAND
3 — BOH	

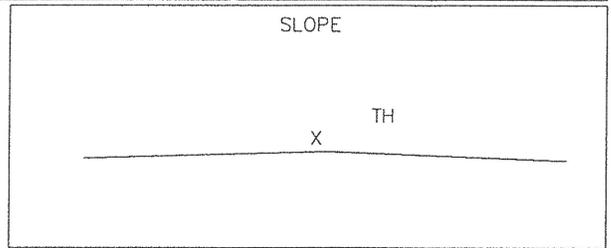
DATE PERFORMED: 8/29/19



WAS GROUND WATER ENCOUNTERED? N

IF YES, AT WHAT DEPTH? _____

DEPTH TO WATER AFTER MONITORING? _____
DATE: _____



READING	DATE	CLOCK TIME	NET TIME	WATER LEVEL READING	NET DROP
1	8/29/2019	10:20	----	5.50	----
2		10:27	7 MIN	12.50	7"
3		10:28	----	5.50	----
4		10:38	10 MIN	12.50	7"
5		10:39	----	5.50	----
6		10:49	10 MIN	12.50	7"

SOIL TEST RESULTS/ANALYSIS

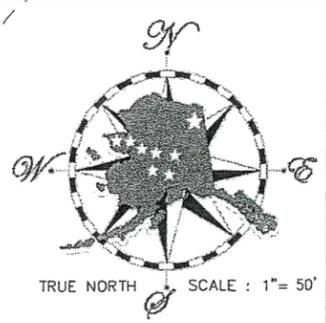
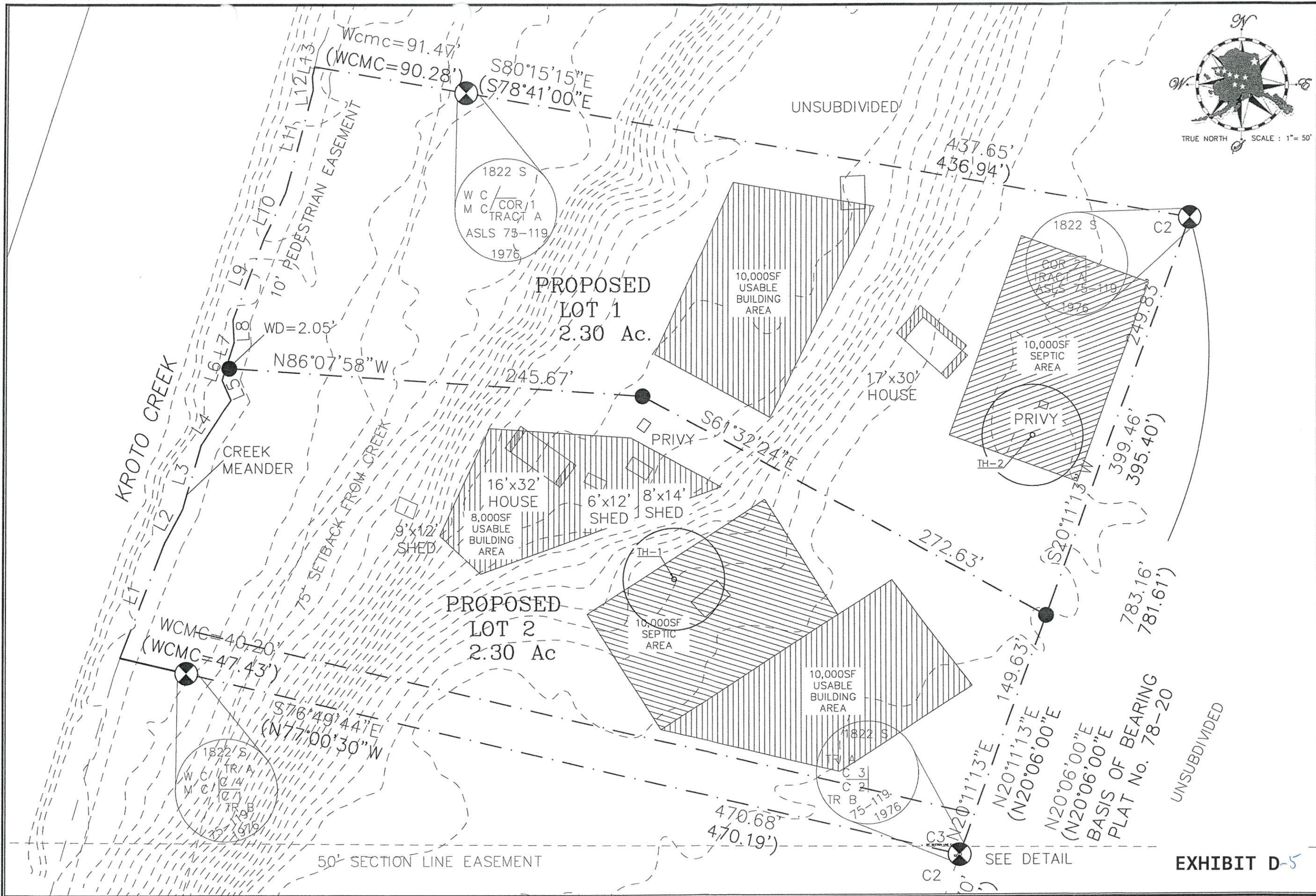
- PERCOLATION RATE **1.43(min/inch)**
- PERC HOLE DIAMETER **6"**
- TEST RUN BETWEEN **2.0 FT AND 2.5 FT.**
- TEST RUN FOR OVER AN HOUR, LAST THREE READINGS PROVIDED.

COMMENTS: Test hole excavated by hand. Test Hole was presoaked before Perc test.

PERFORMED BY: Steven R. Pannone, PE. I CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDLINES IN EFFECT ON THE DATE OF THIS TEST.

EXHIBIT D-4

NOTES:	<p>PANNONE ENG SVC, LLC P.O. BOX 102954 ANCHORAGE, AK 99510 PHONE (907) 272-8218 FAX (907) 272-8211</p>		Date	8/30/2019
			Scale	NTS
DRAWN BY: ACP	<p>ASLS 75-119 TRACT A GLENN & DEBRA MORRIS 3001 MERGANSER AVE ANCHORAGE, AK 99516</p>		P.I.D. NO	8831
SOILS LOG			PERMIT NO.	OSPXXXXXX
			Sheet	1 OF 2



NOTES FOR MOA REVIEW ONLY	
OWNER: GLENN & DEBRA MORRIS 3001 MERCANSER AVE ANCHORAGE, AK 99516	
ASLS 75-119 TRACT A SITE PLAN	
PANNONE ENGINEERING SERVICES LLC P.O. BOX 100217 ANCHORAGE, AK 99510 T: (907) 272-8218 F: (907) 272-8211	
REVISIONS	
SCALE 1" = 50'	P.L.D. NO 8831
DRAWN JRL	CHECKED SRP
DATE 04/29/2019	PERMIT NO. C3.0
SHEET C3.0 1 OF 1	

Peggy Horton

From: Fire Code
Sent: Thursday, December 26, 2019 1:22 PM
To: MSB Platting
Subject: RE: Request for Comments for Morris-Kroto Case #2018-168 Tech: PH

Peggy,

As this action takes place knowing there could be no emergency ground response, Fire code has no issue with it.



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

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, December 23, 2019 2:56 PM
To: samantha.carroll@alaska.gov; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; 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 Bakic <Debbie.Bakic@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>
Subject: Request for Comments for Morris-Kroto Case #2018-168 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a 2-lot subdivision of a remote parcel along Kroto Creek. Please review and provide any comments by January 3, 2019. I apologize for the short notice.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Es7HKJ4nnWB1seouMzZ0WrEBi6BZya6T1xkTeVSVIa0-oA?e=q47kdG

NOTE: Please open the link in chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Thank you,
 Peggy Horton
 Platting Technician
 907-861-7881

EXHIBIT E

Peggy Horton

From: Taunnie Boothby
Sent: Friday, November 1, 2019 11:06 AM
To: Peggy Horton
Cc: Karol Riese
Subject: RE: Request for Comments for Morris-Kroto Case #2018-168 Tech: PH
Attachments: SFHA Morris_Kroto Tax ID 1456000T00A.pdf; SFHA Morris_Kroto Tax ID 1456000T00A Hillshade.pdf

Peggy,

Sorry for the delayed response. Kroto creek now has Special Flood Hazard Area (SFHA) designated on this creek. Please see map attached.

Any development in the SFHA requires a permit and compliance with MSB 17.29.

Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department
907-861-8526
taunnie.boothby@matsugov.us

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, October 10, 2019 8:59 AM
To: samantha.carroll@alaska.gov; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; sarah.wilber@alaska.gov; adam.dubour@alaska.gov; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; pamela.j.melchert@usps.gov
Subject: Request for Comments for Morris-Kroto Case #2018-168 Tech: PH

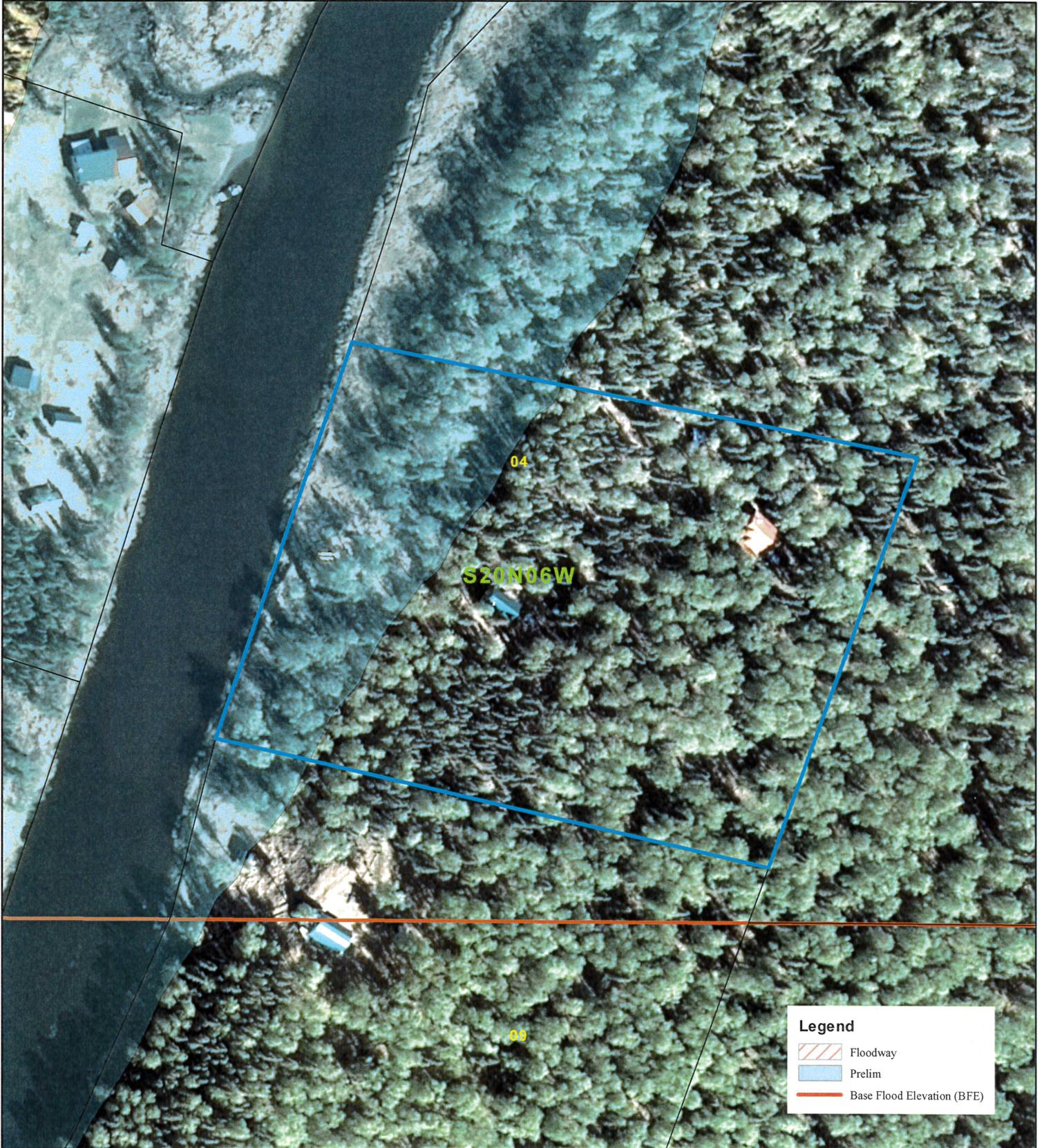
Good Morning,

Attached is a request for comments for a two-lot subdivision on the banks of Kroto Creek. Please review and provide any comments by October 28, 2019.

Thank you,
Peggy Horton
Platting Technician
907-861-7881

EXHIBIT F-1

Special Flood Hazard Area Map Kroto Creek
Tax ID: 1456000T00A Morris-Kroto



Matanuska Susitna Borough
Permit Center

Date: 11/1/2019

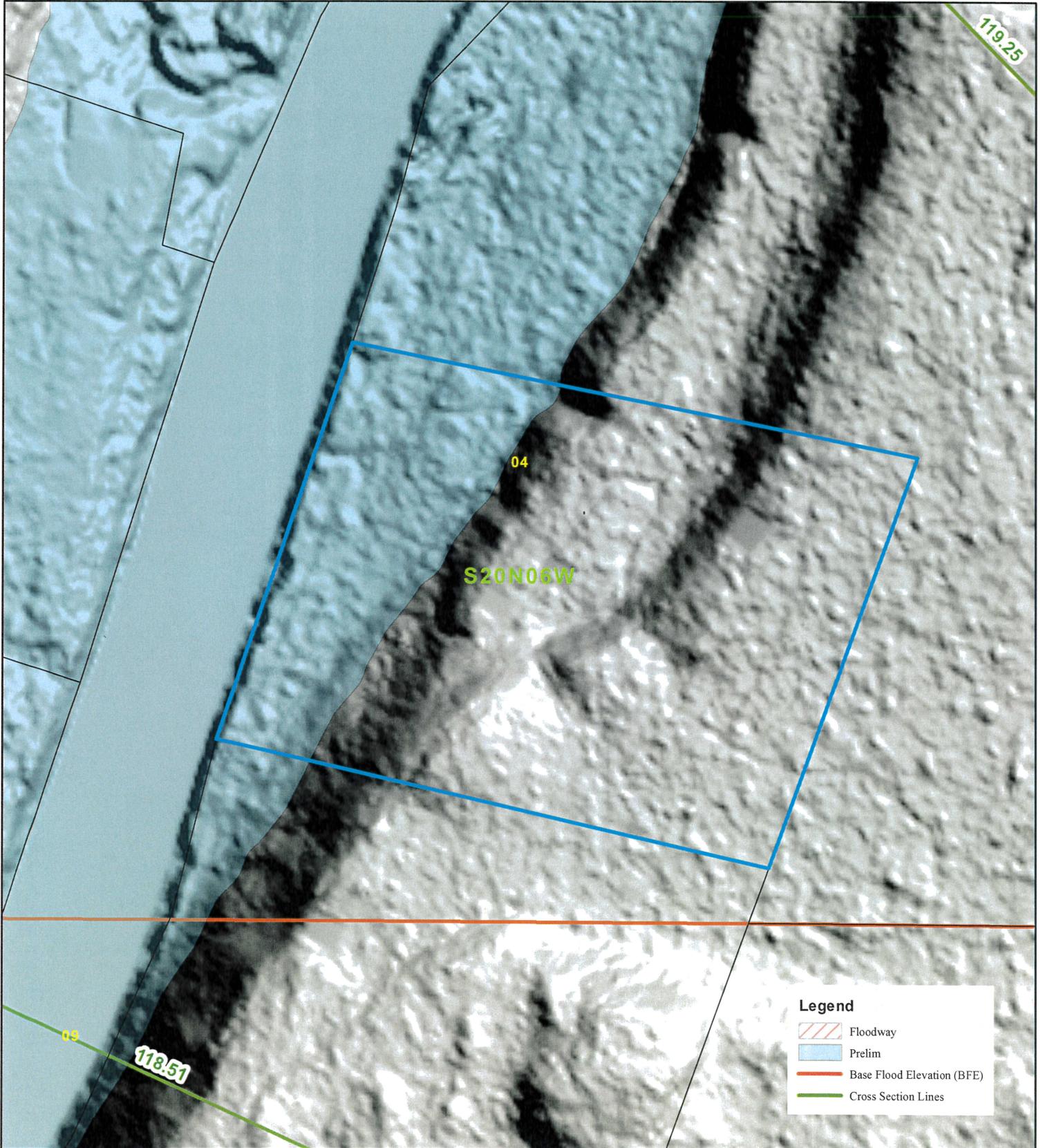


This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.



EXHIBIT F-2

Special Flood Hazard Area Map Kroto Creek
Tax ID: 1456000T00A Morris-Kroto



Matanuska Susitna Borough
Permit Center

Date: 11/1/2019



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 907-861-7801.

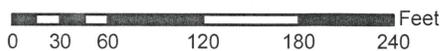


EXHIBIT F-3

Peggy Horton

From: Jamie Taylor
Sent: Monday, October 28, 2019 4:56 PM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Morris-Kroto Case #2018-168 Tech: PH

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: MSB Platting <Platting@matsugov.us>
Sent: Thursday, October 10, 2019 8:59 AM
To: samantha.carroll@alaska.gov; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; sarah.wilber@alaska.gov; adam.dubour@alaska.gov; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; pamela.j.melchert@usps.gov
Subject: Request for Comments for Morris-Kroto Case #2018-168 Tech: PH

Good Morning,

Attached is a request for comments for a two-lot subdivision on the banks of Kroto Creek. Please review and provide any comments by October 28, 2019.

Thank you,
Peggy Horton
Platting Technician
907-861-7881

EXHIBIT G

Peggy Horton

From: Andy Dean
Sent: Monday, December 23, 2019 3:08 PM
To: MSB Platting
Subject: RE: Request for Comments for Morris-Kroto Case #2018-168 Tech: PH

Hello Peggy,

Comment: 75' setback from Creek is labeled as a Section Line Easement in Legend. Please have the surveyor correct Legend.

Question: Shouldn't a plat note be added to mentioned that the 75' setback shows existing conditions at the time of survey and may change in the future based upon any new creek meander? I leave it to the Chief to determine if a comment is needed to place a note, or not, as I am not a surveyor.

Respectfully,



From: MSB Platting <Platting@matsugov.us>
Sent: Monday, December 23, 2019 2:56 PM
To: samantha.carroll@alaska.gov; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; 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 Bakic <Debbie.Bakic@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>
Subject: Request for Comments for Morris-Kroto Case #2018-168 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a 2-lot subdivision of a remote parcel along Kroto Creek. Please review and provide any comments by January 3, 2019. I apologize for the short notice.

https://matsugovus-my.sharepoint.com/:f:/g/personal/peggy_horton_matsugov_us/E57HKJ4nnWB1seouMzZ0WrEBi6BZya6T1xkTeVSVIa0-oA?e=q47kdG

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, December 30, 2019 11:50 AM
To: MSB Platting
Subject: FW: Request for Comments for Morris-Kroto Case #2018-168 Tech: PH

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

Good morning,

MTA has reviewed the plat for Morris-Kroto Subdivision. 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: MSB Platting <Platting@matsugov.us>
Sent: Monday, December 23, 2019 2:56 PM
To: samantha.carroll@alaska.gov; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; 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 Bakic <Debbie.Bakic@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>
Subject: Request for Comments for Morris-Kroto Case #2018-168 Tech: PH

Good Afternoon,

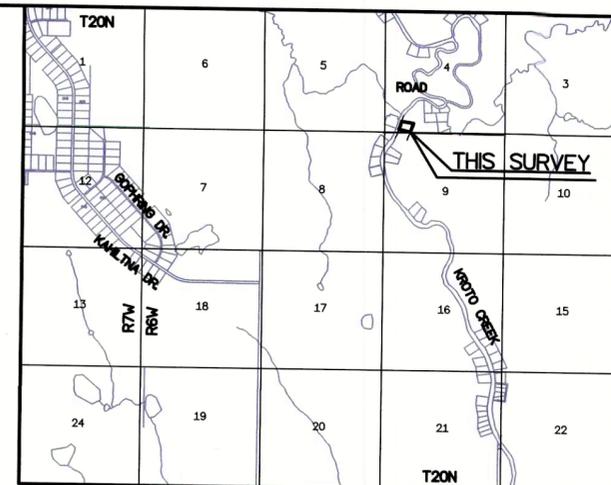
The link below will take you to a request for comments for a 2-lot subdivision of a remote parcel along Kroto Creek. Please review and provide any comments by January 3, 2019. I apologize for the short notice.

LEGEND

- (N90°00'00"E) RECORD DATAPER PLAT 78-20
- N90°00'00"E MEASURED DATA
- SURVEY LINES OF RECORD
- PROPOSED NEW PROPERTY LINE
- ADJACENT PROPERTY LINES
- SECTION LINE
- SET 5/8"x30" REBAR w/PC
- FOUND BRASS CAP MONUMENT



PRELIMINARY PLAT



VICINITY MAP
1" = 1 MILE

GENERAL NOTES

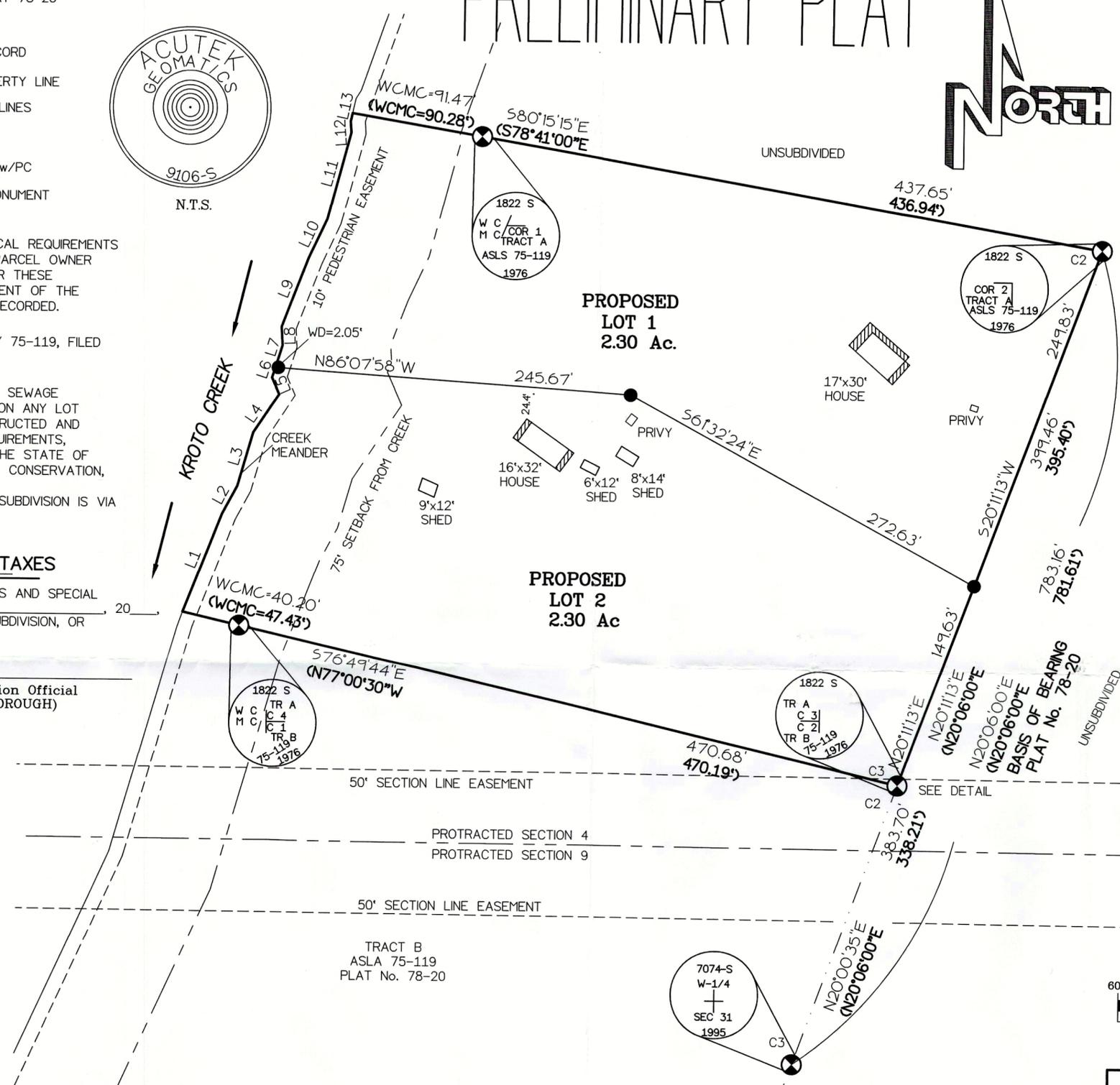
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- RECORD DATA DERIVED FROM U.S. SURVEY 75-119, FILED AS PLAT No. 78-20.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- LEGAL AND PHYSICAL ACCESS FOR THIS SUBDIVISION IS VIA KROTO CREEK, A NAVIGABLE WATERWAY.

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20_____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION, OR RESUBDIVISION, HEREON, HAVE BEEN PAID.

Date _____ 20_____
Tax Collection Official (MAT-SU BOROUGH)

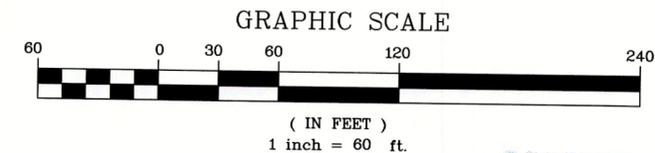
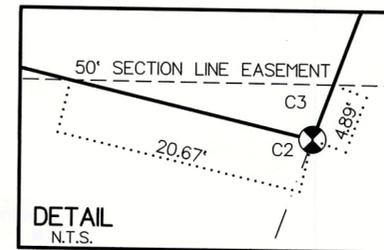
NUM	BEARING	DISTANCE
L1	N21°14'17"E	73.3'
L2	N28°00'24"E	21.9'
L3	N15°59'14"E	39.1'
L4	N33°12'20"E	22.5'
L5	N23°58'52"W	12.9'
L6	N17°21'18"E	7.5'
L7	N17°21'18"E	16.0'
L8	N 3°26'55"W	13.1'
L9	N20°49'37"E	51.7'
L10	N24°48'11"E	29.9'
L11	N14°51'18"E	62.2'
L12	N 4°21'56"W	7.7'
L13	N12°28'03"E	6.0'



OWNERSHIP CERTIFICATE

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

- SEE AFFIDAVIT
GLENN M. MORRIS
P.O. BOX 110554
ANCHORAGE, AK 99511
Date _____
- SEE AFFIDAVIT
DEBRA J. MORRIS
P.O. BOX 110554
ANCHORAGE, AK 99511
Date _____
- SEE AFFIDAVIT
WILLIAM L. MORRIS JR.
P.O. BOX 670183
CHUGIAK AK 99567
Date _____
- SEE AFFIDAVIT
DENISE R. MORRIS
P.O. BOX 670183
CHUGIAK AK 99567
Date _____



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY THE PLAT RESOLUTION No. _____ DATED _____ 20_____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Date _____ 20_____
Planning and Land Use Director

SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

7/19/19
DATE
TERRY L. NICODEMUS, L.S. 9106



ATTEST:
Platting Clerk

RECEIVED
OCT - 8 2019
PLATTING

PLAT OF MORRIS - KROTO SUBDIVISION CONTAINING 4.60± ACRES A SUBDIVISION OF TRACT A, ALASKA STATE LAND SURVEY No. 75-119 PLAT 78-20 LOCATED WITHIN SEC 4, T20N, R6W S.M., AK. TALKEETNA RECORDING DISTRICT

PREPARED BY
ACUTEK GEOMATICS LLC
5099 E. BLUE LUPINE DR. SUITE 104, WASHILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

SCALE: 1" = 60'	DESIGNED BY: TLN	FIELD BOOK: 17-01.39
DATE: 7/19/19	DRAWN BY: JRG	MAP NO.: K000
FILE No. 18-05.11	CHECKED: TLN	SHEET: 1 OF 1