



stated the combination of the three lots allows for a 12,000 sq. ft. of reserve area, which he clarified later as being the useable septic area.

**Topography & As-Built:** The surveyor's as-built and topographic information is shown on the preliminary plat. The property boundary extends to the middle of Talkeetna Spur. There are structures on the property, all setbacks appear to be met. There is a circular driveway onto S. Talkeetna Spur.

**Comments:** MSB DPW Engineer has no comments (**Exhibit C**). Planning Division recommends approval (**Exhibit D**).

ADOT&PF stated no change to the existing access to Talkeetna Spur road will be granted (**Exhibit E**).

MTA has no comments (**Exhibit F**).

**FINDINGS of FACT:**

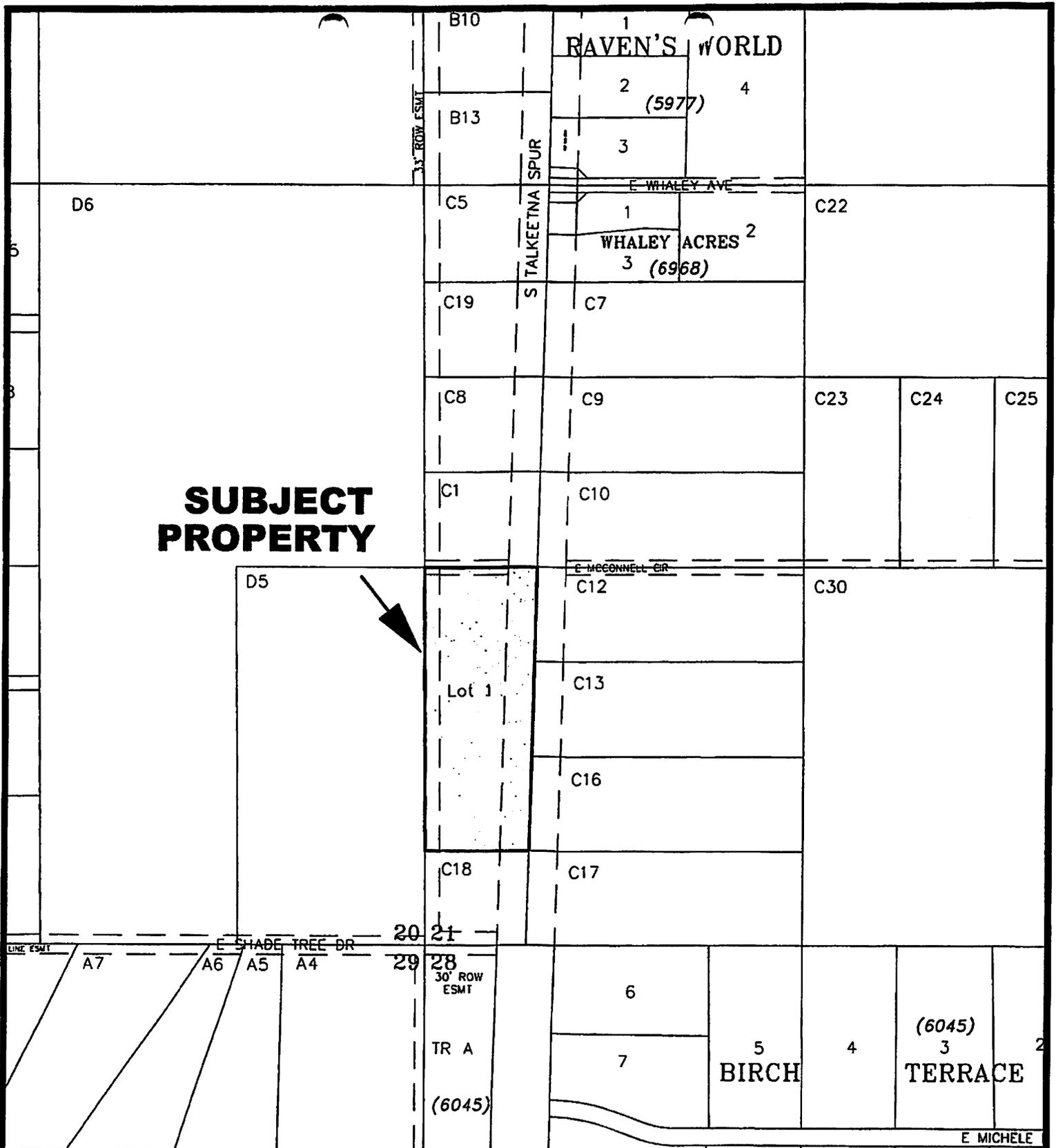
1. The proposed preliminary plat for Sunshine Hanna is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough departments, outside agencies, or the public.
3. The engineer certified the required useable septic and building area exists on the proposed lots in accordance with MSB 43.20.281.
4. Access road, S. Talkeetna Spur is constructed and publicly maintained. ADOT&PF manage the road and they stated no change to the existing access to Talkeetna Spur road will be granted.
5. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.
6. There is a 25' driveway easement along the north side of this parcel which provides public access to the 50' Section Line Easement along the western side of this parcel.

**RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

Staff recommends approval of the preliminary plat of Sunshine Hanna, contingent upon staff recommendations:

1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.

3. 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. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fees; payable to DNR.
5. Submit final plat in full compliance with Title 43.



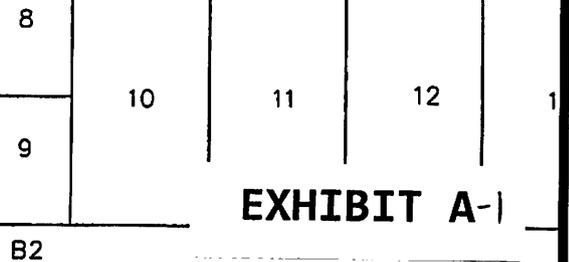
**SUBJECT  
PROPERTY**



**VICINITY MAP**

FOR PROPOSED SUNSHINE HANNA  
LOCATED WITHIN  
SECTION 21, T24N, R4W  
SEWARD MERIDIAN, ALASKA

MONTANA CREEK 07 MAP



**EXHIBIT A-1**

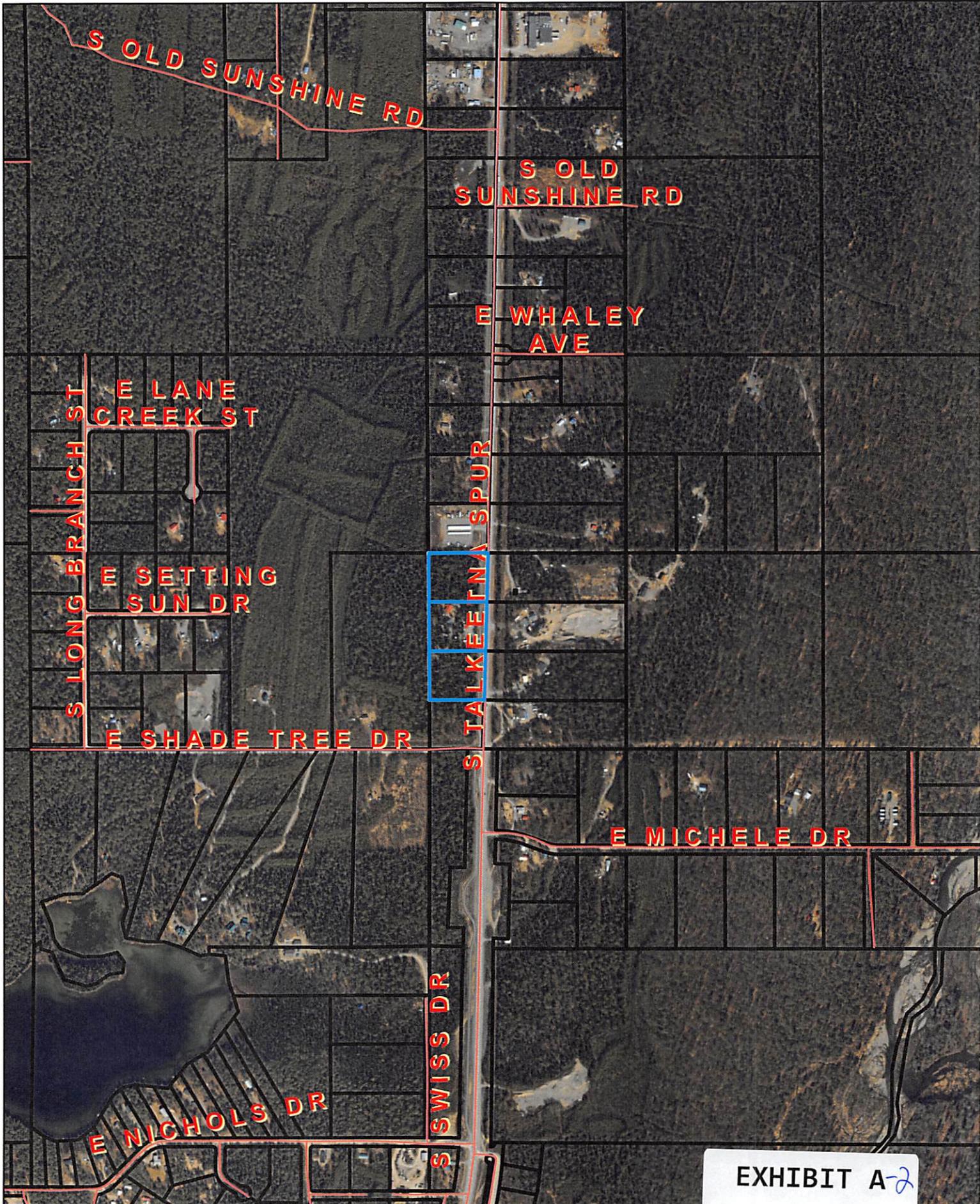


EXHIBIT A-2

T12N R4W SEC21 LOTS C11, C14, C15  
Soils Report

RECEIVED

AUG 26 2019

PLATTING

### Engineer's Soils Report

T24N R4W SEC21 LC11, C14, C15  
38064, 37916, 37974 S. Talkeetna Spur Road

Prepared for:  
Ken Miller  
37974 S. Talkeetna Spur Road  
Talkeetna, AK  
(907) 854-3205  
Kenmiller1995@yahoo.com

Prepared By:  
Pannone Engineering Services, LLC  
P.O. Box 1807  
Palmer, AK 99645

Submitted By:



Steven R. Pannone, P.E.  
Principal, Civil Engineer  
20 June 2019

EXHIBIT B - 1

T12N R4W SEC21 LOTS C11, C14, C15  
Soils Report

Engineering Report

**Project Description**

This soils report is to identify the suitability of the soils on the subject lots for an on-site septic system, for the combination of three lots into one lot. This report will detail the soils encountered during the soils investigation, existing topography, impact to surrounding wells and septic system and the suitability of the soils encountered for the use of an on-site wastewater disposal system and water supply system. Lot C11 is 3.10 acres, Lot C14 is 2.87 acres, and Lot C15 is 2.90 acres for 8.87 total acres. Currently Lot C14 is the only developed lot it contains 3-bedroom single family dwelling, cabin rentals and small restaurant.

**Soils Investigation**

Alaska Rim Engineering, Inc performed a test hole on lot C14 in 2007. The test pit was excavated to 16 feet, no water or bedrock was encountered. The test pits revealed a homogenous cross-section of soils as shown on the attached Soils Logs for the lot.

**Topography**

The lots are generally flat along Talkeetna Spur Road. The existing topography slopes from northeast to southwest across all three lots 0-5%.

**Existing water and wastewater systems**

The existing drain field appears to be intact and was installed in 2007. There is an existing class "c" well on lot C14 and is located over 100' septic system. The existing water supply systems are private wells and have a 100-foot protective radius around them (i.e. a new wastewater disposal system may not be located less than 100 feet from these private water wells.) The documented wells in the area are far enough away from the subject lots that their protective well radii do not infringe on the usable area of the subject property.

Legal Description	Well Depth	Well Production	Static Water Level	INSTALL DATE
T24N R4W SEC21 Lot C1	60'	12gpm	46'	7/25/84
T24N R4W SEC20 NE(1/4) SW(1/4) SE(1/4)	80'	20gpm	50'	4/1/86
T24N R4W SEC21 Mile 1.3 Talkeetna Spur	65'	26gpm	39'	11/8/99
T24n R3W Sec21 Lot C14 (On Lot Well)	65'	25gpm	43'	7/9/07

**Surface water**

No surface water was observed within 100' of the system.

**Engineering Criteria**

The existing soils log on record exhibits the soils to percolate between 1 and 5 minutes per inch. With an application rate of 1.2 gpd/sf. A well drilled on Lot C14 shows a similar soil profile to that of the test hole excavated by Alaska Rim Engineering. Based upon the soil appearance, the design of the existing system. A conventional system can be installed on any of the subject lots. Based on visual observations an

T12N R4W SEC21 LOTS C11, C14, C15  
Soils Report

application rate of 1.2 gallons per day per square feet would be recommended for a conventional wastewater system. The combination of the three lots allows for a 12,000 sq. ft of reserve area in the vicinity of the existing on-site system.

***Site Information***

ADEC Regulation and Alaska State Statutes govern for single-family homes. These regulations require a minimum of two (4) feet vertical separation between the bottom of a soil absorption system and ground water for a conventional disposal system, six feet (6') to bedrock or other impermeable layers (tight silts and clays) and must be located greater than 100 feet horizontally from any surface water (Creeks and ponds). Additionally, the accepting soils must have a percolation rate of less than 240 minutes per inch. A lot must have room for a primary and reserve soil absorption system.

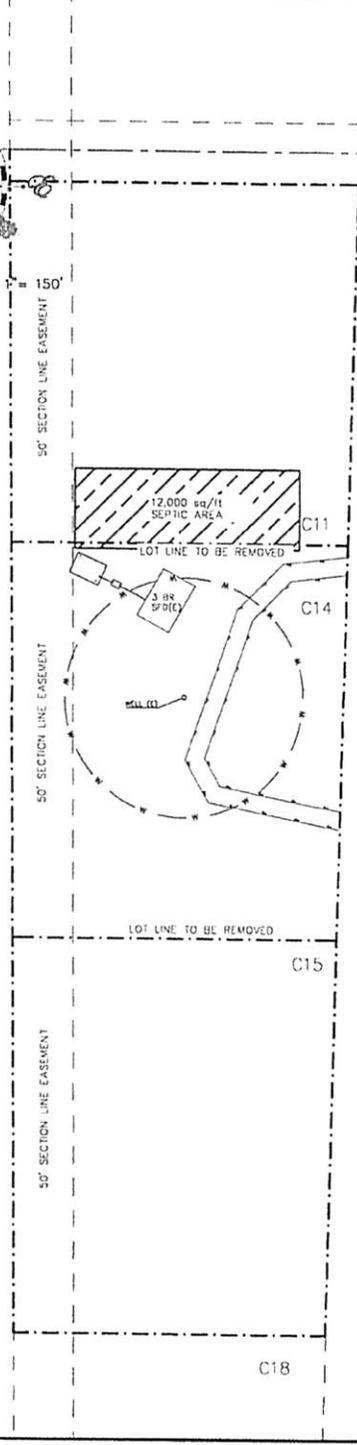
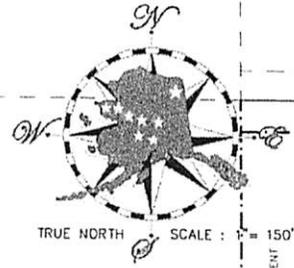
T12N R4W SEC21 LOTS C11, C14, C15  
Soils Report

**Appendix A**  
**Soils Plans Logs**

— w — w — WATER LINE / WELL RADIUS  
 — SS — SS — NEW SEPTIC

**ABBREVIATIONS**

- TH TEST HOLE
- (P) PROPOSED
- (E) EXISTING
- CO CLEAN OUT NO.
- FC FOUNDATION CLEANOUT
- FS FLOW SPLITTER
- MT MONITOR TUBE NO.
- TYP TYPICAL



S TALLEKEETNA SPUR

E MCCONNELL CIR

DATE	6/20/2019
SCALE	1" = 150'
P.I.D. NO.	XXX-XXX-XX
PERMIT NO.	OSPXXXXX
SHEET	1 OF 1

REVISIONS



**PANNONE ENG SVC, LLC**  
 P.O. BOX 1807 PALMER, AK 99645  
 PHONE (907) 745-8200 FAX (907) 745-8201

T24N R4W SEC21 L C11, C14, C15  
 KEN MILLER  
 37974 S. TALLEKEETNA SPUR ROAD  
 TALLEKEETNA, AK

NOTES:

DRAWN \_\_\_\_\_ ACP

SITE PLAN

**EXHIBIT B** -5

# SOIL LOG

**Project:** 07-00824 TP C14 & C11 Sec. 21, T24N, R4W

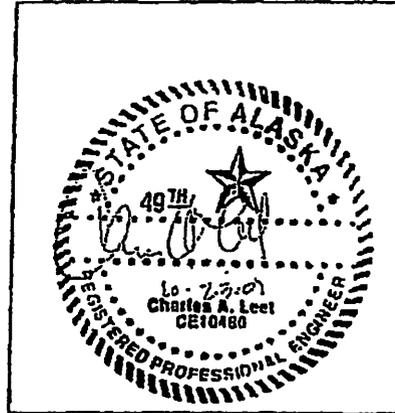
**Date:** 10/12/07

**Logged By:** Matt Fisher

**TEST HOLE NO. 1**

AK Rim File No. 07-00824

Depth (feet)	Description
1	Organics, black, soft, dry (0-1')
2	Silt Loam Overburden(ML), red, soft, dry (1-2')
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	Sand, Gravel (SW) brown, loose, dry (3-16')
17	Bottom of Test Hole
18	
19	
20	
21	
22	
23	
24	



**TEST HOLE LOCATION:**  
Within 25' of proposed SAS.

**COMMENTS:**  
No water or bedrock layer were encountered.

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

2019-176

**Peggy Horton**

---

**From:** Steve Pannone <Steve@panengak.com>  
**Sent:** Tuesday, December 3, 2019 11:27 AM  
**To:** Peggy Horton  
**Cc:** Pannone Customer Service; Accounting  
**Subject:** RE: Soils Report for Ken Miller off Talkeetna Spur

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
Good Morning Peggy,

To clarify, when we say the "Reserve Area" we are saying that there is a contiguous area of the square footage stated that is available for the wastewater disposal system (septic system). The area is "Reserved" on our plan for the septic system as defined by MSB 43.20.281, and the building reserve area ad defined by MSB 43.05.005. Does that clarify things for you? Do you need it changed in the report? Or is this email enough?

Steven R. Pannone, P.E.  
Pannone Engineering Services, LLC  
Office: (907) 745-8200  
Fax (907) 745-8201  
[www.Panengak.com](http://www.Panengak.com)

WITH THIS  
EMAIL HE IS  
SAYING THE  
RESERVED AREA  
IS SEPTIC AREA  
OK...

**From:** Peggy Horton [mailto:Peggy.Horton@matsugov.us]  
**Sent:** Tuesday, November 5, 2019 3:22 PM  
**To:** Steve Pannone <Steve@panengak.com>  
**Subject:** Soils Report for Ken Miller off Talkeetna Spur

Hi Steve,

I should have sent you this email earlier while I was waiting for updated info from . But oh well, we've been slammed like I'm sure you have.

In the attached report, what we're looking for is certification that the entire lot has at least 10,000 sq ft of contiguous useable septic area as defined in MSB 43.20.281 and at least 10,000 sq ft of useable building area as defined in MSB 43.05.005. That's the minimum allowed to make a compliant lot. You say 12,000 sq ft of reserve area and I don't know what "reserve area" is because it not wording that is in our code and I don't know if it is contiguous area.

Could you please add that statement to this report?

This plat happens to be combining some parcels, but the reason we need it here is because the parcels was paper platted, no soils report was ever provided or looked at for the parent parcels.

Thanks, after this we can move on to the public hearing.

Peggy Horton  
Platting Technician  
907-861-7881

**EXHIBIT B-7**

## Peggy Horton

---

**From:** Jamie Taylor  
**Sent:** Friday, December 13, 2019 4:53 PM  
**To:** MSB Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for Comments for Sunshine Hanna Case #2019-176 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](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Wednesday, December 11, 2019 11:40 AM  
**To:** Allen.kemplen (Allen.kemplen@alaska.gov) <Allen.kemplen@alaska.gov>; tucker.hurn@alaska.gov; Melanie.nichols@alaska.gov; kyle.hylton@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; contact@talkeetnacouncil.org; ldear0523@aol.com; jsandr@matnet.com; John.Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** Request for Comments for Sunshine Hanna Case #2019-176 Tech: PH

Good Morning,

The link below will take you to a request for comments for one-lot subdivision off S. Talkeetna Spur. RSA #29 Greater Talkeetna. Please review and provide any comments by December 30, 2019.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/ErPBuX9rXn1IIXRrpE1orWABrkzezcBekymJV1qaiDLvNw?e=mZpSJ4](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/ErPBuX9rXn1IIXRrpE1orWABrkzezcBekymJV1qaiDLvNw?e=mZpSJ4)

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.

**EXHIBIT C**



# MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833 • Fax (907) 861-7876

[www.matsugov.us](http://www.matsugov.us) • [planning@matsugov.us](mailto:planning@matsugov.us)

**Owner/Agent:** Sunshine Hanna/Miller

**Nature of Request:** To combine Tax Parcels C11. C14. C15 into one lot to be known as Lot 1, Sunshine Hanna, containing 8.63 acres.

**Location:** 24N04W21C011, C014, C015. SEC 21, T24N, R4W

**Date/Due Date:** 30 DECEMBER 2019

**MSB Staff Contact:** PEGGY HORTON

**Planner completing this Review:** Ted Eischeid, Ph. 861-8606, [ted.eischeid@matsugov.us](mailto:ted.eischeid@matsugov.us)

**FSA:** 24 TALKEETNA.

**Case#:** 2019-176

**RSA:** 29 GREATER TALKEETNA.

---

**Staff-Recommendation:**

Approve **XX**

Deny \_\_\_\_\_ (need's supervisor approval)

Conditionally Approve \_\_\_\_\_

**List Conditions (if applicable):**

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**Supporting Recommendations, Comments, and Information:**

Cultural Resources:

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

**FLOOD HAZARD LANGUAGE:**

- No Flood Hazard Development requirements.

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

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

**EXHIBIT D-1**



# MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

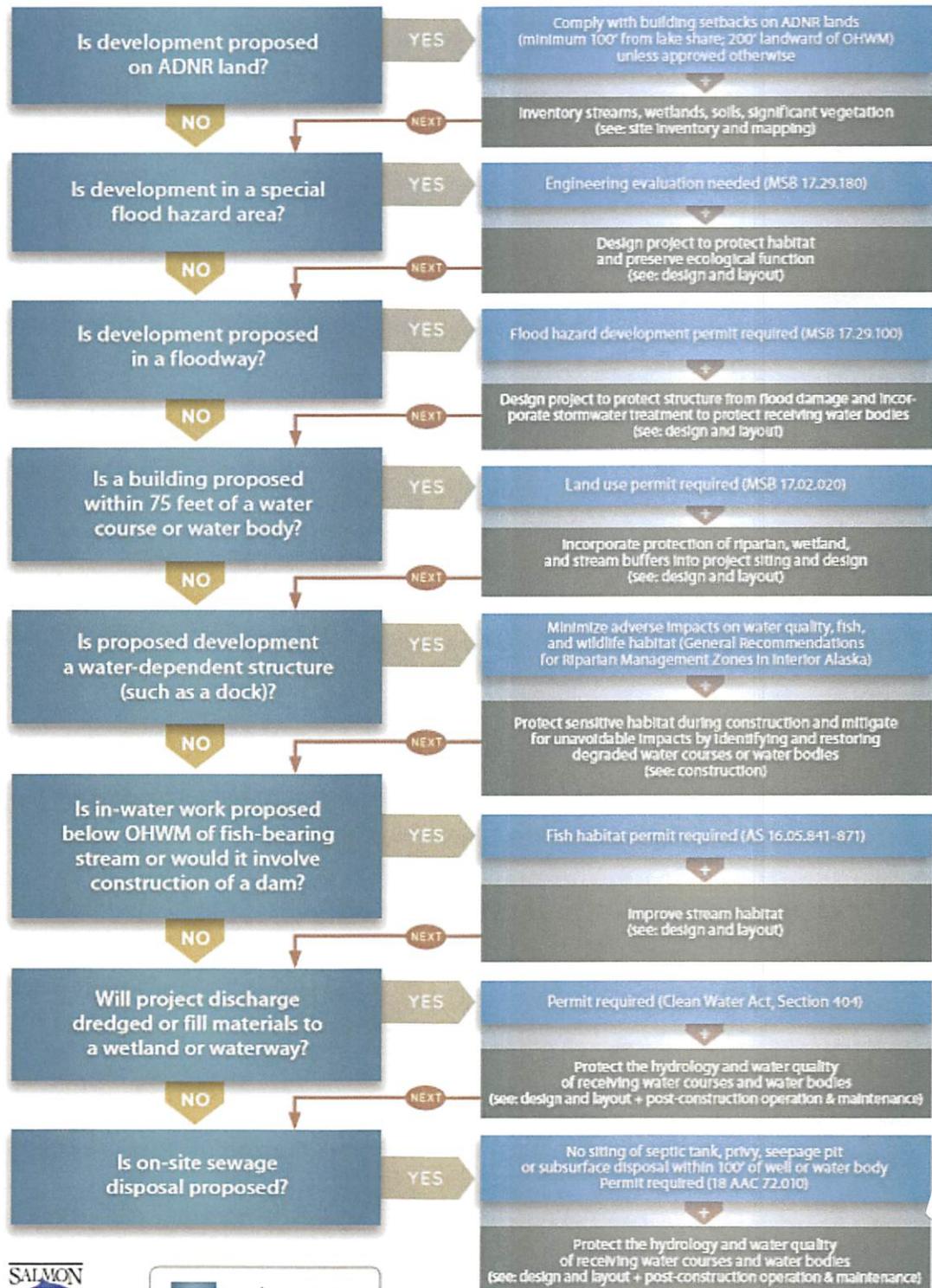
Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833 • Fax (907) 861-7876

[www.matsugov.us](http://www.matsugov.us) • [planning@matsugov.us](mailto:planning@matsugov.us)

## Navigating Regulatory Compliance for Development In the Mat-Su Basin



PI



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

January 6, 2020

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:

- **Glenn Hwy MP 53-56 ROW Acquisition**
- **Tax Map CN 07, Sec 29, T20N, R06E (Stocks)**

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

- **Sunshine Hanna (Miller)**
  - No change to existing access onto Talkeenta Spur Road will be allowed.

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](mailto:melanie.nichols@alaska.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Melanie Nichols".

Melanie Nichols  
Mat-Su Area Planner

## Peggy Horton

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Monday, December 16, 2019 10:02 AM  
**To:** MSB Platting  
**Subject:** FW: Request for Comments for Sunshine Hanna Case #2019-176 Tech: PH

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

Good morning,

MTA has reviewed the plat for Sunshine Hanna. 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](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Wednesday, December 11, 2019 11:40 AM  
**To:** Allen.kemplen (Allen.kemplen@alaska.gov) <Allen.kemplen@alaska.gov>; tucker.hurn@alaska.gov; Melanie.nichols@alaska.gov; kyler.hylton@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; contact@talkeetnacouncil.org; ldear0523@aol.com; jsandr@matnet.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** Request for Comments for Sunshine Hanna Case #2019-176 Tech: PH

Good Morning,

The link below will take you to a request for comments for one-lot subdivision off S. Talkeetna Spur, RSA #200, Talkeetna. Please review and provide any comments by December 30, 2019.

**EXHIBIT F**

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 8, 2020**

PRELIMINARY PLAT:     **JOHNNY DAE FARMS**  
LEGAL DESCRIPTION:    **SEC 25, T21N, R5W S.M., AK**  
PETITIONER:           **OLIN & DOTTY HAMMACK**  
SURVEYOR:             **SOUTHWEST ALASKA SURVEYING**  
ACRES:     .92            PARCELS:    1  
REVIEWED BY:           PEGGY HORTON            CASE: 2019-178

---

**REQUEST:**

The request is to combine Lots 28 & 29, Rustic Wilderness Division 1, Plat 72-67, into one lot to be known as Lot 1 Johnny Dae Farms, containing .92 acres more or less. Located within the SE¼ SE¼ Section 25, Township 21 North, Range 5 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map           **EXHIBIT A**  
Aerial Photo           **EXHIBIT B**

**COMMENTS:**

Public                   **EXHIBIT C**

**DISCUSSION:**

**Location:** The subject parcels are located within the Willow Area Community Organization area. This case is being heard under MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. MSB 43.15.054(G) allows the surveyor to use record information from the prior plats and does not require survey and monumentation.

**COMMENTS:**

There were no comments received from Borough Departments or outside agencies.

Two members of the public, Wayne Vance and Charlene Stewart, sent in no objections (**Exhibit C**).

## **CONCLUSION**

The plat of Lot 1 Johnny Dae Farms is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There are no objections from any borough department, outside agency, or the public to the combination of lots.

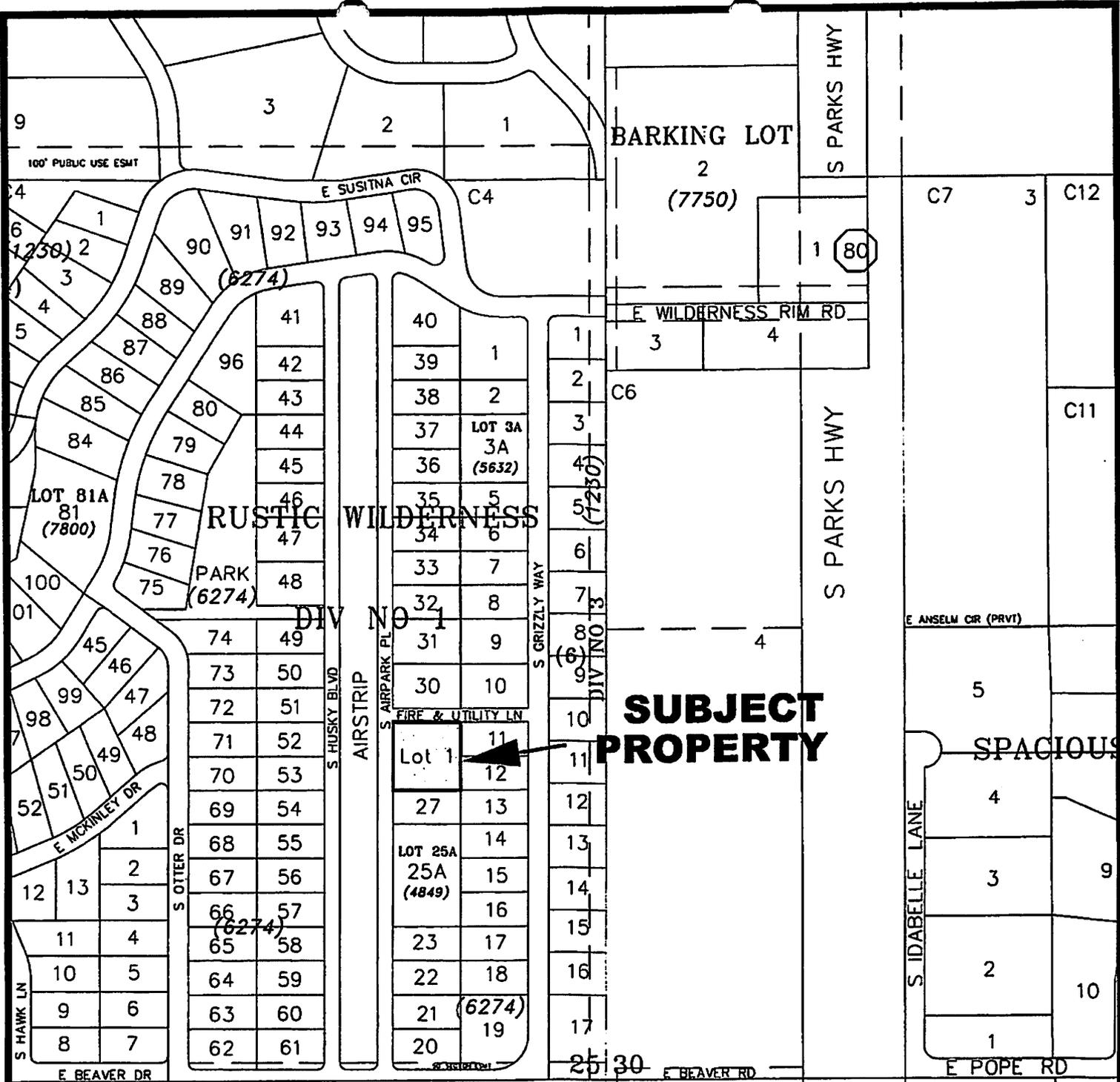
## **RECOMMENDATIONS**

Staff recommends approval of the abbreviated plat of Lot 1 Johnny Dae Farms contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.

## **FINDINGS**

1. The abbreviated plat of Lot 1 Johnny Dae Farms is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. This plat combines two lots within Rustic Wilderness, Division 1, lessening the lot density in the area.
3. There were no objections from any borough department, outside agency or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Rustic Wilderness, Division 1, Plat 72-67, and does not require additional monumentation.



VICINITY MAP  
 FOR PROPOSED JOHNNY DAE FARMS  
 LOCATED WITHIN  
 SECTION 25, T21N, R5W  
 SEWARD MERIDIAN, ALASKA  
 CASWELL 14 MAP

EXHIBIT A



EXHIBIT B

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



RECEIVED

DEC 30 2019

PLATTING

56274000L010 36  
VANCE WAYNE L & CAROL L  
KLOTZBUECHER HARTMUTH  
HC 89 BOX 290  
WILLOW, AK 99688

FIRST CLASS

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: OLIN & DOTTY HAMMACK**

**REQUEST:** The request is to combine Lots 28 & 29, Rustic Wilderness Division 1, Plat 72-67, into one lot to be known as **Lot 1, JOHNNY DAE FARMS**, containing 0.92 acres +/- . This project is located west of mile 80 Parks Highway and east of S. Airpark Place (Tax ID #6274000L028, 6274000L029); within Section 25, Township 21 North, Range 05 West, Seward Meridian. Community Council: Willow and in Assembly District #7 Tam Boeve

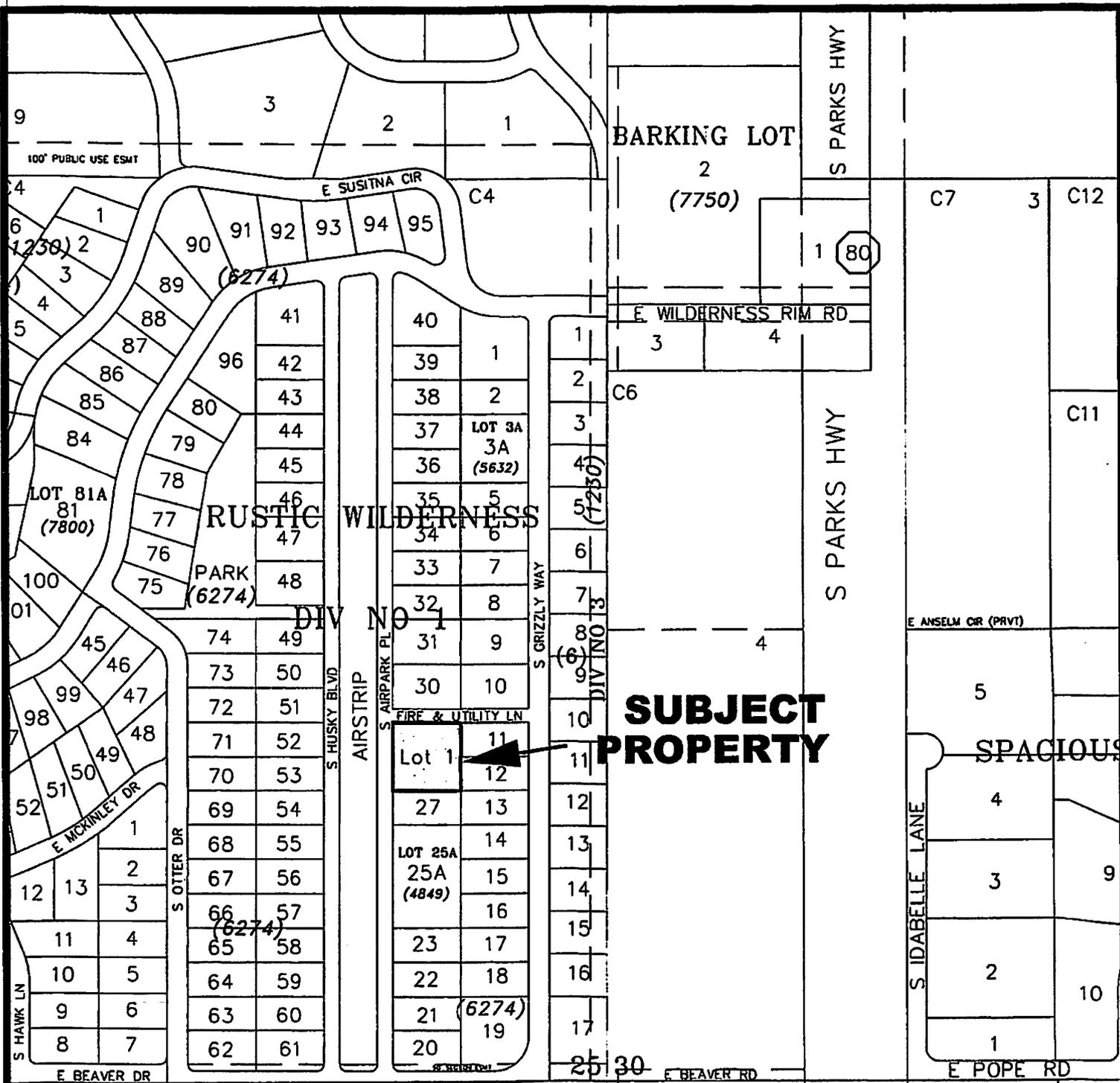
The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on **January 8, 2020**. The meeting begins at **8:30 A.M.** We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Peggy Horton** at (907) 861-7881 or the Platting Secretary at (907) 861-8573.

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

No Objection [ ] Objection [ ] Concern

Name: WAYNE VANCE Address: 59853 S. AIR PARK PLACE LOT 3931, 9, 10  
Comments: HARTMUTH KOTZBUECHER DIED 19 YEARS AGO. I PURCHASED LOT 10 IN 2003 FROM HIS WIDOW AND QUICK CLAIM THE DEAD WITH MA-SI BOROUGH AT THAT TIME



## VICINITY MAP

FOR PROPOSED JOHNNY DAE FARMS  
 LOCATED WITHIN  
 SECTION 25, T21N, R5W  
 SEWARD MERIDIAN, ALASKA

CASWELL 14 MAP

**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645



54849000L025A 32  
STEWART B CHARLENE  
HC 89 BOX 289  
WILLOW AK 99688

**FIRST CLASS**

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: OLIN & DOTTY HAMMACK**

**REQUEST:** The request is to combine Lots 28 & 29, Rustic Wilderness Division 1, Plat 72-67, into one lot to be known as **Lot 1, JOHNNY DAE FARMS**, containing 0.92 acres +/- . This project is located west of mile 80 Parks Highway and east of S. Airpark Place (Tax ID #6274000L028, 6274000L029); within Section 25, Township 21 North, Range 05 West, Seward Meridian. Community Council: Willow and in Assembly District #7 Tam Boeve

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No Objection [ ] Objection [ ] Concern

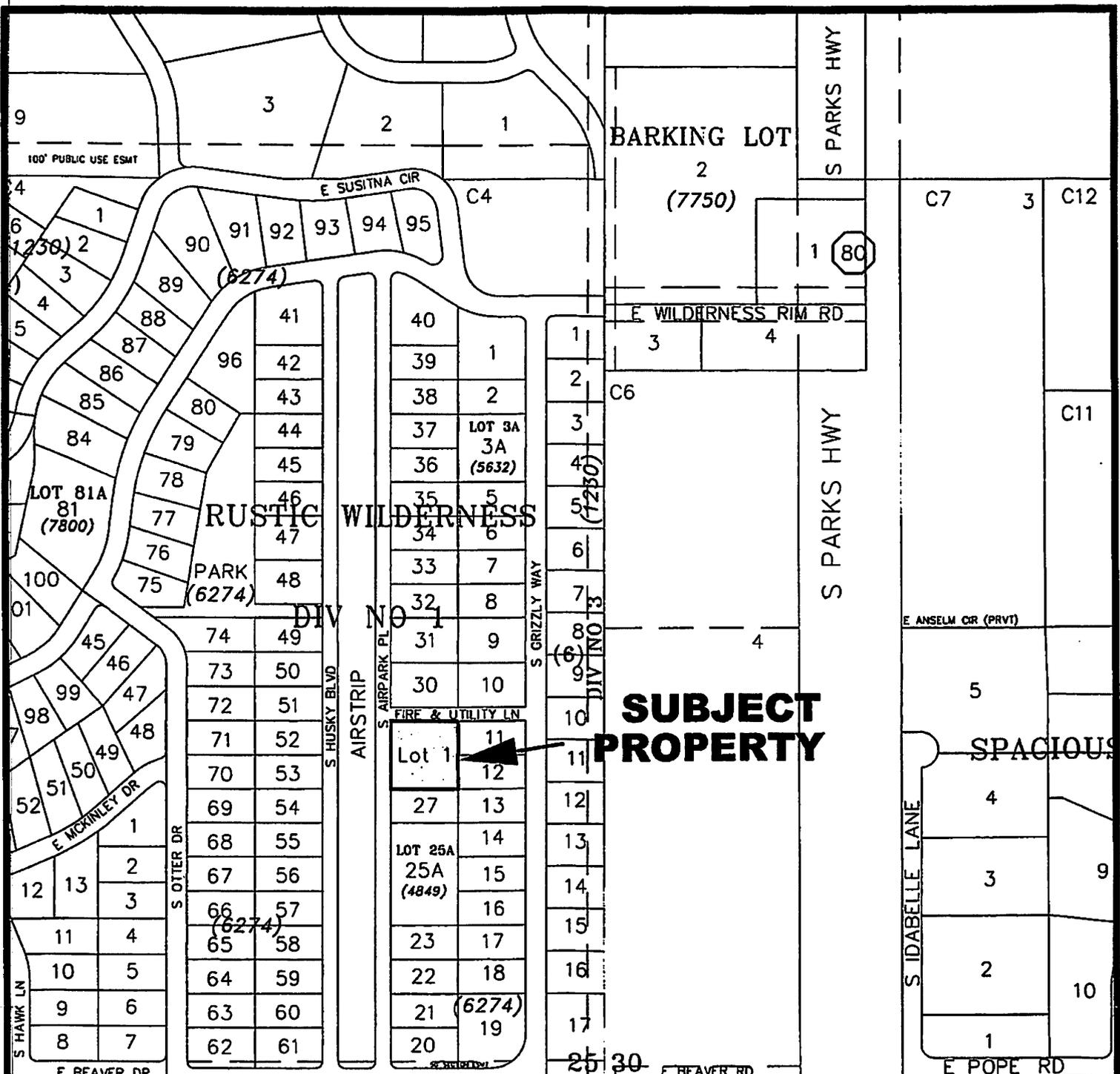
Name: B. Charlene Stewart Address: HC 89, Box 289, Willow, AK 99688

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**SUBJECT PROPERTY**

**VICINITY MAP**  
 FOR PROPOSED JOHNNY DAE FARMS  
 LOCATED WITHIN  
 SECTION 25, T21N, R5W  
 SEWARD MERIDIAN, ALASKA  
 CASWELL 14 MAP

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 8, 2020

PRELIMINARY PLAT: LONGENECKER HOMESTEAD RSB LOT 3  
LEGAL DESCRIPTION: SEC 32, T17N, R03W, SEWARD MERIDIAN AK  
PETITIONERS: HARVEY LONGENECKER  
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING/HOLLER ENGINEERING  
ACRES: 26.41 ± PARCELS: 3  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2019-179

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**REQUEST:** The request is to create three lots from Lot 3, Longenecker Homestead, Plat No. 2016-77, to be known as **LOTS 3A, 3B and 6C**, containing 26.41 ± acres. The plat is located north of W. Carmel Road and west and north of S. Knik Knack Mud Shack Circle, within the SW ¼ SW ¼ Section 32, Township 17 North, Range 02 West, SM AK.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 4 pgs
Geotechnical Engineering Report	<b>EXHIBIT B</b> – 4 pgs
As-Built of S. Knik Knack Mud Shack Circle	<b>EXHIBIT C</b> – 1 pg
<b><u>AGENCY COMMENTS</u></b>	
Department of Public Works Operations & Maintenance	<b>EXHIBIT D</b> – 1 pg
Department of Emergency Services	<b>EXHIBIT E</b> – 1 pg
Assessments	<b>EXHIBIT F</b> – 4 pgs
Development Services Division	<b>EXHIBIT G</b> – 4 pgs
Utilities	<b>EXHIBIT H</b> – 3 pgs

**DISCUSSION:** The proposed subdivision is located north of W. Carmel Road and west and north of S. Knik Knack Mud Shack Circle. Lot sizes are 5.17 acres, 9.68 acres and 11.56 acres. Staff notes the structure on proposed Lot 3C is not shown on the as-built. This structure may be within the 25’ setback of S. Knik Knack Mud Shack Circle. Surveyor to provide updated as-built (see *Recommendation #7*). If the structure is within the 25’ setback of the right-of-way, the structure will need to be moved (see *Recommendation #8*).

**SOILS:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes soils evaluation included logging soils conditions in a single new testhole, review of provided and MSB LiDAR topography information, review of surrounding soils information, review of information from previous projects within the subdivision and other observations on site. Testhole location map and soils logs are attached. Parcel has gently rolling hills and valleys north of W. Carmel Road; large areas have been cleared as fields and pastures. The northern and western edges remain forested. A minor amount of steep areas over 25% in slope exist in the northern portion; total elevation differential is

approximately 54'. There are two home sites with barns and related outbuildings. Soils found in the logged testhole contained a layer of silty topsoils to 2', over a layer of silty sand and gravel with a moderate silt content. A percolation test was performed within the silty material which returned a result of three minutes per inch. Groundwater was not encountered in the logged testhole to 16'. Based on the available soils and water table information, topography, MSB Code, and observations on site, proposed Lot 3B will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable area. Lots 3A and 3C are over 400,000 sf and do not require useable area verification, as the surveyor has provided topography information, pursuant to MSB 43.20.281(A)(1)(i)(i).

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit D**) requests the upgrade of S. Knik Knack Mud Shack Circle to residential standard, including construction of a full cul-de-sac, reconstructing the radius near the intersection of S. Mary N Bud Circle, and removing the driveway at the intersection.

*Pursuant to MSB 43.20.100(F)(2) "For a plat or waiver of four lots or less within a road service area, legal access must be provided to all lots and physical access to the lots may be by a pioneer standard road; provided, that:*

*(a) a note shall be placed on the plat to state that if any of the lots or parcels are further subdivided, which would create more than the original lots created, a road must be constructed to minimum residential standards to provide physical access to the lots being further subdivided; and*

*(b) This provision of code will not require the petitioner to upgrade any road prior to the subject parcel that is or has been maintained by the state or an incorporated municipality."*

This parcel is within a Road Service Area, #17 Knik. It is a plat of four lots or less. Legal and physical access is provided. MSB has maintained this portion of S. Knik Knack Mud Shack Circle for years. Therefore, the street would normally not be required to be upgraded. However, the as-built (**Exhibit C**) of S. Knik Knack Mud Shack Circle shows the street is not constructed in the dedicated right-of-way.

*Pursuant to MSB 43.20.140 Physical Access (A) Roads used for access and internal circulation shall:*

*(1) conform to the existing requirements of the Subdivision Construction Manual; and*

*(2) be located entirely within dedicated or legal rights-of-way."*

The street will be required to be realigned within the right-of-way and will need to be constructed to Borough residential street standards (see **Recommendation #6**). The driveway at the intersection must be moved (see **Recommendation #5**).

Department of Emergency Services (**Exhibit E**) notes as long as the roads and cul-de-sacs are built to the subdivision code, Fire Code has no issues with this.

Assessments (**Exhibit F**) notes this is farm deferment property. A farm deferment payback will be required on proposed Lot 3B and may be required on Lot 3C, once intent is established. Also, this parcel has a senior exemption as well as the farm deferment and will have some taxes to pay back (see **Recommendation #4**).

Development Services Division, Permit Center (**Exhibit G**) notes there are two access points that do not have driveway permits. Please have them apply for those access points. However, Right-of-Way Coordinator Andy Dean clarified there are three applications. Two of the three driveways have been

approved. The third application driveway, #D20111, needs to be moved, as it cannot be approved at the original proposed location. Once it is moved to the new location, the permit can be finalized (see *Recommendation #5*).

**Utilities:** (Exhibit H) MTA has no objections. MEA requests a 30' wide utility easement centered on the existing pole line from the western boundary to the existing structure on proposed Lot 3A. *Staff notes an abbreviated plat cannot grant easements; petitioner may grant the easement by document and show on final plat.* Enstar has no comments, recommendations or objections. GCI did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE, ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Capital Projects, Planning or Development Services; or GCI.

**CONCLUSION:** The abbreviated plat of LONGENECKER HOMESTEAD RSB LOT 3 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

**FINDINGS for PRELIMINARY PLAT**

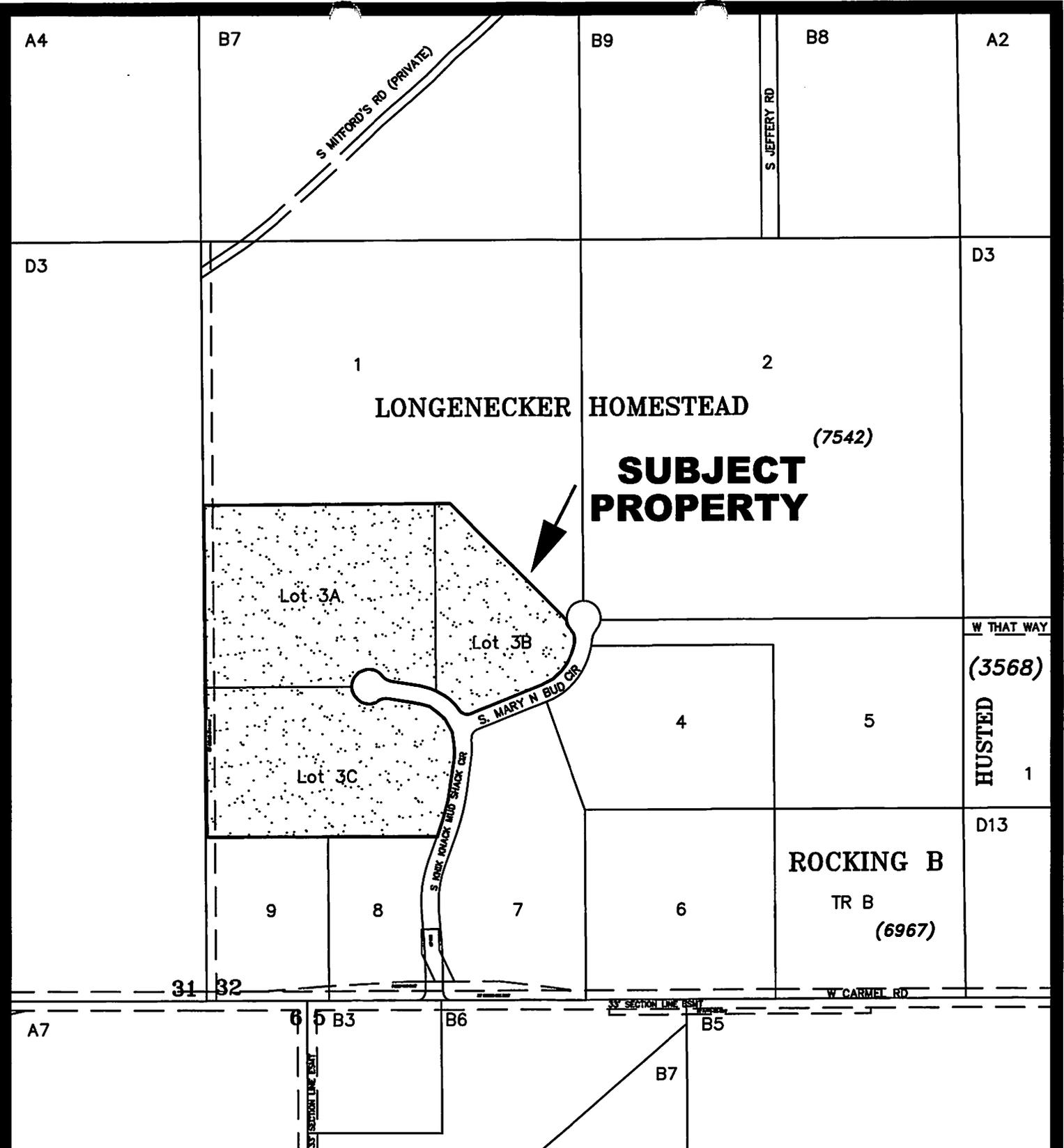
1. The plat of Longenecker Homestead RSB Lot 3 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from USACE, ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Capital Projects, Planning or Development Services; or GCI.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There were no objections from the public in response to the Notice of Public Hearing.
5. A soils report was submitted, pursuant to MSB 43.20.281(A), and each lot has the required buildable and septic area. Two lots are over 400,000 sf and do not require soils, pursuant to MSB 43.20.281(A)(1)(i)(i).
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
7. Legal and physical access exists, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
8. Upgrade of S. Knik Knack Mud Shack Circle is not required, pursuant to MSB 43.20.100(F)(2)(b).
9. A plat note will be added regarding required road upgrade if lots are further subdivided, pursuant to MSB 43.20.100(F)(2)(a).

**RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT**

**Staff recommends approval with the following conditions and findings:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.

2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Show all easements of record on final plat.
4. Provide proof to Platting staff that farm deferment and senior exemption payback has been done.
5. Move the driveway for permit #D20111 and finalize the application. Provide the final approval to Platting staff.
6. Construct S. Knik Knack Mud Shack Circle and cul-de-sacs to Borough street standards:
  - a) Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the No Engineer Left Behind for final road inspection.
  - b) Provide DPW acceptance of the roads to Platting staff
  - c) Provide road sign-off from Department of Public Works.
  - d) Provide as-built showing the new streets are within the dedicated right-of-way.
7. Provide updated as-built showing the structure on Lot 3C.
8. Remove/move the structure on Lot 3C if it is within the 25' right-of-way setback.
9. Pay postage and advertising fees of \$37.55.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit final plat in full compliance with Title 43.



**VICINITY MAP**

FOR LONGENECKER HOMESTEAD RSB LOT 3  
 LOCATED WITHIN  
 SECTION 32, T17N, R02W, SEWARD MERIDIAN,  
 ALASKA

HOUSTON 15 MAP

**EXHIBIT A**

MITFORDS

HO15

44 RIVER BLVD  
MITFORDS

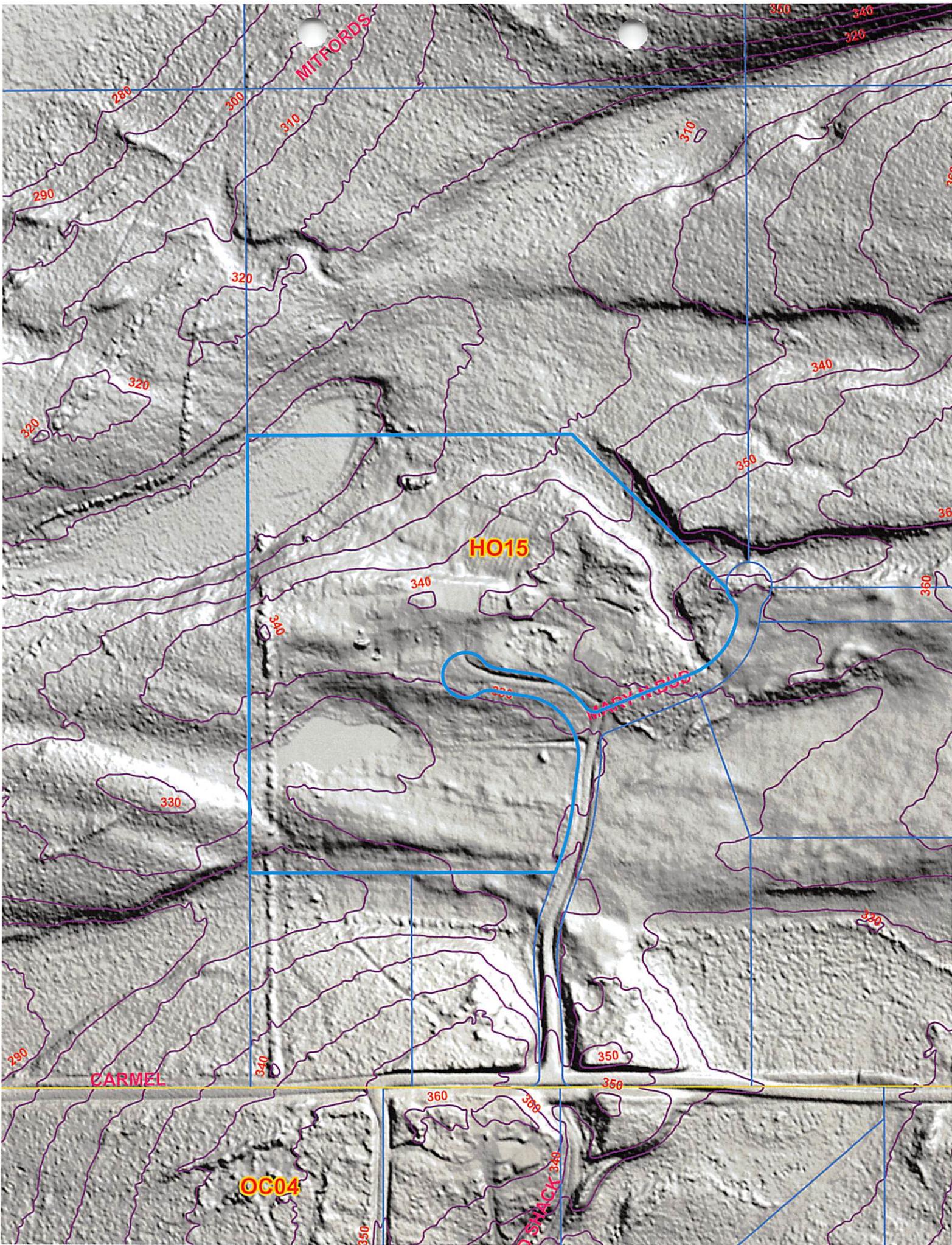
CARMEL

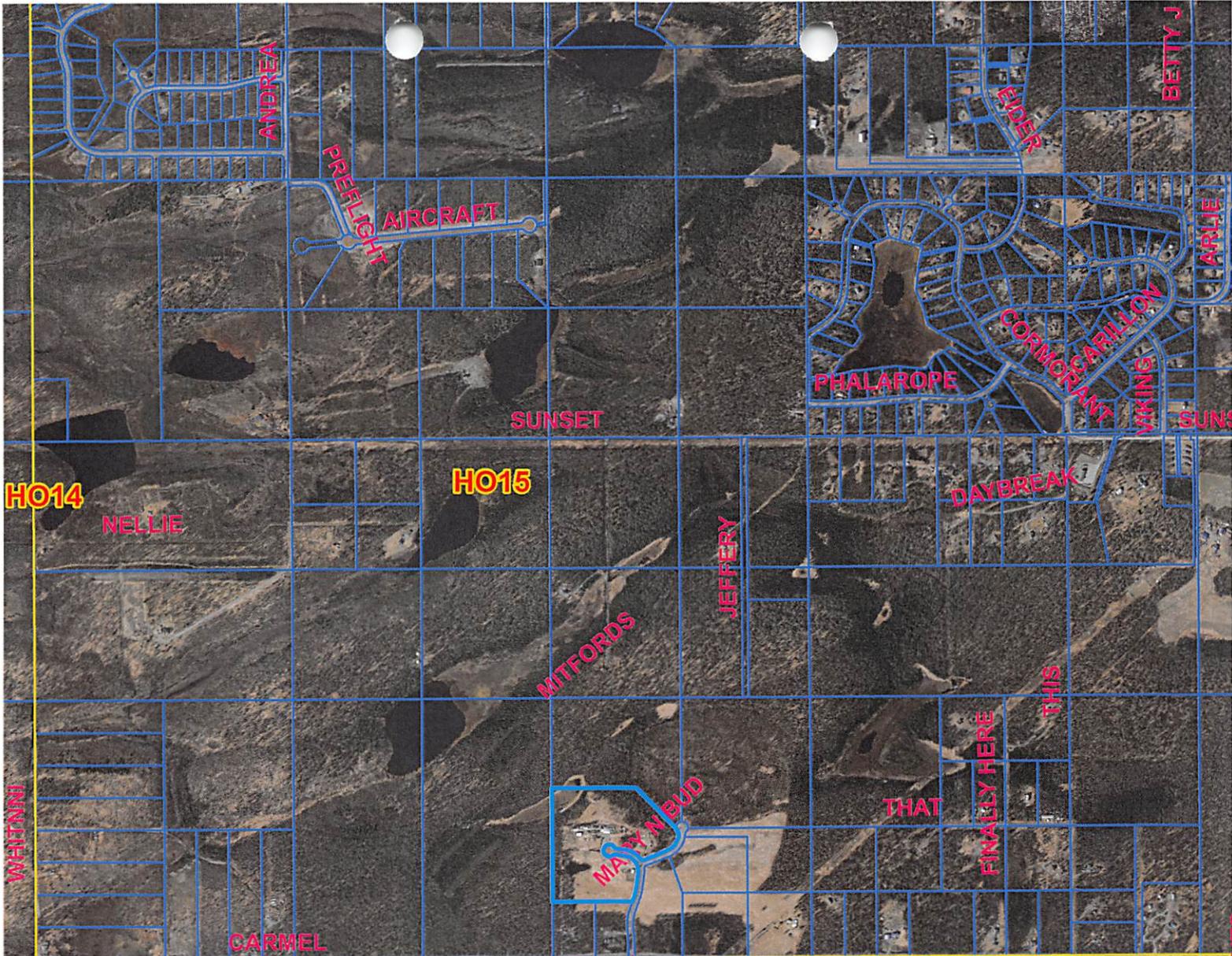
KNIX KNACK BUD SHACK

OC04

2 SHACK









# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

PA 20190114

December 6, 2019

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

RECEIVED

DEC 06 2019

PLATTING

Re: **Longenecker Lot 3 Re-Plat;** Useable Areas  
HE# 15091

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 3 new lots from an existing parcel with a total area of approximately 26.4 acres. The new lots will have areas of 11.6 acres, 5.2 acres and 9.6 acres. Our soils evaluation included logging soil conditions in a single new testhole, review of the provided & MSB LiDAR topography information, review of surrounding soils information, review of information from previous Holler Engineering projects within Longenecker Homestead, and our other observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The parent parcel has gently rolling hills and valleys north of the existing Carmel Road and towards the end of S. Mud Shack Circle. Large areas have been previously cleared as fields or pastures. The three lots in question occupy high ground north and west of S. Mud Shack Circle. The northern and western edges of the lots remain forested while the remainder of the lots generally consist of cleared and open field or lawn. Two developed home sites exist on lots 3A and 3B. A minor amount of steep areas of over 25% in slope exist in the northern portion of the proposed project area and have been delineated on the attached map. The total elevation differential on the provided map is approximately 54'. Each lot already has reasonable access to S. Mud Shack Circle and will require grading for driveway access or useable area.

Soils & Vegetation. Portions of the parent parcel were previously developed with two home sites, barns and related outbuildings, as well as driveways to serve the sites. Remaining areas consist of cleared fields or farmland, and undeveloped areas are typically wooded with moderate density mature birch and spruce trees. Soils found in the logged testhole contained a layer of silty topsoils to 2', over a layer of silty sand and gravel with a moderate silt content. A percolation test was performed within the silty material which returned a result of 3 minutes per inch. The soils encountered are

consistent with our prior experiences in this area. Copies of the log and a location/topography/useable area map are attached.

Groundwater. Groundwater was not encountered in the logged testhole to 16'. Groundwater is not expected to be a limiting factor for most areas of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, steep areas and related setbacks, and setbacks to an existing water well. For building areas, lotlines, utility easements and ROW/PUE setbacks will be limiting factors. Both lots will contain adequate unencumbered area to meet the useable area requirements.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed lot 3B will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Lots 3A and 3C are over 400,000 square feet in area and do not require useable area verification.***

Drainage Plan. As no new road construction is proposed no drainage plan is required. General drainage patterns, as well as existing drainage structures are shown on the attached map.

Thank you for your assistance, and please feel free to call with any questions you may have.

Sincerely,



Curtis Holler, PE

c: L. Longenecker, w/attachments





# HOLLER ENGINEERING

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



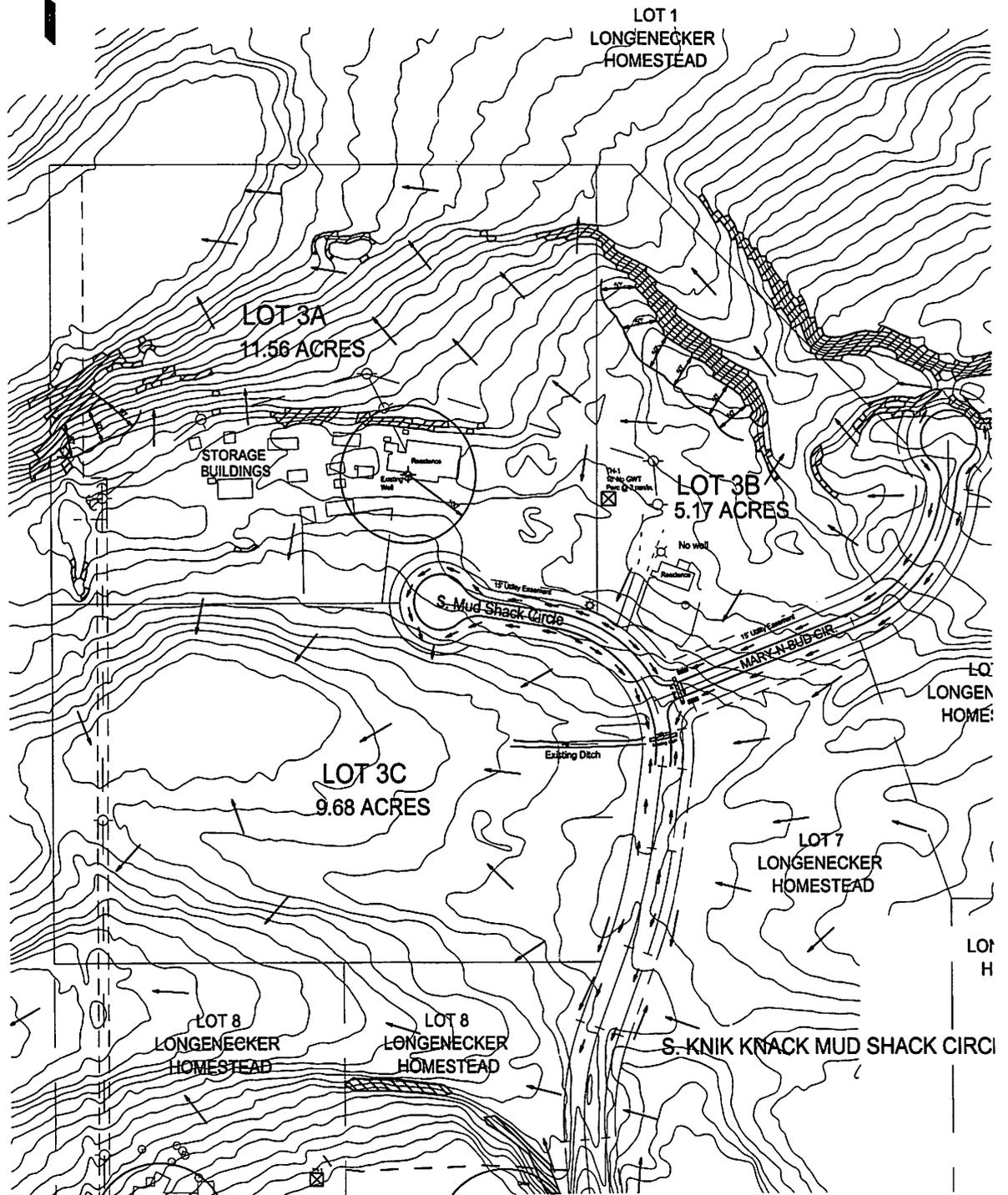
## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 1

Performed For: Larry Longenecker

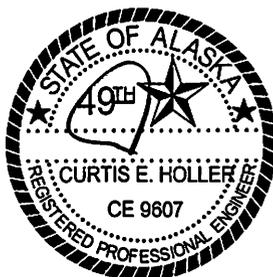
Legal Description: Longenecker Lot 3 Re-plat

Depth, feet	Soil Type	Slope	Site Plan																																																						
0 - 1	OL, turf		See attached testhole & topo map ↑ N ↓																																																						
1 - 2	ML, dark brown, smears																																																								
2 - 3	SM-GM, olive gray, rock to 3", few 10"+, (1) 20"+ boulder, stands well, smears. RELATIVELY LOW SILT CONTENT																																																								
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5 - 6																																																									
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7 - 8																																																									
8 - 9				WAS GROUNDWATER ENCOUNTERED? - <u>No</u>																																																					
9 - 10				IF YES, AT WHAT DEPTH? - <u>N/A</u>																																																					
10 - 11				DEPTH AFTER MONITORING? - <u>N/A</u>																																																					
11 - 12		<table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td></td> <td>11/21/19</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td>13:10</td> <td>10 min</td> <td>8 2/16"</td> <td>3 8/16"</td> </tr> <tr> <td>2</td> <td></td> <td>13:22</td> <td>10 min</td> <td>7 11/16"</td> <td>3 1/16"</td> </tr> <tr> <td>3</td> <td></td> <td>13:34</td> <td>10 min</td> <td>7 11/16"</td> <td>3 1/16"</td> </tr> <tr> <td>4</td> <td></td> <td>13:46</td> <td>10 min</td> <td>7 11/16"</td> <td>3 1/16"</td> </tr> <tr> <td>5</td> <td></td> <td>13:57</td> <td>10 min</td> <td>7 10/16"</td> <td>3"</td> </tr> <tr> <td>6</td> <td></td> <td>14:08</td> <td>10 min</td> <td>7 10/16"</td> <td>3"</td> </tr> </tbody> </table>		PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop		11/21/19					1		13:10	10 min	8 2/16"	3 8/16"	2		13:22	10 min	7 11/16"	3 1/16"	3		13:34	10 min	7 11/16"	3 1/16"	4		13:46	10 min	7 11/16"	3 1/16"	5		13:57	10 min	7 10/16"	3"	6		14:08	10 min	7 10/16"	3"
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12 - 13		- PERCOLATION RATE <u>3</u> (min/inch)    PERC HOLE DIAMETER <u>6"</u>																																																							
13 - 14		- TEST RUN BETWEEN <u>3.5</u> FT AND <u>4.5</u> FT DEPTH																																																							
14 - 15		- COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u>																																																							
15 - 16		- _____																																																							
16 - 17	No Groundwater No Impermeables	- PERFORMED BY: <u>J. Wilkins</u>																																																							
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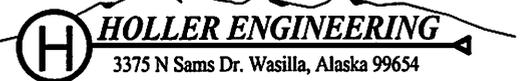


**Notes:**

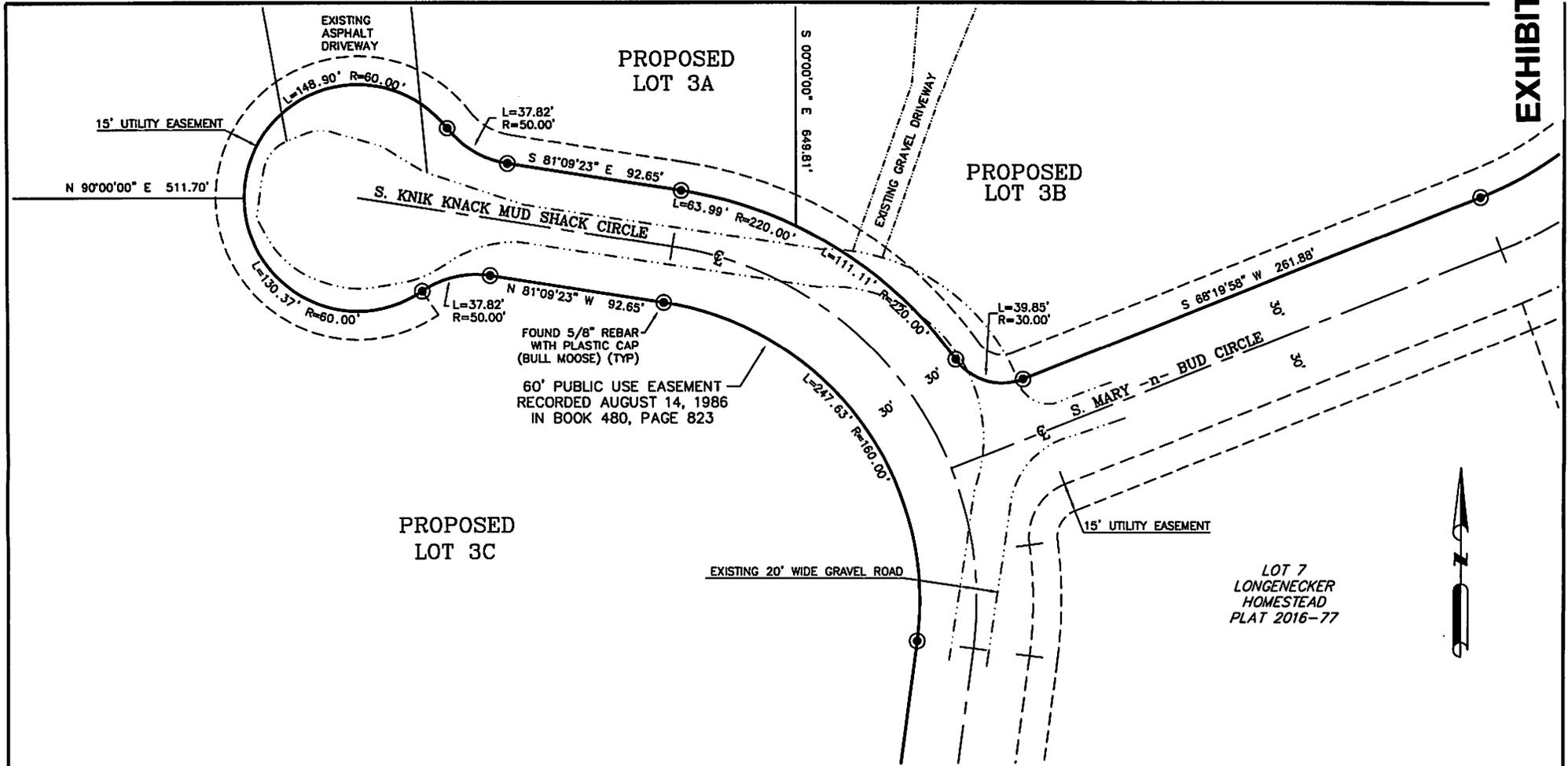
1. Arrows denote apparent drainage patterns.
2. Base drawing & improvement locations provided by others.
3. 2' topography source is MSB 2011 LiDAR, not verified.
4. Hatched areas have +25% grade.



Longenecker Homestead Lot 3A, 3B & 3C  
Useable area, Drainage, and Topography.



12/06/19      Scale: 1"=150'±      Job # 15091



ASBUILT SURVEY

60' PUBLIC USE EASEMENT, LONGENECKER HOMESTEAD

**BULL MOOSE SURVEYING**

ROBERT S. HOFFMAN  
 200 HYGRADE LANE, WASILLA, ALASKA 99654  
 (907) 357-6957 bob@bullmoosesurveying.com  
 VISIT US AT BULL MOOSE SURVEYING.COM

MORTGAGE SURVEY CERTIFICATE:  
 I HEREBY CERTIFY THAT I, OR  
 SOMEONE UNDER MY DIRECT  
 SUPERVISION, HAVE PERFORMED A  
 MORTGAGEE'S INSPECTION ON THE  
 FOLLOWING DESCRIBED PROPERTY,  
 AND THAT NO ENCROACHMENTS  
 EXIST EXCEPT AS INDICATED.

PALMER RECORDING DISTRICT, ALASKA

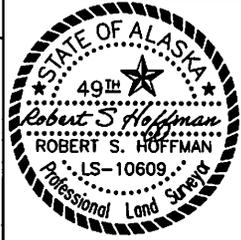
REVISION	BY	DATE
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©BULL MOOSE SURVEYING 2020

**NOTES:**

1. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES SEEN ON THE DATE OF SURVEY ARE SHOWN HEREON.
2. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.
3. THIS DRAWING WAS PREPARED IN ACCORDANCE WITH A.S.P.L.S. MORTGAGE SURVEY STANDARDS. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. UNDER NO CIRCUMSTANCES SHOULD ANY DATA SHOWN BE USED TO CONSTRUCT ANY FUTURE STRUCTURE, FENCE, OR ANY OTHER IMPROVEMENTS.
4. ALL BEARINGS AND DISTANCES SHOWN ARE RECORD, UNLESS OTHERWISE NOTED.

DRAWN BY: TGC	DATE OF SURVEY: 1/2/2020	PREPARED FOR: <b>HARVEY LONGENECKER</b>
CHECKED BY: RSH	SECTION TWP. RANGE 32 17N 2W S.M	SCALE: 1"=50' PLAT # 2016-77



## Amy Otto-Buchanan

---

**From:** Jamie Taylor  
**Sent:** Friday, December 13, 2019 5:31 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Longenecker Homestead RSB L3 #19-179

Upgrade Knik Knack Mud Shack Circle to residential standard including construction of a full cul-de-sac, reconstructing the radius near the intersection of Mary N Bud Circle, and removing the driveway at that intersection.

**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](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, December 11, 2019 11:28 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; 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>; MSB Farmers <MSB.Farmers@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:** RFC Longenecker Homestead RSB L3 #19-179

Attached is a Request for Comments (RFC) for the resubdivision of Lot 3, Longenecker Homestead; MSB Case #2019-179. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **January 2, 2020**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
861-7872

## Amy Otto-Buchanan

---

**From:** Fire Code  
**Sent:** Thursday, December 26, 2019 1:39 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Longenecker Homestead RSB L3 #19-179

Amy,  
As long as the roads and cul-de-sacs are built to the subdivision code Fire Code would have no issue with this.



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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, December 11, 2019 11:28 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; 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>; MSB Farmers <MSB.Farmers@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:** RFC Longenecker Homestead RSB L3 #19-179

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Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
861-7872

## Amy Otto-Buchanan

---

**From:** Krista King  
**Sent:** Wednesday, December 18, 2019 2:07 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Longenecker Homestead RSB L3 #19-179  
**Attachments:** Longenecker Farm Payback - 12182019.pdf

FYI.. See attached.

Thanks Amy!

*Krista King / Assessments Record Supervisor / Matanuska-Susitna Borough / Ph. 907-861-8645*

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, December 11, 2019 11:28 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; 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>; MSB Farmers <MSB.Farmers@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:** RFC Longenecker Homestead RSB L3 #19-179

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Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
861-7872



## MATANUSKA-SUSITNA BOROUGH

### Department of Finance

### Division of Assessment

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-8642 • Fax (907) 861-8693

[www.matsugov.us](http://www.matsugov.us)

December 19, 2019

Harvey L. Longenecker  
P.O. Box 877550  
Wasilla, AK 99687

RE: Parcel # 7542000L003 - Platting action & Farm Deferment payback

Mr. Longenecker:

This office has been notified of a pending platting action subdividing the above parcel. This parcel has previously received the benefits of the Farm Use Deferment program.

Per Alaska Statute 29.45.060(a) ... "If the land is sold, leased, or otherwise disposed of for uses incompatible with farm use or converted to a use incompatible with farm use by the owner, the owner is liable to pay an amount equal to the additional tax at the current mill levy together with eight percent interest for the preceding seven years, as though the land had not been assessed for farm use purposes."

Since the platting action noted above creates a unit incompatible with farm use on approximately 5.17 acres (Lot 3B), a deferment payback has been generated by this division. A bill will be generated, and payment of the deferred taxes must be made prior to the recording of the new plat.

Please be advised, in the future if you wish to convey Lot 3C and it becomes incompatible with farming, a payback of that portion may be required at that time.

If you have any questions, please feel free to contact this office at the number above.

Sincerely,

Krista King  
Assessment Records Supervisor

CC: Amy Otto-Buchanan – Platting Tech

## Amy Otto-Buchanan

---

**From:** Krista King  
**Sent:** Wednesday, December 11, 2019 1:13 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Sandra Lewis; Liesel Weiland  
**Subject:** FW: RFC Longenecker Homestead RSB L3 #19-179  
**Attachments:** RFC Packet.pdf; Soils Report.pdf; Agenda Plat.pdf

Hi Amy,

This is a farm deferment property. We will definitely require a payback prior to recording on the 5.17 acres that make up Lot 3B. I will need to have a conversation with Mr. Longenecker regarding the intent of Lot 3C before we determine whether or not we will require a payback on that portion.

Thank you!

Krista

*Krista King / Assessments Record Supervisor / Matanuska-Susitna Borough / Ph. 907-861-8645*

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, December 11, 2019 11:28 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; 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>; MSB Farmers <MSB.Farmers@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:** RFC Longenecker Homestead RSB L3 #19-179

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Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
861-7872

## Amy Otto-Buchanan

---

**From:** Charlyn Spannagel  
**Sent:** Friday, December 13, 2019 4:48 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Longenecker Homestead RSB L3 #19-179

Hi Amy,

This property has a senior exemption as well as a farm deferment and will have some taxes to pay back.

Charley

*Charlyn Spannagel*  
*Property Conveyance Specialist*  
*Matanuska-Susitna Borough*  
*907-861-8658*  
*Charlyn.Spannagel@matsugov.us*

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, December 11, 2019 11:28 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; 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>; MSB Farmers <MSB.Farmers@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>  
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Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
861-7872

## Amy Otto-Buchanan

---

**From:** Andy Dean  
**Sent:** Tuesday, December 17, 2019 9:22 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Michelle Olsen; Jennifer Monnin  
**Subject:** RE: RFC Longenecker Homestead RSB L3 #19-179  
**Attachments:** Longenecker Driveways.pdf

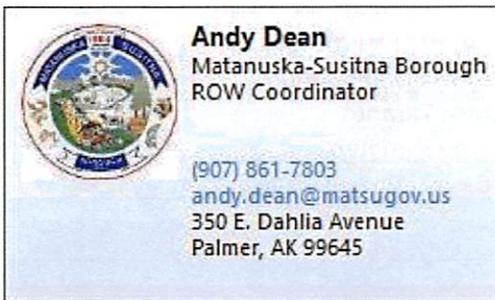
Hello Amy,

Please disregard a portion of the comment below. Our application database had the driveways stacked on the map showing only one driveway application for all three applications. See comments on the map provided showing the location of the driveways and which are approved or finalized.

Driveway number one (D20111) still needs to be moved as it cannot be approved at the original proposed location.

The two others have been finalized for access as explained on the maps comments.

Respectfully,



---

**From:** Permit Center <Permit.Center@matsugov.us>  
**Sent:** Friday, December 13, 2019 2:51 PM  
**To:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; 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>; MSB Farmers <MSB.Farmers@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:** RE: RFC Longenecker Homestead RSB L3 #19-179

Hello,

There are two access points that do not have driveway permits. Please have them apply for those access points.

Thank you,

Jennifer Monnin, CFM  
MSB Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
907-861-7822  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)

---

**From:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>  
**Sent:** Wednesday, December 11, 2019 11:28 AM  
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**Subject:** RFC Longenecker Homestead RSB L3 #19-179

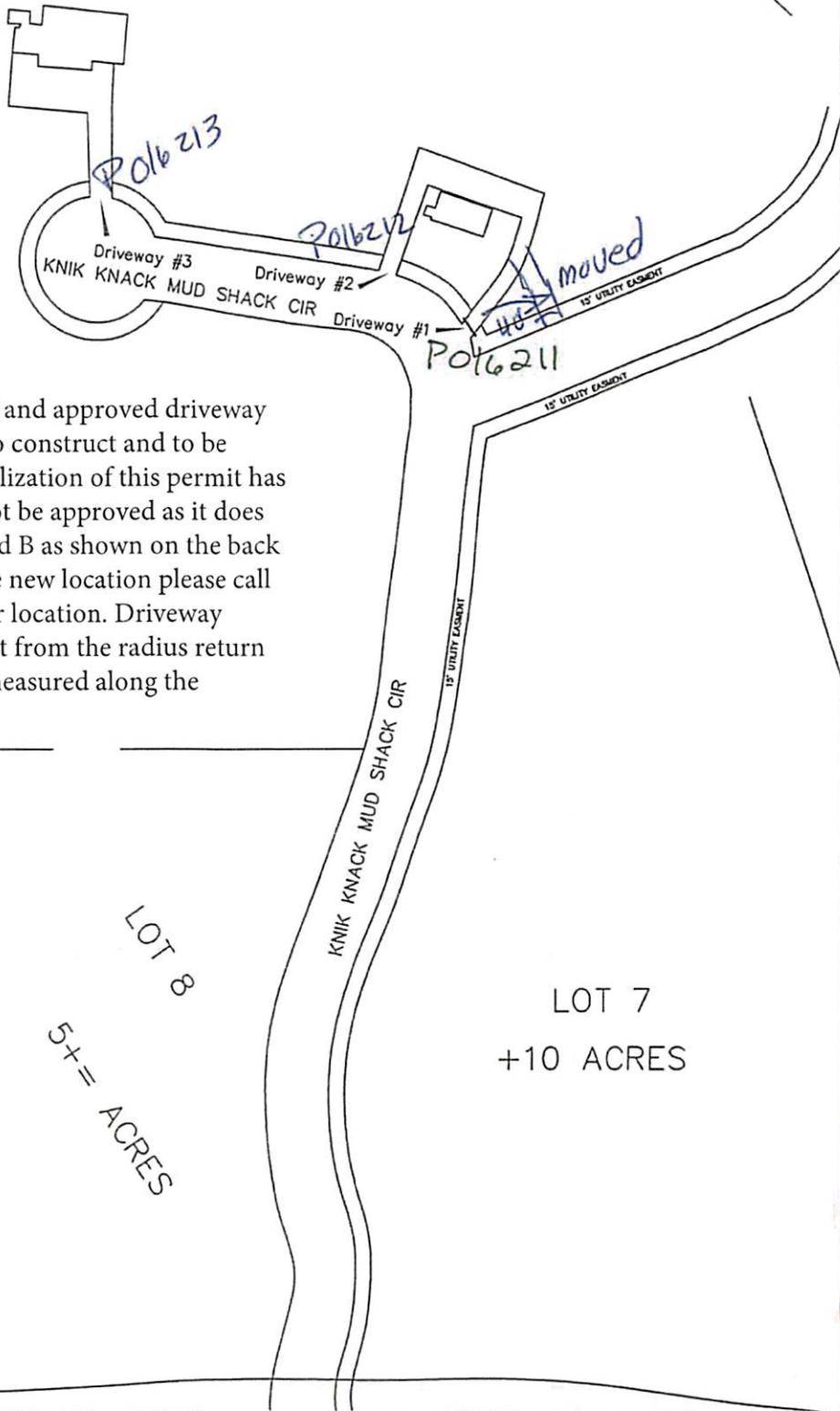
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Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
861-7872

C4

LOT 3  
-30 ACRES

P016213 & P016212 are finalized and approved driveway permits. P016211 is authorized to construct and to be relocated to the other street. Finalization of this permit has not occurred. Driveway #1 cannot be approved as it does not meet MSB Driveway Standard B as shown on the back of the permit. Once moved to the new location please call in for final approval at the proper location. Driveway surface must be more than 40 feet from the radius return point of the property corner as measured along the property line.



LOT 9  
5+= ACRES

LOT 8  
5+= ACRES

LOT 7  
+10 ACRES

32

## Amy Otto-Buchanan

---

**From:** Michelle Olsen  
**Sent:** Tuesday, December 17, 2019 9:29 AM  
**To:** Andy Dean; Amy Otto-Buchanan  
**Cc:** Jennifer Monnin  
**Subject:** RE: RFC Longenecker Homestead RSB L3 #19-179  
**Attachments:** Driveway Diagram.pdf

The applications indicated one of the driveways would be moved to conform with driveway standards for placement. 2019 imagery shows no change. See the attached diagram. Driveway #1 cannot be approved until it is vacated and reconstructed at the projected location.

Michelle Olsen, CFM  
Permit Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave  
Palmer, AK 99645

---

**From:** Andy Dean <Andy.Dean@matsugov.us>  
**Sent:** Tuesday, December 17, 2019 9:22 AM  
**To:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Cc:** Michelle Olsen <Michelle.Olsen@matsugov.us>; Jennifer Monnin <Jennifer.Monnin@matsugov.us>  
**Subject:** RE: RFC Longenecker Homestead RSB L3 #19-179

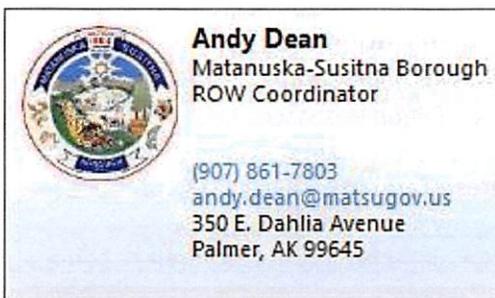
Hello Amy,

Please disregard a portion of the comment below. Our application database had the driveways stacked on the map showing only one driveway application for all three applications. See comments on the map provided showing the location of the driveways and which are approved or finalized.

Driveway number one (D20111) still needs to be moved as it cannot be approved at the original proposed location.

The two others have been finalized for access as explained on the maps comments.

Respectfully,



---

**From:** Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>

**Sent:** Friday, December 13, 2019 2:51 PM

**To:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>; Dubour, Adam J (DFG) <[adam.dubour@alaska.gov](mailto:adam.dubour@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); [customfinancial@hotmail.com](mailto:customfinancial@hotmail.com); [cci1@wwdb.org](mailto:cci1@wwdb.org); [davemtp@mtaonline.net](mailto:davemtp@mtaonline.net); [mackenziekayaker@gmail.com](mailto:mackenziekayaker@gmail.com); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Dan Mayfield <[Dan.Mayfield@matsugov.us](mailto:Dan.Mayfield@matsugov.us)>; Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; Jill Irsik <[Jill.Irsik@matsugov.us](mailto:Jill.Irsik@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Jude Bilafer <[Jude.Bilafer@matsugov.us](mailto:Jude.Bilafer@matsugov.us)>; Cindy Corey <[Cindy.Corey@matsugov.us](mailto:Cindy.Corey@matsugov.us)>; Terry Dolan <[Terry.Dolan@matsugov.us](mailto:Terry.Dolan@matsugov.us)>; Jim Jenson <[James.Jenson@matsugov.us](mailto:James.Jenson@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Joseph Metzger <[Joseph.Metzger@matsugov.us](mailto:Joseph.Metzger@matsugov.us)>; Eileen Probasco <[Eileen.Probasco@matsugov.us](mailto:Eileen.Probasco@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Theresa Taranto <[Theresa.Taranto@matsugov.us](mailto:Theresa.Taranto@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; [mearow@matanuska.com](mailto:mearow@matanuska.com); [row@mtasolutions.com](mailto:row@mtasolutions.com); [andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com); Cassie Acres <[Cassie.Acres@enstarnaturalgas.com](mailto:Cassie.Acres@enstarnaturalgas.com)>; [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>

**Subject:** RE: RFC Longenecker Homestead RSB L3 #19-179

Hello,

There are two access points that do not have driveway permits. Please have them apply for those access points.

*Thank you,*

*Jennifer Monnin, CFM  
MSB Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
907-861-7822  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)*

---

**From:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>

**Sent:** Wednesday, December 11, 2019 11:28 AM

**To:** Dubour, Adam J (DFG) <[adam.dubour@alaska.gov](mailto:adam.dubour@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); [customfinancial@hotmail.com](mailto:customfinancial@hotmail.com); [cci1@wwdb.org](mailto:cci1@wwdb.org); [davemtp@mtaonline.net](mailto:davemtp@mtaonline.net); [mackenziekayaker@gmail.com](mailto:mackenziekayaker@gmail.com); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Dan Mayfield <[Dan.Mayfield@matsugov.us](mailto:Dan.Mayfield@matsugov.us)>; Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; Jill Irsik <[Jill.Irsik@matsugov.us](mailto:Jill.Irsik@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Jude Bilafer <[Jude.Bilafer@matsugov.us](mailto:Jude.Bilafer@matsugov.us)>; Cindy Corey <[Cindy.Corey@matsugov.us](mailto:Cindy.Corey@matsugov.us)>; Terry Dolan <[Terry.Dolan@matsugov.us](mailto:Terry.Dolan@matsugov.us)>; Jim Jenson <[James.Jenson@matsugov.us](mailto:James.Jenson@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Joseph Metzger <[Joseph.Metzger@matsugov.us](mailto:Joseph.Metzger@matsugov.us)>; Eileen Probasco <[Eileen.Probasco@matsugov.us](mailto:Eileen.Probasco@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Theresa Taranto <[Theresa.Taranto@matsugov.us](mailto:Theresa.Taranto@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; [mearow@matanuska.com](mailto:mearow@matanuska.com); [row@mtasolutions.com](mailto:row@mtasolutions.com); [andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com); Cassie Acres <[Cassie.Acres@enstarnaturalgas.com](mailto:Cassie.Acres@enstarnaturalgas.com)>; [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>

**Subject:** RFC Longenecker Homestead RSB L3 #19-179

## Amy Otto-Buchanan

---

**From:** Permit Center  
**Sent:** Friday, December 13, 2019 2:51 PM  
**To:** Amy Otto-Buchanan; Dubour, Adam J (DFG); regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner; Dan Mayfield; Fire Code; Jill Irsik; Eric Phillips; Jude Bilafer; Cindy Corey; Terry Dolan; Jim Jenson; Jamie Taylor; Charlyn Spannagel; MSB Farmers; Planning; Joseph Metzger; Eileen Probasco; Fred Wagner; Permit Center; Alex Strawn; Theresa Taranto; Andy Dean; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres; row@enstarnaturalgas.com; OSP Design Group  
**Subject:** RE: RFC Longenecker Homestead RSB L3 #19-179

Hello,

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*Thank you,*

*Jennifer Monnin, CFM  
MSB Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
907-861-7822  
Jennifer.monnin@matsugov.us*

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, December 11, 2019 11:28 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; 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>; MSB Farmers <MSB.Farmers@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:** RFC Longenecker Homestead RSB L3 #19-179

Attached is a Request for Comments (RFC) for the resubdivision of Lot 3, Longenecker Homestead; MSB Case #2019-179. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **January 2, 2020**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
861-7872

## Amy Otto-Buchanan

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Friday, December 20, 2019 10:43 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Longenecker Homestead RSB L3 #19-179  
**Attachments:** 20191220\_104601.pdf

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

Hello,

MEA comments are attached.

Thank you.

Tammy Simmons, SR/WA  
Right of Way Technician  
907-761-9276

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, December 11, 2019 11:28 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; 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>; MSB Farmers <MSB.Farmers@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>; MEA\_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Longenecker Homestead RSB L3 #19-179

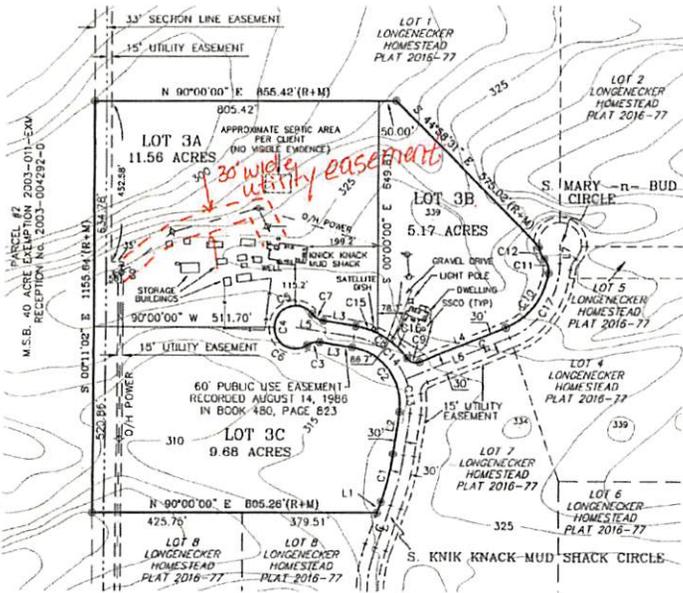
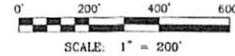
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Attached is a Request for Comments (RFC) for the resubdivision of Lot 3, Longenecker Homestead; MSB Case #2019-179. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **January 2, 2020**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
861-7872

**LEGEND:**

- FOUND 5/8" REBAR WITH PLASTIC CAP (BULL MOOSE LSI0609)
- (R) RECORD VALUE PER PLAT OF LONGENECKER HOMESTEAD (PLAT #2016-77)
- (M) MEASURED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LSI 10609)



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 19°56'13" E	33.56'
L2	N 07°31'08" E	119.97'
L3	N 81°09'23" W	92.65'
L4	N 68°19'58" E	261.88'
L5	N 81°09'23" W	168.15'
L6	N 68°19'58" E	314.58'
L7	N 00°10'57" W	53.16'

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	12°25'05"	846.50'	140.12'	70.33'	139.84'	S 13°43'41" W
C2	08°40'32"	160.00'	247.63'	156.34'	223.64'	S 36°49'08" E
C3	43°20'30"	50.00'	37.82'	19.87'	36.93'	N 7°10'21" E
C4	266°41'01"	60.00'	279.27'	63.58'	87.27'	N 08°50'37" E
C5	142°11'07"	60.00'	148.90'	175.17'	113.53'	N 71°05'33" E
C6	124°29'54"	60.00'	130.37'	114.04'	106.20'	N 62°14'57" W
C7	43°20'30"	50.00'	37.82'	19.87'	36.93'	N 59°29'08" W
C8	45°38'10"	220.00'	175.10'	92.48'	170.52'	S 58°21'19" E
C9	26°06'48"	30.00'	39.85'	23.49'	38.99'	N 73°36'38" W
C10	60°17'47"	195.00'	205.21'	113.26'	155.87'	S 38°11'04" W
C11	50°25'06"	50.00'	44.00'	23.54'	42.56'	S 17°10'22" E
C12	35°01'07"	60.00'	36.67'	18.93'	38.10'	N 24°52'22" W
C13	29°11'10"	190.00'	96.79'	49.47'	95.74'	S 07°04'27" E
C14	59°29'21"	190.00'	197.27'	108.57'	188.53'	S 51°24'43" E
C15	18°39'50"	220.00'	63.59'	32.22'	63.77'	S 72°45'24" E
C16	28°56'11"	220.00'	111.11'	56.77'	109.93'	S 50°01'19" E
C17	68°30'55"	225.00'	289.08'	153.24'	253.31'	S 34°04'30" W

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE WATAMUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. \_\_\_\_\_

DATED \_\_\_\_\_ 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 THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_

**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 PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- 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.
- BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 6, 1961 IN BOOK 39, PAGE 93.

**PRELIMINARY**

**CERTIFICATE OF PAYMENT OF TAXES**

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

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

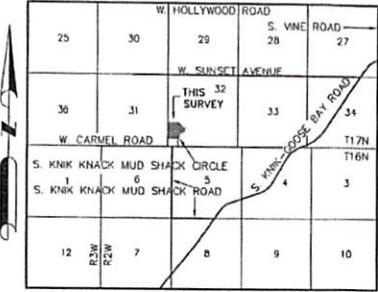
**SURVEYOR'S CERTIFICATE**

I 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.



ROBERT S. HOFFMAN, P.L.S.  
LS 10609 PROFESSIONAL LAND SURVEYOR

11/21/2019  
DATE



VICINITY MAP: 1" = 1 MILE

**OWNERSHIP CERTIFICATE**

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

HARVEY L. LONGENECKER \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 877550  
WASILLA, ALASKA 99687

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR HARVEY L. LONGENECKER \_\_\_\_\_  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

*Agenda Copy*

A PLAT OF  
**LONGENECKER HOMESTEAD**  
LOTS 3A, 3B & 3C

A REPLAT OF:  
LOT 3, LONGENECKER HOMESTEAD  
PLAT 2016-77

LOCATED WITHIN:  
SECTION 32, T17N R2W  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 26.41 ACRES MORE OR LESS

**BULL MOOSE SURVEYING**  
ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6957  
200 HYGRADE LANE  
WASILLA, ALASKA 99654 bob@bullmoosesurveying.com

DRAWN BY: RSH DRAWING SCALE:  
DATE: 11/21/2019 1"=200'  
CHECKED BY: TOC SHEET  
1 OF 1

## Amy Otto-Buchanan

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Monday, December 16, 2019 9:59 AM  
**To:** Amy Otto-Buchanan  
**Subject:** FW: RFC Longenecker Homestead RSB L3 #19-179  
**Attachments:** RFC Packet.pdf; Soils Report.pdf; Agenda Plat.pdf

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

Good morning Amy,

MTA has reviewed the plat for Longenecker Homestead. 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](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, December 11, 2019 11:28 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; 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>; MSB Farmers <MSB.Farmers@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:** RFC Longenecker Homestead RSB L3 #19-179

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Amy Otto-Buchanan

Platting Technician

[amy.otto-buchanan@matsugov.us](mailto: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

December 12, 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 – **Longenecker Homestead RSB Lot 3**  
(Case No. 2019-179)

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](mailto:cassie.acres@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink that reads "Cassie Acres".

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