

MSB 43.20.100(I)(3) states: "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 the existing plat note #1 meets that requirement.

Topography & As-Built: The surveyor provided a signed topographic map and as-built information as required by MSB 43.15.016.

Comments:

MTA has no comment. **(Exhibit D)**

GCI has no objections. **(Exhibit E)**

Enstar has no comments or recommendations. **(Exhibit F)**

There were no other comments received from borough departments, outside agencies or the public.

FINDINGS of FACT:

1. The proposed preliminary plat for Taylor Pond Subdivision 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 surveyor provided a signed topographic map and as-built information as required by MSB 43.15.016.
4. This plat is heard under MSB 43.20.100(I), Replatting Remote Recreational Parcels. The parcel was created under A.S. 38.05.077, Open to Entry DNR land program. Under this section of title 43, lots are exempt from legal and physical access provisions.
5. In lieu of a useable area report, a note is placed on the plat that wastewater disposal systems shall comply with ADEC regulations. Plat note #1 on the preliminary plat meets that requirement.

RECOMMENDED CONDITIONS OF APPROVAL:

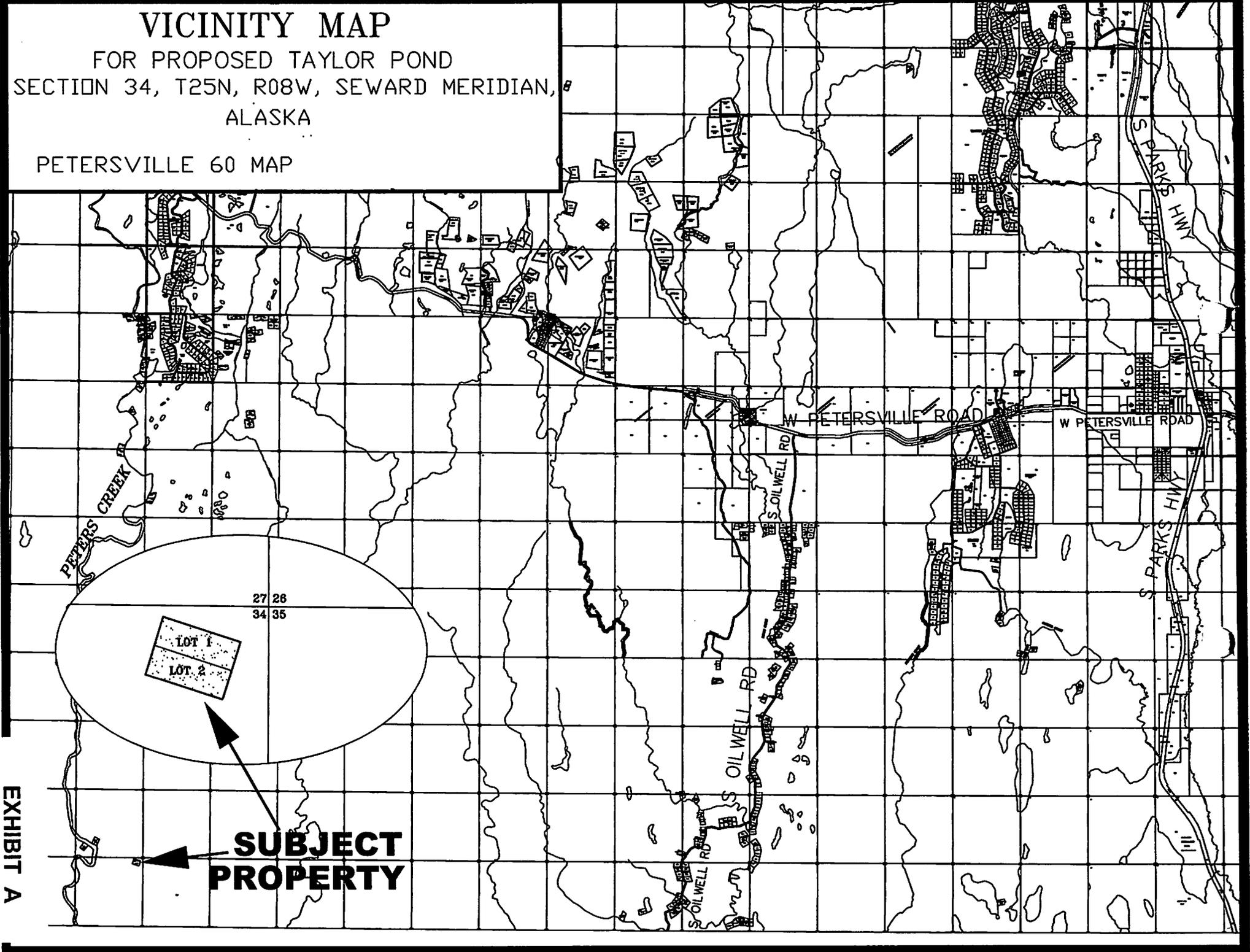
Staff recommends approval of the preliminary plat of Taylor Pond Subdivision, contingent upon:

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.

VICINITY MAP

FOR PROPOSED TAYLOR POND
SECTION 34, T25N, R08W, SEWARD MERIDIAN,
ALASKA

PETERSVILLE 60 MAP



**SUBJECT
PROPERTY**

EXHIBIT A

SURVEYOR'S CERTIFICATE

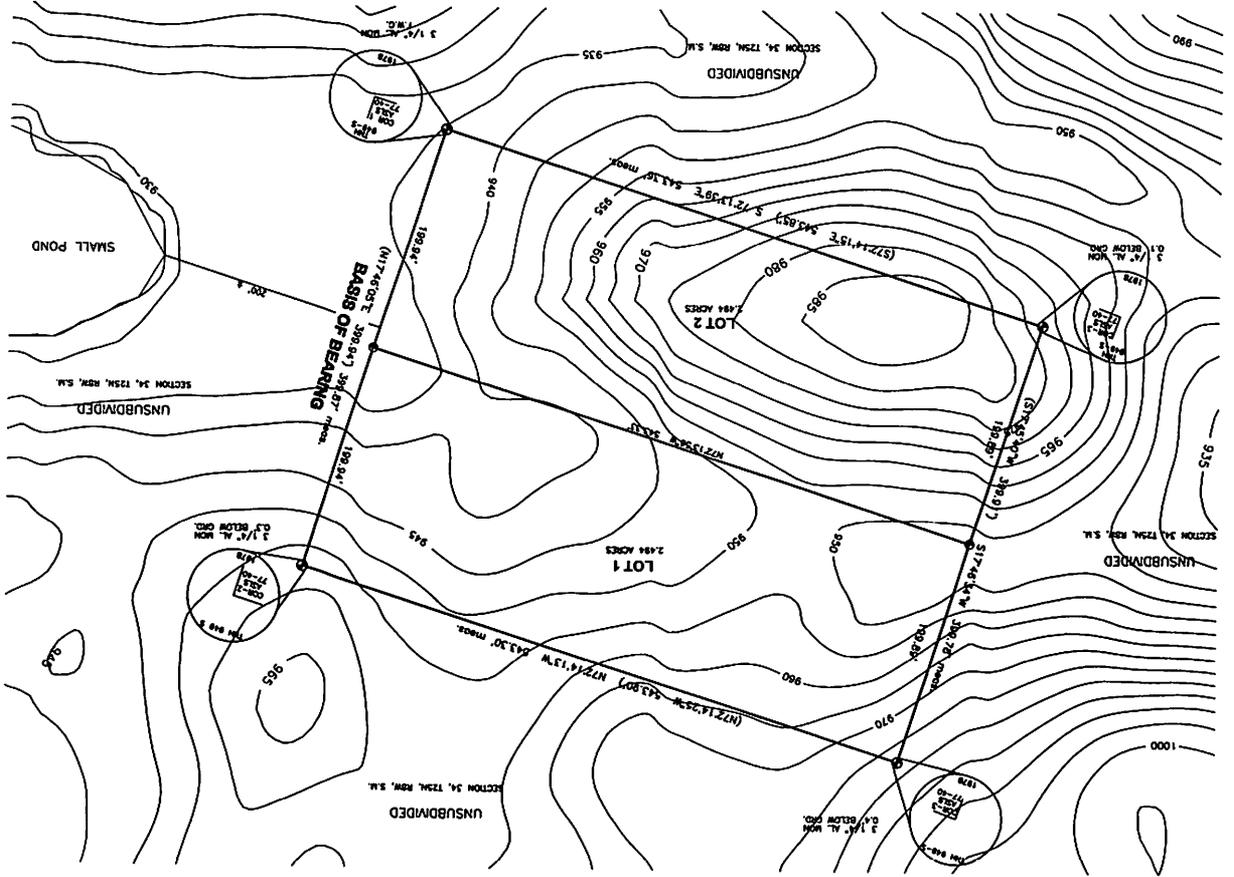
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE SUPERVISION, THAT THE MEASUREMENTS AND HEREON ACTUALLY MADE AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE HIGHEST STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.

REGISTRATION NO. LS 7624

REGISTERED SURVEYOR
Wayward L Taylor

NOTES:

- NO NONFUEL 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 GOVERN THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
- RECORD INFORMATION (PLAT NO. 78-112)
- SET REBAR W/ 2" AL CAP
- FOUND MONUMENT
- TOP 2" ALUMINUM CAP ON 5/8" X 1/2" REBAR
- SET THIS SURVEY



PRELIMINARY

PLANNING & LAND USE DIRECTORS CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE ALASKA-SEMINAL BOROUGH AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY THE PLAN DATED 01/11/2019 AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALENTINA RECORDING DISTRICT, JUDICIAL DISTRICT, STATE OF ALASKA.

PLANNING & LAND USE DIRECTOR _____ DATE _____

PLANNING CLERK _____

TAYLOR POND SUBDIVISION

ALASKA STATE LAND SURVEY NO. 77-40 RECORDED IN THE TALENTINA RECORDING DISTRICT AS PLAT NO. 78-112

LOCATED WITHIN SECTION 34, 175th, R6th, S4th, ALASKA CONTAINING 4.89 ACRES

T & M SURVEYS
2125 Franklin Drive
Anchorage, Alaska 99517
Phone: 907.521.2122

Drawn by: WT
Date of Drawing: June 2018

Scale: 1" = 50'

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADVERTISE THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

OWNER: Wayward L Taylor

CERTIFICATE OF PAYMENT OF TAXES

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

DATE: _____

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 2019.

PERSONALLY APPEARED _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

SPECIAL NOTE:

THE CONTOURS SHOWN ON THIS TOPOGRAPHIC MAP WERE DEVELOPED FROM THE USB LEAN AND MASTERY PROJECT COMPLETED IN 2012. A GROUND TRUTH SURVEY WAS CONDUCTED TO VERIFY THE CONTOURS.

BOROUGH TAX COLLECTION OFFICIAL _____ DATE _____

VICINITY MAP SCALE 1" = 1 MILE

1	2	3	4	5
19	20	21	22	23
24	25	26	27	28
29	30	31	32	33
34	35	36	37	38

ASIS 77-41
THIS PLAN

Cheryl Scott

From: Maynard Taylor <maynard.taylor3@gmail.com>
Sent: Tuesday, December 31, 2019 11:47 AM
To: Cheryl Scott
Subject: Re: Taylor Pond Case

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

As i mentioned on the phone, there are no structures on or with a mile of the property. I will be in later this week and sign the topo map.

Thank you,

Maynard

On Tue, Dec 31, 2019 at 10:47 AM Cheryl Scott <Cheryl.Scott@matsugov.us> wrote:

Hello Mr. Taylor –

I will be the technician working on the Taylor Pond case. I am currently in the process of reviewing and accepting the case. The submittal is lacking a signed copy of the topo map and an as-built. I think the aerial map submitted was intended to be the as-built which looks like there are no structures. If there are no structures, please send an email or letter stating no structures exist within in the parcel and no improvements within a 100' of the parcel exist.

Thanks and please contact me if you have any questions.

Cheryl Scott

Platting Technician

Matanuska-Susitna Borough

(907) 861-8692

cheryl.scott@matsugov.us

Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, January 2, 2020 2:23 PM
To: Cheryl Scott
Subject: FW: RFC Taylor Pond (CS)
Attachments: Taylor Pond.pdf; RFC Taylor Pond (CS).pdf

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

Hi Cheryl,

MTA has reviewed the plat for Taylor Pond. 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: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, January 2, 2020 12:52 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; donnamassay@gmail.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>; 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>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@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@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC Taylor Pond (CS)

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

All ~

Cheryl Scott

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, January 17, 2020 11:32 AM
To: Cheryl Scott
Subject: RE: RFC Taylor Pond (CS)
Attachments: Taylor Pond (002).pdf

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

There are no objections to this plat.

Thank you,

JACQUELINE HALL
GCI | Technician I, GIS Mapping
w: www.gci.com

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, January 2, 2020 12:52 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; donnamassay@gmail.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>; 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>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@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@enstarnaturalgas.com; row@mta-telco.com; OSP Design Group <ospdesign@gci.com>; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC Taylor Pond (CS)

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

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

All ~

Attached is a Request for Comments for Taylor Pond. Also attached is a vicinity map, aerial/topo map and preliminary plat.

Comments are due by January 20, 2020.

Please contact me if you have any questions.

Cheryl Scott



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

January 16, 2020

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

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed **Deland Estates (MSB Case # 2020-001)** and advises that there is an existing natural gas service line which appear to cross proposed Lot 6A to serve proposed Lot 6B. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a ten foot (10 FT) wide natural gas easement, centered on the existing natural gas service line as they cross Lot 6A to serve Lot 6B.
2. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the approximate location of the service line on the map and add, "Approximate location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement".
3. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

ENSTAR Natural Gas Company has reviewed **Ostermiller PUE (MSB Case # 2020-003)** and advises that there is an existing natural gas line with a fifteen foot (15 FT) wide natural gas easement centered on the line according to recording number 2014-014677-0. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the scenarios is met:

1. The natural gas line is located and surveyed and add a note which says, "Surveyed location of natural gas line and centerline of fifteen foot (15 FT) wide natural gas easement" and draw in the surveyed location of the line on the map.
4. Add a note which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing natural gas line." And draw in the approximate location of the line on the map and add, "Approximate location of natural gas line and centerline of fifteen foot (15 FT) wide natural gas easement".

ENSTAR Natural gas company has reviewed the following Abbreviated plats and has no comments or recommendations.

- **Eldridge Subdivision**
(MSB Case # 2020-002)
- **Taylor Pond**
(MSB Case # 2019-188)

EXHIBIT F - (



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

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact me at 334-7944 or by email at cassie.acres@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "Cassie Acres".

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

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 29, 2020**

ABBREVIATED PLAT: **ELDRIDGE**
LEGAL DESCRIPTION: **SEC 23, T26N, R7W, SEWARD MERIDIAN, AK**
PETITIONER/OWNER: **HANSON LAND SOLUTIONS/KENDALL ELDRIDGE**
SURVEYOR: **HANSON SURVEYING & MAPPING**
ACRES: **39.57** PARCELS: **3**
REVIEWED BY: **CHERYL SCOTT** CASE: **2020-002**

REQUEST

The request is to divide Tract A, ASLS 82-86, Plat #84-16, into 3 lots to be known as Eldridge Subdivision, containing 39.57 acres more or less. Located within the SE¼ Section 23, Township 26 North, Range 7 West, Seward Meridian, Alaska, north of mile 9, W. Petersville Road and east of Gate Creek.

EXHIBITS

Vicinity Maps **Exhibit A**
Project Overview, As-Built & Topo Maps **Exhibit B**

COMMENTS

MSB Planning **Exhibit C**
MTA **Exhibit D**
GCI **Exhibit E**
Enstar **Exhibit F**

DISCUSSION:

Replatting Remote Recreational Parcels: MSB 43.20.100(I) 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. The parent parcel of this subdivision was created by ASLS 82-86, Plat #84-16, Talkeetna Recording District, Alaska, which was accomplished in accordance with RP-SI 82-36, and A.S. 38.05.077, according to plat note #3.

MSB 43.20.100(I)(1) states: "Said parcels may be subdivided into not more than three lots with each having a minimum lot size of two and one-half acres." This subdivision is creating three lots and the lot sizes are all 13.19 acres.

MSB 43.20.100(I)(2) states; "Lots created herein are exempt from other legal and physical access provisions contained within this code." The lot was created with a 50' section line easement on the east side and 25' public access easements along all sides of the tract. The project overview and as-built maps indicate a trail exists. **(Exhibit B-1)**.

MSB 43.20.100(I)(3) states: "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 the existing plat note #3 meets that requirement.

Topography & As-Built: The surveyor provided a signed topographic map and as-built information as required by MSB 43.15.016.

Comments:

MSB Planning has no comments. **(Exhibit C)**

MTA has no comment. **(Exhibit D)**

GCI has no objections. **(Exhibit E)**

Enstar has no comments or recommendations. **(Exhibit F)**

There were no other comments received from Borough Departments, outside agencies, or the public.

FINDINGS of FACT:

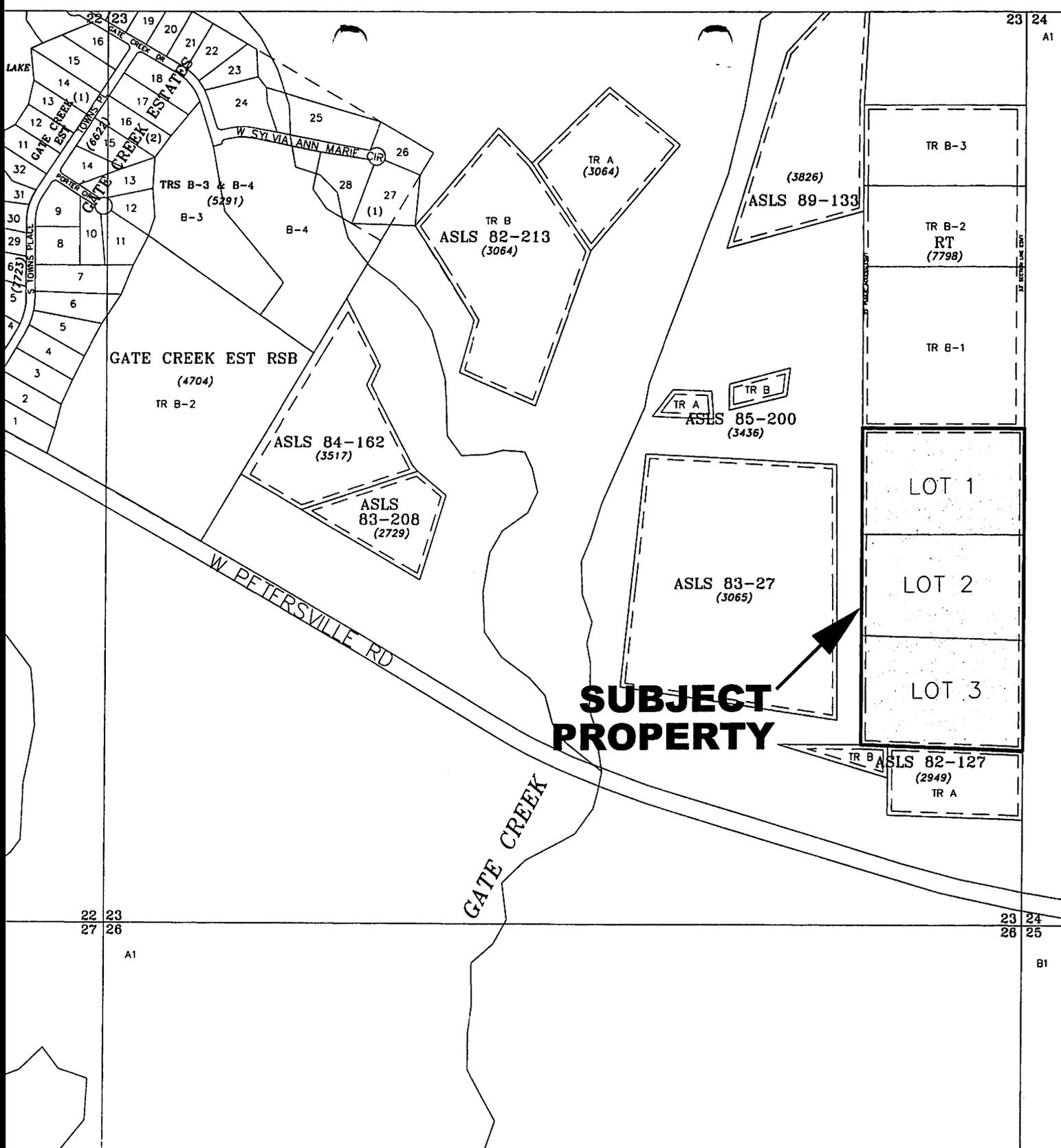
1. The proposed preliminary plat for Eldridge Subdivision is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough departments, outside agencies, or the public.
3. The surveyor provided a signed topographic map and as-built information as required by MSB 43.15.016.
4. This plat is heard under MSB 43.20.100(I), Replatting Remote Recreational Parcels. The parcel was created under A.S. 38.05.077, Open to Entry DNR land program. Under this section of title 43, lots are exempt from legal and physical access provisions.
5. In lieu of a useable area report, a note is placed on the plat that wastewater disposal systems shall comply with ADEC regulations. Plat note #3 on the preliminary plat meets that requirement.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Eldridge Subdivision, contingent upon the following 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 ELDRIDGE SUBDIVISION
 LOCATED WITHIN
 SECTION 23, T26N, R7W, SEWARD MERIDIAN,
 ALASKA

PETERSVILLE 46 MAP

EXHIBIT A

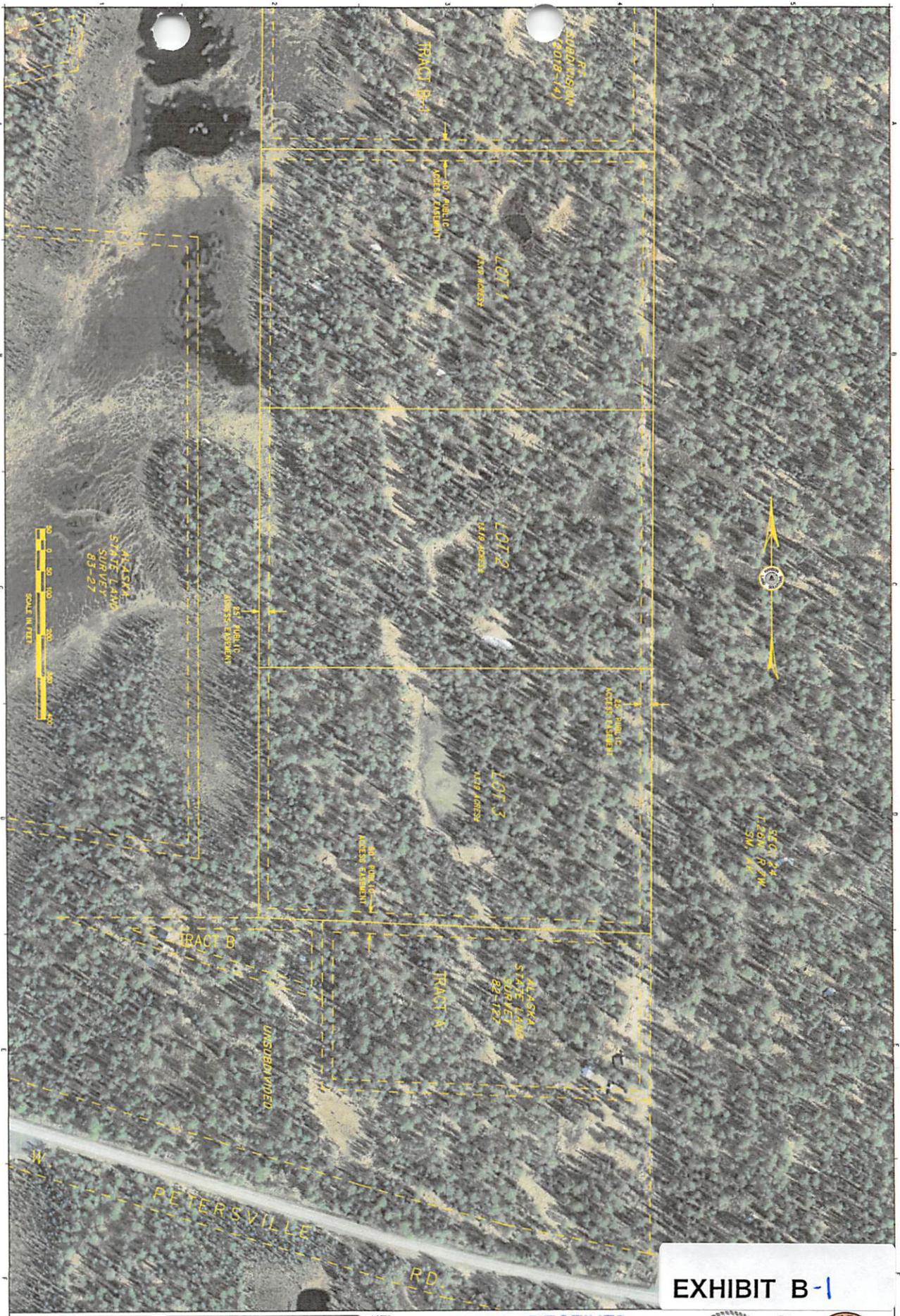


EXHIBIT B-1

REFERENCE NUMBER: V-20
SHEET 1 OF 3

PETERSVILLE, ALASKA
ASLS NO. 82-86 TRACT A
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE ALASKA STATE BROADBAND IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GRS80 EPOCH 2003.0)

RECEIVED
DEC 31 2019
PLATTING

STATE OF ALASKA
LAWRENCE
300 E. FRENCH AVE.
ANCHORAGE, ALASKA 99501

ALASKA SURVEYORS ASSOCIATION

SHEET 2 OF 3
 REFERENCE NUMBER:
 V-21

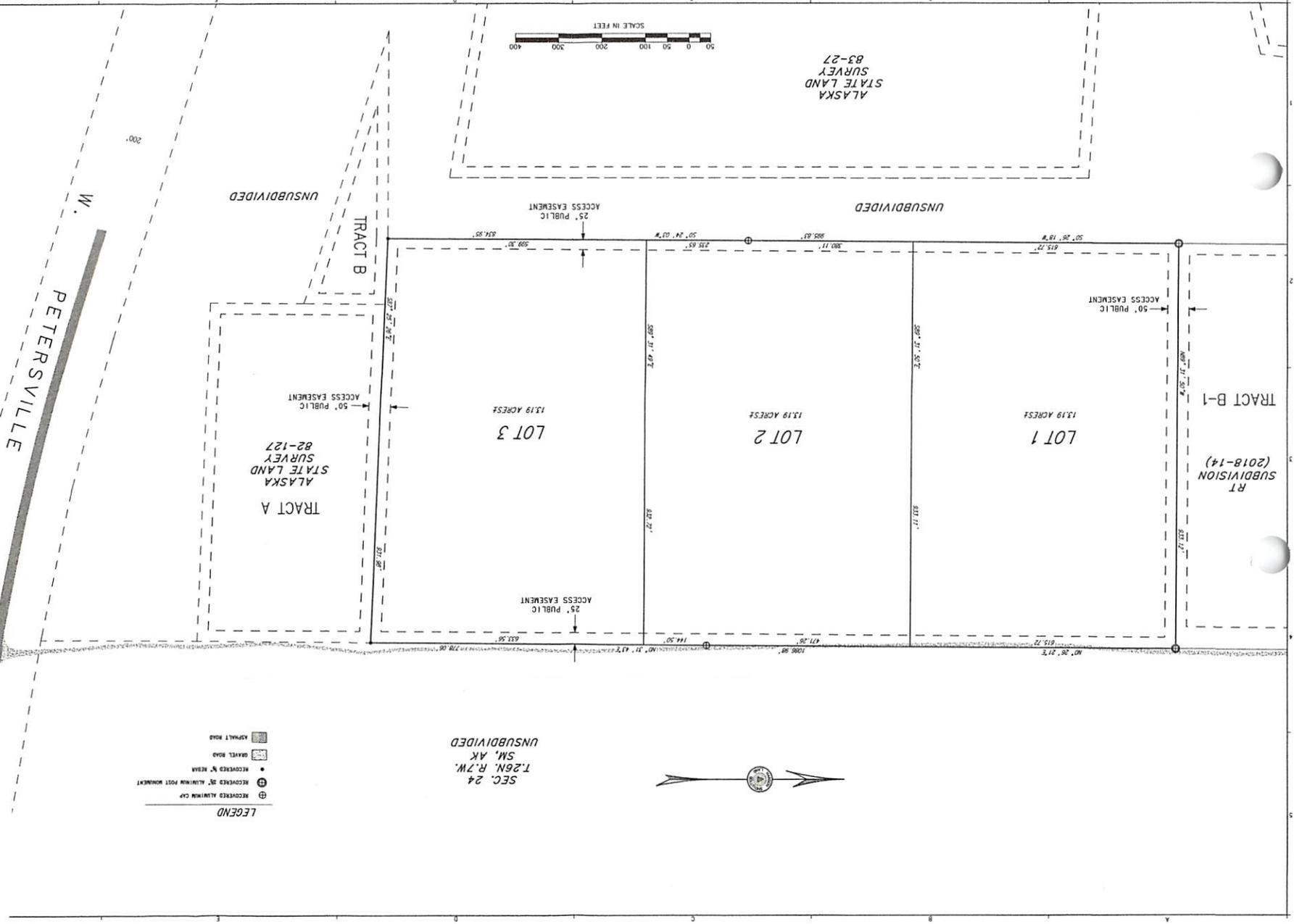
DWG.#: 19-240C
 DESIGN: CEH
 DRAWN BY: ELF
 CHECKED: CEH
 SCALE:
 1" = 100'
 22x34" = 100'
 REVISION DATE:
 12-16-19

PETERSVILLE, ALASKA
 ASLS NO. 82-86 TRACT A
 SITE PLAN - EXISTING CONDITIONS
 PLANMETRY-AB

NOTES:
 1. THIS FIELD SURVEY WAS CONDUCTED ON SEPTEMBER 18, 2019. ALL MONUMENTS WERE FOUND ON SET AS DESCRIBED HEREON.
 2. ALL DIMENSIONS SHOWN ARE FINAL DIMENSIONS, AS PROVIDED BY THE BASIS OF RECORDS.
 DEC 31 2019



EXHIBIT B-2



LEGEND
 RECOVERED ALUMINUM CAP
 RECOVERED IN ALUMINUM POST MONUMENT
 RECOVERED BY BEAM
 GRAVEL ROAD
 ASPHALT ROAD
 UNSUBDIVIDED

SEC. 24
 T.26N. R.7W.
 S.M. AK
 UNSUBDIVIDED

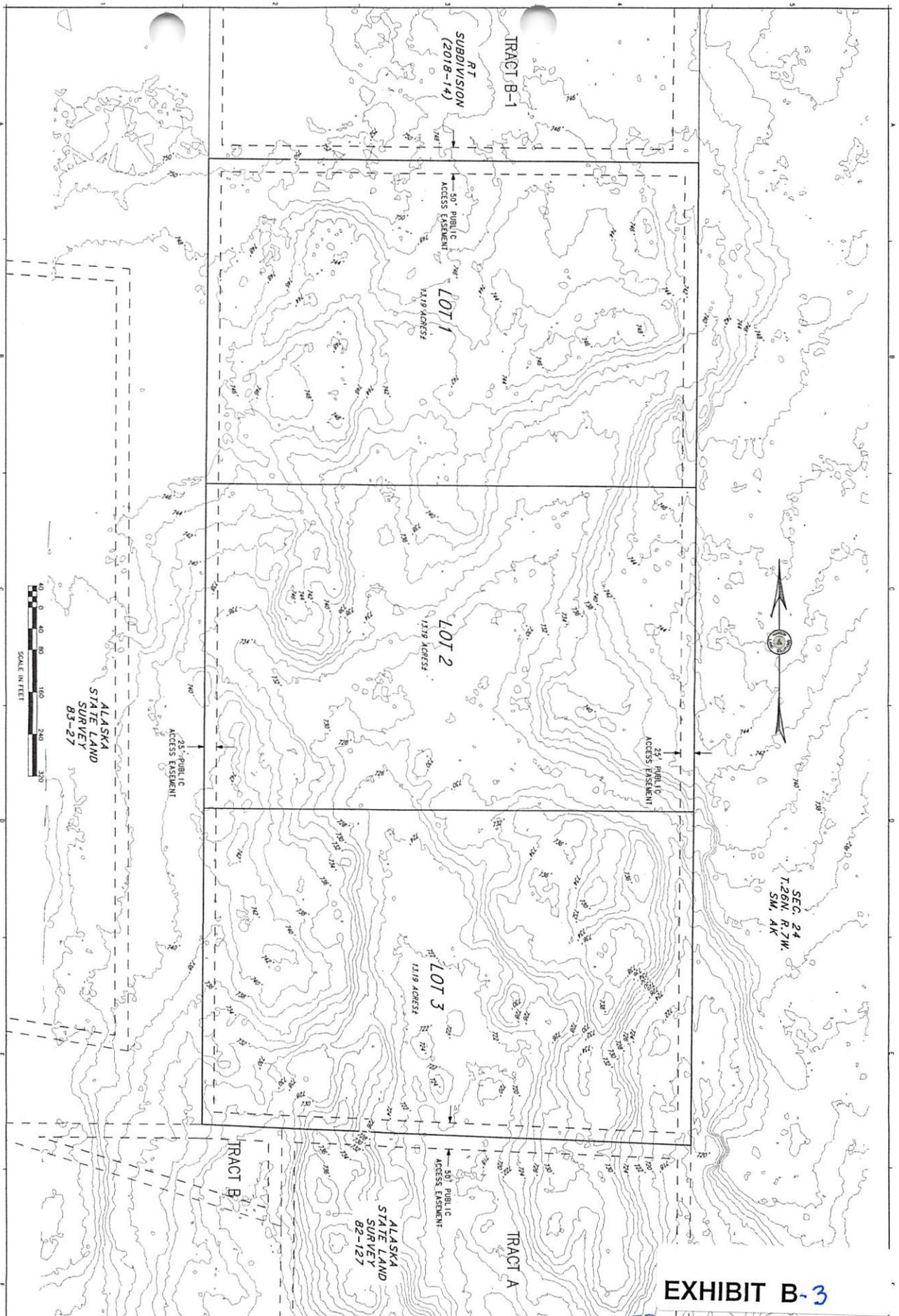


EXHIBIT B-3

SHEET 3 OF 3
 REFERENCE NUMBER: V-22
 DESIGN: CEH
 DRAWN BY: ELF
 CHECKED: CEH
 SCALE: 1"=160'
 1:22,334.1'-80"
 REVISION DATE: 12-16-19

PETERSVILLE, ALASKA
 ASLS NO. 82-86 TRACT A
 SITE PLAN - EXISTING CONDITIONS
 TOPOGRAPHY

- NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE RESOURCE LIAISON/ANALOGY PROJECT OF 2011/2012.
 2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0)
 3. THE VERTICAL DATUM IS NAVD83 (GEOID)

RECEIVED
 DEC 31 2019
 PLATTING



Cheryl Scott

From: Adam Bradway
Sent: Monday, January 20, 2020 1:51 PM
To: Cheryl Scott
Cc: Karol Riese
Subject: RE: RFC Eldridge (CS)

Hi Cheryl,

I have no comments to make on this platting action. Thank you for the opportunity to comment.

Adam Bradway

Matanuska-Susitna Borough: Planner II
350 E Dahlia Ave, Palmer, Alaska 99645
(907) 861-8608

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, January 3, 2020 12:39 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; trappercreek2010@gmail.com; donnamassay@gmail.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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC Eldridge (CS)

All ~

Attached is a Request for Comments for Eldridge Subdivision. Also attached is a vicinity map, project overview, as-built and topo map and the preliminary plat.

Comments are due by January 20, 2020.

Please contact me if you have any questions.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
(907) 861-8692
cheryl.scott@matsugov.us

Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, January 3, 2020 1:35 PM
To: Cheryl Scott
Subject: FW: RFC Eldridge (CS)
Attachments: RFC Eldridge (CS).pdf; Eldridge.pdf

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

MTA has reviewed the plat for Eldridge 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: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, January 3, 2020 12:39 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; trappercreek2010@gmail.com; donnamassay@gmail.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>; 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>; row@enstarnaturalgas.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC Eldridge (CS)

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

All ~

Cheryl Scott

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, January 17, 2020 11:32 AM
To: Cheryl Scott
Subject: RE: RFC Eldridge (CS)
Attachments: Eldridge (002).pdf

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

Hello,

There are no objections to this plat.

Thank you,

JACQUELINE HALL

GCI | Technician I, GIS Mapping

w: www.gci.com

From: Cheryl Scott <Cheryl.Scott@matsugov.us>

Sent: Friday, January 3, 2020 12:39 PM

To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; trappercreek2010@gmail.com; donnamassay@gmail.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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Tam Boeve <Tamboevedistrict7@gmail.com>

Subject: RFC Eldridge (CS)

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

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

All ~

Attached is a Request for Comments for Eldridge Subdivision. Also attached is a vicinity map, project overview, as-built and topo map and the preliminary plat.

Comments are due by January 20, 2020.

Please contact me if you have any questions.

Cheryl Scott



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

January 16, 2020

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

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed **Deland Estates (MSB Case # 2020-001)** and advises that there is an existing natural gas service line which appear to cross proposed Lot 6A to serve proposed Lot 6B. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a ten foot (10 FT) wide natural gas easement, centered on the existing natural gas service line as they cross Lot 6A to serve Lot 6B.
2. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the approximate location of the service line on the map and add, "Approximate location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement".
3. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

ENSTAR Natural Gas Company has reviewed **Ostermiller PUE (MSB Case # 2020-003)** and advises that there is an existing natural gas line with a fifteen foot (15 FT) wide natural gas easement centered on the line according to recording number 2014-014677-0. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the scenarios is met:

1. The natural gas line is located and surveyed and add a note which says, "Surveyed location of natural gas line and centerline of fifteen foot (15 FT) wide natural gas easement" and draw in the surveyed location of the line on the map.
4. Add a note which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing natural gas line." And draw in the approximate location of the line on the map and add, "Approximate location of natural gas line and centerline of fifteen foot (15 FT) wide natural gas easement".

ENSTAR Natural gas company has reviewed the following Abbreviated plats and has no comments or recommendations.

- * • **Eldridge Subdivision**
(MSB Case # 2020-002)
- **Taylor Pond**
(MSB Case # 2019-188)

EXHIBIT F-1



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

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact me at 334-7944 or by email at cassie.acres@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "Cassie Acres".

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

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 29, 2020

PRELIMINARY PLAT: DELAND ESTATES
LEGAL DESCRIPTION: SEC 10, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: TIMOTHY & MEGHAN DELAND
SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING
ACRES: 2.1 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-001

REQUEST: The request is to create two lots from Lot 6, Block 3, Lepak Subdivision, Phase 1, Plat No. 82-91, to be known as **DELAND ESTATES**, containing 2.1 acres +/- . The plat is located east of E. Outer Springer Loop, west of the Matanuska River and directly north of E. Lawalter Road and directly east of N. Deland Street , NW ¼ NW ¼ Section 10, Township 17 North, Range 02 West, Seward Meridian.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Geotechnical Engineering Report	EXHIBIT B – 4 pgs
<u>AGENCY COMMENTS</u>	
Development Services Division	EXHIBIT C – 2 pgs
Planning Division	EXHIBIT D – 2 pgs
Utilities	EXHIBIT E – 5 pgs
City of Palmer	EXHIBIT F – 1 pg

DISCUSSION: The proposed subdivision is located west of the Matanuska River, west of E. Outer Springer Loop, adjacent to the Palmer Golf Course and southeast of Palmer Municipal Airport. Lot sizes are 1.11 and 1 acre. A courtesy copy of the Request for Comments was sent to the City of Palmer, as this lot is adjacent to the city limits.

SOILS: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes soils evaluation included review of an existing logged testhole, review of provided topography, review of aerial imagery and other observations on site. Testhole location and topography map attached. The site forms a nearly square parcel; majority of terrain is near level – total elevation differential is approximately 6’. The eastern portion of the lot contains minor cleared areas around an existing residential building, with related structures and a driveway. Remaining area is undisturbed. Vegetation consists of tall grasses with some clusters of birch and willow. A testhole was dug in 2007 to evaluate soil conditions for a septic. Near surface soils include a thin organic mat and topsoils over a thick layer of loess silt extending down to 8’. Receiving soils are clean sands with gravels to 19’. Testhole log attached. No groundwater was encountered. Based on the available soils and water table information, topography, MSB Code, and observations on site, proposed lots will each contain over 10,000 sf of contiguous useable septic

area and an additional 10,000 sf of useable area. General existing drainage patterns have been indicated on the attached map.

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: Development Services Division, Permit Center Right-of-Way Coordinator (**Exhibit C**) notes Lawalter Road is an old SOA public easement that was turned over to MSB. No driveway permit is currently on file for the 1983 driveway that was most likely issued by SOA. Petitioner needs to apply for the driveway and the application should be free. Petitioner to place a note on the permit application that this driveway was built circa 1983 – this will correct MSB database for the existing driveway access allowance to Lawalter Road and grant the land owner a permit in our database (see **Recommendation #5**). Deland Street is maintained by the City of Palmer; both streets are classified residential.

Planning Division (**Exhibit D**) recommends approval.

Utilities: (**Exhibit E**) MTA has no comments. GCI has no comments.

Enstar objects unless:

- (a) 10' wide natural gas easement is granted over the existing natural gas line service line that crosses proposed Lot 6A to serve proposed Lot 6B;
- (b) a plat note is added to state: "There is a 10' wide natural gas easement centered on the existing service line" and draw in the approximate location of the service line and add approximate location of natural gas service line and centerline of 10' wide natural gas easement; or
- (c) owner signs an easement document with Enstar for a 10' wide natural gas easement. *Staff notes an abbreviated plat cannot grant an easement; petitioner may grant the easement as requested. If so, the easement will be shown on final plat.*

City of Palmer: (**Exhibit F**) A courtesy copy was sent to the City of Palmer due to the proximity of the city limits.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Greater Palmer Community Council; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Capital Projects, Department of Public Works or Assessments; or MEA.

CONCLUSION: The abbreviated plat of DELAND ESTATES 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).

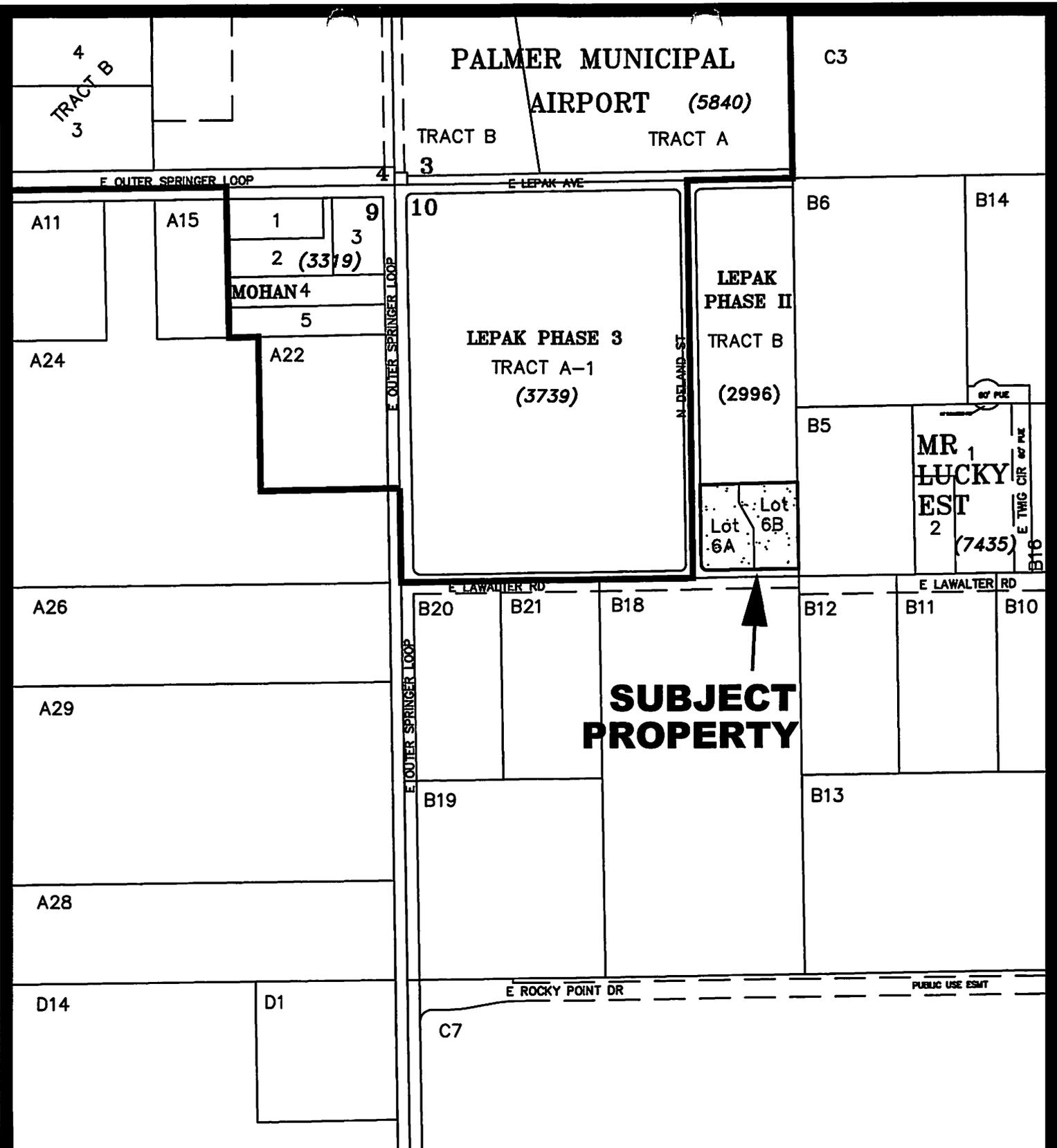
FINDINGS for PRELIMINARY PLAT

1. The plat of Deland Estates 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; Greater Palmer Community Council; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Capital Projects, Department of Public Works or Assessments; or MEA.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There were no objections from the public in response to the Notice of Public Hearing.
5. A soils report was submitted, pursuant to MSB 43.20.281(A), and each lot has the required buildable and septic area.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
7. Legal and physical access exists, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
8. A driveway permit is required; however, since the driveway was constructed circa 1983, the permit should be at no charge.
9. Enstar requested a 10' wide utility easement for the existing natural gas service line.

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. Pay postage and advertising fees of \$36.55.
5. Apply for a driveway permit for the access onto E. Lawalter Road and provide a copy of the application to Platting staff.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED DELAND ESTATES
LOCATED WITHIN

SECTION 10, T17N, R02E, SEWARD MERIDIAN,
ALASKA

PALMER 11 MAP

C2

EXHIBIT A

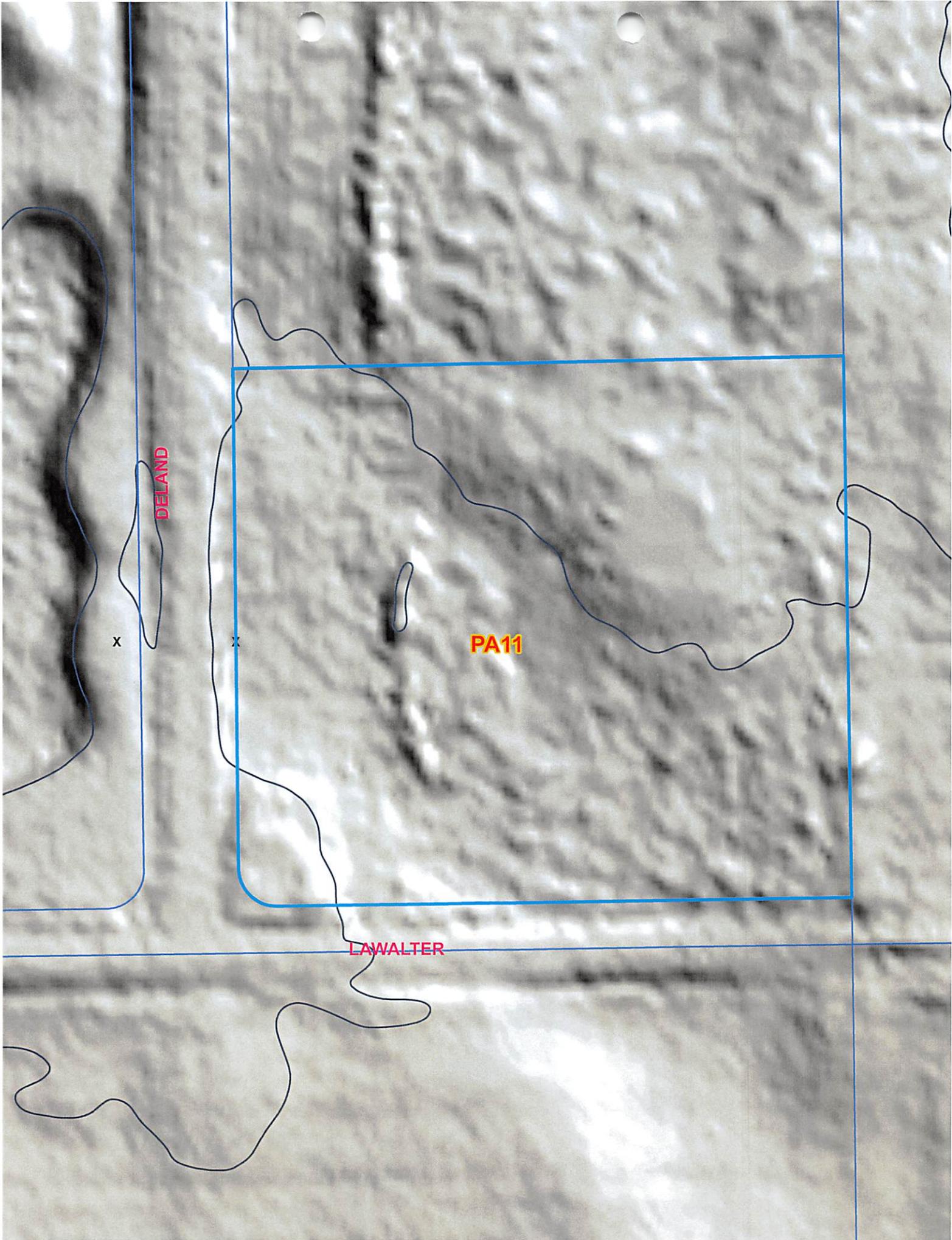


DELAND

PA11

LAWALTER

x



DELAND

PA11

LAWALTER

x

x



PA05

EVERGREEN

PA06

ELMWOOD

FIREWEED

FERN

GULKANA

YUKON

REMPEL

CHUGSACH

SITKA ROSE

ITHUMA

COPE INDUSTRIAL

LEPAK

A

A

STEEL

EKLUTNA

HARRINGTON

POPES

PASTURE

PA12

FIELD

CROWTHER

ANGUS

WAT WAGON

PA11

DELAND

LA WALTER

TICKS

ROCKY POINT

WRANGLER

OUTER SPRINGER

CONESTOGA

JERSEY

GUNNYSACK

RIVER ROCK

CAULKINS

FACE

BADGER

DEPRIEST

JEWEL

MARY

VER BEND

GROVER

FRAN



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

December 6, 2019

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

RECEIVED

DEC 30 2019

PLATTING

Re: *DeLand Subdivision 2019*; Useable Areas
HE #19088

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing 2.1 acre lot by adding common internal lot lines. Our soils evaluation included review of an existing logged testhole and other observations in the area, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a nearly square rectangle east of N. DeLand Street and north of E. Lawalter Road. The majority of the terrain is near level with no significant low areas on the project of note. The total elevation differential indicated from the provided topographical map is approximately 6'. No significant areas within the project have slopes exceeding 25%.

Soils & Vegetation. The eastern lot contains minor cleared areas around an existing residential building, as well as related structures and a driveway. Much of the remaining areas on the parent parcel remains undisturbed. The remaining vegetation on the two lots consists primarily of tall grasses with some minor clusters of birch and willow trees. A testhole was previously dug in 2007 on the property to evaluate soil conditions for a septic which serves the existing residence. Near surface soils logged include a thin organic mat and topsoils over a thick layer of loess silt extending down to 8', typical for the area. Receiving soils under the silts were reported as clean sands with gravels in the testhole to 19'. A copy of the testhole log and the location/topography map is attached.

Groundwater. Groundwater was not encountered in the referenced testhole which was dug to depths of about 19'. Groundwater is not expected to be a limiting factor for the proposed lots.

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

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

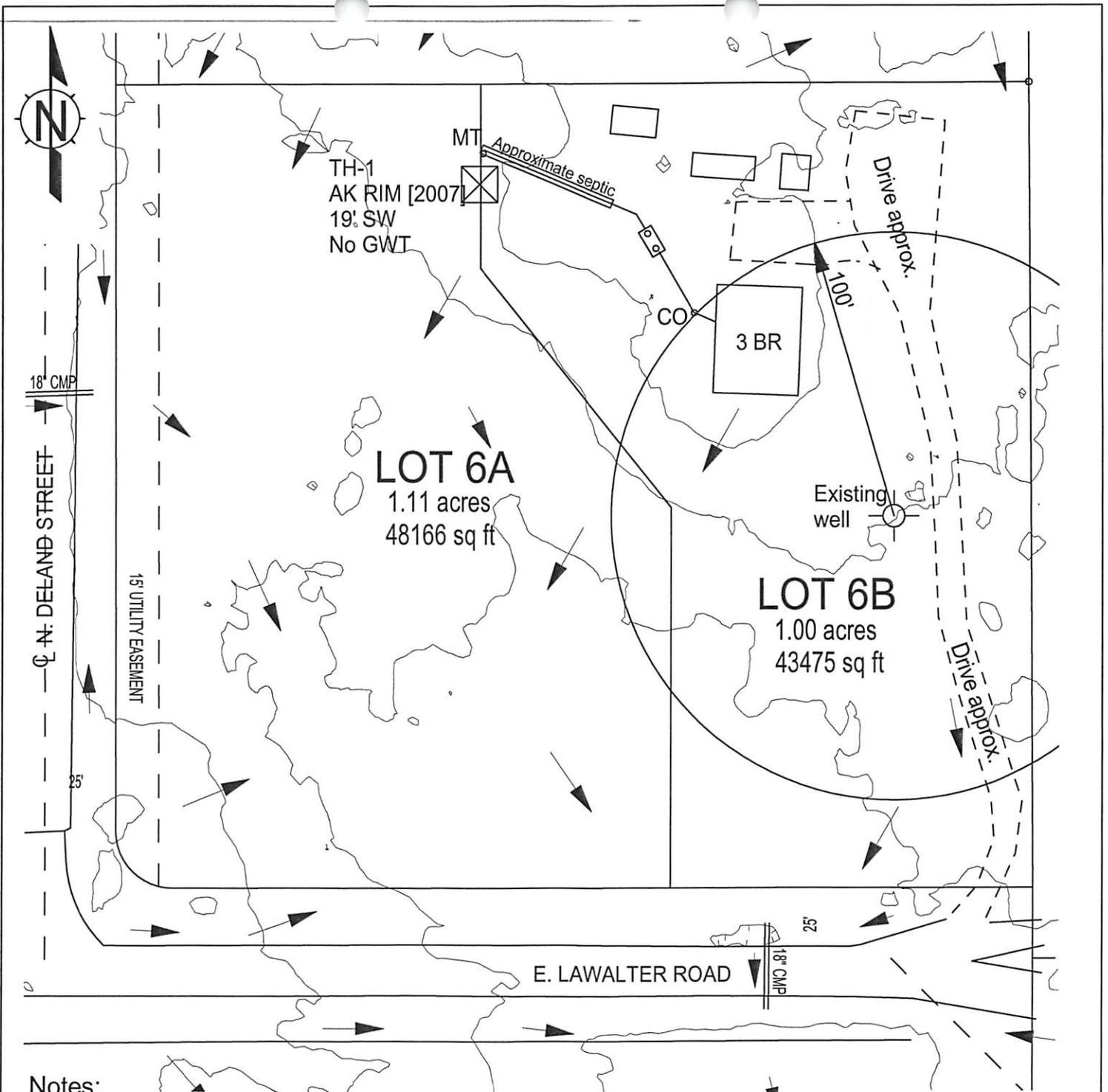
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: T DeLand, w/attachments





Notes:

1. Base drawing provided by surveyor.
2. MSB 2' LiDAR topo not verified.
3. No substantial areas have +25% grade.
4. Arrows denote apparent drainage patterns.
5. Testhole location approximate.

DeLand Estates Subdivision
Useable Area, Drainage and Topography Map



Job # 19088

Scale: 1" = 50'

12/6/19

SOIL LOG

Project: Lot 3 Block 6 Lepac

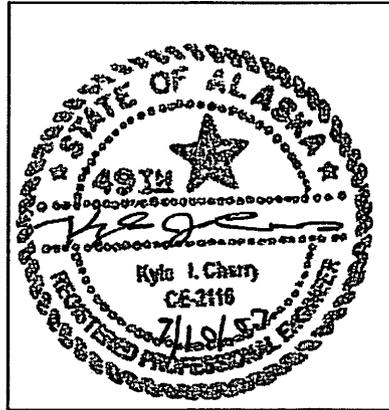
Date: 27 June 07

Logged By: Chad Whittecar

TEST HOLE NO. 1

AK Rim File No. 07-00508

Depth (feet)	Description
1	0-8': black, ML, smearing, medium density, Low moist, clay pockets
2	
3	
4	
5	
6	
7	
8	8'-10': brown, SW w/ little silt, cobbles, boulders, loose, low moist
9	
10	10'-19': gray, SW w/ gravel, cobbles, few boulders to 12", loose
11	
12	
13	
14	
15	
16	
17	
18	
19	Bottom of test hole
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.

Amy Otto-Buchanan

From: Permit Center
Sent: Tuesday, January 7, 2020 9:03 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Deland Est #20-001

The existing access onto Lawalter Road requires an MSB driveway permit

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, January 2, 2020 2:06 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com; Fire Code <Fire.Code@matsugov.us>; jmcnuttt@palmerak.org; 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>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Planning <MSB.Planning@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>
Cc: Kimberly McClure <kmclure@palmerak.org>; dmenses@palmerak.org; jpatterson@palmerak.org; bahanson@palmerak.org
Subject: RFC Deland Est #20-001

Attached is a Request for Comments (RFC) for Deland Estates, MSB Case #2020-001. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **January 22, 2020**. Please let me know if you have any questions. Thanks, A.

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

Amy Otto-Buchanan

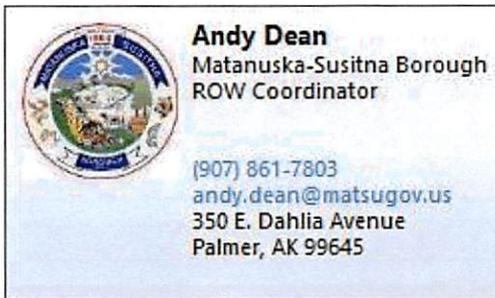
From: Andy Dean
Sent: Monday, January 6, 2020 9:25 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Deland Est #20-001

Hello Amy,

Lawalter Road is an old SOA public easement that was turned over to the MSB. We currently have no driveway permit on file for the 1983 driveway that was more than likely issued by the SOA. Please have the applicant file for an application for this driveway. The application should be free. Please have the applicant place a note on the permit application if possible that this driveway was built sometime in 1983. This will correct our database for the existing driveway access allowance to Lawalter Road and grant the land owner a permit in our database.

Deland Street is maintained by the City of Palmer. Both streets are classified as Residential.

Sincerely,



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, January 2, 2020 2:06 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com; Fire Code <Fire.Code@matsugov.us>; jmcnut@palmerak.org; 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>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Planning <MSB.Planning@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>
Cc: Kimberly McClure <kmclure@palmerak.org>; dmenses@palmerak.org; jpatterson@palmerak.org; bahanson@palmerak.org
Subject: RFC Deland Est #20-001

Attached is a Request for Comments (RFC) for Deland Estates, MSB Case #2020-001. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **January 22, 2020**. 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

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 • planning@matsugov.us

Owner/Agent: Deland Estates

Nature of Request: To create two lots from Lot 6, Block 3, Lepak Subdivision, Phase 1, Plat No. 82-91, to be known as Deland Estates, containing 2.1 acres.

Location: SEC 10, T17N, R02E. 52329B03L006

Date/Due Date: 22 January 2020

MSB Staff Contact: Amy Otto-Buchanan

Planner completing this Review: Ted Eischeid, Ph. 861-8606, ted.eischeid@matsugov.us

Comm. Council: **Case#:** 2020-001 **RSA:**

Staff-Recommendation:

Approve **XX** Deny _____ (need's supervisor approval) Conditionally Approve _____

List Conditions (if applicable):

Supporting Recommendations, Comments, and Information:

Environmental

- a. Plans to consider:
 - i. [Stormwater Management Plan](#)

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.

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

EXHIBIT D



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

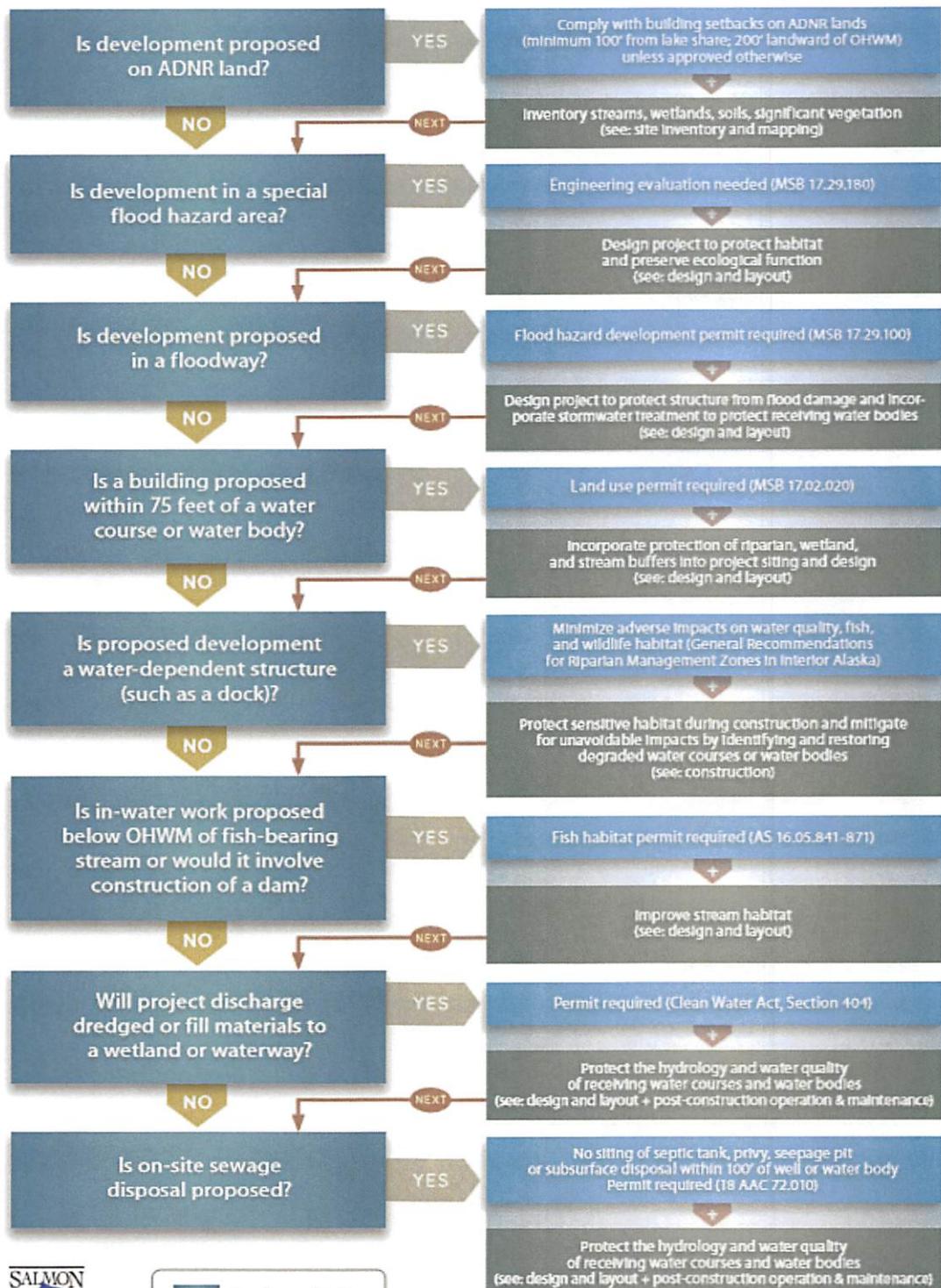
Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

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

www.matsugov.us • planning@matsugov.us

Navigating Regulatory Compliance for Development In the Mat-Su Basin



PI

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, January 3, 2020 10:25 AM
To: Amy Otto-Buchanan
Subject: FW: RFC Deland Est #20-001
Attachments: RFC Packet.pdf; Soils.pdf; Agenda Plat.pdf

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

Hi Amy,

MTA has reviewed the plat for Deland Estates. 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: Thursday, January 2, 2020 2:06 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com; Fire Code <Fire.Code@matsugov.us>; jmcnuttt@palmerak.org; 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>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Planning <MSB.Planning@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>
Cc: Kimberly McClure <kmclure@palmerak.org>; dmenses@palmerak.org; jpatterson@palmerak.org; bahanson@palmerak.org
Subject: RFC Deland Est #20-001

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 Deland Estates, MSB Case #2020-001. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **January 22, 2020**. Please let me know if you have any questions. Thanks, A.

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, January 17, 2020 12:12 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Deland Est #20-001
Attachments: Agenda Plat (002).pdf

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

Hello,

There are no objections to this plat.

Thank you,

JACQUELINE HALL

GCI | Technician I, GIS Mapping

w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>

Sent: Thursday, January 2, 2020 2:06 PM

To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com; Fire Code <Fire.Code@matsugov.us>; jmcnuttt@palmerak.org; 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>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Planning <MSB.Planning@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>

Cc: Kimberly McClure <kmclure@palmerak.org>; dmenses@palmerak.org; jpatterson@palmerak.org; bahanson@palmerak.org

Subject: RFC Deland Est #20-001

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

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 Deland Estates, MSB Case #2020-001. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **January 22, 2020**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us



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

January 16, 2020

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

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed **Deland Estates (MSB Case # 2020-001)** and advises that there is an existing natural gas service line which appear to cross proposed Lot 6A to serve proposed Lot 6B. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a ten foot (10 FT) wide natural gas easement, centered on the existing natural gas service line as they cross Lot 6A to serve Lot 6B.
2. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the approximate location of the service line on the map and add, "Approximate location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement".
3. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

ENSTAR Natural Gas Company has reviewed **Ostermiller PUE (MSB Case # 2020-003)** and advises that there is an existing natural gas line with a fifteen foot (15 FT) wide natural gas easement centered on the line according to recording number 2014-014677-0. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the scenarios is met:

1. The natural gas line is located and surveyed and add a note which says, "Surveyed location of natural gas line and centerline of fifteen foot (15 FT) wide natural gas easement" and draw in the surveyed location of the line on the map.
4. Add a note which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing natural gas line." And draw in the approximate location of the line on the map and add, "Approximate location of natural gas line and centerline of fifteen foot (15 FT) wide natural gas easement".

ENSTAR Natural gas company has reviewed the following Abbreviated plats and has no comments or recommendations.

- **Eldridge Subdivision**
(MSB Case # 2020-002)
- **Taylor Pond**
(MSB Case # 2019-188)



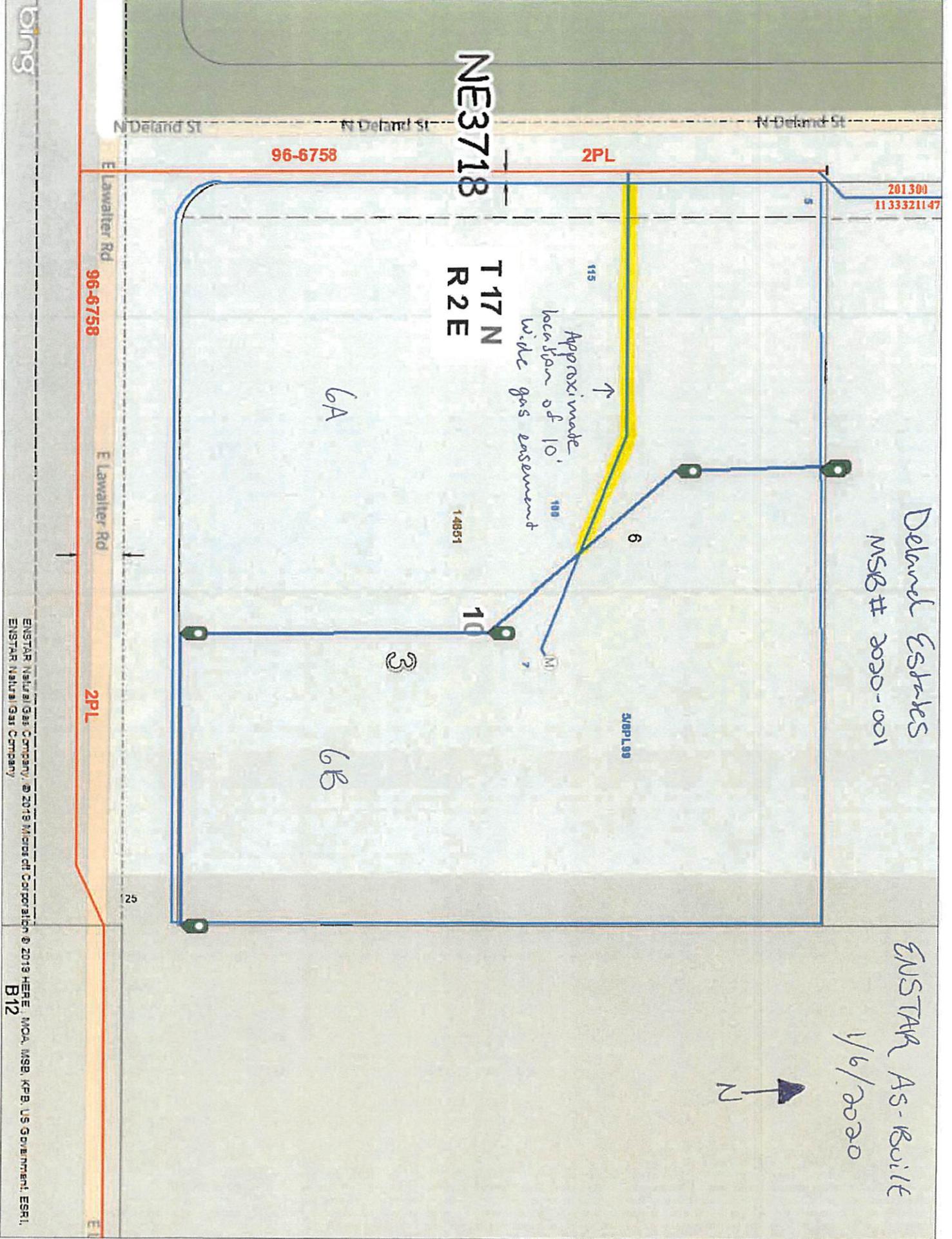
ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

If you have any questions, or if this line is or is going to be abandoned, 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.

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



NE3718

T17N
R2E

6A

6B

Deland Estates
MSR # 2020-001

ENSTAR AS-Built
1/6/2020



Approximate
location of 10'
wide gas easement

SUPLOS

14881

3

6

9

7

10

(M)

E Lawalter Rd

E Lawalter Rd

E Lawalter Rd

E I

96-6758

96-6758

2PL

2PL

201300
1133321147



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

David Meneses
Building Inspector

Beth Skow
Library Director

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Joan Patterson, Administrative Assistant
DATE: January 17, 2020
SUBJECT: Lot 6, Block 3, Lepak Subdivision, Phase 1

Inside City Limits

Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No comment.
2. Building Inspector: Any driveway 150' or greater must have a turn-around as per IFC 2015 Appendix "D".
3. Community Development:
4. Fire Chief: See Building Inspector comments.
5. Public Works: P.W. has reviewed and has no issues.
6. Planning and Zoning Commission: No comment.

EXHIBIT F