

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 4, 2020

PRELIMINARY PLAT:        BROOKWOOD COMMERCIAL PARK

LEGAL DESCRIPTION:        SEC 15, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS:                RFN PROPERTIES LLC

SURVEYOR/ENGINEER:        KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 9.4 ±                PARCELS: 3

REVIEWED BY:                AMY OTTO-BUCHANAN                                CASE #: 2020-010

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**REQUEST:** The request is to create three lots from Parcel #3, MSB Waiver 80-52-PWd, recorded as 80-159w (Tax Parcel B19), to be known as **BROOKWOOD COMMERCIAL PARK**, containing 9.4 acres +/- . The plat is located southeast of S. Knik Goose Bay Road and directly east of S. Fern Street, within the city limits of Wasilla, within the SW ¼ NW ¼ and the NW ¼ SW ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 4 pgs
Geotechnical Engineering Report	<b>EXHIBIT B</b> – 8 pgs
<b><u>AGENCY COMMENTS</u></b>	
Department of Public Works Operations & Maintenance	<b>EXHIBIT C</b> – 1 pg
Department of Emergency Services	<b>EXHIBIT D</b> – 1 pg
Planning Division	<b>EXHIBIT E</b> – 1 pg
Utilities	<b>EXHIBIT F</b> – 5 pgs
ADOT&PF	<b>EXHIBIT G</b> – 2 pgs
City of Wasilla	<b>EXHIBIT H</b> - 1 pg
Public Comment	<b>EXHIBIT I</b> – 1 pg

**DISCUSSION:** Lot 3 is a flag lot, pursuant to MSB 43.20.300(E), with a 60’ wide pole, overlaying the public use easement of E. Hard Rock Circle, created by Public Use Easements, dated January 15, 1981 at Book/Page 226/221 and January 27, 1987 at Book/Page 501/314, for a total of 60’. Access for all three lots will be in this Public Use Easement.

**SOILS:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging five new testholes, observing an open cut bank face, review of an existing testhole, review of provided topography information, review of aerial imagery, and observations on site. Testhole location/topography map and testhole logs attached. Parcels is bordered by S. Fern Street, with a short section along S. Knik-Goose Bay Road; it’s southern boundary is formed by Cottonwood Creek. Terrain consists of two distinct regions of higher and lower ground. Drainage is directed southward or to low areas within the project as shown on the attached map. Total elevation

differential is approximately 24'. Several areas containing steep slopes exceeding 25% were found and are delineated on the attached map. Much of the parcel is undisturbed with the exception of the right-of-way clearing for E. Hard Rock Circle. Testholes were dug to a depth of 12' or to 2' beyond encountered groundwater. In undisturbed areas, native soils included an organic mat over silty loess topsoils above sands with gravel receiving soils. An area of approximately 1.2 acres on proposed Lot 2 has been filled with non-native silty sands with gravel and mixed debris or organics such as roots and small logs. The two testholes dug in this area were similar in type and amount of organics or non-soil debris, estimated at around 5% overall. Based on the age of trees along the edge and top of the fill, it was placed many decades ago. Aerial images from 1949 show the areas as then-recently cleared. Percolation tests were conducted in both the fill area testholes, with absorption rate of 4 and 44 minutes per inch. Groundwater was noted in all but one of the newly logged testholes. Cottonwood Creek and low lying areas border the southern edge. Groundwater was encountered in three of the new testholes. Groundwater was found in testholes #1, #3, #4, & #5 at respective depths of 3.3', 9.9', 8.8', and 1.5'. Proposed Lot 3 does not presently have any area with over 8' to groundwater. Based on available soils and water table information, topography, MSB Code and observations on site, Lot 1 contains over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. Proposed Lot 2 will have over 10,000 sf of contiguous useable septic area, subject to verification of water table in the spring (see **Recommendation #5**), and an additional 10,000 sf of useable building area. Proposed Lot 3 has no useable septic area presently and will require 10,000 sf of useable area created by filling to meet the requirement for 8' separation to groundwater (see **Recommendation #5**). If the fill is placed, Lot 3 will also contain an additional 10,000 sf of building area. Alternately, Lot 3 can be combined with Lot 2 by removing the common lot line.

**Road Construction and Drainage Plan:** An existing driveway is roughly within the existing Public Use Easement (PUE) of S. Fern Street; however the project will require construction of a short section (100') of road to provide access to proposed Lot 1 and Lot 2. Based on the small size of the project, base and topping materials would likely be imported. The road improvements will improve but minimally impact existing overall drainage patterns. A single corrugated metal 18' culvert is planned across the new road stub to maintain original flow patterns. General drainage patterns are 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 and MSB 43.20.300(E) Flag lots, each lot will have the required frontage. Construction of 100' of E. Hard Rock Circle will be constructed to City of Wasilla street standards (see **Recommendation #6**).

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Department of Emergency Services (**Exhibit D**) notes the agenda plat does not show a cul-de-sac at the end of the created road. The Request for Comments does. Dead end roads create a particular hardship for emergency vehicles; requiring them to either back into the road or back out. *Staff notes there is a cul-de-sac at the end of E. Hardrock Circle PUE, the majority of it is on Tax Parcel B19 to the east. This PUE is not constructed other than a driveway that accesses Tax Parcel B19. Lot 3 is a flag lot, the flag is within the PUE. Petitioner will be constructing a portion of E. Hard Rock Circle from S. Fern Street east approximately 100' to City of Wasilla street standards. Lot 1 and Lot 2 will take physical access from E. Hard Rock Circle.* Planning Division (**Exhibit E**) has no comments.

**Utilities:** (**Exhibit F**) MEA requests a 15' wide utility easement adjoining the south right-of-way of E. Hard Rock Circle. *Staff notes an abbreviated plat cannot grant easements; the easement may be created by*

*document and shown on final plat.* Enstar has no comments, recommendations or objections. MTA has no objections. GCI has no objections.

**ADOT&PF:** (Exhibit G) states no direct access will be granted to S. Knik-Goose Base Road. All access must be to E. Hard Rock Circle.

**City of Wasilla:** (Exhibit H) notes the applicant will need to apply for a Land Use Permit for Subdivision to the City (see *Recommendation #7*). Public Work Department notes the cul-de-sac at the eastern end of E. Hard Rock Circle needs to be shown on the plat.

**Public Comment:** (Exhibit I) Richard Gerondale, owner of Lot 1, Fern Plaza, Perkup Espresso LLC, to the west, objects: “I am against the request to create three lots from Parcel #3, MSB Waiver 80-52 because Fern is already too busy at KGB intersection and would cause more problems and safety issues. This has already been turned down by the City of Wasilla.”

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Fire Service Area #130 Central Mat-Su; MSB Community Development, Capital Projects, Assessments, Development Services, or Pre-Design Division.

**CONCLUSION:** The abbreviated plat of Brookwood Commercial Park is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection to the plat from the public in response to the Notice of Public Hearing. Legal and physical access is provided, 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 and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A).

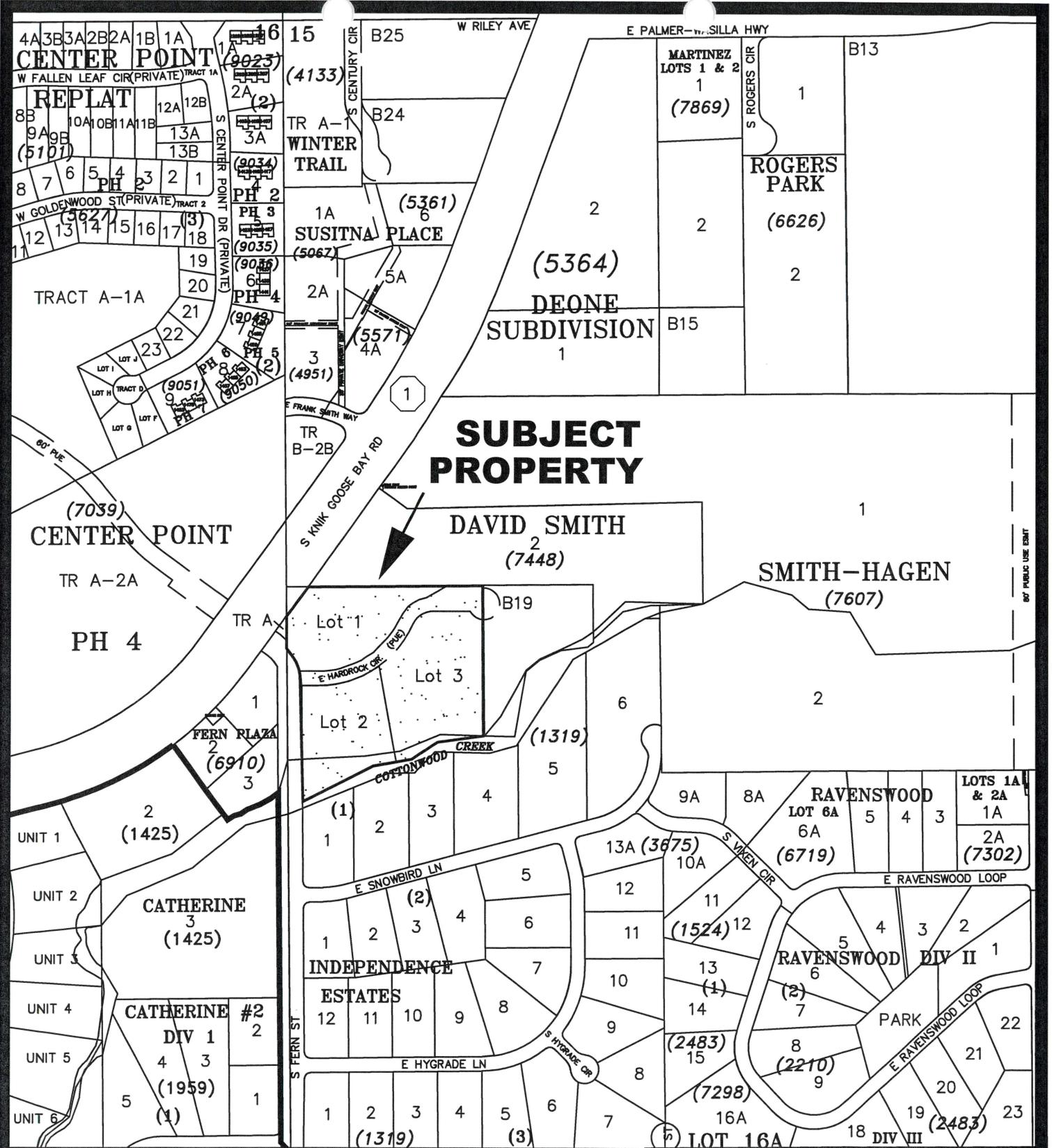
#### **FINDINGS for PRELIMINARY PLAT**

1. The plat of Brookwood Commercial Park is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Fire Service Area #130 Central Mat-Su; MSB Community Development, Capital Projects, Assessments, Development Services, or Pre-Design Division.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There was one objection from the public in response to the Notice of Public Hearing, regarding traffic at the intersection of S. Knik-Goose Bay Road.
5. A soils report was submitted, pursuant to MSB 43.20.281(A). An updated soils report will be required for Lot 2 and Lot 3.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
7. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
8. MEA has requested a 15’ wide utility easement south adjoining the right-of-way of E. Hard Rock Circle.

#### **RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT**

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

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Provide updated soils report for proposed Lot 2, subject to verification of water table in the spring. Updated soils report shall include confirmation of 10,000 sf of contiguous useable septic area after fill has been placed.
6. Provide street acceptance of the 100' of E. Hard Rock Circle from the City of Wasilla.
7. Apply for a Land Use Permit for Subdivision to City of Wasilla and provide copy to Platting staff.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



**SUBJECT PROPERTY**

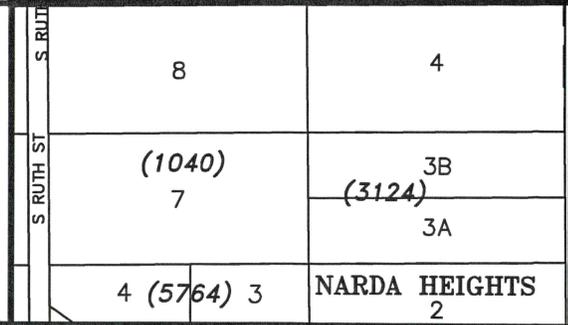
DAVID SMITH  
2  
(7448)

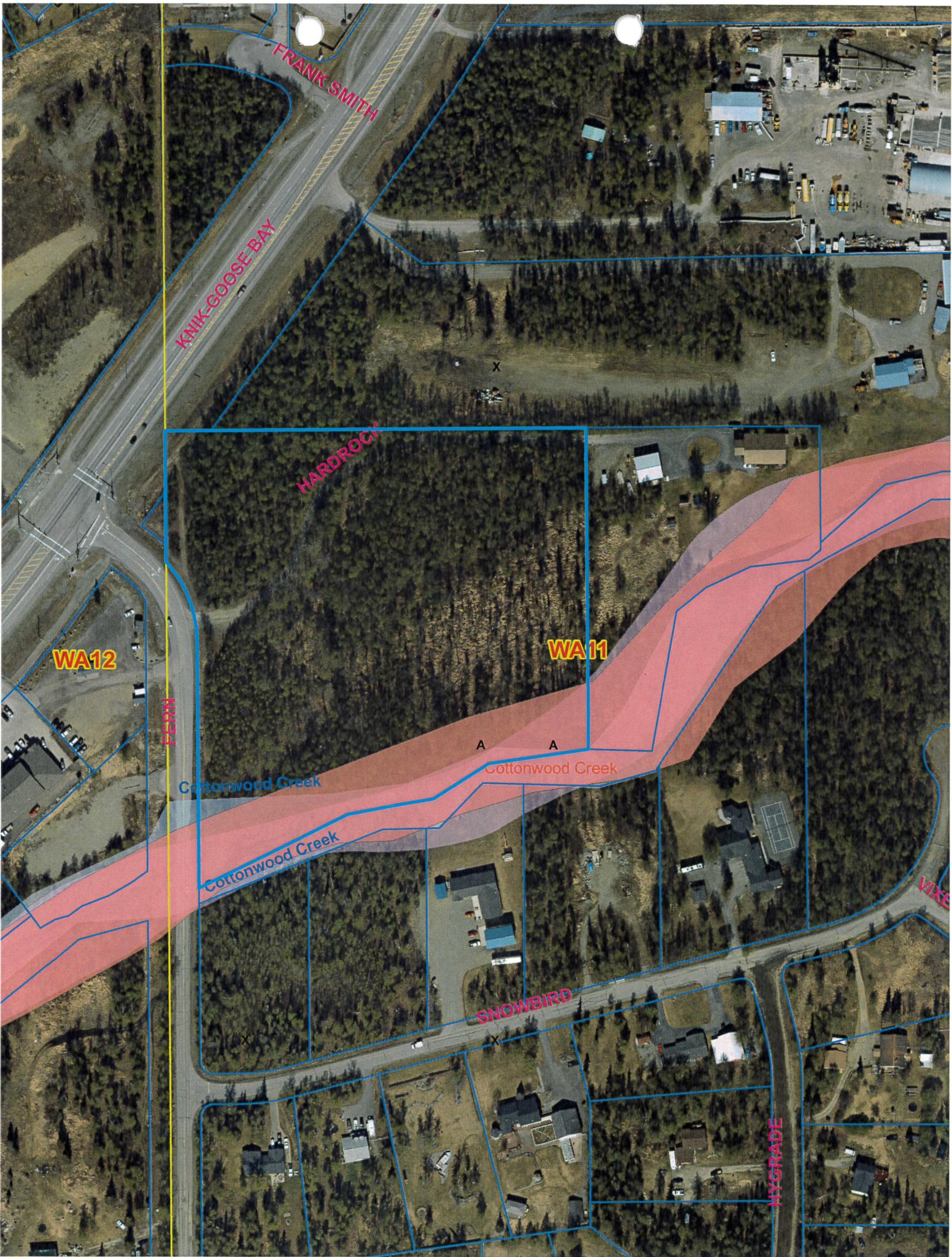
**VICINITY MAP**

FOR BROOKWOOD COMMERCIAL PARK  
LOCATED WITHIN  
SECTION 15, T17N, R01W, SEWARD MERIDIAN,  
ALASKA

WASILLA 11 MAP

**EXHIBIT A**





FRANK SMITH

KNIK-GOOSE BAY

HARD ROCK

WA12

WA11

FERN

Cottonwood Creek

Cottonwood Creek

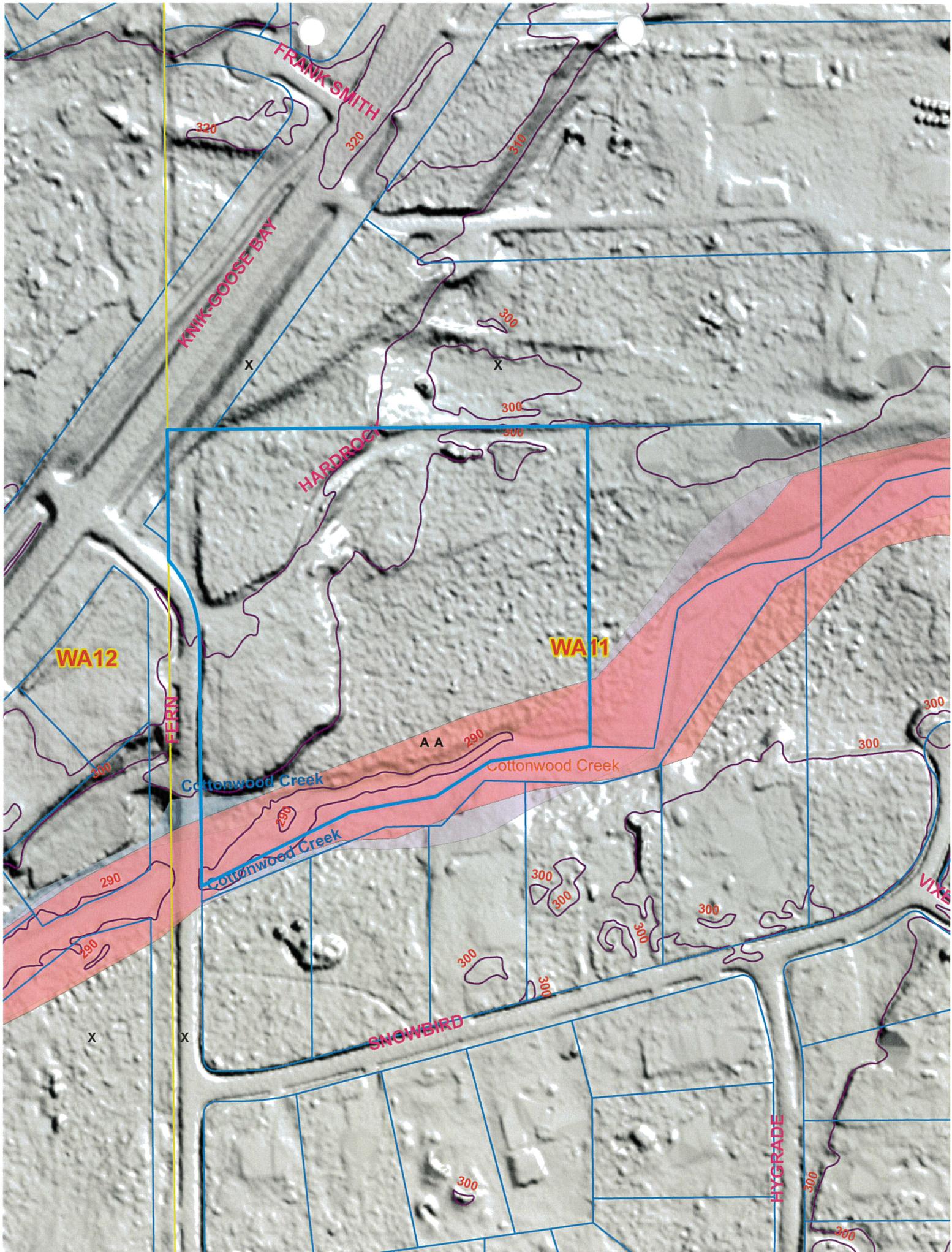
Cottonwood Creek

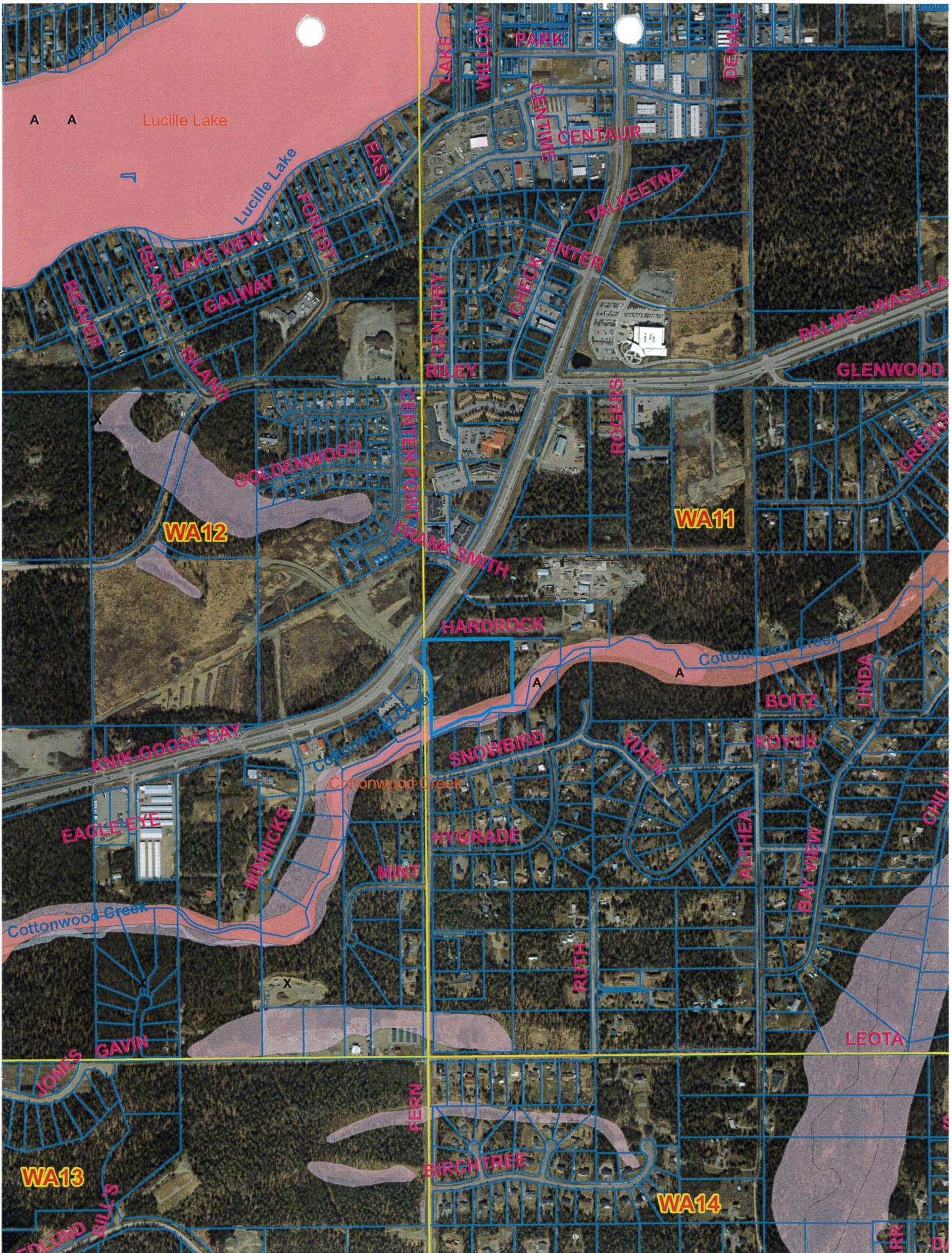
SNOWBIRD

HYGRADE

VIXE

A A





A A

Lucille Lake

Lucille Lake

BEAVER ISLAND  
LAKE VIEW  
GALWAY  
FOREST  
EAST

LAKE WILLOW  
PARK  
CENTINE  
CENTAUR  
TALKEETNA  
DEWITT

CENTURY  
RILEY  
CHECK  
ENTER  
ROGERS  
PALMER-WASILLA  
GLENWOOD

WA12

WA11

COLDENWOOD  
CENTER POINT  
FRANK SMITH  
HARDROCK

KNIK GOOSE BAY

Cottonwood Creek  
A A  
BOITZ  
LINDA

EAGLE EYE

MITHNICKS

SNOWBIRD  
VIXEN  
KOYUK

Cottonwood Creek

HYGRADE

ALTHEA

MINT

RUTH

BAY VIEW

GAVIN

LEOTA

WA13

BIRCHTREE

WA14

FERN

JONES  
BILL'S

RR  
DA



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

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

January 20, 2020

RECEIVED

JAN 20 2020

PLATTING

Re: *Brookwood Commercial Park Subdivision*; Useable Areas. HE #19099

Dear Mr. Wagner,

At the request of project owners Todd & Stephanie Smith, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project would create 3 new lots from one existing parcel with a total original area of approximately 9 acres. The three proposed lots vary in size from 1.6 to 5.3 acres. Each of the lots will have direct or shared access to E. Hard Rock Circle. Our soils evaluation included logging 5 testholes, observing an open cut bank face, review of an existing testhole, review of the provided topography information, review of aerial imagery and our other observations at the site. See the attached testhole location and topo map for details.

Topography. The project site forms an incomplete rectangle east of and bordering a portion of S. Fern Street with a short section along Knik-Goose Bay Road; its southern boundary is formed by Cottonwood Creek. Terrain within the parent parcel consists of two distinct regions of higher and lower ground; both of which are relatively level. Drainage for the project is also generally directed southward or to low areas within the project as shown on the attached map. The total elevation differential indicated from the provided topographical map is approximately 24'. Several areas containing steep slopes exceeding 25% were found on the property and are delineated on the attached map.

Soils & Vegetation. Much of the original parcel remains relatively undisturbed, with the exception being right of way clearing for E. Hard Rock Circle. Remaining vegetation on the parcels consists primarily of young and mature willow and birch trees, with tall grasses and the occasional cluster of spruce or cottonwood. Five testholes were dug on the property to evaluate soil conditions. The testholes were dug to a depth of 12', or to 2' beyond encountered groundwater. In undisturbed areas, native soils included an organic mat over silty loess topsoils above sand and gravel receiving soils. An area of approximately 1.2 acres on proposed Lot 2 has been substantially filled, primarily with non-native silty sands with gravel and occasional mixed debris or organics such as roots or small logs. The two holes dug in the fill area were similar in the type and amount of organics or non-soil debris, estimated at around 5% overall. The fill is estimated to taper from a minimal amount at its northwest edge, extending to around 10' in both testholes; the topography contours show the limits of the fill area, which was placed against a minor bluff feature. Based on the age of trees along the edge and top of the fill, it was placed many decades ago, and aerial images of the area from 1949 show the area as then-recently

cleared. Percolation tests were conducted in both of the fill area testholes, with absorption rates of 4 and 44 minutes per inch. Groundwater was noted in all but one of the newly logged testholes. A copy of the testhole logs and a location/topography map is attached.

Groundwater. Cottonwood Creek and associated low lying areas border the southern edge of the parent parcel. Groundwater was encountered on the project in 3 of the newly logged testholes which were dug to a minimum of 12', or to 2' beyond encountered groundwater. Groundwater was found in testholes 1, 3, 4 & 5 at respective depths of 3.3', 9.9', 8.8' and 1.5'. Proposed Lot 3 does not presently have any area with over 8' to groundwater, as shown on the attached useable area drawing.

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, setbacks to surface water, and areas with less than 8' to groundwater. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For two of the three 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 Lot 1 contains over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed Lot 2 will have over 10,000 square feet of contiguous useable septic area, subject to verification of water table in the spring, and has an additional 10,000 square feet of useable building area. Proposed Lot 3 has no useable septic area presently and will require 10,000 square feet of useable area to be created by filling to meet the requirement for 8' separation to groundwater. If the fill is placed, Lot 3 will also contain an additional 10,000 square feet of building area. Alternately, Lot 3 can be combined with Lot 2 by removing their common lotlines.***

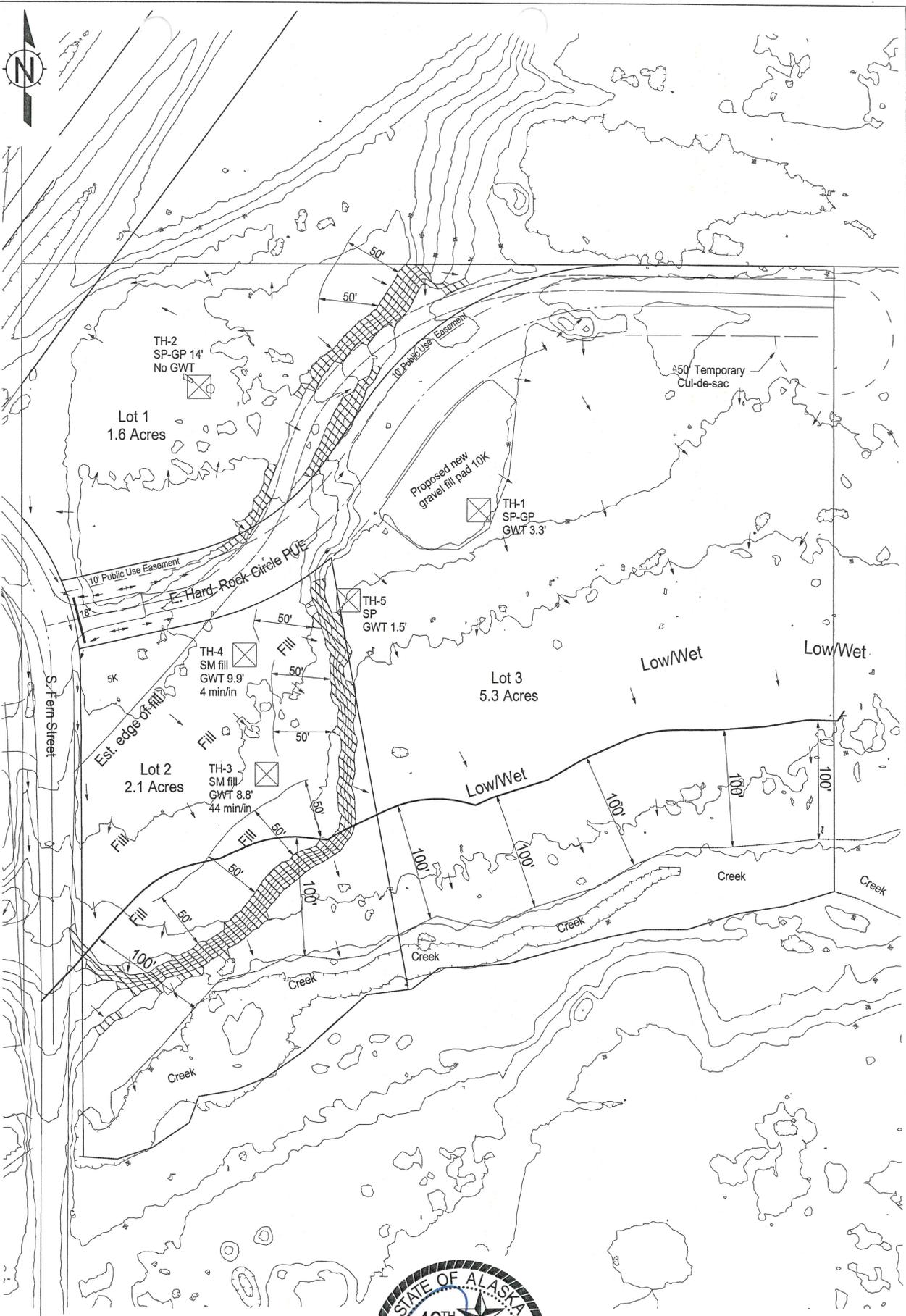
Road Construction & Drainage Plan. An existing driveway exists roughly within the existing PUE at S. Fern Street, however the project will require construction of a short 60'-70' section of road to provide access to proposed Lot 1 and 2. Based on the small size of the road project, base and topping materials would likely be imported. The short road can readily be constructed with a centerline grade of 2% or less. The road improvements will improve but minimally impact existing overall drainage patterns. A single corrugated metal 18" culvert is planned across the new road stub to maintain original flow patterns; it may be possible to direct all drainage to the east and avoid the culvert installation. The attached map shows the proposed drainage plan. We have also indicated general existing drainage patterns across the project on the attached map. As always, the drainage plan is subject to field modification and improvement.

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

Sincerely,

Curtis Holler, PE  
c: T&S Smith, w/attachments





- Notes**
1. Base drawing and MSB 2' LiDAR topo overlay provided by others.
  2. Hatched areas have +25% grade.
  3. Arrows denote apparent drainage patterns.



Brookwood Commercial Park  
Useable Area, Drainage, and Topography Map









# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 5

Performed For: Todd and Stephanie Smith

Legal Description: Brookwood Commercial Park

Seal

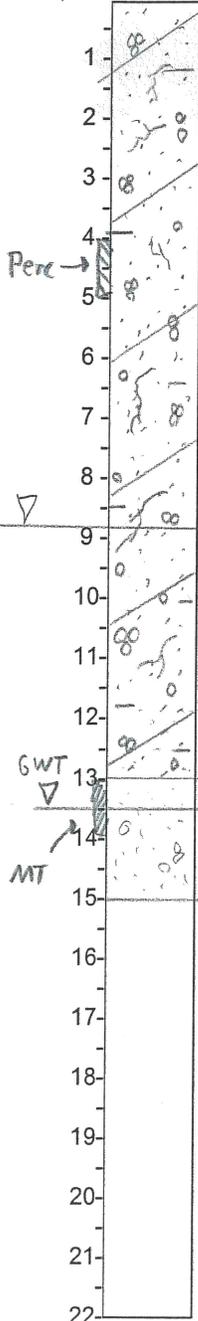


Depth, feet

Soil Type

Slope

Site Plan



NNF, primarily SM with gravel, ±1%-5% OL, sticks, roots, small logs

See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

GWT at 13.5'

DEPTH AFTER MONITORING?

8.8' 12-17-19

Slope

### PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	12/17/19				
1		10:51	30 min	2 - 12/16"	12/16"
2		11:22	30 min	2 - 12/16"	12/16"
3		11:53	30 min	2 - 12/16"	12/16"

- PERCOLATION RATE 44 (min/inch) PERC HOLE DIAMETER 6"

- TEST RUN BETWEEN 4 FT AND 5 FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
Monitor installed to 14'

- PERFORMED BY: C. Holler, J. Wilkins

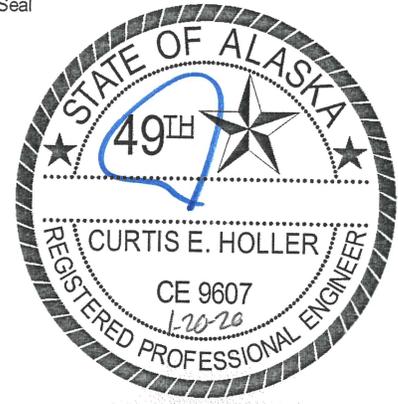
DATE: 12/13/19



# HOLLER ENGINEERING

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

Seal

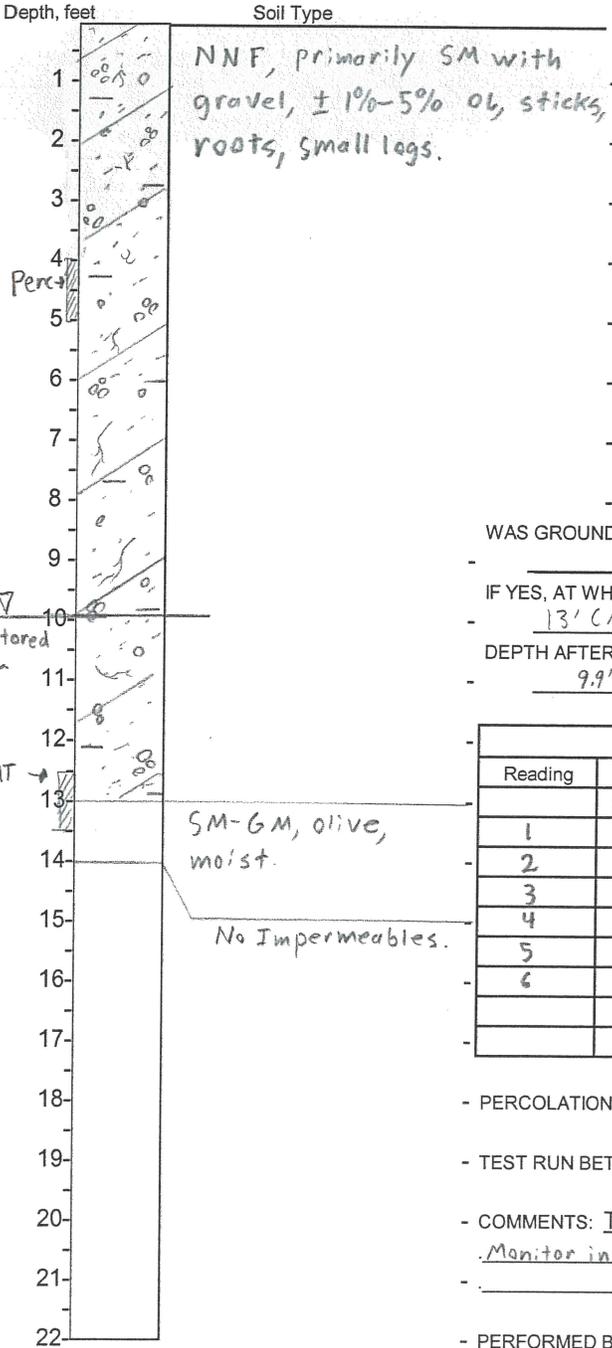


## SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 5

Performed For: Todd and Stephanie Smith

Legal Description: Brookwood Commercial Park



Slope

Site Plan

See attached testhole & topo map

↑ N ↓

WAS GROUNDWATER ENCOUNTERED?

- Yes

IF YES, AT WHAT DEPTH?

- 13' (Moist)

DEPTH AFTER MONITORING?

- 9.9' 12-17-19

Slope

### PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	12/17/19				
1		10:17	10 min	5 - 9/16"	2 - 9/16"
2		10:27	10 min	5 - 9/16"	2 - 9/16"
3		10:38	10 min	5 - 9/16"	2 - 9/16"
4		10:49	10 min	5 - 8/16"	2 - 8/16"
5		10:59	10 min	5 - 8/16"	2 - 8/16"
6		11:10	10 min	5 - 7/16"	2 - 7/16"

- PERCOLATION RATE 4 (min/inch) PERC HOLE DIAMETER 6"

- TEST RUN BETWEEN 4 FT AND 5 FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
Monitor installed to 13'

- PERFORMED BY: C. Holler, J. Wilkins

DATE: 12/13/19



## Amy Otto-Buchanan

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**From:** Jamie Taylor  
**Sent:** Monday, February 24, 2020 3:36 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Brookwood Comm Pk 20-010 AOB

No comment.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, January 28, 2020 3:29 PM  
**To:** allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; 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>; 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>; Permit Center <Permit.Center@matsugov.us>  
**Subject:** RFC Brookwood Comm Pk 20-010 AOB

The link below contains a Request for Comments for Brookwood Commercial Park, MSB Case #2020-010. Comments are due by **February 24, 2020**. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/ErWh43HvHu9HhckXMrnvWrQB\\_gZX6td2ymn\\_RmtOkrEPyw?e=3eknWR](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/ErWh43HvHu9HhckXMrnvWrQB_gZX6td2ymn_RmtOkrEPyw?e=3eknWR)

*Please open link in Chrome or copy and paste to your browser. Using Microsoft Edge seems to cause some viewing problems.*

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

## Amy Otto-Buchanan

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**From:** Amy Otto-Buchanan  
**Sent:** Friday, February 7, 2020 1:18 PM  
**To:** Fire Code  
**Subject:** RE: RFC Brookwood Comm Pk 20-010 AOB

Don: There is a cul-de-sac at the end of E. Hardrock Circle PUE, the majority of it is on the parcel to the east. This PUE is not constructed other than a driveway that accesses B19 to the east. Lot 3 is a flag lot, the flag is within the PUE. Petitioner will be constructing a portion of E. Hard Rock Circle from S. Fern Street east approximately 100' to City of Wasilla street standards. Lot 1 and Lot 2 will take physical access from E. Hard Rock Circle. Thanks & have a good weekend. A.

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**From:** Fire Code <Fire.Code@matsugov.us>  
**Sent:** Friday, February 7, 2020 12:11 PM  
**To:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Subject:** RE: RFC Brookwood Comm Pk 20-010 AOB

Amy,  
The agenda plat does not show a cul-de-sac at the end of the created road. The RFC does. Dead end roads create a particular hardship for emergency vehicles; requiring them to either back into the road or back out.



*Donald Cuthbert*

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

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**From:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>  
**Sent:** Tuesday, January 28, 2020 3:29 PM  
**To:** [allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov); Nichols, Melanie A (DOT) <[melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov)>; Hurn, John T (DOT) <[tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)>; 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); [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [davemtp@mtaonline.net](mailto:davemtp@mtaonline.net); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; [tedleonarddistrict4@gmail.com](mailto:tedleonarddistrict4@gmail.com); 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)>; 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)>; 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)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>  
**Subject:** RFC Brookwood Comm Pk 20-010 AOB

The link below contains a Request for Comments for Brookwood Commercial Park, MSB Case #2020-010. Comments are due by **February 24, 2020**. Please let me know if you have any questions. Thanks, A.

**Amy Otto-Buchanan**

---

**From:** Christopher Cole  
**Sent:** Monday, February 24, 2020 9:53 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Karol Riese  
**Subject:** RFC Brookwood Comm Pk Case

Amy,

The Planning Division has no comments at this time.

All the best,  
Chris

**Christopher Cole**  
Mat-Su Borough Planner II  
350 E Dahlia Ave, Palmer, AK 99645  
(907) 861-7855

## Amy Otto-Buchanan

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, January 29, 2020 9:03 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Brookwood Comm Pk 20-010 AOB

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

Good morning,

MTA has reviewed the plat for Brookwood Commercial Park. 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:** Tuesday, January 28, 2020 3:29 PM  
**To:** allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; 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>; 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>; Permit Center <Permit.Center@matsugov.us>  
**Subject:** RFC Brookwood Comm Pk 20-010 AOB

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**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

February 11, 2020

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed **Stringfield (MSB Case # 2020-016)** and advises that there is an existing natural gas service line which appear to cross proposed Lot 1 to serve proposed Lot 2. 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 1 to serve Lot 2.
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 the following Abbreviated and Preliminary plats and has no comments or recommendations.

- **Stars and Stripes**  
(MSB Case # 2020-020)
- **Jar Subdivision**  
(MSB Case # 2020-007)
- **Janneck Public Use Easement**  
(MSB Case # 2020-017)
- **Brookwood Commercial Park**  
(MSB Case # 2020-010)
- **New Hope Estates Master Plan**  
(MSB Case # 2020-012)
- **Martin Heights MSP & Ph 1 Revision, Vacation**  
(MSB Case # 2006-169)
- **Dewy's Garden Addition 8**  
(MSB Case # 2020-024)

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

Sincerely,

## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Friday, February 14, 2020 3:37 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Brookwood Comm Pk 20-010 AOB

[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](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, January 28, 2020 3:29 PM  
**To:** allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; 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>; 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>; Permit Center <Permit.Center@matsugov.us>  
**Subject:** RFC Brookwood Comm Pk 20-010 AOB

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The link below contains a Request for Comments for Brookwood Commercial Park, MSB Case #2020-010. Comments are due by **February 24, 2020**. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/ErWh43HvHu9HhcKXMrnvWrQB\\_gZX6td2ymn\\_RmtOkrEPyw?e=3eknWR](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/ErWh43HvHu9HhcKXMrnvWrQB_gZX6td2ymn_RmtOkrEPyw?e=3eknWR)

*Please open link in Chrome or copy and paste to your browser. Using Microsoft Edge seems to cause some viewing problems.*

Amy Otto-Buchanan

## Amy Otto-Buchanan

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Wednesday, February 19, 2020 12:35 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Brookwood Comm Pk 20-010 AOB  
**Attachments:** 20200219\_123931.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:** Tuesday, January 28, 2020 3:29 PM  
**To:** allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; 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>; 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>; Permit Center <Permit.Center@matsugov.us>  
**Subject:** RFC Brookwood Comm Pk 20-010 AOB

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The link below contains a Request for Comments for Brookwood Commercial Park, MSB Case #2020-010. Comments are due by **February 24, 2020**. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/ErWh43HvHu9HhckXMrnvWrQB\\_gZX6td2ymn\\_RmtOkrEPyw?e=3eknWR](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/ErWh43HvHu9HhckXMrnvWrQB_gZX6td2ymn_RmtOkrEPyw?e=3eknWR)

*Please open link in Chrome or copy and paste to your browser. Using Microsoft Edge seems to cause some viewing problems.*





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 31, 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:

- **Tax Map PA 05, Sec 29, T18N, R02E (Moffitt)**

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

- **Brookwood Commercial Park (RFN Properties)**
  - No direct access will be granted to Knik-Goose Bay Road. All access must be to Hard Rock Circle.
- **Jar Subdivision (Granite Construction Company)**
  - As per out comments from 11/04/2019, no direct access will be granted to the Glenn Highway from any of the lots. All lots must access via Grandview Road. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Glenn Highway when there are alternative routes.
- **Millhouse Estates (Millhouse)**
  - No change to existing access will be granted.

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).

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT G**

Sincerely,

A handwritten signature in black ink, appearing to read 'Melanie Nichols', written in a cursive style.

Melanie Nichols  
Mat-Su Area Planner

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

## Amy Otto-Buchanan

---

**From:** Tina Crawford <tccrawford@ci.wasilla.ak.us>  
**Sent:** Friday, February 14, 2020 11:40 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Brookwood Comm Pk 20-010 AOB

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

The City of Wasilla Planning Department has no concerns but the applicant will need to submit a subdivision permit to the city.

The City of Wasilla Public Works Department has the following comment:

The cul-de-sac that is called out at the eastern end of E. Hard Rock Circle needs to be shown.

### Tina Crawford, AICP

City Planner  
City of Wasilla Planning Department  
290 E. Herning Avenue  
Wasilla, AK 99654  
(907) 373-9022  
(907) 373-9021 fax

---

**From:** Planning <Planning@ci.wasilla.ak.us>  
**Sent:** Tuesday, January 28, 2020 3:42 PM  
**To:** Tina Crawford <tccrawford@ci.wasilla.ak.us>  
**Subject:** FW: RFC Brookwood Comm Pk 20-010 AOB

Tahirih Revet  
Planning Clerk  
City of Wasilla Planning Department  
290 E. Herning Ave., Wasilla, AK 99654  
(907) 373-9020  
(907) 373-9021 fax



**From:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>  
**Sent:** Tuesday, January 28, 2020 3:29 PM  
**To:** [allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov); Nichols, Melanie A (DOT) <[melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov)>; Hurn, John T (DOT) <[tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)>; 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); [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); Planning <[Planning@ci.wasilla.ak.us](mailto:Planning@ci.wasilla.ak.us)>; publicworks <[publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us)>; [davemtp@mtaonline.net](mailto:davemtp@mtaonline.net); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>;

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



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WASILLA AK 99654

9965487377 C010 **FIRST CLASS**

**NOTIFICATION OF PUBLIC HEARING**

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

**OWNER/PETITIONER: RFN PROPERTIES LLC**

**REQUEST:** The request is to create three lots from Parcel #3, MSB Waiver 80-52-PWd, recorded as 80-159w (Tax Parcel B19), to be known as **BROOKWOOD COMMERCIAL PARK**, containing 9.4 acres +/- . The plat is located southeast of S. Knik Goose Bay Road and directly east of S. Fern Street, in the city limits of Wasilla (Tax ID # 217N01W15B018); within the SW ¼ NW ¼ and the NW ¼ SW ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian. Community Council: None and in Assembly District #4 Ted Leonard

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 **March 4, 2020**. The meeting begins at **8:30 a.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within 600' of the petition area. This will be heard before the **PLATTING OFFICER** and you are invited to attend.

If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [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. To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872 or the Platting Secretary at (907) 861-8573.

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

[ ] No Objection  Objection [ ] Concern

Name: **RICHARD GERONDALE** <sup>PERKUP ESPRESSO LLC</sup> Address: **1 LT 1 FERN PLAZA 1690 FERN ST**

Comments: **I AM AGAINST THE REQUEST TO CREATE THREE LOTS FROM PARCEL #3 MSB WAIVER 80-52 BECAUSE FERN IS ALREADY TOO BUSY AT KGB- INTERSECTION AND WOULD CAUSE MORE PROBLEMS AND SAFETY ISSUES. THIS HAS ALREADY BEEN TURNED DOWN BY THE CITY OF WASILLA.**

Case # 2020-010 AOB

Note: Vicinity map Located on Reverse Side

**EXHIBIT I**



square feet suitable for septic in addition to more than 10,000 square feet suitable for building area as required by MSB 43.20.281 *Area*. **(Exhibit B)**

**Topography & As-Built:** The surveyor's as-built and topographic information is shown at **Exhibit C**. The asbuilt shows residential structures and a driveway. There is a shed located within the 25' setback to the right-of-way of N. Sasquatch Circle. The petitioner needs to provide proof from the surveyor that the setback encroachment has been resolved and all buildings comply with MSB 17.55. **(Recommendation #4)**

**Access:** E. Maud Road and N. Sasquatch Circle provide legal and physical access to the proposed lots per MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. E. Maud Road is maintained by the state and classified as a minor collector. ADOT&PF stated proposed Lot 2B may retain the existing driveway onto Maud and no change will be granted to the existing access. Proposed Lot 2A will access N. Sasquatch Circle, a residential classified road.

Frontage will exist to each lot per MSB 43.20.320 *Frontage*.

**Comments:**

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

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

Road Service Area Supervisor stated no access is shown for Lot 2A and the plat implies that the access to Lot 2B is the existing driveway on Maud Road (which itself would be a non-compliance issue for Maud which functions as a Residential Collector road per the SCM). The applicant should show a proposed driveway access on Sasquatch for both lots. **(Exhibit E)** *Staff notes Maud Road is a state road and ADOT&PF has stated the existing driveway can remain. Proposed driveways are not shown on preliminary plats.*

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

ADOT&PF stated the northern lot must access via Sasquatch Circle. The southern lot may retain existing driveway onto Maud; no change will be granted to the existing access. **(Exhibit H)**

Mike Thomas, owner of 828 Saquatch Circle, Lot 7, has no concerns. **(Exhibit I)**

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

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

**CONCLUSION:**

The preliminary plat of Dewy's Garden Addition 8 is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 *Access Required*, MSB

43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. Frontage for the subdivision will exist pursuant to MSB 43.20.320 *Frontage*. The engineer provided a soils report stating the proposed lots meet the requirements of MSB 43.20.281(A). There were no objections received from any outside agencies, borough departments or the public.

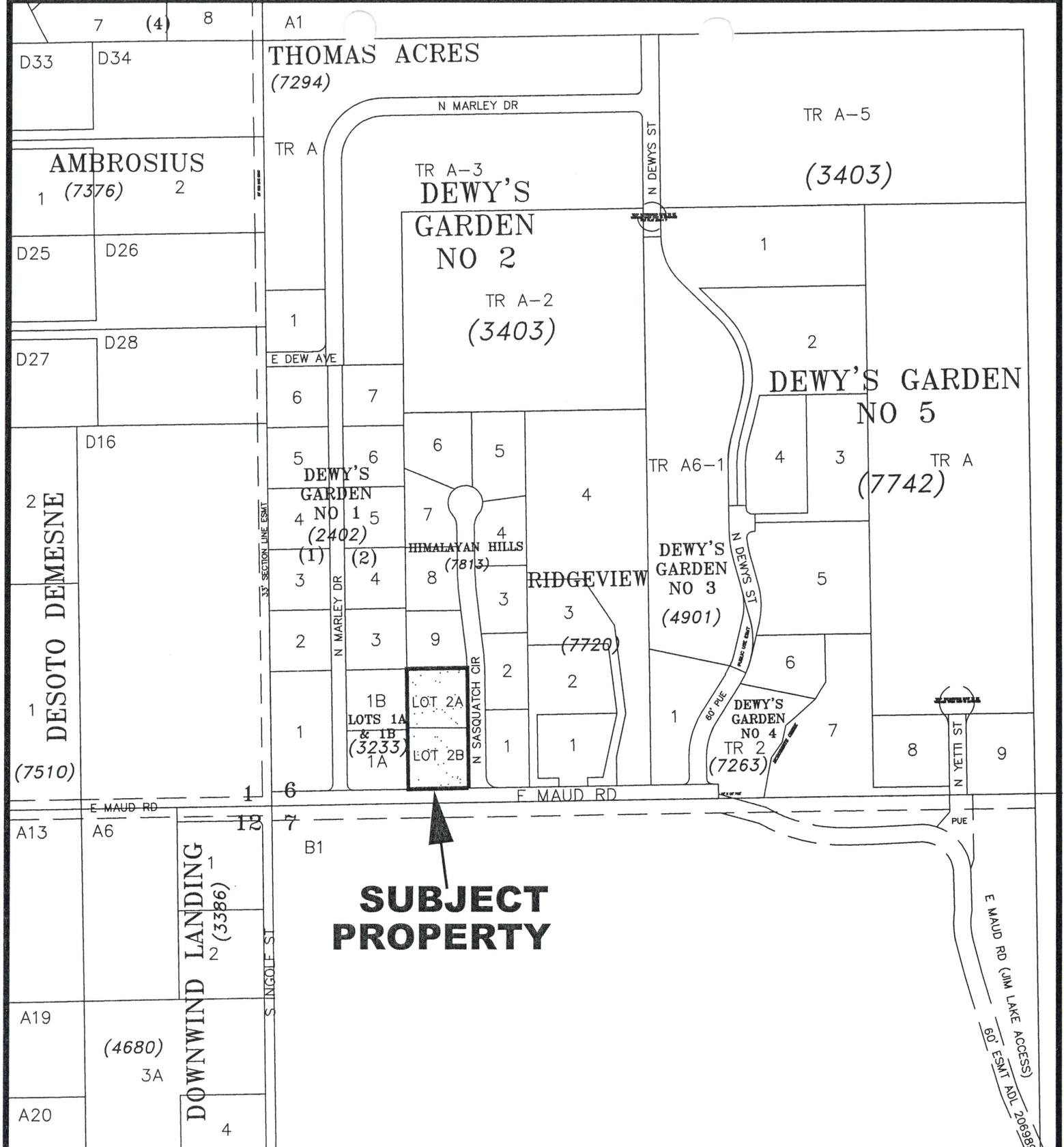
**FINDINGS OF FACT:**

1. The plat of Dewy's Garden Addition 8 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat Submittal and Approval.
2. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
3. A professional engineer provided a soils report stating the proposed lots have the required 10,000 sq. ft. of useable building area and 10,000 sq. ft. of contiguous useable septic area per MSB 43.20.281 *Area*.
4. Access exists pursuant to MSB 43.20.100 *Access*, MSB 43.20.120 *Legal Access* and 43.20.140 *Physical Access*.
5. The shed is located within the 25' setback to the right-of-way of Sasquatch Circle and compliance with MSB 17.55 is required prior to plat recordation.
6. There were no objections from any borough departments, outside agencies, or the public.

**RECOMMENDED CONDITIONS OF APPROVAL:**

**Suggested motion: "I move to approve the preliminary plat of Dewy's Garden Addition 8, Section 06, Township 17 North, Range 03 East, Seward Meridian, Alaska, contingent on staff recommendations:"**

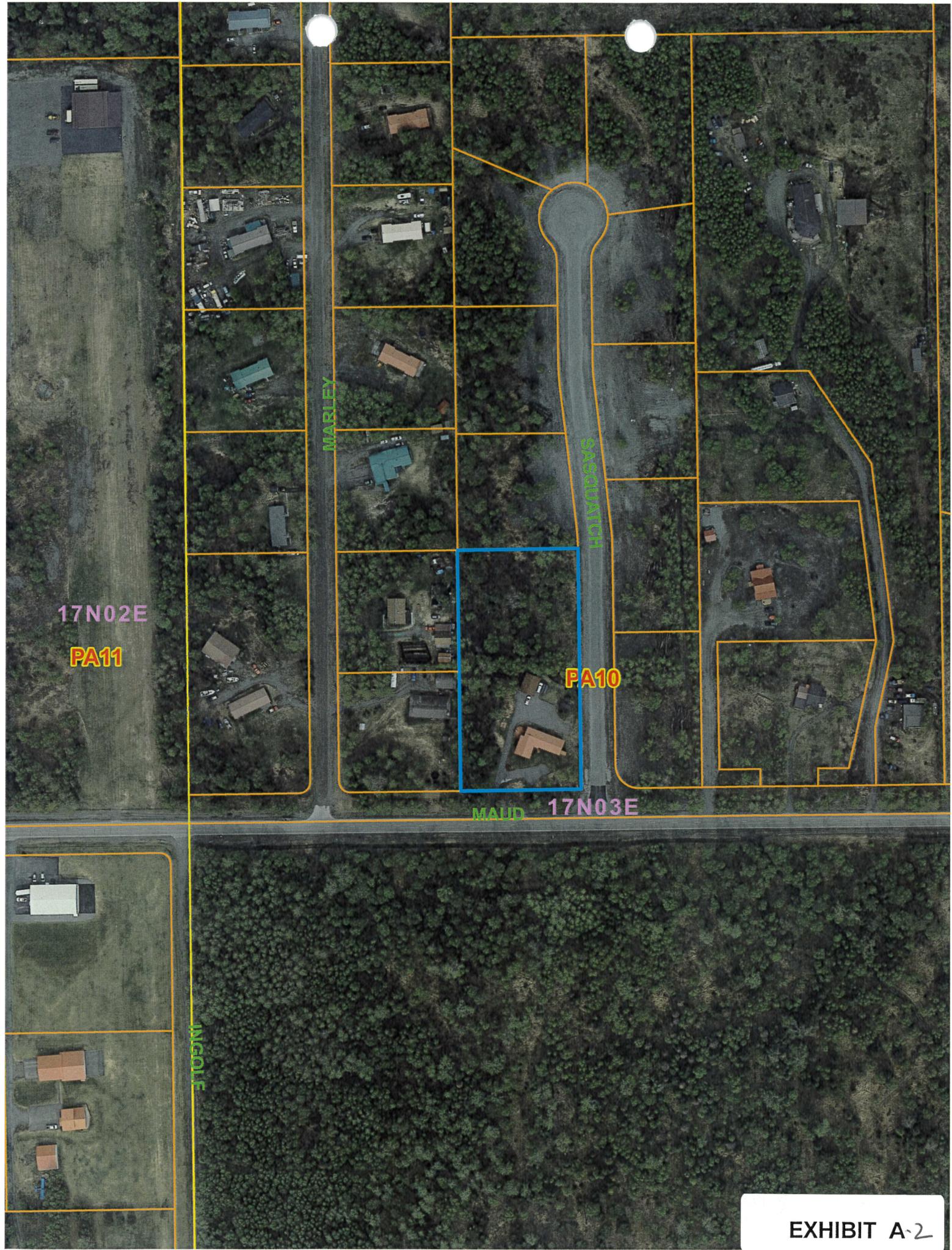
1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Show all easements of record.
4. Provide proof from surveyor showing the shed was removed from the 25' right-of-way setback and complies with MSB 17.55.
5. 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.
6. Submit recording fees, payable to DNR.
7. Submit final plat in full compliance with Title 43.



**VICINITY MAP**

FOR PROPOSED DEWY'S GARDEN ADDITION 8  
 LOCATED WITHIN  
 SECTION 06, T17N, R3E, SEWARD MERIDIAN,  
 ALASKA

PALMER 10 MAP





**MARK HANSEN P.E.**

CONSULTING ENGINEERS TESTING LABORATORY

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

# Dewy's Garden Subdivision Lot 2 Block 2 Palmer, Alaska

## Geotechnical Investigation

**January 2020**

RECEIVED  
FEB 04 2020  
PLATTING

Prepared for: Justin D. Hatley

Prepared by: Tyler Hansen, EIT

Approved by: **Mark Hansen, P.E.**  
2605 N. Old Glenn Hwy.  
Palmer, AK 99645  
Phone: (907) 745-4721

EXHIBIT B-1



# MARK HANSEN P.I.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhps@mtaonline.net

## Lot 2 Block 2 Dewy's Garden Subdivision Palmer, Alaska

### Geotechnical Investigation

January 2020

#### Location

The subject property is located at 660 N Sasquatch Cir, East of Palmer, Alaska. It is Dewy's Garden, Block 2, Lot 2, located within the SW 1/64 of Sec. 6, T17N, R3E, Seward Meridian, Alaska.

#### Scope of Investigation

This investigation is to verify useable areas for platting purposes. The proposed subdivision will divide one 2 acre lot in to two 1 acre lots.

One of the proposed lots currently has a house, detached garage, and associated septic system and well.

#### Findings

1. The soils observed at percolation depth consist primarily of *Poorly Graded Gravel with Sand* (GP). These soils typically have high permeability. These soils are adequate for on-site wastewater disposal.
2. Ground water was not observed in the test pit during exploration on August 19, 2019.
3. No bedrock or impermeable material was encountered in the test pit

#### General Topography

The subdivision is located on relatively flat terrain with a gradual slope up to the north.

## Useable Area

Each lot in the proposed subdivision has more than 10,000 contiguous square feet suitable for septic in addition to more than 10,000 square feet suitable for building.

## Field Exploration

The investigation included one pit 15 ft deep. Exploration was conducted on August 19, 2019 using a Sany 135C excavator operated by JD Hatley. The test hole was logged by Tyler Hansen. The test pit was located by handheld GPS. GPS location is recorded on the test pit log.

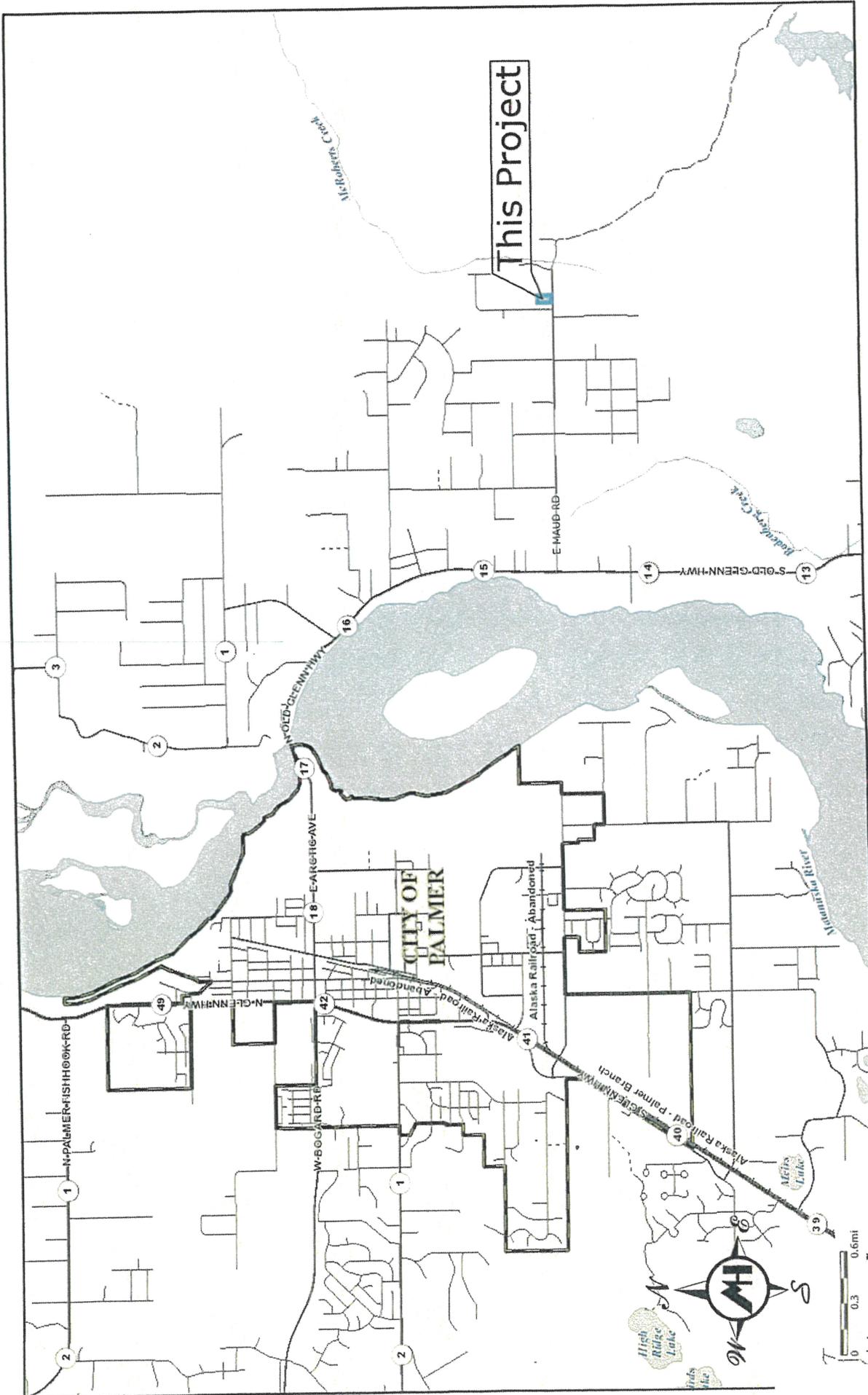
The approximate test pit location is shown on the attached test pit location map.

## Test pit Log

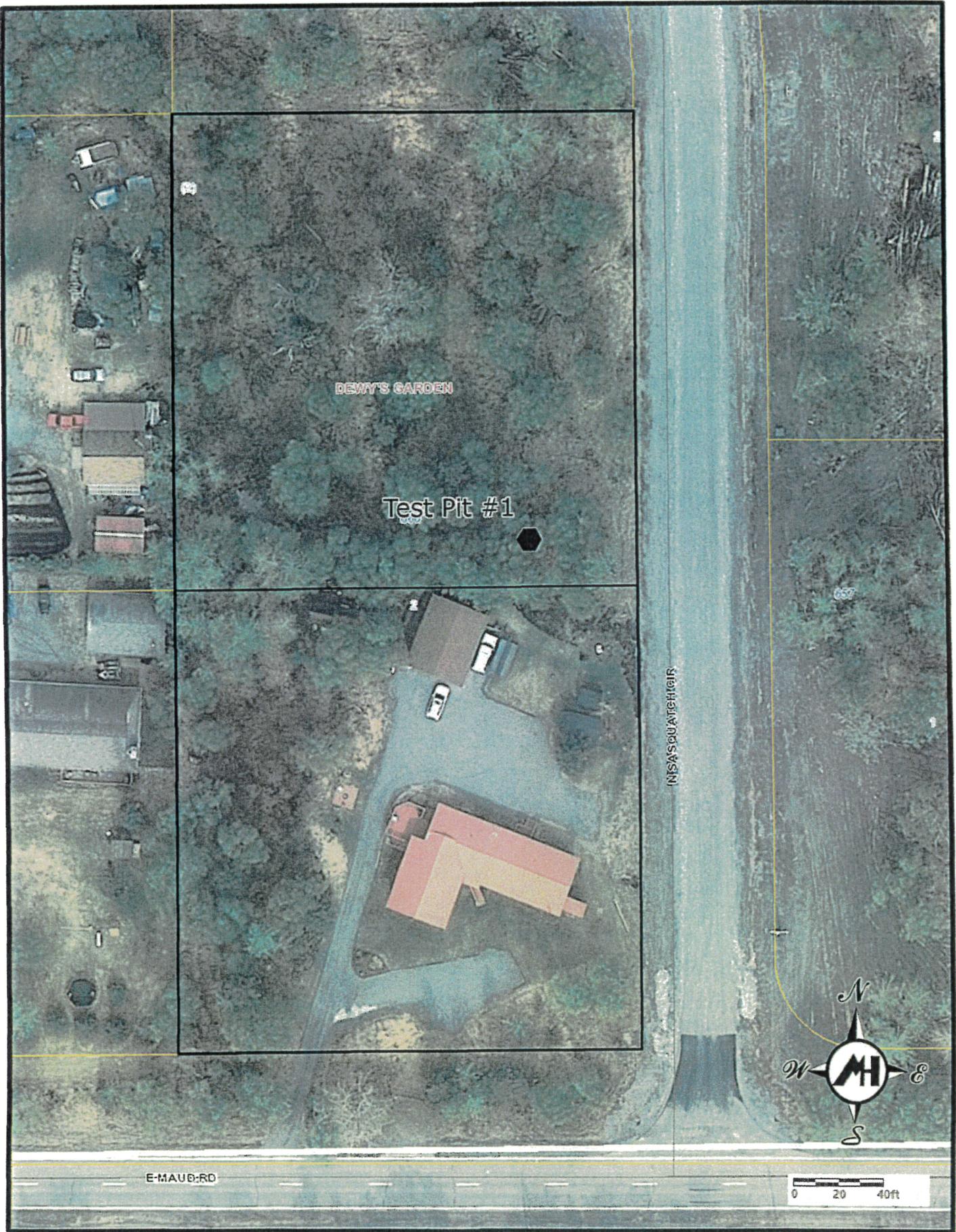
Descriptions of the soils encountered are recorded on the right side of the field log. Descriptions include frost class, unified classification and other properties such as cobble presence.



1-27-2020



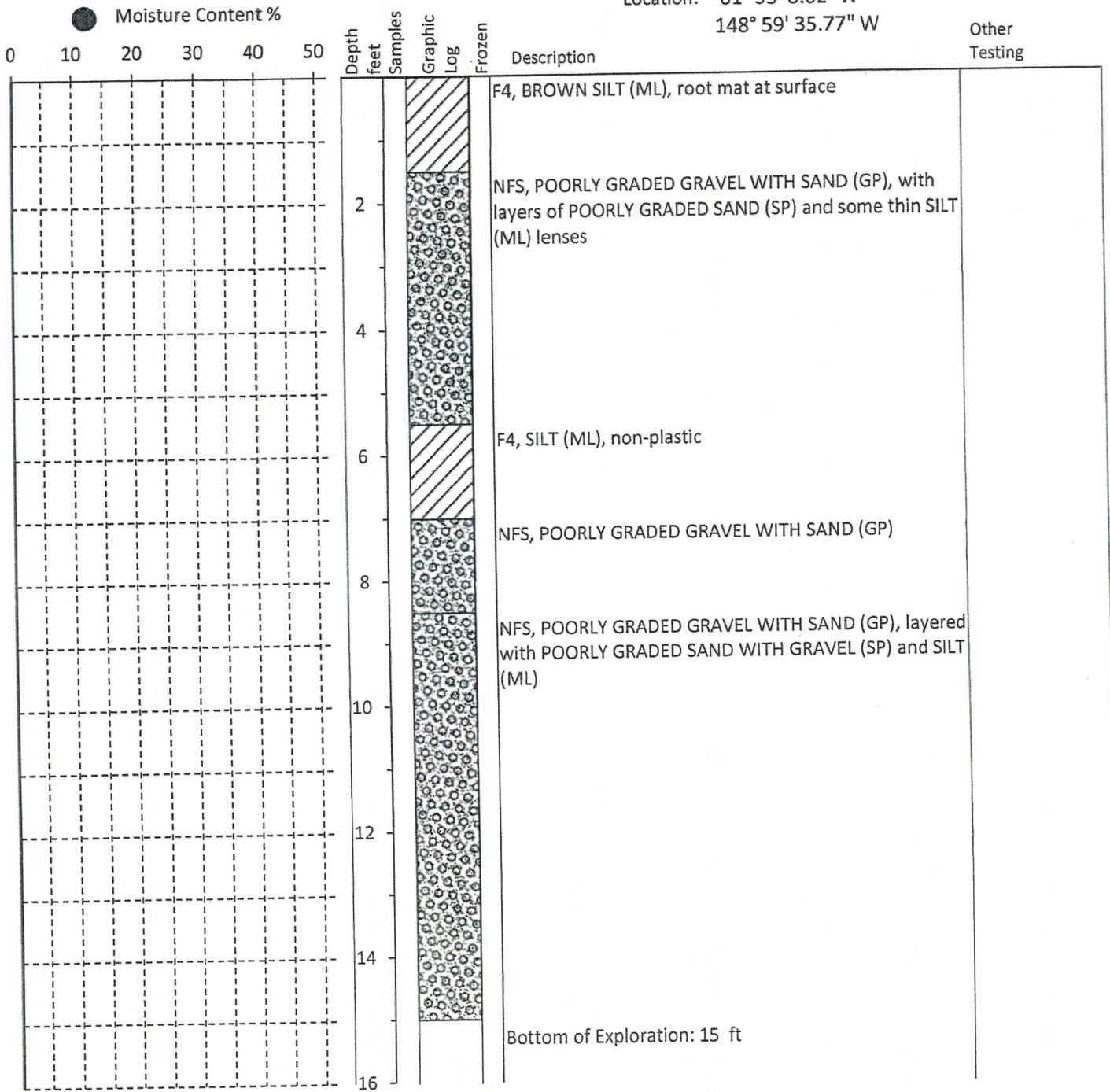
Vicinity Map



Test Pit Location Map

# Log of Test Pit 1

Exploration: August 19, 2019  
 Equipment: Sany 135C  
 Location: 61° 35' 8.62" N  
 148° 59' 35.77" W



● Moisture Content %

▨ Bulk Sample  
 ▨ Grab Sample



**MARK HANSEN P.E.**

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

Job No.: 19123

Date: August 2019

**Log of Test Pit 1**

**Dewy's Garden Block 2, Lot 2**  
 JD Hatley  
 660 N Sasquatch Cir  
 Palmer AK, 99645

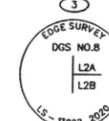
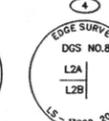
Plate  
**1**

**EXHIBIT B-6**

**REFERENCES**

- (1) PLAT OF DEWY'S GARDEN SUBDIVISION (PLAT NO. 80-59)
- (2) PLAT OF DEWY'S GARDEN SUBDIVISION ADD. NO. 5 (PLAT NO. 2018-24)
- (3) PLAT OF HIMALAYAN HILLS SUBDIVISION (PLAT NO. 2018-139)

**MONUMENT SUMMARY**

 <p>1 1974 DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 55222 CS</p>	 <p>2 1990 DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 55222 R3E 39 S7</p>	 <p>3 EDGE SURVEY DGS NO. 8 L2A L2B LS-13022 2020</p>	 <p>4 EDGE SURVEY DGS NO. 8 L2A L2B LS-13022 2020</p>
---	--	--	--

FOUND 3-1/4" BRASS CAP MON. IN GOOD COND. 0.1' ABOVE GROUND

FOUND 3-1/4" BRASS CAP MON. IN GOOD COND. FLUSH WITH GROUND 0.9 FEET NORTHERLY OF BOUNDARY LINE

SET 2.5" ALUMINUM CAP ATTACHED TO A 2.25" X 30" FLANGED ALUMINUM PIPE SET AT GRADE

SET 2.5" ALUMINUM CAP ATTACHED TO A 2.25" X 30" FLANGED ALUMINUM PIPE SET AT GRADE

**LEGEND**

- FOUND OR SET MONUMENT AS NOTED
- FOUND REBAR - NO CAP
- FOUND REBAR WITH ORANGE PLASTIC CAP
- ⊙ SET 5/8"x30" REBAR WITH 2" ALUMINUM CAP (TYPICAL)
- (M&H) MEASURED AND HELD
- (C) COMPUTED POSITION
- (#) RECORD DATA (SEE REFERENCES)
- (X) POINT NUMBER SEE MONUMENT SUMMARY

--- LOT LINE

--- UTILITY EASEMENT

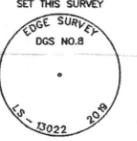
--- ROAD CENTER LINE

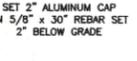
--- ADJACENT BOUNDARY LINE

--- 2 FOOT CONTOUR LINE

--- DRAINAGE ARROW

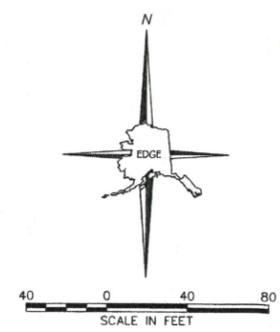
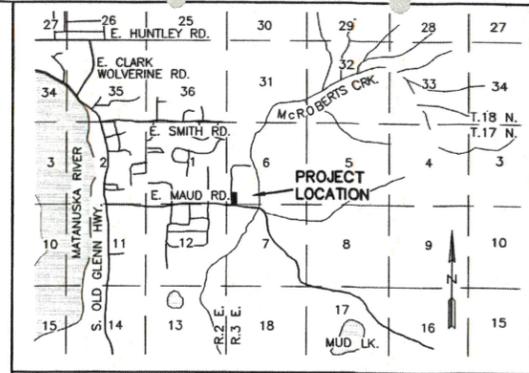
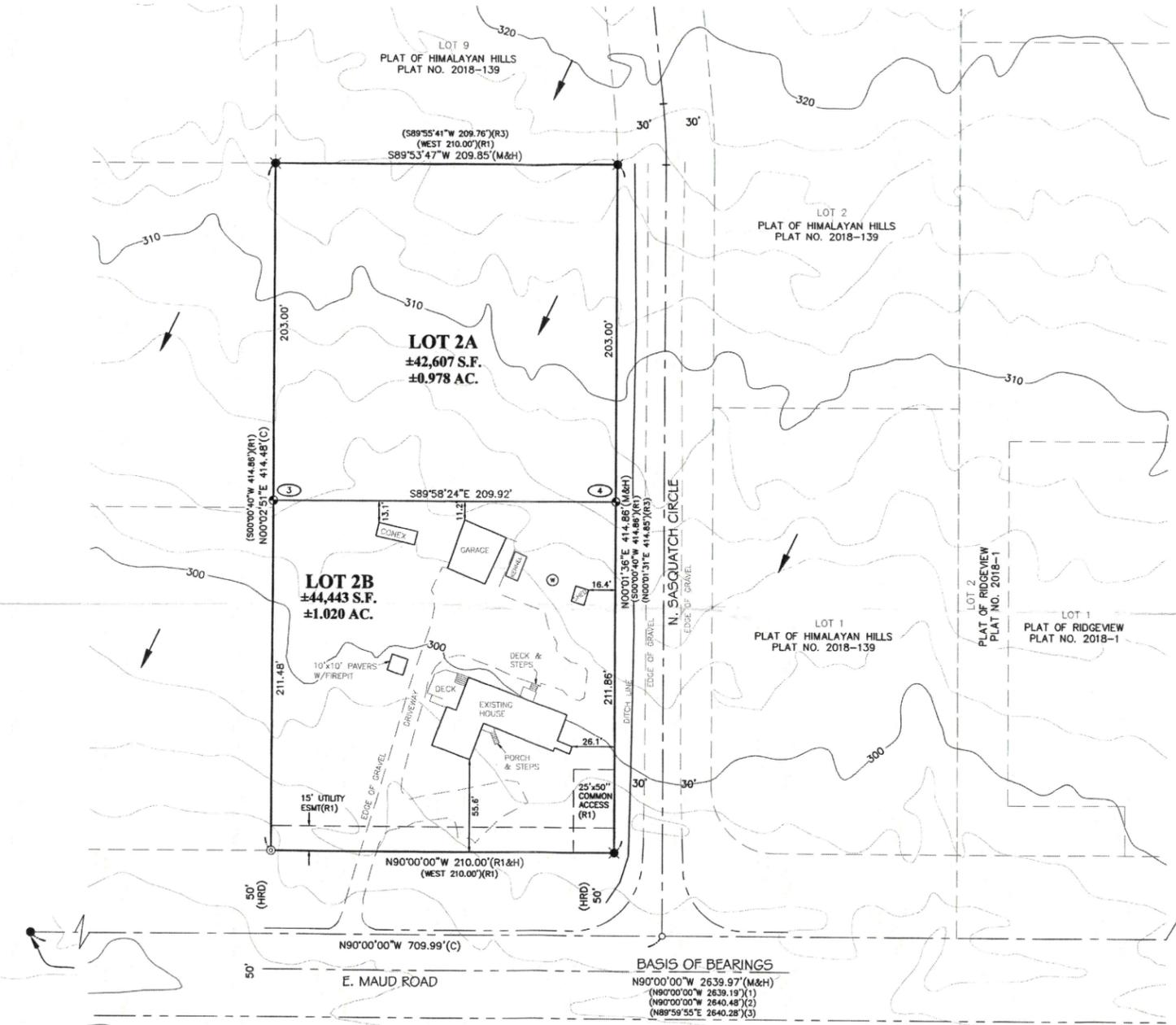
--- DIMENSION TIES


  
TYPICAL MONUMENT SET THIS SURVEY  
EDGE SURVEY  
DGS NO. 8  
L2A  
L2B  
LS-13022 2020


  
SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR SET 2" BELOW GRADE

**NOTES**

1. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
2. ALL EASEMENTS, PERMITS, OR LICENSES SHOWN ON THIS PLAT THAT ARE REFERENCED BY A FEDERAL OR STATE CASE NUMBER, OR BY A RECORDING DISTRICT'S BOOK/VOLUME AND PAGE, OR SERIAL NUMBER WERE CREATED BY WRITTEN DOCUMENTS AND ARE NOT DEDICATED BY THIS PLAT. DIMENSIONS AND BOUNDARY TIES SHOWN ON THIS PLAT FOR SAID EASEMENTS, PERMITS OR LICENSES SHOULD ONLY BE USED FOR GENERAL INFORMATION. THE WRITTEN DOCUMENTS SHALL GOVERN THE LOCATION, CONTENT AND INTENT.
3. ANY SECTION LINE EASEMENTS SHOWN ON THIS PLAT, ARE NOT DEDICATED BY THIS PLAT.
4. STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF FOOT. (I.E. 30'=30.00').
5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS PROPERTY IS IN ZONE X, AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 02170C8200E BEARING AN EFFECTIVE DATE OF MARCH 11, 2017 WAS USED TO DETERMINE THE FLOOD ZONE. EXACT DESIGNATION CAN BE DETERMINED BY AN ELEVATION CERTIFICATE.
6. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
7. THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENTS GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED NOVEMBER 13, 1984 UNDER BOOK 389, PAGE 548 IN THE PALMER RECORDING DISTRICT.



**CERTIFICATE OF SURVEYOR**

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE CONTOURS SHOWN HEREON ARE BASED ON THE MATANUSKA SUSTINA BOROUGH LIDAR DATA.

*Mark A. Amonetti* 2/4/2020  
 MARK A. AMONETTI DATE  
 PLS 13022-S



**EDGE**  
SURVEY AND DESIGN, LLC

12501 OLD SEWARD, D ANCHORAGE, AK 99515  
 Phone (907) 344-5990 Fax (907) 344-7794  
 ACCL # 1392

**TOPOGRAPHY & ASBUILT**  
 FOR THE PROPOSED  
**DEWY'S GARDEN SUBDIVISION ADD. NO. 8**  
 A REPLAT OF LOT 2, BLOCK 2 AS SHOWN ON THE PLAT OF  
 DEWY'S GARDEN SUBDIVISION, PLAT NO. 80-59  
 LOCATED WITHIN U.S. SURVEY No. 5222,  
 PROTRACTED SECTION 6, T.17N., R.3E., S.M., ALASKA  
 PALMER RECORDING DISTRICT, STATE OF ALASKA  
 CONTAINING 1.996 ACRES MORE OR LESS

DRAWN BY: VLB SCALE: 1"=40'

RECEIVED  
 FEB 05 2020  
 PLATTING

## Cheryl Scott

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Monday, February 10, 2020 8:29 AM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Dewys Garden Addition 8 (CS)

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

Good morning,

MTA has reviewed the plat for Dewy's Garden Addition. 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:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Friday, February 7, 2020 10:41 AM  
**To:** Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kempen@alaska.gov; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; 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@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; tim.hale@matsugov.us  
**Subject:** RFC Dewys Garden Addition 8 (CS)

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



**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

February 11, 2020

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed **Stringfield (MSB Case # 2020-016)** and advises that there is an existing natural gas service line which appear to cross proposed Lot 1 to serve proposed Lot 2. 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 1 to serve Lot 2.
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 the following Abbreviated and Preliminary plats and has no comments or recommendations.

- **Stars and Stripes**  
(MSB Case # 2020-020)
- **Jar Subdivision**  
(MSB Case # 2020-007)
- **Janneck Public Use Easement**  
(MSB Case # 2020-017)
- **Brookwood Commercial Park**  
(MSB Case # 2020-010)
- **New Hope Estates Master Plan**  
(MSB Case # 2020-012)
- **Martin Heights MSP & Ph 1 Revision, Vacation**  
(MSB Case # 2006-169)
- \* — • **Dewy's Garden Addition 8**  
(MSB Case # 2020-024)

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

Sincerely,

**EXHIBIT E**

## Cheryl Scott

---

**From:** Mike and Elaine Shields <meshie@mtaonline.net>  
**Sent:** Monday, February 10, 2020 2:24 PM  
**To:** Cheryl Scott  
**Cc:** lucykleeb@mtaonline.net  
**Subject:** RE: RFC Dewys Garden Addition 8 (CS)

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

Cheryl,

No access is shown for Lot 2A, and the plat map implies that the access to Lot 2B is the driveway off of E Maud (which itself would be a non-compliance issue for Maud which functions as a Residential Collector road per the Subdivision Construction Manual). It would help if the applicant could show a proposed driveway access off of Sasquatch for at least Lot 2A, if not both.

Mike Shields, Primary Supervisor, RSA #26

**From:** Cheryl Scott [mailto:Cheryl.Scott@matsugov.us]  
**Sent:** Friday, February 07, 2020 10:41 AM  
**To:** Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kemplen@alaska.gov; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; 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@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; tim.hale@matsugov.us  
**Subject:** RFC Dewys Garden Addition 8 (CS)

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All ~

The link below will take you to a request for comments for a subdivision at the intersection of Maud Road and Sasquatch Circle. MSB Case #2020-024.

Comments are due by February 24, 2020.

[https://matsugovus-my.sharepoint.com/:f:/g/personal/cheryl\\_scott\\_matsugov\\_us/Eri95QfUq2NPuVxoqkC04-sBe8zA6F8An8w8OXtuFuFaLg?e=OqHSVa](https://matsugovus-my.sharepoint.com/:f:/g/personal/cheryl_scott_matsugov_us/Eri95QfUq2NPuVxoqkC04-sBe8zA6F8An8w8OXtuFuFaLg?e=OqHSVa)

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

## Cheryl Scott

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, February 17, 2020 11:27 AM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Dewys Garden Addition 8 (CS)

[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](http://www.gci.com)

---

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Friday, February 7, 2020 10:41 AM  
**To:** Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kemplen@alaska.gov; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; 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@enstarnaturalgas.com; row@mta-telco.com; OSP Design Group <ospdesign@gci.com>; tim.hale@matsugov.us  
**Subject:** RFC Dewys Garden Addition 8 (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 ~

The link below will take you to a request for comments for a subdivision at the intersection of Maud Road and Sasquatch Circle. MSB Case #2020-024.

Comments are due by February 24, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl\\_scott\\_matsugov\\_us/Eri95QfUq2NPuVxoqkC04-sBe8zA6F8An8w8OXtuFuFaLg?e=OqHSV](https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Eri95QfUq2NPuVxoqkC04-sBe8zA6F8An8w8OXtuFuFaLg?e=OqHSV)



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

February 19, 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:

- **US Survey 3290 (Bingham & Meade)**

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

- **Tax Map WI 02, Sec 07 & 18, T20N, R04W (Judith A. Field Trust / Yukon Title)**
  - Access to the Parks Highway for the lower lot must be at the section line easement. For the upper lot, the access must align with Field Ave. No other accesses will be granted to the Parks Highway.
- **Spring Pond Estates (Folsom Rev Trust)**
  - No direct access will be granted to Bogard Road.
- **Center Point Ph 4 RSB T/A-2A (Tim Alley of the Boutet Company / Valley Hospital Ass.)**
  - No direct access will be granted to Knik-Goose Bay Road.
- **Carney Wilson Est / Yenlo Square (Cook Inlet & Mat Valley Fed Cr Union)**
  - No direct access will be granted to Bogard Road. The northern lot must access via Yenlo Street.
- **Dewy's Garden Addition 8 (Hatley)**
  - As per our comments on 01/23/2020, the northern lot must access via Sasquatch Circle. The southern lot may retain existing driveway onto Maud; no change will be granted to the existing access.
- **Silver Bluff Estates (Wirtanen)**

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT H-1**

- As per our comments on 10/10/2019, only one access will be granted to the Glenn Highway for all lots. Though the property currently has two driveways, they must be consolidated into a single shared driveway.
- **Timber Arrow (Czechowicz)**
  - No direct access will be granted to the Palmer-Wasilla Highway.

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,



Melanie Nichols  
Mat-Su Area Planner

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

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PLATTING DIVISION**  
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PALMER, ALASKA 99645



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**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: JUSTIN HATLEY & THOMAS PETTIJOHN**

**REQUEST:** The request is to divide Lot 2, Block 2, Dewy's Garden, (Plat #80-59) into two lots to be known as **DEWY'S GARDEN ADDITION 8**, containing 2.0 acres +/- . This project is located north of E. Maud Road and west of N. Sasquatch Circle (Tax ID #1921B02L002), within SW ¼ Section 06, Township 17 North, Range 03 East, Seward Meridian. In Community Council: Butte and in Assembly District #1 Tim Hale

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 **March 4, 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.n** To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692 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: Mike Thomas Address: P.O. BOX 2128 Palmer

Comments: I have no concerns - I own two lots on Sasquatch.

## Cheryl Scott

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**From:** Jamie Taylor  
**Sent:** Monday, February 24, 2020 4:45 PM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Dewys Garden Addition 8 (CS)

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/>

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**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Friday, February 7, 2020 10:41 AM  
**To:** Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kemplen@alaska.gov; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; 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@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; tim.hale@matsugov.us  
**Subject:** RFC Dewys Garden Addition 8 (CS)

All ~

The link below will take you to a request for comments for a subdivision at the intersection of Maud Road and Sasquatch Circle. MSB Case #2020-024.

Comments are due by February 24, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl\\_scott\\_matsugov\\_us/Eri95QfUq2NPuVxoqkC04-sBe8zA6F8An8w8OXtuFuFaLg?e=OqHSVv](https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Eri95QfUq2NPuVxoqkC04-sBe8zA6F8An8w8OXtuFuFaLg?e=OqHSVv)

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