

# AGENDA

## MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

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



**PLATTING DIVISION**  
 Fred Wagner, Platting Officer  
 Peggy Horton, Platting Technician  
 Amy Otto-Buchanan, Platting Technician  
 Cheryl Scott, Platting Technician  
 Sloan Von Gunten, Platting Div. Specialist

*Assembly Chambers of the  
 Dorothy Swanda Jones Building  
 350 E. Dahlia Avenue, Palmer*

### MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA MARCH 5, 2020

- 1. CALL TO ORDER**
  - A. Roll Call and Determination of Quorum (by Secretary)
  - B. Pledge of Allegiance
  - C. Approval of Agenda
- 2. APPROVAL OF MINUTES**
  - A. December 19, 2019
  - B. February 6, 2020
- 3. AUDIENCE PARTICIPATION** (Three minutes per person, for items not scheduled for public hearing)
- 4. UNFINISHED BUSINESS**  
*(There is no Unfinished Business)*
- 5. RECONSIDERATIONS/APPEALS**  
*(There is no Reconsideration/Appeals)*
- 6. PUBLIC HEARINGS**
  - *Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*
    - A. GRANITE CONSTRUCTION COMPANY:** The request is to create two lots from Tax Parcel B5 to be known as **JAR SUBDIVISION**, containing 134.7 acres +/- . The project is located directly southeast of S. Glenn Highway, Milepost 38, (Tax ID# 117N02E19B005); lying within NW ¼ Section 19, Township 17 North, Range 02 East, Seward Meridian. Community Council: Greater Palmer and in Assembly District #2 Stephanie Nowers.

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

**B. MERLE & PATRICIA SIKES and JOHN & MONICA JAMES:** The request is create a 2-phase master plan of 22 lots from Lot 1, Block 1, Hatcher View Estates, Plat 77-7, and Tax Parcels C17 in Section 3 and B6 & B7 in Section 10 to be known as **NEW HOPE ESTATES MASTER PLAN**, containing 120 acres +/- . Private roads will provide access to the majority of the lots. A 60' wide public use easement extends from N. New Hope Farm Road within Hatcher View Estates to the private road. Owners are requesting to vacate a 33' road easement on Lot 1, Block 1, Hatcher View Est and include that lot in this subdivision to create a 1-acre+ lot and satisfy a 1985 Platting Board Resolution. The property is located directly south of mile 9.5 N. Wasilla-Fishhook Road (Tax ID #18N01E03C017, 18N01E10B006, 18N01E10B007); within the SW ¼ SW ¼ Section 03 and N ½ NW ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian. In Community Council: Fishhook and Assembly District #6 Jesse Sumner

## 7. ITEMS OF BUSINESS & MISCELLANEOUS

*(There is no Items of Business & Miscellaneous)*

## 8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

- *Definition: Law. To hear and settle an issue or a question regarding code.*

B. Upcoming Platting Board Agenda Items *(Staff: Fred Wagner & Clerk: Sloan Von Gunten)*

- Introduction for the March 19, 2020 Platting Board Hearing *(Informational Only – Subject to change)*
  - Janneck PUE, Case 2020-017
  - Martin Hts MSP, Case 2006-169
  - P&P Resolution 2020-003

## 9. BOARD COMMENTS

## 10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **March 5, 2020** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. If you would like to send comments regarding the proposed action, please mail to MSB, Platting Division, 350 E. Dahlia Ave, Palmer, AK 99645 or E-mail to: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the board, will be given to the Platting Board in a "Hand Out" the day of the meeting. All public comments are due one (1) day prior, by 5:00 p.m.

# MINUTES

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

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on December 19, 2019, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair Jordan Rausa.

**1. CALL TO ORDER****A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, Assembly District #1  
Mr. LaMarr Anderson, Assembly District #2, Vice Chair  
Mr. Jordan Rausa, Assembly District #4, Chair  
Mr. Dennis Vau Dell, Assembly District #5  
Mr. Wilfred Fernandez, Assembly District #6  
Mr. John Shadrach, Alternate  
Mr. Justin Hatley, Alternate

Platting Board members absent and excused were:

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

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Sloan Von Gunten, Platting Administrative Specialist  
Ms. Peggy Horton, Platting Technician  
Ms. Amy Otto-Buchanan, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Platting Board Member John Shadrach

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved without objection.

**2. APPROVAL OF MINUTES**

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

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

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

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

*(There is no Unfinished Business)*

**5. RECONSIDERATIONS/APPEALS**

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

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

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

Chair Rausa:

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

There was no objection noted.

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

Ms. Horton provided a staff report

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

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

Chair Rausa invited the borough for their testimony

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

Chair Rausa invited interested parties for their testimony.

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

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

Chair Rausa invited the appellant or their representative for rebuttal.

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

MAIN

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

VOTE: The main motion passed with all in favor.

TIME: 1:09 P.M.

CD: 0:07:25

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

**6. PUBLIC HEARINGS: Quasi-Judicial Matters**

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

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

Chair Rausa:

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

Platting Member Cottini recused himself from Smith Road Estates.

There was no objection noted.

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

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

Ms. Von Gunten provided the mailing report.

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

Ms. Otto-Buchanan provided a staff report

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

Chair Rausa invited the petitioner for a brief overview.

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

Chair Rausa opened the public hearing for public testimony.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**MAIN**

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

**FINDINGS:**

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

Discussion ensued by the platting board regarding the PUE.

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

**Platting Member Cottini returned to his seat**

**TIME: 2:02 P.M.**

**CD: 0:59:30**

**BREAK**

**TIME: 2:12 P.M.**

**CD: 0:59:32**

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

Chair Rausa:

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

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

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

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

There was no objection noted by the board.

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

Ms. Von Gunten provided the mailing report.

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

Ms. Horton provided a staff report

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

Chair Rausa invited the petitioner for a brief overview.

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

Chair Rausa opened the public hearing for public testimony.

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

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

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

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

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

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

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

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

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PLATTING BOARD MINUTES****REGULAR MEETING  
DECEMBER 19, 2019**

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

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

**MAIN**

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

**AMENDMENT**

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

**TIME: 3:00 P.M.**

**CD: 01:43:50**

**BREAK**

**TIME: 3:03 P.M.**

**CD: 01:43:56**

**WITHDRAW**

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

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

**AMENDED**

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

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

**RECOMMENDATIONS:**

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

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

**AMENDED**

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

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

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

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

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

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

**AMENDED**

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

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

**RECOMMENDATION:**

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

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

**AMENDED DEDICATION**

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

More discussion took place by the platting board on recommendation #9.

**RECOMMENDATION:**

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

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

**MAIN MOTION**

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

**TIME: 3:49 P.M.**

**CD: 02:29:05**

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

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

Chair Rausa:

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

**Platting Member Shadrach recused himself from Park Place.**

There was no objection noted.

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

Ms. Von Gunten provided the mailing report.

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

Ms. Horton provided a staff report

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

Chair Rausa invited the petitioner for a brief overview.

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

Chair Rausa opened the public hearing for public testimony.

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

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

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

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

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

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

**RECOMMENDATION**

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

**VOTE:** The main motion passed with all in favor.

**Platting Member Shadrach returned to his seat**

**TIME: 3:58 P.M.**

**CD: 02:37:20**

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

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

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

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

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

**MOTION:** Platting Member Vau Dell moved to add to the Policy & Procedure Manual. The motion was seconded by Platting Member Anderson

**VOTE:** The motion to add to the Policy & Procedure Manual failed with 4 against (Hatley, Fernandez, Anderson, and Shadrach) and 2 in favor (Vau Dell and Rausa).

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

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

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

No Motion or vote was made by the platting board.

The Clerk will put it on the next agenda meeting.

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

- No session at this meeting time.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
DECEMBER 19, 2019****TIME: 4:27 P.M.****CD: 03:05:18****8. PLATTING STAFF & OFFICER COMMENTS**

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

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

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

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

**9. BOARD COMMENTS**

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

**10. ADJOURNMENT**

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

ATTEST:

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JORDAN RAUSA, Platting Board Chair

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SLOAN VON GUNTEN,  
Platting Board Clerk*Minutes approved:* \_\_\_\_\_

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
FEBRUARY 6, 2020**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 6, 2020, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair Jordan Rausa.

**1. CALL TO ORDER****A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Jordan Rausa, Assembly District #4, Chair  
Mr. Dennis Vau Dell, Assembly District #5  
Mr. Wilfred Fernandez, Assembly District #6, Vice Chair  
Mr. George Thompson, Assembly District #7  
Mr. John Shadrach, Alternate  
Mr. Justin Hatley, Alternate

Platting Board members absent and excused were:

Mr. Pio Cottini, Assembly District #1  
Mr. LaMarr Anderson, Assembly District #2  
VACANT, District #3

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Sloan Von Gunten, Platting Administrative Specialist  
Ms. Amy Otto-Buchanan, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

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

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved without objection.

**2. APPROVAL OF MINUTES**

Chair Rausa inquired if there were any changes to the minutes for December 19, 2019.

The Platting Chair wanted to table the minutes for December 19, 2019.

The Platting Board did not make a motion, nor did they vote to table the minutes. Tabling the minutes did not pass.

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

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
FEBRUARY 6, 2020**

The following person spoke regarding the Subdivision Construction Manual coming before the platting board for review. Is a representative for TAB, and they will be meeting together this next week to go over the SCM for Review: Mr. Daniel Elliott

The following person spoke regarding the Subdivision Construction Manual coming before the platting board for review. Is a representative for the RSA Advisory Board, and they will be meeting together in the following week to go over the SCM for Review: Mr. Mike Shields

**4. UNFINISHED BUSINESS: Quasi-Judicial Matters**  
*(There is no Unfinished Business)***A. RECONSIDERATIONS/APPEALS**  
*(There is no Reconsiderations/Appeals at this time)***B. PUBLIC HEARINGS: Quasi-Judicial Matters**

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

- A. GRIZZLY HILLS 2 MASTER PLAN:** The request is to create 103 lots from Tract B, Grizzly Hills, Plat No. 2019-XX, to be known as **Grizzly Hills 2 Master Plan**, containing 117.17 acres +/- . The project is located directly north of E. Dale Circle, and east of N. Covington Street, (Tax ID# 57104000T00A); lying within W ½ Section 10, Township 18 North, Range 01 East, Seward Meridian. This will be a five-phase master plan. Community Council: Fishhook and in Assembly District #6 Jesse Sumner (*Owner/Petitioner: Robert Yundt Homes, LLC, Surveyor: Keystone Surveying; Staff: Amy Otto-Buchanan*)

Chair Rausa:

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

Platting Member Vau Dell bought his home from Yundt Homes, LLC. Has no financial interest or ex-parte with petitioner.

There was no objection noted.

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

Ms. Von Gunten provided the mailing report.

- Stating that 34 public hearing notices were mailed out on January 15, 2020.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
FEBRUARY 6, 2020**

Ms. Otto-Buchanan provided a staff report

- Gave an overview of the case, #2019-170.
- Answered questions from the Platting Board.
- Stated changes to recommendation #7 and add recommendations #6F, #10, #11 and #12.
- Staff recommend approval of the case with findings of fact and conditions.

Chair Rausa invited the petitioner for a brief overview.

Mr. Gary LoRusso, the petitioner's representative, and Mr. Robert Yundt, the petitioner, gave a brief overview.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regard their concerns on the development and the economy impact. Has concerns on the property size of the lots: Ms. Jennifer Deason.

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

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

Mr. Gary LoRusso, the petitioner's representative, and Mr. Robert Yundt, the petitioner, answered questions from the platting board.

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

**MAIN**

**MOTION:** Platting Member Fernandez moved to approve the preliminary plat for Grizzly Hills 2 Master Plan. With modification to recommendation #7 and adding #6f. The motion was seconded by Platting Member Thompson.

**AMENDED**

**MOTION:** Platting Member Fernandez moved to amend the motion to add recommendation #6f, #10, #11, #12 and modify #7. The amended motion was seconded by Platting Member Thompson.

**RECOMMENDATIONS:**

- Add #6f: Upgrade E. Dale Circle within the subdivision and N. Covington Street to collector standard before recordation of Phase 2.
- Add #10: Provide plat note that states Lots 7-14, Block 6, have the required 10,000 sf of contiguous useable septic area.
- Add #11: Provide plat note to read: Open Space, Lot 6, Block 8 is irrevocably dedicated to the subdivision owners and cannot be resubdivided.
- Add #12: Clearly label Lot 6, Block 8 as Open Space on final plat.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
FEBRUARY 6, 2020**

- Modify #7: Provide plat note on Phase 1 plat restricting access for lots onto E. Dale Circle. Only Lot 1, block 3; and Lot 16 and Lot 17, Block 1 will have direct access to E. Dale Circle. All other lots will access from internal streets.

**AMENDED**

**VOTE:** The amended motion to add recommendation #10, #11, #12 was approved with all favor.

**SECOND AMENDED**

**MOTION:** Platting Member Vau Dell moved to amend the motion to add a recommendation for a T-turn around on Covington Street. The amended motion was not seconded.

**SECOND AMENDED MOTION DIED**

Chair Rausa asked Platting Member Vau Dell why he wanted the T-turn around. Staff answered Platting Member Vau Dells concerns.

Chair Rausa asked DPW Staff, Ms. Jamie Taylor, to give a better explanation on road access and traffic count.

**AMENDED**

**MOTION:** Platting Member Vau Dell moved to amend the motion to add recommendation #13. The amended motion was seconded by Platting Member Shadrach.

**RECOMMENDATION:**

- Add #13: Add a Temporary turnaround at the eastern end of E. Hibernation Court.

**AMENDED**

**VOTE:** The amended motion to add recommendation #13 was approved with all favor.

**DISCUSSION:** The Platting Board discussion on the main motion.

**MAIN MOTION**

**VOTE:** The main motion passed with 5 in favor (Shadrach, Thompson, Fernandez, Hatley, Rausa) and 1 against (Vau Dell). There are 9 findings of fact.

**TIME: 2:02 P.M.**

**CD: 0:58:26**

**Mr. Thompson had to leave the meeting. Time: 2:03**

**B. RESOLUTION 2020-003: Adoption of the additions to the Policy & Procedure Manual.**

Mr. Fred Wagner introduced the resolution for the changes that we made to the Policy & Procedure Manual.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
FEBRUARY 6, 2020**

Discussion on other changes to the Policy & Procedure Manual.

**MOTION:** Platting Member Vau Dell moved to approve only a section of the Policy & Procedure Manual. The motion was not seconded.

**THE MOTION DIED.**

**MOTION:** Platting Member Vau Dell moved to postpone Resolution 2020-003 for the Adoption of the additions to the Policy & Procedure Manual. The motion was seconded by Platting Member Shadrach.

**VOTE:** The Motion to postpone Resolution 2020-003 passed with all in favor.

**TIME: 2:19 P.M.**

**CD: 01:13:21**

**BREAK**

**TIME: 2:28 P.M.**

**CD: 01:13:26**

**Platting Member Thompson returned to the platting board meeting. Time: 2:36**

**7. ITEMS OF BUSINESS & MISCELLANEOUS****A. Subdivision Construction Manual Work Session.**

- Ms. Eileen Probasco, Planning Director, gave a brief summary of the Subdivision Construction Manual.
- Mr. Wagner, the Platting Officer, opened the discussion on the manual and answered questions.

Discussion ensued by the Platting Officer and the Platting Board.

**TIME: 3:15 P.M.**

**CD: 01:52:57**

**8. PLATTING STAFF & OFFICER COMMENTS**

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

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on February 20, 2020.

Ms. Von Gunten reminded the board that they did not table the minutes for December 19<sup>th</sup>; as the Board did not make a decision on when they wanted to bring the minutes back for discussion. No motion or vote was made on tabling the minutes at the beginning of the hearing.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
FEBRUARY 6, 2020**

**MOTION:** Platting Member Fernandez moved to table the Minutes for December 19, 2019 to the March 5, 2020 platting agenda meeting. The motion was seconded by Platting Member Shadrach.

**VOTE:** The Motion to table the minutes for December 19, 2019 to March 5, 2020 passed with all in favor.

**9. BOARD COMMENTS**

Platting Member Vau Dell will meet with the Platting Officer and the Vice Chair this next week on the December 19 minutes on his comments.

Platting Member Thompson will not be at the next platting board meeting.

Platting Member Hatley commented on the construction manual.

Platting Member Fernandez commented on the public process.

Platting Member Shadrach had no comments.

Platting Member Hatley thanked staff on working on the construction manual.

Platting Member Rausa had no comments.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 3:24. (CD: 2:08:36)

\_\_\_\_\_  
JORDAN RAUSA, Platting Board Chair

**ATTEST:**

\_\_\_\_\_  
SLOAN VON GUNTEN,  
Platting Board Clerk

*Minutes approved:* \_\_\_\_\_

6A

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 5, 2020**

PRELIMINARY PLAT: JAR SUBDIVISION

LEGAL DESCRIPTION: SEC 19, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: GRANITE CONSTRUCTION COMPANY

SURVEYOR/ENGINEER: ALL POINTS NORTH

ACRES: 134.7 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-007

**REQUEST:** The request is to create two lots from Tax Parcel B5, to be known as **JAR SUBDIVISION**, containing 134.7 acres +/- . The plat is located directly southeast of S. Glenn Highway, Mile Post 38, lying within the NW ¼ Section 19, Township 17 North, Range 02 East, Seward Meridian. Petitioner will also be dedicating additional right-of-way.

**EXHIBITS**

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**  
 Geotechnical Engineering Report **EXHIBIT B – 5 pgs**

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance **EXHIBIT C – 1 pg**  
 Utilities **EXHIBIT D – 6 pgs**  
 ADOT&PF **EXHIBIT E - 2 pgs**  
 City of Palmer **EXHIBIT F – 1 pg**

**DISCUSSION:** The proposed subdivision is located directly southeast of S. Glenn Highway and directly east of E. Grandview Road. The purpose of this plat is to create a five acre parcel that is currently leased and thereby could be sold to the lessee. Petitioner will be dedicating additional right-of-way to facilitate the extension of E. Grandview Road. ADOT&PF has created a right-of-way easement, document #2019-021635-0, on the northwest of proposed Lot 2, as shown on the preliminary plat. The combination of the proposed right-of-way to be dedicated by this platting action and the ADOT&PF right-of-way easement will provide legal and physical access to each lot, once this portion of E. Grandview Road is constructed.

**SOILS:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Max Schillinger, PE, All Points North LLC, notes the soils evaluation included logging one testhole to investigate the useable area of the five acre lot. Proposed Lot 2 is larger than 400,000 sf and a soils test was not required, pursuant to MSB 43.20.281. The five acre parcel is mostly birch and spruce, neither standing water nor locations of slopes greater than 25% were noted. No bedrock was notes. The 129 acre remainder parcel is a portion of Granite Construction’s rock/gravel quarry. The testhole was dug to 12.5’. The hole yielded similar soils grain size distributions throughout. Majority of soil was comprised of clean poorly graded sand and gravel. Groundwater levels were absent at the time. Testhole location map and topography map attached. Testhole

log included in the soils report. The proposed subdivision has adequate soils and topography such that each of the proposed lots will have a minimum 10,000 sf of contiguous septic area and 10,000 sf building area. Preliminary Road Design for the proposed dedicated right-of-way at **Exhibit B-5**.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once the street is constructed to Borough residential street standards (see *Recommendation #5*). Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

**Comments:** Department of Public Works Operations & Maintenance, (**Exhibit C**) has no comments.

**Utilities:** (**Exhibit D**) MEA requests a 30' wide utility easement on the existing power line in the northwest corner of Government Lot 1. *Staff notes this portion of Government Lot 1 is not involved in the platting action; however, if surveyor is agreeable, the easement can be shown on final plat.* MTA has no comments. Enstar has no comments, recommendations or objections. GCI has no objections.

**ADOT&PF:** (**Exhibit E**) notes no direct access will be granted to S. Glenn Highway from any of the lot. All lost must access via E. Grandview Road. According to the Alaska Preconstruction Manual Section 1190, access cannot be granted to S. Glenn Highway where there are alternative routes.

**City of Palmer Building Inspector:** (**Exhibit F**) A copy of the case was sent to the City of Palmer Building Inspector by Chief J. M. McNutt, Fire Inspector, Fire Service Area #132 Greater Palmer. After reviewing, there is nothing to be changed. He does note that all driveways 150' or longer require a fire apparatus turnaround according to the requirements of the adopted International Fire Code 2015 (IFC 2015).

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Alaska Railroad, Greater Palmer Community Council; Road Service Area #16 South Colony; MSB Community Development, Capital Projects, Assessments, Planning, Pre-Design Division or Permit Center.

**CONCLUSION:** The preliminary plat of JAR Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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 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. A soils report was submitted, pursuant to MSB 43.20.281(A).

#### **FINDINGS OF FACT**

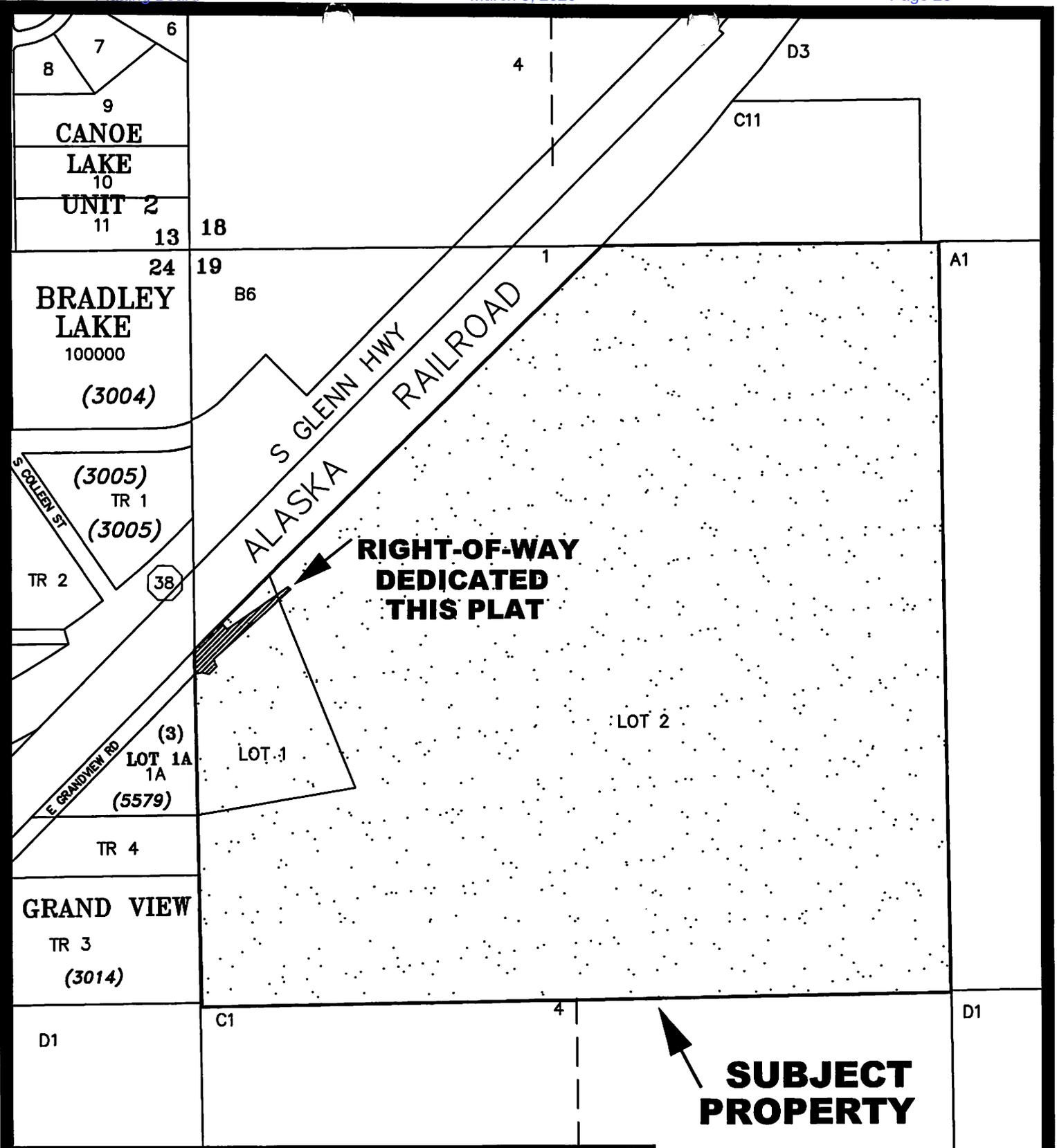
1. The plat of JAR Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A). Each lot has the required contiguous useable septic area and useable building area, with the exception of Lot 1, Block 4. This lot will either be regraded or absorbed.
3. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage.

4. 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.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Alaska Railroad, Greater Palmer Community Council; Road Service Area #16 South Colony; MSB Community Development, Capital Projects, Assessments, Planning, Pre-Design Division or Permit Center.
6. There were no objections from any federal or state agencies, or Borough departments
7. There were no objections from the public in response to the Notice of Public Hearing.
8. MEA requested a 30' wide utility easement over the existing power line in the northwest corner of Government Lot 1, which is not included in this platting action.

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of JAR Subdivision, Section 19, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:**

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 each phase 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. Construct interior streets and t-turnaround to Borough residential street standards:
  - a) Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the No Engineer Left Behind for final road inspection.
  - b) Provide DPW acceptance of the roads to Platting staff.
  - c) Names of street to be approved by Platting Assistant.
  - d) Provide road sign-off from Department of Public Works.
  - e) Provide as-built showing the new streets are within the dedicated right-of-way.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.



**VICINITY MAP**  
 FOR PROPOSED JAR SUBDIVISION  
 LOCATED WITHIN  
 SECTION 19, T17N, R02E, SEWARD MERIDIAN,  
 ALASKA  
 PALMER 13 MAP

**SUBJECT PROPERTY**

**EXHIBIT A-1**



**WA09**

**THOMAS**

**PA12**

**KILLARNEY**

**BUNN**

**TYLER**

**OSLEEN**

**GLENN**

**MAX**

**GRANDVIEW**

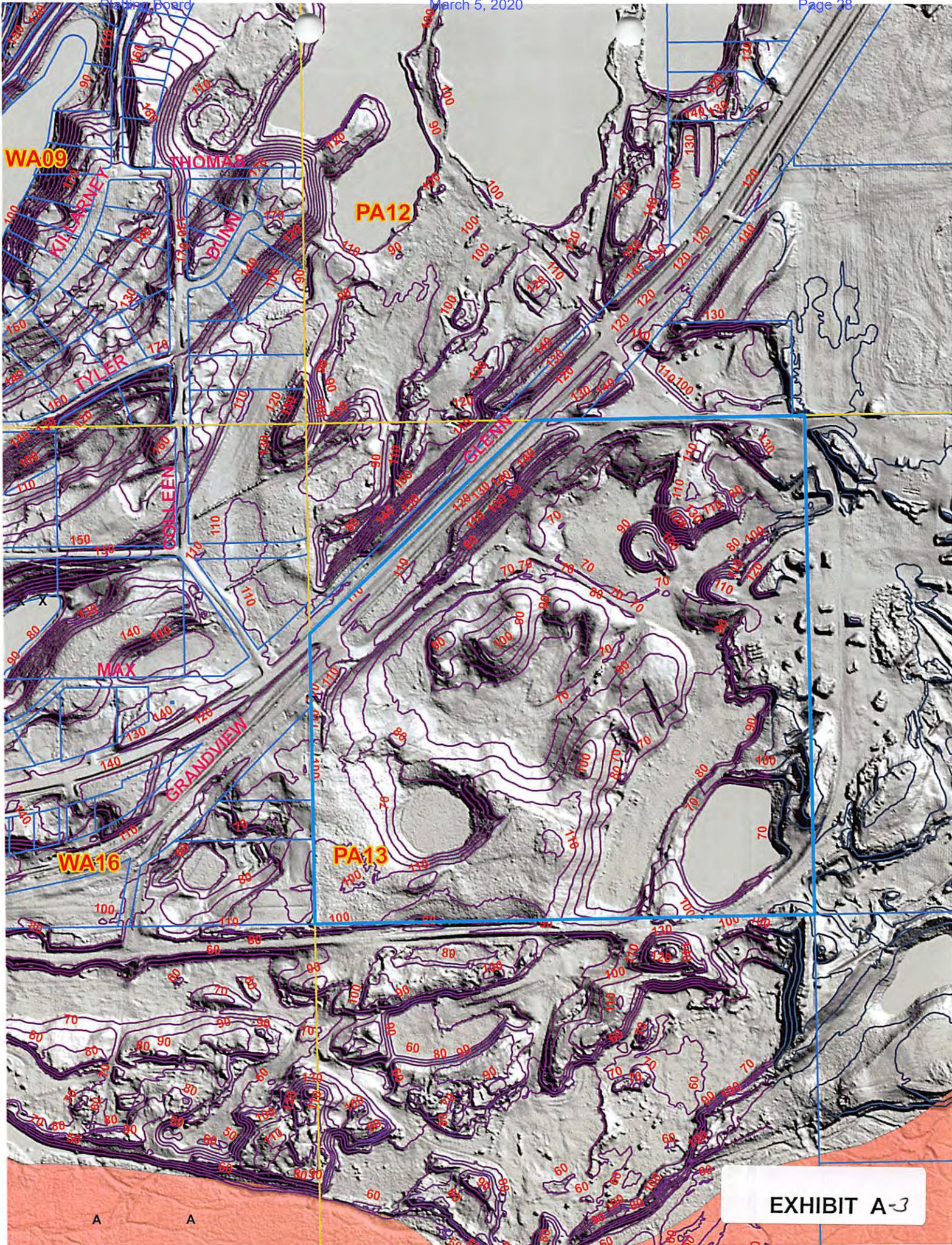
**WA16**

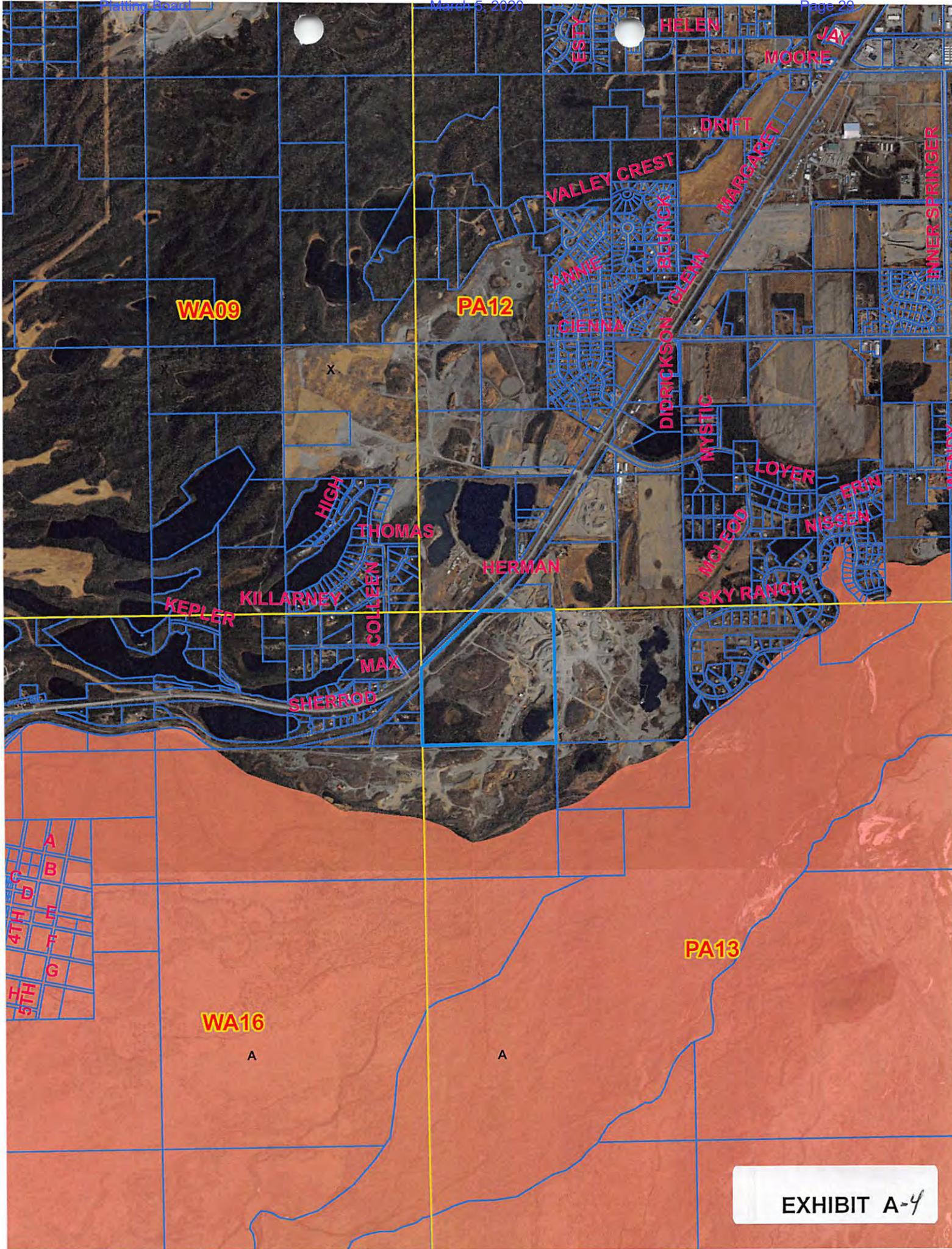
**PA13**

A

A

**EXHIBIT A-3**







LAND SURVEYING &  
CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

To: **Matanuska Susitna Borough  
Platting Division  
350 E. Dahlia Avenue  
Palmer, Alaska, 99645**

Date: **1/8/2020**

Job: **19-122 Northstar Supply**

Subject: **M.S.B. Title 43 Geotechnical Investigation, Northstar Supply Subdivision**

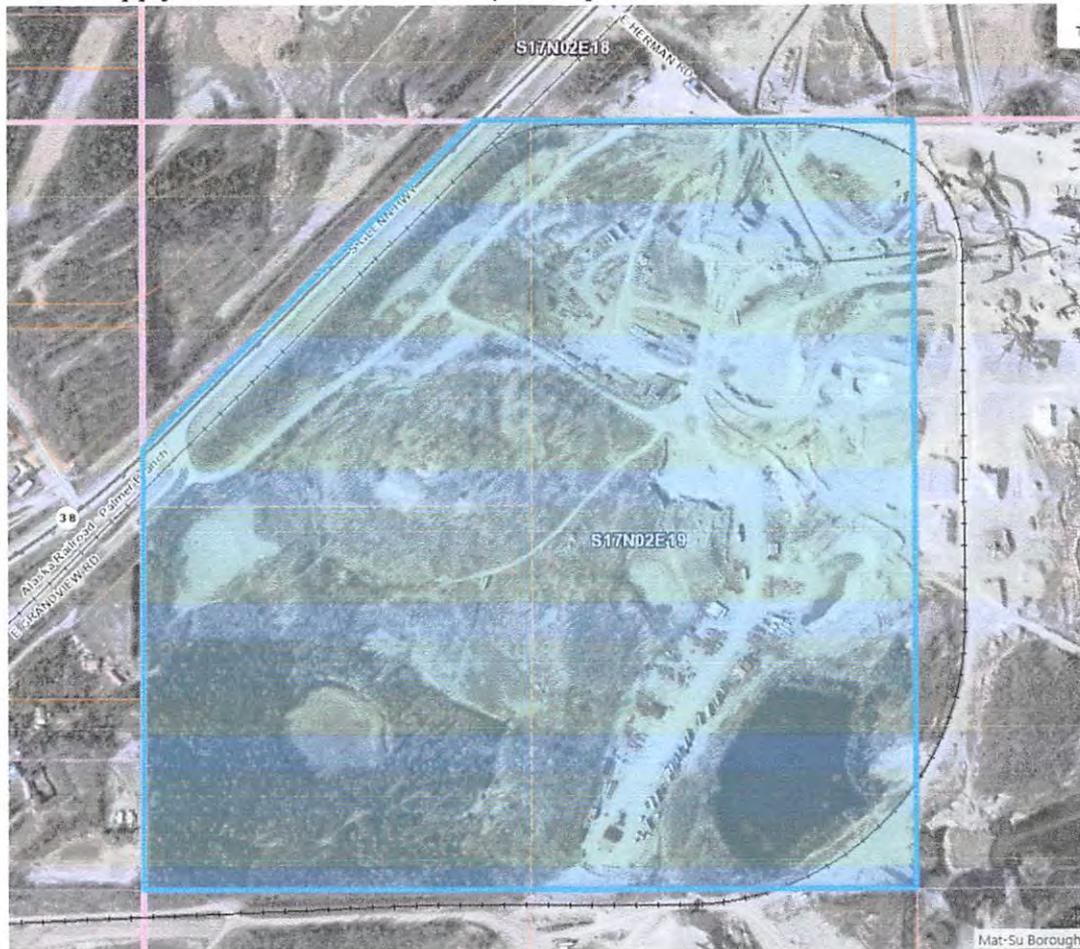
### INTRODUCTION

#### **Project Location**

At the request of the Matanuska Susitna Borough, we have performed a soils and usable area investigation for the proposed Northstar Supply Subdivision. The subject parcel is located at 2555 S. Glenn Highway, Palmer Alaska. The M.S.B. Tax Identification Number is 17N02E19B005. The geographic location is approximately latitude N61°33'09", longitude W149°10'41".

#### **Project Description and Overview Map**

Northstar Supply is a division of one 135+/- acre parcel into one 5 acre and one 129 acre lot.





LAND SURVEYING &  
CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

**Scope of Investigation**

M.S.B. Title 43 includes definitions and regulations regarding septic and building usable areas. Title 43 requires that all lots have a minimum of 40,000 square feet, of which a minimum 10,000 feet shall be building area and a minimum 10,000 feet shall be contiguous septic field area. Title 43 requires soil borings or test holes be dug under the direction of an Alaska registered civil engineer, and that a report of the findings be written. This investigation chose one test hole to investigate the usable area of the 5 acre lot as seen on the attached preliminary plat. Proposed Lot 2 is larger than 400,000 square feet thus a soil test hole is not required as outlined in 43.20.231

**Vegetation, Topography, and Bedrock**

The 5 acre parcel includes mostly birch and spruce. Neither signs of standing water nor locations of slopes greater than 25% were noted. No bedrock was noted. The 129 remainder parcel is a portion of Granite Construction's rock/gravel quarry.

**Soil Investigation**

One test hole on proposed lot 1 was dug to a minimum of 12.5 foot depth. The hole yielded similar soil grain size distributions throughout. The majority of the soil was comprised of clean poorly graded sand and gravel, as seen in the test log and photos below. Groundwater levels were absent at the time of exploration. Gravel is defined as particles greater than no.4 sieve, or size greater than 4.75mm. Sand is defined as particles smaller than no.4 sieve but larger than no. 200 sieve, or 0.075mm-4.75mm. Silt and clay are particles finer than no. 200 sieve, or smaller than 0.075mm:

**HOLE #1**

<u>Depth</u>	<u>Description (Unified Soil Classification)</u>
0'-1'	Topsoil/Organics
1'-12.5'	Clean Poorly Graded Sand (SP)

(Note: No groundwater encountered)



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CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

### CONCLUSIONS

The proposed Northstar Supply Subdivision has adequate soils and topography such that ***each of the proposed lots will have a minimum 10,000 square feet contiguous septic area and 10,000 square feet building area.*** The investigation identified the soil types to be is suitable for conventional septic fields such as deep trench or bed systems.

Please contact me should you have any questions about this usable area certification.

Max Schillinger, P.E.



Jan 8, 2020

**OWNERSHIP CERTIFICATE**

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owners: GRANITE CONSTRUCTION COMPANY Dated: \_\_\_\_\_  
 585 WEST BEACH STREET STREET  
 WATSONVILLE, CA 95078

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_, 2020,

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

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

I certify that this subdivision plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by:

Plat Resolution Number: \_\_\_\_\_ Dated: \_\_\_\_\_

And that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Planning and Land Use Director \_\_\_\_\_ Dated: \_\_\_\_\_

Attest: Platting Clerk \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all current taxes and special assessments, through \_\_\_\_\_ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: \_\_\_\_\_

Dated: \_\_\_\_\_

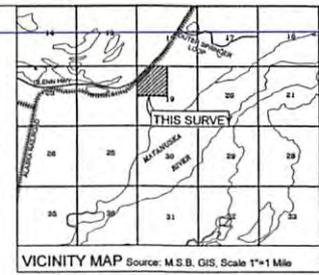
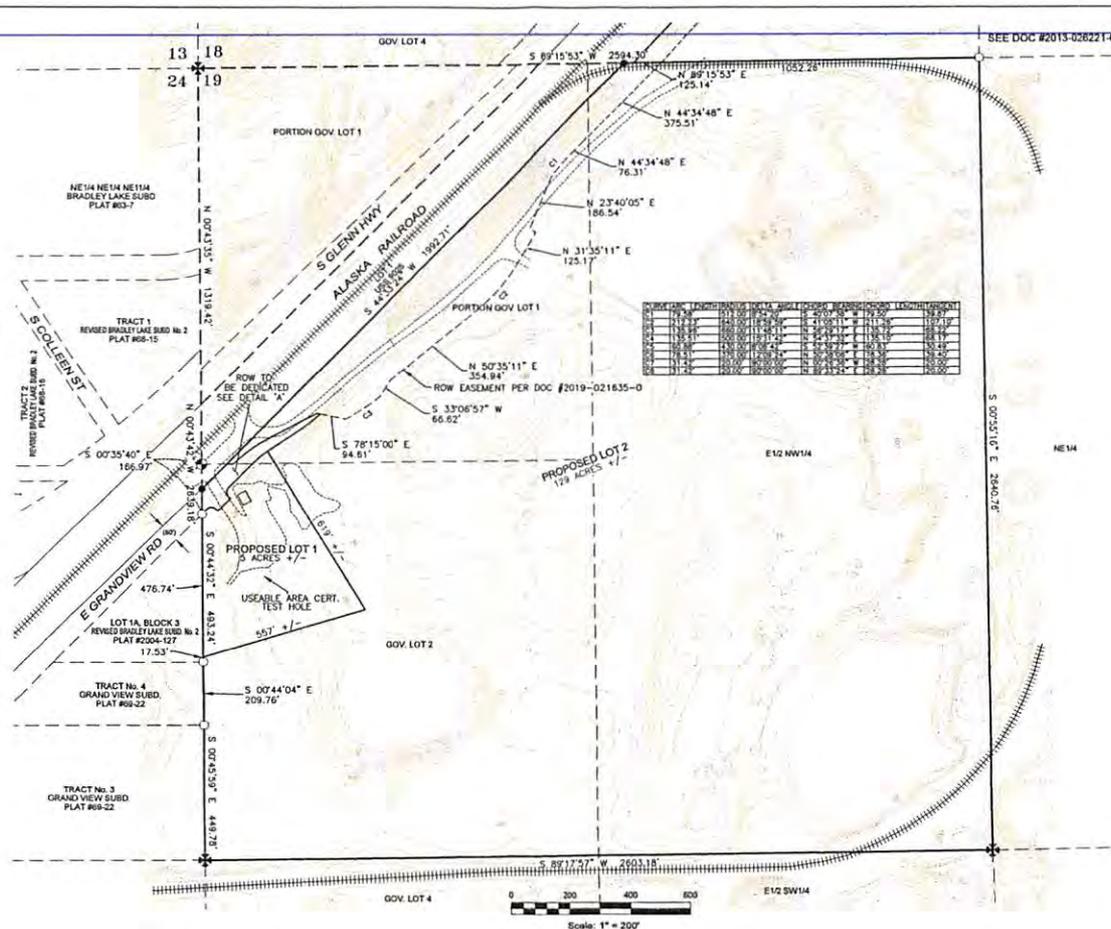
**SURVEYOR**

Max A. Schilling  
 All Points North LLC  
 P.O. Box 4207,  
 17600 E. Rambling Rd.  
 Palmer, AK, 99645  
 907-746-4185



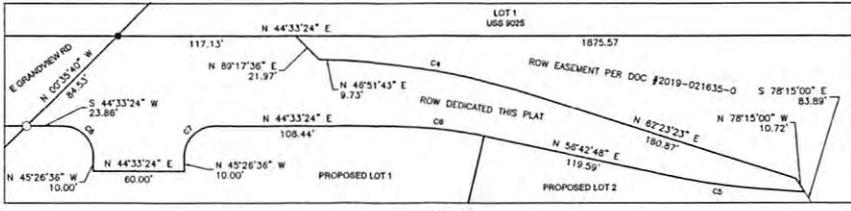
**SURVEYORS STATEMENT**

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.



- LEGEND**
- Found BLM/GLO monument as described hereon
  - Found primary monument as described hereon
  - Other found monument as described hereon
  - To be set: 5/8" rebar, 30" long, with plastic cap marked "SCHILLINGER LS 12039"

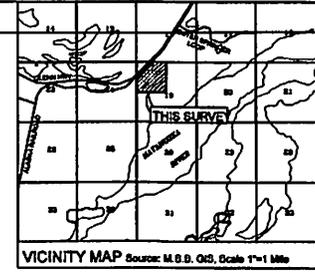
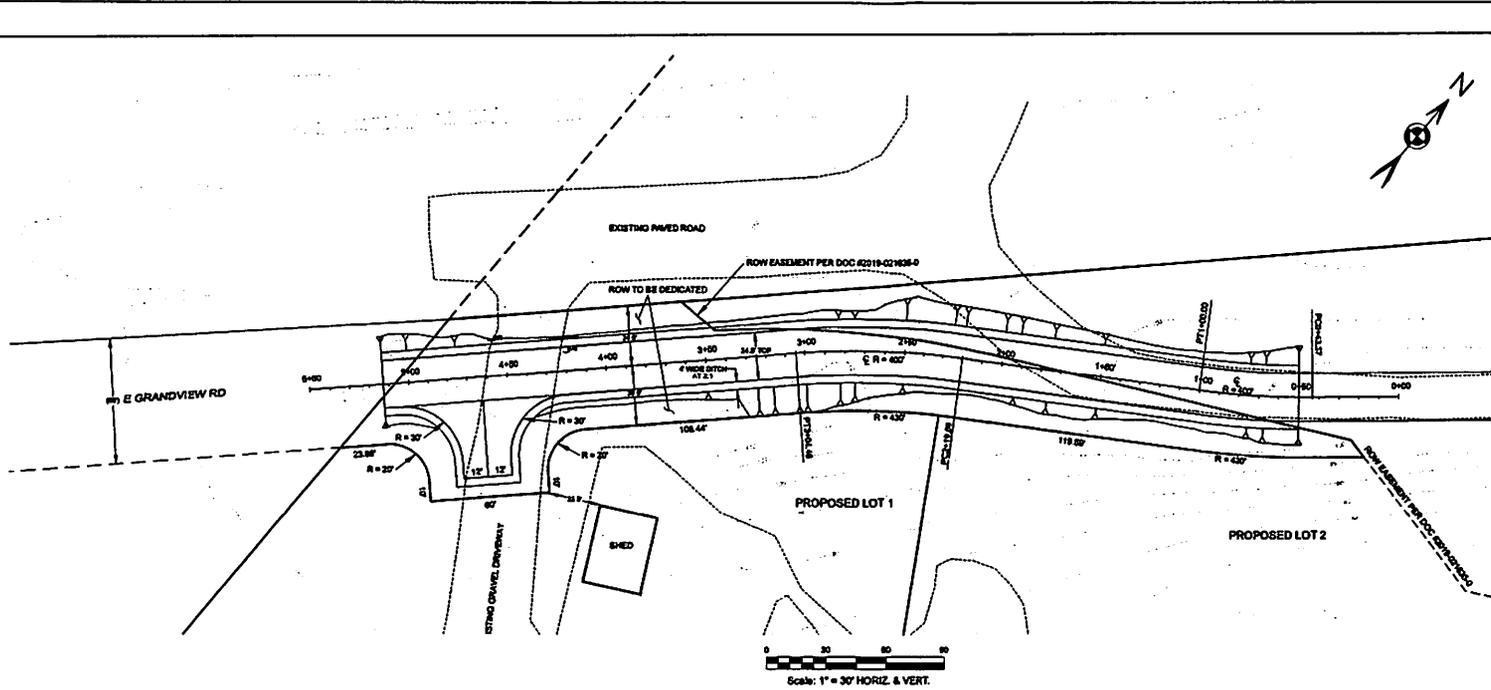
- NOTES**
- There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
  - No individual water supply system or sewage disposal 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.
  - Preliminary plat measured bearings and distances shown hereon are Alaska State Plane Zone 4, NAD83(2011) expressed in U.S. Survey Feet.
  - Subject to a Matanuska Electric Association Blanket Easement per Book 901, Page 508, recorded July 7, 1997.



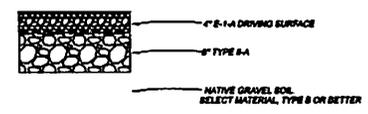
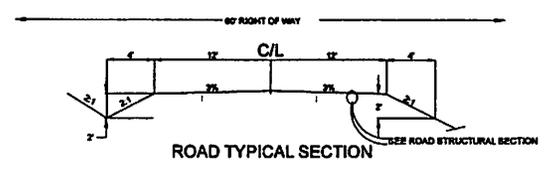
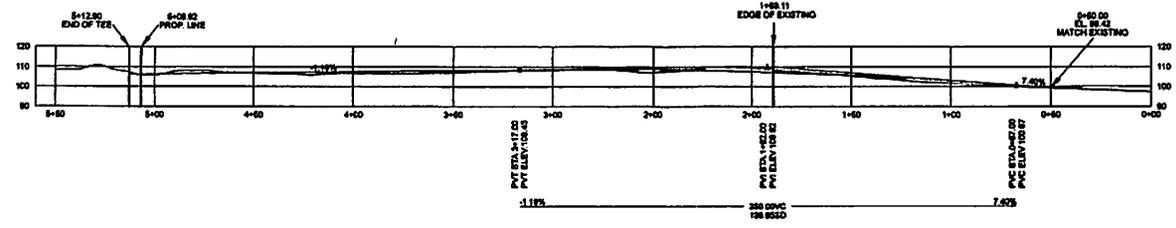
**PRELIMINARY PLAT OF**  
**JAR SUBDIVISION**  
 A SUBDIVISION OF LANDS DESCRIBED AS THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING SOUTH OF THE GLENN HIGHWAY, GOVERNMENT LOTS 1 AND 2 AND THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER (E1/2 NW1/4), SECTION 19, EXCEPTING THEREFROM THAT PORTION BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF THE EXISTING PALMER MATANUSKA ROAD BOUNDED ON THE WEST BY THE WESTERLY LINE OF SAID SECTION 19 AND BOUNDED ON THE SOUTH BY THE WESTERLY RIGHT-OF-WAY LINE OF ALASKA RAILROAD, AND ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF ALASKA BY DEEDS, RECORDED DECEMBER 22, 1954 IN BOOK 55 AT PAGE 116; JANUARY 12, 1955 IN BOOK 55 AT PAGE 178; AND APRIL 14, 1987 IN BOOK 65 AT PAGE 117.  
 CONTAINING 134.7 ACRES, WITHIN THE NW1/4 OF SECTION 19 TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN PALMER RECORDING DISTRICT, ALASKA

Date: 1-7-2020 Scale: 1" = 200' Sheet: 1 of 1

EXHIBIT B-4



Scale: 1" = 30' HORIZ. & VERT.



**PRELIMINARY ROAD DESIGN**

**JAR SUBDIVISION**

A SUBDIVISION OF LANDS DESCRIBED AS THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING SOUTH OF THE GLENN HIGHWAY:

GOVERNMENT LOTS 1 AND 2 AND THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER (E/2 NW1/4), SECTION 18, EXCEPTING THEREFROM THAT PORTION BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF THE EXISTING PALMER-MATANUSKA ROAD BOUNDED ON THE WEST BY THE WESTERLY LINE OF SAID SECTION 18 AND BOUNDED ON THE SOUTH BY THE WESTERLY RIGHT-OF-WAY LINE OF ALASKA RAILROAD, AND ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF ALASKA BY DEEDS, RECORDED DECEMBER 22, 1964 IN BOOK 86 AT PAGE 118; JANUARY 12, 1965 IN BOOK 88 AT PAGE 178; AND APRIL 14, 1967 IN BOOK 85 AT PAGE 117.

CONTAINING 134.7 ACRES, WITHIN THE NW1/4 OF SECTION 19 TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN PALMER RECORDING DISTRICT, ALASKA

Date: 1-8-2019 Scale: 1" = 30' Sheet: 1 of 1

EXHIBIT B-5

**Amy Otto-Buchanan**

---

**From:** Jamie Taylor  
**Sent:** Thursday, February 13, 2020 5:00 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC JAR Subdivision

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:** Thursday, January 23, 2020 10:06 AM  
**To:** allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; regpagemaster@usace.army.mil; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; maddyr@akrr.com; stephensD@akrr.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; brian.young@usps.gov; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC JAR Subdivision

The link below contains a Request for Comment (RFC) for JAR Subdivision, MSB Case #2020-007. It also contains the Vicinity Map, Soils Report and Agenda Copy. Comments are due by **February 13, 2020**. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/person/amy\\_otto-buchanan\\_matsugov\\_us/EhPH1ceOx1BKhCjtUD35ZIBhYadckYODFIUQVWu44HDyA?e=h6NCKi](https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EhPH1ceOx1BKhCjtUD35ZIBhYadckYODFIUQVWu44HDyA?e=h6NCKi)

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

Amy Otto-Buchanan

Platting Technician

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

861-7872

**Amy Otto-Buchanan**

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Thursday, February 13, 2020 9:57 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC JAR Subdivision  
**Attachments:** 20200213\_100235.pdf

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

MEA comments to show a 30 feet wide easement on the existing power line in the Northwest corner of portion Government Lot 1.

Thank you.

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

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, January 23, 2020 10:06 AM  
**To:** allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; regpagemaster@usace.army.mil; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; maddy@akrr.com; stephensD@akrr.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; brian.young@usps.gov; MEA\_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC JAR Subdivision

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[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EhPH1ceOx1BKhtjtUD35ZIBhYadcKyODFIUQVWu44HDyA?e=h6NCKi](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EhPH1ceOx1BKhtjtUD35ZIBhYadcKyODFIUQVWu44HDyA?e=h6NCKi)

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

Amy Otto-Buchanan

Platting Technician

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

861-7872



OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owners: GRANITE CONSTRUCTION COMPANY 565 WEST BEACH STREET STREET WATSONVILLE, CA 95076

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this day of 2020. For: My commission expires: Notary Public:

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that this subdivision plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by:

Plat Resolution Number: Dated:

And that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Planning and Land Use Director Dated:

Attest: Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: Dated:

SURVEYOR

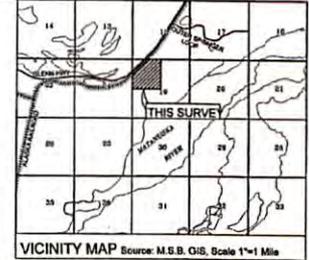
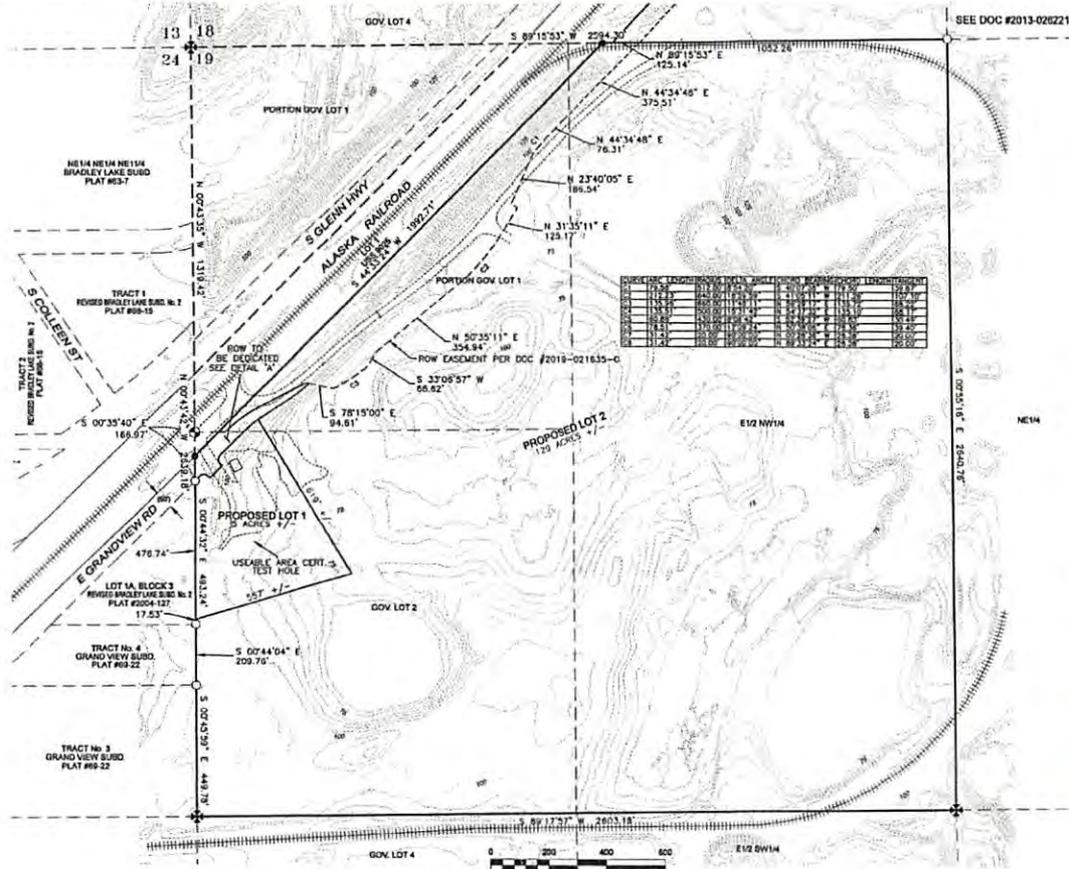
Max A. Schilling All Points North LLC P.O. Box 4207, 17000 E. Rambling Rd. Palmer, AK. 99545 907-746-4185



SURVEYORS STATEMENT

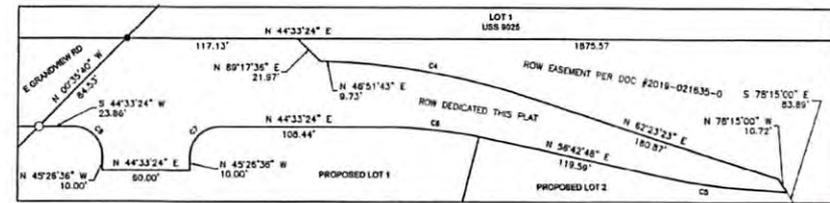
I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date:



- LEGEND: Found BLM/GLO monument as described hereon, Found primary monument as described hereon, Other found monument as described hereon, To be set: 5/8" rebar, 30" long, with plastic cap marked "SCHILLINGER LS 12039"

- NOTES: 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon. 2) 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 these systems. 3) Preliminary plat measured bearings and distances shown hereon are Alaska State Plane Zone 4, NAD83(2011) expressed in U.S. Survey Feet. 4) Subject to a Matanuska Electric Association Blanket Easement per Book 601, Page 608, recorded July 7, 1997.



Agenda Copy PLATTING PRELIMINARY PLAT OF JAR SUBDIVISION A SUBDIVISION OF LANDS DESCRIBED AS THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING SOUTH OF THE GLENN HIGHWAY: GOVERNMENT LOTS 1 AND 2 AND THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER (E1/2 NW1/4), SECTION 19, EXCEPTING THEREFROM THAT PORTION BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF THE EXISTING PALMER-MATANUSKA ROAD BOUNDED ON THE WEST BY THE WESTERLY LINE OF SAID SECTION 19 AND BOUNDED ON THE SOUTH BY THE WESTERLY RIGHT-OF-WAY LINE OF ALASKA RAILROAD, AND ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF ALASKA BY DEEDS, RECORDED DECEMBER 22, 1964 IN BOOK 85 AT PAGE 116; JANUARY 12, 1965 IN BOOK 55 AT PAGE 178; AND APRIL 14, 1967 IN BOOK 85 AT PAGE 117. CONTAINING 134.7 ACRES, WITHIN THE NW1/4 OF SECTION 19 TOWNSHIP 17 NORTH, RANGE 2 EAST, SENARD MERIDIAN PALMER RECORDING DISTRICT, ALASKA. Date: 1-7-2020 Scale: 1" = 200' Sheet: 1 of 1

**Amy Otto-Buchanan**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, January 23, 2020 11:52 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC JAR Subdivision

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

Hello,

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



Life. Technology. Together.

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, January 23, 2020 10:06 AM  
**To:** allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; regpagemaster@usace.army.mil; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; maddyr@akrr.com; stephensD@akrr.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; brian.young@usps.gov; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC JAR Subdivision

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[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EhPH1ceOx1BKkCjtUD35ZIBhYadcKyODFIUQVWu44HDyA?e=h6NCKi](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EhPH1ceOx1BKkCjtUD35ZIBhYadcKyODFIUQVWu44HDyA?e=h6NCKi)

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

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



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

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,

A handwritten signature in black ink that reads "Cassie Acres". The signature is written in a cursive, flowing style.

**EXHIBIT D-5**

**Amy Otto-Buchanan**

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Friday, February 14, 2020 3:16 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC JAR Subdivision

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

Hello,

We have 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:** Thursday, January 23, 2020 10:06 AM  
**To:** allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; regpagemaster@usace.army.mil; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; maddyr@akrr.com; stephensD@akrr.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; brian.young@usps.gov; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC JAR Subdivision

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

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



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 E -1**

Sincerely,

A handwritten signature in black ink, appearing to read "Melanie Nichols". The signature is fluid and cursive, with the first name being more prominent.

**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:** David Meneses <dmeneses@palmerak.org>  
**Sent:** Thursday, January 23, 2020 11:04 AM  
**To:** Amy Otto-Buchanan  
**Cc:** David Byers; Todd Russell  
**Subject:** Case #2020-007

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

Good Morning Chief McNutt forward me this for review and comment.

After reviewing the provided documents, there was nothing noted at would require change. All driveways 150' or long would need to provide a fire apparatus turn-a-round according to the requirements of the adopted International Fire Code 2015 (IFC 2015). Should you have additional questions please feel free to contact me.

*David Meneses*

City of Palmer, Building Inspector  
645 E. Cope Industrial Way  
Palmer, Alaska 99645  
Ph. 907-745-3709  
Fax 907-745-5443  
Email: [dmeneses@palmerak.org](mailto:dmeneses@palmerak.org)

From: Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>  
Date: 1/23/20 20:06 (GMT+01:00)  
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)>, [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil), "Dubour, Adam J (DFG)" <[adam.dubour@alaska.gov](mailto:adam.dubour@alaska.gov)>, [maddyr@akrr.com](mailto:maddyr@akrr.com), [stephensD@akrr.com](mailto:stephensD@akrr.com), [retirees@mtaonline.net](mailto:retirees@mtaonline.net), [cobbfam@mtaonline.net](mailto:cobbfam@mtaonline.net), John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>, [stephanienowersdistrict2@gmail.com](mailto:stephanienowersdistrict2@gmail.com), John McNutt <[jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org)>, Jill Irsik <[Jill.Irsik@matsugov.us](mailto:Jill.Irsik@matsugov.us)>, Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>, Jude Bilafer <[Jude.Bilafer@matsugov.us](mailto:Jude.Bilafer@matsugov.us)>, Cindy Corey <[Cindy.Corey@matsugov.us](mailto:Cindy.Corey@matsugov.us)>, Terry Dolan <[Terry.Dolan@matsugov.us](mailto:Terry.Dolan@matsugov.us)>, Jim Jenson <[James.Jenson@matsugov.us](mailto:James.Jenson@matsugov.us)>, Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>, Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>, MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>, Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>, Joseph Metzger <[Joseph.Metzger@matsugov.us](mailto:Joseph.Metzger@matsugov.us)>, Eileen Probasco <[Eileen.Probasco@matsugov.us](mailto:Eileen.Probasco@matsugov.us)>, Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>, Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>, Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>, Theresa Taranto <[Theresa.Taranto@matsugov.us](mailto:Theresa.Taranto@matsugov.us)>, Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>, [brian.young@usps.gov](mailto:brian.young@usps.gov), [mearow@matanuska.com](mailto:mearow@matanuska.com), [row@mtasolutions.com](mailto:row@mtasolutions.com), [andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com), Cassie Acres <[Cassie.Acres@enstarnaturalgas.com](mailto:Cassie.Acres@enstarnaturalgas.com)>, [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com), OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>  
Subject: RFC JAR Subdivision

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

The link below contains a Request for Comment (RFC) for JAR Subdivision, MSB Case #2020-007. It also contains the Vicinity Map, Soils Report and Agenda Copy. Comments are due by **February 13, 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/EhPH1ceOx1BKhCtjtUD35ZIBhYadcKyODFIUQVWu44HDyA?e=h6NCKi](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EhPH1ceOx1BKhCtjtUD35ZIBhYadcKyODFIUQVWu44HDyA?e=h6NCKi)

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

Amy Otto-Buchanan

Platting Technician

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

861-7872

OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owners: GRANITE CONSTRUCTION COMPANY
585 WEST BEACH STREET STREET
WATSONVILLE, CA 95076
Dated:

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this \_\_\_ day of \_\_\_, 2020,
For:
My commission expires:
Notary Public:

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that this subdivision plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by:

Plat Resolution Number: Dated:

And that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Planning and Land Use Director
Dated:

Attest: Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through \_\_\_ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official:

Dated:

SURVEYOR

Max A. Schillinger
All Points North LLC
P.O. Box 4207,
17800 E. Rambling Rd.
Palmer, AK, 99645
907-746-4185



SURVEYORS STATEMENT

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date:

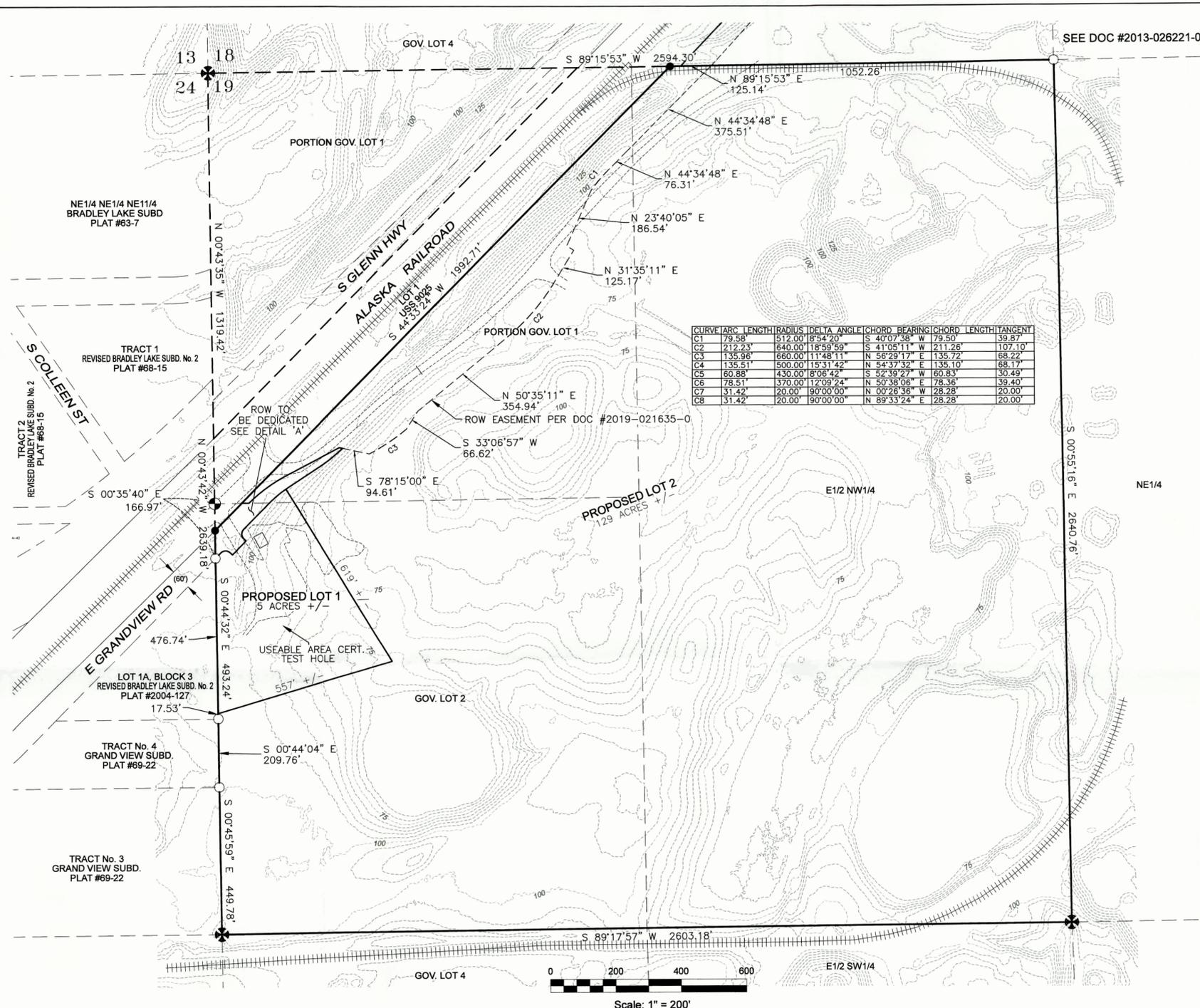
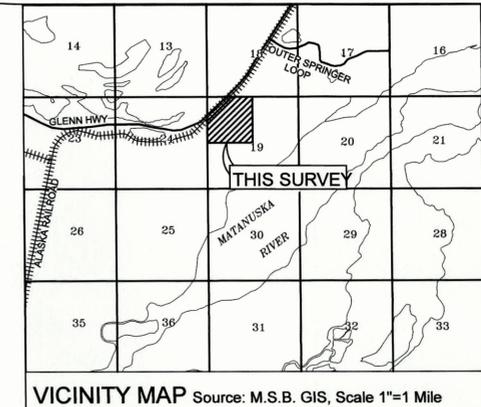


Table with 8 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, TANGENT. Contains data for curves C1 through C8.



LEGEND

- Found BLM/GLO monument as described hereon
Found primary monument as described hereon
Other found monument as described hereon
To be set: 5/8" rebar, 30" long, with plastic cap marked "SCHILLINGER LS 12039"

NOTES

- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
2) 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.
3) Preliminary plat measured bearings and distances shown hereon are Alaska State Plane Zone 4, NAD83(2011) expressed in U.S. Survey Feet.
4) Subject to a Matanuska Electric Association Blanket Easement per Book 901, Page 508, recorded July 7, 1997.



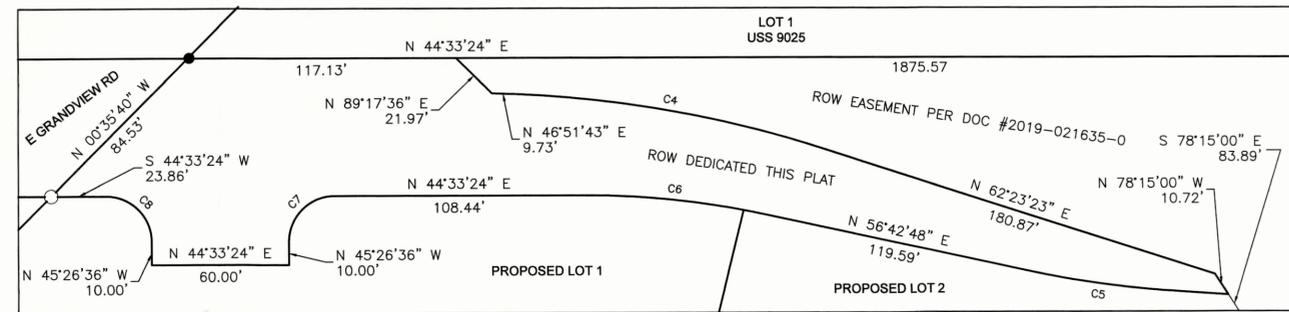
PRELIMINARY PLAT OF

JAR SUBDIVISION

A SUBDIVISION OF LANDS DESCRIBED AS THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING SOUTH OF THE GLENN HIGHWAY: GOVERNMENT LOTS 1 AND 2 AND THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER (E1/2 NW1/4), SECTION 19. EXCEPTING THEREFROM THAT PORTION BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF THE EXISTING PALMER-MATANUSKA ROAD BOUNDED ON THE WEST BY THE WESTERLY LINE OF SAID SECTION 19 AND BOUNDED ON THE SOUTH BY THE WESTERLY RIGHT-OF-WAY LINE OF ALASKA RAILROAD, AND ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF ALASKA BY DEEDS, RECORDED DECEMBER 22, 1964 IN BOOK 55 AT PAGE 116; JANUARY 12, 1965 IN BOOK 55 AT PAGE 178; AND APRIL 14, 1967 IN BOOK 65 AT PAGE 117.

CONTAINING 134.7 ACRES, WITHIN THE NW1/4 OF SECTION 19 TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN PALMER RECORDING DISTRICT, ALASKA

Date: 1-7-2020 Scale: 1" = 200' Sheet: 1 of 1



DETAIL 'A' Scale: 1" = 30'

6B



**MATANUSKA-SUSITNA BOROUGH**  
• PLATTING DIVISION •  
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488  
PHONE 861-7874

**MEMORANDUM**

Date: March 5, 2020

To: Platting Board

To: Fred Wagner, Platting Officer

From: Peggy Horton, Platting Technician *PH*

**RE: New Hope Estates Master Plan**

**Case #: 2020-012**

Platting Staff recommends a continuance until April 2, 2020 to address multiple issues including road design, useable area, as-built information, an objection to the vacation, and others.

***Suggested motion: "I move to continue the public hearing for New Hope Estates until April 2, 2020."***

