

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
FEBRUARY 26, 2020**

ABBREVIATED PLAT:       **STRINGFIELD**

LEGAL DESCRIPTION:     **SEC 34, T18N, R1E, SEWARD MERIDIAN, AK**

PETITIONER:             **MATANUSKA-SUSITNA BOROUGH**

SURVEYOR/ENGINEER:   **MATANUSKA-SUSITNA BOROUGH/HANSEN ENG.**

ACRES: **65.62**                                **PARCELS: 2**

REVIEWED BY:            **PEGGY HORTON**                                **CASE: 2020-016**

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**REQUEST**

The divide Tax Parcel D15 (Parcel 1 of MSB Waiver 84-12-PWm, recorded as 84-33W) into two lots to be known as Stringfield Subdivision, containing 65.62 acres +/- . This project is located just north of the Palmer-Wasilla Hwy, bisected by N. Stringfield Road (Tax ID #18N01E34D015), within Sec 34, T18N R01E S.M., AK.

**EXHIBITS**

Vicinity Maps                                **Exhibit A**

**COMMENTS**

Public Works                                **Exhibit B**  
Planning                                       **Exhibit C**  
Enstar   **Exhibit D**  
    Land Mgmt Response                   **Exhibit E**  
MTA   **Exhibit F**  
GCI    **Exhibit G**  
Public   **Exhibit H**

**DISCUSSION**

**Access:** N. Stringfield Road provides legal and physical road access to these parcels and the borough maintains this road. Stringfield is classified as residential.

**Useable Area:** Both lots are over 400,000 sq. ft. and do not require useable area certification because the surveyor provided a topographic map with contours with the application.

**Topography & As-Built:** The surveyor's as-built and topographic information is shown on the preliminary plat. There are structures on the property, all setbacks appear to be met, and the

closest structure to a lot line is further than 10 feet. There is a driveway onto N. Stringfield Road which is not permitted. Staff recommends the owner apply for a driveway permit onto this public right-of-way as required by MSB 11.10.020 (**Recommendation #3**).

**Comments:**

**Borough:**

MSB DPW Engineer commented that the portion of land southwest of Stringfield be all one parcel – either as part of the school lot or a separate lot (**Exhibit B**). Staff notes that that portion is planned as part of the southern lot, where Pioneer Peak Elementary School is located.

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

**Utilities:**

Enstar objects to this plat unless one of the following scenarios is met (**Exhibit D**):

1. Add a ten foot 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 wide natural gas easement centered on the existing service line.” An 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 wide natural gas easement.”
3. Owner signs an Enstar Natural Gas Easement document for a ten foot wide natural gas easement, centered on the service line at this location.

Land Management responded that they will not be initiating a formal document for existing or future gas utility easement(s) until such time that development occurs on Lot 1 (**Exhibit E**). The Enstar comments will be placed in the file for future reference.

MTA reviewed the plat and has no comments (**Exhibit F**). GCI has no objection (**Exhibit G**).

**Public:**

Melvin Grove, nearby owner, expressed a concern (**Exhibit H**); “When this parcel is sold off and subdivided, I’m concerned for the amount of traffic that it will dump onto Stringfield. It is already a very traveled road and I don’t believe it is prudent to add to the traffic load on this windy stretch of road.” Staff notes the comment does not appear to be about this two-lot subdivision, but one that may or may not occur in the future.

**CONCLUSION:**

The preliminary plat for Stringfield is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plat. This plat will divide the 65.62-acre parcel into two lots. Pioneer Peak Elementary School remains on the southern lot. Stringfield Road is a public use easement created by document 2020-000255-0

Useable area report was not required because both lots are over 400,000 sq. ft. and the surveyor provided topographic contours. There were no objections from borough departments, outside agencies, or the public. One public concern addressed any future subdivision, but not this two-lot subdivision.

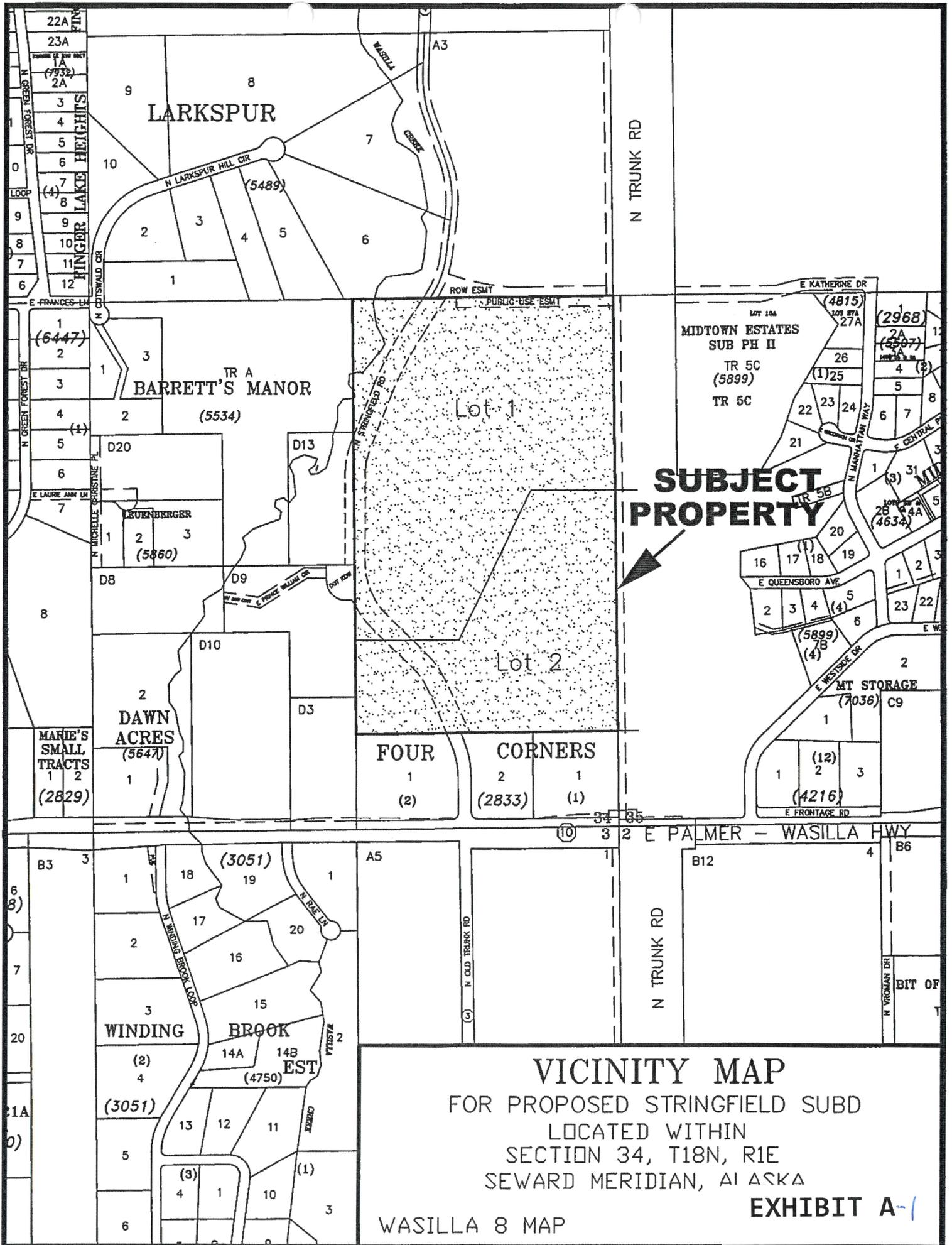
**FINDINGS of FACT:**

1. The proposed preliminary plat for Stringfield Subdivision is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough departments or outside agencies.
3. A portion of this property lies within Flood Zone A as depicted on the preliminary plat.
4. Melvin Grove is concerned for the amount of traffic on Stringfield. He does not believe it is prudent to add to the traffic load on this windy stretch of road.
5. The access road, N. Stringfield Road, is constructed and publicly maintained.
6. The Land Management Division stated Enstar's comments concerning a gas service line will be addressed when development occurs on Lot 1.
7. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.
8. A driveway permit is required for the existing driveway onto N. Stringfield Road per MSB 11.10.020.

**RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

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

1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Apply for a driveway permit for existing driveway onto N. Stringfield Road. from MSB Permit Center as required by MSB 11.10.020.
4. Submit recording fees; payable to DNR.
5. Submit final plat in full compliance with Title 43.

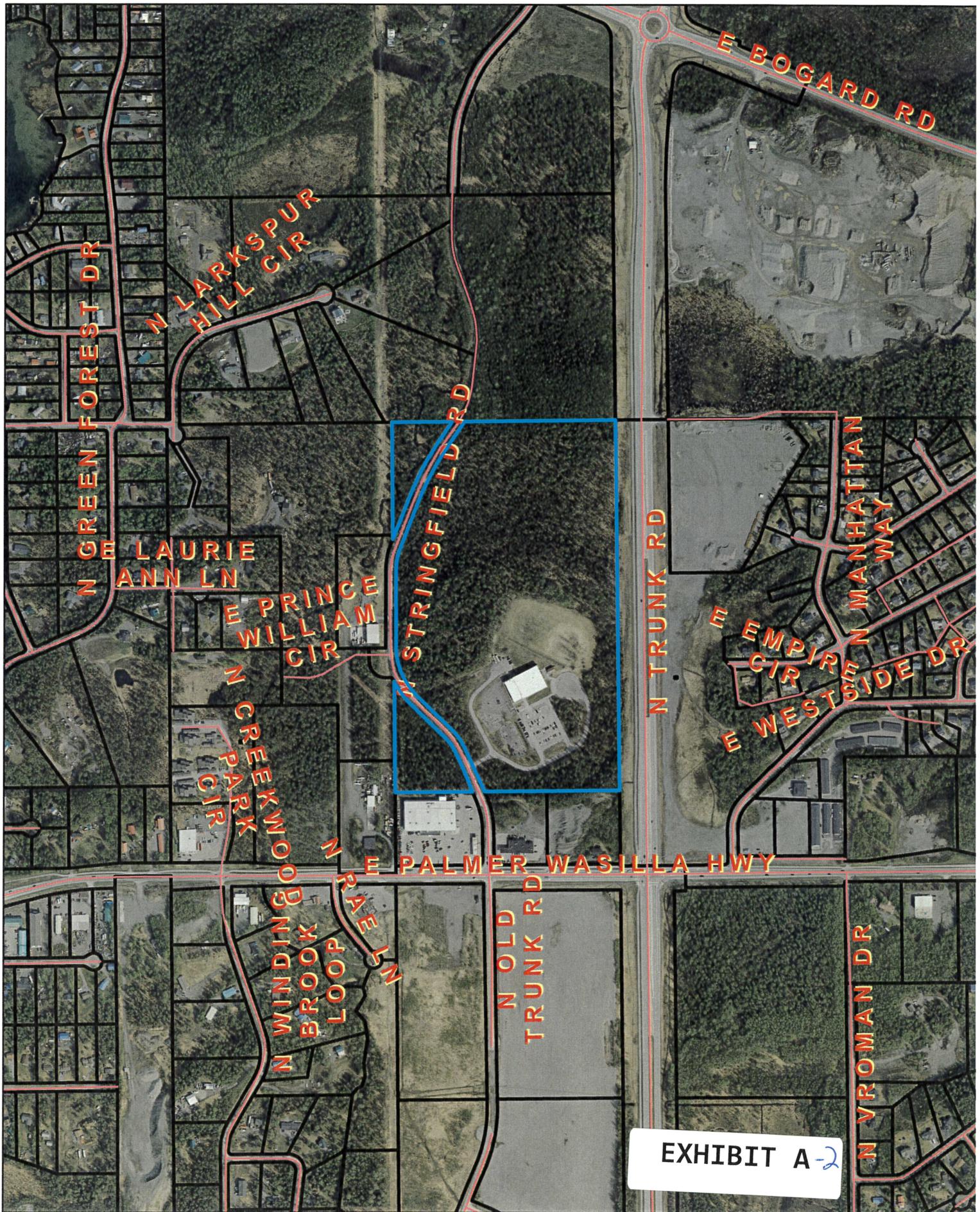


**SUBJECT  
PROPERTY**

VICINITY MAP  
 FOR PROPOSED STRINGFIELD SUBD  
 LOCATED WITHIN  
 SECTION 34, T18N, R1E  
 SEWARD MERIDIAN, ALASKA

WASILLA 8 MAP

EXHIBIT A-1



## Peggy Horton

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**From:** Jamie Taylor  
**Sent:** Tuesday, February 18, 2020 1:58 PM  
**To:** MSB Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for comments for Stringfield Case #2020-016 Tech: PH

This is different than the pre-app. I suggest the portion of land southwest of Stringfield be all on one parcel – either as part of the school lot or a separate lot.

**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:** MSB Platting <Platting@matsugov.us>  
**Sent:** Thursday, January 30, 2020 1:50 PM  
**To:** samantha.carroll@alaska.gov; Sarah Wilber (sarah.wilber@alaska.gov) <sarah.wilber@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; stan.gillespie@gmail.com; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaledistrict1@gmail.com; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; dmeneses@palmerak.org  
**Subject:** Request for comments for Stringfield Case #2020-016 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a 2-lot subdivision near the intersection of N. Trunk Road and E. Palmer-Wasilla Hwy. Please review and provide any comments by February 17, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/Ev1cl6B1rTpBvJtSB8haniUBbuw3ytAMMUNeV2hMp073KQ?e=rFIRuw](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Ev1cl6B1rTpBvJtSB8haniUBbuw3ytAMMUNeV2hMp073KQ?e=rFIRuw)

## Peggy Horton

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**From:** Adam Bradway  
**Sent:** Wednesday, February 12, 2020 1:17 PM  
**To:** MSB Platting  
**Cc:** Karol Riese  
**Subject:** RE: Request for comments for Stringfield Case #2020-016 Tech: PH

Hi Peggy,

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

**Adam Bradway**

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

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**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Thursday, January 30, 2020 1:50 PM  
**To:** samantha.carroll@alaska.gov; Sarah Wilber (sarah.wilber@alaska.gov) <sarah.wilber@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; stan.gillespie@gmail.com; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaledistrict1@gmail.com; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; dmeneses@palmerak.org  
**Subject:** Request for comments for Stringfield Case #2020-016 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a 2-lot subdivision near the intersection of N. Trunk Road and E. Palmer-Wasilla Hwy. Please review and provide any comments by February 17, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/Ev1cl6B1rTpBvJtSB8haniUBbuw3ytAMMUNeV2hMp073KQ?e=rFIRuw](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Ev1cl6B1rTpBvJtSB8haniUBbuw3ytAMMUNeV2hMp073KQ?e=rFIRuw)

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

Thank you,

**EXHIBIT C**



**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

RECEIVED  
FEB 11 2020  
PLATTING

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,

*Cassie Acres*

EXHIBIT D-1

ENSTAR AS-BUILT

2/7/2020

NE4108

NE4008

NE4107

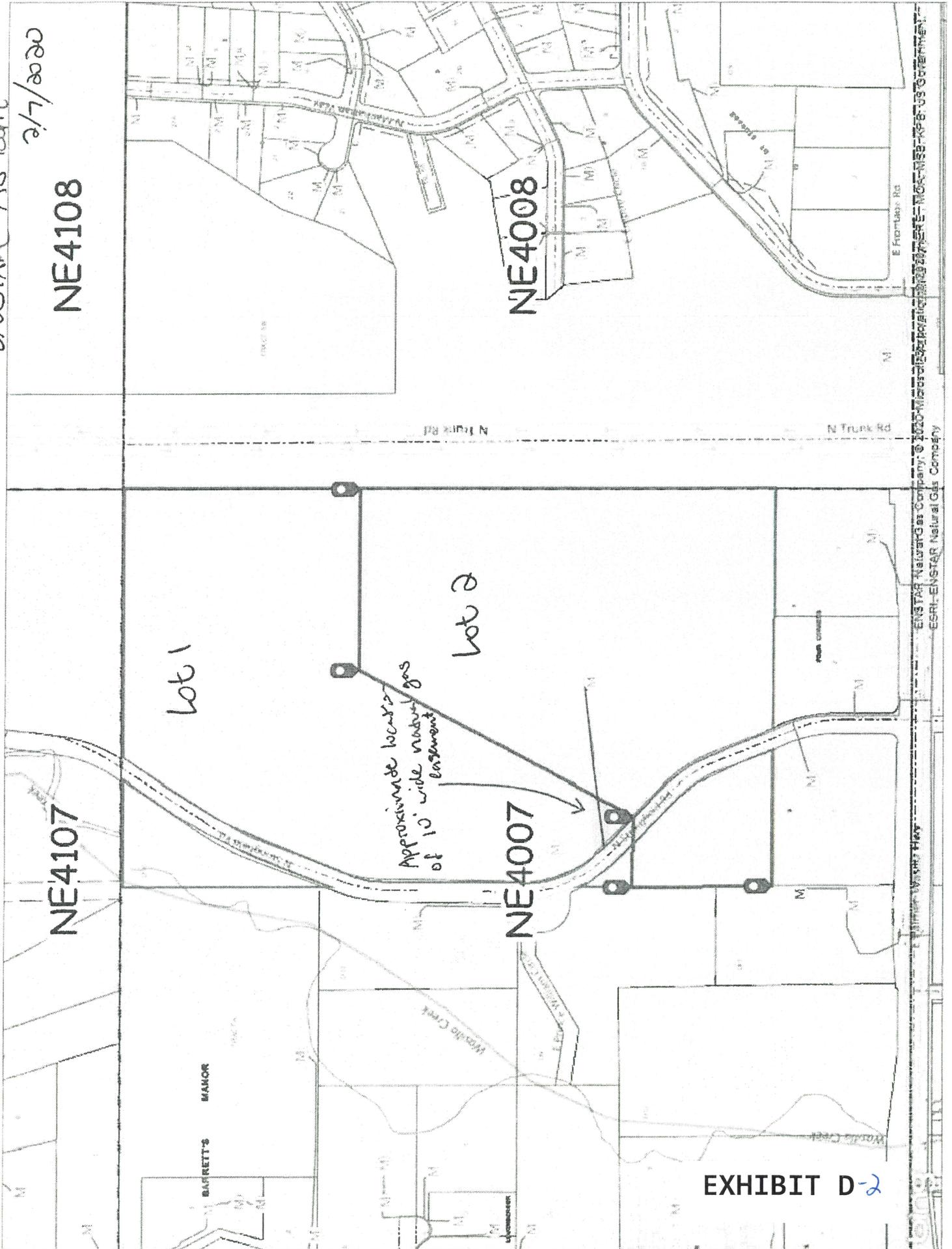
NE4007

lot 1

lot 2

Approximate location  
of 10' wide natural gas  
easement

EXHIBIT D-2



ENSTAR Natural Gas Company © 2020  
 ESRI-ENSTAR Natural Gas Company

## Peggy Horton

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**From:** Nancy Cameron  
**Sent:** Tuesday, February 11, 2020 3:39 PM  
**To:** Peggy Horton  
**Subject:** RE: ENSTAR Plat Reviews

As Enstar gas line is existing from many years ago, the Borough will not be initiating a formal document for existing or future gas utility easement(s) until such time that development occurs on Lot 1. The Enstar comments will be placed in the file for future reference.

Thank you,  
Nancy Cameron  
Land Management Agent  
Mat-Su Borough  
907.861.7848  
nancy.cameron@matsugov.us

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**From:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Sent:** Tuesday, February 11, 2020 3:29 PM  
**To:** Nancy Cameron <Nancy.Cameron@matsugov.us>  
**Subject:** FW: ENSTAR Plat Reviews

Nancy,

Here's Enstar's comments for Stringfield. If you'd like to agree to put an easement over the land for Enstar's current facilities, I would recommend contacting them and recording an easement and then showing that recorded document on the final plat. This won't be a condition of approval since it's an abbreviated plat.

Peggy Horton  
Platting Technician  
907-861-7881

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**From:** Skylar Shaw <Skylar.Shaw@enstarnaturalgas.com>  
**Sent:** Tuesday, February 11, 2020 3:24 PM  
**To:** Peggy Horton <Peggy.Horton@matsugov.us>; Cheryl Scott <Cheryl.Scott@matsugov.us>; Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Subject:** ENSTAR Plat Reviews

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

Hello,

Attached is ENSTAR's responses to the requests for comments for the subject plats.

Thank you,  
Skylar Shaw

**EXHIBIT E**

## Peggy Horton

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**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Friday, January 31, 2020 9:22 AM  
**To:** MSB Platting  
**Subject:** RE: Request for comments for Stringfield Case #2020-016 Tech: PH

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

Good morning,

MTA has reviewed the plat for Stringfield 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:** MSB Platting <Platting@matsugov.us>  
**Sent:** Thursday, January 30, 2020 1:50 PM  
**To:** samantha.carroll@alaska.gov; Sarah Wilber (sarah.wilber@alaska.gov) <sarah.wilber@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; stan.gillespie@gmail.com; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaledistrict1@gmail.com; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; dmeneses@palmerak.org  
**Subject:** Request for comments for Stringfield Case #2020-016 Tech: PH

EXHIBIT F

## Peggy Horton

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**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Friday, February 14, 2020 4:01 PM  
**To:** MSB Platting  
**Subject:** RE: Request for comments for Stringfield Case #2020-016 Tech: PH

[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)

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**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Thursday, January 30, 2020 1:50 PM  
**To:** samantha.carroll@alaska.gov; Sarah Wilber (sarah.wilber@alaska.gov) <sarah.wilber@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; stan.gillespie@gmail.com; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaledistrict1@gmail.com; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; OSP Design Group <ospdesign@gci.com>; dmeneses@palmerak.org  
**Subject:** Request for comments for Stringfield Case #2020-016 Tech: PH

[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.

Good Afternoon,

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[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/Ev1cl6B1rTpBvJtSB8haniUBbuw3ytAMMUNeV2hMp073KQ?e=rFIRuw](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Ev1cl6B1rTpBvJtSB8haniUBbuw3ytAMMUNeV2hMp073KQ?e=rFIRuw)

**EXHIBIT G**

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



U.S. POSTAGE >>> PITNEY BOWES



ZIP 99645 \$ 000.50<sup>0</sup>  
02 4W  
0000368428 FEB 05 2020

118N01E34D013 6  
GROVE MELVIN  
SUITE B  
2281 E SUN MOUNTAIN AVE  
WASILLA AK 99654

**FIRST CLASS**

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: MATANUSKA-SUSITNA BOROUGH**

**REQUEST:** The divide Tax Parcel D15 (Parcel 1 of MSB Waiver 84-12-PWm, recorded as 84-33W), into two lots to be known as **STRINGFIELD**, containing 65.62 acres +/- . Pioneer Peak Elementary School is located on proposed Lot 2. No alteration to school property is proposed. This project is located north of the Palmer-Wasilla Highway, bisected by N. Stringfield Road (Tax ID #18N01E34D015), within Section 34, Township 18 North, Range 01 East, Seward Meridian. Community Council: Gateway 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 **February 26, 2020**. The meeting begins at **8:30 A.M.** We are sending you this notice as required by State Law and Borough Ordinances.

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

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

No Objection  Objection  Concern

Name: Melvin Grove Address: 2150 N Stringfield Palmer

Comments: When this parcel is sold off and subdivided, I'm concerned for the amount of traffic that it will dump onto Stringfield. It is already a very traveled road and I don't believe it is prudent to add to the

Case # 2020-016 PH

Note:

Reverse Side

**EXHIBIT H**

*traffic load on this windy stretch of road.*

**STAFF REVIEW AND RECOMMENDATIONS**  
**PUBLIC HEARING**  
**February 26, 2020**

PRELIMINARY PLAT:       **MSB-WINDSONG I**  
LEGAL DESCRIPTION:       **SEC 8 & 17, T16N, R2E, S.M., AK**  
PETITIONER:               **MATANUSKA-SUSITNA BOROUGH**  
SURVEYOR:                 **MATANUSKA-SUSITNA BOROUGH**  
ACRES:        **4.87**                **PARCELS:    4**  
REVIEWED BY:               **PEGGY HORTON**                **CASE: 2020-018**

---

**REQUEST:**

The request is to create 4 lots from a combination of Lots 7, 8, & 9, Block 4 and Lots 8-9; 14-16; 18-19, Block 5, Windsong Subdivision, Plat 76-110, to be known as MSB-Windsong I, containing 4.87 acres, more or less. Located in the SE¼ Section 8 and the NE¼ Section 17, Township 16 North, Range 2 East, Seward Meridian, Alaska, lying northwest of S. Old Glenn Hwy. and east of S. River Dr.

**DISCUSSION:**

Due to the small lots, high water table, and failure of the community sewer system, Windsong property owners have had extreme difficulty installing efficient and working sewer systems with required separation distances between septic and wells. Most owners require more than one lot to meet health and safety requirements for acceptable onsite water and septic system. The borough obtained several lots within Windsong through the tax foreclosure process and combining the lots will create viable lots for sale.

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

**COMMENTS:**

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

**CONCLUSION:**

The plat of Lot 1-4, MSB-Windsong I is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic

information. There are no objections from any borough department, outside agency, or the public to the combination of lots.

**FINDINGS of FACT:**

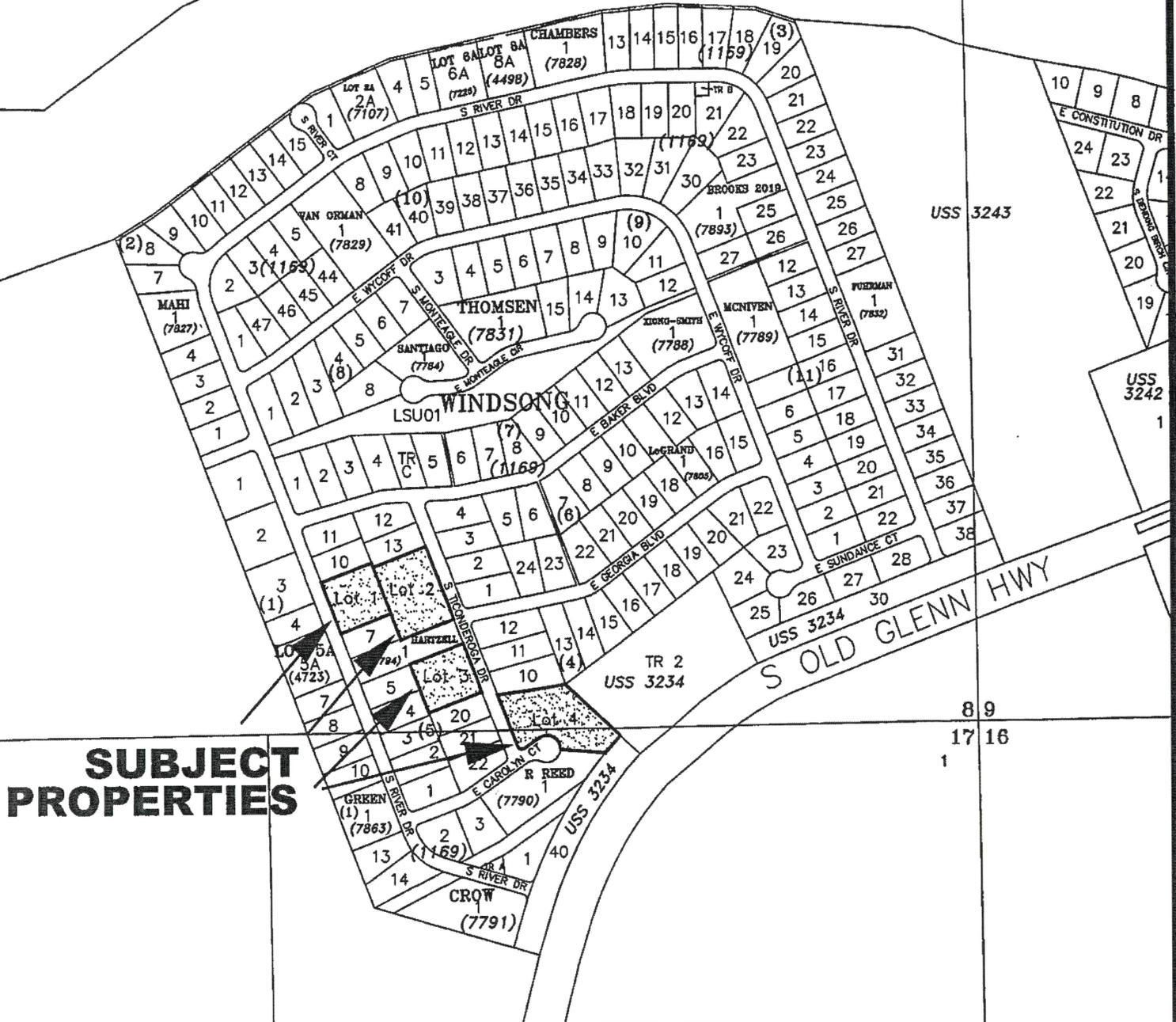
1. The abbreviated plat of Lot 1-4, MSB-Windsong I is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. This plat combines 10 lots to create 4 new lots within Windsong Subdivision, lessening the lot density in the area.
3. There were ~~no~~ <sup>2 comments</sup> objections from any borough department, outside agency, ~~or the public.~~ <sup>There were 2 comments from the public</sup>
4. An elimination of common lot line plat is exempt from provisions of the code which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Windsong, Plat #76-110, and does not require additional monumentation.
6. Lots platted within Windsong subdivision were originally designed to be served by a community sewer system, which never functioned. The lots are substandard in size and most owners require more than one lot to meet health and safety requirements for acceptable onsite water and septic system.

**RECOMMENDATIONS for PRELIMINARY PLAT:**

Staff recommends approval of the abbreviated plat of Lot 1-4, MSB-Windsong I contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Submit recording fee payable to DNR.
4. Submit final plat in full compliance with Title 43.

KNIK RIVER



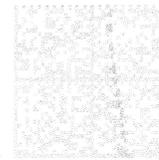
**SUBJECT PROPERTIES**

### VICINITY MAP

FOR PROPOSED MSB-WINDSONG I  
 LOCATED WITHIN  
 SEC 8 & 17, T16N, R02E  
 SEWARD MERIDIAN, ALASKA

GOOSE CREEK 2 MAP

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



U.S. POSTAGE PITNEY BOWES  
ZIP 99645 \$ 000.50<sup>00</sup>  
02 AM  
0000363428 FEB 05 2020

MARC V. VRADENBURG  
1192 SOUTH OLD GLENN HWY  
99645 PALMER AK  
5779000L001 23  
REED RICHARD A  
12840 E CAROLYN CT  
PALMER, AK 99645-9711

RECEIVED

FEB 24 2020

PLATTING

FIRST CLASS

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: MATANUSKA-SUSITNA BOROUGH**

**REQUEST:** The request is to create 4 lots from a combination of Lots 7, 8, & 9, Block 4 and Lots 9, 14, 15, 16, 18, & 19, Block 5, Windsong Subdivision, Plat 76-110, to be known as **MSB-WINDSONG I**, containing 4.87 acres +/- . This project is located northwest of S. Old Glenn Highway and east of S. River Drive (Tax ID # 1169B4L007, 1169B04L008, 1169B04L009, 1169B05L009, 1169B05L014, 1169B05L015, 1169B05L016, 1169B05L018, 1169B05L019); located within the SE ¼ Section 08 and NE ¼ Section 17, Township 16 North, Range 02 East, Seward Meridian. Community Council: South Knik 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 **February 26, 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 Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.** To request additional information please contact the Platting Technician, **Peggy Horton** at (907) 861-7881 or the Platting Secretary at (907) 861-8573.

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

[ ] No Objection [ ] Objection [ ] Concern

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Comments: SMALL LAKE HAS CREEK BED THAT FLOWS OUT  
IN LOTS 9 & 10 OF BLOCK FOUR & PROPOSED LOT (3) OF BLOCK (5)  
LOTS 4 & 5 OF BLOCK (5) 2 & 8 OF BLOCK 1  
MOST OF THESE ARE ALREADY PRIVATE LOTS I LOTS ARE FILLED

Case # 2020-018 PH Note: Vicinity Map Located on Reverse Side

I WILL BE FLYERD AND I DONT WANT TO BE  
FLYERD Mmm...v



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



U.S. POSTAGE PITNEY BOWES



ZIP 99645 \$ 000.50<sup>0</sup>  
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RECEIVED

FEB 24 2020

PLATTING

57790000L001 23  
REED RICHARD A  
12840 E CAROLYN CT  
PALMER, AK 99645-9711

FIRST CLASS

**NOTIFICATION OF PUBLIC HEARING**

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**PETITIONER/OWNER: MATANUSKA-SUSITNA BOROUGH**

**REQUEST:** The request is to create 4 lots from a combination of Lots 7, 8, & 9, Block 4 and Lots 9, 14, 15, 16, 18, & 19, Block 5, Windsong Subdivision, Plat 76-110, to be known as **MSB-WINDSONG I**, containing 4.87 acres +/- . This project is located northwest of S. Old Glenn Highway and east of S. River Drive (Tax ID # 1169B4L007, 1169B04L008, 1169B04L009, 1169B05L009, 1169B05L014, 1169B05L015, 1169B05L016, 1169B05L018, 1169B05L019); located within the SE ¼ Section 08 and NE ¼ Section 17, Township 16 North, Range 02 East, Seward Meridian. Community Council: South Knik and in Assembly District #1 Tim Hale

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No Objection [ ] Objection  Concern

Name: Richard A. Reed Address: 12840 E. Carolyn Ct. Palmer, AK

Comments: interested in acquiring lot 4 which consists of Block 4, lots 7, 8, 9.

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
February 26, 2020**

PRELIMINARY PLAT:       **MSB-WINDSONG II**  
LEGAL DESCRIPTION:       **SEC 8, T16N, R2E, S.M., AK**  
PETITIONER:               **MATANUSKA-SUSITNA BOROUGH**  
SURVEYOR:                 **MATANUSKA-SUSITNA BOROUGH**  
ACRES:       **4.86**            PARCELS:       **4**  
REVIEWED BY:             PEGGY HORTON               CASE: 2020-019

---

**REQUEST:**

The request is to create 4 lots from a combination of Lots 3 & 4, Block 2 and Lots 1, 2, 3, 4, 8, 9, & 47 Block 10, Windsong Subdivision, Plat 76-110, to be known as MSB-Windsong II, containing 4.86 acres, more or less. Located in the SE¼ Section 8, Township 16 North, Range 2 East, Seward Meridian, Alaska, lying northwest of S. Old Glenn Hwy and along S. River Dr.

**EXHIBITS:**

Vicinity Map               **Exhibit A**  
Public                       **Exhibit B**

**DISCUSSION:**

Due to the small lots, high water table, and failure of the community sewer system, Windsong property owners have had extreme difficulty installing efficient and working sewer systems with required separation distances between septic and wells. Most owners require more than one lot to meet health and safety requirements for acceptable onsite water and septic system. The borough obtained several lots within Windsong through the tax foreclosure process and combining the lots will create viable lots for sale.

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

**COMMENTS:**

There were no comments received from Borough Departments or outside agencies. Carolyn Bloom, nearby owner, totally supports this action (**Exhibit B**).

**CONCLUSION:**

The plat of Lot 1-4, MSB-Windsong II is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There are no objections from any borough department, outside agency, or the public to the combination of lots.

**FINDINGS of FACT:**

1. The abbreviated plat of Lot 1-4, MSB-Windsong II is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. This plat combines nine lots to create four new lots within Windsong Subdivision, lessening the lot density in the area.
3. There were no objections from any borough department, outside agency or the public.
4. An elimination of common lot line plat is exempt from provisions of the code which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Windsong, Plat #76-110, and does not require additional monumentation.
6. Lots platted within Windsong subdivision were originally designed to be served by a community sewer system, which never functioned. The lots are substandard in size and most owners require more than one lot to meet health and safety requirements for acceptable onsite water and septic system.

**RECOMMENDATIONS for PRELIMINARY PLAT:**

Staff recommends approval of the abbreviated plat of Lot 1-4, MSB-Windsong II contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Submit recording fee payable to DNR.
4. Submit final plat in full compliance with Title 43.



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



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ZIP 99645 \$ 000.50<sup>0</sup>  
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0000368428 FEB 05 2020

51169B10L035 3  
BLOOM CAROLYN E  
PO BOX 233271  
ANCHORAGE, AK 99523-3271

**FIRST CLASS**

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: MATANUSKA-SUSITNA BOROUGH**

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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 **February 26, 2020**. The meeting begins at **8:30 A.M.** We are sending you this notice as required by State Law and Borough Ordinances.

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No Objection [ ] Objection [ ] Concern

Name: Carolyn Bloom Address: PO Box 233271 Anch, AK 99523

Comments: Totally support this action.



**Soils:** A soils report was provided from Hanson Land Solutions, Simon Gilliland, P.E. (**Exhibit C**). He concluded that all lots contain sufficient overall area, all have at least 10,000 square feet of useable building Area and all lots have at least 10,000 square feet of useable septic area. One test hole was made in November 2019 to 20 feet with GM soils. No groundwater was encountered and percolation was 24 minutes per inch at 5-6 feet.

**Topography & As-Built:** The surveyor's as-built and topographic information is shown on **Exhibits D & F**. There is a structure on the property, all setbacks appear to be met, and the closest structure to a lot line is further than 10 feet. There is a driveway onto W. Lollybrock Dr. and the owner has applied for two separate driveway permits onto this lot.

**Comments:** MSB DPW Engineer had no comments (**Exhibit G**). Fire Code stated the length of the pole portion of the flag may create access issues for emergency vehicles unless the access is built to subdivision standard (**Exhibit H**).

Enstar had no comments or recommendations (**Exhibit I**). GCI has no objections to the plat (**Exhibit J**).

Knik-Fairview Community Council offered a non-objection to this subdivision (**Exhibit K**).

**FINDINGS of FACT:**

1. The proposed preliminary plat for Stars and Stripes is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough departments, outside agencies, or the public.
3. The engineer certified the required useable septic and building area exists on the proposed lots in accordance with MSB 43.20.281.
4. Access road, W. Lollybrock Drive, is constructed and publicly maintained.
5. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.
6. The owner applied for two driveway permits onto this lot from W. Lollybrock Dr.
7. MSB 43.15.0553 states in part, "Where any person holding any mortgage, lien, or other legal or equitable interest in the lands has not signed the certificate of ownership, the affidavit or title opinion shall be accompanied by the written consent, properly signed and acknowledged of the person to the approval of the plat."

**RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

Staff recommends approval of the preliminary plat of Stars and Stripes, contingent upon:

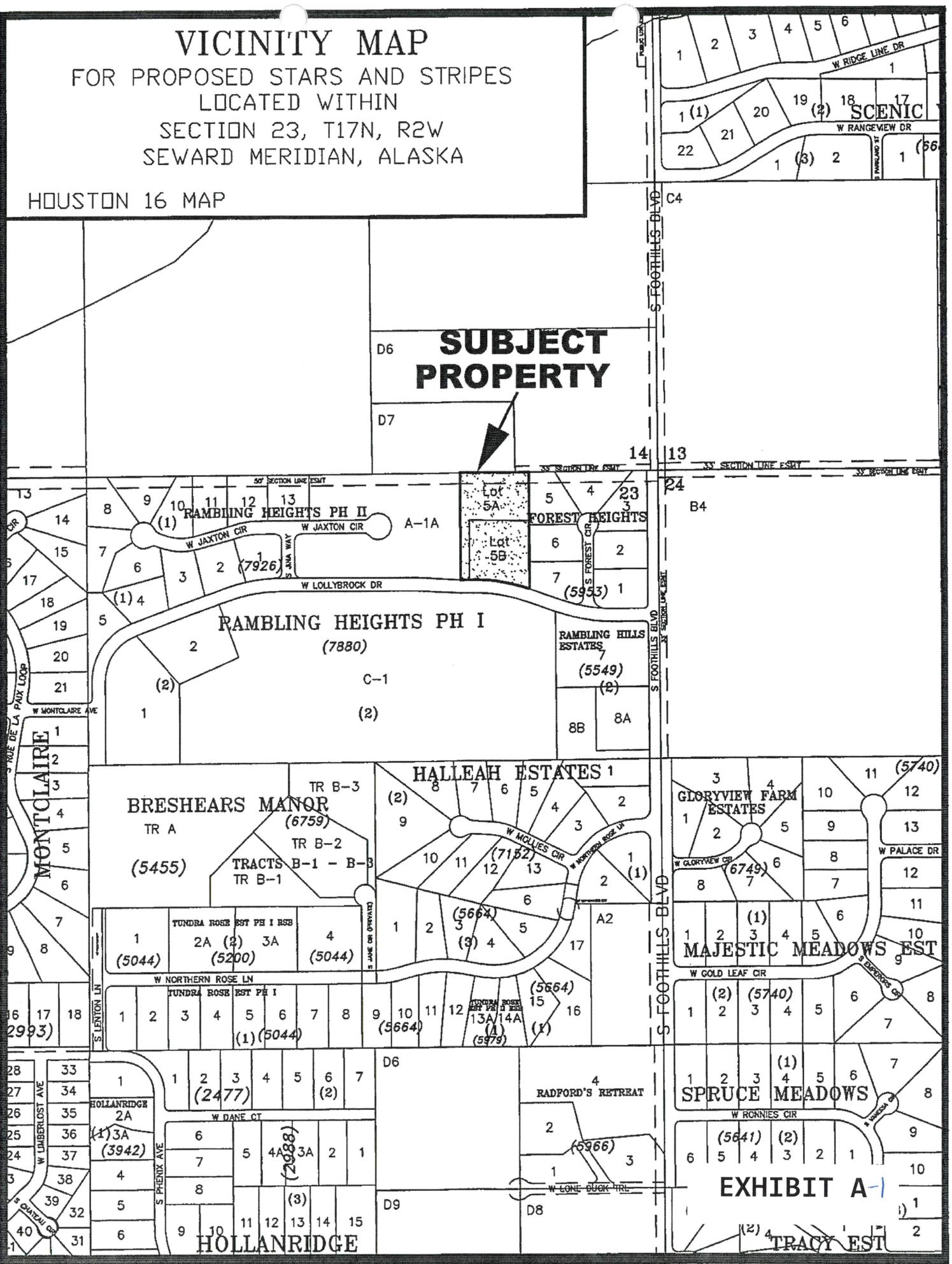
1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Affidavit from all parties having any legal and equitable interest in the lands subdivided, if applicable.
3. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fees; payable to DNR.
5. Submit final plat in full compliance with Title 43.

# VICINITY MAP

FOR PROPOSED STARS AND STRIPES  
LOCATED WITHIN  
SECTION 23, T17N, R2W  
SEWARD MERIDIAN, ALASKA

HOUSTON 16 MAP

**SUBJECT  
PROPERTY**



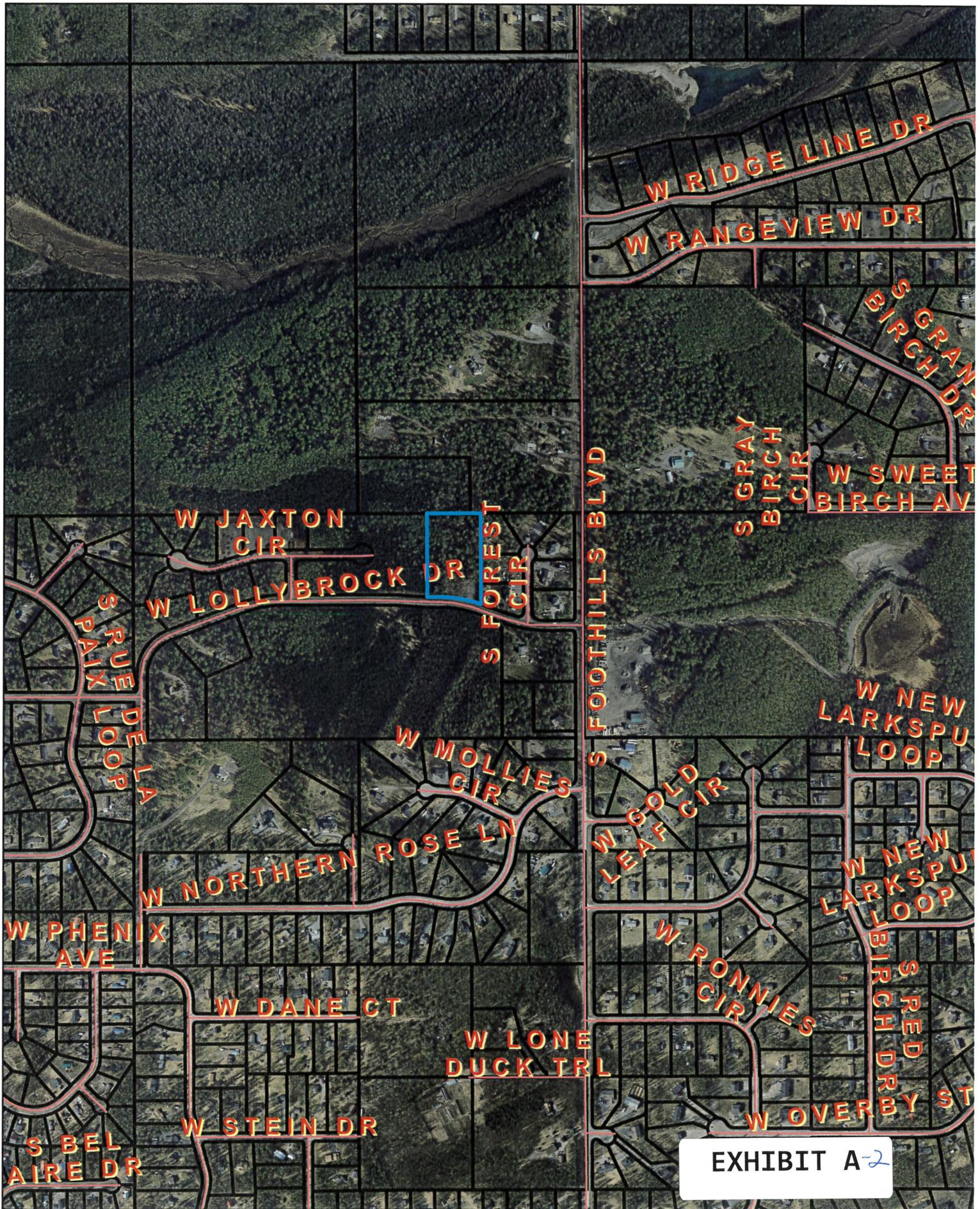


EXHIBIT A-2

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

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-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 \_\_\_\_\_ DATE \_\_\_\_\_  
 (PLATTING CLERK) \_\_\_\_\_



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MEASUREMENTS SHOWN ON THIS PLAT, INCLUDING ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

- REGISTERED LAND SURVEYOR
- RECOVERED PLASTIC CAP ON 3/4" REBAR
  - RECOVERED 3/4" REBAR
  - ⊙ SET PLASTIC CAP ON 3/4" x 30" REBAR
  - ⊙ MEASURED DATA
  - ⊙ RECORD PER PLAT (2004-86)
  - ⊙ RECORD PER PLAT (2006-182)
  - ⊙ RECORD PER PLAT (2019-47)
  - ⊙ SURVEY POINT NUMBER
  - ⊙ BLOCK NUMBER

**CURVE TABLE**

WIDTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
7.78	710.00	19°59'43"	246.52	N80° 03' 00"W	125.16
7.84	(710.00)	(20°00'00")	(246.58)		(125.19)
7.92	{710.00}	{20°00'23"}	{246.66}	{S80° 04' 38"E}	{125.23}

ICES SHOWN ARE GROUND DISTANCES.  
 OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 3 (UNIT 703), A RECOVERED PLASTIC CAP WITH A NETWORK POSITION OF 61° 35' 17.01" N 149° 34' 35.70" W. ADJUSTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED AND EQUIPPED IN ACCORDANCE WITH THE ALASKA DEPARTMENT OF CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.

- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING THE DEVELOPMENT OF THESE RECORDS WHICH APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS PLAT IS ENCUMBERED BY COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN BK. 1059, PG. 528 ON MARCH 14, 2000.
- THIS PLAT IS ENCUMBERED BY A MEA BLANKET EASEMENT AT 2003-031180-0 ON OCTOBER 21, 2003.

**EXHIBIT B**

**CERTIFICATE OF PAYMENT OF TAXES**

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

TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
 (MATANUSKA-SUSITNA BOROUGH)

MSB WAIVER PLAT 75-52 PARCEL 3  
 MSB PLAT # 79-215W

50' SECTION LINE EASEMENT  
 33' SECTION LINE EASEMENT

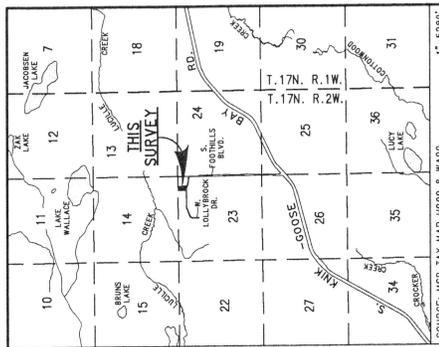
LOT 5B  
 79719 SQ FT  
 1.83 ACRES ±

FOREST HEIGHTS  
 (2006-182)

LOT 5A  
 79721 SQ FT  
 1.83 ACRES ±

15' UTILITY EASEMENT (2004-86)  
 10' x 20' ANCHOR EASEMENT (2004-86)

LOLLY BROCK DR.



**CERTIFICATE OF OWNERSHIP**

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

SERGEI PROKOSHEV DATE \_\_\_\_\_  
 1579 S HIDDEN VIEW RD.  
 WASILLA, AK 99623

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_\_\_  
 FOR \_\_\_\_\_  
 NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

A PLAT OF  
**STARS AND STRIPES**  
 A SUBDIVISION OF  
**RAMBLING HILLS ESTATES, PHASE I**  
 LOT 5  
 (2004-86)  
 PALMER RECORDING DISTRICT  
 STATE OF ALASKA  
 LOCATED WITHIN  
 NE 1/4 SEC. 23, T. 17N., R. 2W., SM., AK  
 CONTAINING 3.66 ACRES MORE OR LESS

**HANSON**  
**LAND SOLUTIONS**  
 305 EAST FIREWEED AVENUE  
 PALMER, ALASKA, 99645  
 (907)746-7738



RECEIVED  
JAN 29 2020  
PLATTING

**USEABLE AREA CERTIFICATION**

**STARS AND STRIPES**

A SUBDIVISION OF

RAMBLING HILLS ESTATES, PHASE 1 LOT 5, PALMER RECORDING DISTRICT, AK

**INTRODUCTION TO INVESTIGATION**

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

**INDIVIDUAL LOTS: GEOMETRY**

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

**USABLE BUILDING AREAS**

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

**USABLE SEPTIC AREAS**

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.  
 The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.  
 The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.  
 The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh  
 The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well  
 The useable area is outside of any known debris burial site.

**SOILS INVESTIGATION**

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated  
 Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used  
 Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

**HANSON LAND SOLUTIONS**  
 SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES  
 305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES:	<input type="text"/>	(GP) TEST HOLES:	<input type="text"/>
(SW) TEST HOLES:	<input type="text"/>	(SP) TEST HOLES:	<input type="text"/>

Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:	<input type="text"/>	(SM) TEST HOLES:	<input type="text"/>
------------------	----------------------	------------------	----------------------

Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES: 1. Completed by Erdman and Associates. See attached sheet.

Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

**GROUND WATER INVESTIGATION**

No groundwater was encountered in any of the Test Holes

Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

<input type="checkbox"/> Monitoring Test Holes May through October:	TEST HOLES:	<input type="text"/>
<input type="checkbox"/> Soil Mottling or Staining Analysis:	TEST HOLES:	<input type="text"/>

Depth to seasonal high water is a min. of 8' TEST HOLES:

Depth to seasonal high water is less than 8'  
 Fill will be required  A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

Additional Fill required to ensure 8' of coverage above water table Lots:

The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

Re-Grading will be required to eliminate slopes in excess of 25% Lots:

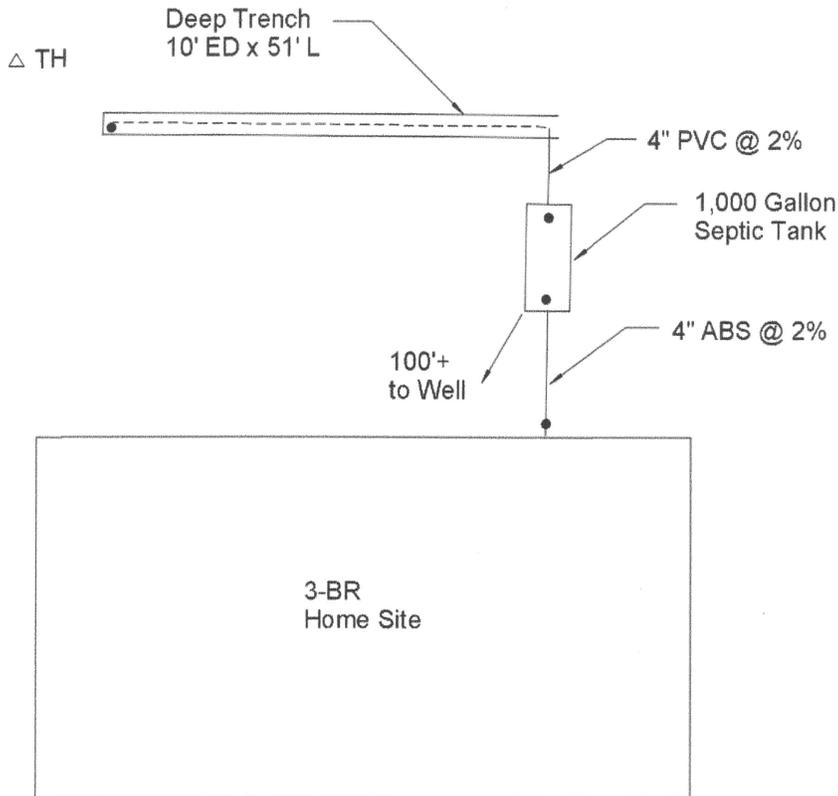
No further action required to establish sufficient usable area.

*I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Useable Septic Area".*

*Simon Gilliland* 1/29/20  
 Simon Gilliland P.E. Date  
 Professional Engineer



TH LOG  
 (11/14/19)  
 0-20' Silty Gravel (GM)  
 No Groundwater  
 No Impermeable  
 Perc 24 min/inch @ 5-6'



SEPTIC SYSTEM PLAN VIEW

NTS



SEPTIC RECORD DRAWING  
 L5/B1 Rambling Hills Ph 1  
 Palmer Recording District, Alaska

ERDMAN & ASSOCIATES  
 Consulting Engineers  
 5200 Dunbar Drive  
 Wasilla, AK 99654

Sheet 1 of 2	Scale As Noted	Project #19138	21 December 2019
--------------	----------------	----------------	------------------

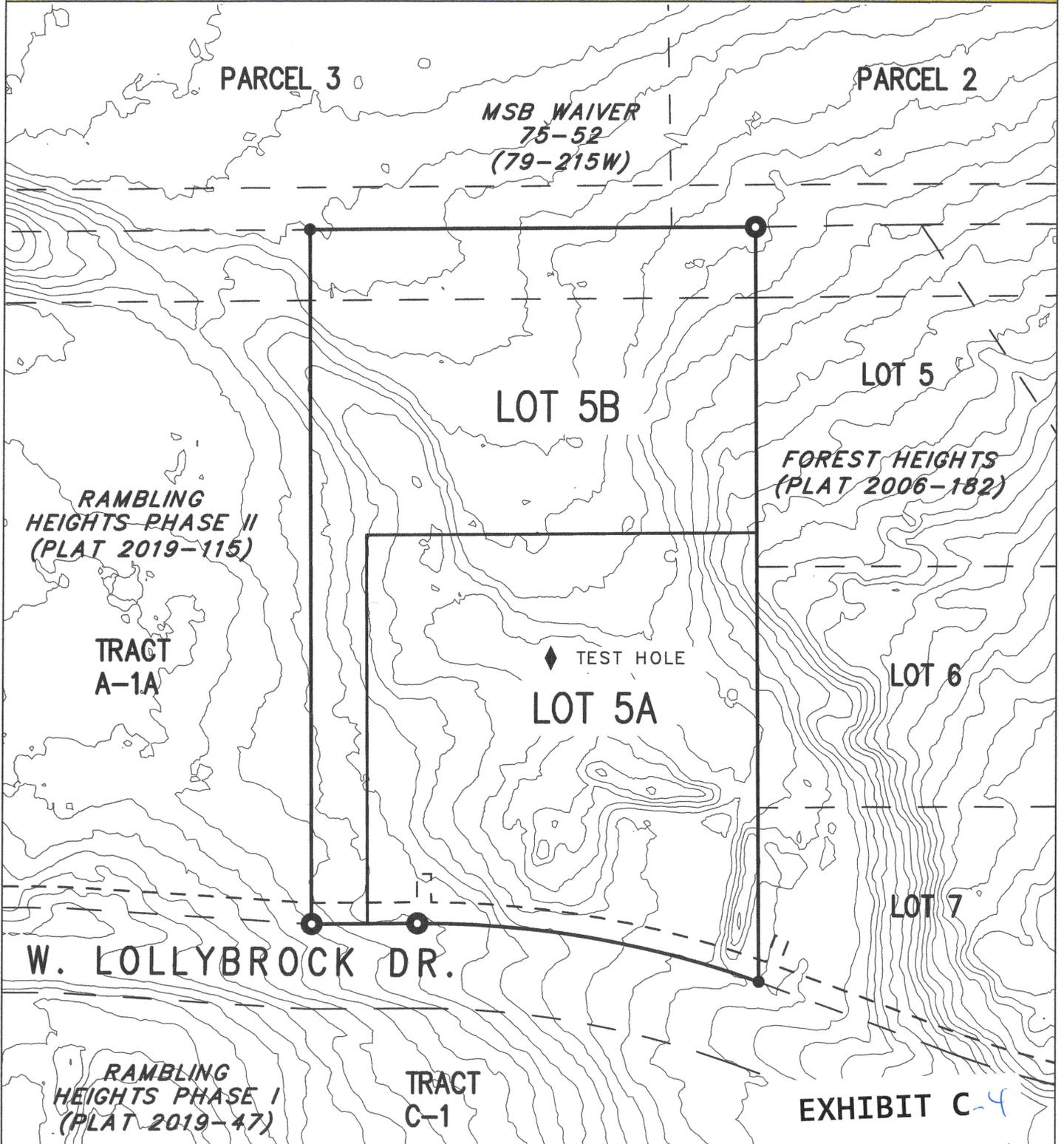
EXHIBIT C-3

**HANSON LAND SOLUTIONS**

*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

**TEST HOLE LOCATION EXHIBIT MAP**



**LEGEND**

◆ TEST HOLE

**STARS AND STRIPES**

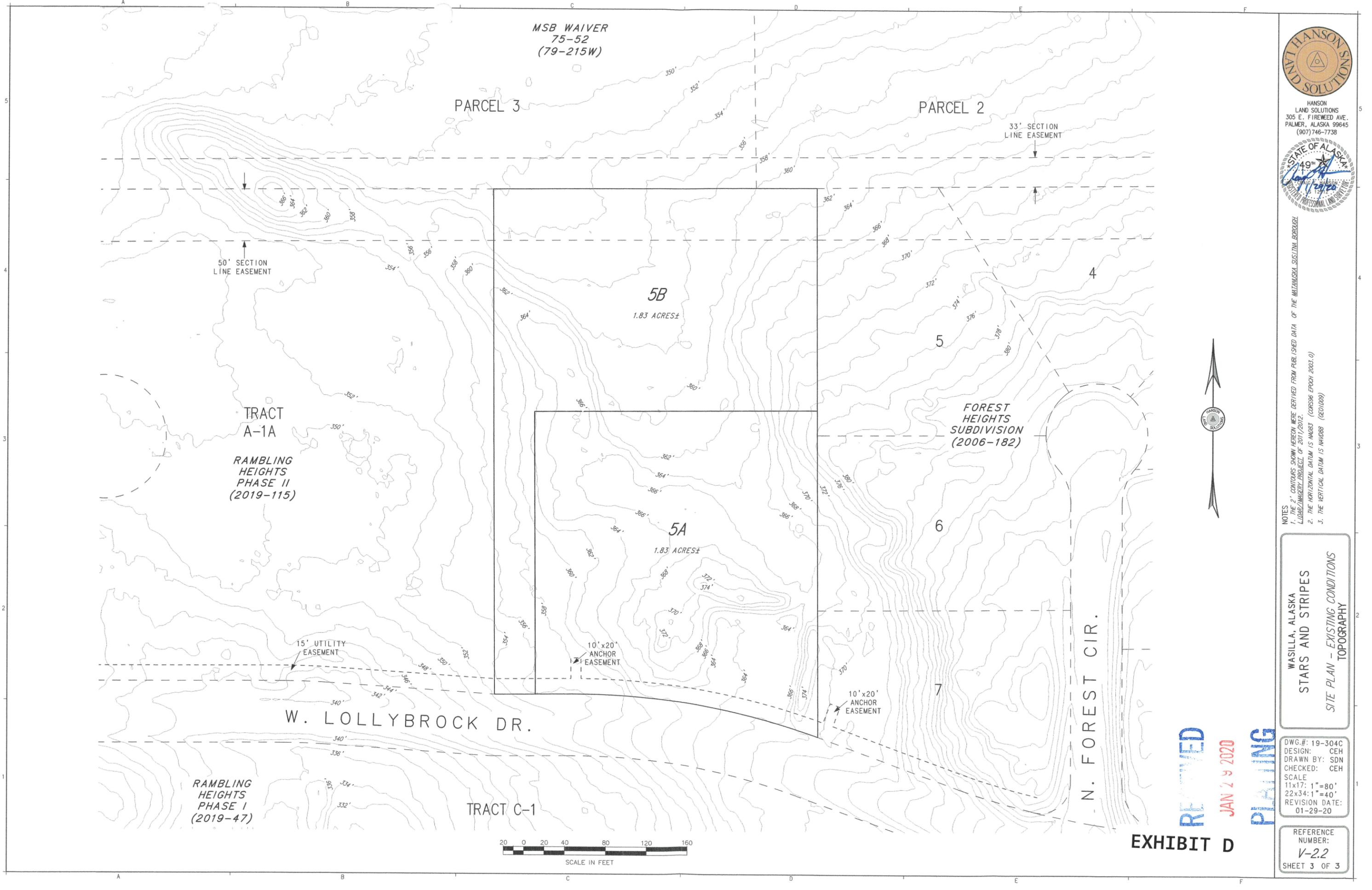
FILE: 19-304

DRAWN: SCG

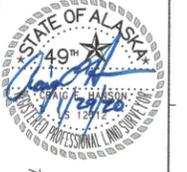
01/29/20

**EXHIBIT A**

Page 1 of 1



HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES

1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGHS LIDAR/JANUARY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GCS96 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD88 (GEOID09)



WASILLA, ALASKA  
STARS AND STRIPES  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

DWG.#: 19-304C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=80'  
22x34: 1"=40'  
REVISION DATE:  
01-29-20

REFERENCE  
NUMBER:  
V-2.2  
SHEET 3 OF 3

**REVISED**  
JAN 29 2020  
**PLANNING**

**EXHIBIT D**



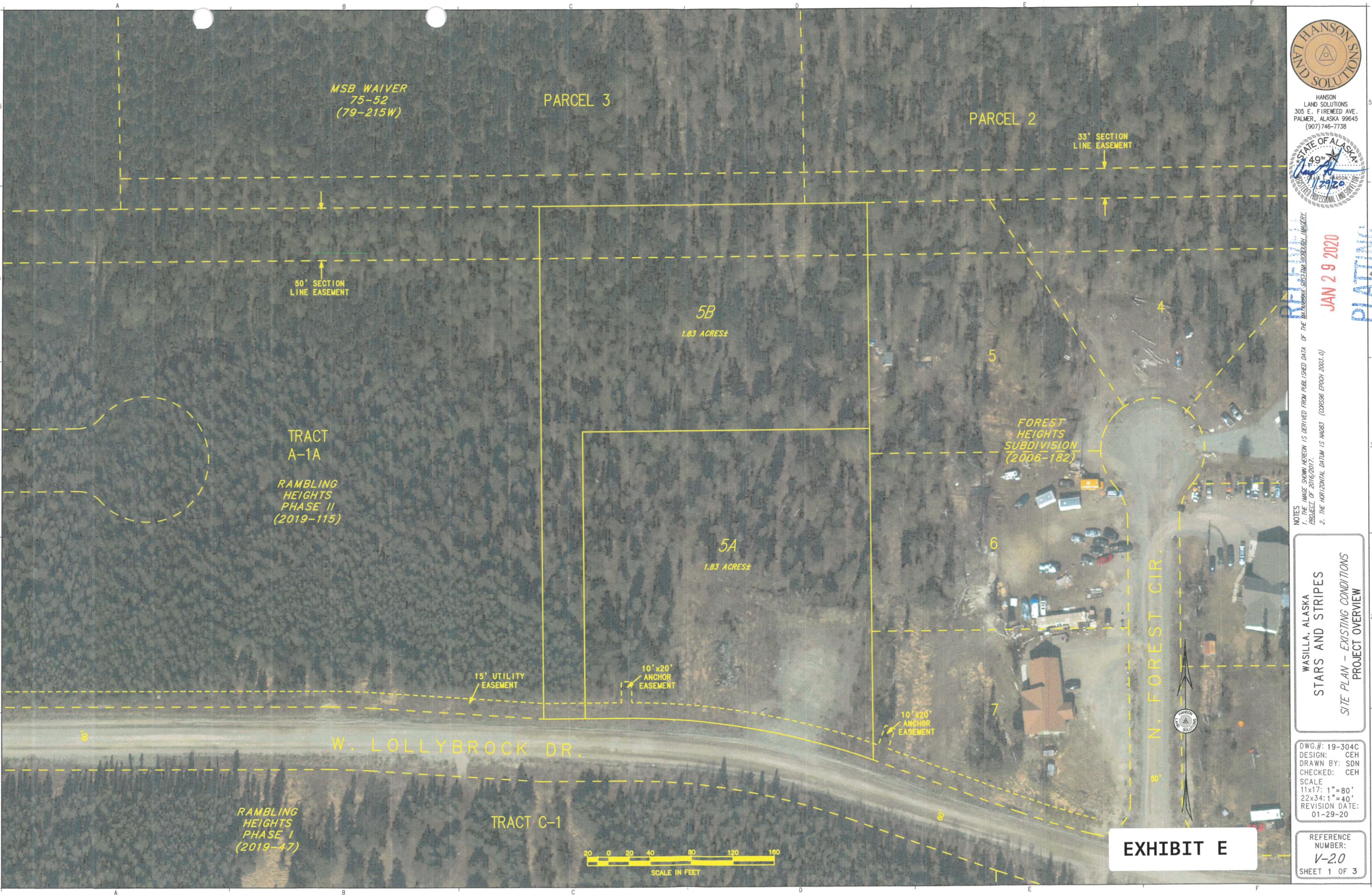
HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES  
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATAPUSKUS SYSTEMS/ROBERTS/IMAGERY PROJECT OF 2016/2017.  
2. THE HORIZONTAL DATUM IS NAD83 (GRS86 EPOCH 2003.0)

JAN 29 2020

PLATTING



WASILLA, ALASKA  
STARS AND STRIPES  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW

DWG.#: 19-304C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=80'  
22x34: 1"=40'  
REVISION DATE:  
01-29-20

REFERENCE  
NUMBER:  
V-2.0  
SHEET 1 OF 3



HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738

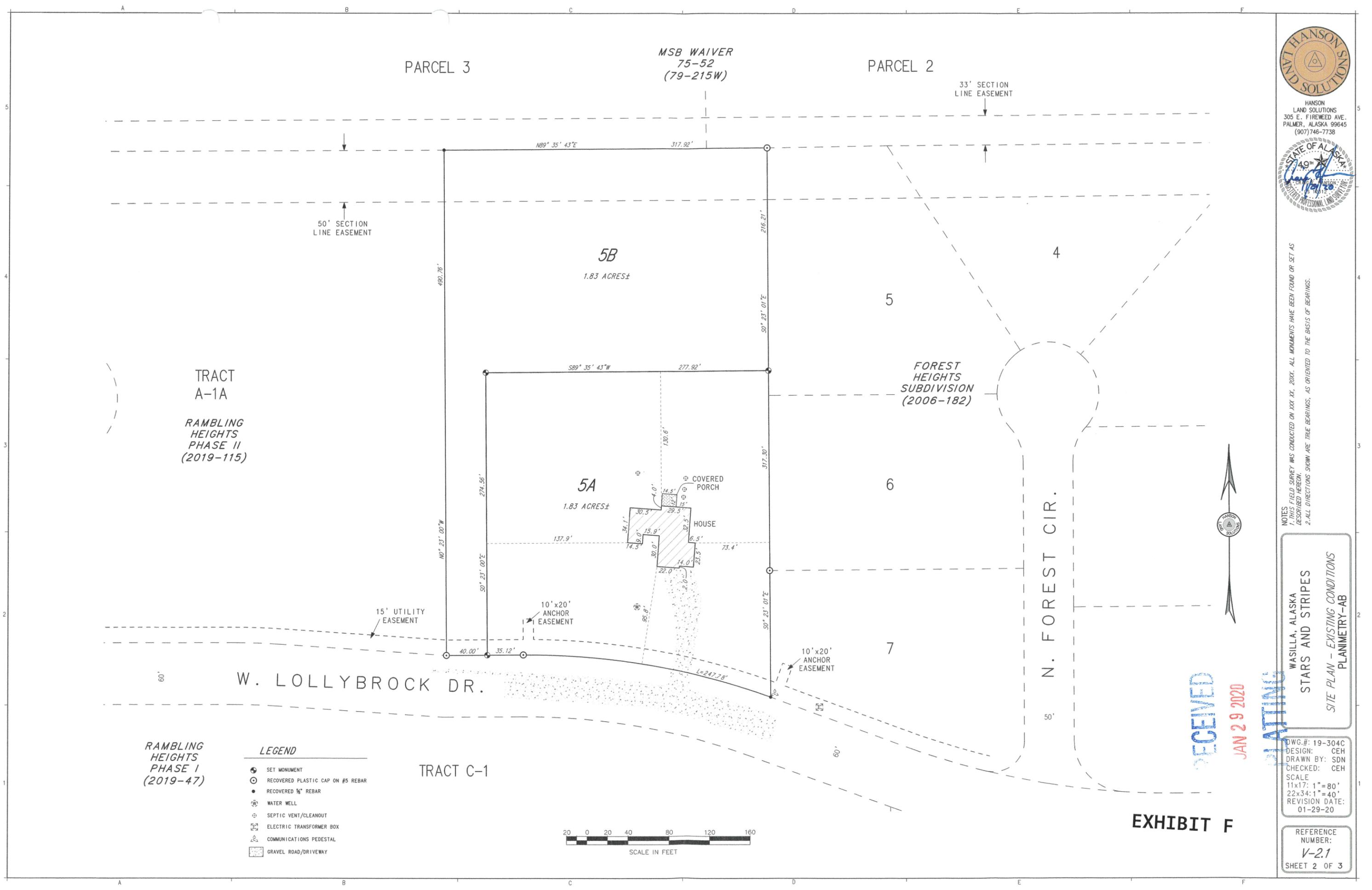


NOTES  
1. THIS FIELD SURVEY WAS CONDUCTED ON XX, XX, 20XX. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.  
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

WASILLA, ALASKA  
STARS AND STRIPES  
SITE PLAN - EXISTING CONDITIONS  
PLANIMETRY-AB

DWG.#: 19-304C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=80'  
22x34: 1"=40'  
REVISION DATE:  
01-29-20

REFERENCE  
NUMBER:  
V-2.1  
SHEET 2 OF 3



RAMBLING  
HEIGHTS  
PHASE I  
(2019-47)

LEGEND

- ⊕ SET MONUMENT
- ⊙ RECOVERED PLASTIC CAP ON #5 REBAR
- RECOVERED #5 REBAR
- ⊕ WATER WELL
- ⊕ SEPTIC VENT/CLEANOUT
- ⊕ ELECTRIC TRANSFORMER BOX
- ⊕ COMMUNICATIONS PEDESTAL
- ▨ GRAVEL ROAD/DRIVEWAY



EXHIBIT F

RECEIVED

JAN 29 2020

PLANNING

## Peggy Horton

---

**From:** Jamie Taylor  
**Sent:** Tuesday, February 18, 2020 5:33 PM  
**To:** MSB Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for Comments for Stars and Stripes Case #2020-020 Tech: PH

No comment.

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

---

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Friday, January 31, 2020 2:16 PM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; Knik RSA Member (mackenziekayaker@gmail.com) <mackenziekayaker@gmail.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; 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>; Dan Mayfield <Dan.Mayfield@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>  
**Subject:** Request for Comments for Stars and Stripes Case #2020-020 Tech: PH

Good afternoon,

The link below will take you to a request for comments for a 2-lot subdivision in the Knik Fairview area. RSA 17. Please review and provide any comments by February 17, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/Et4l8rm-z1ZFru1OtEk59cYBoYMAIIqGImpAw7nYKFErA?e=yzcFVL](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Et4l8rm-z1ZFru1OtEk59cYBoYMAIIqGImpAw7nYKFErA?e=yzcFVL)

**EXHIBIT G**

## Peggy Horton

---

**From:** Fire Code  
**Sent:** Friday, February 7, 2020 11:39 AM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for Stars and Stripes Case #2020-020 Tech: PH

Peggy,

The length of the pole portion of the flag may create access issues for emergency vehicles unless the access is built to subdivision standard.



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

---

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Friday, January 31, 2020 2:16 PM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; Knik RSA Member (mackenziekayaker@gmail.com) <mackenziekayaker@gmail.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; 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>; Dan Mayfield <Dan.Mayfield@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>  
**Subject:** Request for Comments for Stars and Stripes Case #2020-020 Tech: PH

Good afternoon,

The link below will take you to a request for comments for a 2-lot subdivision in the Knik Fairview area. RSA 17. Please review and provide any comments by February 17, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/Et4l8rm-z1ZFru1OtEk59cYBoYMAIITqGImpAw7nYKFErA?e=yzcFVL](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Et4l8rm-z1ZFru1OtEk59cYBoYMAIITqGImpAw7nYKFErA?e=yzcFVL)

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

Thank you,

**EXHIBIT H**



**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

RECEIVED

FEB 11 2020

PLATTING

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 I**

## Peggy Horton

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, February 17, 2020 9:11 AM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for Stars and Stripes Case #2020-020 Tech: PH

[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:** MSB Platting <Platting@matsugov.us>  
**Sent:** Friday, January 31, 2020 2:16 PM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; Knik RSA Member (mackenziekayaker@gmail.com) <mackenziekayaker@gmail.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; 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>; Dan Mayfield <Dan.Mayfield@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; OSP Design Group <ospdesign@gci.com>  
**Subject:** Request for Comments for Stars and Stripes Case #2020-020 Tech: PH

[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.

Good afternoon,

The link below will take you to a request for comments for a 2-lot subdivision in the Knik Fairview area. RSA 17. Please review and provide any comments by February 17, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/Et4l8rm-z1ZFru1OtEk59cYBoYMAIITqGImpAw7nYKFErA?e=yzcfVL](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Et4l8rm-z1ZFru1OtEk59cYBoYMAIITqGImpAw7nYKFErA?e=yzcfVL)

**EXHIBIT J**

# *Knik Fairview Community Council*

A Non-Profit Corporation

---

William Kendig, President  
PO Box 877291  
Wasilla, AK 99687

February 5, 2020

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

Dear Platting Division,

At the February 5, 2020 Member Meeting of the Knik Fairview Community Council, although lacking a quorum of the members there was, however, a quorum of the board members. The Notification of Public Hearing Case #2020-020 for proposed Stars and Stripes was discussed. There were no objections by any board members present.

At that meeting a motion was made, seconded, and passed unanimously by the Board of Directors to send this letter of non-objection regarding the aforementioned request.

Sincerely,



**EXHIBIT K**