



There is a driveway onto N. Tazlina Drive which is has authorization to construct. Staff recommends the petitioner notify the permit center when the driveway is ready for final inspection.

Staff notes the Official Streets and Highways Plan (OSHP) shows a planned minor collector through this parcel from N. Palmer-Fishhook Rd east to the Glenn Highway (**Exhibit B**). There are no current plans to construct this connection.

**Soils:** Mark Hansen, P.E., provided a useable area report stating the evaluation included one test pit to investigate the useable area of the site (**Exhibit C**). Exploration was conducted on December 12, 2019 and although no water was observed during exploration, a perforated PVC pipe was left in the test pit so that water depth, if any, can be checked in the future. The test pit log shows soils of GP or SP, classifications that are acceptable for visual classification according to MSB 43.20.281(A)(1)(f)(i). Test pit was dug to 15 feet. He certified the proposed lots will have a minimum 10,000 sq. ft. contiguous useable septic area and 10,000 sq. ft. useable building area.

**Topography & As-Built:** The surveyor's as-built and topographic information is shown on the preliminary plat. There are no structures on the property.

**Comments:** Dept. of Public Works had no comment (**Exhibit D**). Planning Division had no comments (**Exhibit E**).

USACE stated that based on information provided, and available at their office, portions of the proposed work may occur in waters of the U.S. and would, therefore, be within the Corps' jurisdiction (**Exhibit F**). Staff notes the preliminary plat shows Carnegie Creek traversing the larger of the two parcels.

MTA has no comments (**Exhibit G**). GCI has no objections (**Exhibit H**). Enstar has no comments or recommendations (**Exhibit I**).

Scott Reger, nearby owner, stated the land is being used for industrial use (**Exhibit J**). Since breaking ground owner has had no regard for environmental regulations, such as a SWPPP plan posted or proper permitting. Industrial installations in a residential area will lower the property value of already established homes. Consistent dust emissions from the property, since 10-29-2019, have been reported to the owner and not mitigated. These emissions have caused damage to neighbors.

**FINDINGS of FACT:**

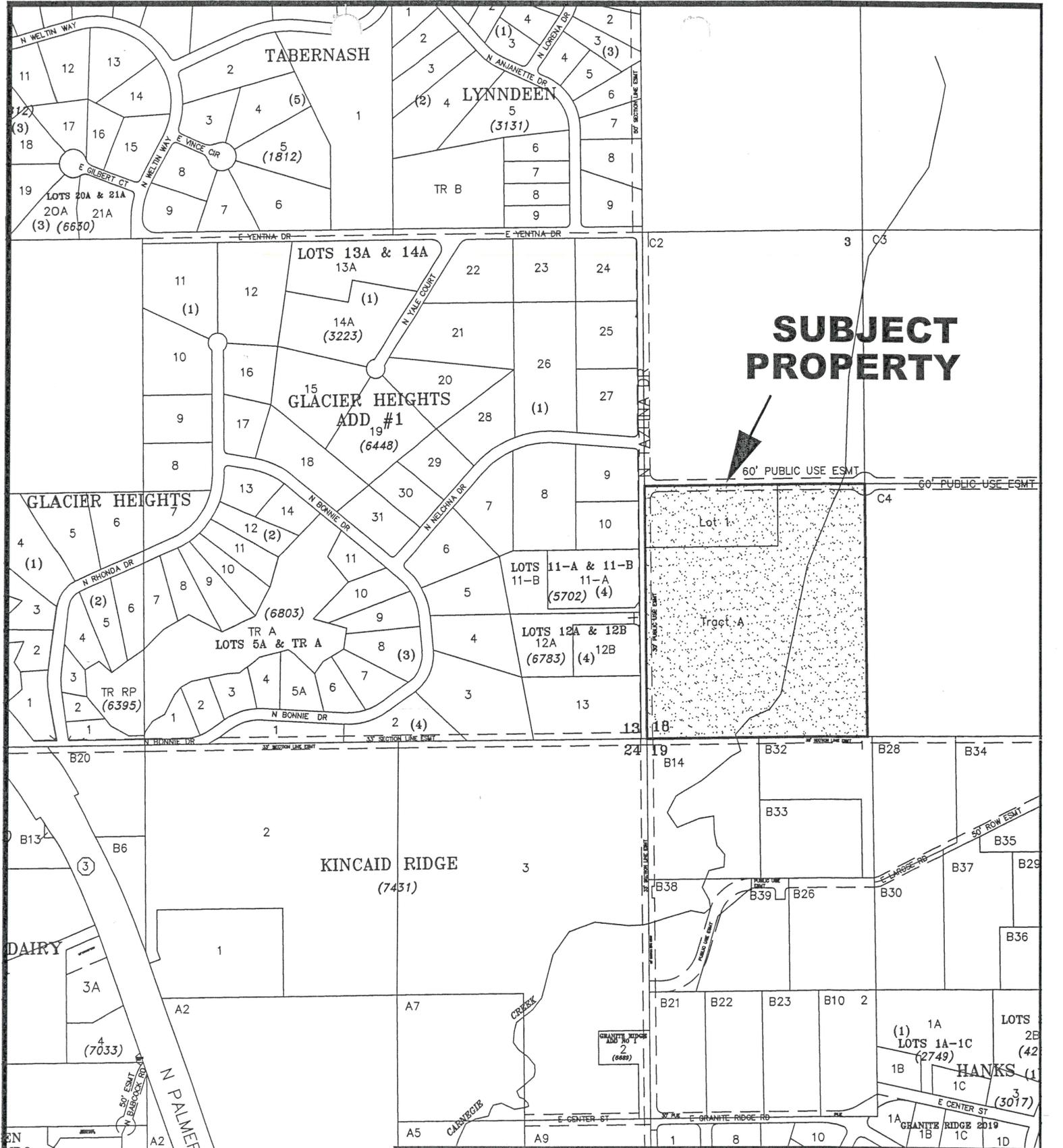
1. The proposed preliminary plat for Zerkel Estates is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough departments or outside agencies.

3. There was an objection filed from a nearby owner due to environmental concerns about the use of the land. Staff notes development concerns within private property are not addressed in Title 43. Staff suggests the objector discuss his concerns with Development Services Division.
4. The engineer certified the required useable septic and building area exists on the proposed 5-acre lot in accordance with MSB 43.20.281. The larger remainder parcel is over 400,000 sq. ft. and topographic information was provided, consistent with MSB 43.20.281(A)(1)(i)(i).
5. Access road, N. Tazlina Drive is constructed and publicly maintained. MSB manage the road and the petitioner applied for a driveway permit and has authorization to construct.
6. This property lies just outside the South Colony Road Service Area, #16. N. Tazlina Drive lies within the Road Service Area.
7. USACE stated that based on information provided, and available at their office, portions of the proposed work may occur in waters of the U.S. and would, therefore, be within the Corps' jurisdiction. Staff notes the petitioner should contact the USACE for further information.
8. Staff notes the Official Streets and Highways Plan (OSHP) shows a planned minor collector through this parcel from N. Palmer-Fishhook Rd east to the Glenn Highway. There are no current plans to construct this connection.
9. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.

**RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

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

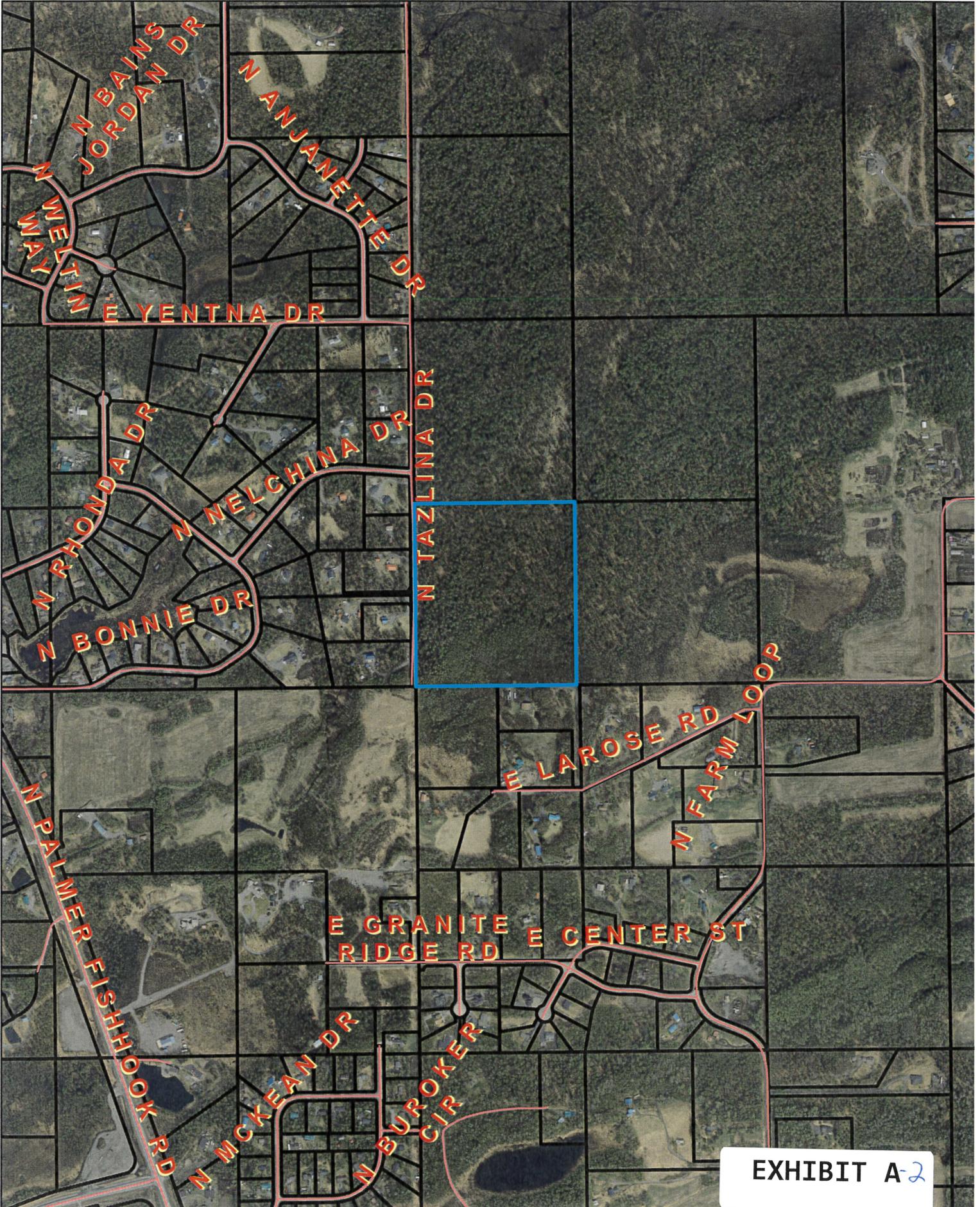
1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and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



**SUBJECT  
PROPERTY**



**VICINITY MAP**  
 FOR PROPOSED ZERKEL ESTATES  
 LOCATED WITHIN  
 SECTION 18, T18N, R2E  
 SEWARD MERIDIAN, ALASKA  
**EXHIBIT A-1**  
 PALMER 04 MAP



**EXHIBIT A-2**

2019 IMAGERY

OSHP

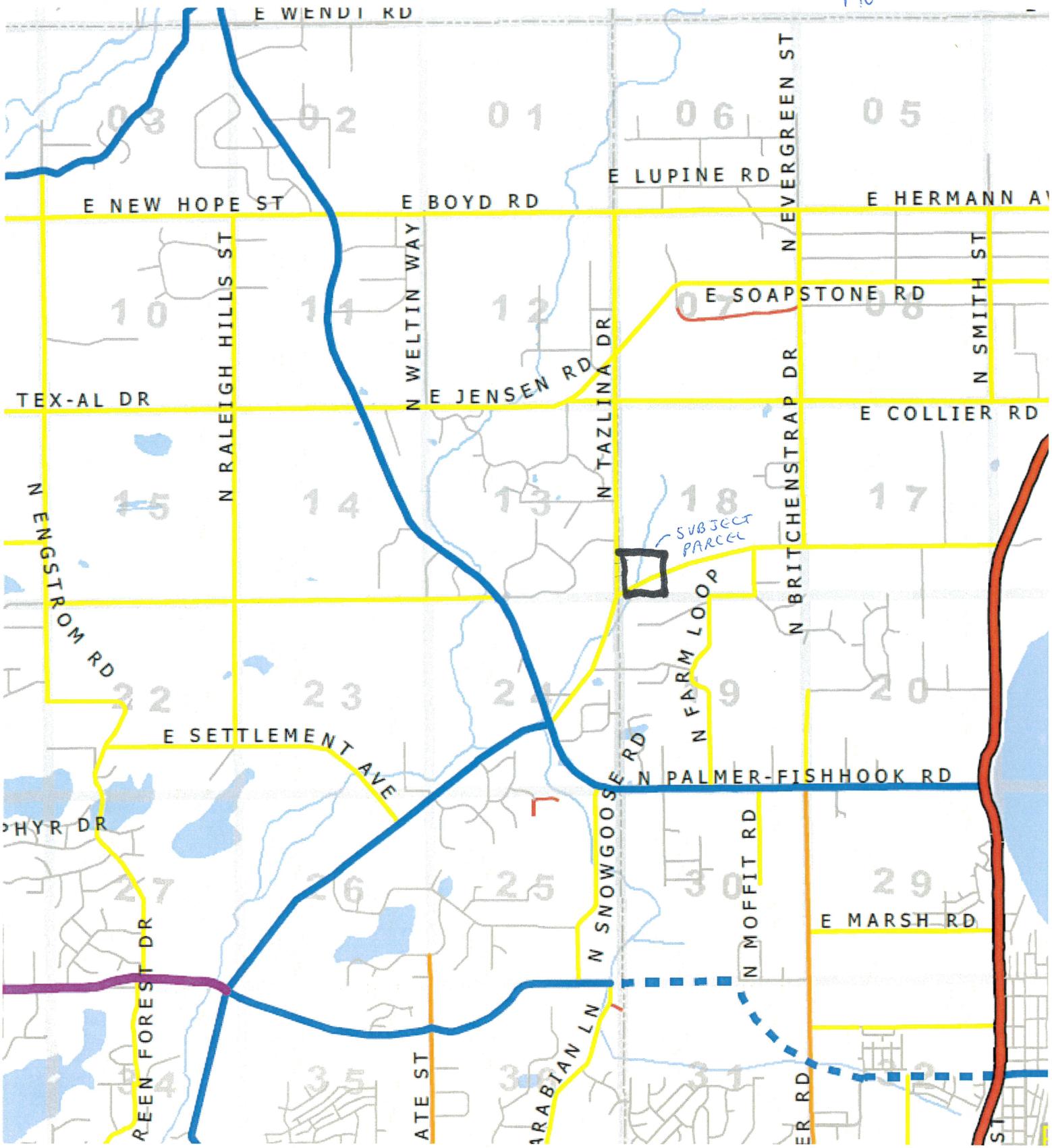
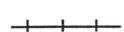


EXHIBIT B-1



# Legend

## Official Streets & Highways Plan

-  Interstate
-  Major Arterial
-  Major Arterial (location not determined)
-  Minor Arterial
-  Minor Arterial (location not determined)
-  Major Collector
-  Major Collector (location not determined)
-  Minor Collector
-  Residential/Commercial Street
-  Platted, but not constructed
-  Private
-  Alaska Railroad
-  Section line
-  Stream
-  Water feature



Miles

1" = 6000'





# Lot 18, Sec. 18 T18N, R2E Subdivision Palmer, Alaska

## Geotechnical Investigation

December 2019

### Location

The subject property is located at 5563 N Tazlina Drive, approximately 5 miles northwest of Palmer, Alaska. It is, Lot 18, Sec. 18 T18N, Seward Meridian, Alaska.

### Scope of Investigation

This investigation is to verify useable areas for platting purposes. The proposed subdivision divides one approximate 36-acre parcel into one approximate 6-acre parcel and one approximate 30-acre parcel.

### Findings

1. The soils observed in the test pit consist primarily of *Poorly Graded Gravel with Sand* (GP), with minor amounts of *Poorly Graded Sand* (SP). These soils are adequate for on-site wastewater disposal.
2. Ground water was not observed in the test pit during exploration.
3. No bedrock or impermeable ground layer was encountered in the test pit.

### General Topography

The proposed subdivision includes some relatively flat terrain and some rolling terrain that is mostly vegetated with birch trees.

## Useable Area

The proposed approximate 6-acre lot in the proposed subdivision has more than 10,000 contiguous square feet suitable for septic in addition to more than 10,000 square feet suitable for building. The remaining 30 acres is exempt from useable area requirements due to its size.

## Field Exploration

The investigation included 1 test pit. Exploration was conducted on December 12, 2019 using a Hitachi 245LC. Exploration was supervised and the test hole logged by Mark Hansen.

The approximate test pit location is shown on the attached test pit location map. Location was determined by handheld GPS. Although no water was observed during exploration, a perforated PVC pipe was left in the test pit so that water depth, if any, can be checked in the future.

## Test pit Logs

Descriptions of the soils encountered are recorded on the right side of the field logs. The moisture content, type and location of samples, and the general soil type are shown graphically on the left side.

## Laboratory

In the laboratory, the samples were visually classified according to frost and unified classification and the moisture content determined. A sieve analysis was performed on one sample. The results of this analysis are shown on an attachment to this report.



1-9-2020

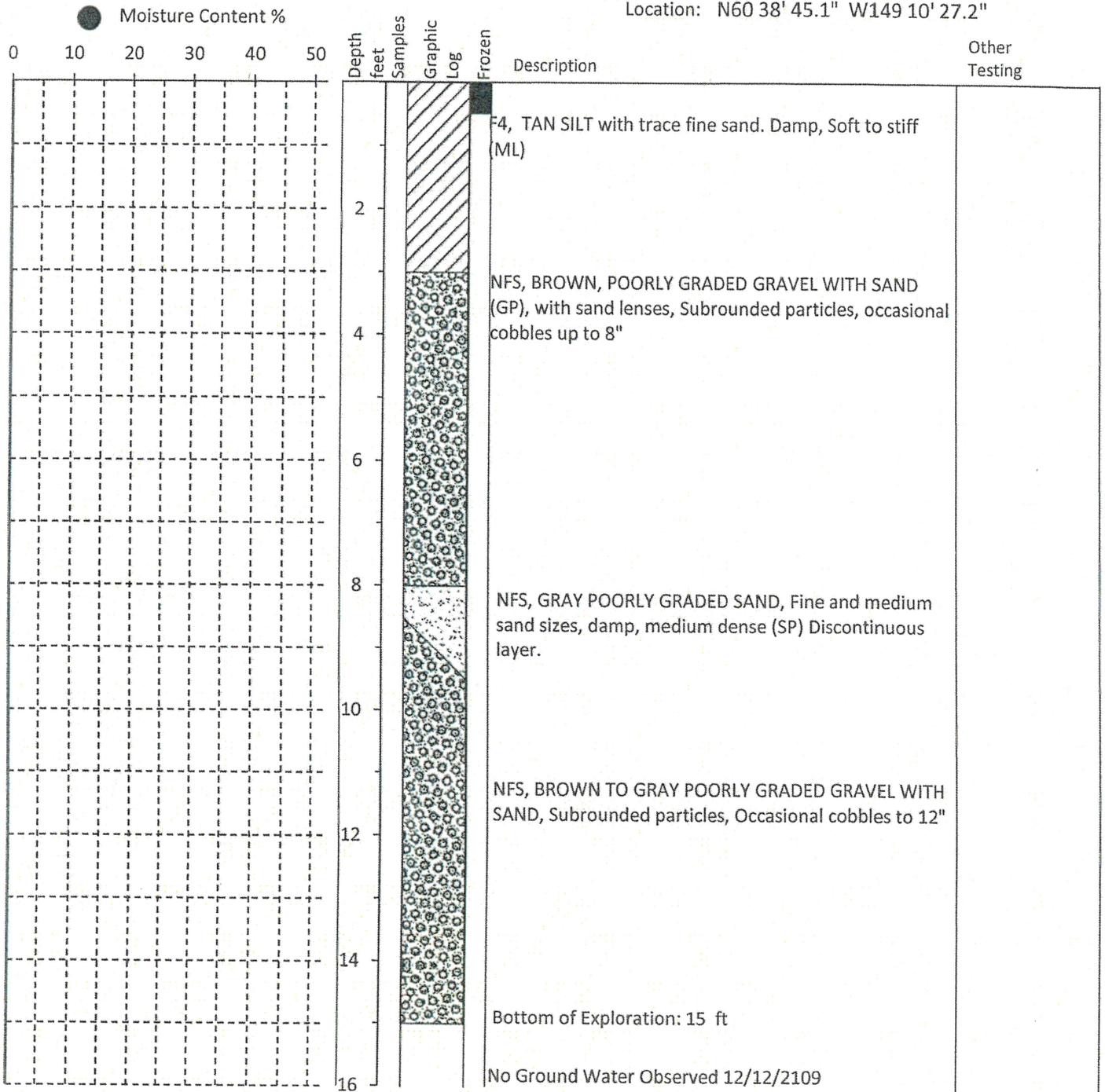
EXHIBIT C-2

# Log of Test Pit 1

Exploration: December 12, 2019

Equipment: Hitachi 245LC

Location: N60 38' 45.1" W149 10' 27.2"



● Moisture Content %



Bulk Sample  
Grab Sample



**MARK HANSEN P.E.**

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

Job No.: 19143

Date: December 2019

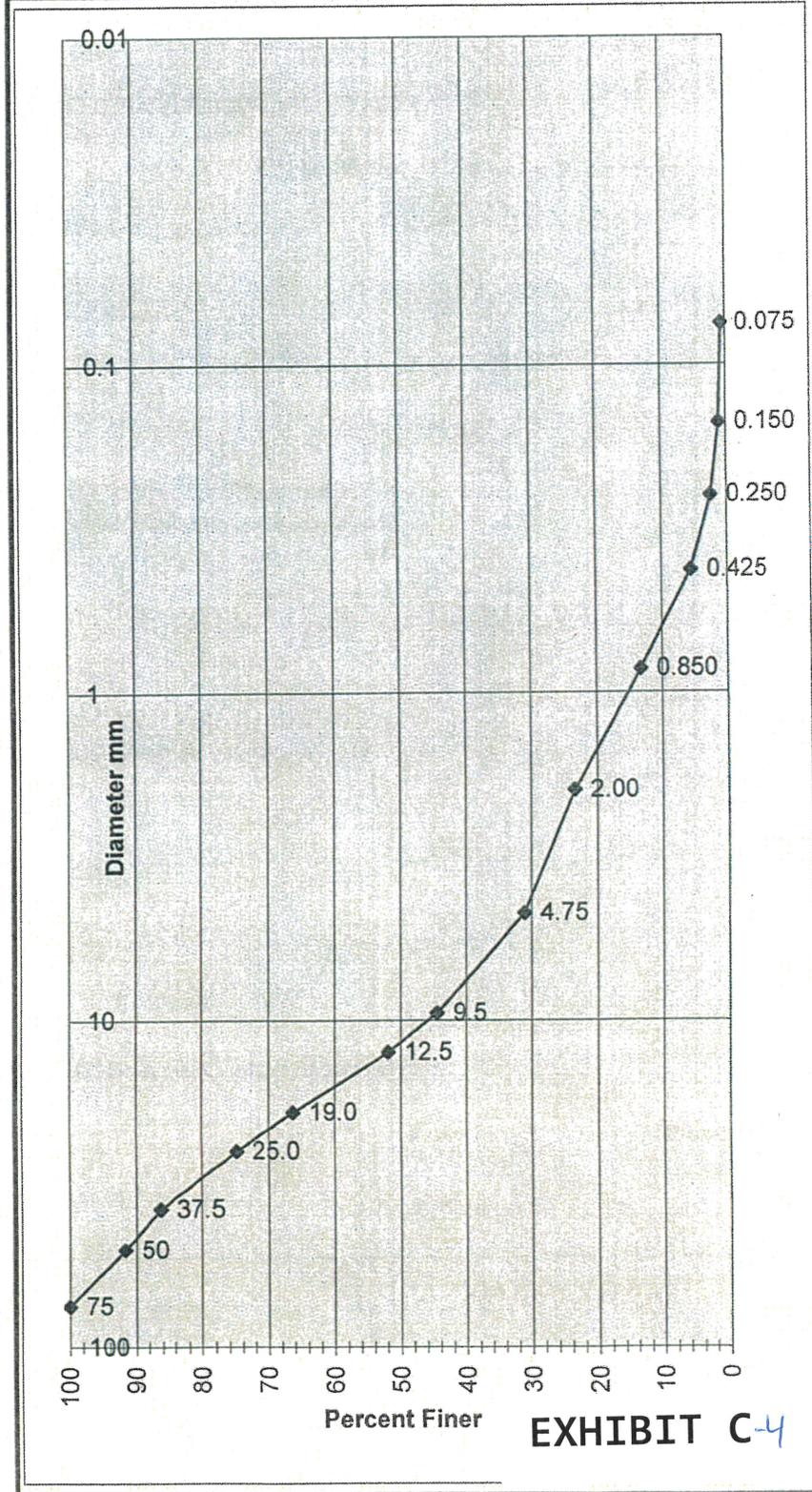
**Log of Test Pit 1**

**Tazlina Drive Site**  
Kirk Zerkel

**EXHIBIT C-3**

Plate  
**1**

Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	92
1.5"	37.5	86
1"	25.0	75
3/4"	19.0	66
1/2"	12.5	52
3/8"	9.5	44
#4	4.75	31
#10	2.00	23
#20	0.850	13
#40	0.425	6
#60	0.250	2
#100	0.150	1
#200	0.075	0.7



**EXHIBIT C-4**

Client: **Kirk Zerkel**  
 Project: Tazlina Drive Site  
 Sample Location: TP# 1 @ 4" - 4.5'  
 Soil Description: Well Graded Gravel with Sand  
 Unified Classification: GW  
 Date: 12/17/2019  
 Sample Date: 12/12/2019  
 C<sub>u</sub>= 24  
 C<sub>c</sub>= 1.8  
 Proj. no: 19143



# Matanuska-Susitna Borough

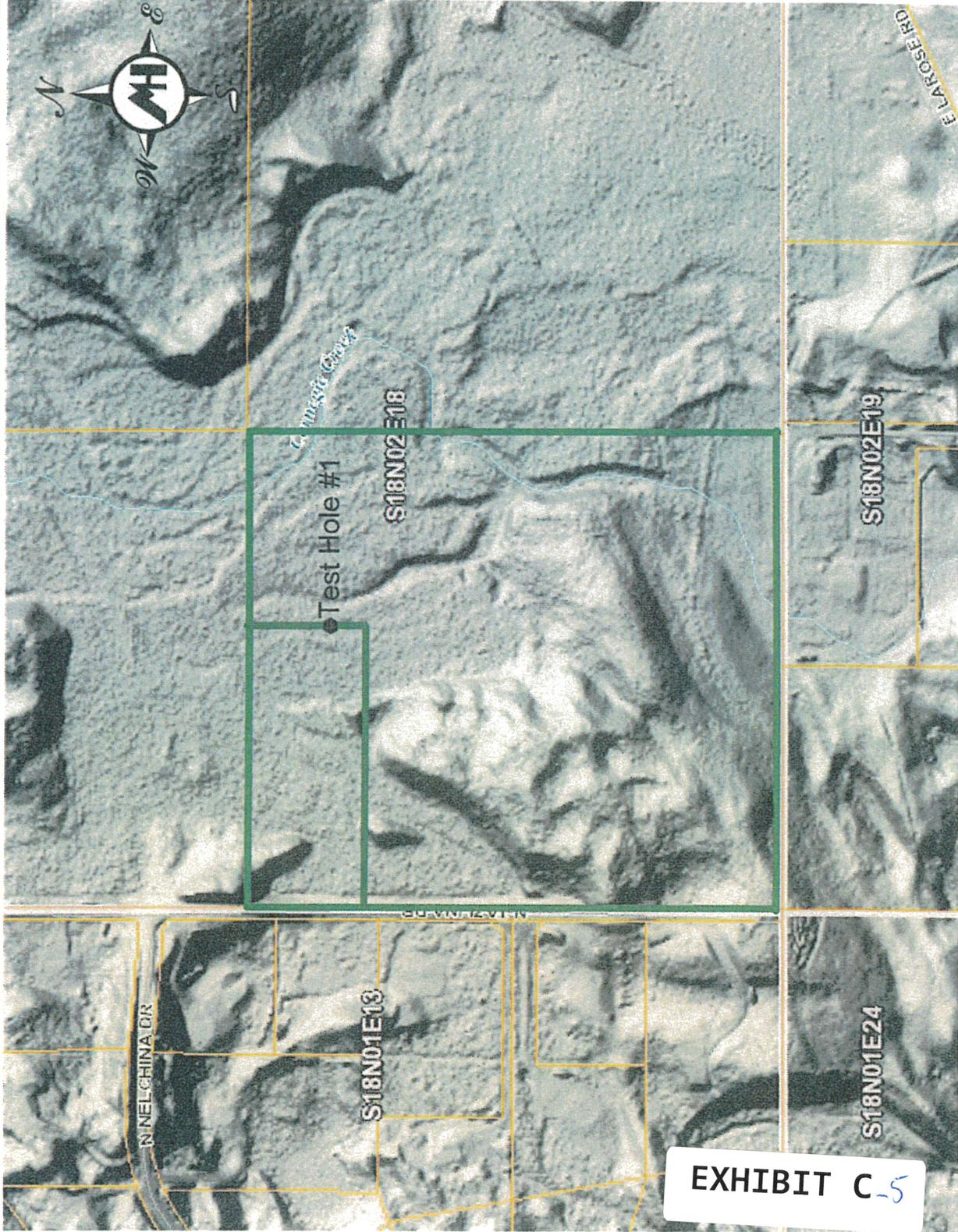
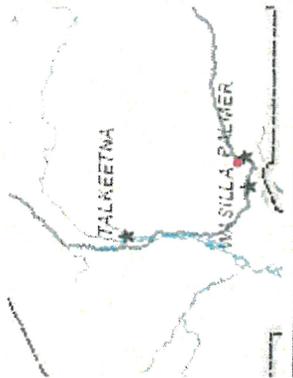


EXHIBIT C-5



**Legend**

**Road Mileposts**

**Roads**

- Highway
- Major Road
- Medium Road
- Minor Road
- Primitive Road
- Private Road

+ Alaska Railroad  
 □ Mat-Su Borough Boundary  
 □ Incorporated Cities  
 □ Government Lot Lines  
 □ Parcels

Lakes and Rivers  
 Streams  
 Section Lines  
 Flood Zone

1:9,028

**Notes**

This map was automatically generated using Geocortex Essentials.

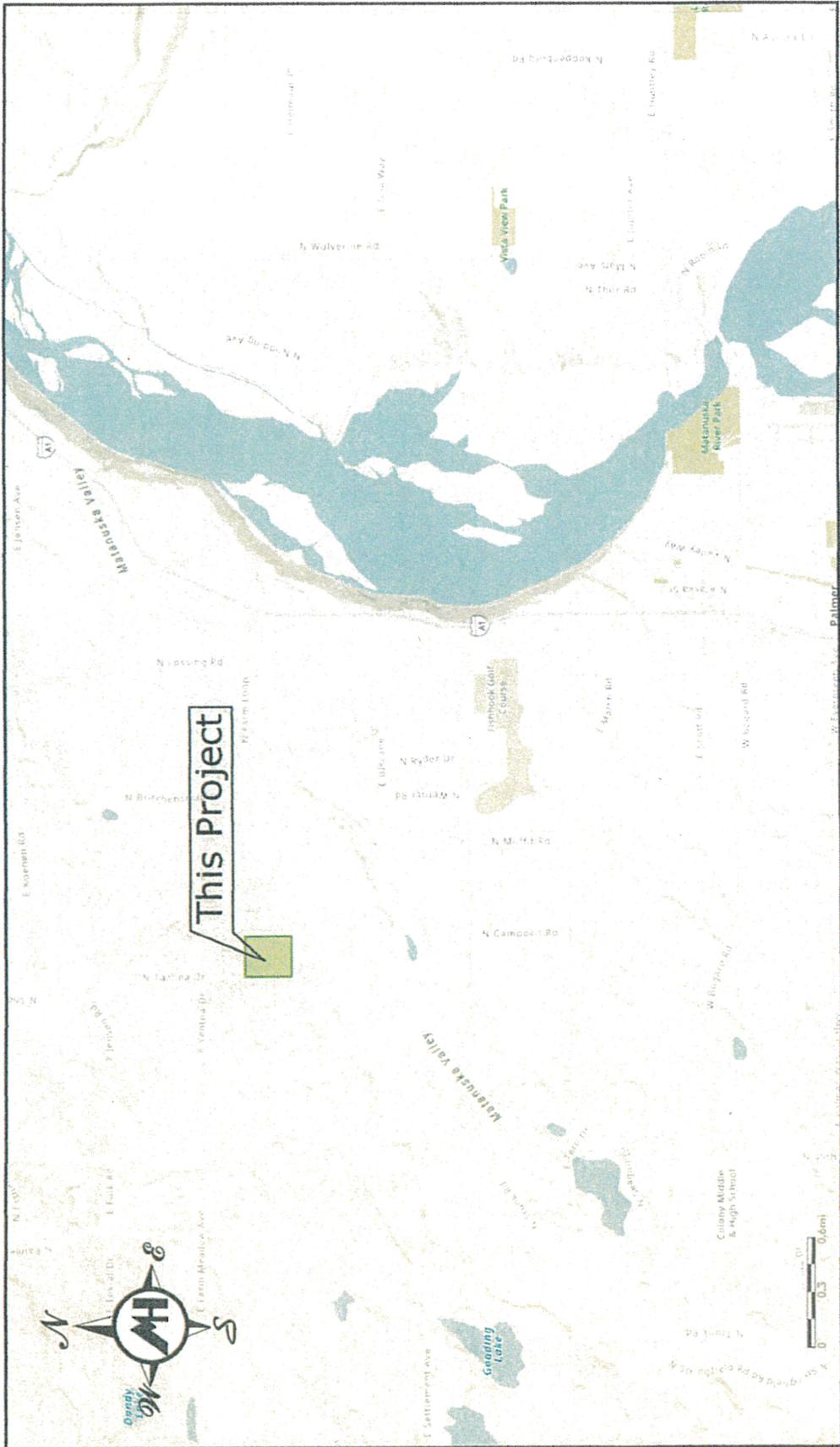
THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-951-7888.

0.3 0 0.14 0.28 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Matanuska-Susitna Borough

Reported on 12/19/2019 05:04 PM



# Vicinity Map

## Peggy Horton

---

**From:** Jamie Taylor  
**Sent:** Tuesday, March 3, 2020 1:35 PM  
**To:** MSB Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for Comments for Zerkel Estates Case #2020-027 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:** Tuesday, February 11, 2020 12:24 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>; farmloopak@gmail.com; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; dmeneses@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>; 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>  
**Subject:** Request for Comments for Zerkel Estates Case #2020-027 Tech: Ph

Good Afternoon,

The link below will take you to a request for comments for a 5-lot subdivision in the Palmer-Fishhook area. RSA 16. Please review and provide any comments by March 2, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/Er2jMv51s95FvJJPkf6RI3IBKQeoO7Y6\\_UQqpl\\_MhiZuQQ?e=suudxg](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Er2jMv51s95FvJJPkf6RI3IBKQeoO7Y6_UQqpl_MhiZuQQ?e=suudxg)

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

**EXHIBIT D**

## Peggy Horton

---

**From:** Adam Bradway  
**Sent:** Monday, February 24, 2020 1:06 PM  
**To:** Peggy Horton  
**Cc:** Karol Riese  
**Subject:** RE: Request for Comments for Zerkel Estates Case #2020-027 Tech: Ph

Hi Peggy,

I do not have any 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

---

**From:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Sent:** Tuesday, February 11, 2020 1:28 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>; farmloopak@gmail.com; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; dmeneses@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>; 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>  
**Subject:** RE: Request for Comments for Zerkel Estates Case #2020-027 Tech: Ph

Sorry, this is a 2-lot subdivision not 5-lots

Peggy

---

**Subject:** Request for Comments for Zerkel Estates Case #2020-027 Tech: Ph

Good Afternoon,

The link below will take you to a request for comments for a 5-lot subdivision in the Palmer-Fishhook area. RSA 16. Please review and provide any comments by March 2, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/Er2jMv51s95FvJJPkf6RI3IRKQe007Y6\\_UQqpl\\_MhiZuQQ?e=suudxg](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Er2jMv51s95FvJJPkf6RI3IRKQe007Y6_UQqpl_MhiZuQQ?e=suudxg)



DEPARTMENT OF THE ARMY  
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS  
REGULATORY DIVISION  
P.O. BOX 6898  
JBER, AK 99506-0898

February 24, 2020

Regulatory Division  
POA-2020-00085

Matanuska –Susitna Borough, Platting Division  
Attention: Peggy Horton  
350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

Dear Ms. Horton:

The United States (U.S.) Army Corps of Engineers, Alaska District (Corps) is providing this letter as a written comment to the February 11, 2020, Zerkel Estates Scoping Letter. Your project has been assigned number POA-2020-00085, Carnegie Creek, which should be referred to in all correspondence with us.

The Corps' regulatory authorities are based on two laws: Section 10 of the Rivers and Harbors Act (RHA) of 1899 (33 USC 403), which prohibits the obstruction or alteration of navigable waters of the U.S. without a Department of the Army (DA) permit from the Corps; and Section 404 of the Clean Water Act (CWA), which prohibits the discharge of dredged or fill material into waters of the U.S. without a DA permit. Based on information provided, and available to our office, portions of the proposed work may occur in waters of the U.S. and would, therefore, be within the Corps' jurisdiction.

Waters of the U.S. include, but are not limited to, tidal waters, rivers both perennial and intermittent streams and wetlands. Wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include "muskegs," swamps, marshes, bogs, and similar areas.

The Corps' evaluation of a Section 10 and/or a Section 404 permit application involves multiple analyses, including (1) evaluating the proposal's impacts in accordance with the National Environmental Policy Act (NEPA) (33 CFR part 325), (2) determining whether the proposal is contrary to the public interest (33 CFR § 320.4), and (3) in the case of a Section 404 permit, determining whether the proposal complies with the Section 404(b)(1) Guidelines (Guidelines) (40 CFR part 230).

EXHIBIT F-1

If the proposal requires a Section 404 permit application, the Guidelines specifically require that “no discharge of dredged or fill material shall be permitted if there is a practicable alternative to the proposed discharge which would have less adverse impact on the aquatic ecosystem, so long as the alternative does not have other significant adverse environmental consequences” (40 CFR § 230.10(a)). Time and money spent on the proposal prior to applying for a Section 404 permit cannot be factored into the Corps’ decision whether there is a less damaging practicable alternative to the proposal.

If an application for a DA permit has not yet been submitted, the project proponent may request a pre-application consultation meeting with the Corps to obtain information regarding the data, studies or other information that will be necessary for the permit evaluation process. A pre-application consultation meeting is strongly recommended if the proposal has substantial impacts to waters of the U.S, or if it is a large or controversial project.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact me via email at: [Arianne.n.logwood@usace.army.mil](mailto:Arianne.n.logwood@usace.army.mil), by mail at the address above, by phone at (907) 753.5556, or toll free from within Alaska at (800) 478-2712, if you have questions. For more information about the Regulatory Program, please visit our website at: [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sincerely,

A handwritten signature in cursive script that reads "Arianne Logwood".

Arianne Logwood  
Project Manager

## Peggy Horton

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, February 13, 2020 9:11 AM  
**To:** Peggy Horton  
**Subject:** RE: Request for Comments for Zerkel Estates Case #2020-027 Tech: Ph

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

Good morning,

MTA has reviewed the plat for Zerkel Estates. MTA has no comments.

Thank you for the opportunity to comment.

### Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645  
office: 907-761-2599 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Sent:** Tuesday, February 11, 2020 1:28 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>; farmloopak@gmail.com; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; dmeneses@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>; 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>  
**Subject:** RE: Request for Comments for Zerkel Estates Case #2020-027 Tech: Ph

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

**EXHIBIT G**

## Peggy Horton

---

**From:** Jacqueline Hall <jhall@gci.com>  
**Sent:** Monday, February 17, 2020 12:16 PM  
**To:** Peggy Horton  
**Subject:** RE: Request for Comments for Zerkel Estates Case #2020-027 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)

---

**From:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Sent:** Tuesday, February 11, 2020 1:28 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>; farmloopak@gmail.com; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; dmeneses@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>; 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>  
**Subject:** RE: Request for Comments for Zerkel Estates Case #2020-027 Tech: Ph

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

Sorry, this is a 2-lot subdivision not 5-lots

Peggy

---

**Subject:** Request for Comments for Zerkel Estates Case #2020-027 Tech: Ph

Good Afternoon,

The link below will take you to a request for comments for a 5-lot subdivision in the Palmer-Fishhook area. RSA 16. Please review and provide any comments by March 2, 2020.

**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

March 2, 2020

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

Dear Ms. Horton:

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

- **Timber Arrow**  
(MSB Case # 2020-029)
- **Zerkel Estates**  
(MSB Case # 2020-027)

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 blue ink that reads "Cassie Acres".

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

**EXHIBIT I**

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



U.S. POSTAGE >> PITNEY BOWES  
ZIP 99645 \$ 000.50<sup>0</sup>  
02 4W  
0000368428 FEB 19 2020

55702B04L011-A  
REGER SCOTTY DON  
5600 N TAZLINA DR  
PALMER AK 99645-8161

16

RECEIVED  
MAR 03 2020  
PLATTING

55702B04L011-A  
**NOTIFICATION**

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

**PETITIONER/OWNER: KIRK AND KATHERINE ZERKEL**

**REQUEST:** The Request is to divide Tax Parcel C5 (Govt Lot 4) into two lots to be known as **ZERKEL ESTATES**, containing 35.95 acres +/- . This project is located east of Mile 3 of N. Palmer-Fishhook Road and east of N. Tazlina Drive (Tax ID #18N02E18C005); within Section 18, Township 18 North, Range 02 East, Seward Meridian. Community Council: Farm Loop and in Assembly District #1 Tim Hale

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on **March 11, 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:

[platt@mat.gov.us](mailto:platt@mat.gov.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: Scott & Audra Peger Address: 5600 North Tazlina Drive

Comments: Land is being used for industrial use. Since breaking ground owner has had no regard for environmental regulations, such as a SWPPP plan posted or proper permitting. Industrial <sup>installations</sup> ~~installations~~ in a residential area will lower the property value of already established homes. Persistent dust emissions from the property, since 10-23-2019, have been reported to the owner and not mitigated. These emissions have caused damage to neighbors.

Case # 2020-027 PH

Note: Vicinity Map Located on Reverse Side

EXHIBIT J-1

Typed comment

Land is being used for industrial use. Since breaking ground owner has had no regard for environmental regulations, such as a SWPPP plan posted or proper permitting. Industrial installations in a residential area will lower the property value of already established homes. Consistent dust emissions from the Property since 10-29-2019 have been reported to owner and not mitigated. These emissions have cause damage to multiple neighbors.



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 11, 2020**

ABBREVIATED PLAT: **TIMBER ARROW**

LEGAL DESCRIPTION: **SEC 2, T17N, R1E, SEWARD MERIDIAN, AK**

PETITIONER: **DUSTIN CZECHOWICZ**

SURVEYOR/ENGINEER: **HANSON LAND SOLUTIONS**

ACRES: **4.34** PARCELS: **3**

REVIEWED BY: **PEGGY HORTON** CASE: 2020-029

---

**REQUEST**

The request is to divide Tax Parcel B6 (Parcel A, MSB Waiver 75-49, recorded as 79-212W) into three lots, to be known as TIMBER ARROW, containing 4.34 acres more or less. This project is located southeast of the intersection of E. Palmer-Wasilla Hwy. and N. Vroman Dr. (Tax ID #17N01E02B006), within Section 2, Township 17 North, Range 1 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Maps	<b>Exhibit A</b>
Aerial Photo	<b>Exhibit B</b>
As-built Info	<b>Exhibit C</b>
Topographic Info	<b>Exhibit D</b>
Soils	<b>Exhibit E</b>

**COMMENTS**

Dept. Public Works	<b>Exhibit F</b>
Planning Division	<b>Exhibit G</b>
Permit Center	<b>Exhibit H</b>
ADOT&PF	<b>Exhibit I</b>
MEA	<b>Exhibit J</b>
GCI	<b>Exhibit K</b>
Enstar	<b>Exhibit L</b>
MTA	<b>Exhibit M</b>

## **DISCUSSION**

**Access:** N. Vroman Dr provides legal and physical road access to these parcels and is maintained by the borough. The property also has frontage onto E. Palmer-Wasilla Highway, a road managed by ADOT&PF.

There is an unpermitted driveway onto N. Vroman Dr. as shown on the as-built (**Exhibit C**). Staff recommends the petitioner apply for a driveway permit as required by MSB 11.20.010 (**Recommendation #3**).

**Soils:** Lots range in size from 2.34 to 1 acre. Hanson Land Solutions provided a useable area report (**Exhibit E**). One test hole was excavated on proposed Lot 2. No groundwater was encountered and the hole was dug to 12 feet. The soils encountered meet the types allowed under MSB 43.20.281(A)(1)(f)(i). The engineer stated the proposed lots will have a minimum 10,000 sq. ft. contiguous useable septic area and 10,000 sq. ft. useable building area.

**Topography & As-Built:** The surveyor's as-built and topographic information is shown on **Exhibits C & D**. 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.

**Comments:** Dept. of Public Works stated Vroman Drive is classified as a Collector (**Exhibit F**). At least two of the lots should share a driveway to minimize direct access (**Recommendation #4**). Planning Division had no comments (**Exhibit C**). Permit Center stated the lot has one driveway that needs a driveway permit. It does qualify for a free one by March 18<sup>th</sup> (**Exhibit D**).

ADOT&PF stated no direct access will be granted to the Palmer-Wasilla Highway (**Exhibit E**).

MTA requested a 15' utility easement adjacent to N. Vroman Dr. (**Exhibit F**). Staff notes this is an abbreviated plat and no dedications or granting of easements are allowed. MTA can contact the owner to obtain that easement. GCI had no objections to this plat (**Exhibit G**). Enstar had no comments or recommendations (**Exhibit G**). MTA has reviewed the plat and had no comments (**Exhibit G**).

## **FINDINGS of FACT:**

1. The proposed preliminary plat for Timber Arrow 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, N. Vroman Drive, is constructed and borough maintained. Vroman Drive is classified as a Collector. Two of the lots shall share a single access point to minimize direct

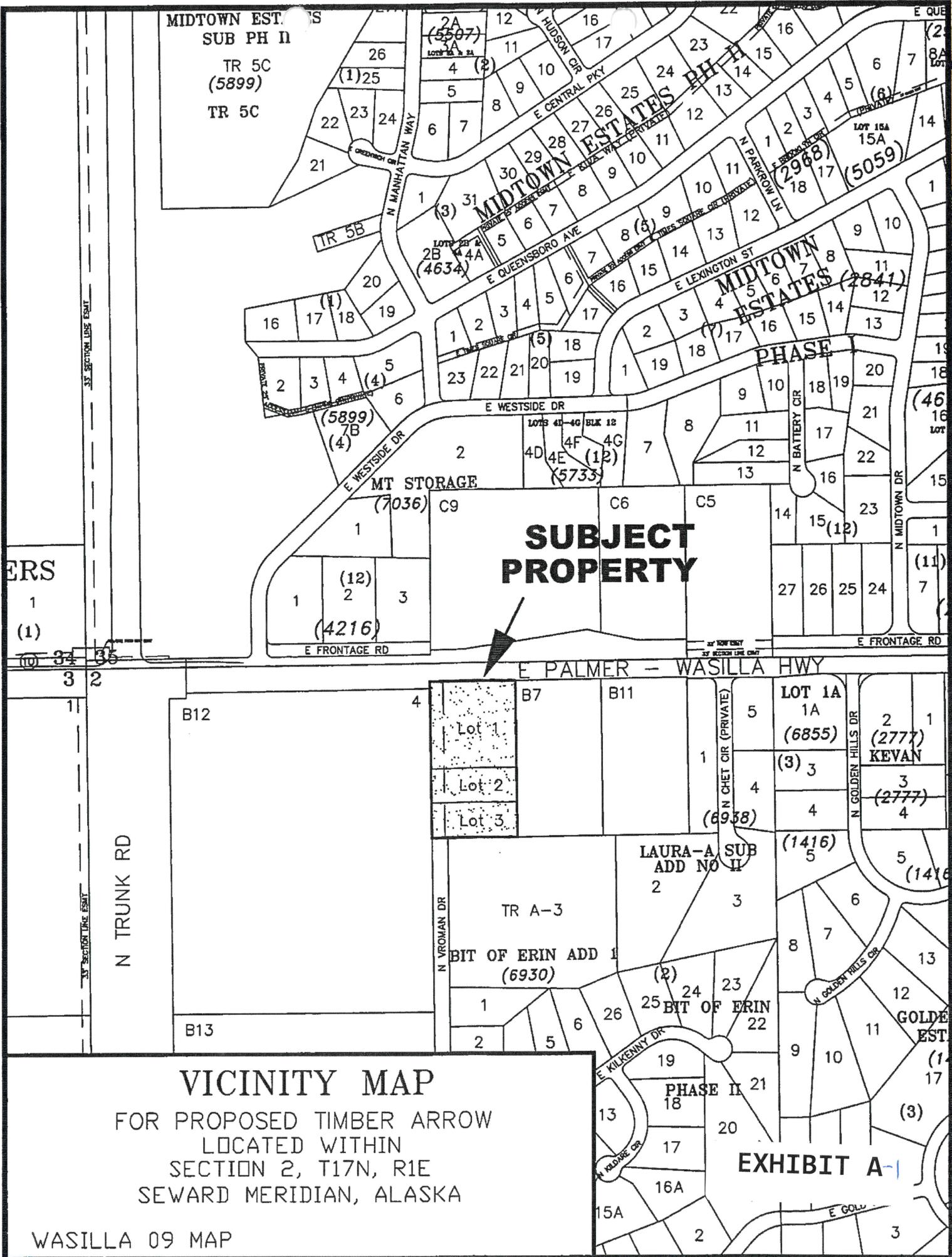
access onto a collector road. Both lots 2 & 3 have 100-feet of road frontage onto his collector road as required by the Subdivision Construction Manual.

5. ADOT&PF manage access onto Palmer-Wasilla Hwy and they provided a comment that no direct access will be granted.
6. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.
7. A driveway permit is required for the existing driveway onto N. Vroman Drive per MSB 11.10.020.

**RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

Staff recommends approval of the preliminary plat of Timber Arrow, 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 onto N. Vroman Dr. for the existing driveway, as required by MSB 11.10.020.
4. Place a plat note that Lots 2 & 3 share a common access to N. Vroman Dr.
5. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
6. 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.
7. Submit recording fees; payable to DNR.
8. Submit final plat in full compliance with Title 43.



### VICINITY MAP

FOR PROPOSED TIMBER ARROW  
LOCATED WITHIN  
SECTION 2, T17N, R1E  
SEWARD MERIDIAN, ALASKA



**EXHIBIT A-2**





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



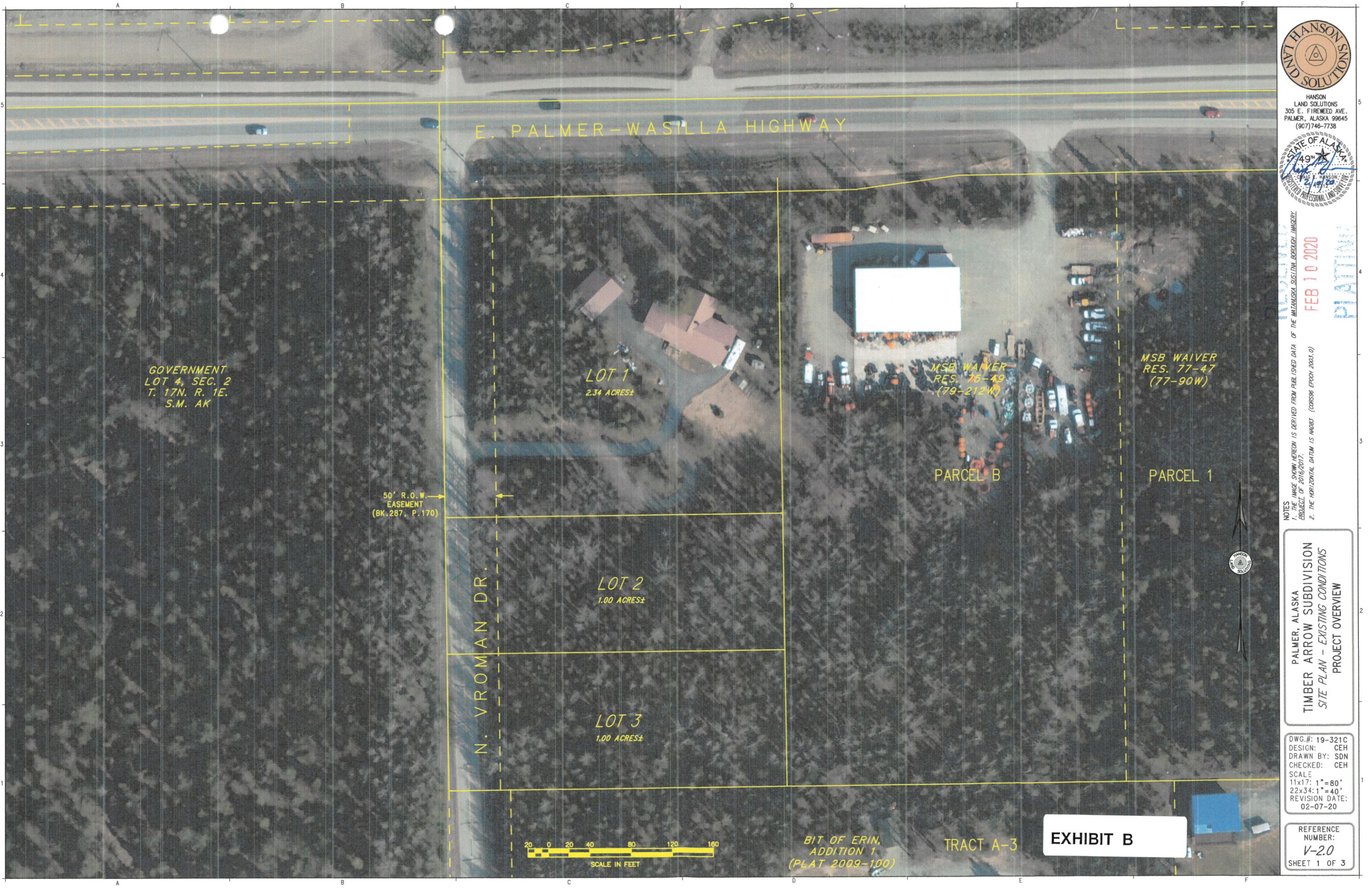
STATE OF ALASKA  
ERIC E. HANSON  
NO. 14570  
PROFESSIONAL LAND SURVEYOR  
FEB 10 2020

NOTES  
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANGSIKAL SYSTEM (BROOKLYN IMAGERY) PROJECT OF 2016/2017.  
2. THE HORIZONTAL DATUM IS NAD83 (CORSSG EPOCH 2003.0)

PALMER, ALASKA  
TIMBER ARROW SUBDIVISION  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW

DWG.#: 19-321C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=80'  
22x34: 1"=40'  
REVISION DATE:  
02-07-20

REFERENCE  
NUMBER:  
V-2.0  
SHEET 1 OF 3



GOVERNMENT  
LOT 4, SEC. 2  
T. 17N. R. 1E.  
S.M. AK

E. PALMER-WASILLA HIGHWAY

LOT 1  
2.34 ACRES±

MSB WAIVER  
RES. 75-49  
(79-212WR)

MSB WAIVER  
RES. 77-47  
(77-90W)

PARCEL B

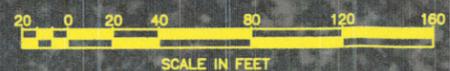
PARCEL 1

50' R.O.W.  
EASEMENT  
(BK. 287, P. 170)

N. VROMAN DR.

LOT 2  
1.00 ACRES±

LOT 3  
1.00 ACRES±



BIT OF ERIN,  
ADDITION 1  
(PLAT 2009-100)

TRACT A-3

EXHIBIT B



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



NOTES  
1. THIS FIELD SURVEY WAS CONDUCTED ON JANUARY 10, 14, AND 15, 2020. ALL MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS DESCRIBED HEREON.  
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

PALMER, ALASKA  
TIMBER ARROW SUBDIVISION  
SITE PLAN - EXISTING CONDITIONS  
PLANIMETRY-AB

DWG.#: 19-321C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=80'  
22x34: 1"=40'  
REVISION DATE:  
02-07-20

REFERENCE  
NUMBER:  
V-2.1  
SHEET 2 OF 3

E. PALMER-WASILLA HIGHWAY

GOVERNMENT  
LOT 4, SEC. 2  
T. 17N. R. 1E.  
S.M. AK

LEGEND

- ⊕ RECOVERED ALUMINUM MONUMENT
- ⊙ RECOVERED PLASTIC CAP ON 5/8" REBAR
- SET PLASTIC CAP ON 5/8" x 30" REBAR
- N74°58'11"W 255.65' MEASURED DATA
- ⊕ WATER WELL
- ⊕ PEDESTAL, TELEPHONE
- ⊕ ANCHOR GUY
- ⊕ UTILITY POLE
- ⊕ SEPTIC VENT/CLEANOUT
- OVERHEAD ELECTRIC
- ▨ DECK/PORCH
- ▨ BUILDING
- ▨ GRAVEL ROAD/DRIVEWAY
- ▨ ASPHALT ROAD/DRIVEWAY

50' R.O.W.  
EASEMENT  
(BK.287, P.170)

N. VROMAN DR.

LOT 1  
2.34 ACRES±

LOT 2  
1.00 ACRES±

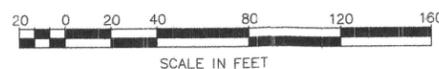
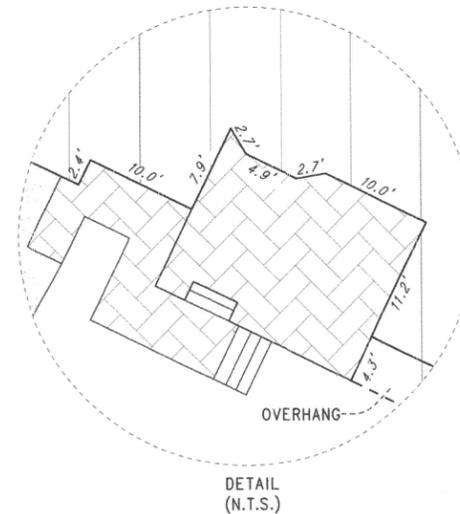
LOT 3  
1.00 ACRES±

MSB WAIVER  
RES. 75-49  
(79-212W)

PARCEL B

MSB WAIVER  
RES. 77-47  
(77-90W)

PARCEL 1



BIT OF ERIN,  
ADDITION 1  
(PLAT 2009-100)

TRACT A-3

EXHIBIT C

RECEIVED  
FEB 10 2020  
PLATING



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/IMAGER PROJECT OF 2011/2012.  
2. THE HORIZONTAL DATUM IS NAD83 (GCSNAD83 EPOCH 2011.0)  
3. THE VERTICAL DATUM IS NAVD83 (GDSNAD83 EPOCH 2011.0)

PALMER, ALASKA  
TIMBER ARROW SUBDIVISION  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

DWG.#: 19-321C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED BY: CEH  
SCALE  
11x17: 1"=80'  
22x34: 1"=40'  
REVISION DATE:  
02-07-20

REFERENCE  
NUMBER:  
V-2.2  
SHEET 3 OF 3



RECEIVED  
FEB 10 2020  
PLATTING



**USEABLE AREA CERTIFICATION**

**TIMBER ARROW**

A SUBDIVISION OF

W1/2 NW1/4 OF GOVERNMENT LOT 3, SEC 2 T17N R1E, SM, 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: 1  (GP) TEST HOLES:   
 (SW) TEST HOLES:  (SP) TEST HOLES:

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:  (SM) TEST HOLES:

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:

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:

Monitoring Test Holes May through October: TEST HOLES:   
 Soil Mottling or Staining Analysis: TEST HOLES:

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* 1/15/20  
 Simon Gilliland P.E. Date  
 Professional Engineer



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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	W1/2 NW1/4 OF GOVERNMENT LOT 3, SEC 2 T17N R1E, SM, AK	TEST HOLE NO.	Date:	01/15/20
Insp. By:	SIMON GILLILAND	1	Job #	19-321

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR						
3ft								
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
			8					
	9							
	10							
	11							
	12							
13ft			Perc. Hole Diam. (in.):					
14ft			Test Run Between:					
15ft			ft	and	ft	Deep		
16ft								
17ft								
18ft								
19ft								
20ft								
			COMMENTS:					

Depth	Total Depth of Test Hole
12ft	
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

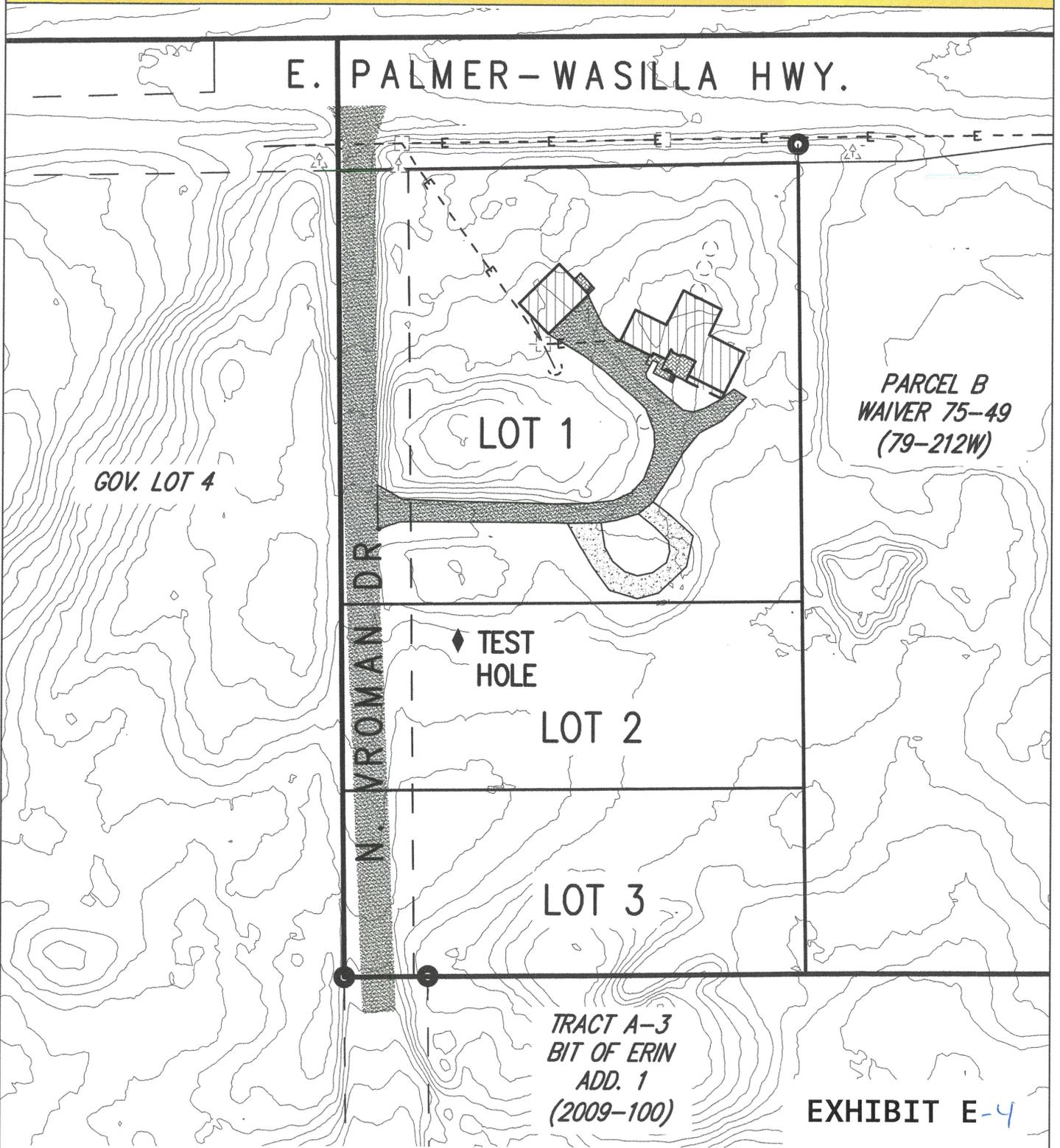
**EXHIBIT E-3**

**HANSON LAND SOLUTIONS**

*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

**TEST HOLE LOCATION EXHIBIT MAP**



**LEGEND**

◆ TEST HOLE

**TIMBER ARROW SUBDIVISION**

FILE: 19-321

DRAWN: SDN

02/07/20

**EXHIBIT A**

Page 1 of 1

EXHIBIT E-4

## Peggy Horton

---

**From:** Jamie Taylor  
**Sent:** Tuesday, March 3, 2020 3:37 PM  
**To:** Peggy Horton  
**Subject:** RE: Request for Comments for Timber Arrow Case #2020-029 Tech: PH

Vroman Drive is classified as a Collector. At least two of the lots should share a driveway to minimize direct access.

**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:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Sent:** Wednesday, February 12, 2020 10:53 AM  
**To:** Allen Kemplen AICP-CTP - DOT&PF ([allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)) <[allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)>; Tucker Hurn ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)) <[tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)>; Melanie Nichols ([Melanie.nichols@alaska.gov](mailto:Melanie.nichols@alaska.gov)) <[Melanie.nichols@alaska.gov](mailto:Melanie.nichols@alaska.gov)>; Kyler Hylton ([kyler.hylton@alaska.gov](mailto:kyler.hylton@alaska.gov)) <[kyler.hylton@alaska.gov](mailto:kyler.hylton@alaska.gov)>; Adam J. Dubour ([adam.dubour@alaska.gov](mailto:adam.dubour@alaska.gov)) <[adam.dubour@alaska.gov](mailto:adam.dubour@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Pamela Melchert ([pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov)) <[pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov)>; [stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com); Greater Palmer FSA ([retirees@mtaonline.net](mailto:retirees@mtaonline.net)) <[retirees@mtaonline.net](mailto:retirees@mtaonline.net)>; Phillip Cobb ([cobbfam@mtaonline.net](mailto:cobbfam@mtaonline.net)) <[cobbfam@mtaonline.net](mailto:cobbfam@mtaonline.net)>; John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; [dmeneses@palmerak.org](mailto:dmeneses@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)>; Debbie Bakic <[Debbie.Bakic@matsugov.us](mailto:Debbie.Bakic@matsugov.us)>; Terry Dolan <[Terry.Dolan@matsugov.us](mailto:Terry.Dolan@matsugov.us)>; Jim Jenson <[James.Jenson@matsugov.us](mailto:James.Jenson@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Joseph Metzger <[Joseph.Metzger@matsugov.us](mailto:Joseph.Metzger@matsugov.us)>; Eileen Probasco <[Eileen.Probasco@matsugov.us](mailto:Eileen.Probasco@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; 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)>; Stephen Nowers <[stephen.nowers@maturesponders.us](mailto:stephen.nowers@maturesponders.us)>; [mearow@matanuska.com](mailto:mearow@matanuska.com); Enstar ROW ([row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com)) <[row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com)>; MTA ROW ([row@mta-telco.com](mailto:row@mta-telco.com)) <[row@mta-telco.com](mailto:row@mta-telco.com)>; GCI ROW ([ospdesign@gci.com](mailto:ospdesign@gci.com)) <[ospdesign@gci.com](mailto:ospdesign@gci.com)>  
**Subject:** Request for Comments for Timber Arrow Case #2020-029 Tech: PH

Good Morning,

The link below will take you to a request for comments for a 3-lot subdivision off the Palmer-Wasilla Hwy. RSA 16. Please review and provide any comments by March 3, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/EgktiWQsMjNOpioKtFfIYIBi90LST-0I8SnNiQ0rz0-xw?e=CPIgYI](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EgktiWQsMjNOpioKtFfIYIBi90LST-0I8SnNiQ0rz0-xw?e=CPIgYI)

**EXHIBIT F**

## **Peggy Horton**

---

**From:** Christopher Cole  
**Sent:** Tuesday, February 25, 2020 1:47 PM  
**To:** Peggy Horton  
**Cc:** Karol Riese  
**Subject:** RFC - Timber Arrow

The Planning Division has no comments at this time.

All the best,  
Chris

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

**EXHIBIT G**

## Peggy Horton

---

**From:** Permit Center  
**Sent:** Friday, February 21, 2020 5:02 PM  
**To:** Peggy Horton  
**Subject:** RE: Request for Comments for Timber Arrow Case #2020-029 Tech: PH

Good Afternoon,

This lot has one driveway that needs a driveway permit. It does qualify for a free one by March 18<sup>th</sup>.

*Thank you,*

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

---

**From:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Sent:** Wednesday, February 12, 2020 10:53 AM  
**To:** Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@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>; dmeneses@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>; 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>; Stephen Nowers <stephen.nowers@maturesponders.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 Timber Arrow Case #2020-029 Tech: PH

Good Morning,

The link below will take you to a request for comments for a 3-lot subdivision off the Palmer-Wasilla Hwy. RSA 16. Please review and provide any comments by March 3, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/EgktiWQsMjNOpioKtFfiY\\_IBi90LST-Ol8SnNiQ0rz0-xw?e=CPIgYI](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EgktiWQsMjNOpioKtFfiY_IBi90LST-Ol8SnNiQ0rz0-xw?e=CPIgYI)



THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and  
Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main number: 907-269-0520  
Fax number: 907-269-0521  
Website: dot.state.ak.us

February 19, 2020

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, Central Region Planning office has no comments on the following plat:

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

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

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

- As per our comments on 10/10/2019, only one access will be granted to the Glenn Highway for all lots. Though the property currently has two driveways, they must be consolidated into a single shared driveway.

- **Timber Arrow (Czechowicz)**

- No direct access will be granted to the Palmer-Wasilla Highway.

All properties accessing ADOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov).

Sincerely,



Melanie Nichols  
Mat-Su Area Planner

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



## Peggy Horton

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, February 18, 2020 8:52 AM  
**To:** Peggy Horton  
**Subject:** RE: Request for Comments for Timber Arrow Case #2020-029 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)

---

**From:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Sent:** Wednesday, February 12, 2020 10:53 AM  
**To:** Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@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>; dmeneses@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>; 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>; Stephen Nowers <stephen.nowers@maturesponders.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 Timber Arrow Case #2020-029 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 Morning,

The link below will take you to a request for comments for a 3-lot subdivision off the Palmer-Wasilla Hwy. RSA 16. Please review and provide any comments by March 3, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/EgktiWQsMjNOpioKtFFIYIBi90LST-0I8SnNiQ0rz0-xw?e=CPIgYI](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EgktiWQsMjNOpioKtFFIYIBi90LST-0I8SnNiQ0rz0-xw?e=CPIgYI)



**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

March 2, 2020

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

Dear Ms. Horton:

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

- **Timber Arrow**  
**(MSB Case # 2020-029)**
- **Zerkel Estates**  
**(MSB Case # 2020-027)**

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 blue ink that reads "Cassie Acres".

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

**EXHIBIT L**

## Peggy Horton

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, February 13, 2020 9:22 AM  
**To:** Peggy Horton  
**Subject:** RE: Request for Comments for Timber Arrow Case #2020-029 Tech: PH

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

Good morning,

MTA has reviewed the plat for Timber Arrow. 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:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Sent:** Wednesday, February 12, 2020 10:53 AM  
**To:** Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@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>; dmeneses@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>; 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>; Stephen Nowers <stephen.nowers@maturesponders.us>; 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>  
**Subject:** Request for Comments for Timber Arrow Case #2020-029 Tech: PH

**EXHIBIT M**





**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 11, 2020**

PRELIMINARY PLAT:     **ALASKA GARDENS**  
LEGAL DESCRIPTION:    **SEC 24, T16N, R03W S.M., AK**  
PETITIONER:           **GARY B. JONES**  
SURVEYOR:             **BULL MOOSE SURVEYING**  
ACRES:         **7.68**            **PARCELS:    1**  
REVIEWED BY:         **CHERYL SCOTT**            **CASE: 2020-028**

---

**REQUEST:**

The request is to combine Lots 2, 3 & 4, Block 4, On the Iditarod, Plat #93-25 into one lot to be known as Alaskan Gardens, containing 7.68 acres more or less. Located SW¼ Section 24, Township 16 North, Range 3 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map	<b>EXHIBIT A</b>
Aerial Photo	<b>EXHIBIT B</b>

**COMMENTS:**

No comments received

**Location:** The subject parcels are located west of S. Knik-Goose Bay Road and Knik Lake and south of W. Kaltag Drive. 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 Alaskan Gardens 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 departments, outside agencies, or the public to the combination of lots.

**FINDINGS of FACT:**

1. The abbreviated plat of Alaskan Gardens 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 three lots within On the Iditarod Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies 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 On the Iditarod, Plat #93-25, and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Alaskan Gardens contingent on the following recommendations:

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

A7

CRUSEY-MALLIGAN  
KNIK LAKE

TR 5

TR 4

TR 3

TR 2

(6092)

A9

ON THE IDITAROD

(5) 2

(4125)

50' ROW ESMT

C6 C C5 B

3

2

(6)

C7

D

KNIK LAKE

LOT 1

W KALTAG DR

ON THE IDITAROD  
PHASE 1

6A 8 (3) 9 (4858)

50' PUBLIC USE EASEMENT

(2566)

(2184)

TR A-1

WHITE LAKE

(1710)

(4125)

TR B

SUNNY KNIK  
ACRES  
1-A  
(5821)

HOMESTEAD ESTATES

23 24

26 25

(2)

S TUTTLE RD

40' ROAD ESMT  
40' PUBLIC USE EASEMENT  
S MALEMUTE CIR  
MALEMUTE RUN DR

W NIKOLAI DR

W NIKOLAI CIR

W ROBIN DR

S KNIK-GOOSE BAY RD

KNIK ARM

### VICINITY MAP

FOR PROPOSED ALASKAN GARDENS  
LOCATED WITHIN  
SECTION 24, T16N, R3W, SEWARD MERIDIAN,  
ALASKA

GOOSE BAY 08 MAP

EXHIBIT A

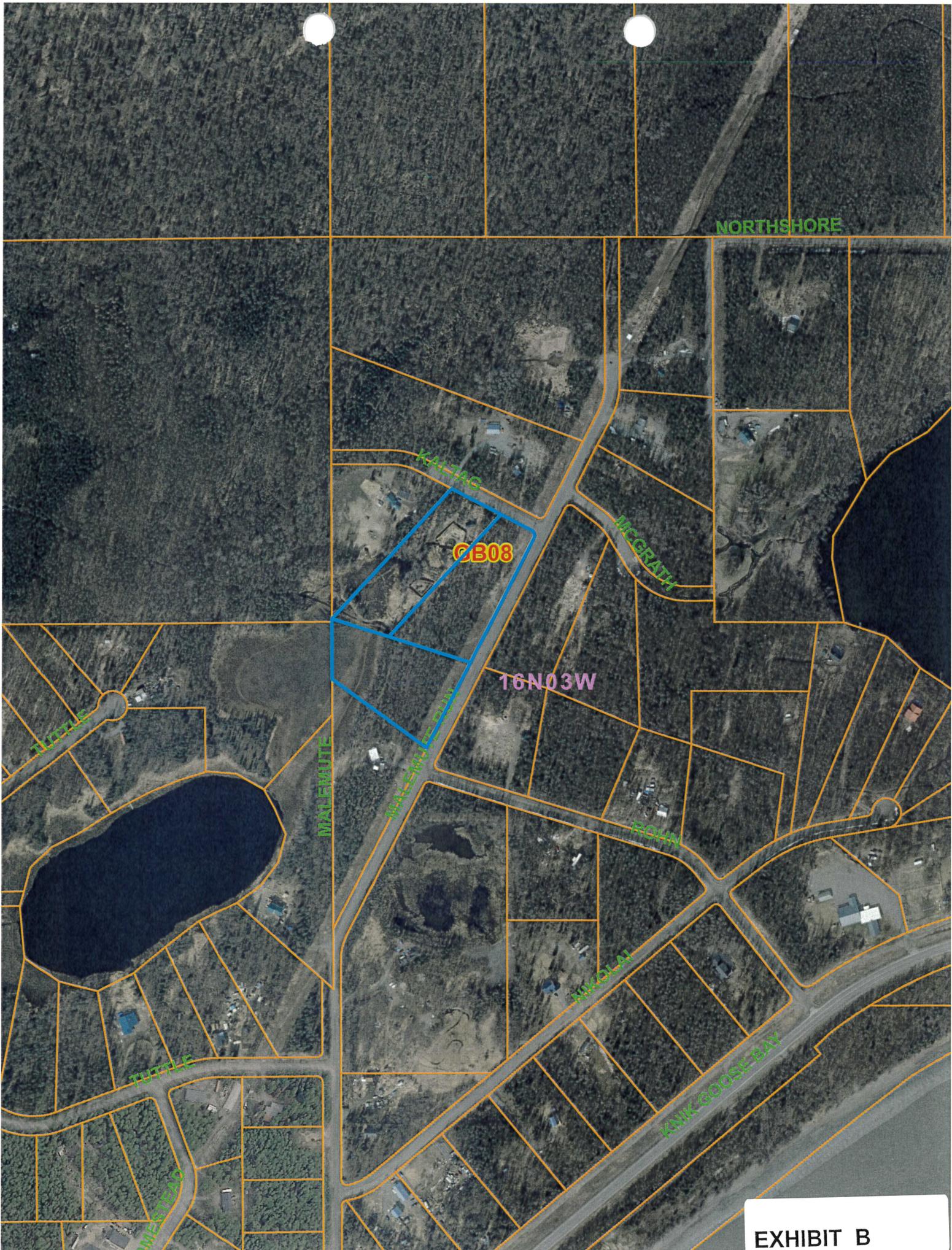


EXHIBIT B





area with over 8 feet to groundwater was conservatively estimated and is shown on the drawing. The detailed map and his report provide the limitations of useable septic area and useable building area. He stated that for all proposed lots, adequate unencumbered area appears to exist to meet the code requirements. He certified that the new lots 1-4 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.

**Topography & As-Built:** The surveyor's as-built and topographic information is shown on the preliminary plat. There is one structure on the property shown, all setbacks appear to be met. There are currently two driveways onto N. Glenn Highway, but the plat shows that only one common access will be used.

**Comments:** Dept. of Public Works had no comment (**Exhibit C**). Planning Division recommended approval conditioned upon notice of the land being subject to erosion (**Exhibit D**). The Matanuska River is a dynamic glacial river that is known for rapid bank erosion.

Certified Floodplain Manager recommends additional analysis of the potential of erosion at this location prior to creating additional lots on the river side of the highway (**Exhibit E**). The property has mapped special flood hazard area on it. All development in that area must comply with MSB 17.20 and obtain permits prior to any development occurring. The manager also stated that activities done near the river are at the property owners own risk and liability. There is not a guarantee rescue personal will be able to assist, if conditions are unsafe. Staff notes we were unable to discuss this with the floodplain manager before the meeting. Title 43 does not require analysis of erosion potential but staff obtained a Mat River Study Map showing the area at the river edge as unconsolidated sediment (**Exhibit F**). Staff also notes the ArcMap program does not show a special flood hazard area on this property, but does show that the area is unmapped and therefore within an area with possible but undetermined flood area, known as D.

ADOT&PF stated only one access will be granted to the Glenn Highway for all lots. Though the property currently has two driveways, they must be consolidated into a single shared driveway (**Exhibit G**) (**Recommendation #4**).

Jack and Chris Hughes highly discourages the platting officer from approving this proposed development due to several items (**Exhibit H**):

The small lots are different from the surrounding properties;

Limited water availability;

Erosion in the area;

Questions concerning upcoming ADOT&PF Project; and

Increased congestion on the Highway.

Staff notes the request is to create a subdivision of four lots, not approval of the development on the land. The lot sizes meet the requirements of Title 43. The subdivision code does not contemplate the availability of water or erosion. The Glenn Highway MP 53 to 56 Right-of-way Acquisition map does show acquisitions of portions of this property, but that does not preclude this subdivision (**Exhibit I**). The Glenn Highway is classified as an arterial;

ADOT&PF manage access onto this highway and they have required this project to have one single access onto the highway.

**FINDINGS of FACT:**

1. The proposed preliminary plat for Silver Bluff Estates is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. The Glenn Hwy MP 53 to 56 ROW Acquisition Project, Platting Case #2019-177 shows a possible acquisition of a portion of this property, but that does not preclude the subdivision.
3. The engineer certified the required useable septic and building area exists on the proposed lots in accordance with MSB 43.20.281.
4. Adequate frontage for each lot exists per MSB 43.20.300(E) and 43.20.320.
5. Access road, N. Glenn Highway is constructed and publicly maintained. N. Glenn Highway provides legal and physical access per MSB 43.20.120 & 140.
6. ADOT&PF manage the road and they require the petitioner to consolidate the two existing driveways into one point of access for all for lots.
7. The property is within an area of possible erosion according to Planning Department Floodplain Manager. Title 43 does not require erosion potential analysis for subdividing property.
8. This property is outside the FEMA mapped area and therefore is in an undetermined flood hazard area, known as D.

**RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

Staff recommends approval of the preliminary plat of Silver Bluff Estates, 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. Provide testhole monitoring and re-evaluation of groundwater level between the months of May-October as required by MSB 43.20.281(A)(1)(d) and as suggested by Holler Engineering.
4. Provide platting staff with clear evidence that the two driveways have been consolidated into one and that an ADOT&PF permit was applied for the new single access.

5. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
6. Submit recording fees; payable to DNR.
7. Submit final plat in full compliance with Title 43.

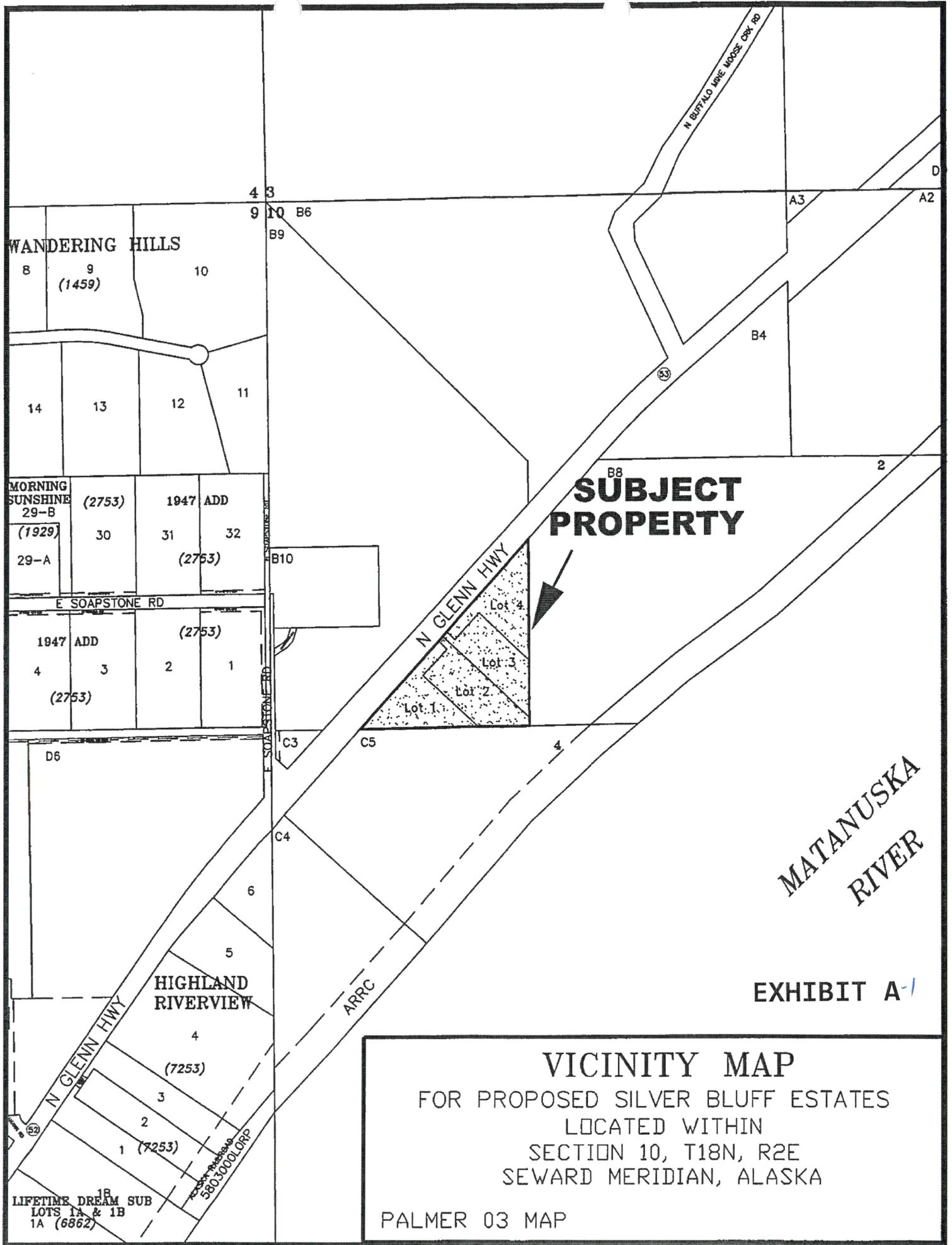




EXHIBIT A-2



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED

FEB - 3 2020

PLATTING

January 30, 2020

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

Re: *Silver Bluff Estates*; Useable Areas  
HE #19120

Dear Mr. Wagner:

At the request of the project surveyor and owner Scott Wirtanen, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots from one existing lot. Access to the 4 new proposed lots will be via a single new common access onto N Glenn Highway. Our soils evaluation included logging two new testholes to evaluate soil conditions on the future proposed lots. The Evaluation also included a review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a triangle that lies northwest of the Matanuska River and a riverbank railroad ROW, and southeast of N. Glenn Highway, just east of N. Soapstone Road. The majority of the terrain contains a gentle slope starting from the highway ROW and rising in elevation towards the southeast before peaking as the top edge of a steep, tall bluff which slopes down towards the river. The total elevation differential indicated from the provided topographical map is approximately 190' on the parcel, with substantial additional drop to the valley floor. Steep areas with slopes exceeding 25% were noted in the south east corner of the property only, and have been delineated on the attached map.

Soils & Vegetation. The parent parcel presently contains two driveways, a metal shipping container, a small RV trailer and several small outbuildings. Much of the remaining areas on the useable top portion have been previously cleared, with the remainder having undisturbed conditions. The native vegetation on the parent parcel consists primarily of tall grasses with some minor clusters of cottonwood, willow trees, and scattered devils club. Two new testholes were dug to evaluate soil and groundwater conditions for the proposed new lots. Near surface soils included a thick organic mat and topsoils over clean sands, varying to clean sands and gravels extending to 12'. Testhole 2 encountered groundwater at approximately 7'; a monitor pipe was installed and will need to be

EXHIBIT B-1

checked in the spring. A copy of the testhole logs and the location/topography map is attached.

Groundwater. Groundwater was encountered only in testhole 2 at a depth of 7'. For the purpose of this report, the area with over 8' to groundwater was conservatively estimated, including some allowance for a rise in the spring, and is shown on the drawing. The spring monitoring and re-evaluation of groundwater level should be made a condition of approval.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, areas with shallow groundwater, and setbacks to steep areas. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For all proposed lots, adequate unencumbered area appears to exist to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, and subject to spring monitoring of groundwater, ***the proposed new lots 1-4 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Drainage. No road construction is planned. All lots will receive access from a new common shared driveway fronting onto N. Glenn Highway. Two driveways exist on the parent parcel which will be abandoned/ditched through as part of this project. The new common access driveway will likely need to have a culvert and will not otherwise impact existing drainage patterns.

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

Sincerely,



Curtis Holler, PE

c: S. Wirtanen, w/attachments



EXHIBIT B-2



# HOLLER ENGINEERING

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

Seal



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 2

Performed For: Scott Wirtanen

Legal Description: LB5 S10 R2E T18N

Depth, feet	Soil Type
0 - 1	OL, rich black
1 - 2	ML, dark brown
2 - 3	
3 - 4	
4 - 5	SP with gravel, olive brown,
5 - 6	Varies to SP with gravel with
6 - 7	silt, sloughs.
7 - 8	
8 - 9	SP-GP, olive gray,
9 - 10	sloughs, rock to 4"
10 - 11	few g <sup>+</sup> , coarse
11 - 12	sands
12 - 13	No Groundwater
13 - 14	No Impermeables
14 - 15	
15 - 16	
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE    (min/inch) PERC HOLE DIAMETER   

- TEST RUN BETWEEN    FT AND    FT DEPTH

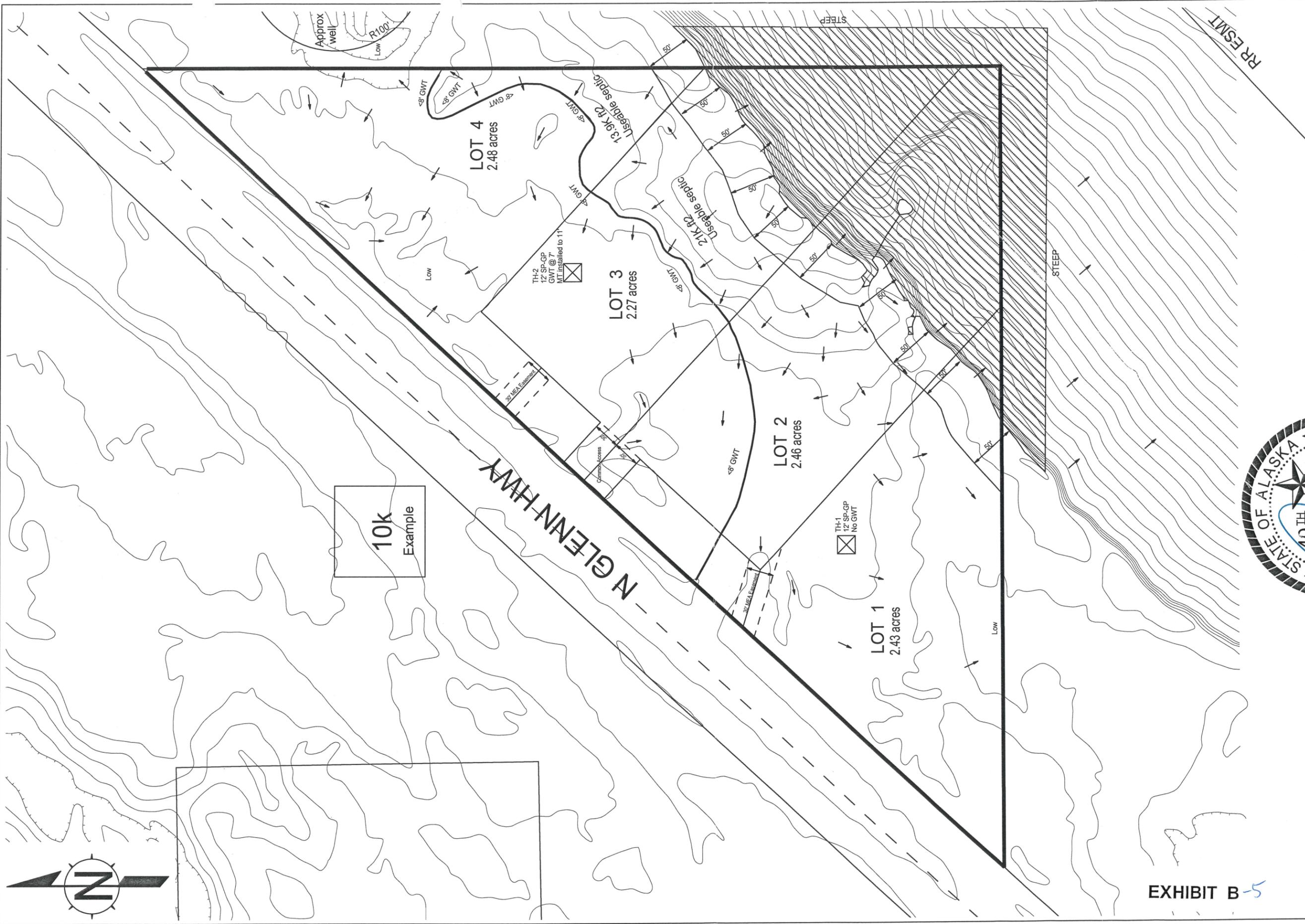
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

PERFORMED BY: J. Wilkins

DATE: 12/17/19

### EXHIBIT B-3





- Notes:**
1. Base drawing provided by surveyor.
  2. MSB 2011 2' LIDAR topo not verified.
  3. Hatched areas have +25% grade.
  4. Arrows denote apparent drainage patterns.
  5. Testhole locations approximate.



Silver Bluff Estates  
Useable Area, Drainage and Topography Map

**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 19120    Scale: 1" = 100'    Date: 1/30/20

RECEIVED  
FEB - 3 2020  
PLATING



Table Of Contents

- Layers
  - OpenData/PublicSafety\_Addresses
  - OpenData/PublicSafety\_E911Roads
  - Platting\_Cases
  - Pre\_Applications
  - FSA RSA CC ASMBLY
  - Road Names
  - OpenData/Infrastructure\_Trails
  - OpenData/Infrastructure\_RS2477Trails
  - LIDAR\_Blocks
  - CONTOURS & DEM
  - spud
  - Faults
  - City Boundary
  - FLOOD OLD & NEW & BEDROCK
  - New Flood Boundary
  - S\_BFE
  - Floodway
  - S\_Fld\_Haz\_Ar
  - Flood Hazard Areas AND INFO
  - Mat River Bedrock
  - Banklines\_2006
  - < all other values >
- Material**
  - artificial fill; artificial line
  - bedrock
  - consolidated sediment
  - unconsolidated sediment
  - ErosionControlFeatures
- ALL THINGS WATER
  - CWetlands
  - Waterbodies (Streams, Rivers)

EXHIBIT F



## Peggy Horton

---

**From:** Jamie Taylor  
**Sent:** Tuesday, March 3, 2020 1:30 PM  
**To:** MSB Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for comments for Silver Bluff Estates Case #2020-030 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:** Thursday, February 13, 2020 3:12 PM  
**To:** Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaledistrict1@gmail.com  
**Subject:** Request for comments for Silver Bluff Estates Case #2020-030 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a four-lot subdivision off the N. Glenn Hwy. Not in an RSA . Please review and provide any comments by March 2, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/ErXUqSQN5v7Hnna4M1TrnKSwBh9Qpk-V44dl6zq3MJnvcuA?e=gFCaSr](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/ErXUqSQN5v7Hnna4M1TrnKSwBh9Qpk-V44dl6zq3MJnvcuA?e=gFCaSr)

**EXHIBIT C**



# MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

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

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

**Owner/Agent:** Silver Bluff Estates/Wirtanen

**Nature of Request:** The request is to divide Tax Parcel B5 into four lots to be known as SILVER BLUFFESTATES, containing 9.64 acres more or less. All lots will share one common access point onto the Glenn Highway.

**Location:** This project is located southeast of N.Glenn Highway and east of N. Soapstone Road (Tax ID #18N02E10B005), within Sec10. T18NR2E SM.AK.

**Date/Due Date:** 2 March 2020

**MSB Staff Contact:** P. Horton

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

**Comm. Council:**

**Case#:** 2020-030

**RSA:**

---

**Staff-Recommendation:**

Approve

Deny  (need's supervisor approval)

**Conditionally Approve**

**List Conditions (if applicable):**

**Note Matanuska River erosion in comments below.**

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

**1. Environmental**

- a. Is this location in a floodway/zone? The property is about **360'** from the Matanuska River, a dynamic glacial river that is known for rapid bank erosion.
- b. Is this an active or known erosion area? Yes – Matanuska River. **Properties in this area are subject to erosion and potential flooding**
- c. Plans to consider:
  - i. Stormwater Management Plan

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

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

**EXHIBIT D-1**



# MATANUSKA-SUSITNA BOROUGH

## Planning and Land Use Department

### Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

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

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

## 2. Cultural Resources

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

## 3. Transportation

### Flag Lot Creation in Plats

The Planning Division strongly discourages adjacent flag lots. Adjacent flag lots can lead to multiple driveways spaced closely together, decreasing the functionality of the connecting road. This is additionally problematic for roads functionally classified as collectors and higher. Many of these long, narrow driveways are not suitable for fire service vehicle access. They can also create drainage problems along this section of the connecting road. Please note this in driveway planning.



# MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

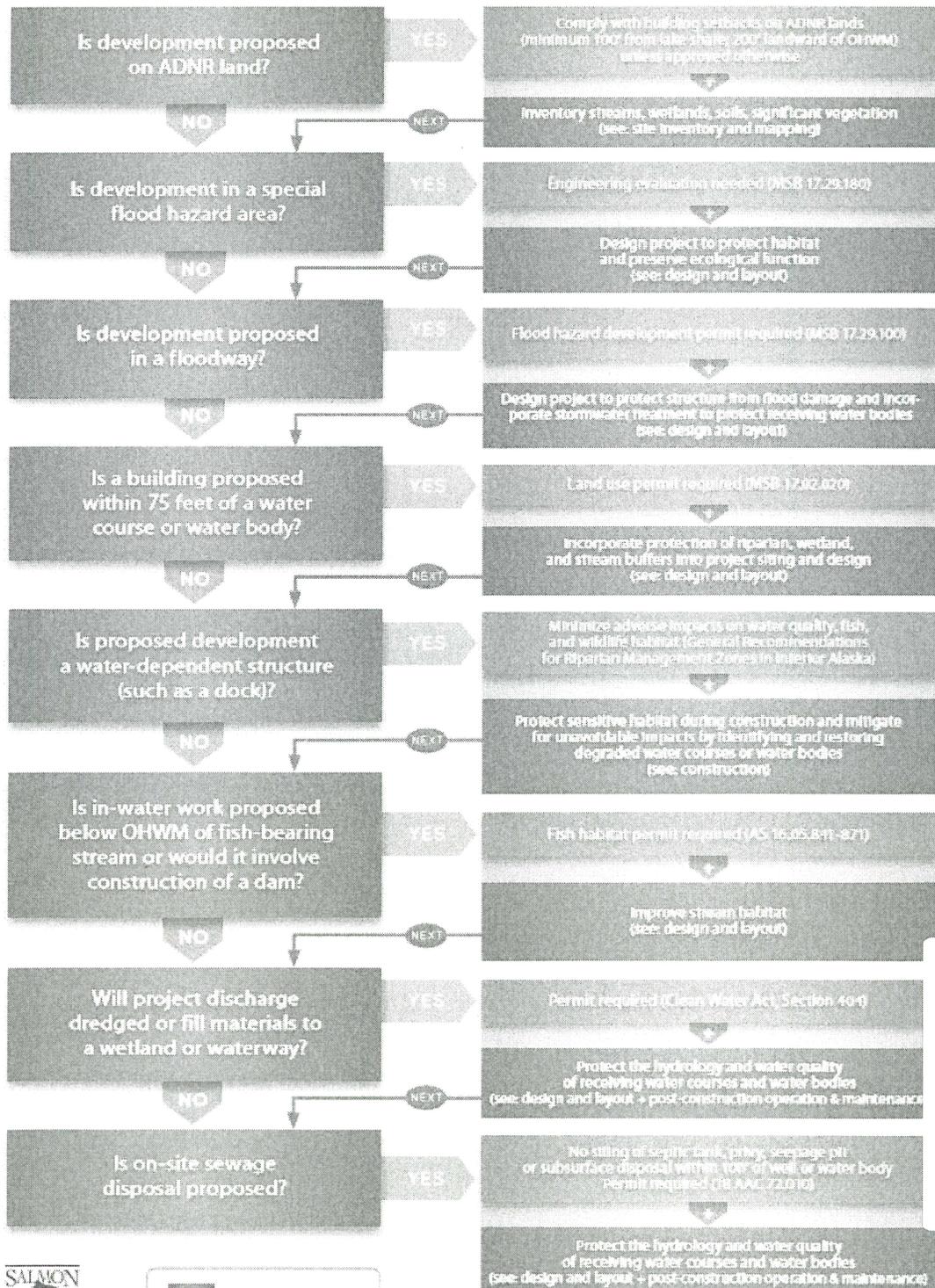
Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

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

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

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



PI



EXHIBIT D-3

## Peggy Horton

---

**From:** Taunnie Boothby  
**Sent:** Tuesday, March 3, 2020 6:31 PM  
**To:** Karol Riese; Theodore Eischeid; Peggy Horton  
**Subject:** RE: RFC 4-lot subdivision off N. Glenn Hwy. 18N02E10B005 DUE: 3/2/2020

Considering we just purchased property up the road from a natural threat of erosion. I would recommend additional analysis of the potential of erosion at this location prior to creating additional lots on the river side of the highway.

Taunnie L. Boothby, CFM, Planner II  
Matanuska-Susitna Borough  
Planning Department  
907-861-8526  
[taunnie.boothby@matsugov.us](mailto:taunnie.boothby@matsugov.us)

-----Original Appointment-----

**From:** Karol Riese <Karol.Riese@matsugov.us>  
**Sent:** Tuesday, February 18, 2020 9:39 AM  
**To:** Theodore Eischeid; Taunnie Boothby  
**Subject:** RFC 4-lot subdivision off N. Glenn Hwy. 18N02E10B005 DUE: 3/2/2020  
**When:** Monday, March 2, 2020 12:00 AM to Tuesday, March 3, 2020 12:00 AM (UTC-09:00) Alaska.  
**Where:**

EXHIBIT E-(

## Peggy Horton

---

**From:** Taunie Boothby  
**Sent:** Tuesday, March 3, 2020 6:43 PM  
**To:** Karol Riese; Theodore Eischeid; Peggy Horton  
**Subject:** RE: RFC 4-lot subdivision off N. Glenn Hwy. 18N02E10B005 DUE: 3/2/2020

Peggy,

This property has mapped special flood hazard area on it. All development in that area must comply with MSB 17.29 and obtain permits prior to any development occurring.

Please be advised that activities done near the river are at your own risk and liability. There is not a guarantee rescue personnel will be able to assist, if conditions are unsafe.

Thank you,

Taunie L. Boothby, CFM, Planner II  
Matanuska-Susitna Borough  
Planning Department  
907-861-8526  
[taunie.boothby@matsugov.us](mailto:taunie.boothby@matsugov.us)

Taunie L. Boothby, CFM, Planner II  
Matanuska-Susitna Borough  
Planning Department  
907-861-8526  
[taunie.boothby@matsugov.us](mailto:taunie.boothby@matsugov.us)

-----Original Appointment-----

**From:** Karol Riese <Karol.Riese@matsugov.us>  
**Sent:** Tuesday, February 18, 2020 9:39 AM  
**To:** Theodore Eischeid; Taunie Boothby  
**Subject:** RFC 4-lot subdivision off N. Glenn Hwy. 18N02E10B005 DUE: 3/2/2020  
**When:** Monday, March 2, 2020 12:00 AM to Tuesday, March 3, 2020 12:00 AM (UTC-09:00) Alaska.  
**Where:**

EXHIBIT E-2



THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and  
Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main number: 907-269-0520  
Fax number: 907-269-0521  
Website: dot.state.ak.us

February 19, 2020

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, Central Region Planning office has no comments on the following plat:

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

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

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

**EXHIBIT G-1**

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

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

All properties accessing ADOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov).

Sincerely,



Melanie Nichols  
Mat-Su Area Planner

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

## Peggy Horton

---

**From:** Chris Hughes <jchughes68@yahoo.com>  
**Sent:** Friday, March 6, 2020 8:54 AM  
**To:** MSB Platting  
**Subject:** SILVER BLUFF ESTATES

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

TO WHOM IT MAY CONCERN:

Our names are Jack and Chris Hughes and we live at 7179 N. Glenn Hwy. Our property is adjacent to the proposed subdivision. We are opposed to this development proposal because this area of the Palmer community is not a culture of subdivisions. All of the lots along this stretch of the Glenn Hwy between Moose Creek and the Wolf Farm on the bluff side of the highway are all 10+ acres. People who move to this area do so to get away from condensed living communities. There is currently not a shortage of these smaller parcel communities in this area. If someone would like to purchase less than 10 acre parcels they can go up Soapstone or Buffalo Mine Road and find ample amounts of smaller lots with gorgeous views. On the contrary, this proposed subdivision offers only a view from the two bluff lots. However, these points are minor compared to the infrastructure that is critical for such a development.

The first concern is the water supply. We had to drill two wells because our first one went dry. We had to go very deep and we are on 30 acres. We are very fortunate to have some water as many in this area do not and must haul all of their water. We have a great concern how this proposed development will provide enough water with less land and more homes without a negative impact on the existing wells and the potential new residents. We are going to be very upset if our well goes dry because this development is taking water from our area.

The second concern is the erosion problem, a major concern. The state has already spent millions of dollars moving the road by Palmer Fishhook because the bluff is eroding. There are homes falling into the Matanuska River because of this. And the recent earthquake caused more damage. We have a section of the bluff on our property that has shocked us how fast it is disappearing. Thankfully it is not close to our home yet because we had enough acreage to build a good distance from the bluff. However, if you reduce the size of lots and increase the

amount of homes then there could easily be a house that has to be built close enough to the bluff that it could be a major concern. With the possibility of four homes being built on just over two acres each, the amount of dirt and trees being moved could easily cause the bluff to become more unstable than it already is, not to mention the water concerns.

Next, we believe the DOT is in the process of a highway realignment for the Moose Creek area that goes directly in front of this property. It is our understanding that the state will be acquisitioning additional right-of-way for grade reduction and realignment of the highway. This also will possibly affect the proposed subdivision and reduce the size of the lots.

The final concern is the impact this will have on the traffic on this stretch of the Glenn Hwy. There are already several small driveways and two major roads that connect to this short stretch of highway. In the summer there is already a lot of danger with cars making left turns onto the Glenn Hwy. Tourists coming in with large motor homes have caused problems more than once. In the 15 years we have lived on the property, the traffic on the highway has increased dramatically.

To summarize, with this proposed development not meeting the current culture of the existing residents and plenty of small lots currently available in the area; the limited water available; the current eroding bluff we are all trying to figure out how to manage with the existing structures; the right-of-way questions; and the increased congestion on the highway, we want to highly discourage the platting officer from approving this proposed development.

Sincerely,

Jack and Chris Hughes  
PO Box 3944  
Palmer, AK 99645

EXHIBIT H-2