

# AGENDA

# MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

## PLATTING BOARD

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



## PLATTING DIVISION

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

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

## MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA MAY 13, 2020

### 1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

### 2. APPROVAL OF MINUTES

- A. February 20, 2020
- B. March 5, 2020

**MSB Code 20-076** Due to state Mandate 9.1.2, all testimony will be taken telephonically; there will not be public attendance at the meeting.

### 3. AUDIENCE PARTICIPATION

- A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)
- B. **ALL PUBLIC HEARING TESTIMONY AND AUDIENCE PARTICIPATION** (Three minutes per person on Agenda Items being heard)

- Platting Board Chair to read Ex-Parte & Interest Memo.

### 4. UNFINISHED BUSINESS

- A. **RANDALL MARTIN:** The request is revise Martin Heights Master Plan and Phase 1, Plat 2017-64, to eliminate all but one lot and one tract, vacate the platted rights-of-way and eliminate a 15' wide utility easement to be known as **MARTIN HEIGHTS PHASE 2**, containing 16.96 acres +/- . The property is located east of N. Pittman Road, and south of W. Spence Lane (Tax ID #'s 7652000T00A, 7652000L001, 7652000L003, 7652000L004); within the NW ¼ Section 19, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #7 Tam Boeve

**5. RECONSIDERATIONS/APPEALS**

*(There is no Reconsideration/Appeals)*

**6. PUBLIC HEARINGS**

- Platting Board Chair to read the Ex-Parte & Interest Memo.

**A. HOWARD ALLEN & VICKI LOU JANNECK:** The request is create an offset cul-de-sac Public Use Easement adjacent to the 83' wide Section Line Easement and on Tax Parcel B16, to be known as **JANNECK PUE**, containing 5,500 sf +/- . The proposed Public Use Easement is located south of W. Beverly Lake Road and N. Fine Road intersection (Tax ID #118N02W35B016); within the S ½ SW ¼ and SW ¼ NW ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. Community Council Meadow Lakes and in Assembly District #7 Tam Boeve.

- Platting Board Chair to read the Ex-Parte & Interest Memo.

**B. MARC E. & JENNIFER E. CANET:** The request is to create one lot from US Government Lot 48 (except the portion described at Two Jack Subdivision, Plat No. 73-83) and US Government Lot 56, to be known as **HIDEAWAY HEIGHTS**, containing 1.32 acres +/- . The project is located southwest of W. Parks Highway, west of N. Buckingham Palace Drive, on a peninsula in Nancy Lake, (Tax ID# 219N04W33D014 & D020); lying within NE ¼ NE ¼ Section 33, Township 19 North, Range 04 West, Seward Meridian, Alaska. Petitioner also proposes to vacate 33' wide Patent Reserves on all three sides of the lot. Community Council: Willow Area and in Assembly District #7 Tam Boeve.

- Platting Board Chair to read the Ex-Parte & Interest Memo.

**C. HELEN SULLIVAN:** The request is to create two lots from Tax Parcel B3 (Parcel #3 of 40A Exemption 1995-3), to be known as **COTTONWOOD SLOUGH**, containing 79.9 acres +/- . Petitioner also proposes to create a 60' wide Public Use Easement with a temporary cul-de-sac. The project is located north of W. Fairview Loop and east of W. Roan Drive, (Tax ID# 217N01W29B003); lying within S ½ NW ¼ Section 29, Township 17 North, Range 01 West, Seward Meridian, Alaska. Community Council: Knik-Fairview and in Assembly District #3 George McKee.

- Platting Board Chair to read the Ex-Parte & Interest Memo.

**D. JAMES & EVELYN SAMPSON & KATSUTAKA TANAKA:** The request is to create six lots from Tax Parcel B3 to be known as **SUMMIT VISTA PARK**, containing 40.02 acres +/- . The plat is located on the northeast corner of Bear Den Circle and Edgerton Parks Road intersection (Tax ID #19N01E32B003); within the NW ¼ Section 32, Township 19 North, Range 01 East, Seward Meridian, Alaska. In Community Council: Fishhook and in Assembly District #6 Jesse Sumner

- Platting Board Chair to read the Ex-Parte & Interest Memo.

**E. ALBERT L. ALLEN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF LEE ALLEN:** The request is create a 3-Phase Master Plan of 36 lots from Tax Parcel A3, to be known as **6 MILE SUBDIVISION**, containing 39.87 acres +/- . Constructed access for the

subdivision lots will be from E. Mile 6 Road. The property is located northeast of mile 6, Palmer-Fishhook Road at the east end of E. Mile 6 Road (Tax ID #18N01E02A003); within the SW ¼ NE ¼ Section 02, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council: Fishhook and Assembly District #6 Jesse Sumner

- Platting Board Chair to read the Ex-Parte & Interest Memo.

**F. LEONARD & MARY SCHULTZ:** The request is to divide Lots 1 & 2, C & R Acres, Plat 2010-21, into a 3-Phase Master Plan containing 22 lots within 38.36 acres, to be known as **C & R ACRES 2020**. The petitioner is also requesting to vacate that portion N. Buroker Circle lying within this property and replace it with a dedicated right-of-way. Located north of N. Palmer-Fishhook Road and west of N. Farm Loop (Tax ID #6963000L001 6963000L002); within the SW ¼ Section 19, Township 18 North, Range 02 East and SE ¼ Section 24, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Farm Loop and in Assembly District #1 Tim Hale

- Platting Board Chair to read the Ex-Parte & Interest Memo.

**G. MERLE & PATRICIA SIKES and JOHN & MONICA JAMES:** The request is create a 2-phase master plan of 22 lots from Lot 1, Block 1, Hatcher View Estates, Plat 77-7, and Tax Parcels C17 in Section 3 and B6 & B7 in Section 10 to be known as **NEW HOPE ESTATES MASTER PLAN**, containing 120 acres +/- . Private roads will provide access to the majority of the lots. A 60' wide public use easement extends from N. New Hope Farm Road within Hatcher View Estates to the private road. Owners are requesting to vacate a 33' road easement on Lot 1, Block 1, Hatcher View Est and include that lot in this subdivision to create a 1-acre+ lot and satisfy a 1985 Platting Board Resolution. The property is located directly south of mile 9.5 N. Wasilla-Fishhook Road (Tax ID #18N01E03C017, 18N01E10B006, 18N01E10B007); within the SW ¼ SW ¼ Section 03 and N ½ NW ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian. In Community Council: Fishhook and Assembly District #6 Jesse Sumner. Continued from March 5, 2020 Platting Board Hearing.

## 7. ITEMS OF BUSINESS & MISCELLANEOUS

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

## 8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

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

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

- No Cases to be heard for May 21, 2020, Platting Board Meeting.
- Introduction for the June 4, 2020 Platting Board Hearing *(Informational Only – Subject to change)*
  - No cases scheduled at this time

## 9. BOARD COMMENTS

## 10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **May 13, 2020** through video conference in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia

Avenue, Palmer, Alaska. . **The public hearing is rescheduled to May 13, 2020 due to borough facility closures in response to Covid-19.**

If you would like to send comments regarding the proposed action, please mail to MSB, Platting Division, 350 E. Dahlia Ave, Palmer, AK 99645 or E-mail: [plattting@matsugov.us](mailto:plattting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the board, will be given to the Platting Board in a "Hand Out" the day of the meeting. All public comments are due one (1) day prior to the meeting date, by 5:00 p.m.

# MINUTES

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
FEBRUARY 20, 2020**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 20, 2020, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair Jordan Rausa.

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

Platting Board members present and establishing a quorum:

Mr. LaMarr Anderson, Assembly District #2  
Mr. Jordan Rausa, Assembly District #4, Chair  
Mr. Dennis Vau Dell, Assembly District #5  
Mr. John Shadrach, Alternate  
Mr. Justin Hatley, Alternate

Platting Board members absent and excused were:

Mr. Pio Cottini, Assembly District #1  
Mr. Wilfred Fernandez, Assembly District #6, Vice Chair  
Mr. George Thompson, Assembly District #7  
VACANT, District #3

Staff in attendance:

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

**B. THE PLEDGE OF ALLEGIANCE**

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

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved without objection.

**2. APPROVAL OF MINUTES**

Chair Rausa inquired if there were any changes to the minutes for January 16, 2020.

GENERAL CONSENT: The minutes for January 16, 2020 were approved without objection.

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

The following person commented on the states senate bill 204, the removal of platting regulations: Mr. Gary LoRusso.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
FEBRUARY 20, 2020****4. UNFINISHED BUSINESS: Quasi-Judicial Matters***(There is no Unfinished Business)***5. RECONSIDERATIONS/APPEALS***(There is no Reconsiderations/Appeals at this time)***6. PUBLIC HEARINGS: Quasi-Judicial Matters**

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

- A. OSTERMILLER PUE:** The request is create a t-turnaround Public Use Easement at the western terminus of E. Wagonwheel Drive, in Tax Parcel A7, to be known as **OSTERMILLER PUE**, containing 13,286 sf +/- . The proposed Public Use Easement is located west of E. Wagonwheel Drive, parcel is located west of N. Britchenstrap Drive and north of N. Farm Loop, (Tax ID #118N02E18A007); within the E ½ W ½ NE ¼ Section 18, Township 18 North, Range 02 East, Seward Meridian. Community Council Farm Loop and in Assembly District #1 Tim Hale (*Owner/Petitioner: Lanikai Estates, LLC; Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

Chair Rausa:

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

Chair Rausa commented that he did work for the Ostermiller's. Does not have an current contracts with the owners. Has no financial interest and states he can be impartial on the case.

There was no objection from the platting board members.

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

Ms. Von Gunten provided the mailing report.

- Stating that 37 public hearing notices were mailed out on January 29, 2020.

Ms. Otto-Buchanan provided a staff report

- Gave an overview of the case, #2020-003.
- Answered questions from the Platting Board.
- Staff recommend approval of the case with findings of fact and conditions.

Chair Rausa invited the petitioner for a brief overview.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
FEBRUARY 20, 2020**

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

Chair Rausa opened the public hearing for public testimony.

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

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

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

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

**MAIN**

**MOTION:** Platting Member Shadrach moved to approve the public use easement for Ostermiller PUE. With 6 recommendations and modification to recommendation #4. The motion was seconded by Platting Member Hatley.

Ms. Otto-Buchanan, the platting technician gave an explanation on the word changes added to recommendation #4.

**RECOMMENDATION:**

- Modify #4: Apply for a driveway permit or construction permit from right-of-way and provide a copy of the application to Platting staff.

**MAIN MOTION**

**VOTE:** The main motion passed with all in favor. There are 4 findings of fact.

**TIME: 1:23 P.M.**

**CD: 0:23:05**

**BREAK**

**TIME: 1:33 P.M.**

**CD: 0:33:34**

**B. GOODWIND ESTATES MASTER PLAN:** The request is to create a 58-lot, 2-phase master plan known as **Goodwin Estates**, containing 80 acres +/- . The property is located west of N. Palmer-Fishhook Road and north of E. Tex-Al Drive (Tax ID #18N01E10C007 & 18N01E10D006); within the S ½ Section 10, Township 18 North, Range 01 East, Seward Meridian. Community Council: Fishhook and in Assembly District #6 Jesse Sumner (*Owner/Petitioner: Mary Susanne Goodwin; Surveyor: Hanson; Staff: Peggy Horton*)

Chair Rausa:

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

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
FEBRUARY 20, 2020**

- if all platting board members are able to be impartial in a decision.

There was no objection noted.

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

Ms. Von Gunten provided the mailing report.

- Stating that 67 public hearing notices were mailed out on January 29, 2020.

Ms. Horton provided a staff report

- Gave an overview of the case, #2020-005.
- Answered questions from the Platting Board.
- Staff recommend approval of the case with findings of fact and conditions.

Chair Rausa invited the petitioner for a brief overview.

The petitioner and/or the petitioner's representative did not want to give a brief overview.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regarding their concerns about the Fishhook comprehensive plans and the impact of the master plan with lots that are less than an acre. Concerned out the development with 1 acres lots: Ms. Jenna Deason.

The following person spoke regarding their concerns about the development of the master plan with 1 acres lots. Would like to keep the property area more as a recreational land instead of turning it into a small city: Ms. Dawn Brettrager

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

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

Mr. Craig Hanson, the petitioner's representative, and Mr. Curt Holler, Engineer, answered questions from the platting board.

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

MAIN

MOTION: Platting Member Anderson moved to approve the preliminary plat for Goodwin Estates Master Plan. The motion was seconded by Platting Member Hatley.

PRIMARY AMENDED

MOTION: Platting Member Anderson moved to amend the motion to modify finding #11 and add finding #12. The amended motion was seconded by Platting Member Hatley

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
FEBRUARY 20, 2020****FINDINGS:**

- Modify #11: There were no borough or outside agency objections to this plat.
- Add #12: Six public comments were received concerning putting additional traffic on Tex-Al and Palmer Fishhook lot size.

Discussion ensued by the platting board on the proposed Goodwin Master Plan and other adjacent subdivision actions being done at the same time.

**SECONDARY AMENDED**

**MOTION:** Platting Member Vau Dell moved to amend the motion to add a finding stating: "When the 31<sup>st</sup> residential unit is constructed this subdivision will be in violation of the international fire code if there is no additional egress points provided." The amended motion was seconded by Platting Member Anderson

Discussion took place on Platting Member Vau Dell's finding and if it is correct to add the finding this to the case.

**SECONDARY AMENDMENT**

**VOTE:** The secondary amended motion failed with 4 against (Shadrach, Hatley, Anderson, Rausa) and 1 in favor (Vau Dell).

**PRIMARY AMENDMENT**

**VOTE:** The primary amended motion passed with all in favor..

Discussion between the platting board members continued on future road transportation and the impact regarding this subdivision will make.

**MAIN MOTION**

**VOTE:** The main motion passed with 4 in favor (Shadrach, Hatley, Anderson, Rausa) and 1 against (Vau Dell). There are 12 findings of fact.

**TIME: 2:39 P.M.**

**CD: 01:39:06**

**C. RESOLUTION 2020-004: Adoption of the Subdivision Construction Manual.**

Ms. Eileen Probasco introduced the resolution for the Subdivision Construction Manual and answered questions from the platting board.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regarding the subdivision construction manual on the purpose statement on page, Bicycle & sidewalks on page 13 and road service area tax with mil rate: Ms. Cindy Bettine

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
FEBRUARY 20, 2020**

The following person spoke regarding the work that has already been completed by the work group: Mr. Cottini.

The Following person spoke regarding the subdivision construction manual work that has been completed and is very thankful for the changes being made: Ms. Jenna Deason

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

Chair Rausa invited Ms. Probasco, as the Resolution holder, to provide their comments.

Ms. Probasco, the Planning Director, answered questions from the platting board.

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

**MOTION:** Platting Member Anderson moved to approve the platting board resolution 2020-004. The motion was seconded by Platting Mamber Hatley.

Discussion by the platting board ensued regarding grand fathering the manual.

**PRIMARY AMENDED**

**MOTION:** Platting Member Hatley moved to amend the motion to add to resolution 2020-004 a clause stating the effective date of the manual and public notice. The amended motion was seconded by Platting Member Anderson

**RESOLUTION:**

- Added Clause: Be it further resolved that the platting board recommends that the effective date of the manual be adequate to provide notification to the public and that a rigorous public outreach effort should occur.

Discussion on the addition to the resolution ensued by the platting.

**PRIMARY AMENDMENT**

**VOTE:** The primary amended motion to add a clause to resolution 2020-004 failed with 3 in favor (Hatley, Anderson, Rausa) and 2 against (Shadrach and Vau Dell).

**Discussion**

- Chair Rausa was concerned about getting more standards regarding bicycle and pedestrian paths.
- More Discussion on separated paths and who maintains them.

**MAIN MOTION**

**VOTE:** The Main Motion to approve the platting board resolution 2020-004 passed with 4 in favor (Shadrach, Hatley, Anderson, Rausa) and 1 against (Vau Dell).

**TIME: 3:52 P.M.**

**CD: 02:52:54**

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
FEBRUARY 20, 2020****7. ITEMS OF BUSINESS & MISCELLANEOUS****8. PLATTING STAFF & OFFICER COMMENTS**

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

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on March 5, 2020. Commented on the State proposed Senate Bill 204.

Ms. Von Gunten reminded the board on the Policy & Procedure Manual and the December 19, 2019 minutes to be on the upcoming agenda items..

**9. BOARD COMMENTS**

Platting Member Vau Dell would like the platting officer to make schedule a presentation from the fire marshal.

Platting Member Hatley thanked those who have been working on the construction manual.

Platting Member Anderson commented on when voting no on a case the board member does have a choice in explaining their actions.

Platting Member Shadrach had no comments.

Platting Member Rausa had commented on voting no and the board's option to give an explanation.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 4:00 p.m. (CD: 3:00:59)

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

ATTEST:

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

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

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
MARCH 5, 2020**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 5, 2020, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair Jordan Rausa.

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

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, Assembly District #1  
Mr. LaMarr Anderson, Assembly District #2  
Mr. Jordan Rausa, Assembly District #4, Chair  
Mr. Dennis Vau Dell, Assembly District #5  
Mr. George Thompson, Assembly District #7

Platting Board members absent and excused were:

Mr. John Shadrach, Alternate  
Mr. Justin Hatley, Alternate  
Mr. Wilfred Fernandez, Assembly District #6, Vice Chair  
VACANT, District #3

Staff in attendance:

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

**B. THE PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Platting Board Member Dennis Vau Dell.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved without objection.

**2. APPROVAL OF MINUTES**

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

GENERAL CONSENT: The minutes for December 19, 2019 were approved without objection.

Chair Rausa inquired if there were any changes to the minutes for February 6, 2020.

GENERAL CONSENT: The minutes for February 6, 2020 were approved without objection.

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

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
MARCH 5, 2020****4. UNFINISHED BUSINESS: Quasi-Judicial Matters***(There is no Unfinished Business)***5. RECONSIDERATIONS/APPEALS***(There is no Reconsiderations/Appeals at this time)***6. PUBLIC HEARINGS: Quasi-Judicial Matters**

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

- A. JAR SUBDIVISION:** The request is to create two lots from Tax Parcel B5 to be known as **JAR Subdivision**, containing 134.7 acres +/- . The project is located directly southeast of S. Glenn Highway, Milepost 38, (Tax ID# 117N02E19B005); lying within NW ¼ Section 19, Township 17 North, Range 02 East, Seward Meridian. Community Council: Greater Palmer and in Assembly District #2 Stephanie Nowers. *(Owner/Petitioner: Granite Construction Company; Surveyor: APN; Staff: Amy Otto-Buchanan)*

Chair Rausa:

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

There was no objection from the platting board members.

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

Ms. Von Gunten provided the mailing report.

- Stating that 21 public hearing notices were mailed out on February 13, 2020.

Ms. Peggy Horton provided a staff report

- Gave an overview of the case, #2020-007.
- Would like to modify recommendation 5.
- Staff recommend approval of the case with findings of fact and conditions.

Chair Rausa invited the petitioner for a brief overview.

Mr. Ryan Johnson, the petitioner's representative, gave a brief overview.

Chair Rausa opened the public hearing for public testimony.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
MARCH 5, 2020**

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

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

Mr. Ryan Johnson, the petitioner's representative, answered questions from the platting board.

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

**MAIN**

**MOTION:** Platting Member Thompson moved to approve the preliminary plat for JAR Subdivision. With 7 recommendations and modification to recommendation #5 and modification to finding #2. The motion was seconded by Platting Member Anderson.

**RECOMMENDATION:**

- Modify #5
- 5A: Provide civil engineer certification the existing road provide 60 feet of constructed access to Lot 2 meeting pioneer standard minimum or construct to provide 60 feet of pioneer standard minimum road frontage to Lot 2.
- 5B: Provide road sign-off from Department of Public Works.

**FINDINGS:**

- Modify #2: A soils report was submitted by All Point North pursuant to MSB 43.20.281(A) Engineer certified usable septic area & useable building area on Lot 1. Lot 2 is over 400,000 sq ft. and does not require useable area certification per MSB 43.20.281(A)(1)(i)(i) as detailed to geographic information was provided.

**MAIN MOTION**

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

**TIME: 1:28 P.M.**

**CD: 0:26:25**

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

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
MARCH 5, 2020**

Chair Rausa:

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

There was no objection noted.

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

Ms. Von Gunten provided the mailing report.

- Stating that 81 public hearing notices were mailed out on February 13, 2020.

Ms. Horton provided a staff report

- Gave an overview of the case, #2020-012.
- Would like to postpone the case to April 16, 2019 to address redesign and other items that have come up.

Chair Rausa invited the petitioner for a brief overview.

Mr. Wayne Whaley, the petitioner's representative, gave a brief overview.

Chair Rausa opened the public hearing for public testimony.

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

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

Mr. Wayne Whaley, the petitioner's representative, answered questions from the platting board.

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

MAIN

MOTION: Platting Member Thompson moved to postpone New Hope Estates Master Plan to April 16, 2020. The motion was seconded by Platting Member Cottini.

MAIN MOTION

VOTE: The main motion passed with all in favor.

**TIME: 1:38 P.M.**

**CD: 0:36:47**

**7. ITEMS OF BUSINESS & MISCELLANEOUS**

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

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
MARCH 5, 2020****8. PLATTING STAFF & OFFICER COMMENTS**

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

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on March 19, 2020. Commented on the State proposed Senate Bill 204.

**9. BOARD COMMENTS**

Platting Member Cottini had no comments.

Platting Member Anderson commented on the senate bill and would like to have a presentation on the borough's standing. Would like to have law speak on platting board's actions regarding surrounding area cases.

Platting Member Vau Dell is in agreement in having a presentation on the senate bill.

Platting Member Rausa had no comments.

Platting Member Thompson had no comments.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 1:43 p.m. (CD: 0:41:48)

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

ATTEST:

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

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



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 13, 2020**

PRELIMINARY PLAT:     **MARTIN HEIGHTS PHASE 2**  
 LEGAL DESCRIPTION:   **SEC 19, T18N, R1W, SEWARD MERIDIAN, AK**  
 PETITIONER:           **RANDALL E. MARTIN**  
 SURVEYOR:             **JOHN SHADRACH**  
 ACRES:         **16.96**                     **PARCELS:    1**  
 REVIEWED BY:     **PEGGY HORTON**             **CASE: 2006-169, 2020-025, & 2020-026**

**REQUEST**

The request is to revise Martin Heights Master Plan and Phase 1, Plat 2017-64, to eliminate all but one lot and one tract, vacate the platted rights-of-way and eliminate a 15’ wide utility easement to be known as Martin Heights Phase 2, containing 16.96 acres, more or less. Located east of N. Pittman Rd. and directly south of W. Spence Ln.; within the NW¼ Sec. 9, T18N, R1W, S.M., AK. This case was continued from the March 19, 2020 public hearing.

**EXHIBITS:**

Vicinity Maps	<b>EXHIBIT A</b>
Phase 1 Plat #2017-64	<b>EXHIBIT B</b>
ROW Vacation Petition	<b>EXHIBIT C</b>
Non-Objection Letter	<b>EXHIBIT D</b>
Utility Esmnt Elimination Petition	<b>EXHIBIT E</b>

**COMMENTS:**

Public Works	<b>EXHIBIT F</b>
Planning	<b>EXHIBIT G</b>
Permit Center	<b>EXHIBIT H</b>
Enstar	<b>EXHIBIT I</b>
GCI	<b>EXHIBIT J</b>
MTA	<b>EXHIBIT K</b>

**DISCUSSION:**

*Staff notes the Platting Board approved the Master Plan under Title 16. Code references for the subdivision will be to Title 16. Code references for the ROW Vacation and Utility Easement Elimination will be to Title 43.*

**History:**

- 9/7/2006 The Platting Board approved the preliminary plat of Martin Heights Master Plan.
- 10/15/2007 Platting staff issued the Notice to Proceed and construction began for the road within Phase 1.
- 7/2/2009 Platting Board approved a 3-year Master Plan extension with additional conditions of approval.
- 7/25/2012 Platting Officer granted a 5-year administrative extension pursuant to MSB 43.15.015(C)(3)(a) which expired 12/31/2018.
- 4/26/2016 Platting Board granted an additional 5-year extension and a revision to the Master Plan phase lines, to expire 12/31/2023.
- 6/22/2017 Martin Heights Phase 1 recorded, Plat 2017-64, creating four lots along Spence Lane and a remainder 12-acre tract (**Exhibit B**).
- 1/31/2020 Surveyor submitted ROW Vacation and Utility Easement Elimination Petitions along with a redesign of the Master Plan.

Staff notes there has been a cul-de-sac road constructed on the property, but not certified to any standard. The land is fairly flat (**Exhibit A-3**) and only Lot 2 within Phase 1 has been developed. As this plat is removing platted lot lines, vacating roads, and eliminating a utility easement, staff did not require the surveyor to provide topographic map or new as-built information.

**Lot and Block Design:** One lot will remain from the Phase 1 plat, owned by Robert R. Martin, the petitioner's son. That lot is not part of this redesign. It will continue to have access to W. Spence Lane. This plat will combine the other three lots and 12-acre tract into a single 15-acre tract. The petitioner has agreed to deadfile the Master Plan at the recordation of this final phase plat (**Recommendation #2**).

The large tract will have direct access to W. Spence Lane, a constructed road, classified as residential, and maintained by the borough.

**ROW Vacation:** The petitioner provided a ROW Vacation Petition to vacate the public's interest in the two stub roads within Phase 1, N. Helvetia Circle and N. Wayland Circle (**Exhibit C**). MSB 43.15.035(B)(1) states the Platting Board shall ordinarily approve vacations of public rights-of-way if (a) the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation. Staff notes the vacation of the two stub streets platted on the Phase 1 plat will allow the large tract to have better access, since W. Spence Lane is a constructed road and the two stub streets were not constructed. Lot 2 of Phase 1 will continue to have its own access to W.

Spence Lane as well. Staff does not foresee these stub streets providing any present or future public use and supports the vacation.

MSB 43.15.035(C)(1) directs title to a vacated area be attached to the lot or lands bordering on the vacated area in proportionate amounts. However, in this case, the owner of the Lot 2, Martin Heights Phase 1 provided a non-objection letter allowing the vacated ROW to revert to his father and combine it with the large tract (**Exhibit D**).

MSB 43.10.065(G) requires posting of the ROW vacation at the site. Staff expects the petitioner to provide the posting affidavit prior to the public hearing.

**Utility Easement Elimination:** Currently, with the Phase 1 plat, there is a 15' wide utility easement on the east side of Lot 3. This utility easement will no longer be required if the ROW vacation is approved. The petitioner submitted a petition to eliminate that portion of the utility easements granted on the Phase 1 plat (**Exhibit E**). Along with that petition, he supplied non-objection letters from the servicing utility companies in the area, Enstar, MTA, and MEA as required by MSB 43.15.032(A)(1). The remaining utility easements granted on the Phase 1 plat adjoining W. Spence Lane and within Lot 2 will remain.

MSB 43.15.035(D) requires the borough assembly hear all petitions to vacate public interests in land. If approved, staff will provide the appropriate documents for the ROW Vacation and the Utility Easement Elimination to the assembly for their decision (**Recommendation #3**).

#### **COMMENTS:**

**Borough:** DPW has no objection (**Exhibit F**). Planning Division recommended approval (**Exhibit G**). They provided pertinent portions of the Meadow Lakes Comprehensive Plan describing goals for lot design, lot development, protection of water quality and water bodies, trail reservation, etc.

MSB Permit Center stated there are two unpermitted access points onto W. Spence Lane (**Exhibit H**). Staff notes Lot 2 is not part of this platting action and the other driveway is a partially constructed road, built as part of the subdivision, not used as a driveway.

**Utilities:** Enstar has no comments or recommendations (**Exhibit I**). GCI has no objection (**Exhibit J**). MTA has no comments (**Exhibit K**).

#### **CONCLUSION:**

The preliminary plat for Martin Heights Phase 2 is consistent with AS 29.40.070 Platting Regulations and MSB 16.15.015 and 16.15.045. This plat will create one large 15-acre tract. As this plat is removing platted lot lines, vacating roads, and eliminating a utility easement, staff did not require a surveyor's signed topographic map or new as-built information.

The proposed ROW Vacation is supportable because the resulting Tract A-1 will have better access to W. Spence Lane and there does not appear to be any present or future public use to the two stub roads. The proposed tract is over 400,000 sq. ft.; therefore, no useable area certification is required. W. Spence Lane provides physical and legal access to the large tract. Lot 2 was platted on the Phase 1 plat and is being changed with this project. Borough Staff supports the ROW Vacation and Utility Easement Elimination Petitions. Servicing utility companies had no objections. There were no objections from outside agencies or the public.

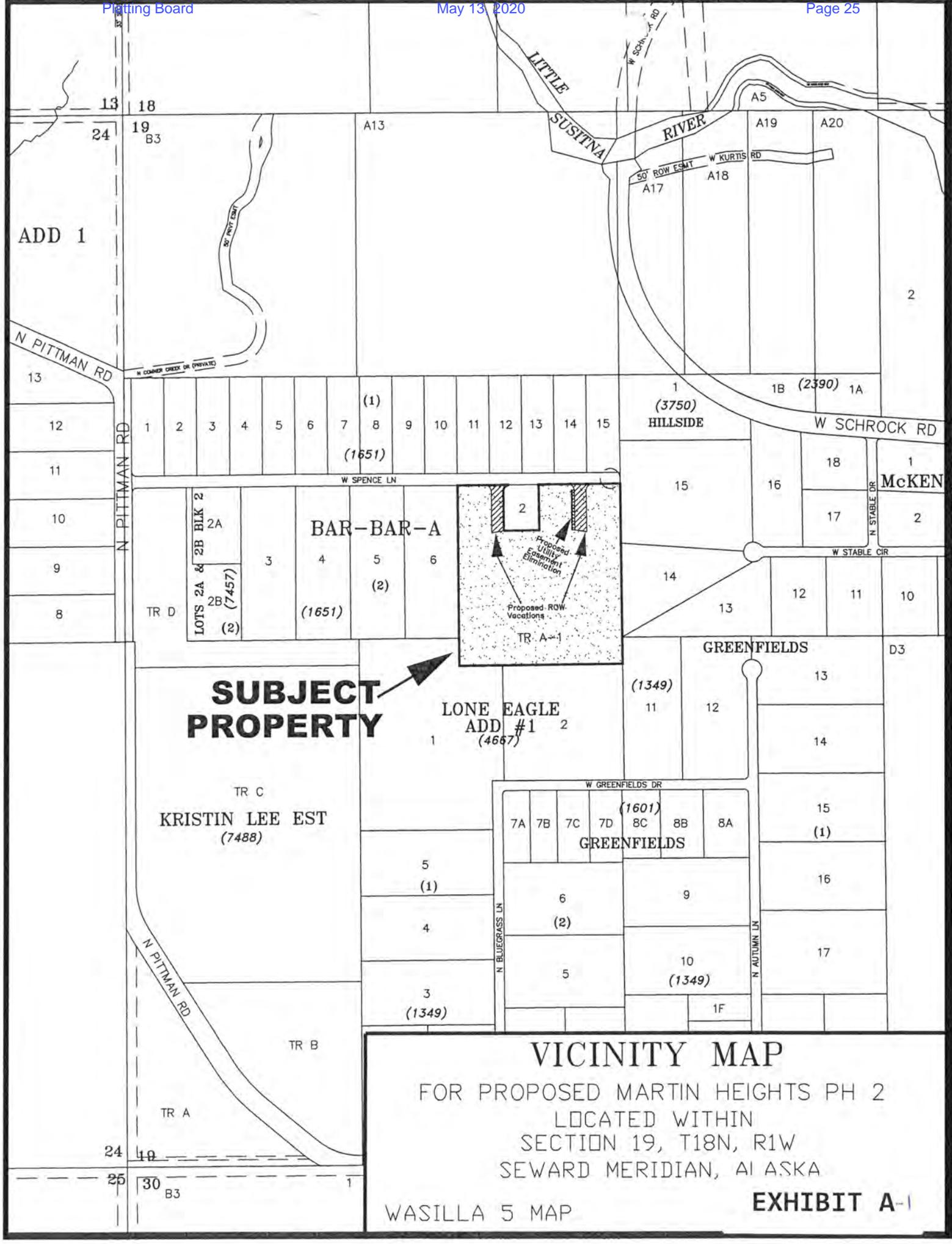
**FINDINGS of FACT:**

1. The plat of Martin Heights Ph 2 is consistent with AS 29.40.070, *Platting Regulations* and MSB 16.15.015, *Preliminary Plat* and 16.15.045, *Plat Approval*.
2. Elimination of the utility easement adjacent to N. Wayland Circle ROW is supportable because there will be no need for the utility easement when the ROW is vacated and the utility companies servicing the area agreed as required by MSB 43.15.032.
3. The proposed ROW Vacation is supportable because the resulting Tract A-1 will have better access to W. Spence Lane complying with MSB 43.15.035(B)(1)(a).
4. Mr. Robert Martin, the owner of the Lot 2, Martin Heights Phase 1 provided a non-objection letter allowing the vacated ROW to revert to his father and combine it with the large tract.
5. The resulting Tract A-1 is over 400,000 sq. ft.; therefore, no useable area certification is required.
6. Lot size and block length are consistent MSB 16.20.300, *Lot and Block Design*.
7. Frontage to Tract A-1 is consistent with MSB 16.20.320, *Frontage*.
8. As this plat is removing platted lot lines, vacating roads, and eliminating a utility easement, staff did not require a surveyor's signed topographic map or new as-built information.
9. There were no borough department, outside agency or public objections to this plat, ROW Vacation or Utility Easement Elimination.

**RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

***Recommended motion:*** “I move to approve the preliminary plat of Martin Heights Phase 2, Vacations of N. Helvetia Circle and N. Wayland Circle, and elimination of the 15' wide utility easement along the west side of N. Wayland Circle, all located within Section 19, Township 18 North, Range 1 West, Seward Meridian, Alaska contingent on the following staff recommendations:”

1. Submit the mailing and advertising fee.
2. Provide platting staff with a request to deadfile the Master Plan of Martin Heights.
3. Obtain the Borough Assembly approval of the ROW vacation and Utility Easement Elimination within 30 days of Platting Board's written Notification of Action. MSB Assembly has 30 days from the date of the Platting Board decision to deny the actions.
4. Provide updated Certificate to Plat executed within 90 days, prior to recording the plat per MSB 16.15.053(F).
5. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
6. Submit recording fee, payable to the State of Alaska, DNR.
7. Taxes and special assessments must be current, per MSB 16.15.053(G) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
8. Submit final plat in full compliance with Title 16.



**VICINITY MAP**  
 FOR PROPOSED MARTIN HEIGHTS PH 2  
 LOCATED WITHIN  
 SECTION 19, T18N, R1W  
 SEWARD MERIDIAN, ALASKA  
 WASILLA 5 MAP **EXHIBIT A-1**



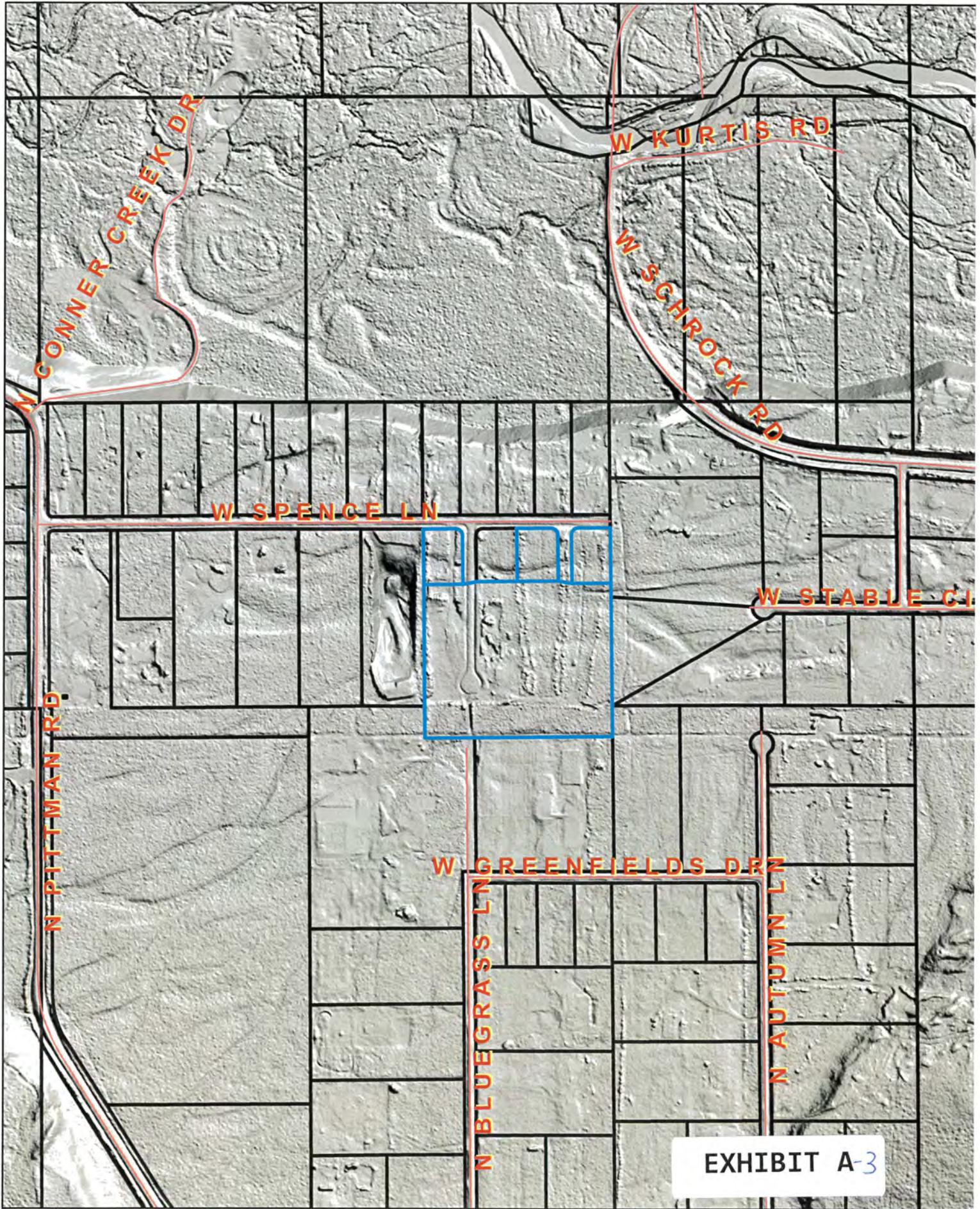


EXHIBIT A-3

**OWNERSHIP CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT. I DECLARE ALL RIGHTS OF WAY TO THE MATANASKA-SUWITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USES SHOWN.

*Randall E. Martin*  
 RANDALL E. MARTIN  
 P.O. BOX 87148  
 WASILLA, ALASKA 99587



**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10<sup>th</sup> DAY OF JUNE, 2017, 2017, at WASILLA, ALASKA, BY RANDALL E. MARTIN, NOTARY FOR THE STATE OF ALASKA. MY COMMISSION EXPIRES 2-1-20.

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

I CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANASKA-SUWITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION No. 2017-128.

DATED 9/14/2018  
 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

DATE June 29, 2017 *John Shadrach*  
 PLANNING AND LAND USE DIRECTOR



**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH JUNE 30, 2017 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OF THIS PLAT HAVE BEEN PAID.

DATE 6-29-17 *John J. Schumacher*  
 BOROUGH TAX COLLECTION OFFICIAL

**COVENANTS, CONDITIONS AND RESTRICTIONS**

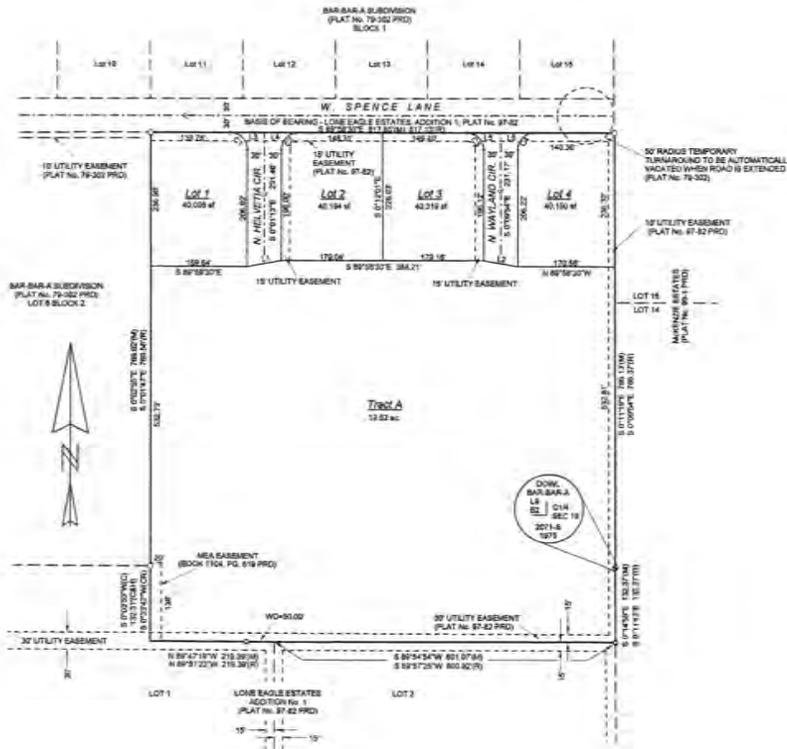
RESTRICTIVE COVENANTS AND MODIFICATIONS TO SAME WERE RECORDED OCT. 13, 1977 AT BOOK 150, PAGE 893, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.

**NOTES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THESE SYSTEMS. (MATANASKA-SUWITNA BOROUGH RESOLUTION SERIAL NUMBER 2004-027 PER)
3. ACCESS TO LOT 1 AND LOT 2 IS RESTRICTED TO A RANDALL CIRCLE ACCESS TO LOT 1 AND LOT 4 IS RESTRICTED TO N. MARTIN CIRCLE.

**LEGEND**

- 6 FOUND 3-1/2" BRASS CAP ON 2-1/2" IRON PIPE. MARKED AS NOTED.
- 0 FOUND 5/8" REBAR.
- 0 FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP. MARKED 2224-B.
- 0 SET 5/8" REBAR W/ RED PLASTIC CAP. MARKED 13-5122.
- (M) MEASURED DIMENSION.
- (R) RECORDED DIMENSION PER THE PLAT OF LONE EAGLE ESTATES, PLAT No. 87-82 PRD.
- (C) COMPUTED DIMENSION PER THE PLAT OF LONE EAGLE ESTATES, PLAT No. 87-82 PRD.

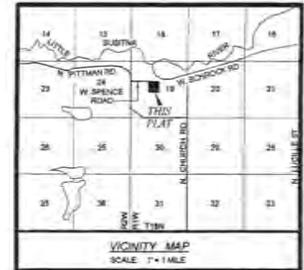


**CURVE DATA**

Curve	Data	Angle	Radius	Arc	Tangent	Chord	Chord Bearing
C1	89°57'17"	30.00	47.10	29.88	42.41	S 44°59'50"E	
C2	87°02'43"	30.00	47.15	30.12	42.44	N 45°00'09"E	
C3	87°48'59"	30.00	47.62	29.60	42.38	S 48°24'12"E	
C4	90°11'54"	30.00	47.92	30.76	42.50	N 44°05'48"E	

**LINE DATA**

Line	Bearing	Distance
L1	N 78°45'07"E	80.97
L2	S 80°14'30"E	80.97
L3	S 88°28'50"E	58.85
L4	S 88°35'30"E	80.00
L5	S 88°38'20"E	59.26
L6	S 89°38'20"E	80.11



JOHN SHADRACH, R.L.S. 528 E. Tallahassee St.  
 professional land surveyor Wasilla, Alaska 99584  
 907.376-2265

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION THAT THE INSTRUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 JOHN SHADRACH  
 REGISTERED LAND SURVEYOR 18-1332  
 DATE June 14, 2017

A PLAT OF  
**MARTIN HEIGHTS  
 SUBDIVISION, PHASE 1**  
 A SUBDIVISION OF  
 LOT 3 LONE EAGLE ESTATES, ADD. No. 1, PLAT No. 87-82,  
 LOCATED WITHIN  
 W1/2 SECTION 19, T. 18 N., R. 1 W., SEWARD MERIDIAN,  
 PALMER RECORDING DISTRICT,  
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
 CONTAINING 16.96 ACRES, MORE OR LESS  
 DRAWN BY: JS FIELD BOOK: 2018-01 PROJECT: the Shadrach  
 DATE: 8-20-2017 LOCATED WITHIN: Book 150 Page 893  
 CHECKED: JS DRAWING SCALE: SHEET 1 OF 1  
 1" = 100'

2017-64  
 Plat #  
*Palmer*  
 Date 6-29-17  
 Date 12-26-17

RECEIVED  
Page 29  
JAN 15 2020  
PLATTING

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

### PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, **Randall E. Martin**, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

**Martin Heights Subdivision, Phase 1, Plat No. 2017-64, Palmer Recording District**

Said right-of-way being more fully described as:

**N. Helvetia Circle and N. Wayland Circle**

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. **\$250.00** Right-of-Way Vacation Fee with Regular Plat; or
4. **\$500.00** for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): (ATTACH PAGES, IF NEEDED)

**APPLICANT** Name: **Randall E. Martin**

**OR** Mailing Address: **POB 871748 Wasilla, Alaska 99687**

**OWNER** Contact Person: **Randall Martin** Phone: **907-373-0405**

**SURVEYOR** Name (FIRM): **John Shadrach, RLS** Email: **shadrach@mtaonline.net**  
Mailing Address: **POB 87149 Wasilla, Alaska 99687**  
Contact Person: **John Shadrach** Phone: **907-841-0706**

**SIGNATURES OF PETITIONER(S):**

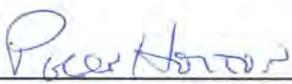
  
 \_\_\_\_\_  
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NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.

+++++

**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**  
**THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.**

2/5/2020  
 \_\_\_\_\_  
 DATE

  
 \_\_\_\_\_  
 PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 3/19/2020

RECEIVED  
JAN 15 2020  
PLATTING

January 10, 2020

Mr. Fred Wagner  
Platting Officer  
Matanuska-Susitna Borough  
350 E. Dahlia  
Palmer, Alaska 99645

Re: Lot 2 Martin Heights Subdivision, Lot 2  
Tax Parcel No. 7652000L002

Dear Mr. Wagner,

Please be advised that I am the owner of the above reference parcel, and that I have no objection to the proposed vacation of the rights-of-way of N. Helvetia Circle, and no objection to the vacated rights-of-way reverting to the ownership of Randall E. Martin.

Kindest regards,



Robert R. Martin  
212 N. Boundary St.  
Wasilla, Alaska 99654

EXHIBIT D

RECEIVED

JAN 15 2020

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

PLATTING

ELIMINATION OR MODIFICATION OF A  
PETITION FOR UTILITY EASEMENT

Comes now the undersigned, Randall E. Martin, and petitions the Matanuska-Susitna Borough to eliminate the utility easement lying within the following described property, to-wit:

Lot 3 Martin Heights Subdivision, Phase 1, Plat No. 2017-64, Palmer Recording District

Said right-of-way being more fully described as:

The East fifteen feet of Lo3 Martin Heights Subdivision, Phase 1, excepting therefrom that portion of the existing utility easement within the North fifteen feet of Lot 3.

*NOTE: Utility easement eliminations require non-objection letters from the service area utility companies at the time of submittal, see MSB 43.15.032.*

Submitted herewith are the following:

1. A copy of the as-built showing the easement(s) to be vacated/modified (if due to encroachment)
2. \$500.00 Public Hearing Fee (no fee if submitted with Regular Plat)

The action sought by this petition is to facilitate the vacation of N. Helvetia Circle, and the plat of Martin Heights Subdivision, Plat No. 2017-64.

APPLICANT Name: Randall E. Martin

OR Mailing Address: POB 871748 Wasilla, Alaska 99687

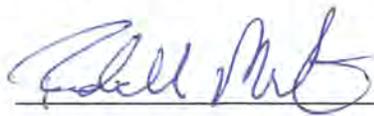
OWNER Contact Person: Randall Martin Phone: 907-373-0405

SURVEYOR Name (FIRM): John Shadrach, RLS Email: shadrach@mtaonline.net

Mailing Address: POB 87149 Wasilla, Alaska 99687

Contact Person: John Shadrach Phone: 907-841-0706

**SIGNATURES OF PETITIONER(S):**



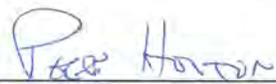
\_\_\_\_\_

NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.

+++++

THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH  
THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

2/5/2020  
DATE

  
PLATTING DIVISION REPRESENTATIVE

SC Easement Elimination or Modification Petition

SCHEDULED FOR PLATTING BOARD MEETING OF: 3/19/2020





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

January 31, 2020

Randall E. Martin  
PO Box 871748  
Wasilla, AK 99687

Re: Letter of Non-Objection- Road and Utility Easement Vacation

To whom it may concern:

ENSTAR Natural Gas Company has no objection to N. Wayland Circle and N. Helvetia Circle roads right-of-way vacations, nor to the vacation of a portion of the fifteen foot (15 FT) utility easement located on the east boundary of Lot 3, all located within Martin Heights Subdivision, Phase 1, according to Plat No. 2017-64, records of the Palmer Recording District, Third Judicial District, State of Alaska.

Sincerely,

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

Cassie Acres  
Right of Way & Compliance Technician  
ENSTAR Natural Gas Company

**EXHIBIT E-4**

**Peggy Horton**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, January 30, 2020 1:30 PM  
**To:** Peggy Horton  
**Cc:** shadrach@mtaonline.net  
**Subject:** FW: Martin Heights vacation  
**Attachments:** Martin Easement vacation.pdf

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

Hello Peggy,

MTA has reviewed the vacation request for Martin Heights. MTA has no objections to the roadway vacation of both N. Helvetia Circle and N. Wayland Circle, and portion of the utility easement located on the East boundary of Lot 3 of Martin Heights, Phase 1.

Thank you,

**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:** John Shadrach, RLS <shadrach@mtaonline.net>  
**Sent:** Wednesday, January 29, 2020 4:15 PM  
**To:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Subject:** Martin Heights vacation

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Be wary of unsolicited attachments, even from people you know** - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

Hello Holly,

**EXHIBIT E-5**

Attached is a copy of a proposed vacation plat of Lots 1, 3, 4 and Tract A of Martin Heights Subd. Phase 1, Plat No. 2017-64, including the vacation of both N. Helvetia Circle and N. Wayland Circle, and portion of the utility easement located on the East boundary of Lot 3 of Martin Heights, Phase 1.

As you know, in order to submit a complete application to the borough, letters of non-objections are required from the pertinent utilities. If you find you have no objections to the vacation, please notify Ms. Peggy Horton at MSB ([Peggy.Horton@matsugov.us](mailto:Peggy.Horton@matsugov.us)). Please contact me by email or by phone at the number below with any questions or concerns.

I greatly appreciate your time in reviewing these materials.

Kindest regards,

***John Shadrach, RLS***

***POB 871497***

***Wasilla, Alaska 99687***

***907-841-0706***

--  
JOHN SHADRACH, RLS  
POB 871497  
Wasilla, Alaska 99687  
907-841-0706

**Peggy Horton**

---

**From:** Jamie Taylor  
**Sent:** Wednesday, February 26, 2020 12:54 PM  
**To:** MSB Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for Comments for Martin Hts MSP Revision Case #2006-169 Tech: PH

No objection.

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

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Friday, February 7, 2020 9:14 AM  
**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>; tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; M Schoming (mschoming@crweng.com) <mschoming@crweng.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@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 Martin Hts MSP Revision Case #2006-169 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a revision to Martin Heights Master Plan, right-of-way vacation, and utility easement elimination in the Meadow Lakes area. RSA 28. Please review and provide any comments by February 28, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/Ev8lasj4p99AhJdyQC2XBiwBjZdYUD8gijw3h4S8hY\\_5lrw?e=UbZZ0j](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Ev8lasj4p99AhJdyQC2XBiwBjZdYUD8gijw3h4S8hY_5lrw?e=UbZZ0j)

**EXHIBIT F**



# 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:** Martin/Martin Heights

**Nature of Request:** The request is to revise Martin Heights Master Plan and Phase 1, Plat 2017-64, to eliminate all but one lot and one tract, vacate the platted rights-of-way and eliminate a 15' wide utility easement to be known as MARTIN HEIGHTS PHASE 2, containing 16.96 acres, more or less.

**Location:** Located east of N. Pittman Rd. and directly south of W. Spence Ln.: within the NW14 Sec. 9, T18N, R1W, S.M., AK. Tax ID: 7652000TOOA, 7652000L001, L003, & L004

**Date/Due Date:** 28 February 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:** Meadow Lakes

**Case#:** 2006-169

**RSA:** 28 Gold Trail

**Staff-Recommendation:**

**Approve XX**

Deny \_\_\_\_\_ (need's supervisor approval)

Conditionally Approve \_\_\_\_\_

**List Conditions (if applicable):**

---

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

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

**EXHIBIT G - 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)

**1. Note Community Council area, City, or SPUD**

- a. Does the CC have a Comp Plan: MEADOW LAKES
  - i. If Yes, review comp plan sections on land use.

**PERTINENT PORTIONS FROM MEADOW LAKES COMP PLAN:**

1. Maintain the Community’s Rural Character Community surveys and public workshops show that for most residents, the area’s rural character is one of the top motivations to live in Meadow Lakes. This character includes low density housing, friendly neighbors, limited traffic, large tracts of open land, good views, presence of wildlife, and ready access to trails, rivers, lakes, and recreation. Strategies to maintain and enhance this rural character include:

- Housing Densities - Encourage low density residential development in the majority of the community. The exact policies should be worked out through the Special Land Use District process to implement this plan, but community sentiment strongly favors a target greater than the 40,000 square feet minimum currently required under MSB standards. In other areas, lots significantly larger than this target are more appropriate, for example in key watershed and wetland areas, and along the community’s three major watersheds. For the purpose of clarity, the Planning Team thought it was important to identify specific minimum lot size.

- While working with the target for minimum lot size, the size of specific subdivision lots should consider the following:

- o Physical character of the land –minimum lot sizes are acceptable where soil quality and drainage is good; lots should be larger where soil quality and drainage is poor.

- o Use of “open space” subdivision process – to the degree land is dedicated to community use as open space, parks and trails through the open space subdivision process, lot sizes are allowed to be smaller.

- o Size of surrounding lots – lots in new subdivisions should be at least the minimum, and should respond to the size of surrounding lots, e.g., if an “inholding” is subdivided in a neighborhood of large lots, the lots around the edge of the new subdivision should match the sizes of surrounding parcels.

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



## 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

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- Open Space – Guide growth to retain and expand public open space, waterways and trails. Retain the “natural feel” of the community and the dominate sense of natural landscapes – forests, wetlands, streams, wildlife, and views.

- Establish “Open Space” subdivision policies so sub-dividers are encouraged to retain land for trails and recreation and to protect natural areas like wetlands or streams.

2. Concentrate and Screen Commercial Development; Avoid Sprawl Along the Parks Highway In past public workshops and surveys, people expressed a clear concern that the Parks Highway should not be lined with strip commercial development like what is found in other parts of the southern Mat-Su Borough. The community recognizes that without land use controls, development will likely scatter along the length of the Parks Highway. Strategies to reach this goal include:

- Appearance of Roadside Commercial Development - Require retention and/or planting of evergreen buffers, trees and other landscape features so roadside development is attractive. Encourage modest sized, attractive signage and roadside development.

#### Site Development Standards (for all types of uses)

To protect unique site opportunities and constraints, including slope, natural vegetation, water quality,

and views, and to maintain a sense of the natural setting, the following standards are established:

1. Grading – Encourage retention of natural contours.

2. Natural Vegetation/Site Disturbance – Maximize retention of existing vegetation; grading and clear cutting the entire parcel prior to selling or developing land is strongly discouraged. Large portions of the site’s natural vegetation and contours should be maintained.

3. Drainage– Development must not change drainage patterns or create drainage or icing problems on adjoining lots. Construction of driveways and other impervious areas must not increase summer runoff or winter ice on adjoining roads or

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

**EXHIBIT G-3**



## 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)

inhibit bank erosion and provide habitat for wildlife such as ducks and loons, while also providing some screening of development.

Meadow Lakes Comprehensive Plan Major Goals & Strategies: LAND USE 35

8. Trail Reservations on Private Land – To the greatest degree possible, reserve for continued public use all important existing community trails crossing private land when that private land is subdivided. This can be done through the “open space subdivision” policy outlined later in this chapter. Trails may be reserved along traditional routes, or moved to new locations within the parcel. Trails shall be included as part of all new collector roads.

9. Underground Utilities – If practical, utilities should be placed underground. Exceptions include high voltage electric transmission lines, sub-transmission lines, and substations.

#### 2. Environmental

- a. Plans to consider:
  - i. Stormwater Management Plan

#### 3. Cultural Resources

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

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

**EXHIBIT G-4**



# MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

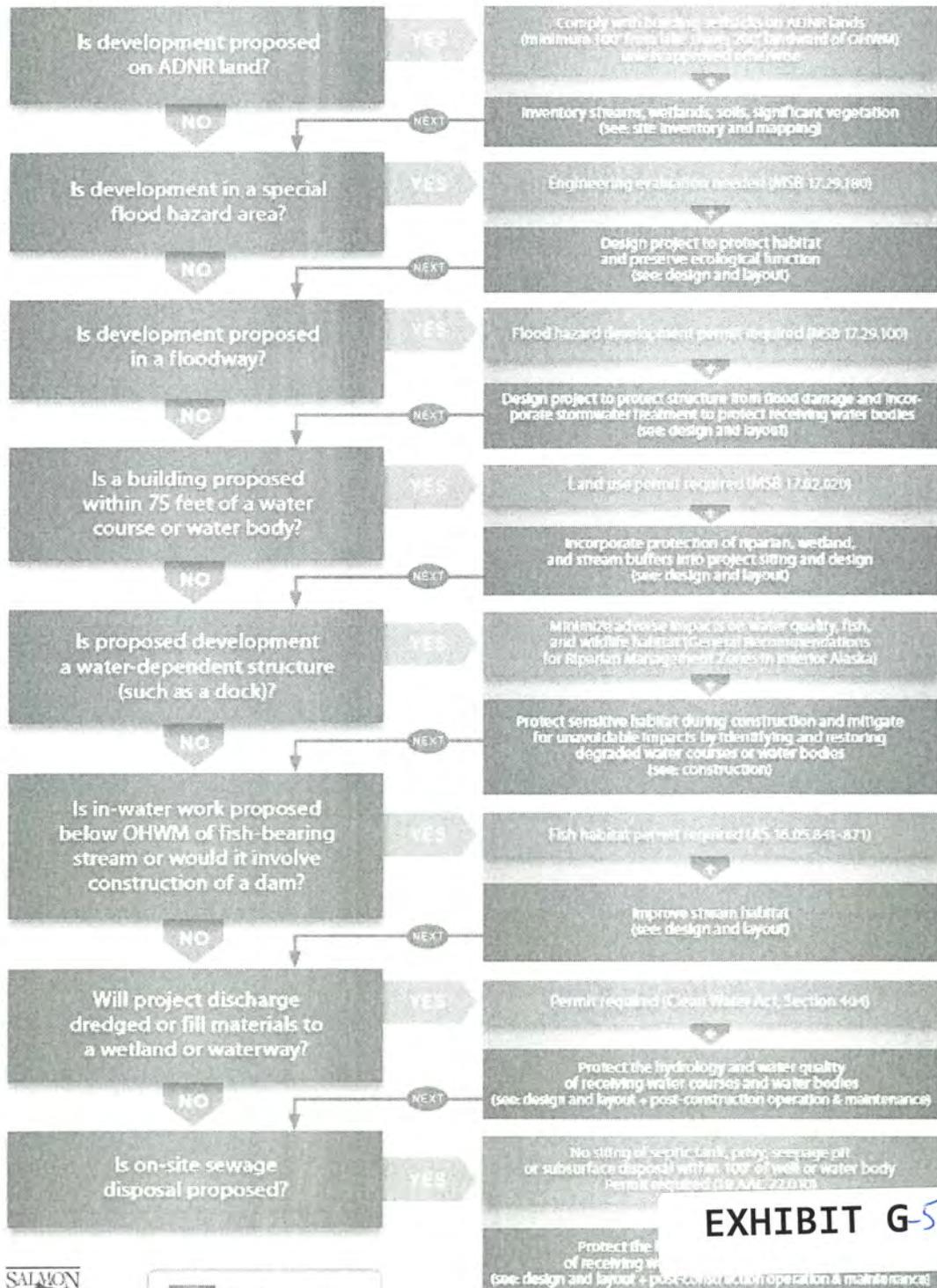
Planning Division: Plat Review/Comments

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 G-5**





## MATANUSKA-SUSITNA BOROUGH

### Planning and Land Use Department

#### Planning Division: Plat Review/Comments

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properties.

4. Water Quality & Erosion - Use drainage swales, holding basins and similar best management practices to ensure runoff from developed areas does not degrade quality of water in adjoining streams and lakes. See appendix for voluntary MSB best management practices.

5. Hazards and Sensitive Areas – Avoid development in hazard areas, including floodplains and steep slopes. Minimize development and development impacts on wetlands and other sensitive natural environments.

6. Setbacks From Waterbodies - Require at least the MSB 75' minimum development setback from streams, lakes, wetlands and other water bodies; "development" is defined as habitable structures. Non habitable structures, such as boathouses, sheds, decks or saunas can be built within 75' of lakes and streams, but these improvements should be designed to have minimal environmental and visual impact on the adjoining waterway.

17.55.020 Setbacks for Shorelands (B) docks, piers, marinas, aircraft hangars and boathouses may be located closer than 75 feet and over the water, provided they are not uses for habitation and do not contain sanitary or petroleum fuel storage facilities. (E) No part of a subsurface sewage disposal system shall be closer than 100 feet from any body of water or watercourse.

7. Protection of Water Quality – Use of land adjoining waterbodies shall be designed to minimize impacts on water quality. Actions to achieve this goal include minimizing removal of natural vegetation along the majority of the edge of lakes, streams or wetlands, to keep lawn chemicals, silt, and septic effluents out of the watershed, to

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

**EXHIBIT G-6**

**Peggy Horton**

---

**From:** Permit Center  
**Sent:** Friday, February 21, 2020 4:01 PM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for Martin Hts MSP Revision Case #2006-169 Tech: PH

Good Afternoon,

It appears that they have two access points on to W Spence that are not permitted. Please have them apply for Driveway Permits. They are pre-existing to 2011, they may apply on the phone at no charge, if don't before March 18<sup>th</sup>. They can call 861-7822 to apply by phone.

*Thank you,*

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

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Friday, February 7, 2020 9:14 AM  
**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>; tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; M Schoming (mschoming@crweng.com) <mschoming@crweng.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@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 Martin Hts MSP Revision Case #2006-169 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a revision to Martin Heights Master Plan, right-of-way vacation, and utility easement elimination in the Meadow Lakes area. RSA 28. Please review and provide any comments by February 28, 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

February 11, 2020

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

RECEIVED  
 FEB 11 2020  
 PLATTING

To whom it may concern:

ENSTAR Natural Gas Company has reviewed **Stringfield (MSB Case # 2020-016)** and advises that there is an existing natural gas service line which appear to cross proposed Lot 1 to serve proposed Lot 2. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

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

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

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

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

Sincerely,

*Cassie Acres*

**EXHIBIT I**

**Peggy Horton**

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, February 26, 2020 9:27 AM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for Martin Hts MSP Revision Case #2006-169 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:** MSB Platting <Platting@matsugov.us>  
**Sent:** Friday, February 7, 2020 9:14 AM  
**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>; tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; M Schoming (mschoming@crweng.com) <mschoming@crweng.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@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:** Request for Comments for Martin Hts MSP Revision Case #2006-169 Tech: PH

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

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

Good Afternoon,

The link below will take you to a request for comments for a revision to Martin Heights Master Plan, right-of-way vacation, and utility easement elimination in the Meadow Lakes area. RSA 28. Please review and provide any comments by February 28, 2020.

**EXHIBIT J**

**Peggy Horton**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Friday, February 7, 2020 9:23 AM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for Martin Hts MSP Revision Case #2006-169 Tech: PH

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

Good morning,

MTA as reviewed the plat for Martin Heights. MTA has no comments.

Thank you for the opportunity to comment.

**Holly Sparrow, Right of Way Agent**

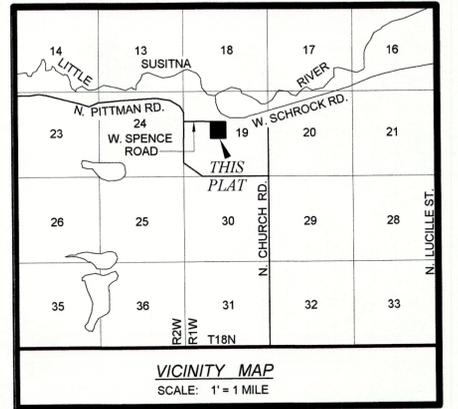
MTA | 1740 S. Chugach Street | Palmer, Alaska 99645  
office: 907-761-2599 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Friday, February 7, 2020 9:14 AM  
**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>; tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; M Schoming (mschoming@crweng.com) <mschoming@crweng.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@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:** Request for Comments for Martin Hts MSP Revision Case #2006-169 Tech: PH

**EXHIBIT K**



**OWNERSHIP CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAYS TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USES SHOWN.

RANDALL E. MARTIN  
P. O. BOX 871748  
WASILLA, ALASKA 99687

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 FOR RANDALL MARTIN.

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

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

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. \_\_\_\_\_

DATED \_\_\_\_\_ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING AND LAND USE DIRECTOR

ATTEST: \_\_\_\_\_ PLATTING CLERK

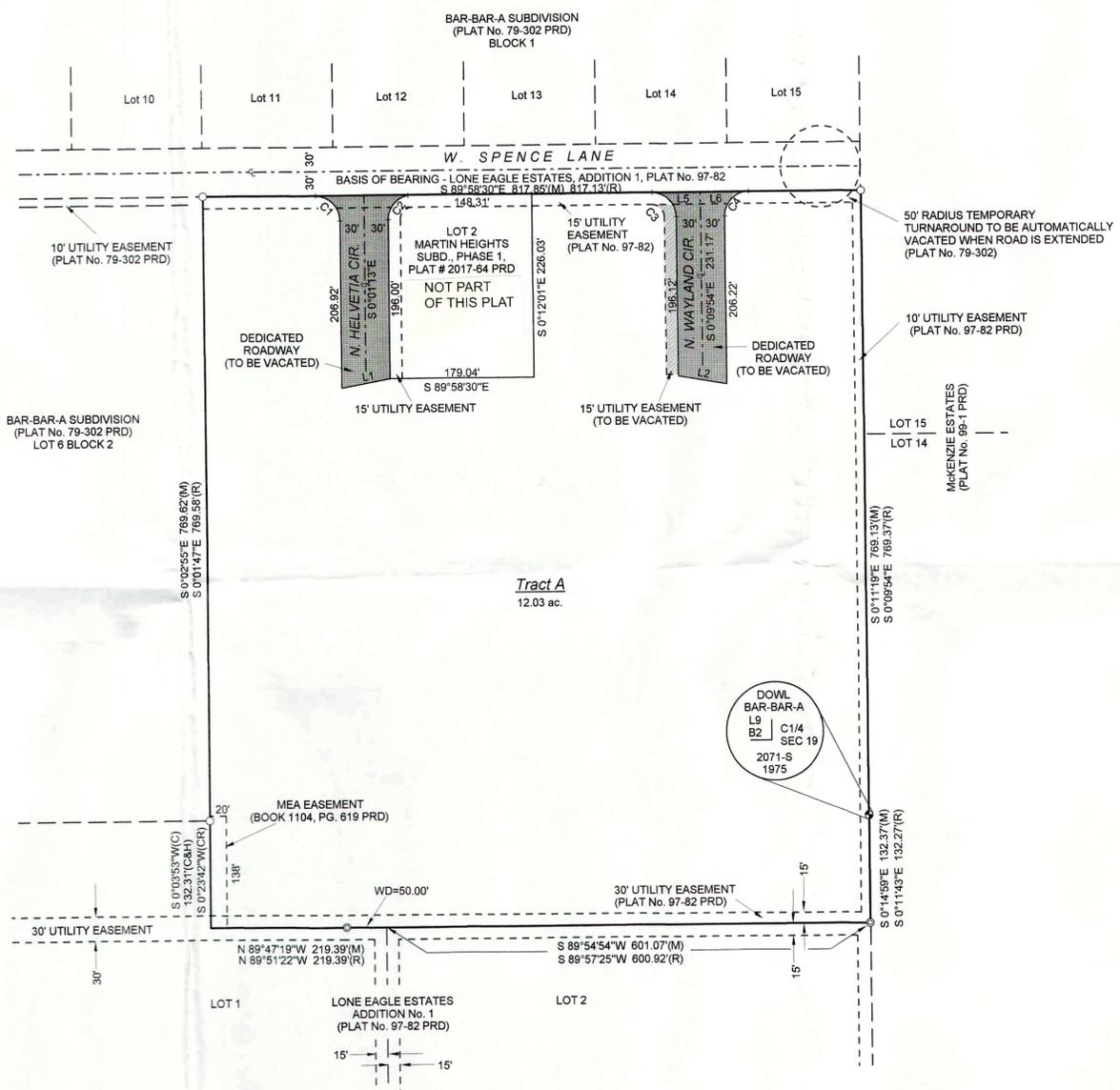
**CERTIFICATE OF PAYMENT OF TAXES**

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

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL

**COVENANTS, CONDITIONS AND RESTRICTIONS**

RESTRICTIVE COVENANTS AND MODIFICATIONS TO SAME WERE RECORDED OCT. 13, 1977 AT BOOK 150, PAGE 653, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.



**CURVE DATA**

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
C1	89°57'17"	30.00	47.10	29.98	42.41	S 44°59'52"E
C2	90°02'43"	30.00	47.15	30.02	42.44	N 45°00'09"E
C3	89°48'36"	30.00	47.02	29.90	42.36	S 45°04'12"E
C4	90°11'24"	30.00	47.22	30.10	42.50	N 44°59'48"E

**LINE DATA**

Line	Bearing	Distance
L1	N 79°45'07"E	60.97'
L2	S 80°14'39"E	60.91'
L3	S 89°58'30"E	59.98'
L4	S 89°58'30"E	60.02'
L5	S 89°58'30"E	59.90'
L6	S 89°58'30"E	60.10'



**JOHN SHADRACH, R.L.S.**  
professional land surveyor  
POB 871497  
Wasilla, Alaska 99687  
5819 E. Frost Cir  
Wasilla, Alaska 99654  
(907) 376-2260

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



JOHN SHADRACH  
REGISTERED LAND SURVEYOR LS-5122 DATE \_\_\_\_\_

RECEIVED  
B O 3 2020  
PLATTING

PROPOSED VACATION PLAT OF  
**MARTIN HEIGHTS SUBD., PHASE 1,  
LOTS 1, 3, 4 & TRACT A, AND  
OF THE RIGHTS OF WAYS OF  
N. HELVETIA CIR. AND N. WAYLAND CIR.**

A SUBDIVISION OF  
LOT 3 LONE EAGLE ESTATES, ADD. No. 1, PLAT No. 97-82,  
LOCATED WITHIN  
W1/2 SECTION 19, T. 18 N., R. 1 W., SEWARD MERIDIAN,  
PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING 16.96 ACRES, MORE OR LESS

DRAWN BY: JS	FIELD BOOK: 2016-01	PROJECT: martinheights/finatph1platvac
DATE: 1/10/2020		
CHECKED: JS	DRAWING SCALE: 1" = 100'	SHEET: 1 OF 1

6A

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 13, 2020**

PRELIMINARY PLAT:       **JANNECK PUBLIC USE EASEMENT**  
 LEGAL DESCRIPTION:     **SEC 35, T18N, R02W**  
 PETITIONER:             **HOWARD A. & VICKI LOU JANNECK**  
 SURVEYOR:               **KEYSTONE SURVEYING**  
 REVIEWED BY:            **AMY OTTO-BUCHANAN**                               **CASE: 2020-017**

**REQUEST:** The request is create an offset cul-de-sac Public Use Easement adjacent to the 83’ wide Section Line Easement and on Tax Parcel B16 (Tax ID #118N02W35B016), to be known as **JANNECK PUE**, containing 5,500 sf +/- . The proposed Public Use Easement is located south of W. Beverly Lake Road and N. Fine Road intersection, within the S ½ SW ¼ and SW ¼ NW ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian.

**EXHIBITS:**

Vicinity Map, Aerial Maps	<b>Exhibit A – 4 pgs</b>
PUE Application	<b>Exhibit B – 2 pgs</b>
Public Use Easement Document	<b>Exhibit C – 5 pgs</b>
Proof of Constructability	<b>Exhibit D – 2 pgs</b>

**COMMENTS:**

Department of Public Works	<b>Exhibit E – 1 pg</b>
Department of Emergency Services	<b>Exhibit F – 1 pg</b>
Utilities	<b>Exhibit G – 3 pgs</b>
Public Comment	<b>Exhibit H – 4 pgs</b>

**DISCUSSION:** The parcel is located south and southeast of the intersection of W. Beverly Lake Road and N. Fine Road intersection. The purpose of the Public Use Easement (PUE) is to create a constructible access for any future subdivision. The Public Use Easement itself is a small portion (5,500 sf) within Tax Parcel B16 to create an offset cul-de-sac within the 83’ wide Section Line Easement and the portion being granted as the PUE. Howard A. and Vicki Lou Janneck, owners of Tax Parcel B16, have submitted an Application for Public Use Easement (PUE) Acceptance (**Exhibit B**), the proposed Public Use Easement document (**Exhibit C**) and proof of constructability of the proposed PUE (**Exhibit D**.)

**COMMENTS:**

Department of Public Works (**Exhibit E**) has no comments. Department of Emergency Services Fire Marshal (**Exhibit F**) has no issues.

**Utilities:** (**Exhibit G**) GCI has no objections. MTA has no objections. Enstar has no comments or recommendations. MEA did not respond.

**Public Comment: (Exhibit H)** Hubert & Madeline Sager, owners of Lot 2, Mat-Su Meadows, to the northeast, have no objection. Edward P. Keogh, owner of Block 2 Lot 2, Star Lake Subdivision, to the southwest, has no objection. Elizabeth Jaeger, 6171 W. Lockley Loop, objects: "there is a lake adjacent to this property that is a wildlife park. The birds and mammals are stressed enough by all the development and traffic in these areas. We do not need more clear cutting and development here. Let his area be a wildlife habitat in the few places left for them to roan north of Baptist Pond." Terry C. Boyle, owner of Block 3 Lot 7, Sherwood Estates #2, to the west, objects: "I think it is NOT a good idea to open this area for a number of reasons. First of all it is a wildlife refuge; it has an eagle's nest right on the line you are referring to. The terrain for the most part is swamp so travel would be difficult at best. But most of all, I would hate to see it opened up."

**CONCLUSION:**

The proposed Janneck Public Use Easement is a cul-de-sac on private property that the petitioner is requesting the borough accept as public right-of-way. The proposed Public Use Easement is unconstructed at this time; surveyor has provided proof of constructability. The Public Use Easement Application was submitted in accordance with MSB 43.15.021, *Public Use Easement Acceptance Procedure*. Borough Staff recommends approval of this Public Use Easement application. No road construction is required.

**FINDINGS OF FACT:**

1. Public Use Easement Application has been submitted pursuant to MSB 43.15.021.
2. Surveyor has provided a certified drawing and legal description of the public use easement.
3. The public use easement is constructible and surveyor has provided proof of constructability.
4. Construction of the Public Use Easement is not required.
5. There were two objections from the public received; and two non-objections.

**RECOMMENDATION FOR APPROVAL OF PUBLIC USE EASEMENT: Suggested motion: "I move to approve the Janneck Public Use Easement, Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:"**

1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within seven days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Submit a public use easement document, signed by all owners of record with the legal description and a drawing showing monumentation in accordance with MSB 43.15.021(E). The document must comply with State of Alaska, Department of Natural Resources standards.
4. Submit recording fee payable to the Dept. of Natural Resources.



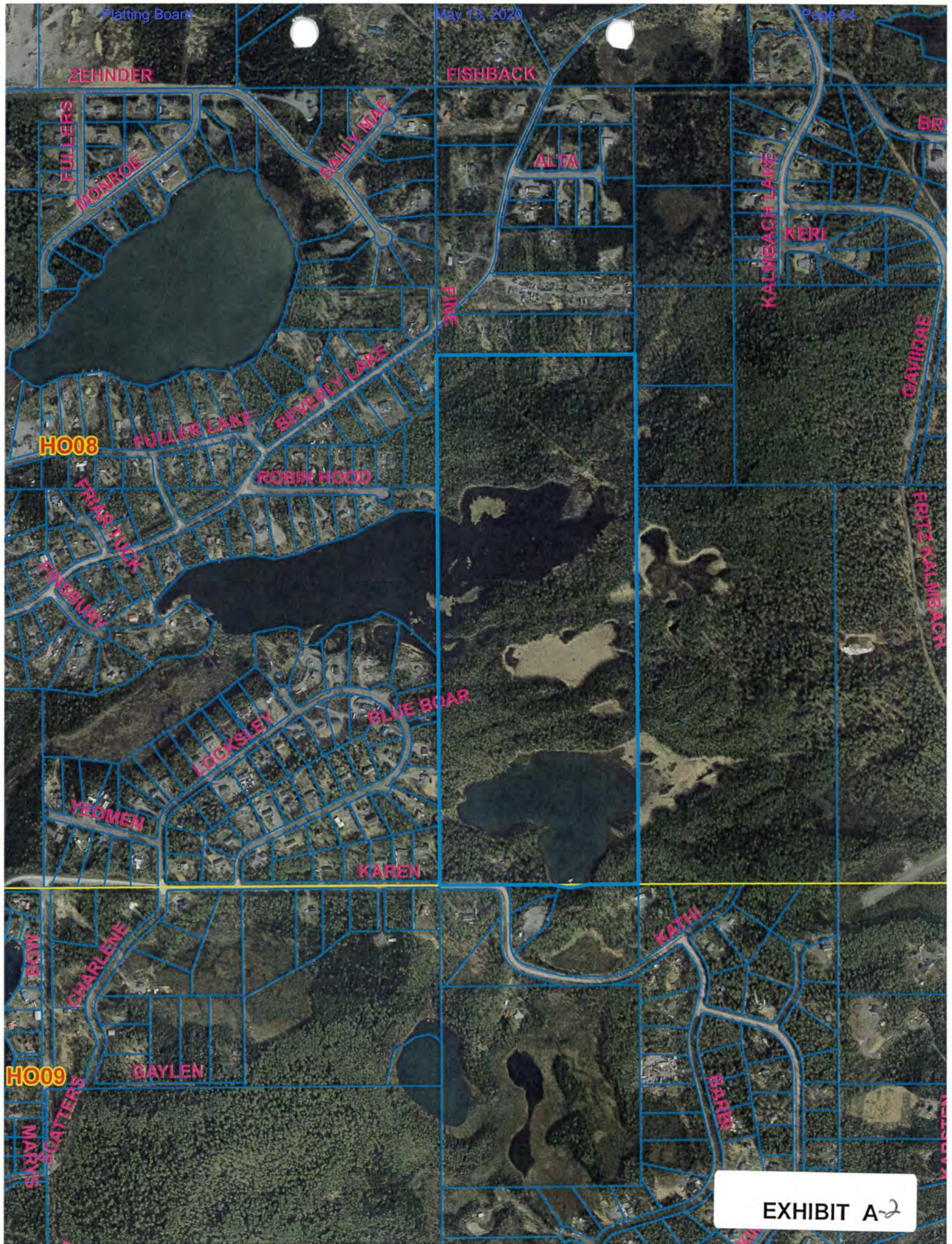


EXHIBIT A-2

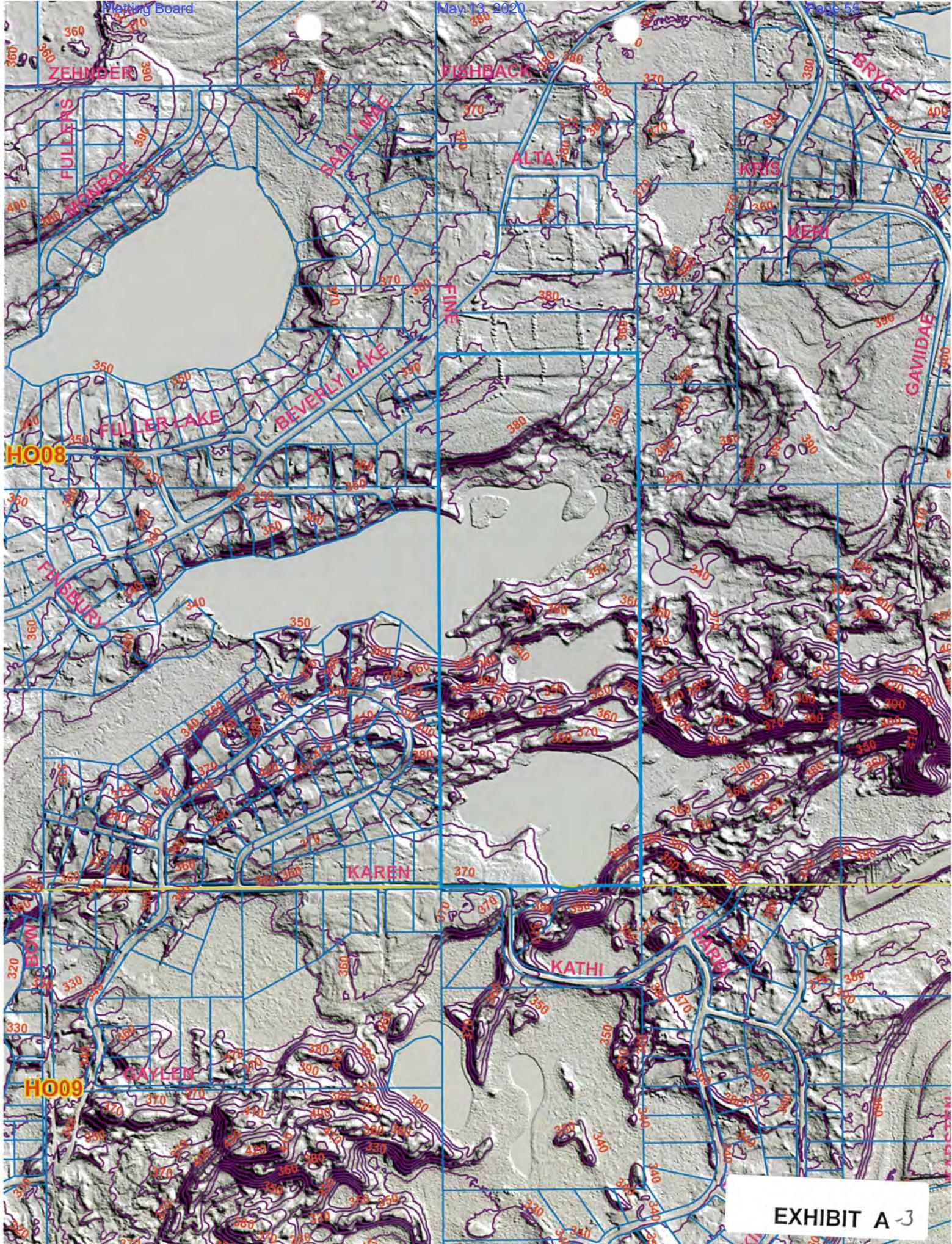


EXHIBIT A-3

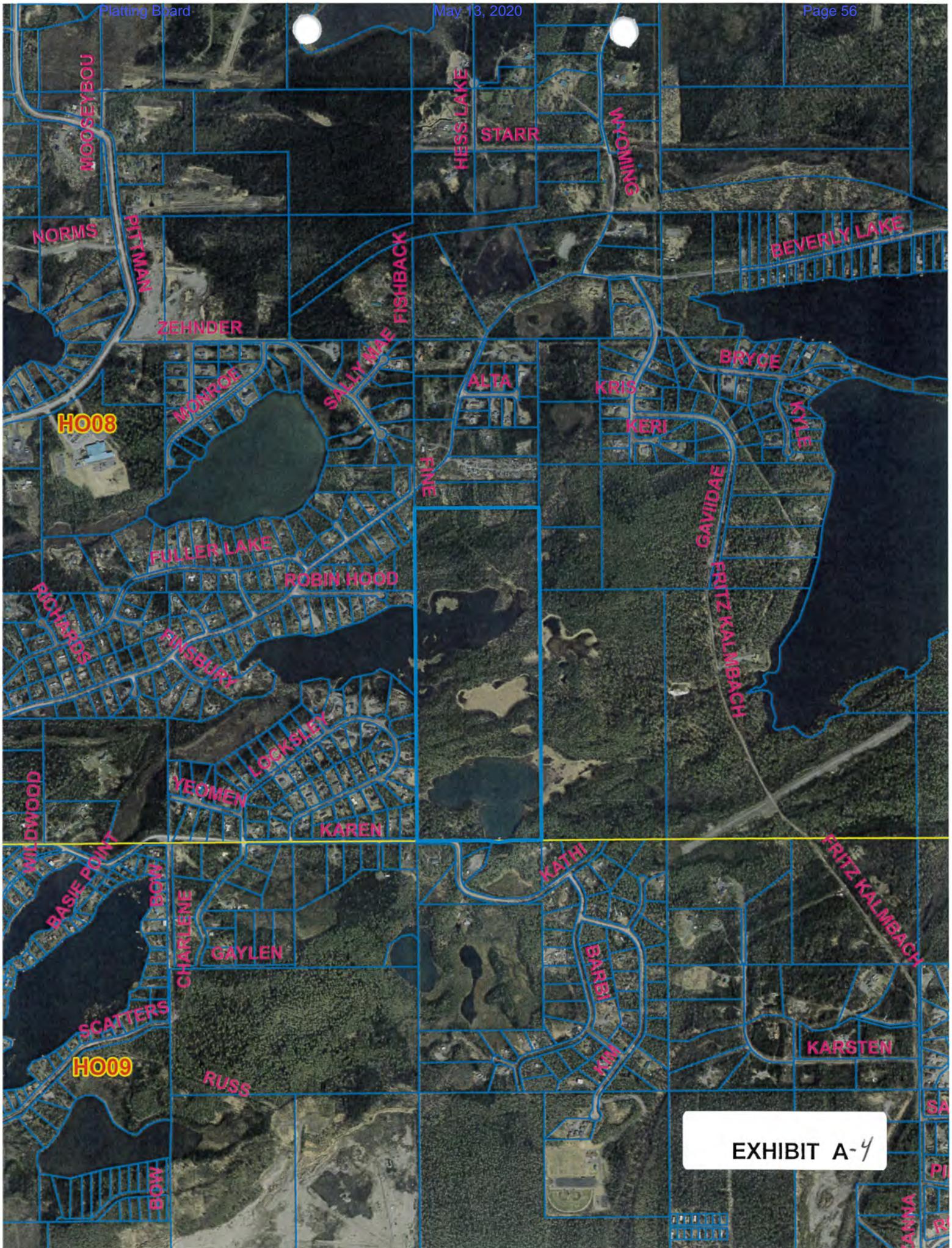


EXHIBIT A-4

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

### APPLICATION FOR PUBLIC USE EASEMENT ACCEPTANCE

LOCATED IN THE (aliquot part) NW ¼ of Section 35 Township 18 NORTH Range 02 WEST SEWARD Meridian, Alaska.

**SUPPORTIVE DATA**                      REQUIRED AT TIME OF SUBMITTAL:

\_\_\_\_\_ LEGAL DESCRIPTION OF PROPOSED EASEMENT  
                   *(by Registered Land Surveyor if description is by metes and bounds)*

\_\_\_\_\_ SCALED DRAWING OF EASEMENT DEPICTING LOCATION

\_\_\_\_\_ PROOF OF CONSTRUCTIBILITY

\_\_\_\_\_ FEE \$500.00

\_\_\_\_\_ CERTIFICATE TO PLAT (provided by a local title company)

**APPLICANT** Name: HOWARD ALLEN JANNECK, JR. & VICKI LOU JANNECK  
Email: cturtle@mtaonline.net

**OR** Mailing Address: P.O. BOX 298373, WASILLA, ALASKA 99629-8373

**OWNER** Contact Person: J.R. OR VICKI Phone: 355-0847

**SURVEYOR** Name (FIRM): KEYSTONE SURVEYING & MAPPING  
Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645  
Contact Person: GARY LoRUSSO Phone: 376-7811

**ENGINEER** Name (FIRM): HOLLER ENGINEERING  
Mailing Address: HC 32, BOX 3380, WASILLA, ALASKA Zip: 99654  
Contact Person: CURT HOLLER Phone: 376-0410

\_\_\_\_\_ DATE 01/06/20

APPLICANTS SIGNATURE



#### **THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

2/3/2020  
DATE

*[Signature]*  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 3/19/2020

**EXHIBIT B - 1**

## KEYSTONE SURVEYING &amp; MAPPING, INC.

Gary LoRusso  
P.O. Box 2216  
Palmer, Alaska 99645

[garyl@mtaonline.net](mailto:garyl@mtaonline.net)  
Work 376-7811

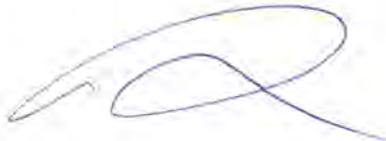
Amy Otto- Buchanan  
Platting Dept.  
Matanuska-Susitna Borough  
RE: JANNECK PUBLIC USE EASEMENT  
Mr. Wagner,

Attached are the forms and documents needed to create a Public Use Easement on land owned by J.R. and Vicki Janneck. They wish to create this easement as part of preparing for future division of property for their children at the time of their demise. There are no current plans to utilize this PUE for separating the subject parcel or to construct. The thinking currently is that they would separate a 20 - 30 acre parcel on the north side of Baptist Pond to transfer to a family member and would use this for access as it is the only viable access to the northerly portion of their property due to Baptist Pond and it associated wetlands occupying the center portion of their 100 plus acres. The applicants recognize that codes change over time and wish to be prepared for future transfer to their heirs without putting their heirs through the struggles of creating a Public Use Easement after they are gone. We should all be this wise.

Please contact me if you have any questions.

Respectfully,

Gary LoRusso



**PUBLIC USE EASEMENT**

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between HOWARD ALLEN JANNECK, JR. & VICKI LOU JANNECK ADDRESS: P.O. BOX 298373, WASILLA, ALASKA 99629-8373, hereinafter called the GRANTOR(s), and the MATANUSKA-SUSITNA BOROUGH, a Municipal Corporation under the laws of the State of Alaska, hereinafter called the GRANTEE whose mailing address is 350 East Dahlia Avenue, Palmer, Alaska 99645.

**WITNESSETH:**

That for and in consideration of -\$1.00- (one) dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR(s) does/do hereby grant, bargain, sell, convey and warrant to the GRANTEE, its successors and assigns forever, a right-of-way and easement, with the right, privilege, and authority to the GRANTEE, its successors and assigns, for use as a public right-of-way, including the right to construct, operate and maintain public improvements of all kinds within said right-of-way, and to grant encroachment permits and grant public utilities and other utilities the right to place their facilities within said right-of-way, described as follows to wit:

WITHIN PARCEL NO. 4, MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NO. 84-77-PWm RECORDED AS 84-175W WITHIN SECTION 35, TOWNSHIP 18 NORTH, RANGE 02 WEST, SEWARD MERIDIAN; AS SHOWN ON ATTACHED EXHIBIT A, SHEETS 1 AND 2; AND AS DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION.

together with the rights, easements, privileges and appurtenances in or to said lands which may be required for the full enjoyment of the rights herein granted located within the PALMER Recording District.

IN WITNESS WHEREOF, the GRANTOR(s) has/have hereunto set my/our hand(s) and seal(s) the day and year first above written.

\_\_\_\_\_  
\_\_\_\_\_



LEGAL DESCRIPTION

JANNECK

PUBLIC USE EASEMENT

WITHIN

PARCEL NO. 4

MATANUSKA - SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NO.

84-77-PWM

RECORDED AS 84-175W

WITHIN SECTION 35, TOWNSHIP 18 NORTH, RANGE 02 WEST, SEWARD  
MERIDIAN, ALASKA

Commencing at the ¼ section corner common to Sections 34 & 35 of said  
Township and Range;

thence N 00°06'08" W along the section line, a distance of 702.92';

thence N 89°53'52" E, a distance of 30.00' to the point of curvature of a  
tangent curve, concave to the north, having a radius of 60.00' and a central  
angle of 02°51'58";

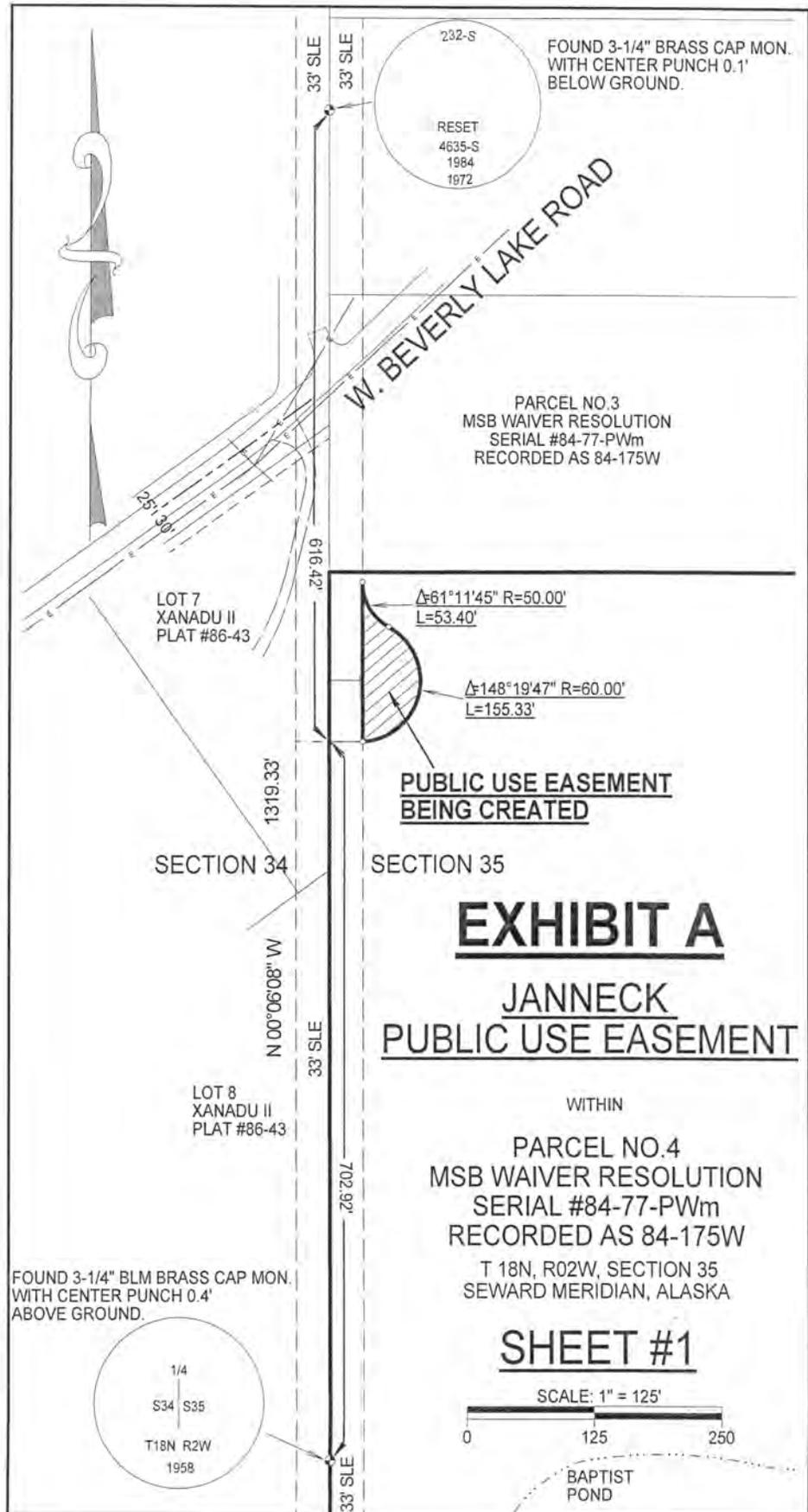
thence Easterly along said curve, a distance of 3.00', curving to the left to  
the end of the curve at its intersection with the 33' Section Line Easement, said  
point being the POINT OF BEGINNING;

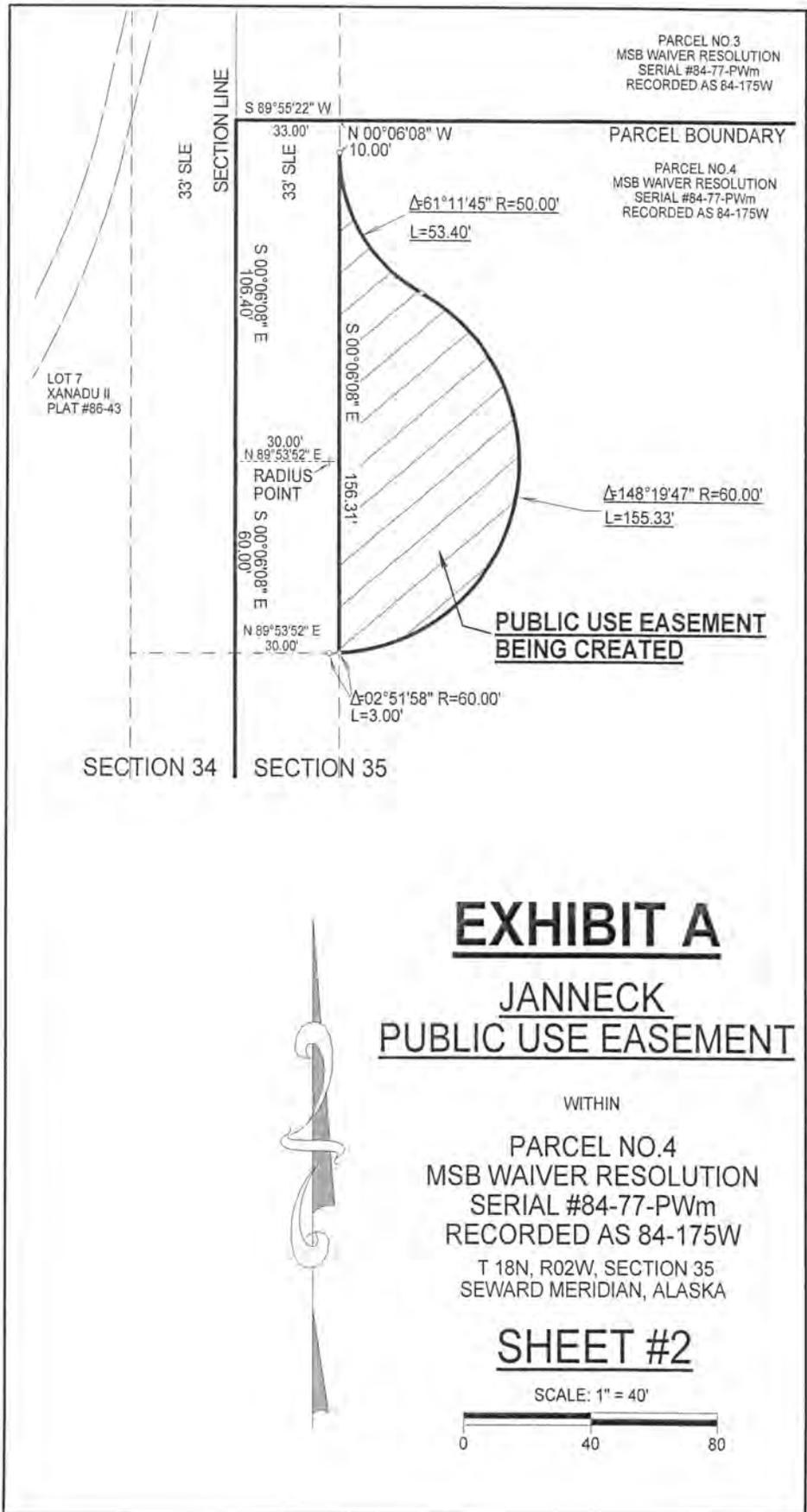
thence N 00°06'08" W, a distance of 156.31' along the Section Line  
Easement to the point of curvature of a non-tangent curve, concave to the  
northeast, having a radius of 50.00' a central angle of 61°11'45", and a chord of  
50.90' bearing S 30°42'00" E;

thence Southeasterly along said curve, a distance of 53.40' to the point  
of curvature of a reverse curve, concave to the west, having a radius of 60.00' a  
central angle of 148°19'47", and a chord of 115.45' bearing N 12°52'01" E;  
thence Southerly along said curve, a distance of 155.33' to the POINT OF  
BEGINNING;

said described tract containing 5500 Square Feet, more or less.







# **EXHIBIT A**

## **JANNECK**

### **PUBLIC USE EASEMENT**

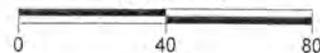
WITHIN

PARCEL NO. 4  
MSB WAIVER RESOLUTION  
SERIAL #84-77-PWm  
RECORDED AS 84-175W

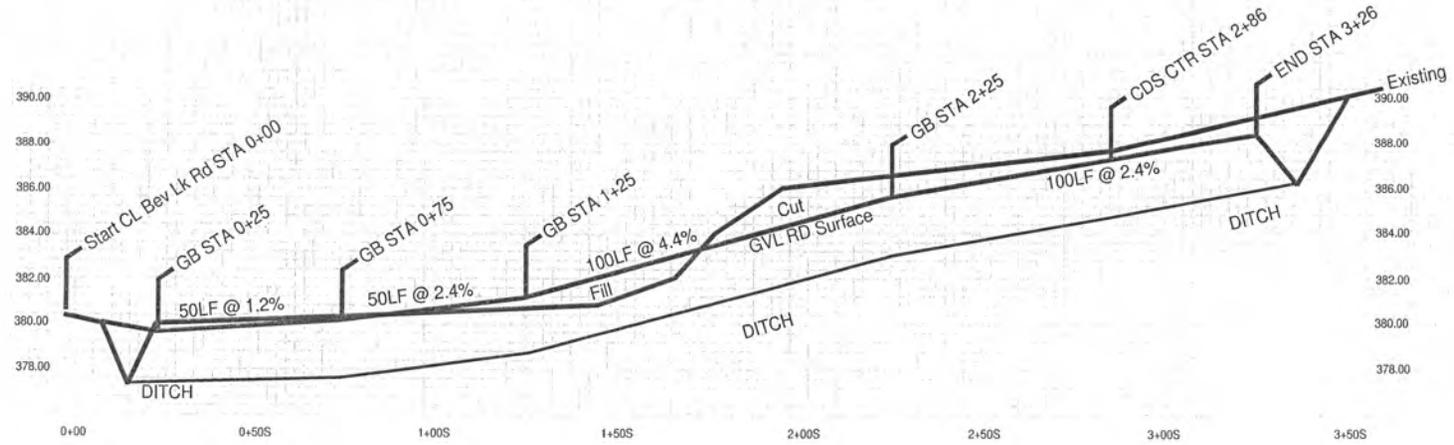
T 18N, R02W, SECTION 35  
SEWARD MERIDIAN, ALASKA

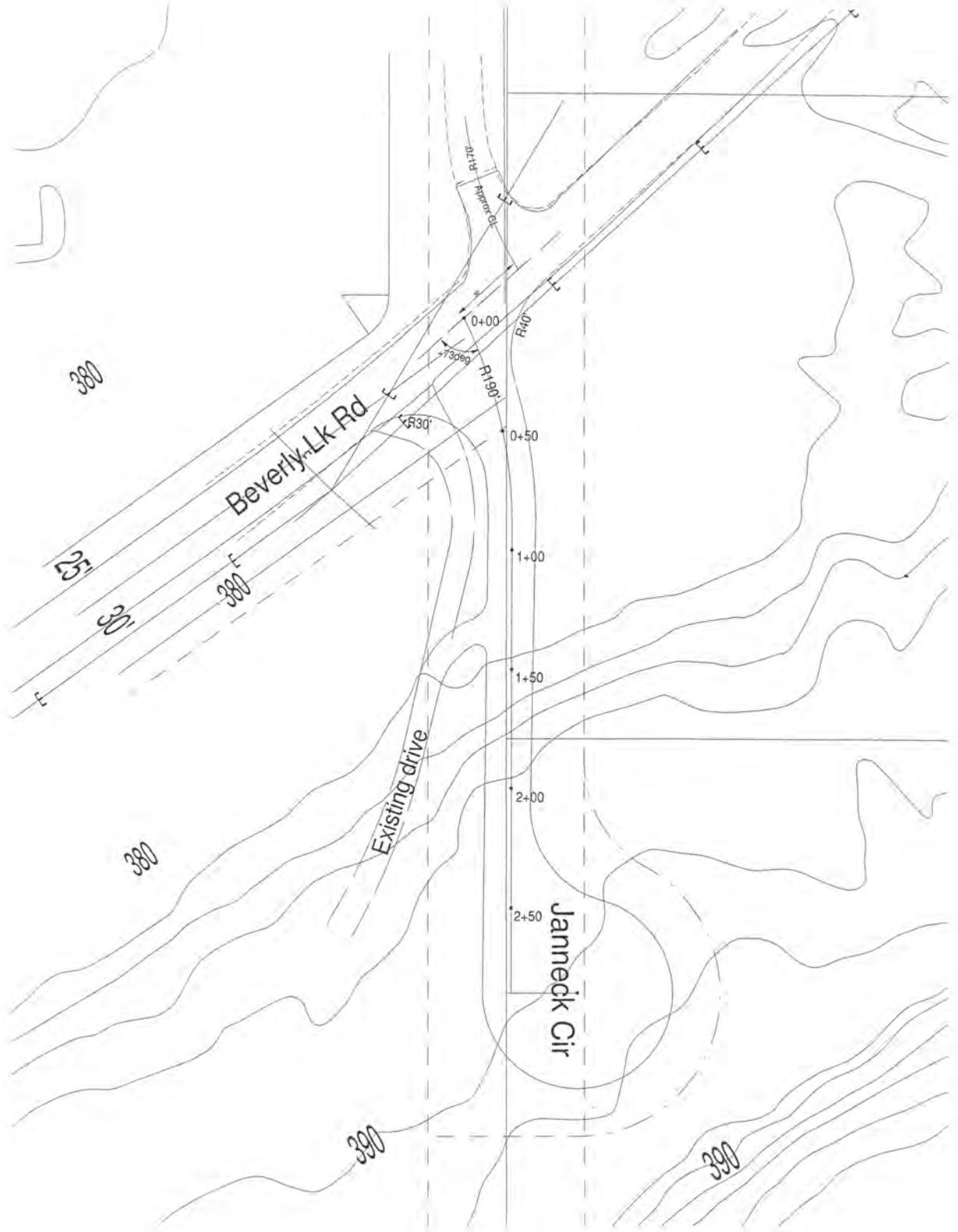
## **SHEET #2**

SCALE: 1" = 40'



### Janneck Rd Centerline Profile - proposed 12-12-19





**Amy Otto-Buchanan**

---

**From:** Jamie Taylor  
**Sent:** Tuesday, March 3, 2020 11:42 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Janneck PUE #20-017

No comment.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, January 31, 2020 8:47 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; lana@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Janneck PUE #20-017

The attached link contains a Request for Comment (RFC) for Janneck PUE, MSB Case #2020-017. Comments are due by March 3, 2020. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f:/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EgCyujtCAORJiZpPj\\_101TcBjOBiYx7Bmgpk0wiCe3ODog?e=VfxbQ1](https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EgCyujtCAORJiZpPj_101TcBjOBiYx7Bmgpk0wiCe3ODog?e=VfxbQ1)

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

Amy Otto-Buchanan  
Platting Technician

**Amy Otto-Buchanan**

---

**From:** Fire Code  
**Sent:** Friday, February 7, 2020 11:59 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Janneck PUE #20-017

Amy,  
Fire Code has no issue with this.



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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, January 31, 2020 8:47 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; lana@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Janneck PUE #20-017

The attached link contains a Request for Comment (RFC) for Janneck PUE, MSB Case #2020-017. Comments are due by March 3, 2020. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EgCyujtCAORJiZpPj\\_101TcBjOBlyx7Bmgpk0wiCe3ODog?e=VfxbQ1](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EgCyujtCAORJiZpPj_101TcBjOBlyx7Bmgpk0wiCe3ODog?e=VfxbQ1)

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

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

**Amy Otto-Buchanan**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Friday, January 31, 2020 11:46 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Janneck PUE #20-017

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

Hello,

MTA has reviewed the plat for Janneck PUE. MTA has no comments.

Thank you for the opportunity to comment.

**Holly Sparrow, Right of Way Agent**

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



Life. Technology. Together.

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, January 31, 2020 8:47 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; lana@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Janneck PUE #20-017

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



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

February 11, 2020

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed **Stringfield (MSB Case # 2020-016)** and advises that there is an existing natural gas service line which appear to cross proposed Lot 1 to serve proposed Lot 2. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Cassie Acres".

**EXHIBIT G-2**

**Amy Otto-Buchanan**

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, February 17, 2020 9:07 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Janneck PUE #20-017

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

Hello,

We have no comments.

Thank you,

**JACQUELINE HALL**

**GCI** | Technician I, GIS Mapping

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, January 31, 2020 8:47 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; lana@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Janneck PUE #20-017

[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.

The attached link contains a Request for Comment (RFC) for Janneck PUE, MSB Case #2020-017. Comments are due by March 3, 2020. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f:/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EgCyujtCAORJiZpPj\\_101TcBjOBliYx7Bmgpk0wiCe3ODog?e=VfxbQ1](https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EgCyujtCAORJiZpPj_101TcBjOBliYx7Bmgpk0wiCe3ODog?e=VfxbQ1)

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

**PETITIONER/OWNER: HOWARD ALLEN & VICKI LOU JANNECK**

**REQUEST:** The request is create an offset cul-de-sac Public Use Easement adjacent to the 83' wide Section Line Easement and on Tax Parcel B16, to be known as **JANNECK PUE**, containing 5,500 sf +/- . The proposed Public Use Easement is located south of W. Beverly Lake Road and N. Fine Road intersection (Tax ID #118N02W35B016); within the S 1/2 SW 1/4 and SW 1/4 NW 1/4 Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. Community Council Meadow Lakes and in Assembly District #7 Tam Boeve.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Public Use Easement** on **March 19, 2020**. The meeting begins at **1:00 p.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 m this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments recei from the public after the platting board packet has been written and sent to the board will be given to the Platting Board in a "Ha Out" the day of the meeting. To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party*. See MSB 15.39.010 for definition of "*Interested Party*". The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough internet home page, ([www.matsugov.us](http://www.matsugov.us)), in the Borough Clerk's office, or at various libraries within the borough.

Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

No Objection     Objection     Concern

Name: Hubert & Madeline Sager    Address: P.O. Box 875716 Wasilla, AK 99687

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case # 2020-017    AOB

Note: Vicinity map Located on Reverse Side



U.S. POSTAGE PITNEY BOWES  
ZIP 99645 \$ 000.50<sup>0</sup>  
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0000368428 FEB 27 2020

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

RECEIVED  
MAR 10 2020  
PLATTING

51535B02L002 58  
KEOUGH EDW P REV TR TRE  
98-1709 KIAWE ST  
AIEA, HI 96701

96701\$1740 C022  
96701\$1740 C022  
FIRST CLASS

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: HOWARD ALLEN & VICKI LOU JANNECK**

**REQUEST:** The request is create an offset cul-de-sac Public Use Easement adjacent to the 83' wide Section Line Easement and on Tax Parcel B16, to be known as **JANNECK PUE**, containing 5,500 sf +/- . The proposed Public Use Easement is located south of W. Beverly Lake Road and N. Fine Road intersection (Tax ID #118N02W35B016); within the S 1/2 SW 1/4 and SW 1/4 NW 1/4 Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. Community Council Meadow Lakes and in Assembly District #7 Tam Boeve.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Public Use Easement** on **March 19, 2020**. The meeting begins at **1:00 p.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 return this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the board will be given to the Platting Board in a "Hear Out" the day of the meeting. To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872 or the Platting Secretary at (907) 861-8573.

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Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

No Objection    Objection    Concern

Name: EDWARD P. KEOUGH, TREE Address: 98-1709 KIAWE ST. AIEA, HI 96701  
Comments: my property is: 6070 W. KAREAL ST. WASILLA, AK

**Amy Otto-Buchanan**

---

**From:** Lisa Jaeger <jaeger@mtaonline.net>  
**Sent:** Thursday, March 19, 2020 9:49 AM  
**To:** MSB Platting  
**Subject:** Case # 2020-017

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

I, Elizabeth A Jaeger of 6171 West Lockley Loop object to the request to offset a cut-de-sac off Beverly Lake Road. There is a lake adjacent to this property that is a Wildlife Park. The birds & mammals are stressed enough by all the development & traffic in these areas. We do not need more clear cutting & development here. Let this area be a wildlife habitat in the few places left for them to roam north of Baptist Pond.

Thank you for your time,  
Elizabeth Jaeger  
(907)376-7391

PO Box 870311  
Wasilla, AK. 99687

**Amy Otto-Buchanan**

---

**From:** Terry Boyle <tcbhunter@gmail.com>  
**Sent:** Thursday, March 19, 2020 12:30 PM  
**To:** MSB Platting  
**Subject:** Section Easement on Tax Parcel B16 To be known as JANNECK PUE.

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

I think it is NOT a good idea to open up this area for a number of reasons. First of all it is a Wildlife Refuge it has an Eagle Nest right on the line you are referring to. The terrain for the most part is Swamp so travel would be difficult at best. But most of all I would hate to see it opened up !

Terry C Boyle

6B

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 13, 2020**

PRELIMINARY PLAT: **HIDEAWAY HEIGHTS & 33' WIDE PATENT RESERVATION VACATION**

LEGAL DESCRIPTION: **SEC 33, T19N, R04W, SEWARD MERIDIAN, AK**

PETITIONER(S): **MARC E. & JENNIFER E. CANET**

SURVEYOR: **FARMER SURVEYING**

ACRES: 1.32 ± PARCELS: 1

REVIEWED BY: **AMY OTTO-BUCHANAN** CASE: 2020-032/033

**REQUEST:** The request is to create one lot from US Government Lot 48 (except the portion described at Two Jack Subdivision, Plat No. 73-83) and US Government Lot 56, to be known as **HIDEAWAY HEIGHTS**, containing 1.32 acres +/- . The project is located southwest of W. Parks Highway, west of N. Buckingham Palace Drive, on a peninsula in Nancy Lake, lying within NE ¼ NE ¼ Section 33, Township 19 North, Range 04 West, Seward Meridian. Petitioner also proposes to vacate 33' wide Patent Reserves on all three sides of the lot.

**EXHIBITS**

Vicinity Map, Aerial Photo, Bare Earth Imagery	<b>Exhibit A – 4 pgs</b>
Petition for Vacation of Right-of-Way	<b>Exhibit B – 9 pgs</b>
Posting Affidavit	<b>Exhibit C – 8 pgs</b>

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance	<b>Exhibit D - 1 pg</b>
Utilities	<b>Exhibit E – 4 pgs</b>
Fire Service Area #35, Willow	<b>Exhibit F – 1 pg</b>
Public Comment	<b>Exhibit G – 1 pg</b>

**DISCUSSION:** The subject parcel is located on a peninsula in Nancy Lakes, southwest of W. Parks Highway, west of N. Buckingham Palace Drive. There is no road access to this parcel; access is water access only, pursuant to MSB 43.20.100(B) (see **Recommendation #6**). The cabin on the remainder portion of Government Lot 48 is within the sideline setback. It may be eligible for a Determination of Status of Non-Conforming. Apply for non-conforming status to MSB Development Services and provide a copy of the recorded determination to Platting staff (see **Recommendation #7**).

**Vacation of Right-of-Way: (Exhibit B)** Petitioners propose to vacate the 33' wide Patent Reservation on the east, west and north side of US Government Lot 56. All of the remainder of US Government Lot 48 is encumbered with a 33' wide Patent Reservation. Assembly approval of the vacation is required (see **Recommendation #1**). Petitioner is required to post

and maintain notification of the vacation for 30 days prior to the public hearing. An affidavit of the posting has been provided to Platting staff, (**Exhibit C**), pursuant to MSB 43.10.065(G). The combination of the remainder lot of US Government Lot 48 with US Government Lot 56 will negate the need of legal access to this parcel. The combined parcel will have direct access to the lake and there will no longer be a need to give the remainder parcel of Govt Lot 48 alternative access. All of the surrounding parcels have direct access to Nancy Lake and the reserves to be vacated do not give access to any upland parcels. There is no adjoining access that could be further connected through to the east for interconnectivity. These patent reserves have not been developed and have not been used. There is an old historic cabin located on the common lot line; access to this cabin has been through Government Lot 56. Topography map shows the majority of the reserve is located on extremely steep terrain. Construction within this reserve would be very impractical, if not impossible to construct. Alternative access for this whole area is direct access to the lake. Staff notes criteria of MSB 43.15.035(B)(1) is met. Petitioner has provided non-objections from Glenn Corey, owner of Lot 48B, Two Jack Subdivision to the north; Jaymen & Lindsay Lloyd, owners of Lot 55B, Roe Subdivision to the west; MEA and MTA.

**Soils:** A geotechnical report was not required, pursuant to MSB 43.15.025(B).

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required. Access to this parcel is lake access only, pursuant to MSB 43.20.100(B) and will be so noted on final plat (see **Recommendation #6**). The proposed lot meets requirement of MSB 43.20.340 Lot Dimension, as it has the required 125' waterbody frontage.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit D**) has no objections.

**Utilities:** (**Exhibit E**) GCI has no objections; Enstar has no recommendations, comments or objections. MTA requests a 5' wide utility easement in the triangle on the northern boundary of the proposed lot (see **Recommendation #8**). MEA did not respond.

**Fire Service Area #25 Willow:** (**Exhibit F**) Supports vacating the Patent Reservation.

**Public Comment:** (**Exhibit G**) Ruth and Thomas Nighswander, owner of Tax Parcel C18, to the west, have no objection.

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Willow Area Community Council; Road Service Area #20 Greater Willow; MSB Emergency Services, Land and Resource Management, Capital Projects, Assessments, Planning, Development Services Division and Pre-Design Division; or MEA.

**CONCLUSION:** The preliminary plat of Hideaway Heights is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The vacation of the 33' wide Patent Reservation is consistent with MSB 43.15.035 Vacations. There were no objections to the plat from any federal or state agency, Borough department or utilities. No objections received from

the public in response to the Notice of Public Hearing; one non-objection received. Legal and physical access is provided pursuant to MSB 43.20.100(B). Frontage for the subdivision exists pursuant to MSB 43.20.340 Lot Dimensions. A soils report was not required, pursuant to MSB 43.15.025(B).

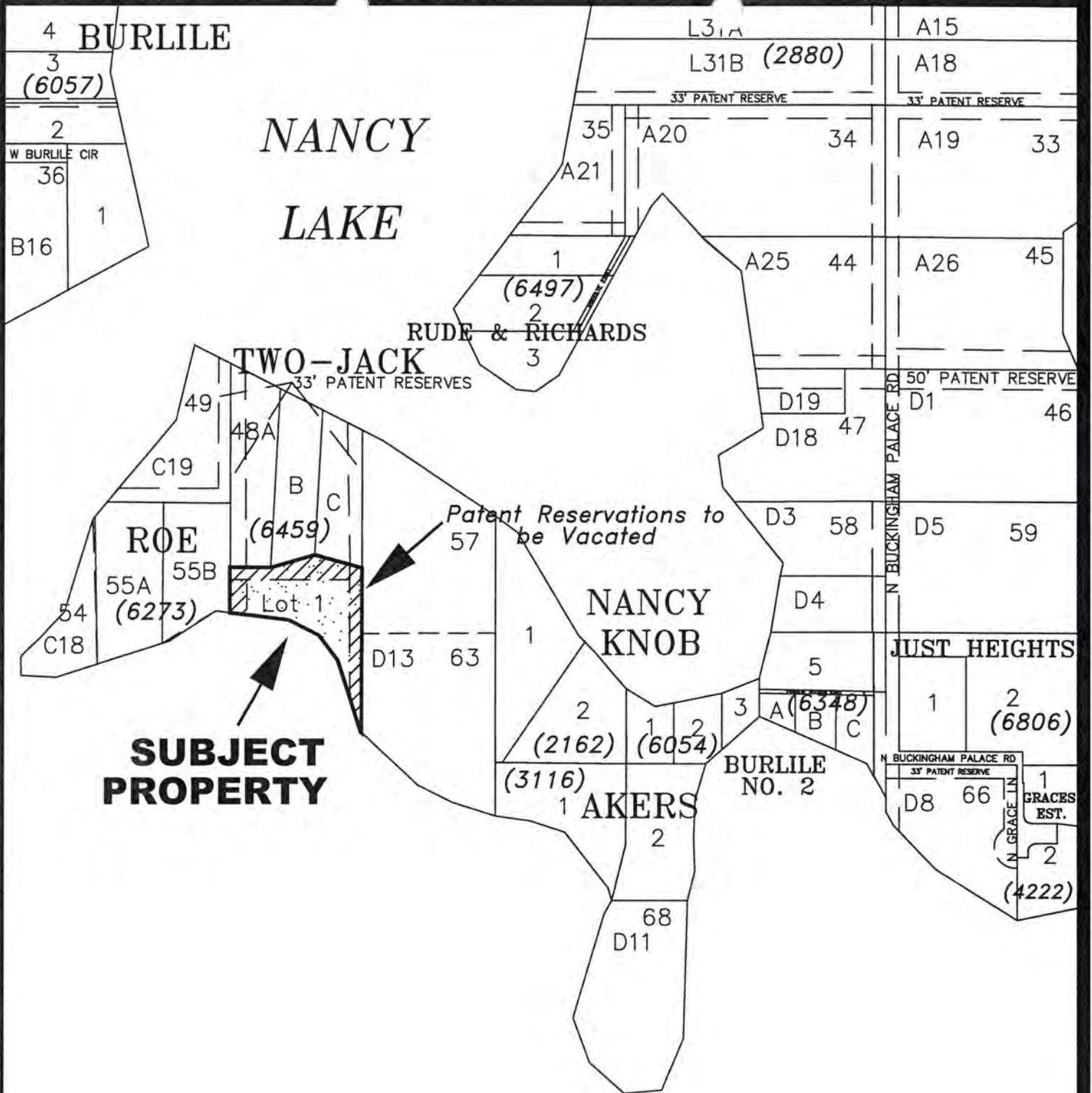
#### **FINDINGS of FACT**

- 1) The plat of Hideaway Heights is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
- 2) The vacation of the 33' wide Patent Reservation is consistent with MSB 43.15.035 Vacations.
- 3) Petitioner has provided the Affidavit of Posting for vacation.
- 4) There were no objections to the plat from any federal or state agencies, Borough departments, or utilities.
- 5) There were no objections from the public in response to the Notice of Public Hearing.
- 6) At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Willow Area Community Council; Road Service Area #20 Greater Willow; MSB Emergency Services, Land and Resource Management, Capital Projects, Assessments, Planning, Development Services Division and Pre-Design Division; or MEA.
- 7) A geotechnical report was not required, pursuant to MSB 43.15.025(B), since this plat is creating a larger lot, in essence, an elimination of a common lot line.
- 8) Frontage for the subdivision will exist pursuant to MSB 43.20.340 Lot Dimensions.
- 9) Legal and physical access is provided to the proposed lot, by water access, consistent with MSB 43.20.100(B).

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

**Suggested motion: "I move to approve the preliminary plat of Hideaway Heights and the vacation of the 33' wide Patent Reservation, Section 33, Township 19 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:"**

1. Obtain approval from the Assembly for the vacation of the Patent Reservations.
2. Taxes and special assessments must be paid in full for the year of recording, prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by CERTIFIED FUNDS OR CASH.
3. Pay mailing and advertising fees.
4. Provide updated Certificate to Plat, executed within seven (7) days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
5. Show or list all easements of record.
6. Provide a plat note to state that mode of access is water only at time of recording.
7. Provide a recorded copy of Determination of Status of Non-Conforming to Platting Staff.
8. Provide the 5' wide utility easement as requested by MTA.
9. Submit recording fee payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.



Patent Reservations to be Vacated

**SUBJECT PROPERTY**

**VICINITY MAP**

FOR PROPOSED HIDEAWAY HEIGHTS  
LOCATED WITHIN

SECTION 33, T19N, R04W, SEWARD MERIDIAN,  
ALASKA

WILLOW 15 MAP

**EXHIBIT A-1**



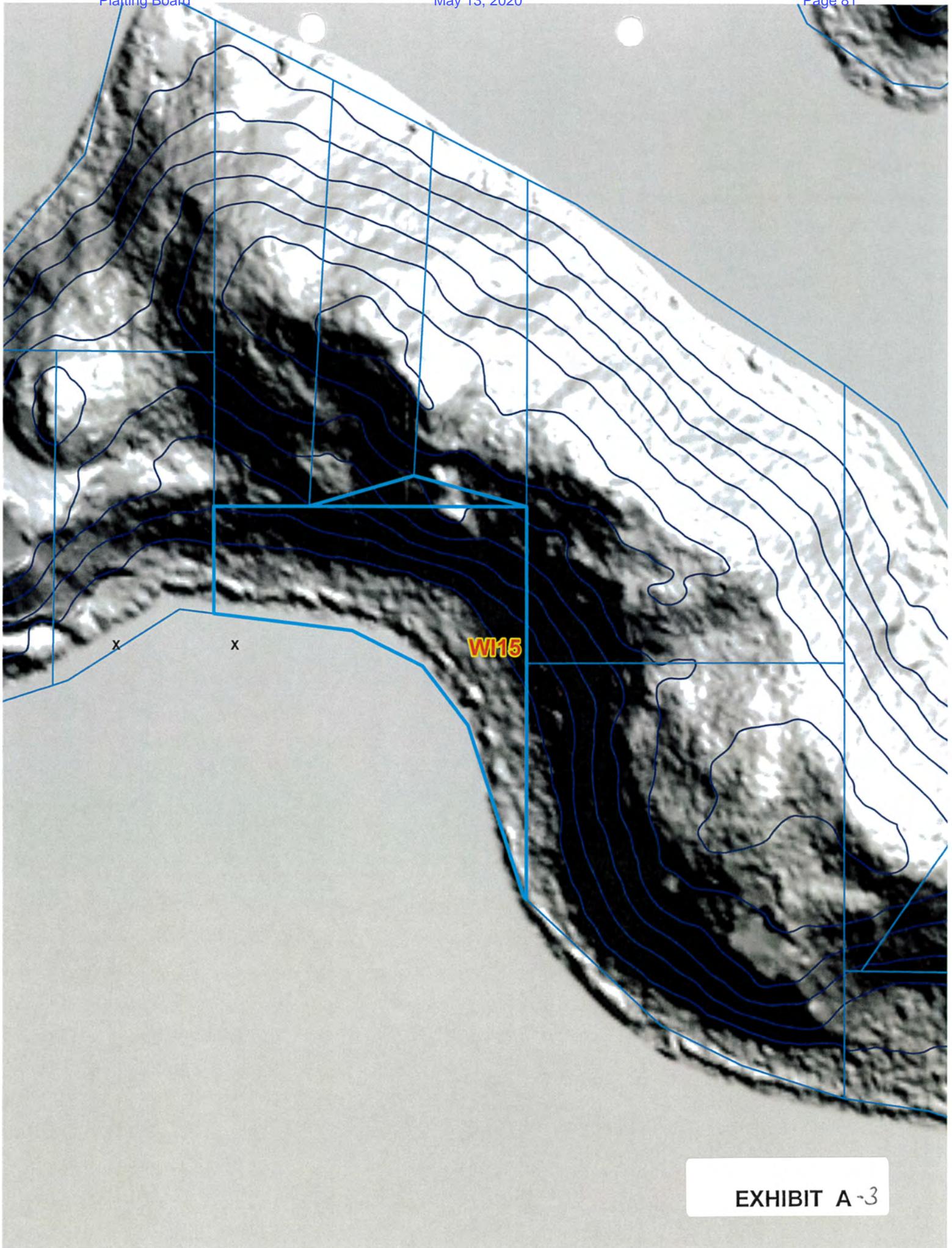




EXHIBIT A-4

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

## PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, Marc Canet and Jennifer Canet, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:  
U.S. Govt. Lot 56, Sec. 33, T19N, R4W, S.M., Alaska, and that portion of U.S. Govt. Lot 48, Sec. 33, T19N, R4W, S.M., AK.  
save and except that portion described as Lots 48-A, 48-B, and 48-C, of the Two-Jack Subdivision, Plat #73-83.

Said right-of-way being more fully described as: That portion of the 33' patent reservation easement located within the above described parcels.

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

RECEIVED  
FEB 1 2020  
PLATTING

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. **\$250.00** Right-of-Way Vacation Fee with Regular Plat; or
4. **\$500.00** for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): **(ATTACH PAGES, IF NEEDED)**

See Attachement A

<b>APPLICANT</b>	Name: <u>Marc and Jennifer Canet</u>	Email: <u>akcanet@gmail.com</u>
<b>OR</b>	Mailing Address: <u>P.O. Box 110641, Anchorage, Alaska</u>	Zip: <u>99511</u>
<b>OWNER</b>	Contact Person: <u>Marc Canet</u>	Phone: <u>(907) 440-2554</u>
<b>SURVEYOR</b>	Name (FIRM): <u>Farmer Surveying, LLC</u>	Email: <u>Joy@farmersurveying.com</u> <u>Bob@farmersurveying.com</u>
	Mailing Address: <u>9131 E. Frontage Rd., Palmer Alaska</u>	Zip: <u>99645</u>
	<u>Joy Cypra, Platting Manager</u>	
	Contact Person: <u>Bob Farmer, PLS</u>	Phone: <u>745-0222</u>

**SIGNATURES OF PETITIONER(S):**

\_\_\_\_\_  
*[Handwritten Signature]*  
\_\_\_\_\_

\_\_\_\_\_  
*[Handwritten Signature]*  
\_\_\_\_\_

**NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.**



**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

2/18/2020  
DATE

*[Handwritten Signature]*  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 4/2/2020

VACATION APPLICATION  
Attachment A

The vacation of a Patent Reservation easement located within U.S. Govt. Lot 56 and a remainder parcel located within U.S. Govt. Lot 48, excepting that portion of Lots 48-A, 48-B, & 48-C, Two-Jack Subdivision, all located within Sec. 33, T19N, R4W, S.M., AK under MSB Title 43.15.035(B)(1) for the following reasons:

- a. The vacation will be conditioned upon the final approval of a plat affecting the same land which will provide equal or better public access to all areas affected by the vacation.

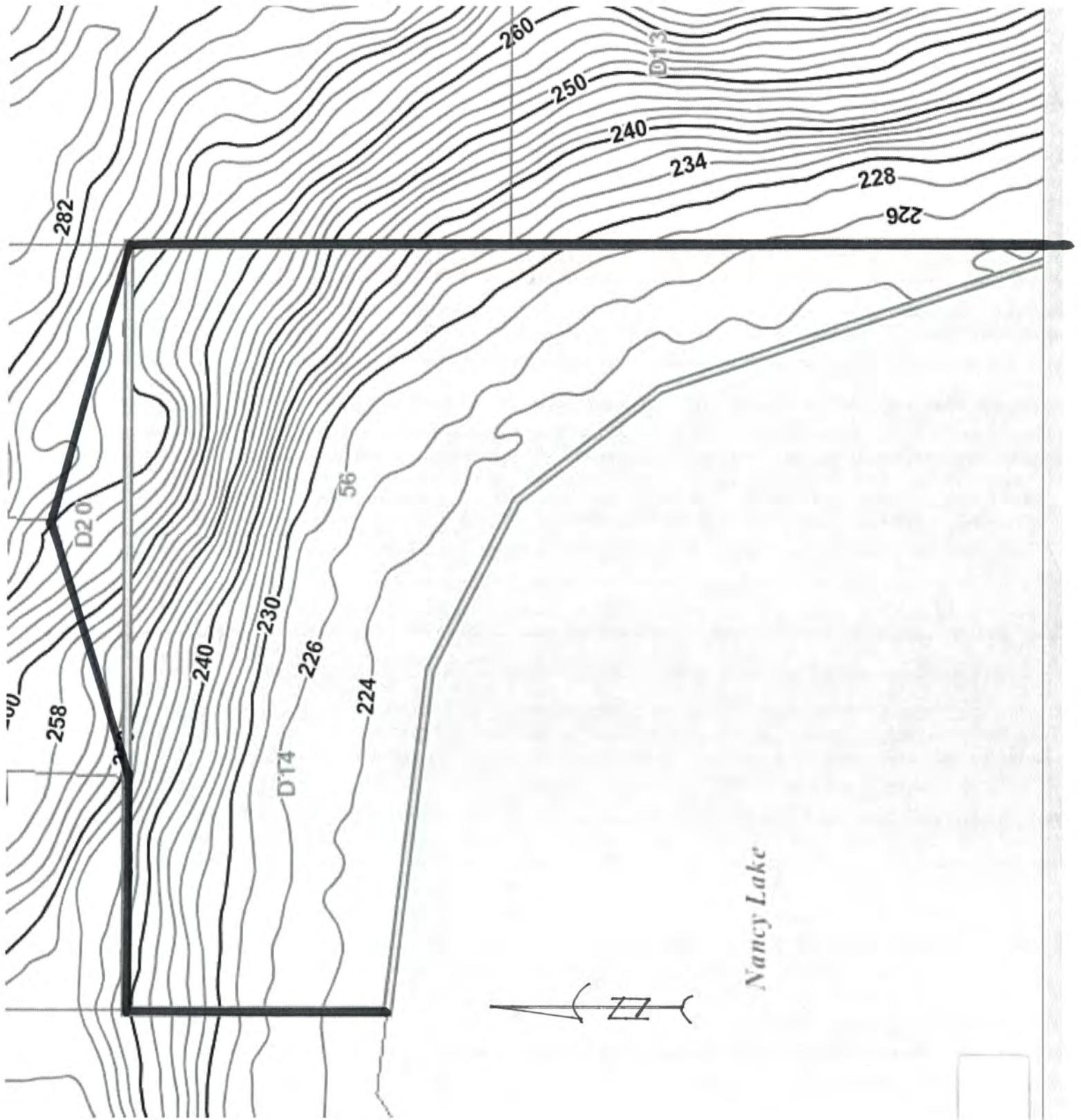
This vacation is being submitted in conjunction with the platting action to combine U.S. Govt. Lot 56 with that portion of U.S. Govt. Lot 48, which is a remainder parcel located within U.S. Govt. Lot 48, and was created when the Two Jack-Jack Subdivision was platted. Combining the remainder portion of U.S. Govt. Lot 48 with U.S. Govt. Lot 56 will eliminate the need for access to the remainder parcel. The combined parcel will have direct access to the lake and there will no longer be a need to give the remainder parcel alternative access.

- b. The surrounding area is fully developed and all planning or needed rights-of-way and utilities are constructed.

This property is located on a peninsula which extends into Nancy Lake. The peninsula is surrounded by water. This area was divided into U.S. Govt. lots in the mid 1950's. All of the parcels have direct access to Nancy Lake and the right-of-way to be vacated did not give access to any upland parcels that did not have access by the lake – that is until the remainder parcel was created by the Two-Jack Subdivision. This platting action will eliminate the remainder parcel and the access will no longer be needed. The right-of-way to be vacated does not have adjoining access that could further be connect through to the east for interconnectivity. All of the parcels on this peninsula have direct access by way of the lake.

- c. The right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided.

The right-of-way to be vacated was never developed and was never in use. There is an old historic cabin which is located on the common lot line of the parcels being combined. Access to the cabin has been through U.S. Govt. Lot 56. The attached MSB Topography sheet shows that a majority of the easement to be vacated is located on extremely steep terrain. Construction within this right-of-way would be very impractical, if not impossible to construct. The alternative access for this area is by direct access to the lake.

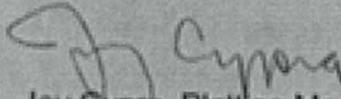




Tax Parcels D14 & D20  
 December 20, 2019  
 Page 2

requirement of the Mat-Su Borough that the adjoin property owners be notified of the vacation. We are asking you for your assistance of non-objection to the removal the patent reservation easements from Tax Parcels D14 and D20. Your assistance with this would be greatly appreciated. For your convenience we have prepared a statement of non-objection below. A statement of non-objection can be sent by email to: [joy@farmersurveying.com](mailto:joy@farmersurveying.com) or by mail to: Farmer Surveying, 9131 E Frontage Rd., Palmer, AK 99645, and Attention: Joy Cypra. If you have any questions please don't hesitate to give me a call at (907)745-0222.

Sincerely,  
 FARMER SURVEYING, LLC.

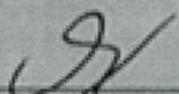
  
 Joy Cypra, Platting Manager

Cc: FS File No. 19-00361

Attachments:

- Vicinity Map

NON-OBJECTION TO THE VACATION OF THE 33' PATENT RESERVATION  
 EASEMENT FROM TAX PARCEL D14 AND D20, SECTION 33, T19N, R4W, S.M., AK:

~~I/We~~ GLENN COREY  are the owners of

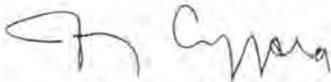
TWO-JACK 48B and ~~I/We~~ have no objection to the

vacation of the 33' patent reservation easement from Tax Parcels D14 and D20.

Tax Parcels D14 & D20  
December 20, 2019  
Page 2

requirement of the Mat-Su Borough that the adjoin property owners be notified of the vacation. We are asking you for your assistance of non-objection to the removal the patent reservation easements from Tax Parcels D14 and D20. Your assistance with this would be greatly appreciated. For your convenience we have prepared a statement of non-objection below. A statement of non-objection can be sent by email to: [joy@farmersurveying.com](mailto:joy@farmersurveying.com) or by mail to: Farmer Surveying, 9131 E Frontage Rd., Palmer, AK 99645, and Attention: Joy Cypra. If you have any questions please don't hesitate to give me a call at (907)745-0222.

Sincerely,  
FARMER SURVEYING, LLC.



Joy Cypra, Platting Manager

Cc: FS File No. 19-00361

Attachments:

- Vicinity Map

NON-OBJECTION TO THE VACATION OF THE 33' PATENT RESERVATION  
EASEMENT FROM TAX PARCEL D14 AND D20, SECTION 33, T19N, R4W, S.M., AK:

I/We Jaymen & Lindsay Lloyd are the owners of  
55B Roc and I/We have no objection to the

vacation of the 33' patent reservation easement from Tax Parcels D14 and D20.



Joy Cypra <joy@farmersurveying.com>

---

## Non-Objection for Marc & Jennifer Canet

---

**Tammy L. Simmons** <Tammy.Simmons@mea.coop>  
To: Joy Cypra <joy@farmersurveying.com>

Fri, Dec 27, 2019 at 1:34 PM

Hello,

Matanuska Electric Association, Inc. (MEA) has reviewed your request to vacate the Patent Reservation on Tax Parcel D14 and D20 within Township 19N, Range 4W Section 33. MEA does not foresee any issues with this vacation upon final review of the plat from the MSB.

Have a great day.

Tammy Simmons, SR/WA

Right of Way Technician

907-761-9276

EXHIBIT B - 8



Joy Cypra <joy@farmersurveying.com>

---

**Letter of Non-Objection - Canet**

---

**Holly Sparrow** <hsparrow@mtasolutions.com>  
To: Joy Cypra <joy@farmersurveying.com>

Thu, Jan 2, 2020 at 12:09 PM

Hi Joy,

Sorry about that.

MTA has no objections to the vacation of the 33' Patent Reservation Easement for Lot D14 &D20.

[Quoted text hidden]

**EXHIBIT B-9**

RIGHT-OF-WAY VACATION POSTING AFFIDAVIT

In accordance with MSB 43.10.065(G), I hereby certify that I posted the prescribed vacation notice for 30 days prior to the public hearing along the boundary of the property at all common points of access to that portion of the proposed right-of-way vacation.

Date Posted: 2-22-2020

Platting Case #: 2020-032/033

Public Hearing date: 4-02-2020

Marc Canet Jennifer Canet  
Printed Name

*Marc Canet*  
Signature

PO Box 110641  
Mailing Address

907-440-2554 or 907-301-6496  
Phone Number

Anchorage, AK Zip: 99511

NOTARY CERTIFICATION

State of Alaska )  
Third Judicial District )ss



SUBSCRIBED and SWORN to (or affirmed) before me this 24 day of February  
2020, by Jennifer Canet and Marc Canet  
(name of signers(s))

*Mindy Keith*  
(signature and seal of notary)  
My commission expires: 04/17/2022

**This form must be signed, notarized and submitted to the Platting Division prior to the public hearing.**

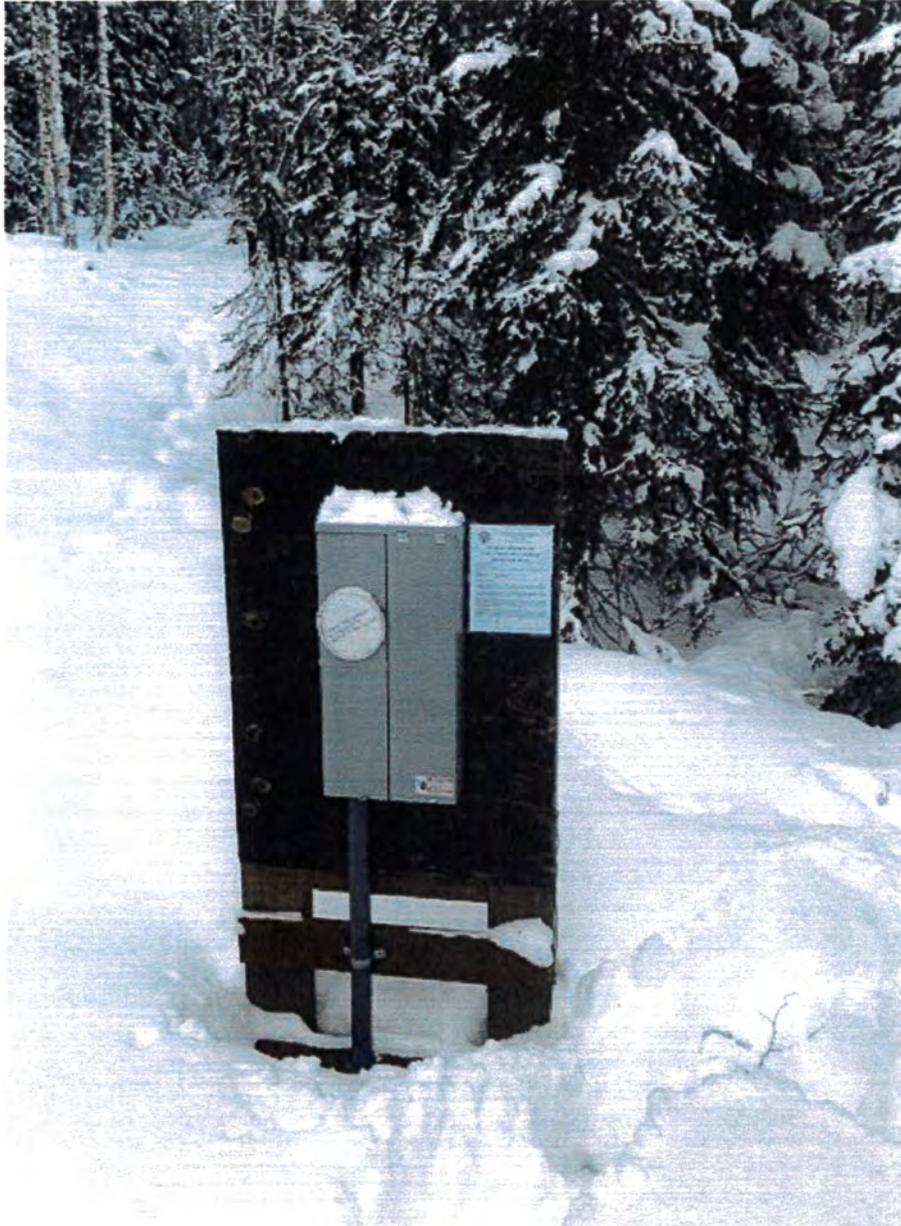
**EXHIBIT C-1**

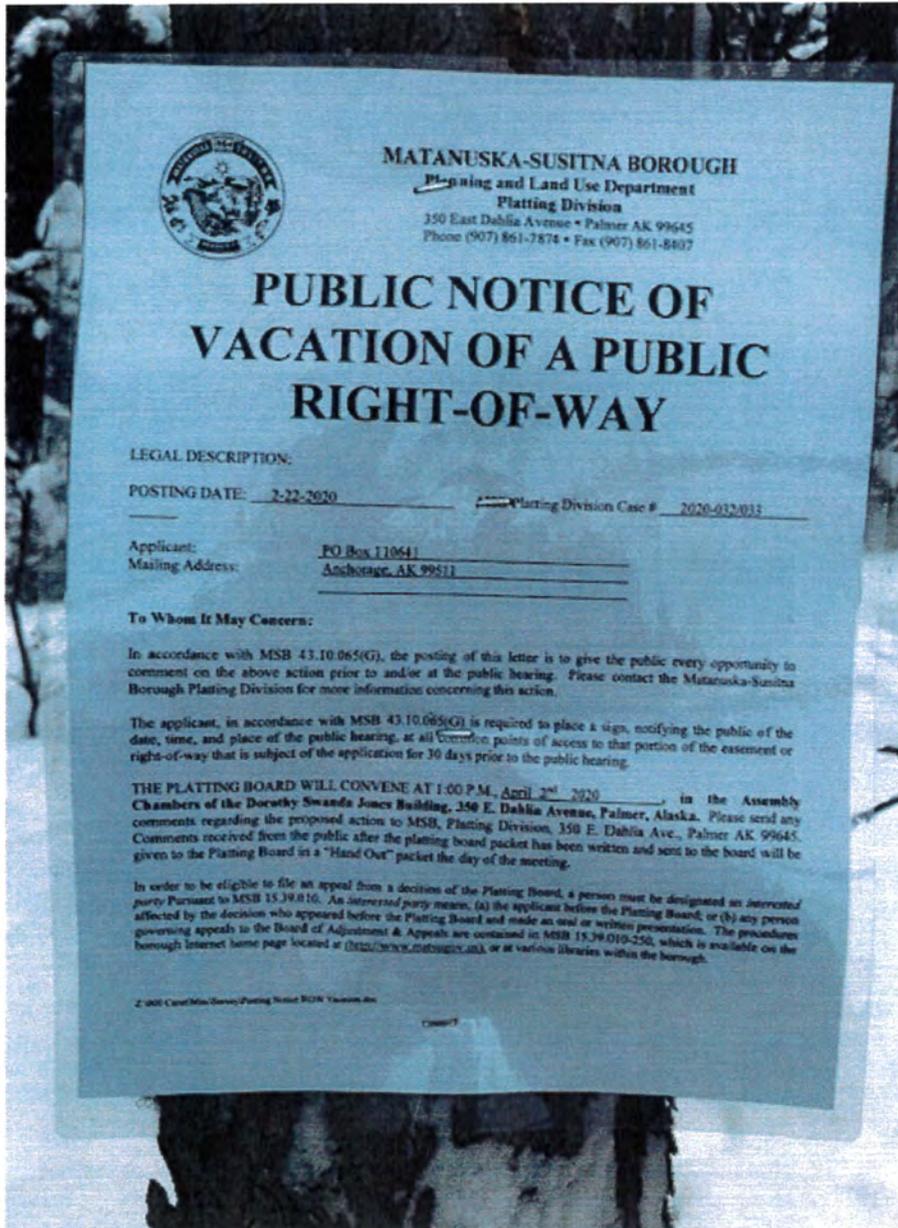














**Amy Otto-Buchanan**

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**From:** Jamie Taylor  
**Sent:** Wednesday, March 4, 2020 12:53 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Hideaway Hts #2020-032

No objection.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, February 20, 2020 9:55 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; waco\_chair@waco-ak.org; twboeve@outlook.com; willowseniors@yahoo.com; rgfnorth@mtaonline.net; thp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Hideaway Hts #2020-032

The following link contains a Request for Comment (RFC) for Hideaway Heights and the vacation of 33' wide Patent Reservations. Comments are due by **March 13, 2020**. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EnjsBy5T0QpFn\\_25t8tgphEB4P8JtuELdwoMV3HyYDXxA?e=hrYQYV](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EnjsBy5T0QpFn_25t8tgphEB4P8JtuELdwoMV3HyYDXxA?e=hrYQYV)

*Please open in Chrome or copy & paste link to your browser. Using Microsoft Edge seems to cause viewing issues.*

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

**Amy Otto-Buchanan**

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, February 26, 2020 10:02 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Hideaway Hts #2020-032

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

Hello,

There are no objections to this plat.

Thank you,

**JACQUELINE HALL**

**GCI** | Technician I, GIS Mapping

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

---

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

**Sent:** Thursday, February 20, 2020 9:55 AM

**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; waco\_chair@waco-ak.org; twboeve@outlook.com; willowseniors@yahoo.com; rgfnorth@mtaonline.net; thp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>

**Subject:** RFC Hideaway Hts #2020-032

[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.

The following link contains a Request for Comment (RFC) for Hideaway Heights and the vacation of 33' wide Patent Reservations. Comments are due by **March 13, 2020**. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EnjsBy5T0QpFn\\_25t8tgphEB4P8JtuELdwoMV3HyYDXxhA?e=hrYQYV](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EnjsBy5T0QpFn_25t8tgphEB4P8JtuELdwoMV3HyYDXxhA?e=hrYQYV)

*Please open in Chrome or copy & paste link to your browser. Using Microsoft Edge seems to cause viewing issues.*

Amy Otto-Buchanan



**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 13, 2020

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

Dear Ms. Otto-Buchanan:

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

- **Knik-Goose Bay Rd Reconstruction Phase 1 ROW Acquisition**  
(MSB Case # 2020-031)
- **Hideaway Heights & 33' Wide Patent Reservation Vacation**  
(MSB Case # 2020-032/033)

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

Sincerely,

A handwritten signature in black ink that reads "Cassie Acres".

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

## Amy Otto-Buchanan

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Monday, February 24, 2020 9:04 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Hideaway Hts #2020-032  
**Attachments:** Hideaway Heights - MTA.pdf

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

Hi Amy,

MTA has reviewed the plat for Hideaway Heights. MTA would like to request a 5' utility easement. Please find the attached plat.

Thank you for the opportunity to comment.

### Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, February 20, 2020 9:55 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; waco\_chair@waco-ak.org; twboeve@outlook.com; willowseniors@yahoo.com; rgfnorth@mtaonline.net; thp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Hideaway Hts #2020-032

EXHIBIT E-4

**NOTES**

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2020, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREOF HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH \_\_\_\_\_ DATE \_\_\_\_\_

**BUILDING DETAIL**  
1"=10'

**LIFE TABLE**

LINE	LENGTH	BEARING
L1	4.77'	N35°21'46"W
L2	45.44'	N23°27'32"W
L3	31.86'	N13°15'34"W
L4	45.00'	N10°47'38"W
L5	42.10'	N12°49'32"W
L6	63.60'	N47°58'28"W
L7	46.45'	N35°46'13"W
L8	51.41'	N14°28'51"W
L9	42.36'	N64°50'55"W
L10	55.60'	N77°47'22"W
L11	53.22'	N79°41'31"W
L12	52.70'	N8°23'28"W

**LEGEND**

- RECOVERED 3 1/4" BRASS MONUMENT AS NOTED
- RECOVERED 3/4" REBAR
- RECOVERED 1/2" REBAR
- RECOVERED 3/4" IRON PIPE
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (R1) RECORD DATA DERIVED FROM ROE SUBDIVISION, PLAT No. 70-15
- (R2) RECORD DATA DERIVED FROM TWO-JACK SUBDIVISION, PLAT No. 73-83

**SURVEYOR'S CERTIFICATE**

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

DATE \_\_\_\_\_

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

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. \_\_\_\_\_, DATED \_\_\_\_\_, 201\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: PLATTING CLERK \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

MARC E. CANET \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 110641  
ANCHORAGE AK. 99511

JENNIFER E. CANET \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 110641  
ANCHORAGE AK. 99511

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**PRELIMINARY PLAT**

A PLAT OF  
**HIDEAWAY HEIGHTS**

A SUBDIVISION OF  
U.S. GOVT. LOT 48, SEC. 33, T19N, R4W, S.M., AK, SAVE & EXCEPT THAT PORRION DESCRIBED AS LOT 48A, LOT 48B, & LOT 48C, TWO JACK SUBDIVISION, PLAT NO. 73-83 AND U.S. GOVT. LOT 58, SEC. 33, T19N, R4W, S.M., ALASKA PALMER RECORDING DISTRICT,

THIRD JUDICIAL DISTRICT  
LOCATED WITHIN U.S. GOVT. LOTS 48 & 56, SEC. 33, T. 19 N., R. 4 W., S. M., ALASKA  
CONTAINING 1.3204 ACRES

FARMER SURVEYING  
8131 E. FRONTAGE RD.  
PALMER, ALASKA 99540  
PH: (907) 745-0222  
www.farmersurveying.com www.farmersurveying.com

W.O. 1900361 \_\_\_\_\_ DATE: FEB. 2020  
DRAWN BY: KJA \_\_\_\_\_ SCALE: 1" = 50'  
FILE: 1900361 \_\_\_\_\_ SHEET 1 OF 1

**VICINITY MAP**  
SCALE: 1" = 1 MILE  
TAX MAP: L501, L502, W15 & W16

**Agenda Copy** RECEIVED  
PLATTING

MTA  
2/24/20  
KJS

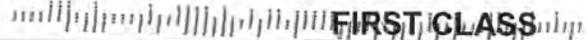
**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645



U.S. POSTAGE >>> PITNEY BOWES  
ZIP 99645 \$ 000.50<sup>0</sup>  
02 4W  
0000358428 MAR 11 2020

34  
Ronald Forsyth, FSA #35  
PO Box 716  
Willow, AK 99688

9966880716 8010



**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: MARC E. & JENNIFER E. CANET**

**REQUEST:** The request is to create one lot from US Government Lot 48 (except the portion described at Two Jack Subdivision, Plat No. 73-83) and US Government Lot 56, to be known as **HIDEAWAY HEIGHTS**, containing 1.32 acres +/- . The project is located southwest of W. Parks Highway, west of N. Buckingham Palace Drive, on a peninsula in Nancy Lake, (Tax ID# 219N04W33D014 & D020); lying within NE ¼ NE ¼ Section 33, Township 19 North, Range 04 West, Seward Meridian, Alaska. Petitioner also proposes to vacate 33' wide Patent Reserves on all three sides of the lot. Community Council: Willow Area and in Assembly District #7 Tam Boeve.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on **April 2, 2020**. The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances.

Comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received in the public after the platting board packet has been written and sent to the board will be given to the Platting Board in a "Handout" the day of the meeting. To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party*. See MSB 15.39.010 for definition of "Interested Party". The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough internet home page, ([www.matsugov.us](http://www.matsugov.us)), in the Borough Clerk's office, or at various libraries within the borough.

Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

No Objection    Objection    Concern

Name: RON & CINDY FORSYTH Address: 10170 BUCKINGHAM PALACE DR, WILLOW AK 99688

Comments: WE SUPPORT VACATING PATENT RESERVES

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

ANCHORAGE  
AK 995  
MAR 2020  
PM 11



219N04W33C018 27  
NIGHSWANDER THOMAS & RUTH TR  
HALL JOHN E & JANE A  
2105 OTTER ST  
ANCHORAGE AK 99504-2641

~~99504-264105~~ **FIRST CLASS**  
**UPDATED NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: MARC E. & JENNIFER E. CANET**

**REQUEST:** The request is to create one lot from US Government Lot 48 (except the portion described at Two Jack Subdivision, Plat No. 73-83) and US Government Lot 56, to be known as **HIDEAWAY HEIGHTS**, containing 1.32 acres +/- . The project is located southwest of W. Parks Highway, west of N. Buckingham Palace Drive, on a peninsula in Nancy Lake, (Tax ID# 219N04W33D014 & D020); lying within NE ¼ NE ¼ Section 33, Township 19 North, Range 04 West, Seward Meridian, Alaska. Petitioner also proposes to vacate 33' wide Patent Reserves on all three sides of the lot. Community Council: Willow Area and in Assembly District #7 Tam Boeve.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in Assembly Chambers of the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Subdivision. **The public hearing is moved to Friday, May 8, 2020 due to borough facility closures in response to COVID-19.** The meeting begins at 1:00 p.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: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the board will be given to the Platting Board in a "Hand-Out" the day of the meeting. To request additional information please contact the Platting Technician, Amy Otto-Buchanan at (907) 861-7872 or the Platting Secretary at (907) 861-8573.

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Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

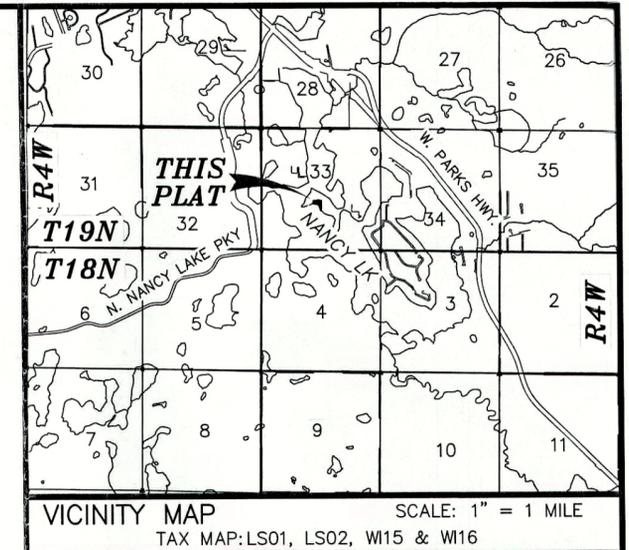
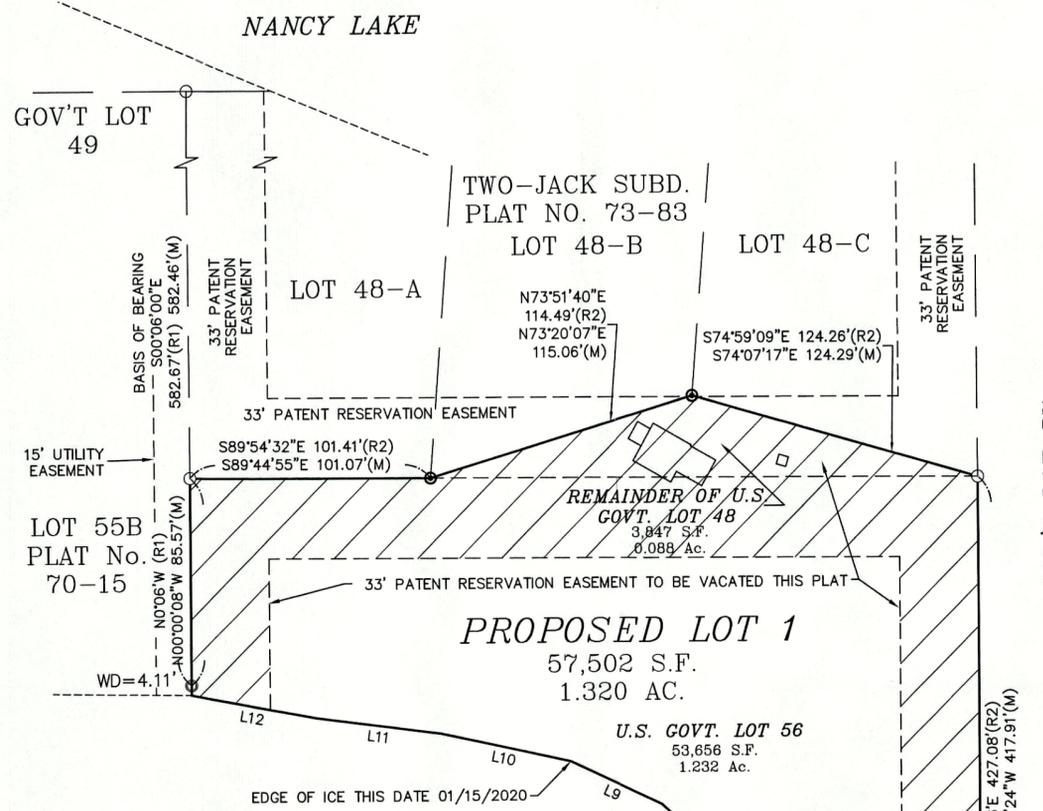
No Objection    Objection    Concern

Name: Ruth Tom Nighswander Address: 2105 Otter St - Anch 99504

Comments: \_\_\_\_\_

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

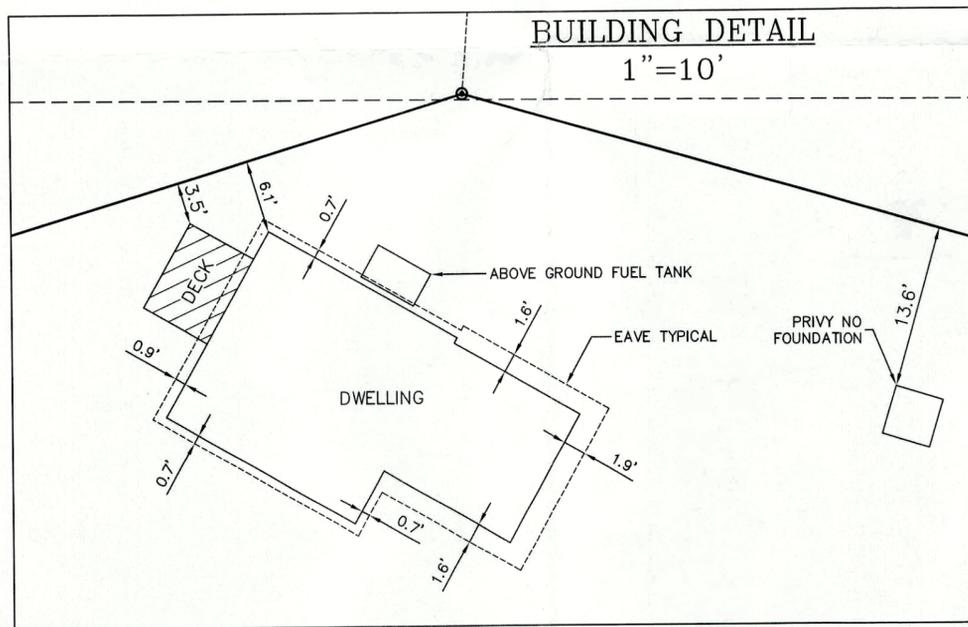
MARC E. CANET \_\_\_\_\_ DATE \_\_\_\_\_  
 P.O. BOX 110641  
 ANCHORAGE AK. 99511

JENNIFER E. CANET \_\_\_\_\_ DATE \_\_\_\_\_  
 P.O. BOX 110641  
 ANCHORAGE AK. 99511

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_, 202\_\_\_\_, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH \_\_\_\_\_ DATE \_\_\_\_\_



NANCY LAKE

LINE	LENGTH	BEARING
L1	4.77'	N35°21'46"W
L2	45.44'	N23°27'32"W
L3	31.86'	N13°15'32"W
L4	42.10'	N12°49'32"W
L5	45.00'	N10°47'38"W
L6	51.41'	N14°28'51"W
L7	46.45'	N35°46'13"W
L8	63.60'	N47°58'26"W
L9	42.36'	N64°50'55"W
L10	55.68'	N77°47'22"W
L11	52.70'	N82°23'28"W
L12	53.22'	N79°41'21"W

LEGEND

- ⊙ RECOVERED 3 1/4" BRASS MONUMENT AS NOTED
- RECOVERED 3/4" REBAR
- RECOVERED 1/2" REBAR
- RECOVERED 3/4" IRON PIPE
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (R1) RECORD DATA DERIVED FROM ROE SUBDIVISION, PLAT No. 70-15
- (R2) RECORD DATA DERIVED FROM TWO-JACK SUBDIVISION, PLAT No. 73-83

SURVEYOR'S CERTIFICATE

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

DATE \_\_\_\_\_



NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

RECEIVED  
 FEB 14 2020  
 PLATTING

PRELIMINARY PLAT

A PLAT OF  
**HIDEAWAY HEIGHTS**  
 A SUBDIVISION OF  
 U.S. GOVT. LOT 48, SEC. 33, T19N, R4W, S.M., AK, SAVE & EXCEPT THAT PORTION DESCRIBED AS LOT 48A, LOT 48B, & LOT 48C, TWO JACK SUBDIVISION, PLAT NO. 73-83 AND U.S. GOVT. LOT 56, SEC. 33, T19N, R4W, S.M., ALASKA PALMER RECORDING DISTRICT,  
 THIRD JUDICIAL DISTRICT  
 LOCATED WITHIN U.S. GOVT. LOTS 48 & 56, SEC. 33, T. 19 N., R. 4 W., S. M., ALASKA  
 CONTAINING 1.320± ACRES

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. \_\_\_\_\_, DATED \_\_\_\_\_, 201\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: \_\_\_\_\_  
 PLATTING CLERK

FARMER SURVEYING

9131 E. FRONTAGE RD.  
 PALMER, ALASKA 99645  
 PH: (907)745-0222  
 bob@farmersurveying.com www.farmersurveying.com  
 W.O. 1900361 DATE: FEB., 2020  
 DRAWN BY: KJA SCALE: 1" = 50'  
 FILE: 1900361 SHEET 1 OF 1



60

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 13, 2020**

PRELIMINARY PLAT:       **COTTONWOOD SLOUGH**  
 LEGAL DESCRIPTION:    **SEC 29, T17N, R01W, SEWARD MERIDIAN, AK**  
 PETITIONER(S):         **HELEN SULLIVAN**  
 SURVEYOR:               **BULL MOOSE SURVEYING**  
 ACRES: 79.9 +/-         PARCELS: 2  
 REVIEWED BY:            **AMY OTTO-BUCHANAN**                               CASE: 2020-035

**REQUEST:** The request is to create two lots from Tax Parcel B3 (Parcel #3 of 40A Exemption 1995-3), to be known as **COTTONWOOD SLOUGH**, containing 79.9 acres +/- . The project is located north of W. Fairview Loop and directly east of W. Roan Drive, lying within S ½ NW ¼ Section 29, Township 17 North, Range 01 West, Seward Meridian, Alaska. Petitioner also proposes to create a 60' wide Public Use Easement with a temporary cul-de-sac.

**EXHIBITS**

Vicinity Map, Aerial Photo, Bare Earth Imagery	<b>Exhibit A – 4 pgs</b>
Preliminary Construction Plans	<b>Exhibit B – 1 pg</b>
<b><u>AGENCY COMMENTS</u></b>	
Department of Public Works Operations & Maintenance	<b>Exhibit C - 1 pg</b>
Planning	<b>Exhibit D – 1 pg</b>
Assessments	<b>Exhibit E – 1 pg</b>
Utilities	<b>Exhibit F – 4 pgs</b>

**DISCUSSION:** The subject parcel is located north of W. Fairview Loop and north of Snowshoe School Site, and east of W. Roan Drive. A Public Use Easement with a temporary cul-de-sac will be created to provide legal and physical access to each lot. The extension of W. Roan Drive will be constructed to Borough residential street standards.

**Soils:** A geotechnical report was not required, pursuant to MSB 43.29.281(A)(1)(i)(i), as lots are greater than 400,000 sf and the surveyor provided topographic information on the plat.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required. Petitioner is creating an extension of W. Roan Drive with a Public Use Easement. The Public Use Easement will end in a temporary cul-de-sac, to provide legal and physical access to each lot. The cul-de-sac will be constructed to Borough residential street standards (see **Recommendation #5**). Surveyor has provided a preliminary construction letter at **Exhibit B**.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit C**) notes construct the extension W. Roan Drive and the cul-de-sac to residential subcollector standard (see **Recommendation #5**). Planning Division (**Exhibit D**) has no comments. Assessments Division (**Exhibit E**) notes the property has a farm deferment.

**Utilities:** (**Exhibit F**) GCI has no objections; Enstar has no recommendations, comments or objections. MTA has no objections. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Land and Resource Management, Assessments and Pre-Design Division; or MEA.

**CONCLUSION:** The preliminary plat of Cottonwood Slough is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections to the plat from any federal or state agency, Borough department or utilities. No objections received from the public in response to the Notice of Public Hearing. Legal and physical access is provided pursuant to MSB 43.20.100(B). Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).

#### **FINDINGS of FACT**

- 1) The plat of Cottonwood Slough is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
- 2) There were no objections to the plat from any federal or state agencies, Borough departments, or utilities.
- 3) There were no objections from the general public in response to the Notice of Public Hearing.
- 4) At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Land and Resource Management, Assessments and Pre-Design Division; or MEA.
- 5) A geotechnical report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as the lots are greater than 400,000 sf and the surveyor has provided topographic information on the plat.
- 6) Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage.
- 7) Legal and physical access is provided to the proposed lot, consistent with MSB 43.20.100.

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

**Suggested motion:** "I move to approve the preliminary plat of Cottonwood Slough, Section 29, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Taxes and special assessments must be paid in full for the year of recording, prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by CERTIFIED FUNDS OR CASH.
2. Pay mailing and advertising fees.

3. Provide updated Certificate to Plat, executed within seven (7) days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
4. Show or list all easements of record.
5. Construct the extension of W. Roan Drive and the temporary cul-de-sac to residential subcollector street standards:
  - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the *No Engineer Left Behind* for final road inspection.
  - b. Provide DPW acceptance of the roads to Platting staff.
6. Submit recording fee payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

COTTONWOOD CREEK

TRACT B  
(5916)

UNITS 1A & 1B  
ADOCCL ESTATE CONDO UNIT 1A (9169)  
UNIT 1B  
BRYANT EST UNIT 2 (9181)  
UNIT 1

WILD ROSE ACRES  
CONDOS

COMMON ELEMENT

**SUBJECT PROPERTY**



TRACT A

TRACT B

Proposed Public Use Easement with 60' temporary turnaround

VALLEY RANCH EST

Proposed Sunlight Master Plan

SNOWSHOE EAST

SNOWSHOE SCHOOL SITE

BLUFF PARK ESTATES

TR A-1-1

(4913)

TRACT A-2-3  
1A 2A 3A 4A

**VICINITY MAP**

FOR PROPOSED COTTONWOOD SLOUGH  
LOCATED WITHIN  
SECTION 29, T17N, R01W, SEWARD MERIDIAN,  
ALASKA

WASILLA 13 MAP

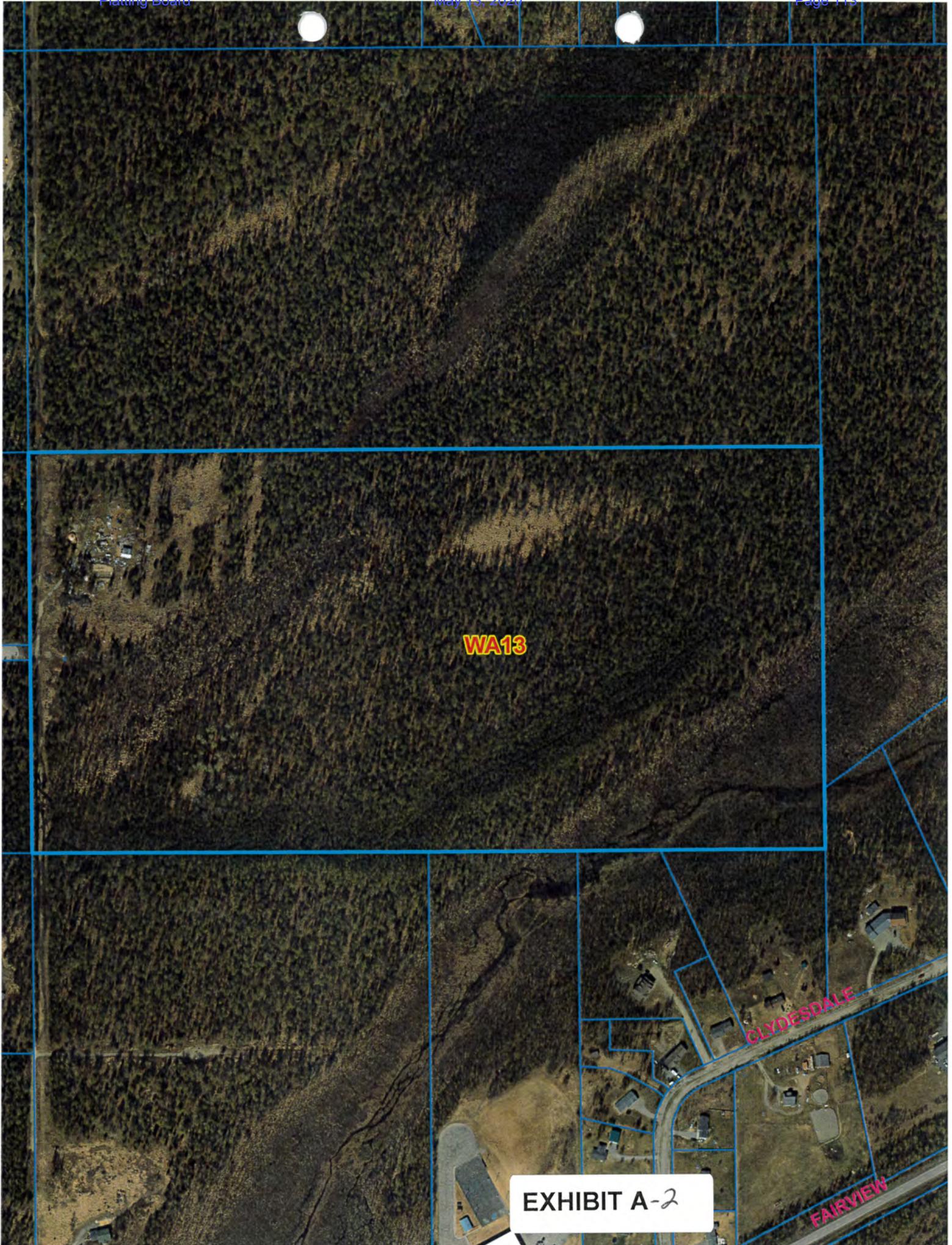
EXHIBIT A -- /

**WA13**

**EXHIBIT A-2**

**CLYDESDALE**

**FAIRVIEW**



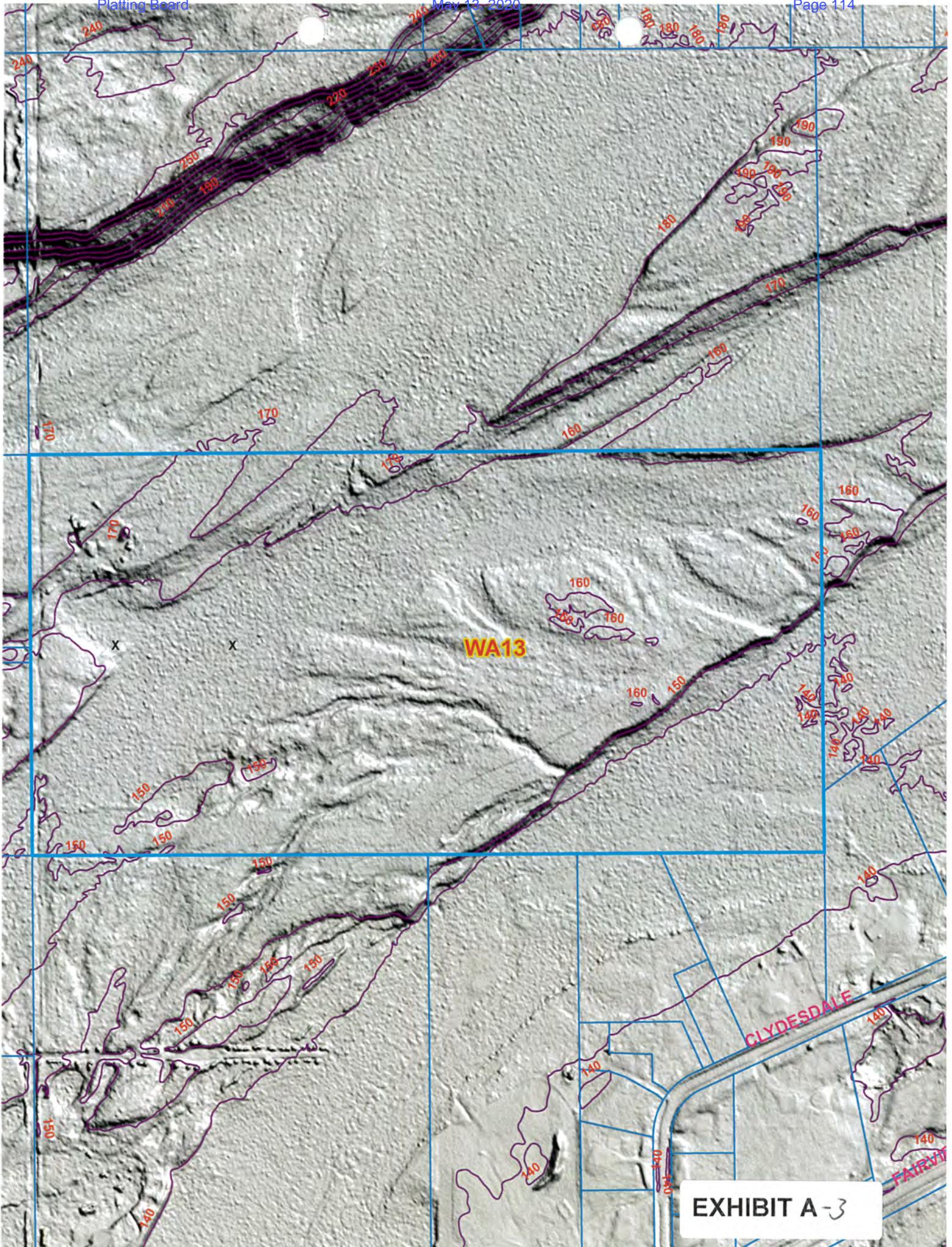


EXHIBIT A-3

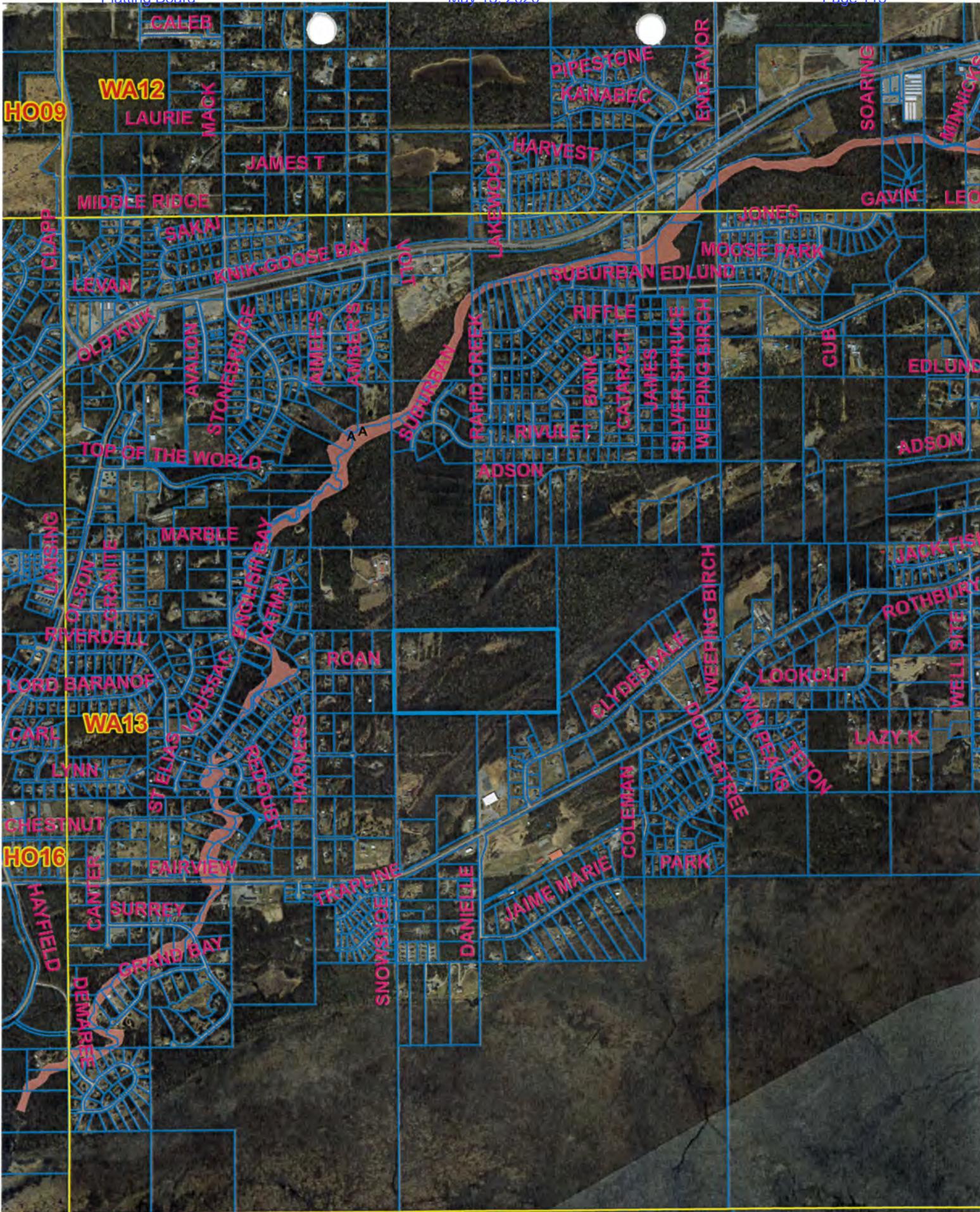


EXHIBIT A -9

**Bull Moose Surveying****Robert S. Hoffman, P.L.S.**

200 Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957 Fax 907.357.6977



RECEIVED

FEB 21 2020

PLATTING

**Cottonwood Slough Subdivision****Date: 2/19/2020****TO: M.S.B. Platting Department****FOR: Preliminary Construction Plans (SCM E01.1)**

- The existing ground in the area for the required cul-de-sac at the end of Roan Drive has little relief and will not exceed 6% in any direction with no cuts or fills at the ditch line exceeding 5 feet.

Respectfully,

Robert S. Hoffman

**EXHIBIT B**

**Amy Otto-Buchanan**

---

**From:** Jamie Taylor  
**Sent:** Wednesday, April 1, 2020 1:45 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Cottonwood Slough #2020-035

Construct extension of Roan Drive and cul-de-sac to Residential Subcollector standard.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Monday, February 24, 2020 1:38 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Cottonwood Slough #2020-035

The following link contains a Request for Comment (RFC) for Cottonwood Slough, MSB Case #2020-035. Comments are due by **April 1, 2020**. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/person/amy\\_otto-buchanan\\_matsugov\\_us/EvQ16KpCu\\_xPrJdAUFGPWs8B8SiWxVVVXw2wIPJ7I1jW?e=Lg6h28](https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EvQ16KpCu_xPrJdAUFGPWs8B8SiWxVVVXw2wIPJ7I1jW?e=Lg6h28)

*Please open in Chrome or copy & paste to your browser. Opening in Microsoft Edge causes viewing issues.*

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

**Amy Otto-Buchanan**

---

**From:** Christopher Cole  
**Sent:** Tuesday, March 24, 2020 3:46 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Karol Riese  
**Subject:** RFC cottonwood slough

Amy,

The planning division does not have any comments at this time.

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

## Amy Otto-Buchanan

---

**From:** Charlyn Spannagel  
**Sent:** Wednesday, February 26, 2020 12:35 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Cottonwood Slough #2020-035

Hi Amy,

This property has a farm deferment

~Charley

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Monday, February 24, 2020 1:38 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Cottonwood Slough #2020-035

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[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EvQ16KpCu\\_xPrJdAUfGPWs8B8SliWxVVVXw2wIPJ711ijw?e=Lg6h28](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EvQ16KpCu_xPrJdAUfGPWs8B8SliWxVVVXw2wIPJ711ijw?e=Lg6h28)

*Please open in Chrome or copy & paste to your browser. Opening in Microsoft Edge causes viewing issues.*

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

**Amy Otto-Buchanan**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, March 25, 2020 8:39 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Cottonwood Slough #2020-035

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

Good morning Amy,

MTA has reviewed the plat for Cottonwood Slough. 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)



**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Monday, February 24, 2020 1:38 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Cottonwood Slough #2020-035

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

**Amy Otto-Buchanan**

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, February 26, 2020 10:11 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Cottonwood Slough #2020-035

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

Hello,

There are no objections to this plat.

Thank you,

**JACQUELINE HALL**

**GCI** | Technician I, GIS Mapping

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Monday, February 24, 2020 1:38 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Cottonwood Slough #2020-035

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

The following link contains a Request for Comment (RFC) for Cottonwood Slough, MSB Case #2020-035. Comments are due by **April 1, 2020**. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f:/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EvQ16KpCu\\_xPrJdAUfGPWs8B8SliWxVVVXw2wIPJ7I1iJw?e=Lg6h28](https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EvQ16KpCu_xPrJdAUfGPWs8B8SliWxVVVXw2wIPJ7I1iJw?e=Lg6h28)

*Please open in Chrome or copy & paste to your browser. Opening in Microsoft Edge causes viewing issues.*

Amy Otto-Buchanan  
Platting Technician



**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, 20 2020

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed **Berberich Estates (MSB Case # 2020-040)** and advises that there is an existing natural gas service line which appear to cross proposed Lot 2 to serve proposed Lot 1. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

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

ENSTAR Natural Gas Company has reviewed **6 Mile Subdivision (MSB Case# 2020-039)** and advises that there is an existing natural gas service line which appears to cross the proposed sixty foot (60 FT) wide road right-of-way to serve proposed Lot 26. The service line was not permitted through the Matanuska Susitna Borough to be installed within a road right-of-way. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless the following scenario is met:

- The owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

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

- **Yenlo Phase II**  
(MSB Case # 2020-048)
- **Upwind**  
(MSB Case # 2017-075)
- **Bay City Acres**  
(MSB Case # 2020-045)
- **Long Lake Retreat**  
(MSB Case # 2020-041)
- **Stewart's Place**  
(MSB Case # 2020-037)
- **Summit Vista Park**  
(MSB Case # 2020-036)
- **Cottonwood Slough**  
(MSB Case # 2020-035)



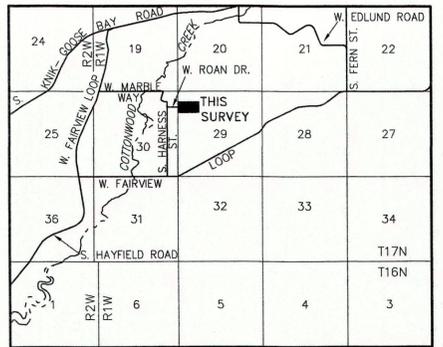
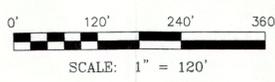
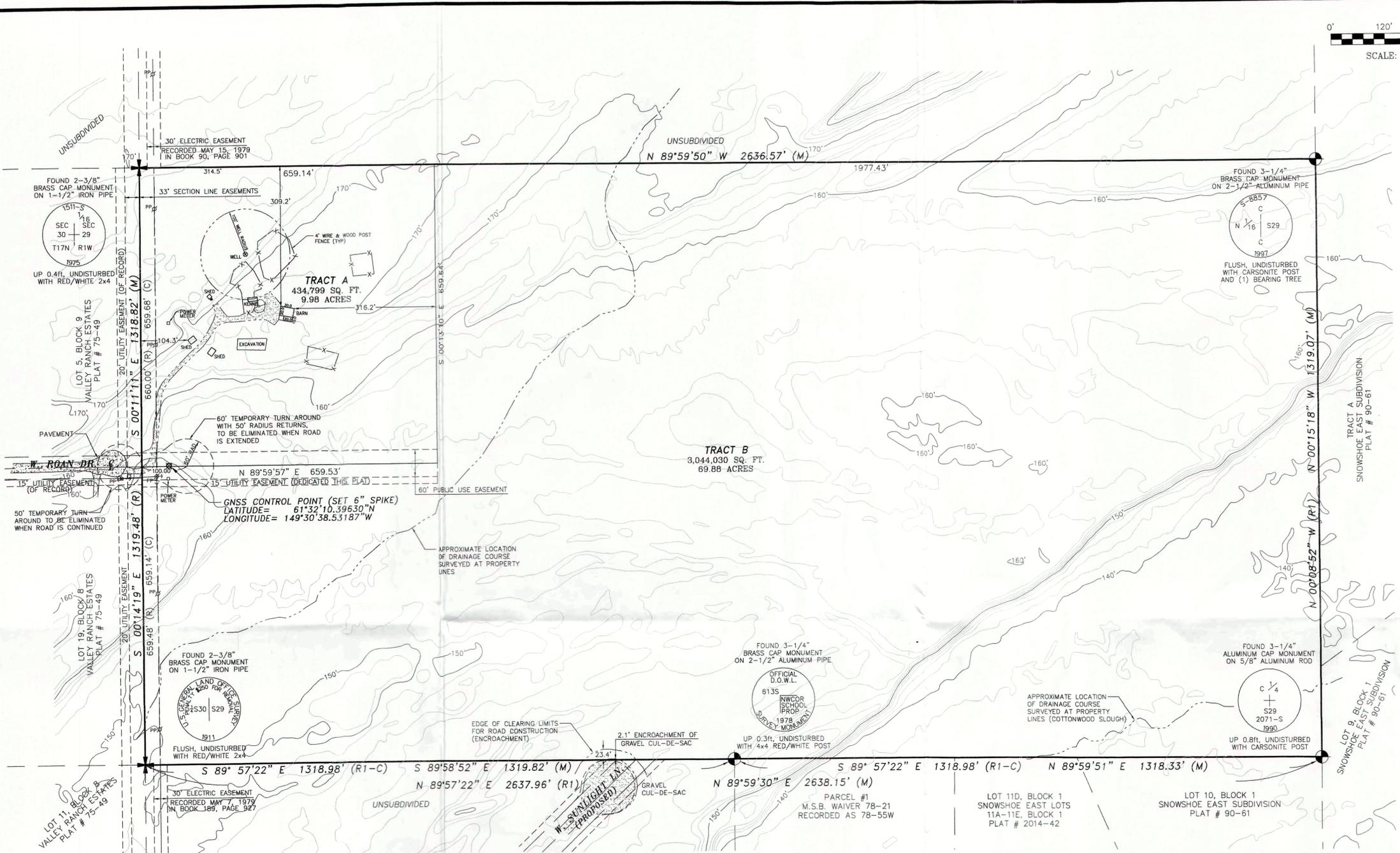
**ENSTAR Natural Gas Company**  
**A DIVISION OF SEMCO ENERGY**  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

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

Sincerely,

A handwritten signature in black ink that reads "Cassie Acres". The signature is written in a cursive style with a long horizontal stroke at the end.

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



VICINITY MAP: 1" = 1 MILE

**OWNERSHIP AND DEDICATION CERTIFICATE**  
 I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSTITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

HELEN P. SULLIVAN \_\_\_\_\_ DATE \_\_\_\_\_  
 1725 W. TILlicum AVE.  
 WASILLA, AK 99654

**NOTARY ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SWORN BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 FOR HELEN P. SULLIVAN

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

- NOTES**
1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON JANUARY 9, 2020. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN OPUS (ONLINE POSITIONING USER SERVICE) SOLUTION FROM NGS.
  2. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
  3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
  4. BLANKET TELECOMMUNICATIONS & ELECTRICAL EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED FEBRUARY 17, 1960 IN BOOK 29, PAGES 15.

- LEGEND**
- FOUND MONUMENT AS NOTED
  - (R) RECORD VALUE PER VALLEY RANCH ESTATES (PLAT #75-49)
  - (R1) RECORD VALUE PER SNOWSHOE EAST SUBD. (PLAT #90-61)
  - (R1-C) RECORD-COMPUTED VALUE PER SNOWSHOE EAST SUBD. (PLAT #90-61)
  - (M) MEASURED VALUE THIS SURVEY
  - (C) COMPUTED VALUE THIS SURVEY
  - SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
  - POWER POLE
  - GUY ANCHOR
  - POWER METER
  - PEDESTAL

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
 I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY \_\_\_\_\_  
 PLAT RESOLUTION NO. \_\_\_\_\_  
 DATED \_\_\_\_\_  
 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.  
 PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.  
 DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 ROBERT S. HOFFMAN, P.L.S. \_\_\_\_\_ DATE 2/20/2020  
 LS 10609 PROFESSIONAL LAND SURVEYOR



**PRELIMINARY**

RECEIVED  
 FEB 21 2020  
 PLATTING

A PLAT OF  
**COTTONWOOD SLOUGH  
 SUBDIVISION**  
 A PLAT OF THE  
 S 1/2 NW 1/4  
 LOCATED WITHIN:  
 SECTION 29, T17N R1W  
 SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 79.9 ACRES MORE OR LESS  
**BULL MOOSE SURVEYING**  
 ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6957  
 200 HYGRADE LANE WASILLA, ALASKA 99654 bob@bullmoosesurveying.com  
 DRAWN BY: EEG DRAWING SCALE: 1"=120'  
 DATE: 2/20/2020 SHEET 1 OF 1  
 CHECKED BY: RSH

6D



**Lot Design:**

The proposed lots meet the depth to width ratio per MSB 43.20.300 *Lot and Block Design*. Proposed Lot 6 has a 60' flagpole width as required for lots over 2.5 acres per MSB 43.20.300(E)(6)(b). All lots have the required frontage per MSB 43.20.320 *Frontage*.

**Useable Area Report:** The engineer's report provided by VEI Consultants includes information from four testholes. **(Exhibit B)** The testhole locations are shown on the preliminary plat. The soils investigation was performed October 25-28 and November 6-7, 2018 with groundwater monitoring through 2019. All lots have viable useable building area. The property has minimal terrain and the average slope of each lot is 5-6%. Each lot will have a minimum of 10,000 sq. ft. useable building area. Lots 1-5 have 10,000 sq. ft. contiguous useable septic area. Lot 6 is larger than 400,000 sq. ft. and does not require useable area verification per MSB 43.20.281.

**COMMENTS:**

MSB Firecode has no issues with this platting action. **(Exhibit C)**

MSB DPW has no comments. **(Exhibit D)**

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

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

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

MEA is requesting 15' utility easements along Bear Den Circle and on the eastern subdivision boundary. **(Exhibit H)** *Staff notes petitioner and utility company need to address easement request and show easements on final plat or provide MEA sign-off. (Recommendation #4)*

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

**CONCLUSION:**

The preliminary plat for Summit Vista is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat Submittal & Approval*. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100, *Access Required*, MSB 43.20.120, *Legal Access* and MSB 43.20.140, *Physical Access*. Lot Design and Frontage requirements are met pursuant to MSB 43.20.300 and MSB 43.20.320. A professional engineer stated the proposed lots contain the required useable area pursuant to MSB 43.20.281. Proposed Lot 6 is larger than 400,000 sq. ft. and does not require useable area verification. There were no objections from borough departments, outside agencies or the public.

**FINDINGS of FACT:**

1. The plat of Summit Vista Park is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat*.

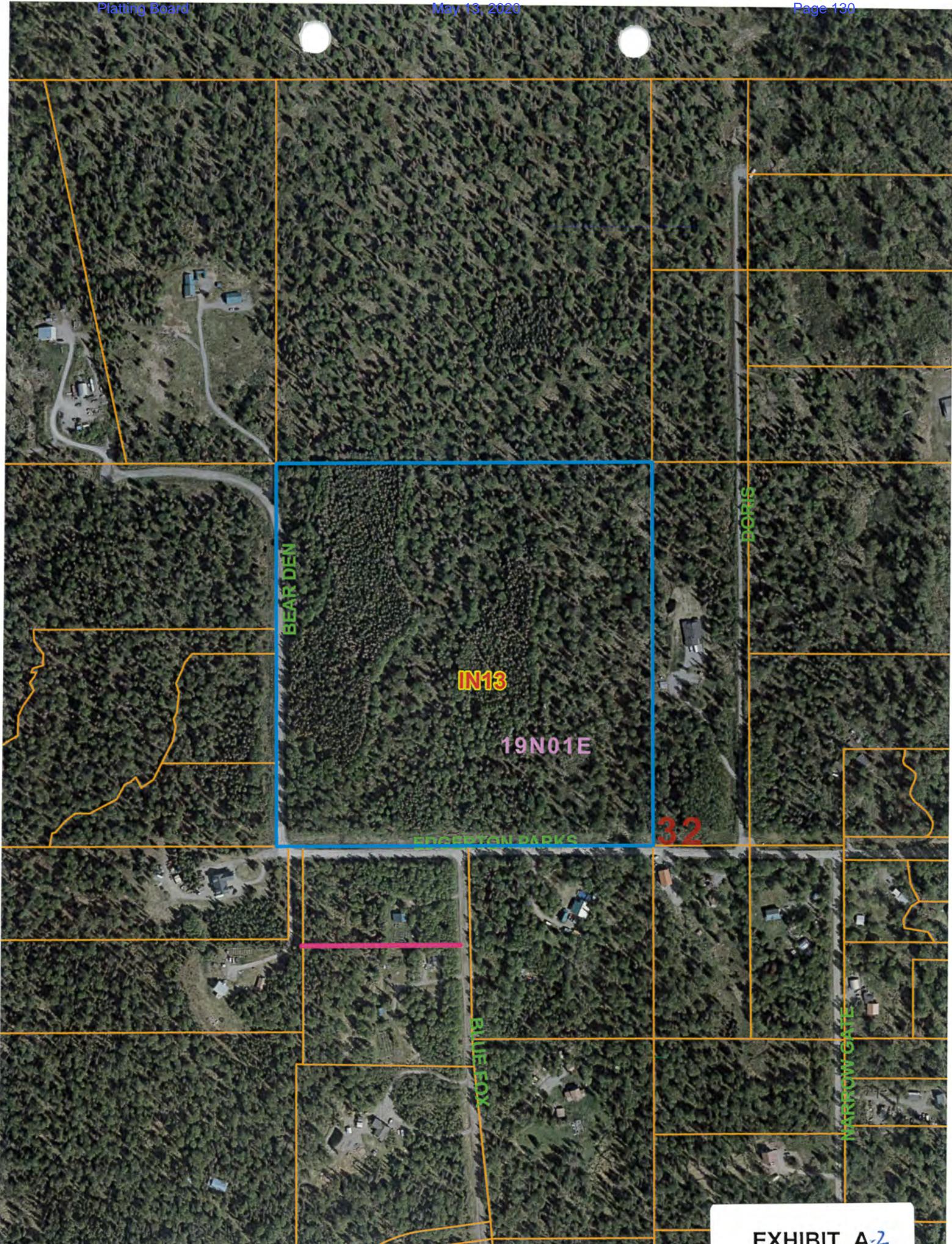
2. A professional engineer stated useable area requirements are met pursuant to MSB 43.20.281. Proposed Lot 6 is larger than 400,000 sq. ft. and does not require useable area verification.
3. Lot design requirements are consistent with MSB 43.20.300.
4. Frontage to all lots are consistent with MSB 43.20.320 and MSB 43.20.300(E)(6)(b).
5. Legal and physical access exists to the proposed lots from E. Edgerton Parks Road and N. Bear Den Circle consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*.
6. MEA is requesting 15' utility easements.
7. There were no borough department, outside agency or public objections to this plat.

**RECOMMENDED CONDITIONS OF APPROVAL:**

***Recommended motion: "I move to approve the preliminary plat of Summit Vista Park, located within Section 32, Township 19 North, Range 1 East, Seward Meridian, Alaska contingent on the following staff recommendations:"***

1. Submit the mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
3. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
4. Address 15' utility easement request from MEA and show on final plat or provide MEA sign-off.
5. Submit recording fee, payable to the State of Alaska, DNR.
6. Taxes and special assessments to 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 final plat in full compliance with Title 43.





# VEI Consultants

RECEIVED

FEB 27 2020

PLANNING

Civil Engineering and Surveying Consultants  
Serving All of Alaska

1345 Rudakof Circle, Suite 201  
Anchorage, Alaska 99508  
FAX: (907) 338-5386  
Phone: (907) 337-3330

**To:** Matanuska Susitna Borough – Platting Division  
**From:** Eric Roelfs, PE  
**Date:** February 25, 2020  
**Project:** Summit Vista Park Subdivision  
**Re:** **Soils and Usable Area Investigation**



Project Overview

This proposed subdivision will subdivide the SE ¼ of the NW ¼ of Section 32, T19N, R1E, SM (MatSu Parcel B3, IN13) into six new lots. Access to this subdivision is provided by East Edgerton Parks Road; a 50' PUE fronting the southern boundary, and North Bear Den Circle; a 60' PUE inside the western boundary.

Soils Investigation

The soils investigation effort was performed October 25-28 and November 6-7, 2018 under my supervision with groundwater monitoring through 2019. Refer to the preliminary plat drawing for test hole locations and the soils log attached.

Usable Area Investigation

Title 43 requires that all lots have a minimum area of 40,000 square feet, of which at least 10,000 sf shall be usable building area and an additional 10,000 sf is contiguous usable septic area.

The smallest lot in this subdivision is 4.321 acres (188,227 sf). All lots currently have viable usable building areas. The property has minimal terrain and the average slope of each lot is 5-6%. The slopes that are above 25% are all under 10 feet vertical, except on Lot 1 there is one existing slope of 50% and 14 feet vertical. The area with slopes on Lot 1 is more than 300 feet from the septic area.

Conclusions

In accordance with MSB 43.15.016(A)(b) the proposed subdivision has the suitable soils and adequate topography such that each of the proposed lots will have a minimum 10,000 square feet usable building area. With the exception of Lot 6, all of the lots have 10,000 sf contiguous septic area. Lot 6 has more than 400,000 sf, and in accordance with MSB 43.20.281(A)(1)(i)(i) this lot is exempt from the usable area requirement contained in MSB 43.15.016(A)(b). Our investigation did find that Lot 6 does have a dependable septic area with more than 7 feet depth to groundwater, ref. TH#8 in soils log.

The investigation found soil types suitable for conventional septic fields. All proposed lots will accommodate onsite septic systems and provide the usable building areas.

Please don't hesitate to contact me at (907) 337-3330 if you have any questions on this investigation.

Attachments: VEI Soils Log

# VEI Consultants

Civil Engineering and Surveying Consultants  
Serving All of Alaska

1345 Rudakof Circle, Suite 201  
Anchorage, Alaska 99508  
FAX: (907) 338-5386  
Phone: (907) 337-3330

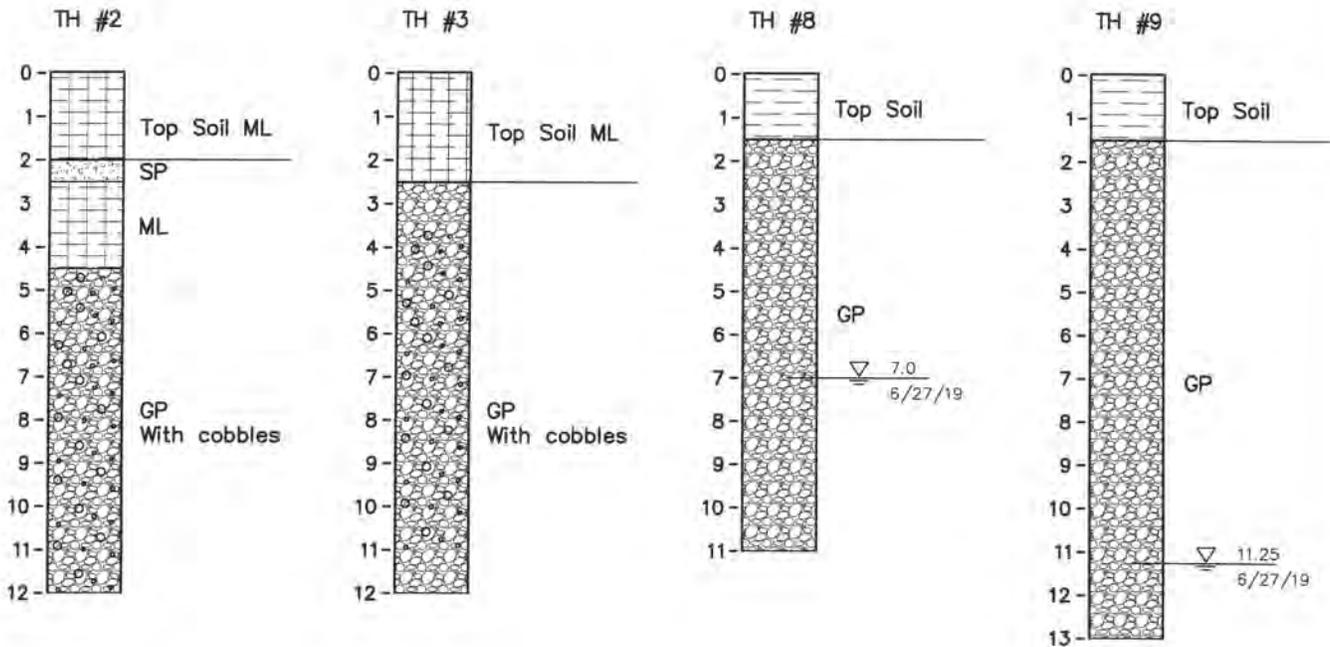
## SOILS LOG

PERFORMED FOR: Jim Sampson

DATE PERFORMED: Oct 25-28, 2018

LEGAL DESCRIPTION: SE 1/4, NW 1/4, Sec 32 (Parcel B3, IN13) TOWNSHIP, RANGE, SECTION: T19N, R1E, Sec 32

PERFORMED BY: Eric Roelfs, P.E.



COMMENTS: Proposed Plat: Summit Vista Park

PERFORMED BY VEI CONSULTANTS, I, ERIC V. ROELFS, CERTIFY THAT THIS WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND BOROUGH GUIDELINES IN EFFECT ON THIS DATE: 2/25/20

**Cheryl Scott**

---

**From:** Fire Code  
**Sent:** Friday, March 27, 2020 10:12 AM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Summit Vista Park (CS)

Cheryl,  
Fire Code has no issue with this.

Don Cuthbert  
Fire Marshal

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Friday, February 28, 2020 12:33 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>  
**Subject:** RFC Summit Vista Park (CS)

All ~

The link below will take you to a request for comments for a subdivision off of Edgerton Parks Road. MSB Case #2020-036, Tech CS. Also attached is a vicinity map, aerial photo, soils report and preliminary plat with topo and as-built information.

Comments are due by March 27, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl\\_scott\\_matsugov\\_us/EquIIQ9RagBHoag8IBYgVHYBZB5ccpt08c0mlAQFX-00vg?e=DaAn0S](https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EquIIQ9RagBHoag8IBYgVHYBZB5ccpt08c0mlAQFX-00vg?e=DaAn0S)

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

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

**Cheryl Scott**

---

**From:** Jamie Taylor  
**Sent:** Monday, March 23, 2020 5:20 PM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Summit Vista Park (CS)

No comment.

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

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Friday, February 28, 2020 12:33 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>  
**Subject:** RFC Summit Vista Park (CS)

All ~

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Comments are due by March 27, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl\\_scott\\_matsugov\\_us/EquIIQ9RagBHoag8lBYgVHYBZB5ccpt08c0mlAQFX-00vg?e=DaAn0S](https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EquIIQ9RagBHoag8lBYgVHYBZB5ccpt08c0mlAQFX-00vg?e=DaAn0S)

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

## Cheryl Scott

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Monday, March 2, 2020 1:19 PM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Summit Vista Park (CS)

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

MTA has reviewed the plat for Summit Vista Park. MTA has no comments.

Thank you for the opportunity to comment.

### Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Friday, February 28, 2020 12:33 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>  
**Subject:** RFC Summit Vista Park (CS)

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

All ~

**Cheryl Scott**

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Friday, March 20, 2020 12:18 PM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Summit Vista Park (CS)

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

Hello,

There are no objections to this plat.

Thank you,

**JACQUELINE HALL**

GCI | Technician I, GIS Mapping  
w: [www.gci.com](http://www.gci.com)

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Friday, February 28, 2020 12:33 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Jesse Sumner <jessesumnerdistrict6@gmail.com>  
**Subject:** RFC Summit Vista Park (CS)

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

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

All ~

The link below will take you to a request for comments for a subdivision off of Edgerton Parks Road. MSB Case #2020-036, Tech CS. Also attached is a vicinity map, aerial photo, soils report and preliminary plat with topo and as-built information.

Comments are due by March 27, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl.scott\\_matsugov\\_us/EquIIQ9RagBHoag8IBYgVHYBZB5ccpt08c0mlAQFX-00vg?e=DaAn0S](https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl.scott_matsugov_us/EquIIQ9RagBHoag8IBYgVHYBZB5ccpt08c0mlAQFX-00vg?e=DaAn0S)



**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, 20 2020

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed **Berberich Estates (MSB Case # 2020-040)** and advises that there is an existing natural gas service line which appear to cross proposed Lot 2 to serve proposed Lot 1. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

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

ENSTAR Natural Gas Company has reviewed **6 Mile Subdivision (MSB Case# 2020-039)** and advises that there is an existing natural gas service line which appears to cross the proposed sixty foot (60 FT) wide road right-of-way to serve proposed Lot 26. The service line was not permitted through the Matanuska Susitna Borough to be installed within a road right-of-way. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless the following scenario is met:

- The owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

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

- **Yenlo Phase II**  
(MSB Case # 2020-048)
- **Upwind**  
(MSB Case # 2017-075)
- **Bay City Acres**  
(MSB Case # 2020-045)
- **Long Lake Retreat**  
(MSB Case # 2020-041)
- **Stewart's Place**  
(MSB Case # 2020-037)
- **Summit Vista Park**  
(MSB Case # 2020-036)
- **Cottonwood Slough**  
(MSB Case # 2020-035)



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

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

Sincerely,

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

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

**Cheryl Scott**

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Tuesday, April 7, 2020 4:08 PM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Summit Vista Park (CS)  
**Attachments:** 20200407\_161247.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
MEA comments are to include the utility easements as shown on the attached plat.

Thank you.

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

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Friday, February 28, 2020 12:33 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA\_ROW <MEAROW@mea.coop>; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>  
**Subject:** RFC Summit Vista Park (CS)

**CAUTION: This email originated from outside of the MEA.coop organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

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

All ~

The link below will take you to a request for comments for a subdivision off of Edgerton Parks Road. MSB Case #2020-036, Tech CS. Also attached is a vicinity map, aerial photo, soils report and preliminary plat with topo and as-built information.

Comments are due by March 27, 2020.

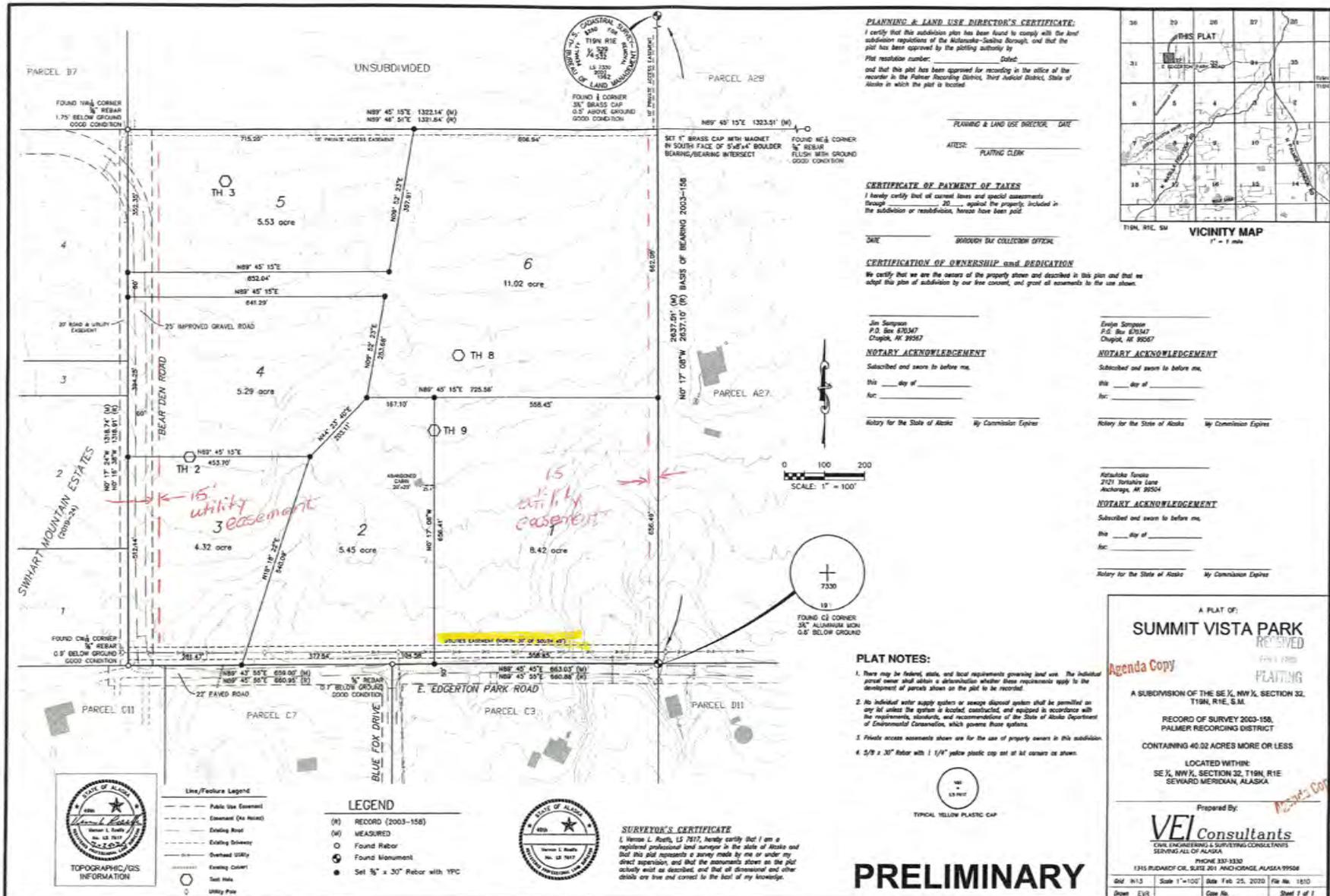


EXHIBIT H-2

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE:**  
 I certify that this subdivision plan has been found to comply with the land subdivision regulations of the Midwestern-Seward through, and that the plat has been approved by the planning authority by:  
 Plat resolution number: \_\_\_\_\_ Date: \_\_\_\_\_  
 and that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska in which the plat is located.

PLANNING & LAND USE DIRECTOR DATE \_\_\_\_\_  
 ATTEST: PLATTING CLERK

**CERTIFICATE OF PAYMENT OF TAXES**  
 I hereby certify that all current taxes and special assessments through \_\_\_\_\_ 20\_\_\_\_ against the property included in the subdivision or re-subdivision, herein have been paid.

DATE \_\_\_\_\_ RECORDING TAX COLLECTION OFFICIAL

**CERTIFICATION OF OWNERSHIP and DEDICATION**  
 We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our true consent, and grant of easements to the use shown.

Jim Sampson  
 P.O. Box 470347  
 Chapel, AK 99507

**NOTARY ACKNOWLEDGEMENT**  
 Subscribed and sworn to before me,  
 this \_\_\_\_ day of \_\_\_\_\_  
 for: \_\_\_\_\_

Notary for the State of Alaska My Commission Expires \_\_\_\_\_

Ernie Sampson  
 P.O. Box 470347  
 Chapel, AK 99507

**NOTARY ACKNOWLEDGEMENT**  
 Subscribed and sworn to before me,  
 this \_\_\_\_ day of \_\_\_\_\_  
 for: \_\_\_\_\_

Notary for the State of Alaska My Commission Expires \_\_\_\_\_

Kristalike Fovino  
 2721 Northshore Lane  
 Anchorage, AK 99504

**NOTARY ACKNOWLEDGEMENT**  
 Subscribed and sworn to before me,  
 this \_\_\_\_ day of \_\_\_\_\_  
 for: \_\_\_\_\_

Notary for the State of Alaska My Commission Expires \_\_\_\_\_

**PLAT NOTES:**

- There may be federal, state, and local requirements governing land use. The individual parcel owner shall obtain a determination whether these requirements apply to the development of parcels shown on the plat to be recorded.
- No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska Department of Environmental Conservation, which governs these systems.
- Private access easements shown are for the use of property owners in this subdivision.
- 5/9 x 30" Reduc with 1/4" yellow plastic cap set of lot corners as shown.



TYPICAL YELLOW PLASTIC CAP

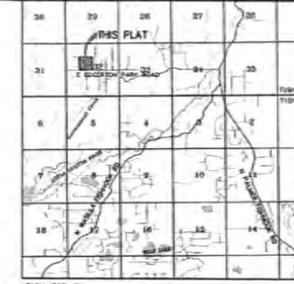
**SURVEYOR'S CERTIFICATE**  
 I, Vernon L. South, LS 7817, hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct supervision and that the measurements shown on the plat actually exist as described, and that all dimensions and other details are true and correct to the best of my knowledge.



- Line/Feature Legend**
- Public Use Easement
  - Easement (As Noted)
  - Existing Road
  - Existing driveway
  - Overhead Utility
  - Existing Color
  - Set Hole
  - Utility Pole

**LEGEND**

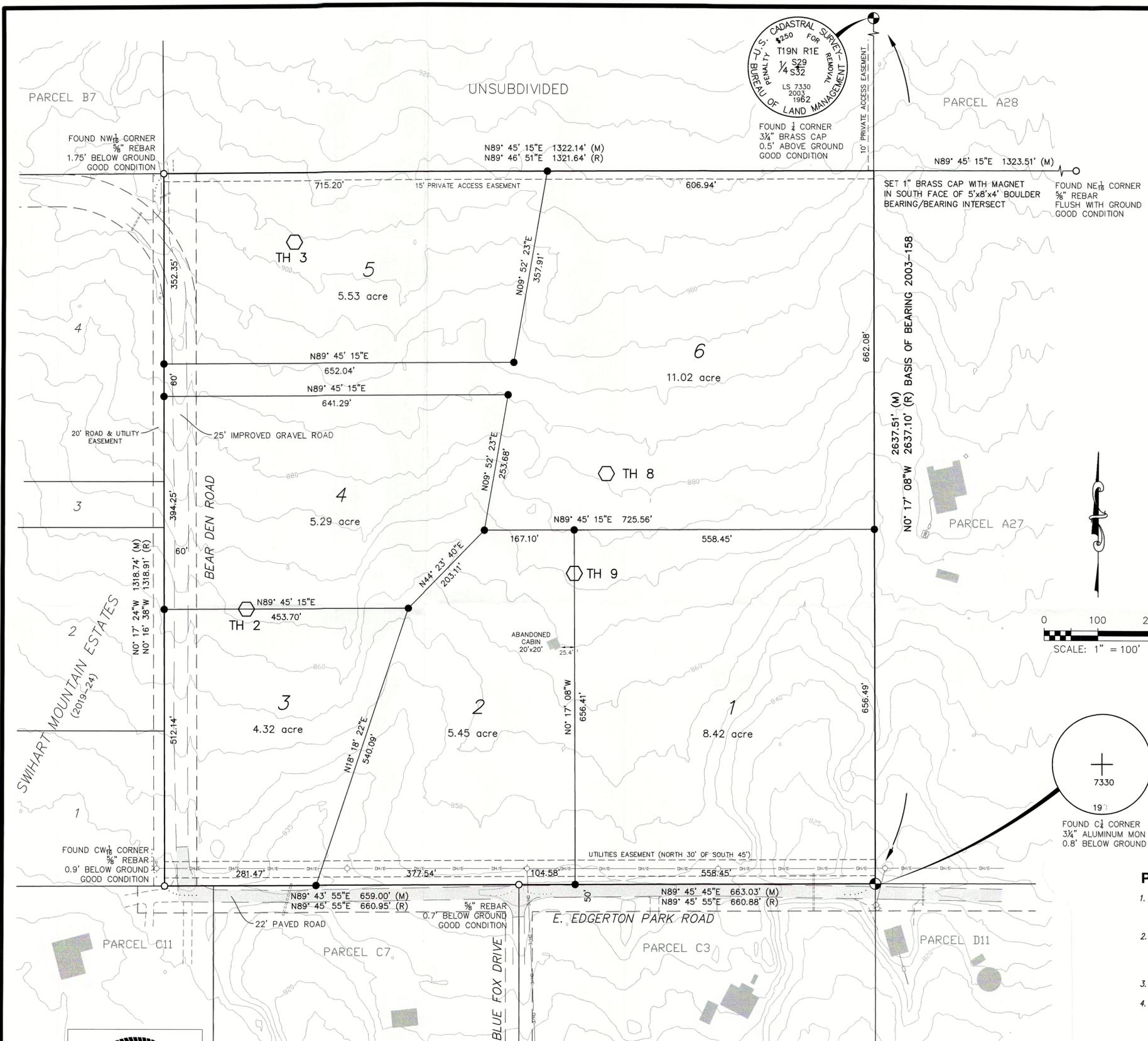
- (M) RECORD (2003-158)
- (M) MEASURED
- Found Rebar
- Found Monument
- Set 5/8" x 30" Rebar with TPC



T19N, R12E, S4W  
VICINITY MAP  
1" = 1 mile

A PLAT OF:  
**SUMMIT VISTA PARK**  
 RECEIVED  
 Agenda Copy  
 APR 17 2020  
 PLATTING  
 A SUBDIVISION OF THE SE 1/4, NW 1/4, SECTION 22,  
 T19N, R12E, S4W.  
 RECORD OF SURVEY 2003-158,  
 PALMER RECORDING DISTRICT  
 CONTAINING 40.02 ACRES MORE OR LESS  
 LOCATED WITHIN  
 SE 1/4, NW 1/4, SECTION 22, T19N, R12E  
 SEWARD MERIDIAN, ALASKA  
 Prepared By:  
**VEI Consultants**  
 CIVIL ENGINEERING & SURVEYING CONSULTANTS  
 SERVING ALL OF ALASKA  
 1315 RIDGEMAN CIR., SUITE 201 ANCHORAGE, ALASKA 99504  
 PHONE 333-3330  
 FAX 333-3331  
 604 1613 Scale 1"=100' Date Feb. 25, 2020 File No. 1810  
 Sheet EVR Case No. Sheet 1 of 1

**PRELIMINARY**



**PLANNING & LAND USE DIRECTOR'S CERTIFICATE:**  
I certify that this subdivision plan has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by  
Plat resolution number: \_\_\_\_\_ Dated: \_\_\_\_\_  
and that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska in which the plat is located.

PLANNING & LAND USE DIRECTOR, DATE \_\_\_\_\_  
ATTEST: PLATTING CLERK \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**  
I hereby certify that all current taxes and special assessments through \_\_\_\_\_, 20\_\_\_\_, against the property, included in the subdivision or resubdivision, hereon have been paid.

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

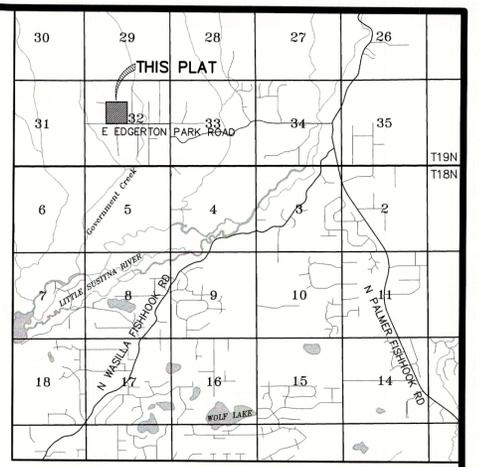
**CERTIFICATION OF OWNERSHIP and DEDICATION**  
We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, and grant all easements to the use shown.

Jim Sampson  
P.O. Box 670347  
Chugiak, AK 99567

**NOTARY ACKNOWLEDGEMENT**  
Subscribed and sworn to before me,  
this \_\_\_\_\_ day of \_\_\_\_\_  
for: \_\_\_\_\_  
Notary for the State of Alaska My Commission Expires \_\_\_\_\_

Evelyn Sampson  
P.O. Box 670347  
Chugiak, AK 99567

**NOTARY ACKNOWLEDGEMENT**  
Subscribed and sworn to before me,  
this \_\_\_\_\_ day of \_\_\_\_\_  
for: \_\_\_\_\_  
Notary for the State of Alaska My Commission Expires \_\_\_\_\_



**Line/Feature Legend**

- Public Use Easement
- Easement (As Noted)
- Existing Road
- Existing Driveway
- Overhead Utility
- Existing Culvert
- Test Hole
- Utility Pole

**LEGEND**

- (R) RECORD (2003-158)
- (M) MEASURED
- Found Rebar
- Found Monument
- Set 3/8" x 30" Rebar with YPC

**TOPOGRAPHIC/GIS INFORMATION**

STATE OF ALASKA  
49th  
Vernon L. Roelfs  
No. LS 7617  
REGISTERED PROFESSIONAL LAND SURVEYOR

**SURVEYOR'S CERTIFICATE**  
I, Vernon L. Roelfs, LS 7617, hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct supervision, and that the monuments shown on the plat actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

STATE OF ALASKA  
49th  
Vernon L. Roelfs  
No. LS 7617  
REGISTERED PROFESSIONAL LAND SURVEYOR

- PLAT NOTES:**
- There may be federal, state, and local requirements governing land use. The individual parcel owner shall obtain a determination whether these requirements apply to the development of parcels shown on the plat to be recorded.
  - No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska Department of Environmental Conservation, which governs those systems.
  - Private access easements shown are for the use of property owners in this subdivision.
  - 5/8 x 30" Rebar with 1 1/4" yellow plastic cap set at lot corners as shown.

A PLAT OF:  
**SUMMIT VISTA PARK**  
RECEIVED  
FEB 27 2020  
PLATTING

A SUBDIVISION OF THE SE 1/4, NW 1/4, SECTION 32, T19N, R1E, S.M.

RECORD OF SURVEY 2003-158,  
PALMER RECORDING DISTRICT

CONTAINING 40.02 ACRES MORE OR LESS

LOCATED WITHIN:  
SE 1/4, NW 1/4, SECTION 32, T19N, R1E  
SEWARD MERIDIAN, ALASKA

Prepared By:  
**VEI Consultants**  
CIVIL ENGINEERING & SURVEYING CONSULTANTS  
SERVING ALL OF ALASKA  
PHONE 337-3330  
1345 RUDAKOF CIR., SUITE 201 ANCHORAGE, ALASKA 99504

Grid	IN13	Scale	1"=100'	Date	Feb 25, 2020	File No.	1810
Drawn	EVR	Case No.		Sheet	1 of 1		

**PRELIMINARY**

6E

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
May 13, 2020**

PRELIMINARY PLAT:     **6 MILE**  
 LEGAL DESCRIPTION:   **SEC 2, T18N, R1E, SEWARD MERIDIAN, AK**  
 PETITIONER:           **WM CONSTRUCTION, INC.**  
 SURVEYOR/ENGINEER:  **HANSON LAND SOLUTIONS**  
 ACRES:         **39.87**                            **PARCELS:    36**  
 REVIEWED BY:         **PEGGY HORTON**            **CASE: 2020-039**

**REQUEST**

The request is create a 3-Phase Master Plan of 36 lots from Tax Parcel A3, to be known as 6 MILE SUBDIVISION, containing 39.87 acres +/- . Constructed access for the subdivision lots will be from E. Mile 6 Road. The property is located northeast of mile 6, Palmer-Fishhook Road at the east end of E. Mile 6 Road.

**EXHIBITS:**

Vicinity Map	<b>EXHIBIT A</b>
Plan Set Cover Sheet	<b>EXHIBIT B</b>
Aerial Imagery	<b>EXHIBIT C</b>
As-Built	<b>EXHIBIT D</b>
Topo	<b>EXHIBIT E</b>
Drainage Plan	<b>EXHIBIT F</b>
Road Plan & Profile	<b>EXHIBIT G</b>
Phasing Plan	<b>EXHIBIT H</b>
Constructed Access Email	<b>EXHIBIT I</b>
Geotechnical Report	<b>EXHIBIT J</b>

**COMMENTS:**

DPW	<b>EXHIBIT K</b>
Permit Center	<b>EXHIBIT L</b>
Planning	<b>EXHIBIT M</b>
Palmer Fire & Rescue	<b>EXHIBIT N</b>
Enstar	<b>EXHIBIT O</b>
GCI	<b>EXHIBIT P</b>
MTA	<b>EXHIBIT Q</b>
MEA	<b>EXHIBIT R</b>

**DISCUSSION:**

Hanson Land Solutions provided a plan set with cover page (**Exhibit B**), Aerial Imagery (**Exhibit C**), As-built Info (**Exhibit D**), Topographic Info with 2-foot contours (**Exhibit E**), Drainage Plan (**Exhibit F**), and Road Plan and Profiles (**Exhibit G**).

**Lot and Block Design:** The 36 lots range in size from 1.09 to .92 acres. This is a Master Plan containing three phases (**Exhibit H**). The surveyor has designed the lots and blocks to meet the MSB 43.20.300 design standards. Each lot has a minimum of 60' of road frontage or 45' on the two cul-de-sacs.

**As-built Info:** The surveyor provided as-built information within and outside the boundary as required by MSB 43.15.016 (**Exhibit D**). Only one of the existing structures on the property, the shop, will remain; the others are marked "to be removed" (**Recommendation #2**). The location of the shop meets the setback requirements from future lot lines.

**Access:** The borough maintains E. Mile 6 Road, which is currently classified as residential. The amount of traffic generated by this proposed subdivision will increase the traffic count to a point where an increase to the functional classification is necessary (**Recommendation #7**).

MSB 43.20.060(D) requires the connection to the adjacent stub road (N. Bemis Road) and to the unsubdivided parcel to the west (Tax Parcel A5). The surveyor commented that they do not intend to construct access to N. Bemis Road, all access will be from E. 6 Mile Road (**Exhibit I**). Construction to N. Bemis Road is not required because the developer is creating 36 lots with access by residential subcollector. Residential Subcollector roads are allowed to carry an ADT up to 500. When DPW reviewed the proposed plat, they noted 6 Mile Road will need to be upgraded or certified to meet residential subcollector standards to carry the additional traffic, which includes this subdivision.

**Useable Area:** Hanson Land Solutions provided the geotechnical report (**Exhibit J**). The engineer classified the soils from seven test holes as GW, GP, or SW. MSB 43.20.281 allows for visual classification for these types of soils, no additional testing is necessary. The date of the test hole logs is January 2, 2020. Since groundwater was not encountered, no additional monitoring is required by code. The engineer concluded all lots contain sufficient overall area; all lots have at least 10,000 square feet of useable building area; and all lots have at least 10,000 square feet of useable septic area.

**Drainage:** Hanson Land Solutions provide a drainage plan, meeting the requirements of the Subdivision Construction Manual (**Exhibit F**). The drainage plan shows the drainage along the proposed roads, proposed culverts and infiltration points.

**COMMENTS:****Borough:**

Department of Public Works stated (**Exhibit K**):

- Upgrade Mile 6 Road to or certify road meets Residential Subcollector Standard (**Recommendation #7**).
- Build out Mile 6 & Michaelson & main (east-west internal) road to full 90 degree T-intersection (**Recommendation #8**).
- Construct main road to Residential Subcollector Standard (**Recommendation #6**).
- Construct loop road to minimum Residential Standard (**Recommendation #5**).
- Add a cross culvert between lots 1 & 26 (**Recommendation #9**).
- May need drainage easement if/where concentrated runoff leaves ROW.

Permit Center commented that the existing driveway, does not have a driveway permit (**Exhibit L**). *Staff notes the developer will remove the driveway when the subdivision road is constructed.*

Planning Division had no comments (**Exhibit M**).

**Palmer Fire & Rescue: (Exhibit N)**

1. The driveway is longer than [sic] 150' and must provide an approved apparatus turn-around per the International Fire Code 2015 Appendix D. *Staff notes the petitioner will remove the existing driveway and the majority of the existing structures on the property with the development of the roads.*
2. Subdivisions for one and two Family dwellings need two separate access points into the subdivision per International Fire Code 2015 Appendix D Sect. D106). Because this is a phased development, the second access can be installed when there are 30 lots developed (phase III). The road will need to connect to Bemis Road. *Staff notes this plat is creating lots and as such follows the Subdivision Construction Manual (SCM) requirements, as incorporated into Title 43. The SCM allows a Residential Subcollector to carry traffic up to 500 ADT. 36 lots X 6 trips per day = 216, well under the 500 ADT maximum.*
3. Sul-De-Sac [sic] must meet the diameter required to allow fire apparatus to turn around. *Staff notes the SCM requires residential road standard cul-de-sacs for those planned within this subdivision.*

**Utilities:**

Enstar advised there is an existing natural gas service line on the property (**Exhibit O**). *Staff notes the surveyor stated this will be removed.*

GCI had no objections (**Exhibit P**). MTA has no comments (**Exhibit Q**). MEA included two easements they commented need to be included on the plat (**Exhibit R**). *Staff notes the surveyor stated one of these easements is for a guy anchor that will be removed as it will fall in the new ROW.*

**CONCLUSION:**

The preliminary plat for Mile 6 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat. This 3-Phase Master Plan will create 36 lots out of a 39.87-acre parcel.

A professional engineer stated the proposed lots contain the required useable septic and useable building area. DPW recommends Residential Subcollector standard road construction for E. Mile 6 Road and the internal east-west "main" road. A drainage plan was submitted which meets the Subdivision Construction Manual standards. There were no objections from Borough Departments.

**FINDINGS of FACT:**

1. The Master Plan of Mile 6 is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat Submittal and Approval.
2. A professional engineer stated useable area is available for wastewater disposal and building in compliance with MSB 43.20.281.
3. Lot sizes and block lengths are consistent MSB 43.20.300(A), *Lot and Block Design*.
4. Frontage to all lots are consistent with MSB 43.20. 320, *Frontage*.
5. The subdivision plan provides connection to adjacent stub roads and unsubdivided parcels as required by MSB 43.20.060(D).
6. The majority of Tax Parcel D16 is under a Conservation Easement. The holder, Great Land Trust is a private, non-profit organization, organized to protect and conserve natural areas, ecologically significant land, and forest, agricultural, and open space land for scientific, charitable and educational purposes. Within this easement area, no subdivision roads may be developed so there is interconnectivity purpose.
7. There are 15' utility easements shown on the plat along both sides of the proposed right-of-ways consistent with the SCM standards for utilities.
8. There are existing structures; the surveyor showed on the as-built that the majority will be removed. The remaining "shop" appears to meet the setback requirements of MSB 17.55 to the future lot lines.
9. DPW recommends the east-west road be constructed to Residential Subcollector and the proposed loop road and two cul-de-sacs be constructed to Residential standard. DPW also recommends E. Mile 6 Road be certified to Residential Subcollector to handle the additional traffic. Constructed access to N. Bemis Road is not required because residential subcollector can handle an ADT up to 500.

10. Permit Center and Palmer Fire & Rescue had comments concerning the existing driveway from Mile 6 Road to the structure. Staff notes the existing driveway will be removed as well as a majority of the existing structures on the property.
11. Palmer Fire & Rescue recommended a connection to N. Bemis Road when there are 30 lots developed (phase III). Staff notes the SCM does not require a second connection because the access road into the subdivision, E. Mile 6 Road, will be certified as Residential Subcollector, which can handle up to 500 ADT.
12. Palmer Fire & Rescue recommended the cul-de-sac diameters be constructed to allow fire apparatus to turn around. Staff notes the SCM requires the two cul-de-sacs be constructed to minimum residential standards.
13. Enstar objects to the plat unless the owner signs an Enstar Natural Gas Easement document for a ten-foot wide natural gas easement, centered on the service line. Staff notes the surveyor stated the construction plans require the service line be removed.
14. There were no borough department or public objections to this plat.

**RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

***Recommended motion:*** “I move to approve the preliminary plat of Mile 6 Master Plan, located within Section 2, Township 18 North, Range 1 East, Seward Meridian, Alaska contingent on the following staff recommendations:”

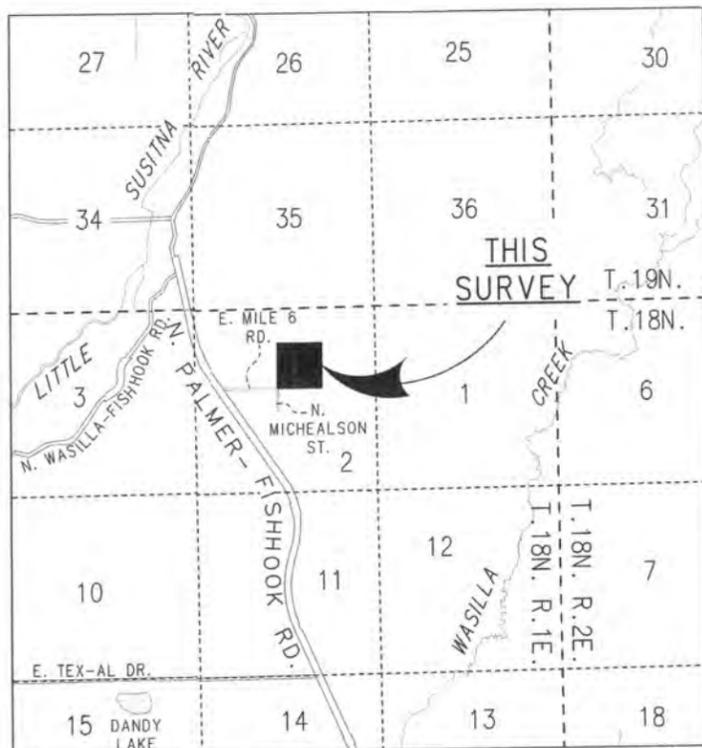
1. Submit the mailing and advertising fee.
2. Move or remove structures from the parent parcel to comply with MSB 17.55, *Setbacks*. Provide verification from a surveyor that there are no setback violations prior to recordation.
3. Submit construction cost estimate, schedule pre-construction meeting with Public Works Engineer, pay inspection fee, and obtain Notice to Proceed prior to any road or drainage construction in compliance with SCM, Section E.
4. Provide road names on the final plat, following Title 11 regulations.
5. Construct the interior loop road and two cul-de-sacs to minimum residential standards.
6. Construct the east-west “main” road to residential subcollector standards.
7. Upgrade E. Mile 6 Road to or certify road meets Residential Subcollector standards.
8. Built out Mile 6, Michaelson, and “main” road to full 90 degree T-Intersection.

9. Provide cross-culverts where necessary and provide final drainage plan after construction.
10. Provide engineer's final inspection report along with verification from an RLS that the constructed roadways are located within the proposed right-of-way per MSB 43.20.140 and obtain Public Works Engineer signoff.
11. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
12. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
13. Submit recording fee, payable to the State of Alaska, DNR.
14. 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.
15. Submit final plat in full compliance with Title 43.





HANSON SURVEYING & MAPPING LLC  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907)746-7738



SOURCE: MSB TAX MAP PA00 & WA00 SCALE 11x17: 1"=5280'  
22x34: 1"=2640'

# PLAN SET

## 6-MILE SUBDIVISION

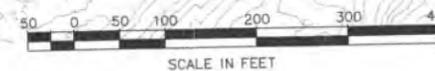
### SHEETS

1. G-1.0 COVER SHEET
2. V-1.0 SITE PLAN EXISTING CONDITION - IMAGERY OVERVIEW
3. V-2.0 SITE PLAN EXISTING CONDITION - PLANIMETRY (AS-BUILT)
4. V-3.0 SITE PLAN EXISTING CONDITION - TOPOGRAPHY
5. D-1.0 SITE PLAN DESIGN - DRAINAGE PLAN
6. C-1.0 TYPICAL SECTIONS
- 7-16. C-2.0 - C-2.9 PLAN AND PROFILE



**LEGEND**

- ⊕ RECOVERED ALUMINUM CAP ON 1/2" REBAR
- ⊙ RECOVERED 1" IRON PIPE
- ⊥ SET PLASTIC CAP ON 1/2"x30" REBAR AT ALL CORNERS, PC'S, AND PT'S
- N74°58'11"W 255.65' MEASURED DATA
- ① BLOCK
- ⊕ WATER WELL
- ⊕ PEDESTAL, ELECTRIC
- ⊕ ANCHOR GUY
- ⊕ UTILITY POLE
- ⊕ METER, ELECTRIC
- ⊕ SEPTIC CLEANOUT
- ⊕ FLAGPOLE
- ⊕ OVERHEAD ELECTRIC
- ▨ DECK/PORCH
- ▨ BUILDING
- ▨ GRAVEL ROAD/DRIVEWAY
- ▨ ASPHALT ROAD/DRIVEWAY
- ▨ CONCRETE PAD/SIDEWALK/RETAINING WALL
- ⊕ INFILTRATOR
- CULVERT



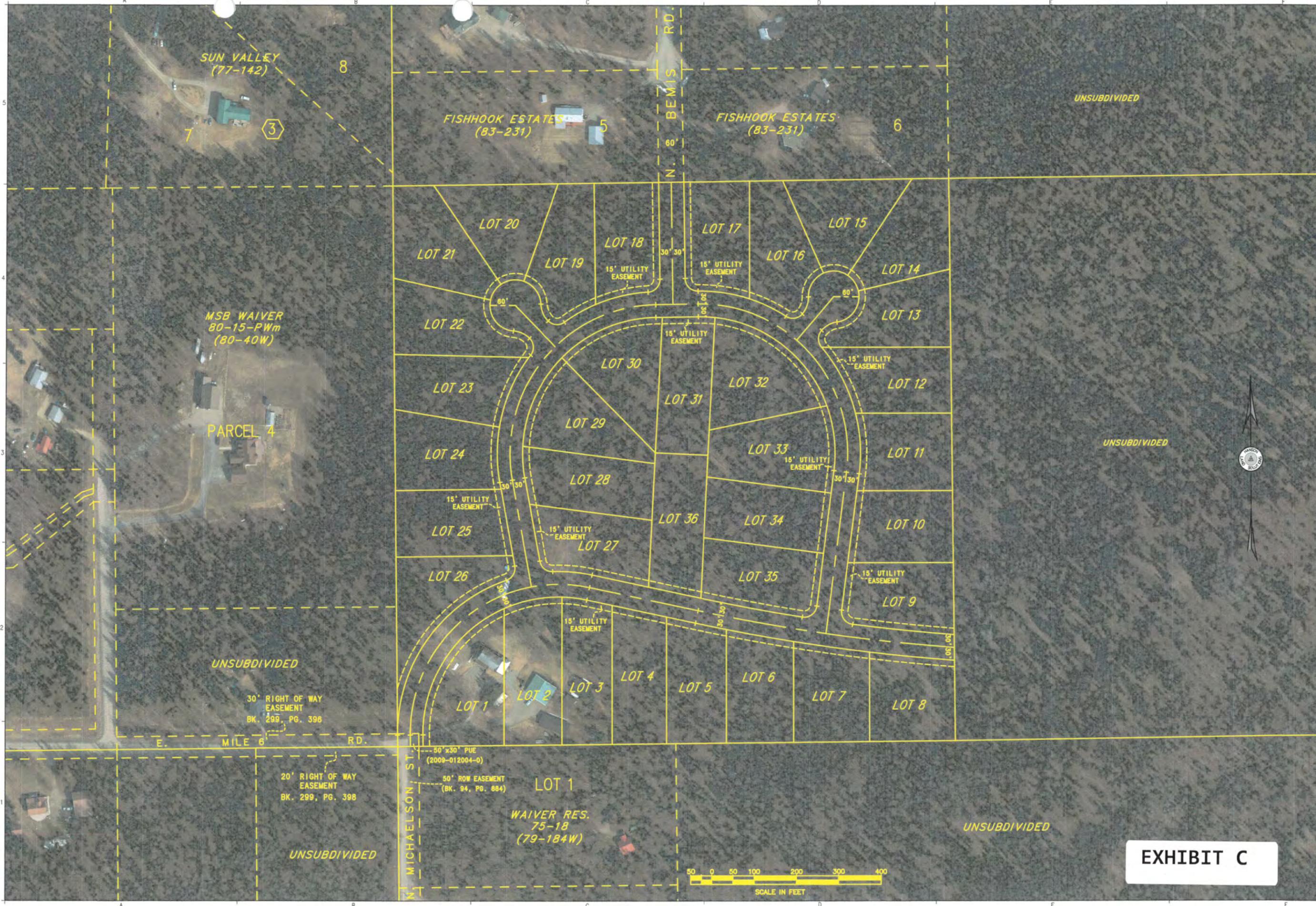
**EXHIBIT B**

RECEIVED  
FEB 26 2020

PALMER, ALASKA  
6-MILE SUBDIVISION  
COVER SHEET

DWG.#: 19-320C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=200'  
22x34: 1"=100'  
REVISION DATE:  
02-25-20

REFERENCE  
NUMBER:  
G-1.0  
SHEET 1 OF 16



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



NOTES:  
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUBSTITUTION BOROUGH, ALASKA, ZONING OF 2010/2011.  
2. THE HORIZONTAL DATUM IS NAD83 (CORRESPONDING 2011.0)

**APPROVED**  
**FEB 26 2020**  
**PLATTING**

WASILLA, ALASKA  
6-MILE SUBDIVISION  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW

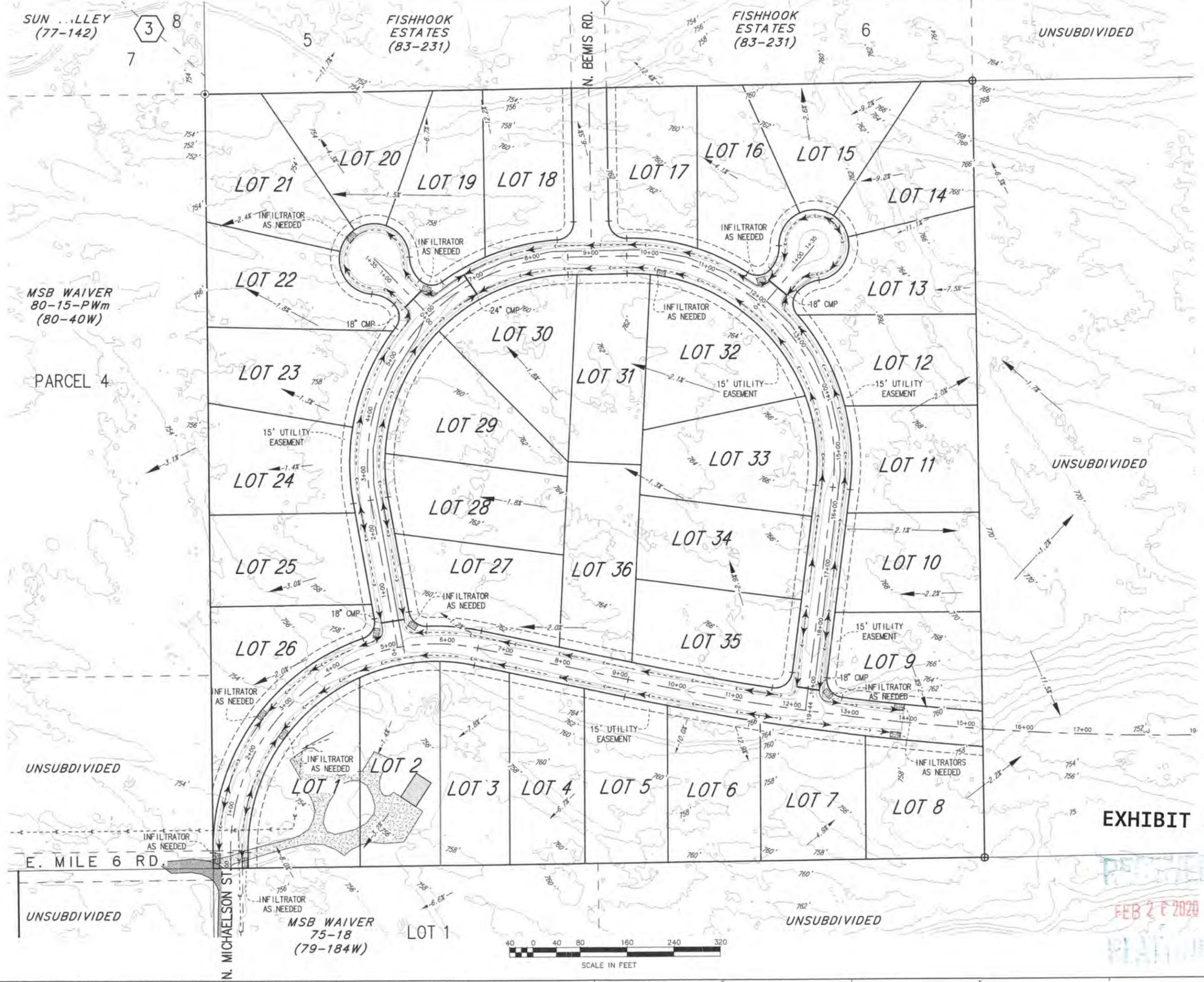
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SCALE  
11x17: 1"=200'  
22x34: 1"=100'  
REVISION DATE:  
02-25-20

REFERENCE  
NUMBER:  
V-1.0  
SHEET 2 OF 16

**EXHIBIT C**







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



**NOTES:**

1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIGNED TOP OF THE SUBBASE (24" NFS) AND THE DITCH BACKSLOPES.
2. THE 2' BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINING BOROUGH LIBRARY/MANAGER PROJECT OF 2011/2012.
3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONSTRAINED WITH AN OPUS SOLUTION OF A GPS STATIC OCCUPATION.
4. THE HORIZONTAL DATUM IS NAD83(EPOCH 2010).



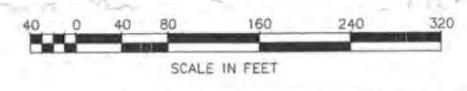
PALMER, ALASKA  
**6-MILE SUBDIVISION**  
SITE PLAN - DESIGN  
GRADING-DRAINAGE PLAN

DWG.#: 19-320C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=160'  
22x34: 1"=80'  
REVISION DATE:  
02-26-20

REFERENCE NUMBER:  
**D-1.0**  
SHEET 5 OF 16

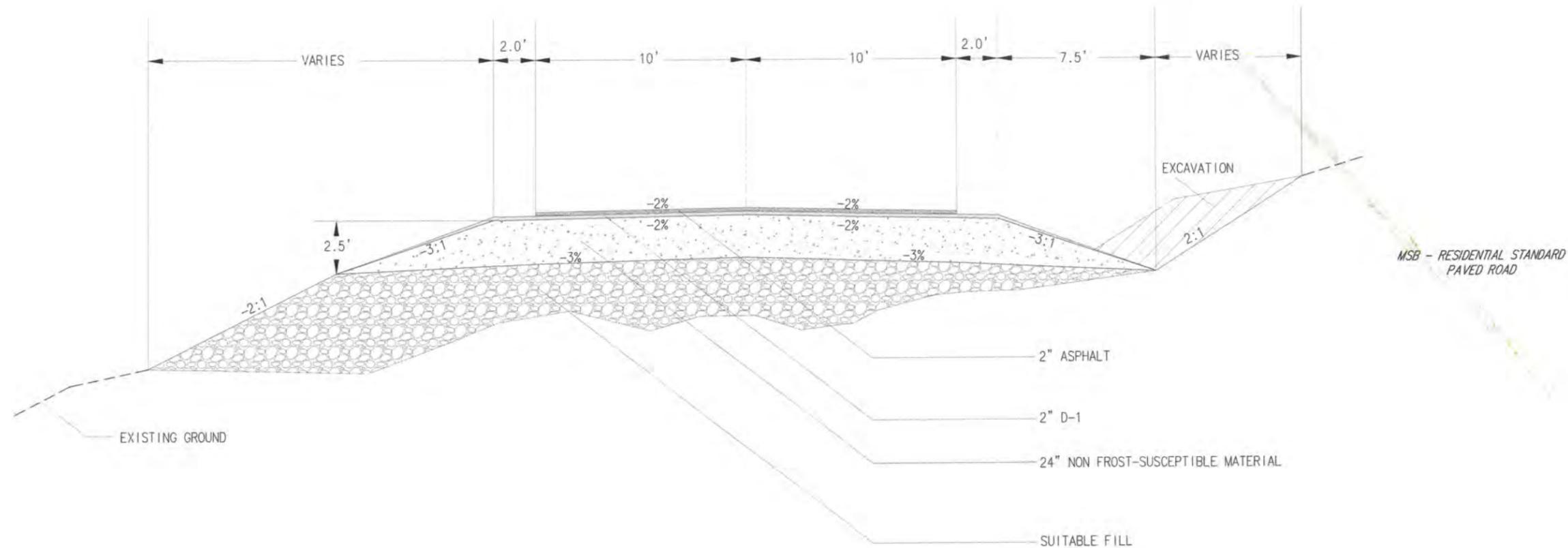
**EXHIBIT F**

RECEIVED  
FEB 26 2020  
PLATTING





HANSON SURVEYING & MAPPING LLC  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES  
1. ROAD CONSTRUCTION TO FOLLOW MSB SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL STANDARDS.



PALMER, ALASKA  
6-MILE SUBDIVISION  
TYPICAL SECTIONS

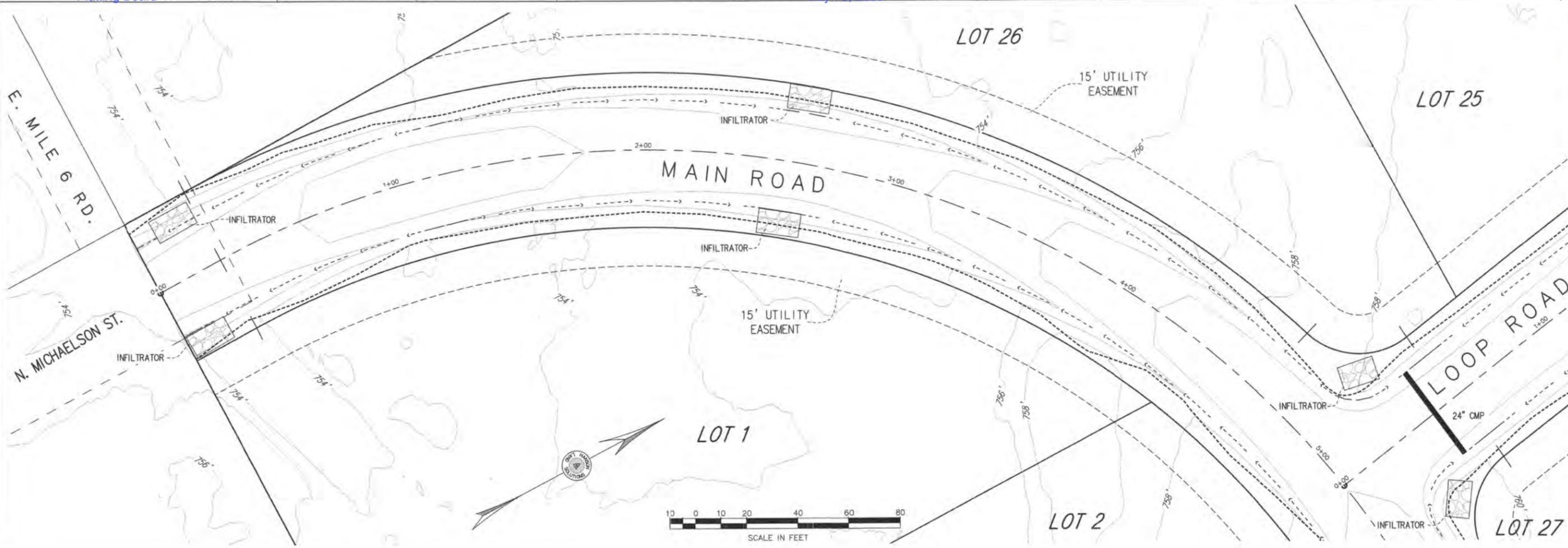
EXHIBIT G-1

FEB 26 2020

PLATTING

DWG.#: 19-320C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=XXX'  
22x34: 1"=XXX'  
REVISION DATE:  
02-26-20

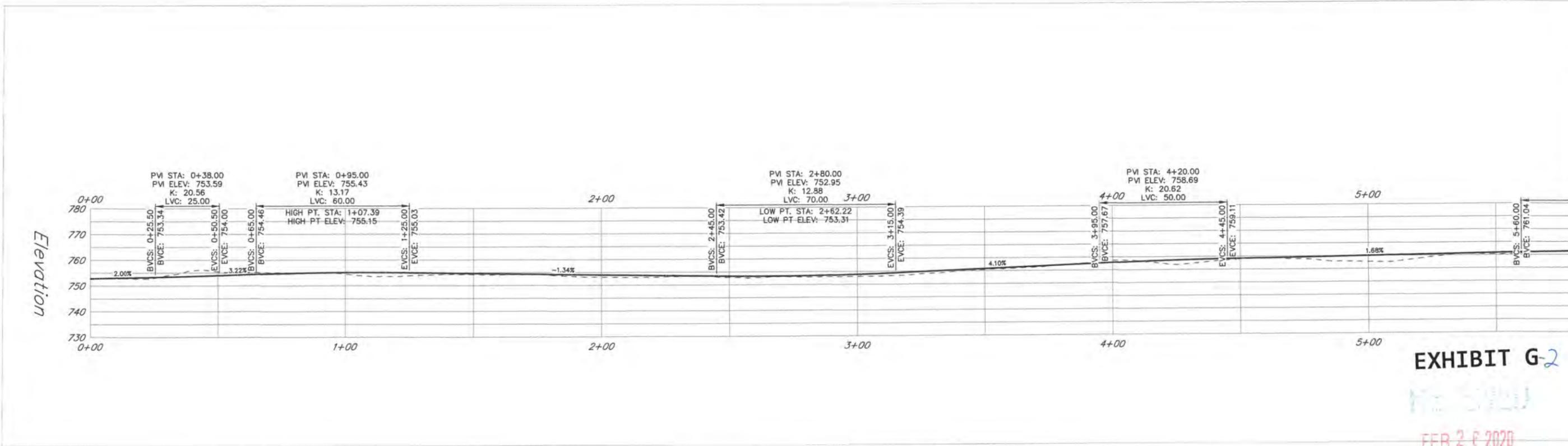
REFERENCE NUMBER:  
C-1.0  
SHEET 6 OF 16



HANSON SURVEYING & MAPPING LLC  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES  
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.  
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL



PALMER, ALASKA  
6-MILE SUBDIVISION  
PLAN AND PROFILE - DESIGN  
MAIN ROAD

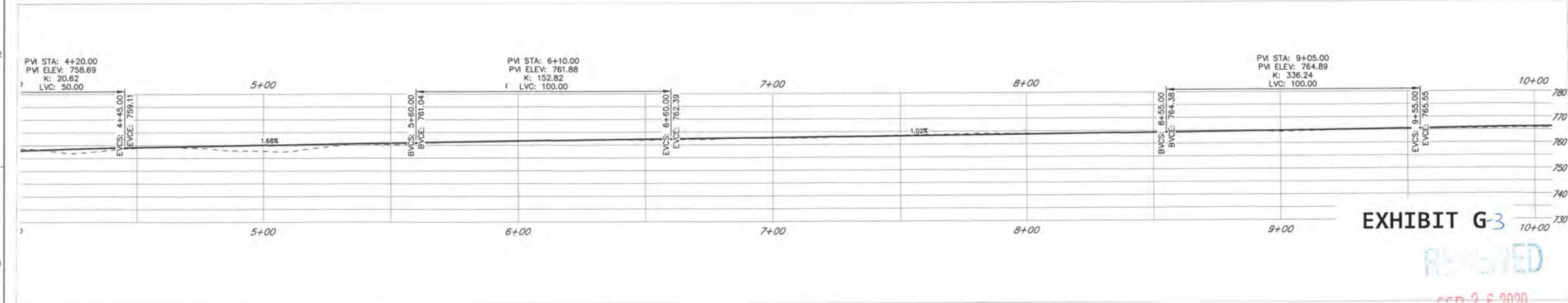
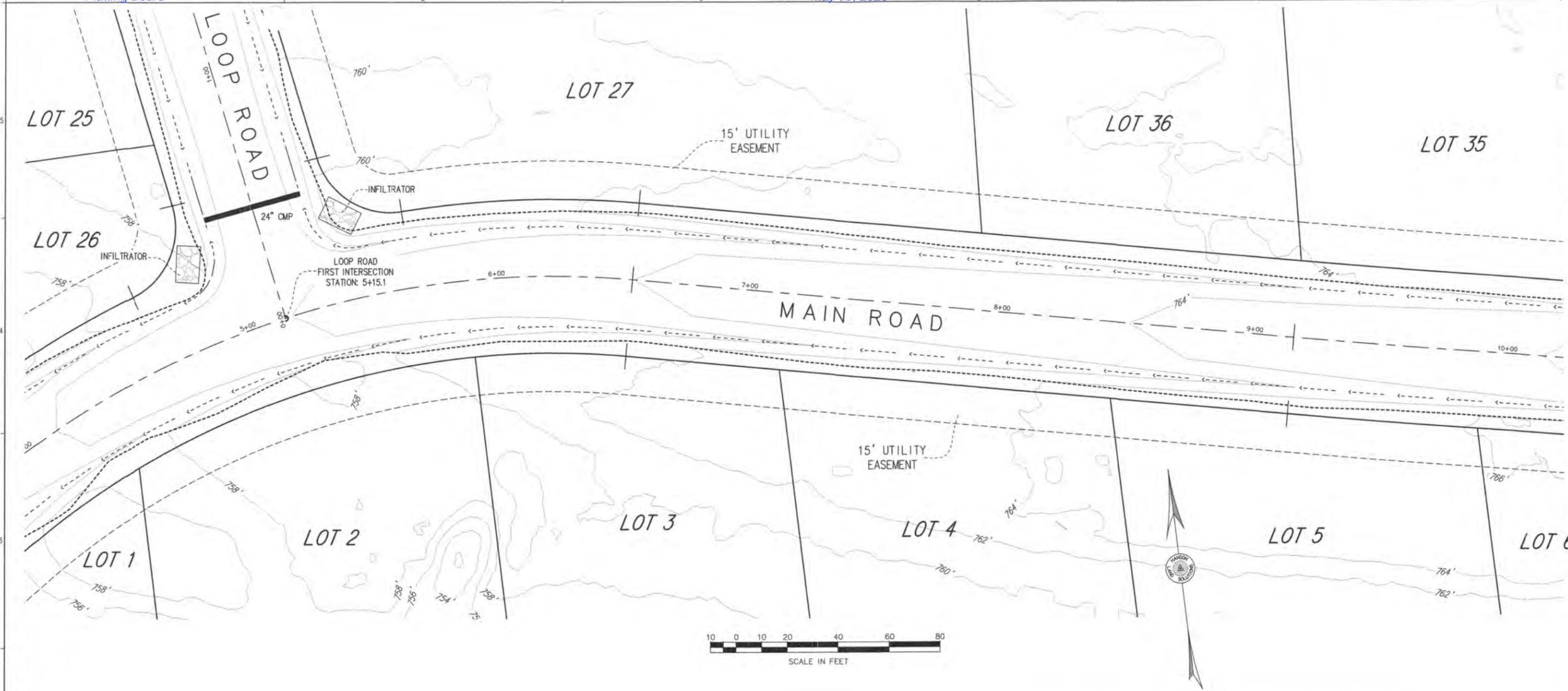
EXHIBIT G-2

FEB 26 2020



DWG.#: 19-320C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=40'  
22x34: 1"=20'  
REVISION DATE:  
02-26-20

REFERENCE NUMBER:  
C-2.0  
SHEET 7 OF 16



NOTES  
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

PALMER, ALASKA  
 6-MILE SUBDIVISION  
 PLAN AND PROFILE - DESIGN  
 MAIN ROAD

DWG.#: 19-320C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=40'  
 22x34: 1"=20'  
 REVISION DATE:  
 02-26-20

REFERENCE NUMBER:  
 C-2.1  
 SHEET 8 OF 16

EXHIBIT G-3  
 REVISION  
 FEB 26 2020  
 PLATING



HANSON SURVEYING & MAPPING LLC  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES  
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINA. BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.  
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

PALMER, ALASKA  
6-MILE SUBDIVISION  
PLAN AND PROFILE - DESIGN

DWG.#: 19-320C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=40'  
22x34: 1"=20'  
REVISION DATE:  
02-26-20

REFERENCE NUMBER:  
C-2.2  
SHEET 9 OF 16

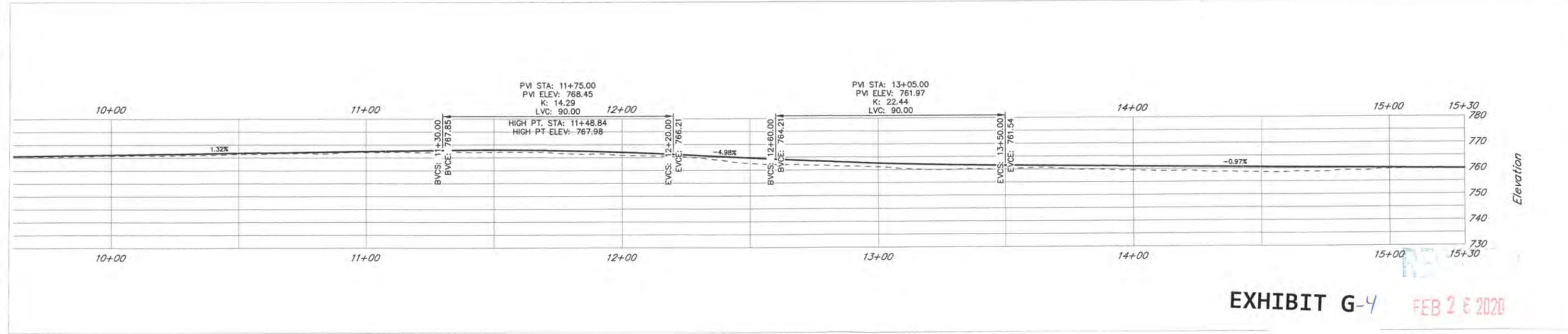
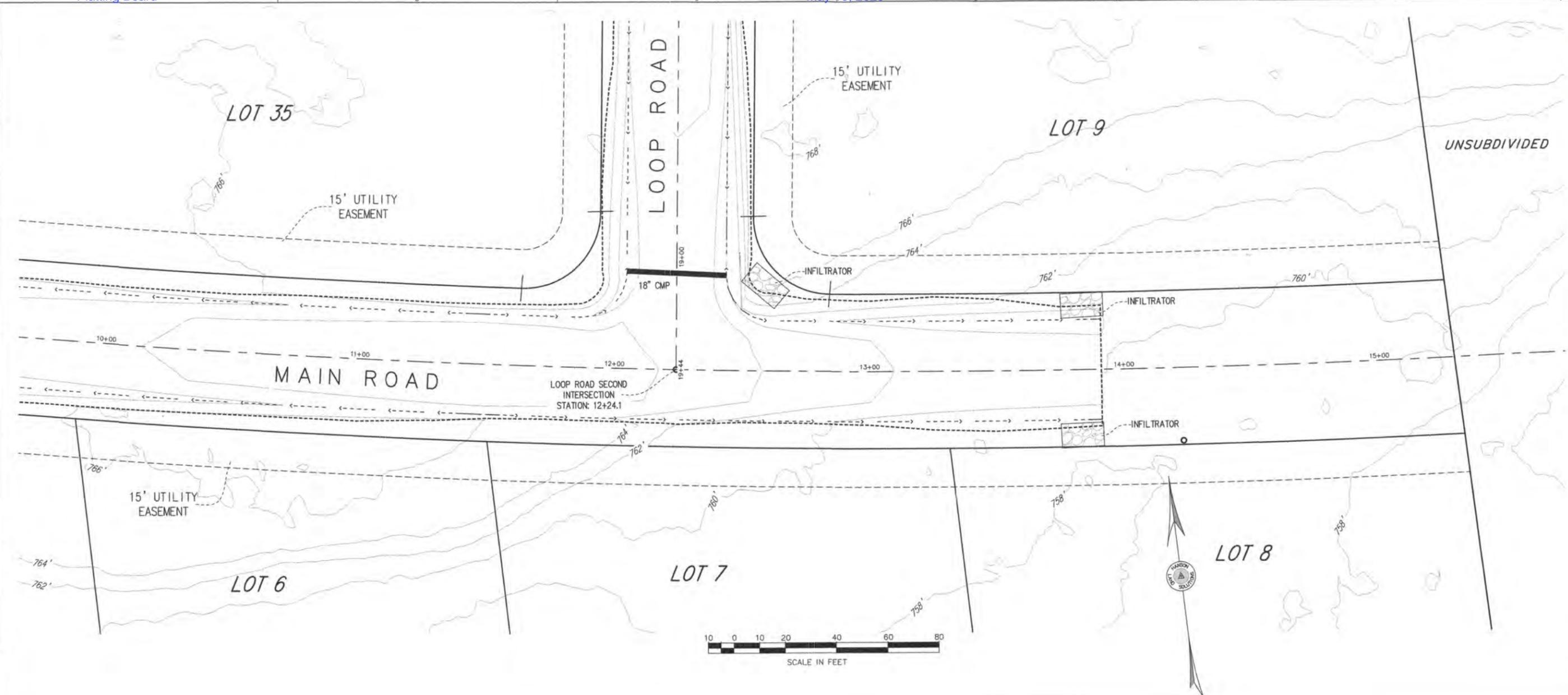
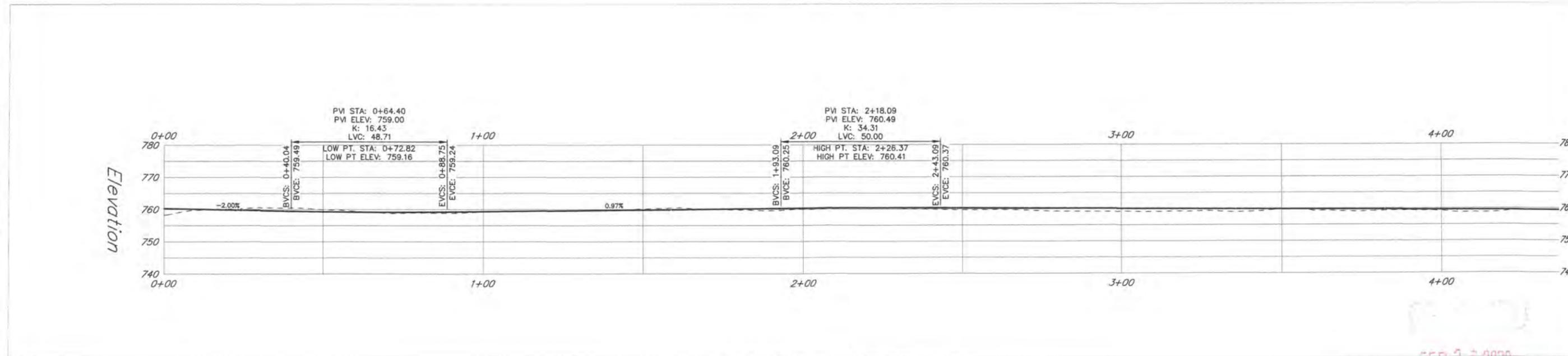
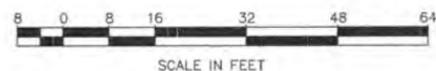
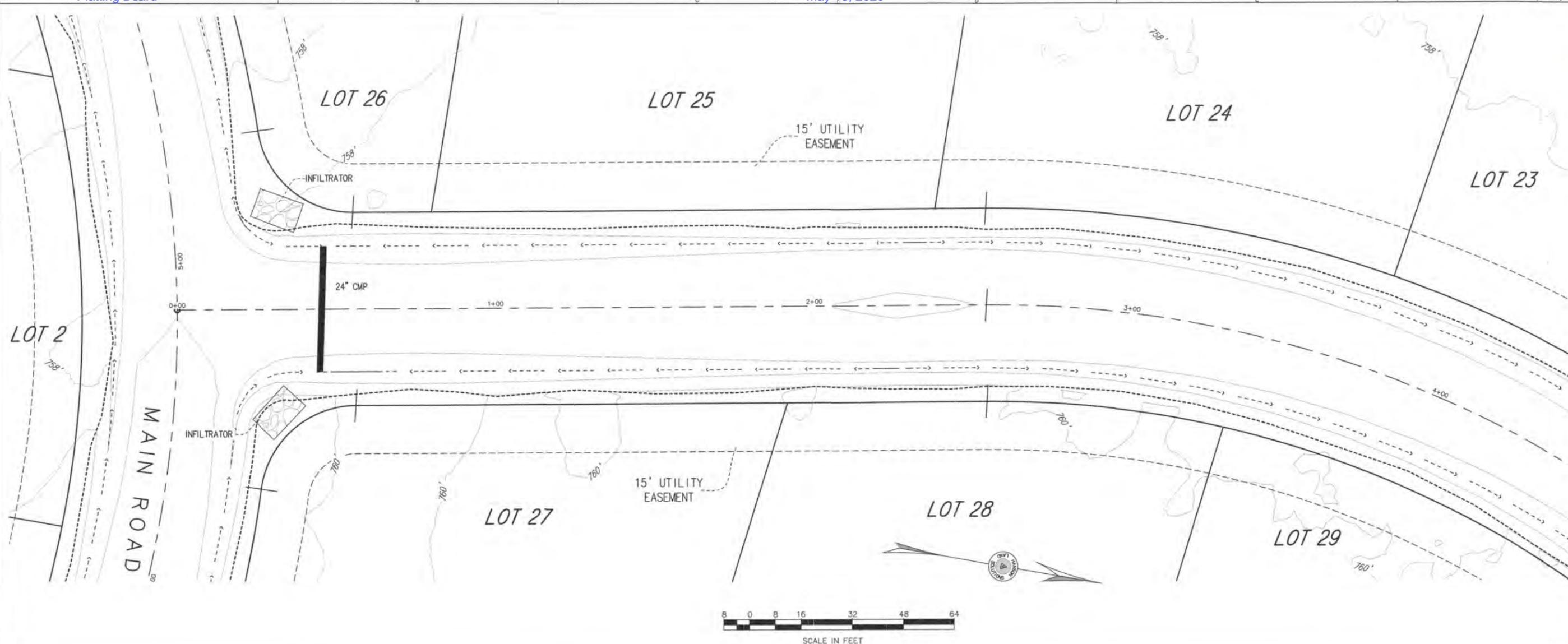


EXHIBIT G-4 FEB 26 2020

PLAN



NOTES  
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH/LIDAR/IMAGERY PROJECT OF 2011/2012.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

PALMER, ALASKA  
 6-MILE SUBDIVISION  
 PLAN AND PROFILE - DESIGN  
 LOOP ROAD

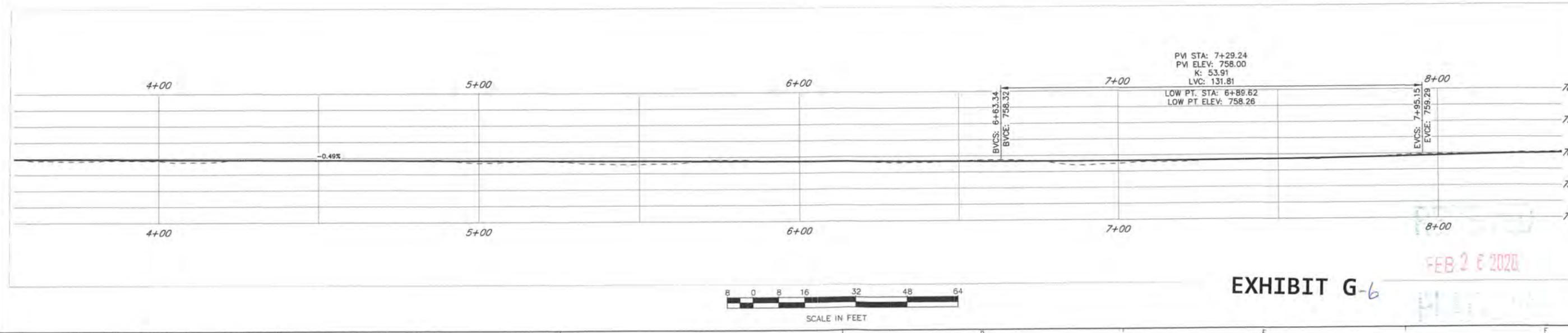
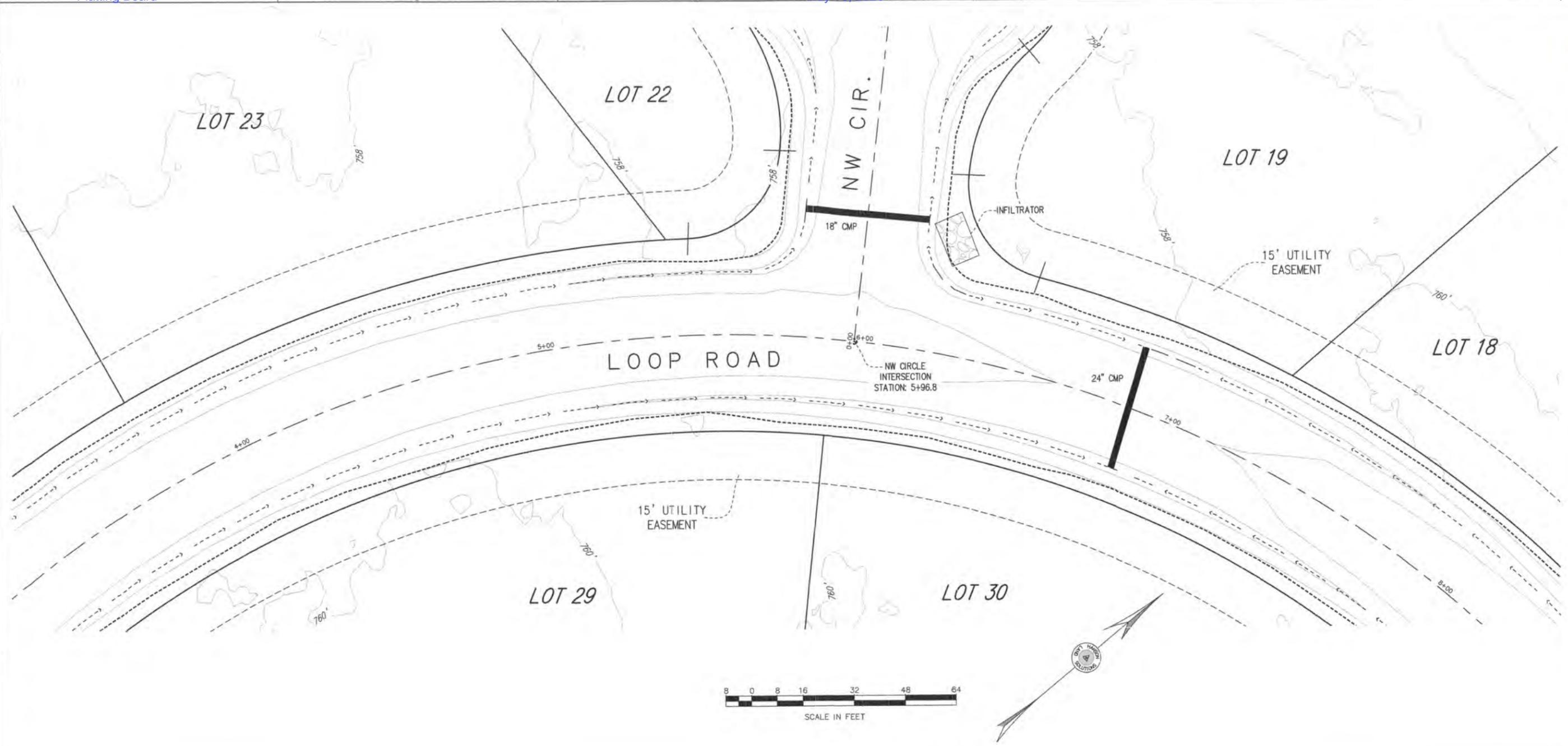
DWG.#: 19-320C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=32'  
 22x34: 1"=16'  
 REVISION DATE:  
 02-26-20

REFERENCE  
 NUMBER:  
 C-2.3  
 SHEET 10 OF 16

EXHIBIT G-5

FEB 22 2020

PLANNING



HANSON SURVEYING & MAPPING LLC  
 305 E. FIREWEED AVE.  
 PALMER, ALASKA 99645  
 (907) 746-7738



NOTES  
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA, SUSITNA, BOROUGH, LIDAR/IMAGERY PROJECT OF 2011/2012.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

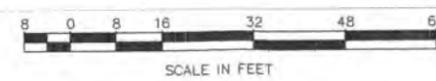
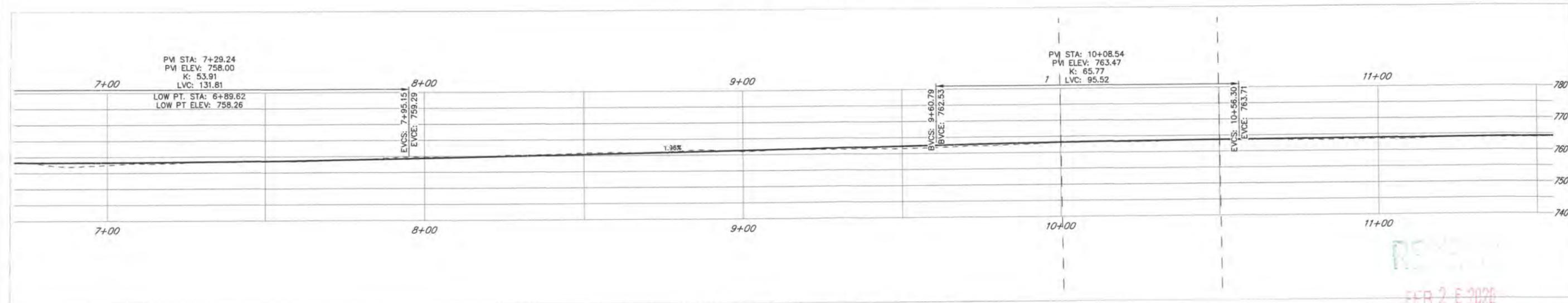
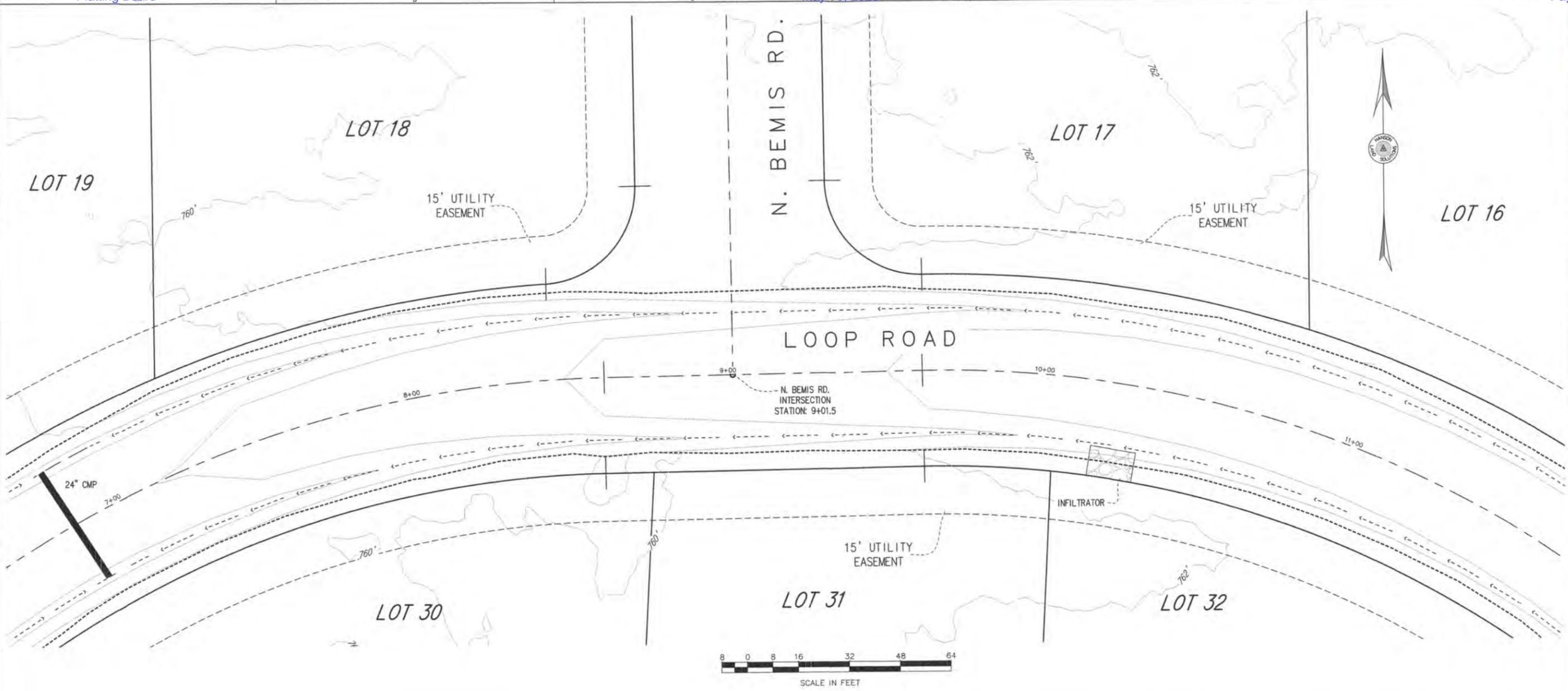
PALMER, ALASKA  
 6-MILE SUBDIVISION  
 PLAN AND PROFILE - DESIGN  
 LOOP ROAD

DWG.#: 19-320C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=32'  
 22x34: 1"=16'  
 REVISION DATE:  
 02-26-20

REFERENCE NUMBER:  
 C-2.4  
 SHEET 11 OF 16

FEB 26 2020

EXHIBIT G-6



NOTES  
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA, SUSITNA, BOROUGH, LIDAR/IMAGERY PROJECT OF 2011/2012.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

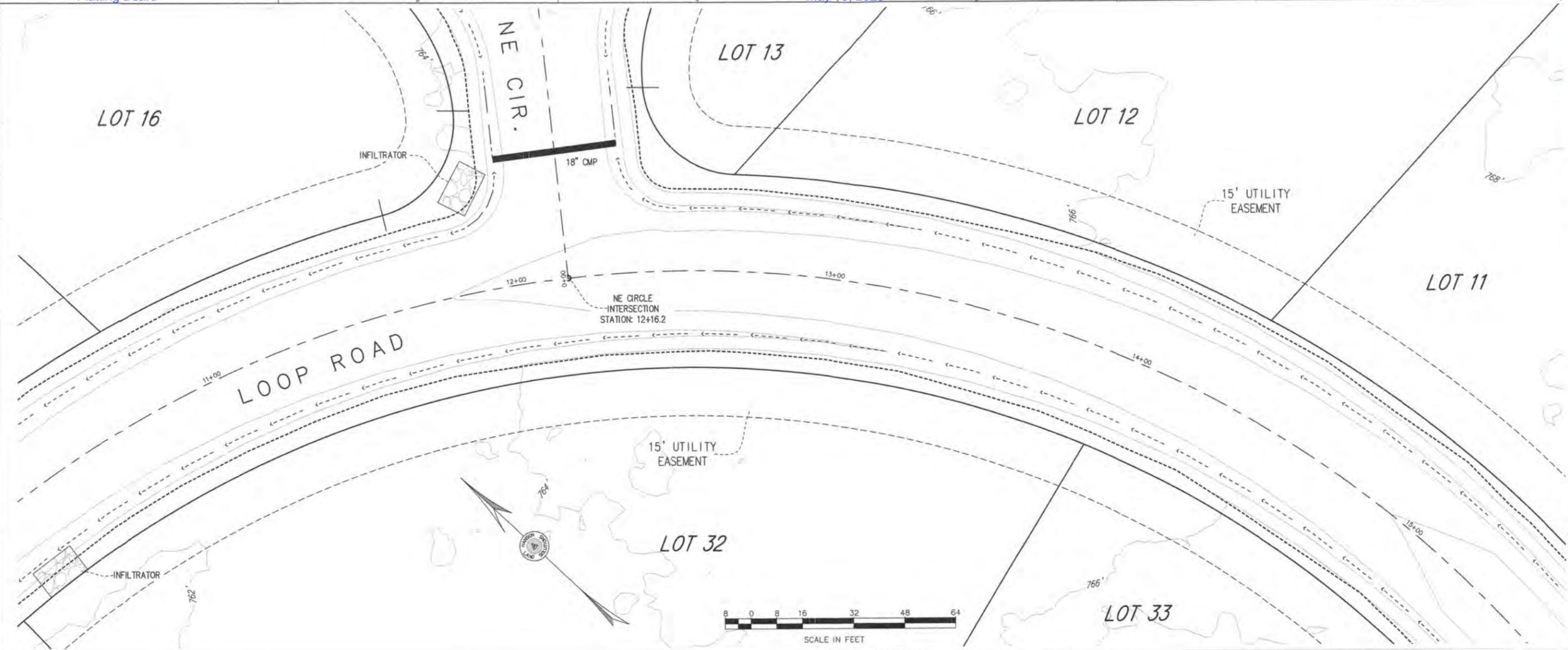
PALMER, ALASKA  
 6-MILE SUBDIVISION  
 PLAN AND PROFILE - DESIGN  
 LOOP ROAD

DWG.#: 19-320C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=32'  
 22x34: 1"=16'  
 REVISION DATE:  
 02-26-20

REFERENCE NUMBER:  
 C-2.5  
 SHEET 12 OF 16

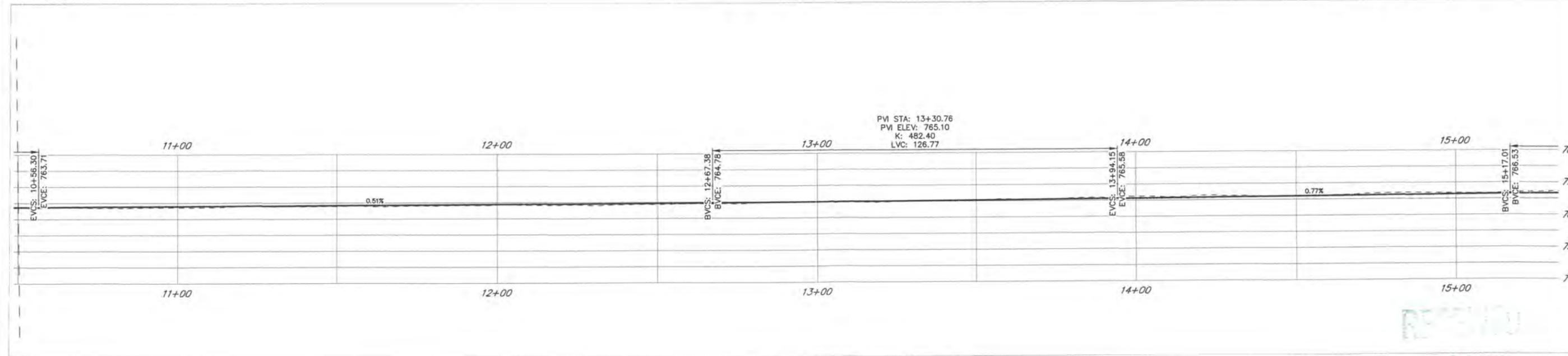
EXHIBIT G-7

REVISION  
 FEB 26 2020  
 PLT



NOTES

1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA, SUSITNA, BOROUGH, LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL



PALMER, ALASKA  
 6-MILE SUBDIVISION  
 PLAN AND PROFILE - DESIGN  
 LOOP ROAD

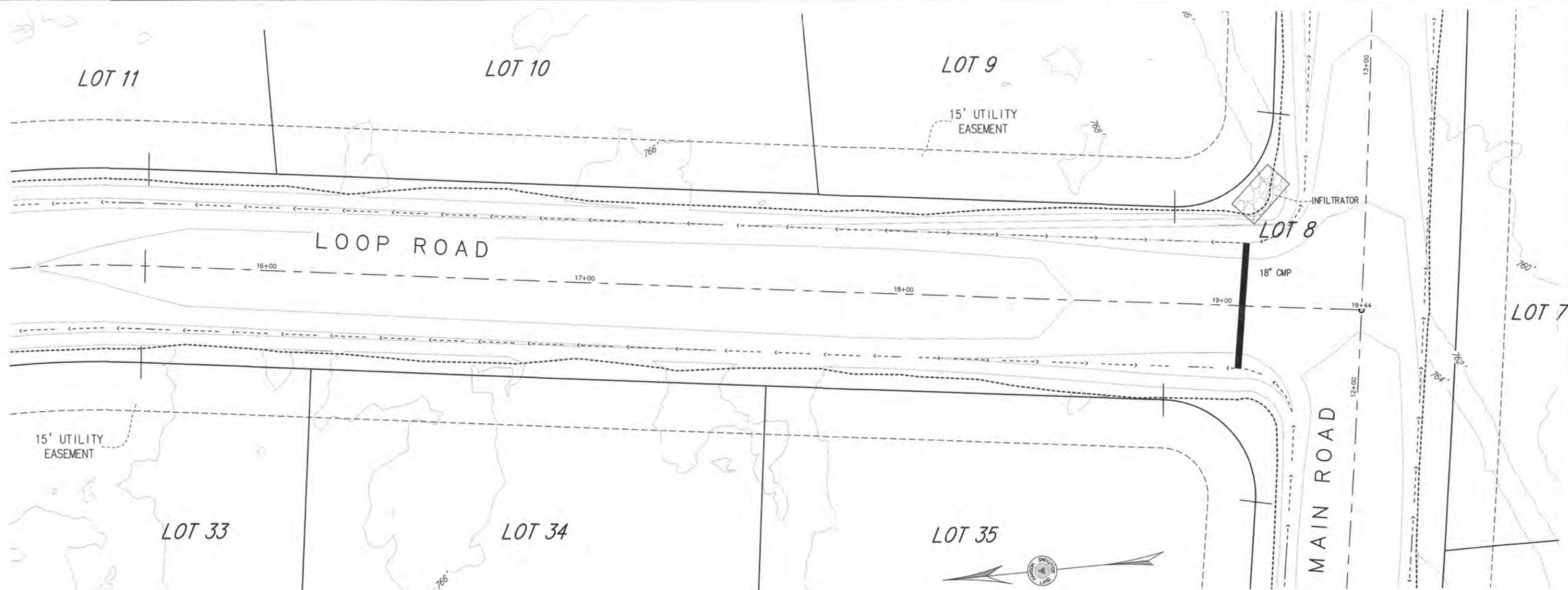
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 DESIGN: CEH  
 DRAWN BY: SON  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=32'  
 22x34: 1"=16'  
 REVISION DATE:  
 02-26-20



EXHIBIT G-8

FEB 26 2020

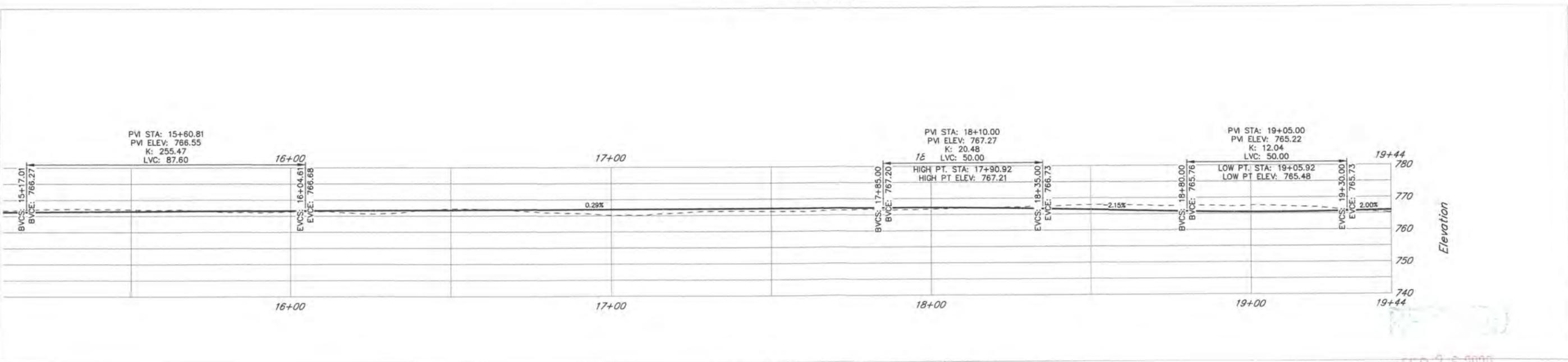
REFERENCE NUMBER:  
 C-2.6  
 SHEET 13 OF 16



HANSON  
SURVEYING & MAPPING LLC  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES  
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSTITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.  
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL



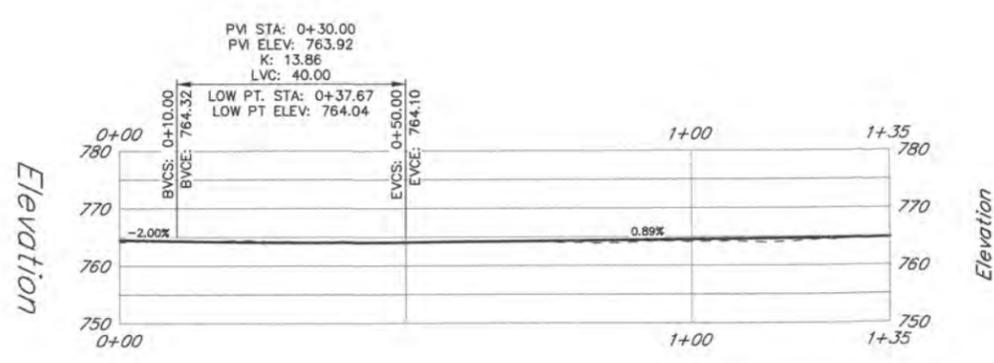
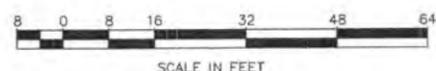
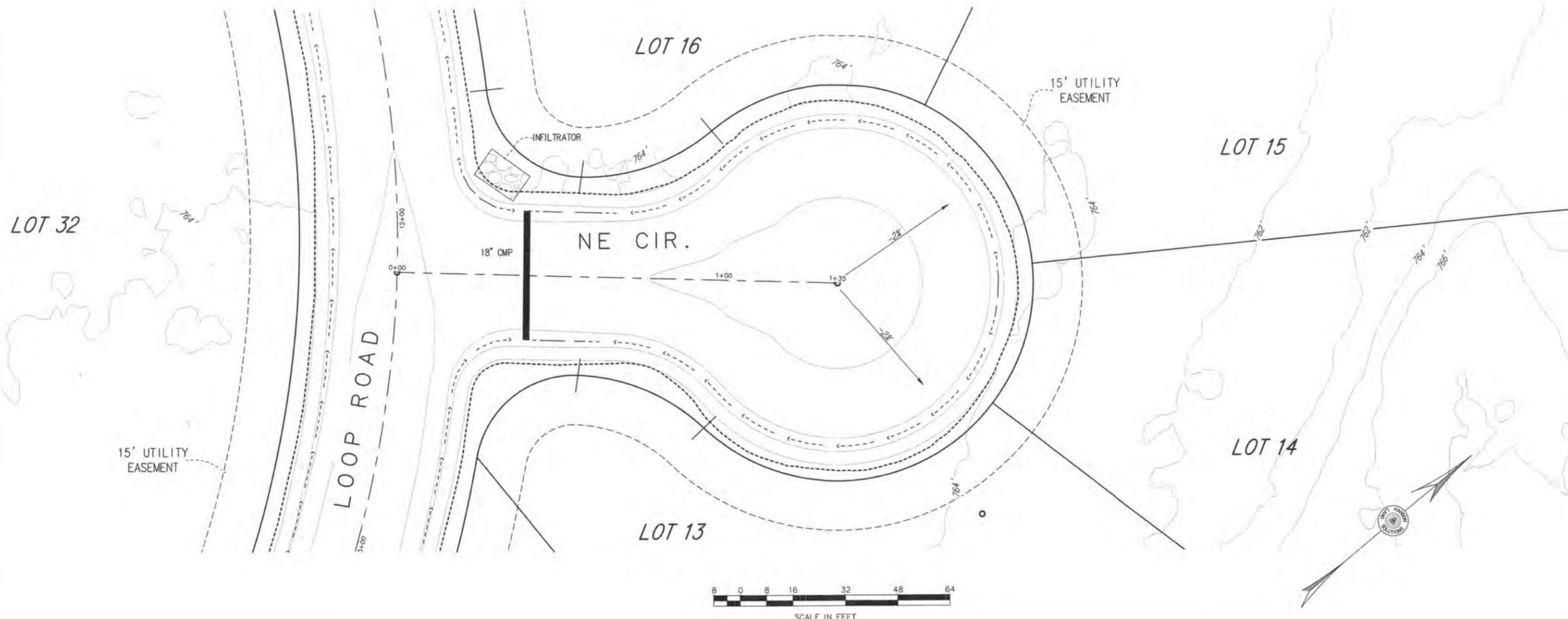
PALMER, ALASKA  
6-MILE SUBDIVISION  
PLAN AND PROFILE - DESIGN  
LOOP ROAD

DWG.#: 19-320C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=32'  
22x34: 1"=16'  
REVISION DATE:  
02-26-20

REFERENCE  
NUMBER:  
C-2.7  
SHEET 14 OF 16

EXHIBIT G-9

FEB 26 2020



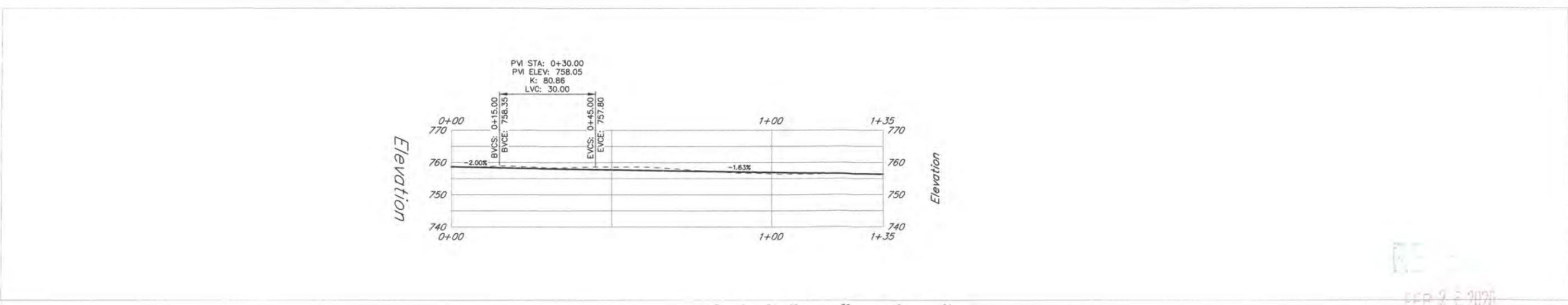
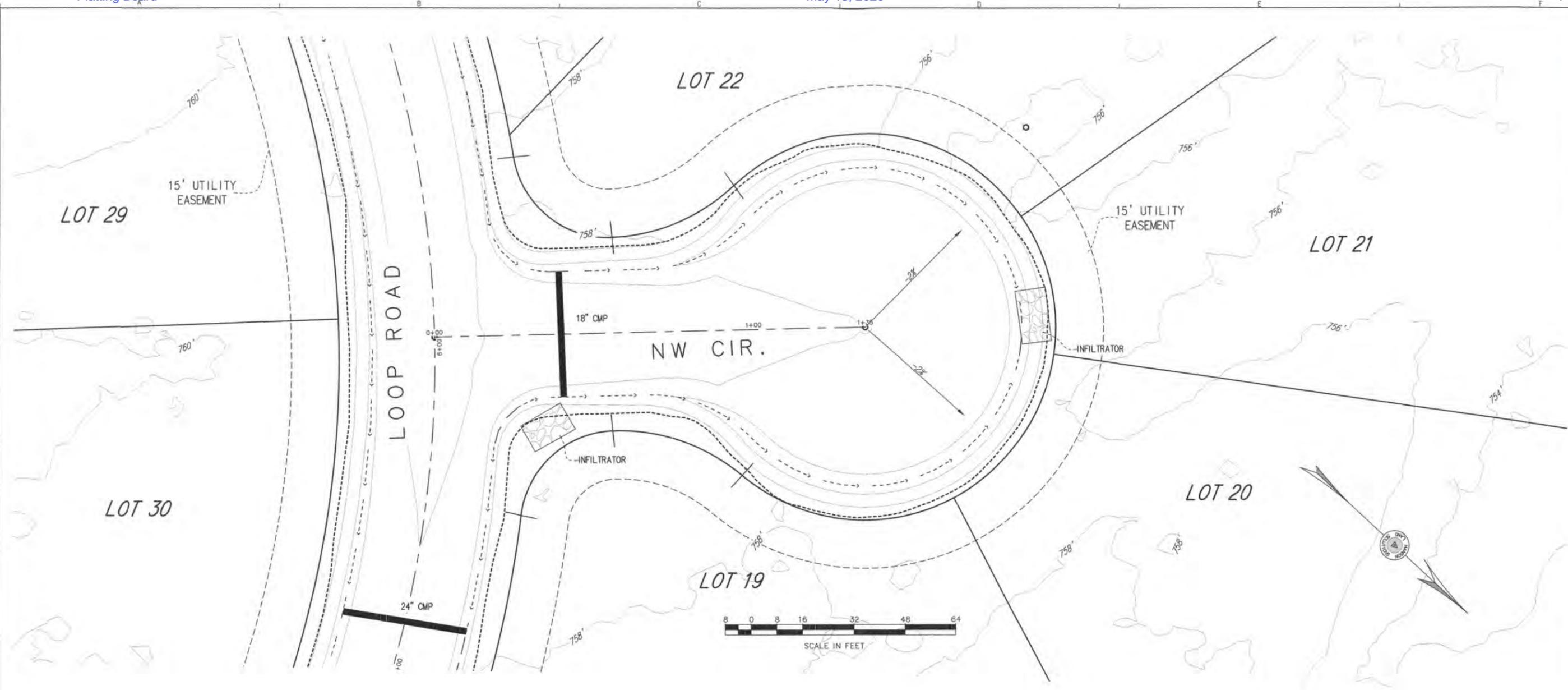
NOTES  
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

PALMER, ALASKA  
 6-MILE SUBDIVISION  
 PLAN AND PROFILE - DESIGN  
 NORTHEAST CIRCLE

DWG.#: 19-320C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=32'  
 22x34: 1"=16'  
 REVISION DATE:  
 02-26-20

REFERENCE  
 NUMBER:  
 C-2.8  
 SHEET 15 OF 16

EXHIBIT G-10 FEB 2 2020



HANSON SURVEYING & MAPPING LLC  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES  
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.  
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

PALMER, ALASKA  
6-MILE SUBDIVISION  
PLAN AND PROFILE - DESIGN  
NORTHWEST CIRCLE

DWG.#: 19-320C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=32'  
22x34: 1"=16'  
REVISION DATE:  
02-26-20

REFERENCE NUMBER:  
C-2.9  
SHEET 16 OF 16

EXHIBIT G-11

FEB 2 2020

PLANNING

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 1915 DATED FEBRUARY 20, 2020 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: (PLATTING CLERK)



LINE TABLE with columns: LINE #, LENGTH, BEARING. Contains 12 rows of line data.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD LENGTH, CHORD BEARING, TANGENT. Contains 60 rows of curve data.

LEGEND

- Recovered 3/8" BLM/GLO BRASS CAP ON IRON PIPE
Recovered ALUMINUM CAP ON 3/4" REBAR
Recovered 3/8" REBAR
Recovered 1/2" REBAR
Recovered 1/4" IRON PIPE
SET PLASTIC CAP ON 3/4"x30' REBAR AT ALL CORNERS, PC'S, AND PT'S
(C) COMPUTED DATA
MEASURED DATA
RECORD PER PLAT (83-231)
RECORD PER RECTANGULAR SURVEY (4-2-1915)
SURVEY POINT NUMBER

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2020, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) DATE



CERTIFICATE OF OWNERSHIP

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

ESTATE OF LEE, D ALLEN DATE 9101 E MILE 6 RD. PALMER AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF 2020

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES:

NOTES

- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHEAST CORNER OF LOT 14, A RECOVERED ALUMINUM CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 40' 56.87"N 149° 12' 58.53"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS PLAT IS ENCUMBERED BY A MTA BLANKET EASEMENT RECORDED IN BK. 148, PG. 5 ON SEPTEMBER 8, 1977.

MASTER PLAN

A PLAT OF 6 MILE SUBDIVISION A SUBDIVISION OF SW/4 NE/4 SEC. 2, T.18N. R.1E. SM, AK PALMER RECORDING DISTRICT STATE OF ALASKA LOCATED WITHIN NE/4 SEC. 2, T.18N. R.1E. SM, AK CONTAINING 39.87 ACRES MORE OR LESS

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

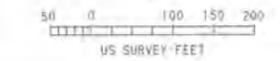


EXHIBIT H

**Peggy Horton**

---

**From:** Craig Hanson <ceh@hlsalaska.com>  
**Sent:** Tuesday, March 3, 2020 9:31 AM  
**To:** Peggy Horton  
**Subject:** Re: 6 Mile Sub Question

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

Good morning, Peggy,

That is correct, we do not intend to construct access to N. Bemis Rd. and all access will be from E. 6 Mile rd.

Respectfully,  
Craig Hanson, RLS  
Hanson Land Solutions, LLC  
305 E. Fireweed Ave.  
Palmer, AK 99645  
(907) 746-7738

On 3/3/2020 8:22 AM, Peggy Horton wrote:

Good Morning,

Am I correct in assuming all constructed access will come from E. Mile 6 Road and you are not considering constructing access from N. Bemis Road?

Thanks,  
Peggy Horton  
Platting Technician  
907-861-7881

**EXHIBIT I**

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



RECEIVED  
 FEB 20 2020  
 PLATTING

**USEABLE AREA CERTIFICATION**

**6 MILE SUBDIVISION**

A SUBDIVISION OF

Lot A3 Sec 2 T18N R1E

**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 (test holes with permafrost or impermeable layer):

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*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, 3, 6  
(SW) TEST HOLES: 2

(GP) TEST HOLES: 4, 5, 7  
(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*

Simon Gilliland P.E.  
Professional Engineer

2/27/20  
Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	Lot A3 Sec 2 T18N R1E	TEST HOLE NO.	Date: 01/02/20
Insp. By:	SIMON GILLILAND	1	Job # 19-320

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft								
6ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
13ft								
14ft								
15ft								
16ft								
17ft								
18ft								
19ft								
20ft								
Depth 12.5 Total Depth of Test Hole None Depths where Seeps encountered None Depths where Ground Water encountered None Depths where Impermeable Soil (Silt / Clay / Bedrock encountered No Monitor Tube Installed?			Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep					
								
COMMENTS:								
			WATER LEVEL MONITORING Date WATER LEVEL					

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	Lot A3 Sec 2 T18N R1E	TEST HOLE NO.	Date: 01/02/20
Insp. By:	SIMON GILLILAND	2	Job # 19-320

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
13ft			9					
14ft			10					
15ft			11					
16ft			12					
17ft								
18ft								
19ft								
20ft								

Perc. Hole Diam. (in.): \_\_\_\_\_  
 Test Run Between: \_\_\_\_\_  
 ft and \_\_\_\_\_ ft Deep



COMMENTS: \_\_\_\_\_

Depth	
15.5	Total Depth of Test Hole
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

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	Lot A3 Sec 2 T18N R1E	TEST HOLE NO.	Date: 01/02/20
Insp. By:	SIMON GILLILAND	3	Job # 19-320

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached
2ft			
3ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	
4ft			

			PERCOLATION TEST					
			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
			9					
			10					
			11					
			12					

Perc. Hole Diam. (in.): \_\_\_\_\_  
 Test Run Between: \_\_\_\_\_  
 ft and \_\_\_\_\_ ft Deep



13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Depth	
12ft	Total Depth of Test Hole
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

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	Lot A3 Sec 2 T18N R1E	TEST HOLE NO.	Date: 01/02/20
Insp. By:	SIMON GILLILAND	4	Job # 19-320

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																			
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	ft	and		ft	Deep																																	
																																						
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Date	WATER LEVEL																																					







### HANSON LAND SOLUTIONS

*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

### TEST HOLE LOCATION EXHIBIT MAP

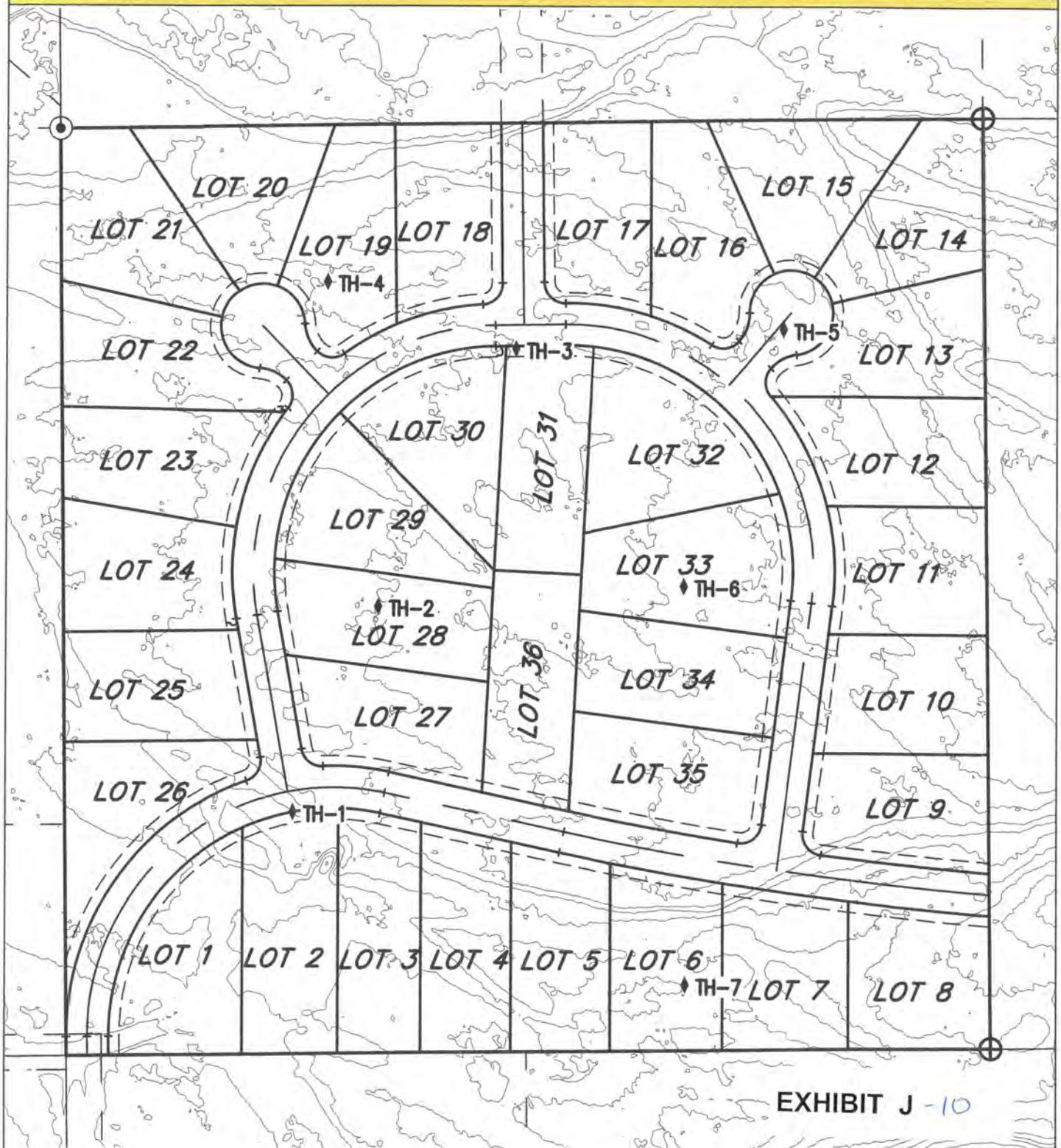


EXHIBIT J -10

**LEGEND**

◆ TEST HOLE

**6 MILE SUBDIVISION**

FILE: 19-320

DRAWN: SDN

02/26/20

**EXHIBIT A**

Page 1 of 1

## Peggy Horton

---

**From:** Jamie Taylor  
**Sent:** Wednesday, March 25, 2020 3:35 PM  
**To:** MSB Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for Comments for 6 Mile Subdivision Case #2020-039 Tech: PH

- Upgrade Mile 6 to or certify road meets Residential Subcollector Standard
- Build out Mile 6 & Michaelson & main road to full 90 degree T-intersection
- Construct main road to Residential Subcollector Standard
- Construct loop road to minimum Residential Standard
- Add a cross culvert between lots 1 & 26
- May need drainage easements if/where concentrated runoff leaves ROW

**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, March 3, 2020 2:00 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>; Earl Almdale (earl.almdale@gmail.com) <earl.almdale@gmail.com>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@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 6 Mile Subdivision Case #2020-039 Tech: PH

Good Morning,

The link below will take you to a request for comments for a 3-phase Master Plan of 36 lots in the Palmer-Fishhook area. RSA 16. Please review and provide any comments by March 27, 2020.

## Peggy Horton

---

**From:** Permit Center  
**Sent:** Thursday, March 5, 2020 8:42 AM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for 6 Mile Subdivision Case #2020-039 Tech: PH

Good morning,

The have one access on to Mile 6 Road that does not have a permit, please have them apply. It was there prior to 2011, they can call us at 861-7822 and apply by phone for no charge if they do so by 03/18/2020.

*Thank you,*

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

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Tuesday, March 3, 2020 2:00 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>; Earl Almdale (earl.almdale@gmail.com) <earl.almdale@gmail.com>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@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 6 Mile Subdivision Case #2020-039 Tech: PH

Good Morning,

The link below will take you to a request for comments for a 3-phase Master Plan of 36 lots in the Palmer-Fishhook area. RSA 16. Please review and provide any comments by March 27, 2020.

**EXHIBIT L**

**Peggy Horton**

---

**From:** Adam Bradway  
**Sent:** Saturday, March 28, 2020 1:07 PM  
**To:** MSB Platting  
**Cc:** Karol Riese  
**Subject:** Re: Request for Comments for 6 Mile Subdivision Case #2020-039 Tech: PH

Hello Peggy,

I do not have any comments to make on this subdivision. Thank you for the opportunity to comment.

Adam Bradway

---

**From:** MSB Platting  
**Sent:** Tuesday, March 3, 2020 2:00 PM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov); regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov); Earl Almdale (earl.almdale@gmail.com); Greater Palmer FSA (retirees@mtaonline.net); Phillip Cobb (cobbfam@mtaonline.net); dmeneses@palmerak.org; Jill Irsik; Eric Phillips; Jude Bilafer; Cindy Corey; Debbie Bakic; Terry Dolan; Jim Jenson; Jamie Taylor; Charlyn Spannagel; Planning; Joseph Metzger; Eileen Probasco; Fred Wagner; Permit Center; Alex Strawn; Theresa Taranto; Andy Dean; John Aschenbrenner; Jesse Sumner; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com); MTA ROW (row@mta-telco.com); GCI ROW (ospdesign@gci.com)  
**Subject:** Request for Comments for 6 Mile Subdivision Case #2020-039 Tech: PH

Good Morning,

The link below will take you to a request for comments for a 3-phase Master Plan of 36 lots in the Palmer-Fishhook area. RSA 16. Please review and provide any comments by March 27, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/ErFtIU8ppFDvJjIsxkN7S0BB0AiZ3ET5WoGTy-z7vjbdw?e=8LVjsI](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/ErFtIU8ppFDvJjIsxkN7S0BB0AiZ3ET5WoGTy-z7vjbdw?e=8LVjsI)

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

Thank you,  
Peggy Horton  
Platting Technician  
907-861-7881

**EXHIBIT M**

## Peggy Horton

---

**From:** David Meneses <dmeneses@palmerak.org>  
**Sent:** Tuesday, March 3, 2020 2:27 PM  
**To:** MSB Platting  
**Cc:** David Byers; Todd Russell  
**Subject:** RE: Request for Comments for 6 Mile Subdivision Case #2020-039 Tech: PH

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

Based on the information provided, our comment(s) are:

1. The drive way is longer than 150' and must provide an approved apparatus turn-a-round. (International Fire Code 2015 Appendix D)
2. Subdivisions for one and two Family dwellings need two separate access points into the subdivision. (International Fire Code 2015 Appendix D Sect. D106) Because this is a phased development, the second access can be installed when there are 30 lots developed (phase III). The road will need to connect to Bemis Rd.
3. Sul-De-Sac must meet the diameter required to allow fire apparatus to turn around.

This will allow for safe access for responding Emergency Personnel.

*David Meneses*

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

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Tuesday, March 3, 2020 2:00 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>; Earl Almdale (earl.almdale@gmail.com) <earl.almdale@gmail.com>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; David Meneses <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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@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 6 Mile Subdivision Case #2020-039 Tech: PH

**EXHIBIT N**



**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, 20 2020

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed **Berberich Estates (MSB Case # 2020-040)** and advises that there is an existing natural gas service line which appear to cross proposed Lot 2 to serve proposed Lot 1. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

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

ENSTAR Natural Gas Company has reviewed **6 Mile Subdivision (MSB Case# 2020-039)** and advises that there is an existing natural gas service line which appears to cross the proposed sixty foot (60 FT) wide road right-of-way to serve proposed Lot 26. The service line was not permitted through the Matanuska Susitna Borough to be installed within a road right-of-way. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless the following scenario is met:

- The owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

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

- **Yenlo Phase II**  
(MSB Case # 2020-048)
- **Upwind**  
(MSB Case # 2017-075)
- **Bay City Acres**  
(MSB Case # 2020-045)
- **Long Lake Retreat**  
(MSB Case # 2020-041)
- **Stewart's Place**  
(MSB Case # 2020-037)
- **Summit Vista Park**  
(MSB Case # 2020-036)
- **Cottonwood Slough**  
(MSB Case # 2020-035)

**EXHIBIT O** -1



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

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

Sincerely,

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

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

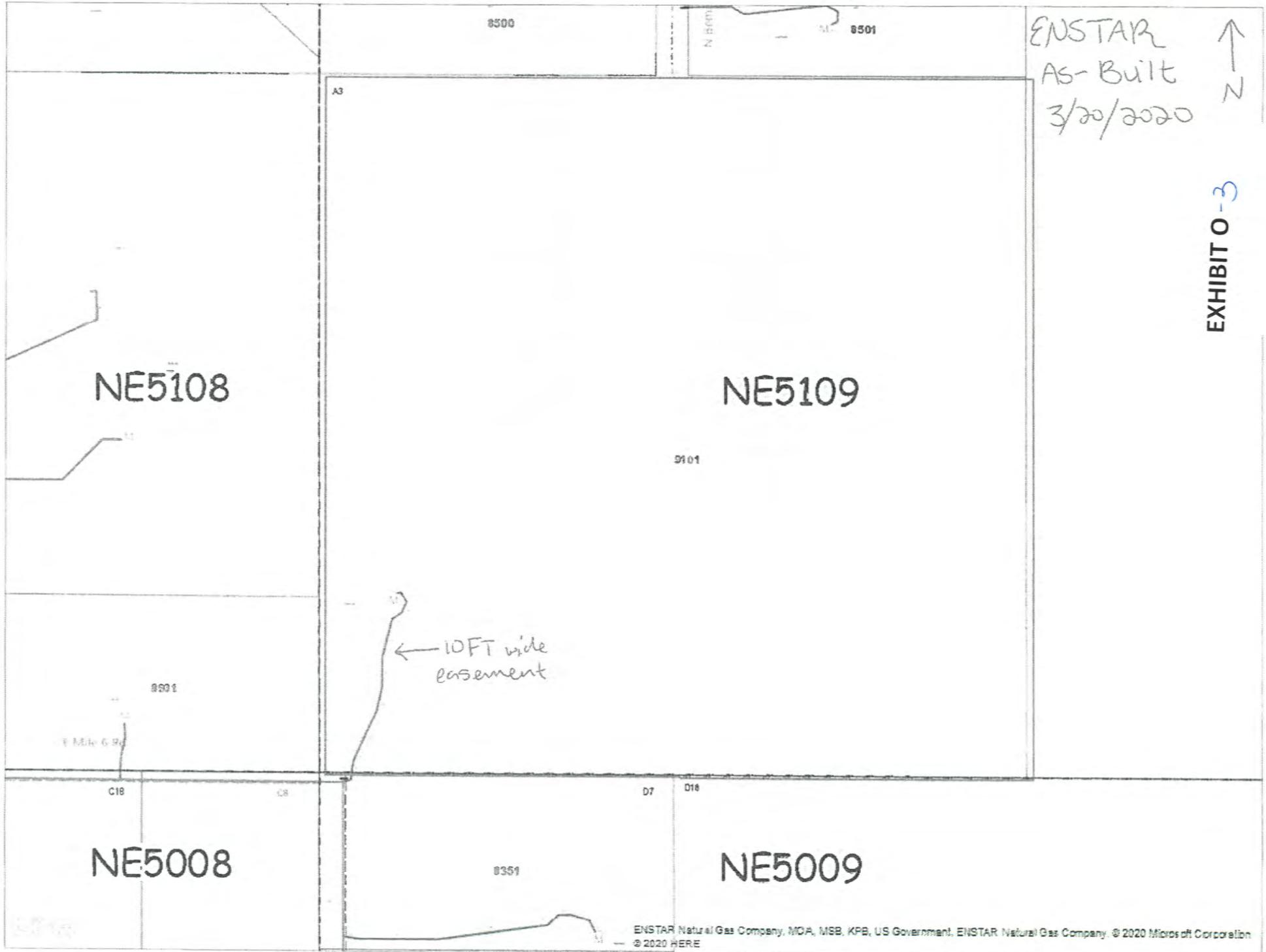


EXHIBIT O-3

ENSTAR  
AS-Built  
3/20/2020



← 10FT wide easement

**Peggy Horton**

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Friday, March 20, 2020 1:52 PM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for 6 Mile Subdivision Case #2020-039 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:** MSB Platting <Platting@matsugov.us>  
**Sent:** Tuesday, March 3, 2020 2:00 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>; Earl Almdale (earl.almdale@gmail.com) <earl.almdale@gmail.com>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@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:** Request for Comments for 6 Mile Subdivision Case #2020-039 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,

**Peggy Horton**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Tuesday, March 3, 2020 2:53 PM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for 6 Mile Subdivision Case #2020-039 Tech: PH

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

Hi,

MTA has reviewed the plat for 6 Mile Subdivision. MTA has no comments.

Thank you for the opportunity you comment.

**Holly Sparrow, Right of Way Agent**

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



Life. Technology. Together.

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Tuesday, March 3, 2020 2:00 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>; Earl Almdale (earl.almdale@gmail.com) <earl.almdale@gmail.com>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@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:** Request for Comments for 6 Mile Subdivision Case #2020-039 Tech: PH

**Peggy Horton**

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Tuesday, April 7, 2020 4:03 PM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for 6 Mile Subdivision Case #2020-039 Tech: PH  
**Attachments:** 20200407\_160747.pdf

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

MEA comments to include the attached two easements in the plat notes.

Thank you.

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

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Tuesday, March 3, 2020 2:00 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>; Earl Almdale (earl.almdale@gmail.com) <earl.almdale@gmail.com>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; MEA\_ROW <MEAROW@mea.coop>; 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 6 Mile Subdivision Case #2020-039 Tech: PH

**CAUTION: This email originated from outside of the MEA.coop organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

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

18K3  
7-1-A 86-2910

FISHHOOK EXT.

BK32 P 83  
Palmer

RIGHT-OF-WAY EASEMENT.

*John  
12/60-83*

KNOW ALL MEN BY THESE PRESENTS, that (I) (WE) the undersigned,  
GEORGE L & MARY L. FORTNER  
(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the MATANUSKA ELECTRIC ASSOCIATION, Inc. a cooperative corporation (hereinafter called the "Cooperative"), whose post office address is Palmer, Alaska, and to the successors or assigns, the right to enter upon the lands of the undersigned, situated in the Third Judicial Division, Territory of Alaska, and more particularly described as follows:

A tract of land approximately 160 acres in area, described as

The NE 1/4 of Sec 2 R1N T18N 18  
Palmer Alaska

being in Section 2 Township 18N Range 1E

(East) (~~West~~) of the Seward Meridian,

and to construct, operate and maintain on the above-described lands and/ or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and or shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

The undersigned agree that all poles, wires and other facilities, including any main service entrance equipment, installed on the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

The undersigned covenant that they are the owners of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 17 day of Dec 19 58.

George Fortner (L.S.)  
Mary L. Fortner (L.S.)

Signed, Sealed and delivered in the presence of:

UNITED STATES OF AMERICA) SS  
TERRITORY OF ALASKA )

THIS IS TO CERTIFY that on this 17 day of Dec 19 58 before me, the undersigned, a Notary Public in and for the Territory of Alaska, personally appeared

George L. Fortner & Mary L. Fortner

each to me personally known and to me known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal on the day and year in this certificate first above written.

Territory of Alaska  
Palmer Precinct Recording Dist.  
This instrument filed for recording  
3:24 PM at 4:45 o'clock P.M.  
at the request of M.E.F.  
Dorothy B. Saxton, Palmer Precinct recorder  
Mail to:  
Hold:

Herbert B. ...  
Notary Public for Alaska  
My commission expires April 1962

261-2-2

EXHIBIT R-2



**2002-011598-0**

Recording Dist: 311 - Palmer  
6/7/2002 8:40 AM Pages: 1 of 2

A  
L  
A  
S  
K  
A



THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

**MATANUSKA ELECTRIC ASSOCIATION, INC.**

**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

**LEE ALLEN AND CHARLOTTE ALLEN**

(unmarried)(husband and wife), whose address is **HC05 BOX 6762, PALMER, ALASKA 99645**

for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the **PALMER** Recording District, State of Alaska, and more particularly described as follows:

**An additional 10' by 10' down guy and anchor easement to accommodate a lengthened guy lead on an existing MEA pole near the southwest corner of the SW1/4 of the NE1/4, Section 2, T18N, R1E, S.M., Palmer Recording District, Third Judicial District, State of Alaska.**

being in Section 2, Township 18N, Range 1E, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within n/a feet of the center line of said line of system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunications purposes.

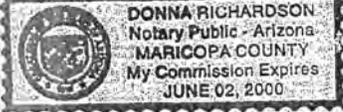
The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, together with the right of ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except as may appear of record and those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 23 day of April, 1997



Lee D. Allen Grantor  
Lee Allen  
Charlotte Allen Grantor  
Charlotte Allen

ARIZONA  
STATE OF ALASKA

THIS IS TO CERTIFY that on this 23<sup>rd</sup> day of April, 1997 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Lee D. Allen and  
Charlotte Allen

Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Donna Richardson  
Notary Public in and of Alaska ARIZONA  
My commission expires:

W.O. 91027	MISC WA1
P/S P	MAP 18-K-3
SUBD. 7000023	QUAD A
PLAT	EASE 20030110

H:\ROW\FORMS\EASEMENT.DOT  
FOR DISTRICT RECORDERS USE

**EXHIBIT R-4**



SEAL

Return to: MEA, PO Box 2929, Palmer, AK 99645

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER ... DATED ... AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: (PLATTING CLERK)

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD LENGTH, CHORD BEARING, TANGENT. Includes LINE TABLE with columns: LINE #, LENGTH, BEARING.

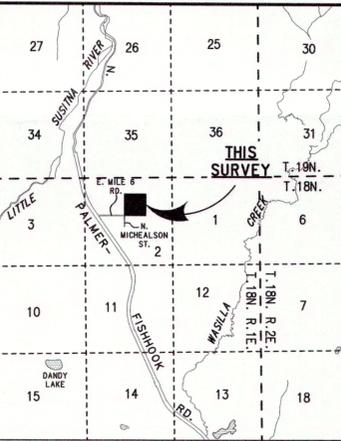
LEGEND

- RECOVERED 2 1/2 BLM/GLO BRASS CAP ON IRON PIPE
RECOVERED ALUMINUM CAP ON 3/8" REBAR
RECOVERED 3/8" REBAR
RECOVERED 1/2" REBAR
RECOVERED 1/4" IRON PIPE
SET PLASTIC CAP ON 3/8"x30" REBAR AT ALL CORNERS, P.C.'S, AND P.T.'S
COMPUTED DATA
MEASURED DATA
RECORD PER PLAT (83-231)
RECORD PER PLAT (2018-114)
RECORD PER RECTANGULAR SURVEY (4-2-1915)
SURVEY POINT NUMBER

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH ... 20 ... AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) DATE



CERTIFICATE OF OWNERSHIP

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

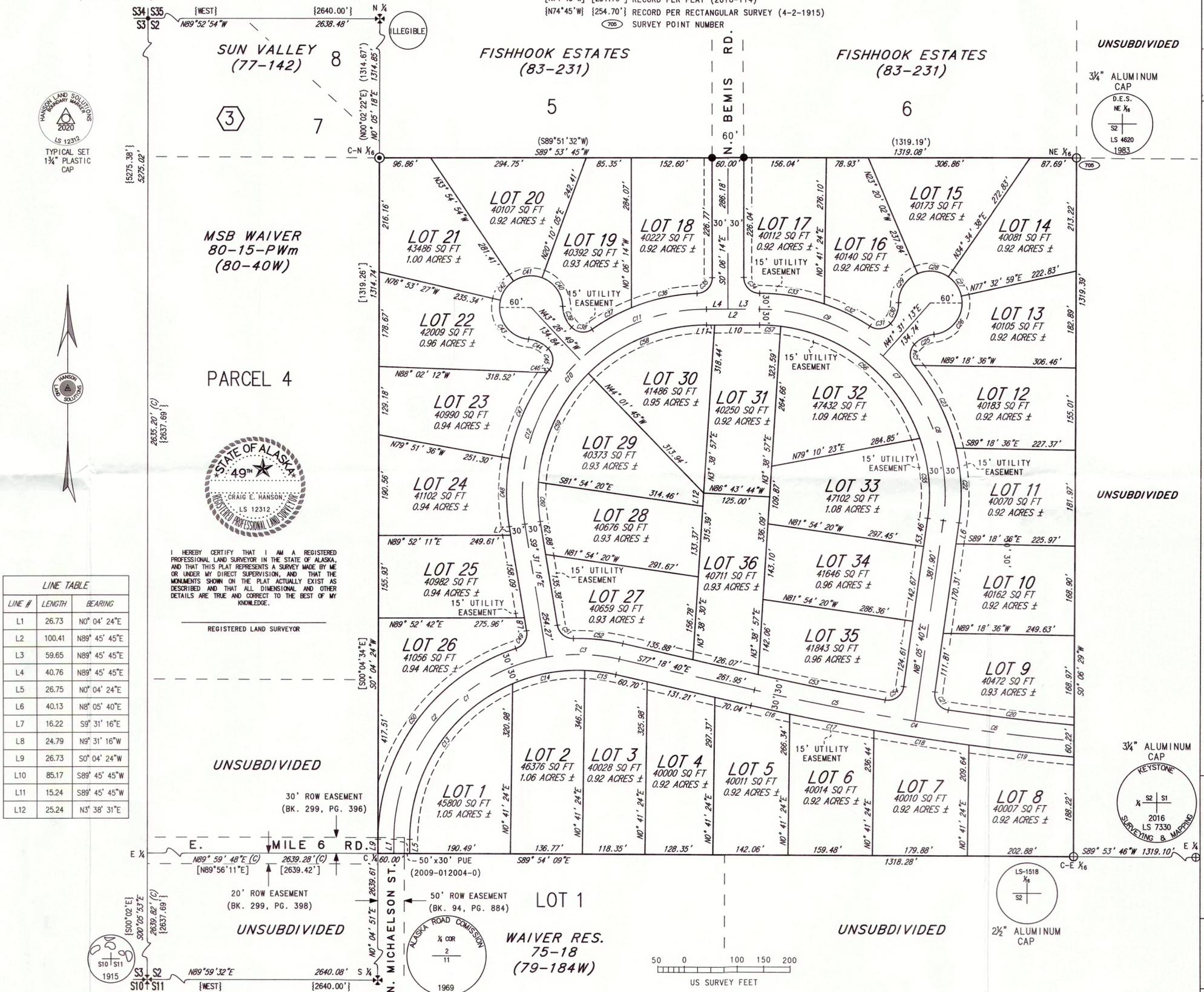
ESTATE OF LEE, D ALLEN DATE 9101 E MILE 6 RD. PALMER AK 99645

NOTARY ACKNOWLEDGEMENT

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

NOTES

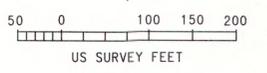
- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHEAST CORNER OF LOT 14, A RECOVERED ALUMINUM CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 40' 56.87"N 149° 12' 58.53"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS PLAT IS ENCUMBERED BY A MTA BLANKET EASEMENT RECORDED IN BK. 148, PG. 5 ON SEPTEMBER 8, 1977.



STATE OF ALASKA 49th GRAIG E. HANSSON LS 12312 REGISTERED PROFESSIONAL LAND SURVEYOR

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

REGISTERED LAND SURVEYOR



RECEIVED FEB 26 2020 PLATTING
A PLAT OF 6 MILE SUBDIVISION A SUBDIVISION OF SW 1/4 NE 1/4 SEC. 2, T.18N. R.1E. SM, AK PALMER RECORDING DISTRICT STATE OF ALASKA LOCATED WITHIN NE 1/4 SEC. 2, T.18N. R.1E. SM, AK CONTAINING 39.87 ACRES MORE OR LESS
HANSON LAND SOLUTIONS 305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645 (907)746-7738
FILE: FB19-320|CK: CEH|SCALE:1"=100'|02/25/20|1 OF 1

6F

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 13, 2020**

PRELIMINARY PLAT:     **C & R ACRES 2020 with ROW VACATION**

LEGAL DESCRIPTION:   **SEC 24, T18N, R1E & SEC 19, T18N, R02E, SEWARD  
MERIDIAN, AK**

PETITIONER:           **LEONARD & MARY SCHULTZ**

SURVEYOR/ENGINEER:  **KEYSTONE SURVEYING/HOLLER ENGINEERING**

ACRES:         **38.36**                                 **PARCELS:    22**

REVIEWED BY:         **PEGGY HORTON**                     **CASE: 2019-181 & 182**

**REQUEST**

The request is to divide Lots 1 & 2, C & R Acres, Plat 2010-21, into a 3-Phase Master Plan containing 22 lots within 38.36 acres, to be known as C & R Acres 2020. The petitioner is also requesting to vacate that portion of N. Buroker Circle lying within this property and replace it with a dedicated right-of-way. Located north of N. Palmer-Fishhook Road and west of N. Farm Loop; within the SW¼ Section 19, Township 18 North, Range 1 East and SE¼ Section 24, Township 18 North, Range 1 East, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Maps	<b>Exhibit A</b>
Bulb Explanation	<b>Exhibit B</b>
ROW Vacation Petition	<b>Exhibit C</b>
Engineer’s Report	<b>Exhibit D</b>
Drainage Plan	<b>Exhibit E</b>
Centerline Profile	<b>Exhibit F</b>

**COMMENTS:**

Public Works	<b>Exhibit G</b>
Permit Center	<b>Exhibit H</b>
Planner II	<b>Exhibit I</b>
Fire Code	<b>Exhibit J</b>
Planning	<b>Exhibit K</b>
ADOT&PF	<b>Exhibit L</b>
MTA	<b>Exhibit M</b>
GCI	<b>Exhibit N</b>
Enstar	<b>Exhibit O</b>
Surveyor Response	<b>Exhibit O-4</b>

## **DISCUSSION:**

**Lot and Block Design & Frontage:** The 22 lots range in size from 0.92 acres to 8.99 acres. Lot and Block design standards are met. No lot exceeds the width to depth ratio allowed in MSB 43.20.300. Each lot has a minimum of 60' of road frontage, or 45' on a cul-de-sac as required by MSB 43.20.320.

**As-built& Topographic Info:** As-Built and topographic information was provided on the plat, within and outside the boundary as required by MSB 43.15.016.

**Access:** The State of Alaska DOT&PF maintains N. Palmer-Fishhook. There is no public maintenance of N. Buroker Circle, currently. Residential road construction will be required for the internal road to provide access to the lots (**Recommendation #5**).

The plat shows a bulb in the right-of-way, near the entrance to the subdivision. The surveyor explained this bulb is being dedicated now but will not be constructed (**Exhibit B**). After several conversations with ADOT&PF, they feel that about 20 or 30 years down the road they will want to close Buroker assuming the stub road to the east will connect to Pinnel Circle by then. If not, they may connect it as part of Palmer-Fishhook upgrade. They foresee a four-way intersection at Pinnel and Fishhook. Without the bulb on Buroker, ADOT would have to purchase it and possibly whatever structures would be in the way or within a setback since they couldn't close Buroker without creating a turnaround for maintenance and emergency vehicles that would now have to access from the north.

**ROW Vacation:** The petitioner has requested a vacation of that portion of N. Buroker Circle and all that portion of the PUE recorded at Book 198, Page 431 lying within the east side of this subdivision (**Exhibit C**). As shown on the plat, the dedication of N. Buroker Circle will replace those vacations. MSB 43.15.035(B)(1)(a) states, "The platting board shall ordinarily approve vacations of public rights-of-way if the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation." Staff notes the replacement dedication and constructed road will provide better access to all areas affected.

The existing road does not follow the proposed right-of-way dedication. For that reason, the right-of-way vacation will be completed in two parts. The phase 1 plat will vacate the southern section; the phase 3 plat will vacate the northern portion. This will ensure the public has continuous public legal access through this property to other properties to the north.

MSB 43.10.065(G) requires a right-of-way vacation notice be posted at the sight for 30 days prior to the public hearing to inform the public. The applicant is required to provide an affidavit verifying the posting has been made. The posting affidavit is expected prior to the public hearing.

**Useable Area:** Holler Engineering provide the geotechnical report (**Exhibit D**). The evaluation included digging 14 test holes, review of the provided topography information,

review of aerial imagery, and other observations at the site. Groundwater was encountered in 5 of the logged test holes, initially at levels beyond 9' deep. Monitoring in late October 2019 recorder higher groundwater levels in some holes, after extensive fall rains. The relative high groundwater conditions have substantially limited useable septic area on proposed Lots 10 & 11, Block 1. These lots will require substantial, simple fill pads be constructed to create additional useable septic area. If useable area is created, it should be reevaluated as a condition of approval (**Recommendation #6**). Optionally the lots can simply be absorbed into an adjacent lot by deletion of the common lot lines.

Useable septic areas will be limited by lotlines, steep areas and related setbacks, setbacks to structures, setbacks to water wells, areas with less than 8' to groundwater, and setbacks to low, wet seasonal surface water areas. For useable building area, lot lines, utility easements, and ROW/SLE setbacks will be limiting factors. Mr. Holler certified that lots 1-9 and 12-16 block 1, lots 1-3 block 2, lots 1 & 2 block 3 and Tract S will all contain over 10,000 sq. ft. of useable septic area, and an additional 10,000 sq. ft. of useable building area. Lots 10 and 11 block 1 will require additional useable septic area to be created or alternately may be absorbed into an adjacent lot. Lots 10 and 11 block 1 will also contain an additional 10,000 sq. ft. of useable building area.

**Road Construction:** Holler Engineering stated approximately 1,420' of phased new roads including four new cul-de-sac bulbs will require construction. Road upgrade of approximately 1,275' of the existing N. Buroker Circle will also be required, and in one area will include substantial centerline movement. Sandy gravel materials adequate for the road base construction are present within the project. Road topping materials will need to be screened or imported.

**Drainage:** Holler Engineering provided a drainage plan meeting the Subdivision Construction Manual standards (**Exhibit E**). Drainage runs both north and south away from the large ridge feature on the northern half of the project. Drainage on the southern half of the project generally runs to a large borrow pit in the southeast corner of the parcel, or to an elongated low area near the base of the ridge feature, and to the west away from the project. The drainage plan shows the drainage along the proposed roads and general drainage patterns within the property. As always, the plan is subject to in-field modification and improvements.

#### **COMMENTS:**

##### **Borough:**

Public Works reviewed the plat and drainage plan (**Exhibit G**). A centerline profile of a portion of N. Buroker Circle was provided at **Exhibit F**. Public Works stated the maximum grade throughout the surface of a cul-de-sac is 4% per SCM A04.5 (**Recommendation #5**), and temporary cul-de-sac language to say something to the effect of "to be automatically vacated upon borough acceptance of the extension of the street and physical removal of the cul-de-sac.

Permit Center stated the existing access onto Buroker Cir. will require a driveway permit **(Exhibit H)**. *Staff notes the existing driveway serves a lot not within this subdivision.*

Floodplain Manager commented that there are no flood hazard area and wetlands are present on the property **(Exhibit I)**. Fire Code has no issue with this subdivision **(Exhibit J)**.

Planning Division recommended approval **(Exhibit K)**. Planning commented the Community Council in the area does not have a comprehensive plan but the area is covered by the Borough-wide Comp Plan and Core Area Comp Plan. They agreed that access should be limited to residential roads. *Staff notes all proposed lots will take access from internal residential roads.* They commented that there are wetlands on the property and that ROW Vacations should provide equal or better use. *Staff notes the ROW being vacated will be replaced with a constructed road built to residential standards providing better access.* The Planning Division strongly discourages cul-de-sacs and they incorporated parts of the Long Range Transportation Plan to show how roadways can enhance connectivity.

**State:** ADOT&PF stated no direct access will be granted to Palmer-Fishhook **(Exhibit L)**. They are in favor of the partial cul-de-sac, as it provides the potential for future development. Should that street loose access to Palmer-Fishhook, then there would already be right of way dedication for a cul-de-sac.

**Utilities:** MTA has no comments **(Exhibit M)**. GCI has no objection **(Exhibit N)**. Enstar stated there is a natural gas main on proposed Lot 3 **(Exhibit O)**. Enstar also has service lines within the property, currently servicing the existing structures. They wish to protect their facilities and are objecting to the plat unless certain scenarios are met. The surveyor responded, "When the subdivision is developed a main gas line will be installed in the roadways as is the case in all subdivisions where Enstar installs. They put their mains in the ROW. When the main line is installed then the service line that now goes cross-country to their house will be abandoned and a new service line run from the new main line that is now in the ROW. This is standard stuff."

## **CONCLUSION**

The preliminary plat for C & R Acres 2020 Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat Submittal and Approval. This is a 3-phase Master Plan of 22 lots. The right-of-way vacation complies with MSB 43.15.035, Vacations as the vacated ROW will be replaced with equal or better access to all areas affected by the vacation.

A professional engineer stated the proposed lots contain the required useable septic and useable building area, except for two lots, which will need significant fill or be absorbed into adjacent lots; updated useable area report is recommended. The proposed road construction is to residential standard. A drainage plan was submitted which meets the Subdivision Construction Manual standards. There were no objections from Borough Departments or the public.

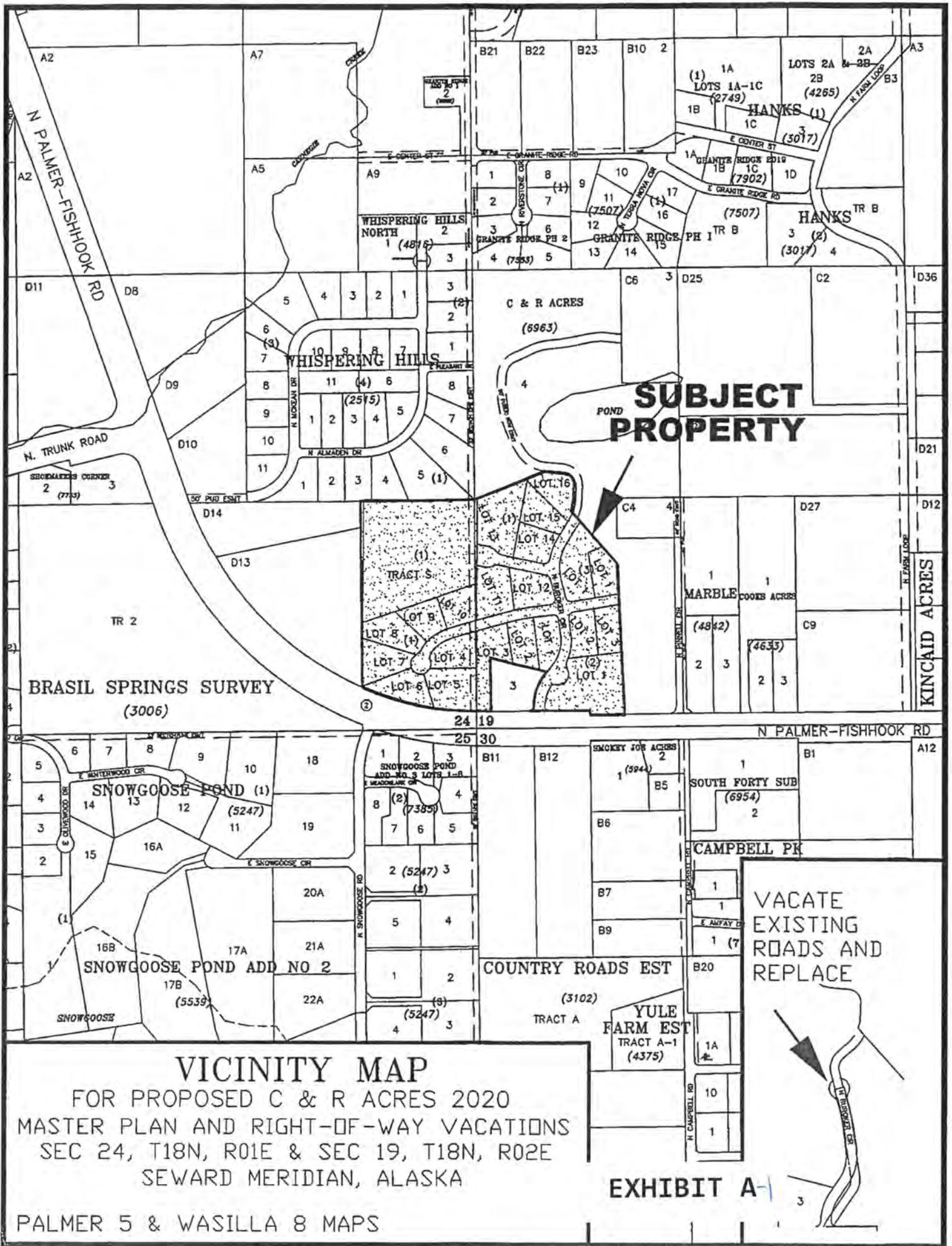
**FINDINGS of FACT**

1. The C & R Acres 2020 Master Plan is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat Submittal and Approval
2. The requested vacation is consistent with MSB 43.20.035, Vacations. The vacated right-of-way will be replaced with a platted road built to residential standards providing better access to all areas affected by the vacation.
3. The petitioner requested a vacation of all that portion of the platted N. Buroker Circle and all that portion of the Public Use Easement recorded at Book 198, Page 431 lying within the boundaries of Lot 2, C & R Acres, Plat 2010-21, Palmer Recording District, Alaska. There is no portion of N. Buroker Circle right-of-way lying outside of this proposed subdivision being vacated.
4. The existing road does not follow the proposed right-of-way dedication. For that reason, the right-of-way vacation will be completed in two parts. The phase 1 plat will vacate the southern section; the phase 3 plat will vacate the northern portion. This will ensure the public has continuous public legal access through this property to other properties to the north.
5. A professional engineer stated useable area is available for wastewater disposal and building in compliance with MSB 43.20.281 on all but two lots, which will require additional fill or alternately, the lots can be absorbed into an adjoining lot.
6. Lot sizes and block lengths are consistent MSB 43.20.300(A), *Lot and Block Design*.
7. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
8. There are 15' utility easements shown on the plat along both sides of the proposed right-of-ways consistent with the SCM standards for utilities.
9. ADOT&PF manages access onto N. Palmer-Fishhook. They stated no direct access to lots will be allowed.
10. Enstar objected to the plat unless their existing facilities were overlaid with easements. The surveyor responded with "When the subdivision is developed a main gas line will be installed in the roadways as is the case in all subdivisions where Enstar installs. They put their mains in the ROW. When the main line is installed then the service line that now goes cross-country to their house will be abandoned and a new service line run from the new main line that is now in the ROW. This is standard stuff."
11. There were no borough department or public objections to this plat.

**RECOMMENDATIONS for CONDITIONS OF APPROVAL**

**Recommended motion: "I move to approve the Master Plan of C & R Acres 2020 and vacation of N. Buroker Circle as platted on C & R Acres, plat #2020-21, and that portion of the public use easement recorded at Book 198, Page 431 lying within Lot 2, C & R Acres, plat #2020-21, located within Sections 19 & 24, Township 18 North, Range 1 East, Seward Meridian, Alaska contingent on the following staff recommendations:"**

1. Submit the mailing and advertising fee.
2. Obtain Assembly approval for the vacation within 30 days of the written notification of Platting Board decision in accordance with MSB 43.10.065(F).
3. Submit construction cost estimate, schedule pre-construction meeting with Public Works Engineer, pay inspection fee, and obtain Notice to Proceed prior to any road or drainage construction in compliance with SCM, Section E.
4. Construct the interior roads to minimum residential standards. Provide engineer's final inspection report along with verification from an RLS that the constructed roadways are located within the proposed right-of-way per MSB 43.20.140 and obtain Public Works Engineer signoff.
5. Provide updated soils report for Lots 10 & 11, Block 1 to show compliance with MSB 43.20.281 or absorb those lots into adjacent lot(s).
6. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E) for each phase.
7. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the phase plats.
8. Submit recording fee, payable to the State of Alaska, DNR for each phase.
9. 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.
10. Submit final phase plats in full compliance with Title 43.





**Peggy Horton**

---

**From:** Gary LoRusso <garyl@mtaonline.net>  
**Sent:** Friday, March 13, 2020 10:00 AM  
**To:** Peggy Horton  
**Subject:** Re: C & R for MSB

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

Curt is out of town till next week but speaking with him before he left he didn't think that it changed anything for him. I will get him to send something next week or so.

The bulb is being dedicated now but will not be constructed. It is there from several discussions with ADOT. They feel that about 20 or 30 years down the road they will want to close Buroker assuming the stub road to the east will connect to Pinnel by then and if not they may connect it as part of Palmer Fishhook upgrade. They foresee a 4 way at Pinnel / Fishhook. Without the bulb on Buroker ADOT would have to purchase it and possibly whatever structures would be in the way or within a setback since they couldn't close Buroker without creating a turn around for maintenance and emergency vehicles that would now have to access from the north. Just thinking several years down the road which is what we are supposed to be doing.

Sent from my iPhone

On Mar 13, 2020, at 9:39 AM, Peggy Horton <Peggy.Horton@matsugov.us> wrote:

Gary,

Have you spoken to Holler Eng to update the soils report for this newish design?

And could you please remind me the reason for the bulb near the intersection with Palmer-Fishhook? A written response would be great so I can include that in the request for comments and the staff report.

Thank you!

Peggy Horton  
Platting Technician  
907-861-7881

**From:** Gary LoRusso <garyl@mtaonline.net>  
**Sent:** Thursday, March 12, 2020 6:31 PM  
**To:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Subject:** Fwd: C & R for MSB

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

Here ya go

**EXHIBIT B**

RECEIVED

DEC 16 2019

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

Matanuska-Susitna Borough  
Telephone (907) 861-7874

**PETITION FOR VACATION OF RIGHT-OF-WAY**

Comes now the undersigned, LEONARD & MARY SCHULTZ, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

LOTS 1 & 2, C & R ACRES – PLAT # 2010-21

Said right-of-way being more fully described as: ALL THAT PORTION OF N. BUROKER CIRCLE AND ALL THAT PORTION OF PUE RECORDED AT BOOK 198, PAGE 431 LYING WITHIN THE BOUNDARIES OF LOT 2, C & R ACRES – PLAT # 2010-21

Submitted herewith are the following:

- 1. A copy of the plat showing the right-of-way to be vacated; or
- 2. A recorded public easement creating the public right-of-way; and
- 3. **\$250.00** Right-of-Way Vacation Fee with Regular Plat; or
- 4. **\$500.00** for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): *(ATTACH PAGES, IF NEEDED)*

WE WILL BE REPLACING ALL WITH FEE DEDICATION OF ROW AS REQUESTED BY DEPARTMENT OF PUBLIC WORKS

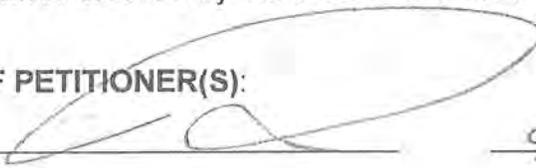
**APPLICANT** Name: LEONARD & MARY SCHULTZ Email: buroker@mtaonline.net

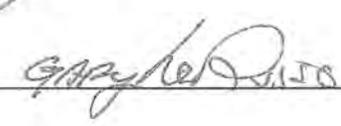
**OR** Mailing Address: P.O. Box 4324, PALMER Zip: 99645

**OWNER** Contact Person: LEONARD OR MARY Phone: 745-6657

**SURVEYOR** Name (FIRM): Keystone Surveying & Mapping  
Mailing Address: P.O. Box 2216 Palmer, Alaska Zip 99645  
Contact Person: Gary LoRusso Phone: 376-7811

**SIGNATURES OF PETITIONER(S):**

\_\_\_\_\_ 

\_\_\_\_\_ 

\_\_\_\_\_

\_\_\_\_\_

**NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.**



**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

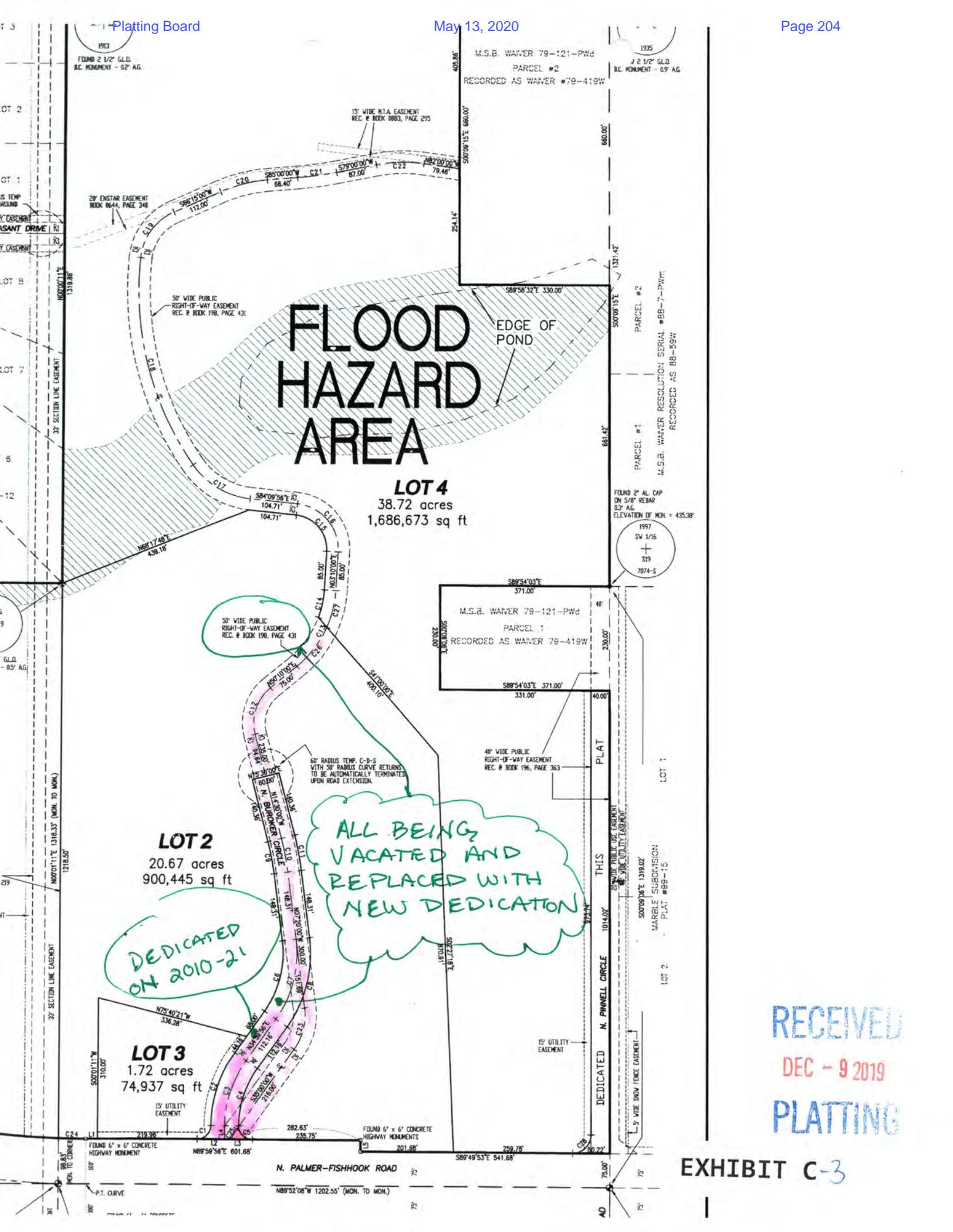
THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

12/16/19  
DATE

Peter Howard  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 2/6/2020

**EXHIBIT C-2**



**FLOOD HAZARD AREA**

**LOT 4**  
38.72 acres  
1,686,673 sq ft

**LOT 2**  
20.67 acres  
900,445 sq ft

DEDICATED ON 2010-21

**LOT 3**  
1.72 acres  
74,937 sq ft

ALL BEING VACATED AND REPLACED WITH NEW DEDICATION

RECEIVED  
DEC - 9 2019  
PLATTING

EXHIBIT C-3



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED

APR - 8 2020

PLATTING

April 8, 2020

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

Re: *C & R Acres 2020 Subdivision*; Useable Areas, Roads & Drainage. HE #17089

Dear Mr. Wagner:

At the request of Keystone Surveying & Mapping, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 22 new residential lots from two existing lots with a total area of around 38 acres. Our soils evaluation included digging 14 test holes, 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 parent parcel lies north of N. Palmer-Fishhook Road, forming a rough square shape with an irregular north east corner where it borders N. Buroker Circle. Most of the region slopes away from a large ridge feature that dominates the northern half of the lots. Areas near the ridge feature and near a large old borrow pit in the southeast portion of the parcel are the most steep, with a few areas of slope over 25%. The remainder of the parcel consists of an alternating mix of near flat open field and native wooded areas with minor rolling hills. The total elevation differential indicated from the provided topographical map is approximately 54'. See attached map for general drainage patterns.

Soils & Vegetation. The parent parcel had primarily cottonwood, willow, and birch trees with a moderate amount of spruce and occasional open areas dominated by tall grasses. Near surface soils included a thin organic mat over a thick layer of wind deposited silty topsoils generally extending 3' to 8' in the 14 testholes. Receiving soils under the topsoils were sands and gravels with a minor to moderate trace of silt. Copies of the testholes logs and the location/ topography map are attached. Two of the 14 test holes were significant open cut banks located at opposite ends of the project and extending well beyond 12'.

Groundwater. Groundwater was encountered in 5 of the logged test holes (5, 6, 8, 9 & 13) on the project, initially at levels beyond 9' deep. Monitoring in late October 2019 recorded higher groundwater levels in some holes, after extensive fall rains. The relatively high groundwater conditions have substantially limited useable septic area on

proposed Lots 10 & 11 Block 1. These lots will require substantial, simple fill pads be constructed to create additional useable septic area; material adequate for the fill is available within the project boundaries. If useable area is created, it should be re-evaluated as a condition of approval. Optionally the lots can simply be absorbed into an adjacent lot by deletion of the common lotlines.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, steep areas and related setbacks, setbacks to structures, setbacks to water wells, areas with less than 8' to groundwater, and setbacks to low, wet seasonal surface water areas. For useable building area, lotlines, utility easements, and ROW/SLE setbacks will be limiting factors. Unencumbered useable septic areas meeting the code requirements are shown on the attached map. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *proposed lots 1-9 and 12-16 block 1, lots 1-3 block 2, lots 1&2 block 3 and Tract S will all contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Lots 10 and 11 block 1 will require additional useable septic area to be created to achieve 10,000 square feet of contiguous useable septic area, or alternately may be absorbed into an adjacent lot by deletion of the common lotlines. Lots 10 and 11 block 1 will also contain an additional 10,000 square feet of useable building area.*

Road Construction. To provide access to the new lots, approximately 1,420' of phased new roads including four new cul-de-sac bulbs will require construction. Road upgrade of approximately 1,275' of the existing N. Buroker Circle will also be required, and in one area will include substantial centerline movement. Sandy gravel materials adequate for the road base construction are present within the project. Road topping materials will need to be screened or imported.

Drainage Plan. Drainage patterns are indicated on the attached map. Drainage runs both north and south away from the large ridge feature on the northern half of the project. Drainage on the southern half of the project generally runs to a large borrow pit in the southeast corner of the parcel, or to an elongated low area near the base of the ridge feature, and to the west away from the project. Multiple culverts and rock filled infiltration points are planned as shown on the drainage plan. As always, the plan is subject to in field modification and improvements.

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

Sincerely,

Curtis Holler, PE

c: L. & M. Schultz, w/attachments









**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 2 of 13

Performed For: Leonard & Mary Schultz

Legal Description: C & R AC Subdivision

Depth, feet	Soil Type	Slope																																																												
1	OL, turf, grasses																																																													
2	ML-SM, wind deposited silty material, dense, tan coloration.																																																													
3																																																														
4	SP-SM, light tan, dense.																																																													
5																																																														
6	SP-GP with silt, olive gray, rock to 4", few 8"+																																																													
7																																																														
8																																																														
9		WAS GROUNDWATER ENCOUNTERED? - <u>No</u> IF YES, AT WHAT DEPTH? - <u>N/A</u> DEPTH AFTER MONITORING? - <u>N/A</u>																																																												
10		PERCOLATION TEST <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																					
Reading	Date		Gross Time	Net Time	Depth to Water	Net Drop																																																								
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17	Bottom of test hole																																																													
18	No GWT	- PERCOLATION RATE _____ (min/inch)      PERC HOLE DIAMETER _____ - TEST RUN BETWEEN <u>  </u> FT AND <u>  </u> FT DEPTH - COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering Exposed Cut Bank.</u> - _____ - PERFORMED BY: J. Wilkins																																																												
19																																																														
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22																																																														

Site Plan

↑  
N  
↓

See attached testhole & topo map.

DATE: 12/11/17

**EXHIBIT D-5**





**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 4 of 13  
 Performed For: Mary & Leonard Schultz  
 Legal Description: C & R AC Subdivision

Depth, feet	Soil Type	Slope
0 - Frost	OL, roots, leaves	
1 - 6	SP-GP w/silt, rock to 6"	
7 - 8	SP, continuous band	
9 - 11	SP-GP, rock to 3", few 8"	
12	NO GWT	

Site Plan

See attached testhole & topo map.

↑ N ↓

Slope

WAS GROUNDWATER ENCOUNTERED?  
 - No  
 IF YES, AT WHAT DEPTH?  
 - N/A  
 DEPTH AFTER MONITORING?  
 - N/A

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: 12/15/17

**EXHIBIT D-7**





# HOLLER ENGINEERING

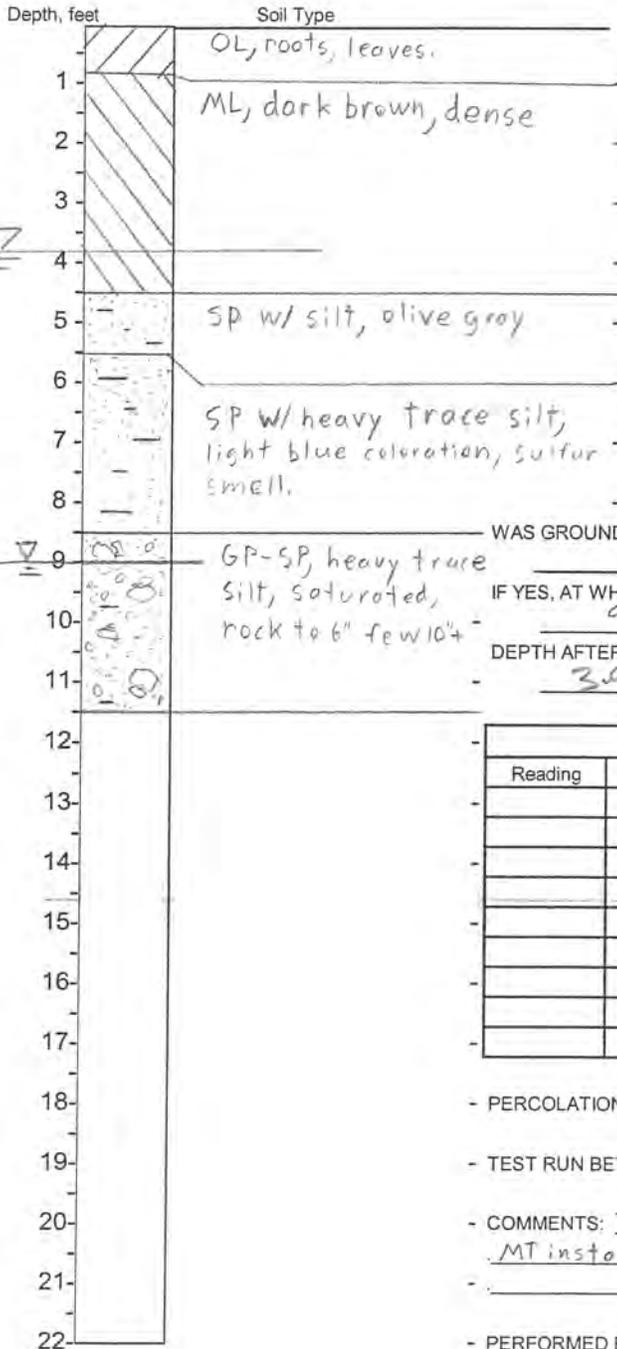
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 13

Performed For: Mary & Leonard Schultz

Legal Description: C & R AC Subdivision



Slope

Site Plan

See attached testhole & topo map

↑ N ↓

WAS GROUNDWATER ENCOUNTERED? Yes  
 IF YES, AT WHAT DEPTH? 9'  
 DEPTH AFTER MONITORING? 3.9' 10-25-19

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 9 FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
MT installed to 11.5'

- PERFORMED BY: J. Wilkins

DATE: 12/15/17

EXHIBIT D-9













# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 12 of 13

Performed For: Mary & Leonard Schultz

Legal Description: C & R AC Subdivision

Depth, feet	Soil Type
1	OL, roots, dark brown
2	ML, varies to Wind blown SM-ML.
3	
4	
5	
6	
7	SP-GP w/silt, light brown, rock to 3", one 20" boulder.
8	
9	
10	GP-SP, minor silt content, olive gray
11	rock to 5", few 8"+
12	No GWT
13	
14	
15	
16	
17	
18	
19	
20	
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: 12/15/17

**EXHIBIT D-15**



# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST



TEST HOLE # 13 of 13

Performed For: Mary & Leonard Schultz

Legal Description: C & R AC Subdivision

Depth, feet	Soil Type
1	OL, roots, brown
2	ML, varies to wind blown SM-ML
3	
4	
5	GP-SP, minor trace silt, olive gray light
6	
7	
8	GP-SP w/silt, dark olive gray
9	
10	
11	
12	SP- GP, trace silt
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

See attached testhole & topo map

↑  
N  
↓

WAS GROUNDWATER ENCOUNTERED?  
- Yes

IF YES, AT WHAT DEPTH?  
- 13.5'

DEPTH AFTER MONITORING?  
-

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 \_\_\_\_\_

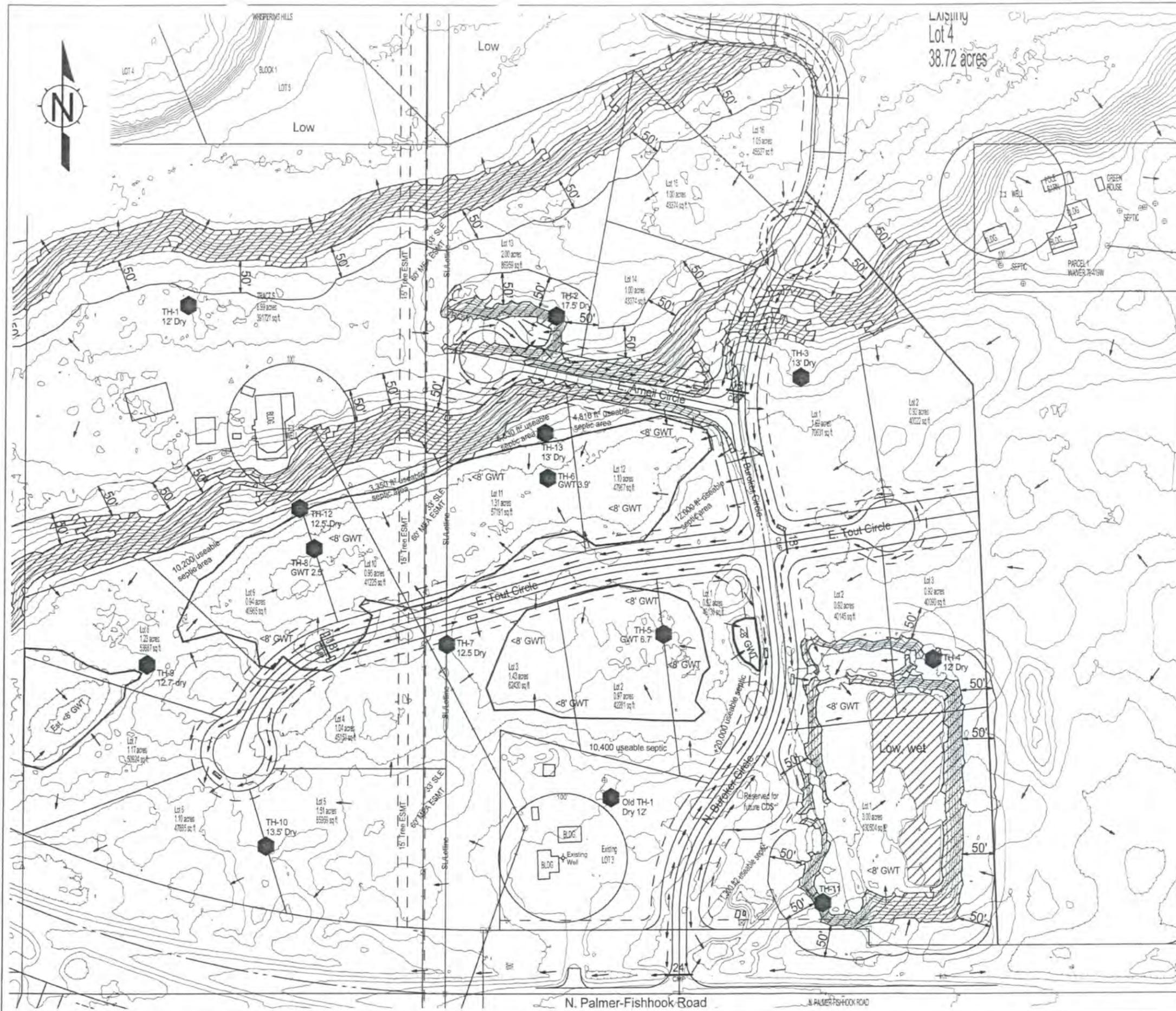
- TEST RUN BETWEEN    FT AND    FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 12/15/17

**EXHIBIT D-16**



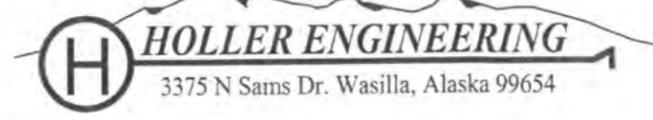
Leasing  
Lot 4  
38.72 acres

- Notes:
1. Arrows denote apparent drainage patterns.
  2. Base drawing & 2' LiDAR from MSB, not verified.
  3.  = 5' x 15' rock filled infiltration point.



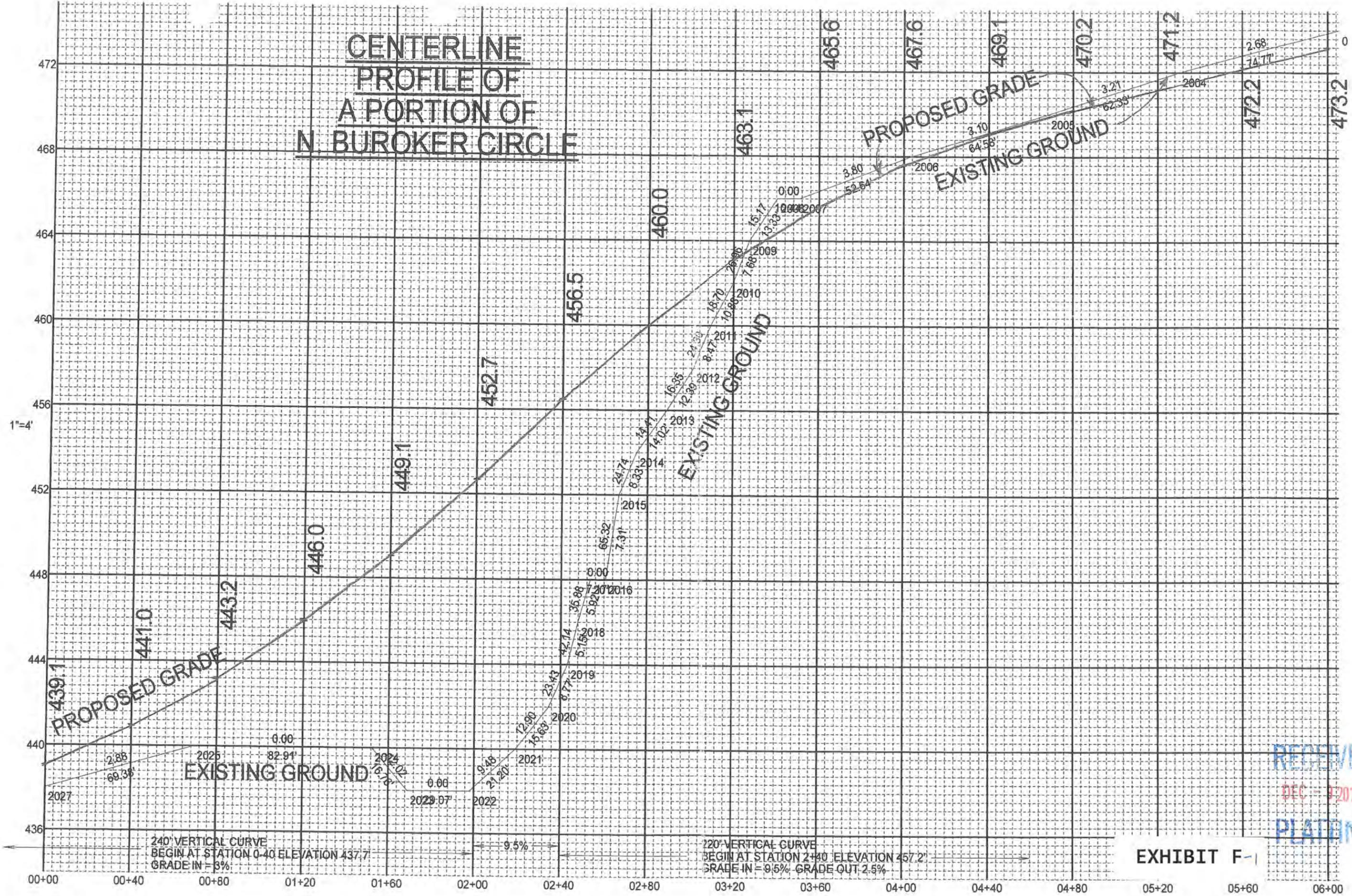
**EXHIBIT E** 4/08/20

C & R Acres 2020  
Useable Area, Topography, and Drainage Map



HE: 17089 | 4/08/20 | Scale: 1"=150'+/-

# CENTERLINE PROFILE OF A PORTION OF N. BUROKER CIRCLE



RECEIVED  
DEC 1 2019  
PLATTING

EXHIBIT F-1



## Peggy Horton

---

**From:** Jamie Taylor  
**Sent:** Tuesday, April 21, 2020 9:17 AM  
**To:** MSB Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for Comments for C & R Acres 2020 Case #2019-181 & 182 Tech: PH

My comments are the same as last time: maximum grade throughout the surface of a cul-de-sac is 4% (A04.5), and temporary cul-de-sac language to say something to the effect of "to be automatically vacated upon borough acceptance of the extension of the street and physical removal of the cul-de-sac."

**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, April 9, 2020 4:09 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>; 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>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaldedistrict1@gmail.com; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; farmloopak@gmail.com  
**Subject:** Request for Comments for C & R Acres 2020 Case #2019-181 & 182 Tech: PH

Good Afternoon,

## EXHIBIT G

The link below will take you to a request for comments for a revision to a 3-phase master plan subdivision in the Farm Loop area off of Palmer Fishhook Road. The petitioner is also

**Peggy Horton**

---

**From:** Permit Center  
**Sent:** Tuesday, January 7, 2020 8:08 AM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for C & R Acres 2020 Case #2019-181 & 182 Tech: PH

The existing access onto Buroker Cir will require a driveway permit.

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Monday, December 16, 2019 1:37 PM  
**To:** Allen.kemplen (Allen.kemplen@alaska.gov) <Allen.kemplen@alaska.gov>; tucker.hurn@alaska.gov; Melanie.nichols@alaska.gov; kyler.hylton@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; farmloopak@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; dmeneses@palmerak.org; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com  
**Subject:** Request for Comments for C & R Acres 2020 Case #2019-181 & 182 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for 3-phase Master Plan off of Palmer-Fishhook. RSA 16 South Colony. The petitioner is also requesting a ROW vacation and will replace that with a dedicated road on the plat. Please review and provide any comments by January 17, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/ElazpeeFWGdAilHFThqG0xgBNvwy3L0nrK4AAIg7\\_vXAJA?e=CNWiui](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/ElazpeeFWGdAilHFThqG0xgBNvwy3L0nrK4AAIg7_vXAJA?e=CNWiui)

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

Thank you,

Peggy Horton  
Platting Technician  
907-861-7881

**EXHIBIT H**

**Peggy Horton**

---

**From:** Taunnie Boothby  
**Sent:** Thursday, April 16, 2020 3:41 PM  
**To:** Karol Riese; Theodore Eischeid  
**Cc:** Peggy Horton  
**Subject:** RE: RFC C & R Acres 2020 Case #2019-181 & 182 3-Phase master plan subdivision in the Farm Loop area off Palmer Fishhook Road 18N01E24 & 18N02E19 DUE: April 17, 2020

No Flood hazard area. Wetlands are present.

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:** Friday, April 10, 2020 10:02 AM  
**To:** Karol Riese; Theodore Eischeid; Taunnie Boothby  
**Subject:** RFC C & R Acres 2020 Case #2019-181 & 182 3-Phase master plan subdivision in the Farm Loop area off Palmer Fishhook Road 18N01E24 & 18N02E19 DUE: April 17, 2020  
**When:** Friday, April 17, 2020 12:00 AM to Saturday, April 18, 2020 12:00 AM (UTC-09:00) Alaska.  
**Where:**

## Peggy Horton

---

**From:** Fire Code  
**Sent:** Thursday, December 26, 2019 1:28 PM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for C & R Acres 2020 Case #2019-181 & 182 Tech: PH

Peggy,  
 Fire Code has no issue with this.



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

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Monday, December 16, 2019 1:37 PM  
**To:** Allen.kemplen (Allen.kemplen@alaska.gov) <Allen.kemplen@alaska.gov>; tucker.hurn@alaska.gov;  
 Melanie.nichols@alaska.gov; kyler.hylton@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil;  
 pamelaj.melchert@usps.gov; farmloopak@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net;  
 dmeneses@palmerak.org; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com;  
 mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com;  
 ospdesign@gci.com  
**Subject:** Request for Comments for C & R Acres 2020 Case #2019-181 & 182 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for 3-phase Master Plan off of Palmer-Fishhook. RSA 16 South Colony. The petitioner is also requesting a ROW vacation and will replace that with a dedicated road on the plat. Please review and provide any comments by January 17, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/ElazpeeFWGdAilHFThqG0xgBNvwy3L0nrK4AAIg7\\_vXAJA?e=CNWiui](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/ElazpeeFWGdAilHFThqG0xgBNvwy3L0nrK4AAIg7_vXAJA?e=CNWiui)

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

Thank you,

**EXHIBIT J**



## 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:** C & R Acres/Schultz

**Nature of Request:** The request is to divide Lots 1 & 2, C & R Acres, Plat 2010-21, into a 3-Phase Master Plan containing 22 lots within 38.36 acres, to be known as C & R Acres 2020. The petitioner is also requesting to vacate that portion of N. Buroker Circle lying within this property and replace it with a dedicated right-of-way. Located north of N. Palmer-Fishhook Road and west of N. Farm Loop;

**Location:** within the SW¼ Section 19, Township 18 North, Range 1 East and SE¼ Section 24, Township 18 North, Range 1 East, Seward Meridian, Alaska. Tax ID: 6963000L001 & L002

**Date/Due Date:** 17 April 2020

**MSB Staff Contact:** PH

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

**Comm. Council:** Farm Loop Case#: 2019-181 & 182

**RSA:** #16 South Colony

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/ElazpeeFWGdAiiHFThqG0xgBNvwy3L0nrK4AAIlg7\\_vXAJA?e=xhVgh](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/ElazpeeFWGdAiiHFThqG0xgBNvwy3L0nrK4AAIlg7_vXAJA?e=xhVgh)

---

**Staff-Recommendation:**

Approve XX

**List Conditions (if applicable):**

---

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

**1. Note Community Council area, City, or SPUD : FARM LOOP**

- a. Does the CC have a Comp Plan
  - i. If not, review land use sections in Borough-wide Comp Plan & Core Area Comp Plan (if applicable) – SEE ATTACHED.

**2. Review Official Streets & Highways Plan (OSHP)**

- a. Suggest limited access to collector roads & higher whenever possible
- b. Recommend access to lower classified facilities (local roads)
- c. Look for opportunities to connect the grid as outlined in the OSHP

***N. PALMER FISHHOOK RD IS A MAJOR ARTERIAL ROAD.***

**3. Environmental**

- a. Are there wetlands nearby that will be potentially adversely impacted? YES.
  - i. Reference the BMP for Development around Waterbodies
  - ii. Reference MSB's "Benefits of Wetlands"
- b. Plans to consider:
  - i. Wetlands Management Plan
  - ii. Stormwater Management Plan

**4. Vacations of ROW**

<http://www.codepublishing.com/AK/MatanuskaSusitnaBorough/html/MatanuskaSusitnaBorough43/MatanuskaSusitnaBorough4315.html>

- a. Vacations of ROW should not be recommended unless absolutely necessary. If ROW is vacated, an "equal or better use" should be allocated elsewhere within the plat.

**5. Cultural Resources Summary Comments:**

- 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.

**MISC. Summary Comments:**

**Environmental**

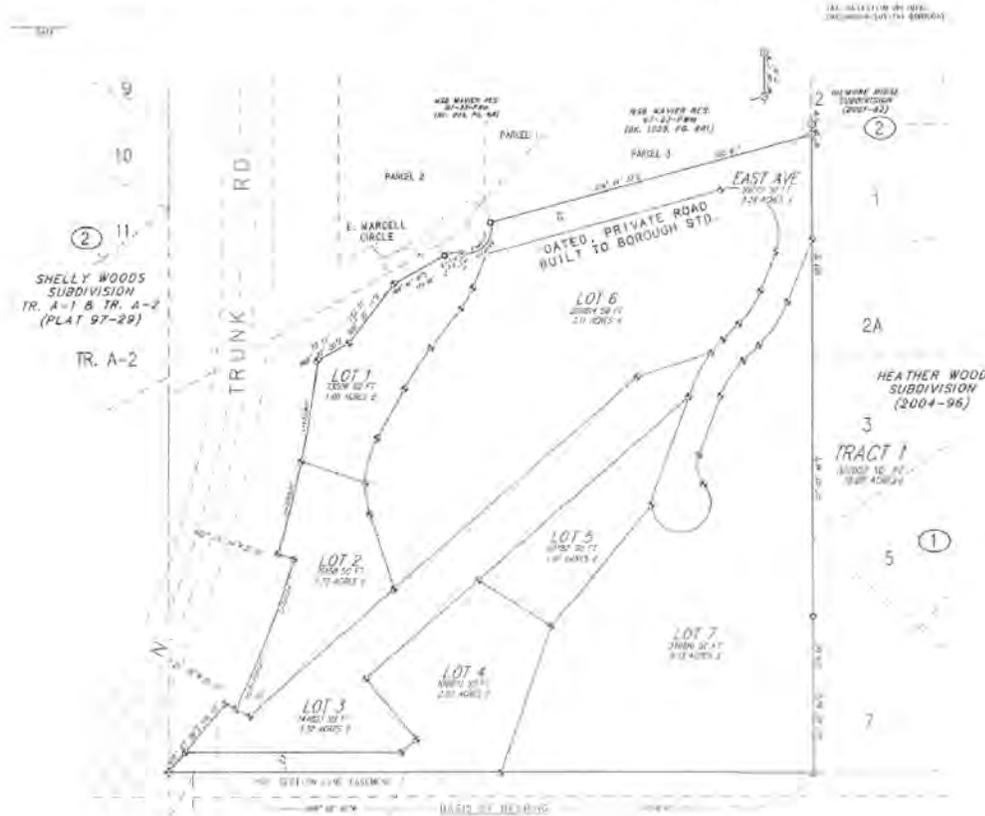
Resources:

- The Best Management Practices for Development around Water Bodies (attached)
- Wetlands in South-Central Alaska – a primer for landowners and developers:  
<http://cookinletwetlands.info/FAQ.htm>

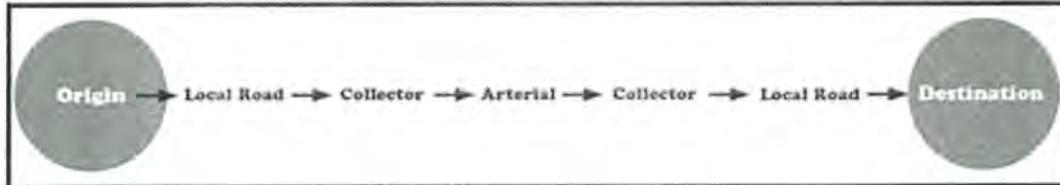
**Wetlands** (drainageway/freshwater emergent) are present the northern part of parcel L001. IF development is to occur across this wetland, a permit to develop wetlands needs to be obtained from the U.S. Army Corps of Engineers. In addition, owners developing near wetlands should adhere to *The Best Management Practices for Development Around Water Bodies* which maintains a 75' setback and other recommended BMP activities to apply to wetlands properties as well as waterfront.

**Transportation Issues**

1. No Residential Access onto Arterial Roads

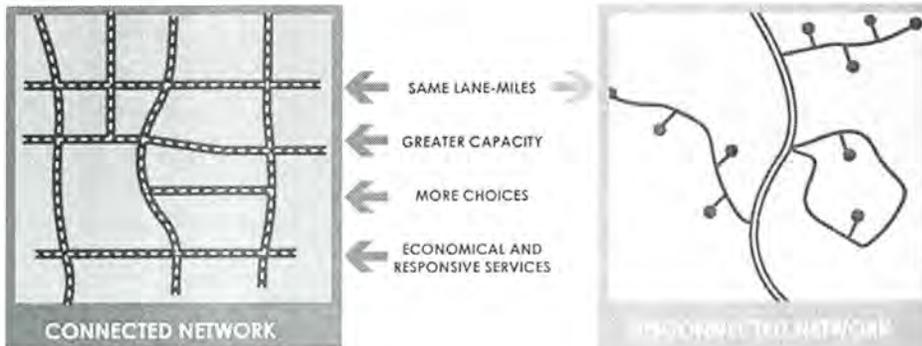


This (1) decreases safety by adding unnecessary conflict points and (2) increases congestion on roadways designed for mobility. Recommend access to minor collectors or residential roads whenever possible. Cartegraph shows the current classification of roads. (Talk to Anne Dollard in Public Works about access to this program). Proper private vehicle progression:

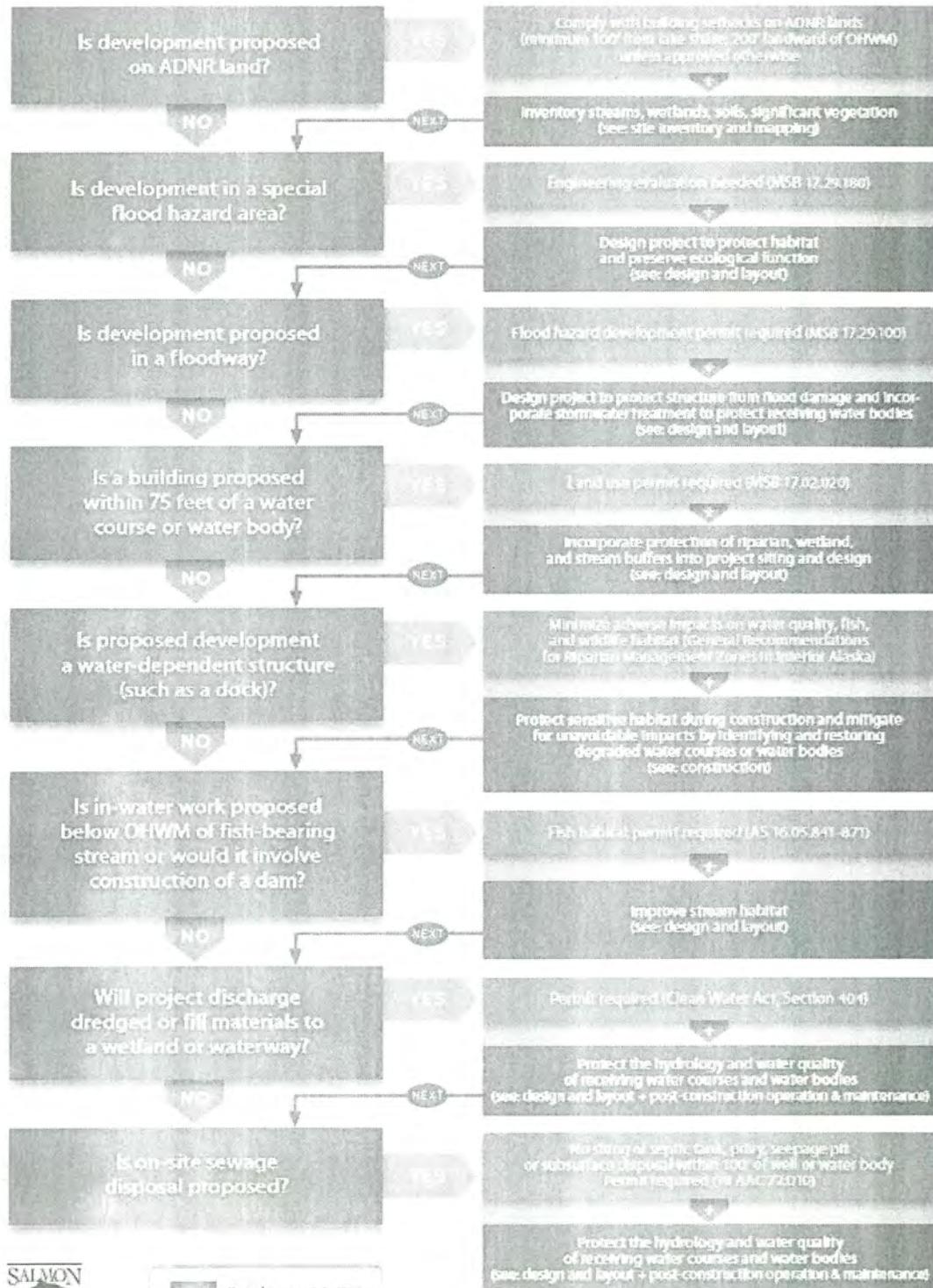


## 2. Discourage Cul-de-sacs, Encourage connectivity

The Planning division *highly discourages* creating cul-de-sacs when possible. Cul-de-sacs can (1) create traffic bottlenecks, (2) slow emergency response times, (3) decrease walkability, (4) foster dependency on the personal vehicle, and (5) lead to a disconnected transportation network in the Borough which is more expensive to maintain. The 2035 Long Range Transportation Plan (LRTP), **recommended by the Planning Commission and adopted by the Borough Assembly**, states that new roadways should enhance connectivity to make a multi-modal transportation network viable. A major goal is to increase walkability. See the graphic below:



Navigating Regulatory Compliance for Development in the Mat-Su Basin



Development Action  
 Existing Regulations  
 Above Compliance



## HOW CAN YOU HELP PROTECT WATER QUALITY?

### Voluntary Best Management Practices For Development around Waterbodies

Best Management Practice	Rationale
<p>Maintain the natural shoreline or riparian habitat.</p> <ul style="list-style-type: none"> <li>• Preserve a minimum 75 foot wide buffer of continuous, undisturbed native vegetation along at least 50% of the parcel's shoreline or stream bank.</li> <li>• Along remaining 50% of shoreline, limit vegetation removal to what is necessary to accommodate paths, docks, or other limited development.</li> </ul>	<p>Protects water quality by reducing nutrient loading in lakes and minimizing temperature changes to stream environments.</p> <p>Provides flood control and reduces erosion and sedimentation.</p> <p>Protects fish and wildlife habitat by providing cover, nest sites and spawning areas.</p>
<p>Minimize impervious surfaces on shoreline lots.</p> <ul style="list-style-type: none"> <li>• Limit to maximum of 25% of lot area.</li> <li>• Minimize as much as possible within 75 feet of the water's edge.</li> </ul>	<p>Impervious surfaces such as pavement, roof tops, and compacted soil allow runoff to enter waterbodies more readily.</p> <p>Runoff in residential or commercial areas may contain phosphorus and other nutrients that lead to oxygen deficits and algal blooms.</p>
<p>Avoid adding sand beaches or adding fill material to lakeshore, stream banks or wetland areas.</p>	<p>Sand or fill reduces water clarity, is harmful to aquatic life and may contain phosphorus that enriches waterbodies.</p>
<p>Adhere to the state of Alaska's 100 foot waterbody separation for septic systems and outhouses, and keep septic systems in good working order.</p>	<p>Bacterial contamination from poorly maintained or leaking septic systems or outhouses is a human health concern.</p> <p>Nutrients from poorly functioning septic systems or outhouses are waterbody pollutants.</p>
<p>Use landscaping practices that will reduce degradation of waterbodies, including:</p> <ul style="list-style-type: none"> <li>• Test soils to see if fertilizers are needed and use sparingly.</li> <li>• Design a smaller lawn to reduce fertilizer use.</li> <li>• Use native species that grow well without fertilizer.</li> <li>• Avoid fertilizer use completely within 50 feet of the water's edge.</li> </ul>	<p>Lawns are often over-fertilized, which leads to harmful levels of nutrients in the water.</p> <p>Lawns are not as effective as natural vegetation for pollution filtration.</p> <p>Lawns do not provide protective cover for fish and wildlife populations that are part of the waterbody system.</p>
<p>Maintain at least a 75 foot distance from the water's edge for:</p> <ul style="list-style-type: none"> <li>• Additional permanent or accessory buildings.</li> <li>• Driveways, roads and other impervious surfaces.</li> <li>• Livestock or dog quarters or yards.</li> <li>• Manure or compost piles.</li> <li>• Long-term vehicle or equipment storage.</li> </ul> <p>Exceptions may include boathouses, floatplane hangers, marinas, piers and docks that need to be closer than 75 feet to serve their purposes.</p>	<p>Protects human health and water quality by reducing contamination from animal waste, compost, fuels, sediment and other substances that pollute waterbodies.</p>

Mat-Su Borough Ordinance 05-023 established voluntary measures that property owners can use to protect the quality of our lakes, streams and wetlands. For more information, contact the Matanuska-Susitna Borough, Department of Planning and Land Use at 861-8556.

**Borough-Wide Comprehensive Plan-** Matanuska-Susitna Borough Comprehensive Plan - 2005 Update

Land Use: The Borough is comprised of over 24,000 square miles containing urbanized, suburban, rural, and remote areas. There are twenty-six recognized communities, each distinguished with unique life styles and community values. While the Borough is distinguished with diversity in land use patterns and communities, a common thread exists throughout the Borough that seeks to preserve and enhance existing qualities that make living and working within the Matanuska-Susitna Borough a chosen and welcomed lifestyle.

Balancing the different needs and desires related to land use decisions is challenging. Some land use decisions need to be addressed in a consistent fashion throughout the Borough because they have a common affect on the population as a whole. Consistent application of Borough-wide land use decisions results in an effective, efficient, equitable policy. For example, the Borough created a Borough-wide seventy-five foot (75') shoreline setback for habitable structures. Developing consistent standards for businesses wishing to locate in the Borough is another reason for making some land use decisions at the Borough-wide level. Consistent standards allow the business community to better plan their investments and allow for better predictability for both industry and residents alike. Many land use issues are best addressed at a Borough-wide level because of the very nature of the issue. Examples of such issues include watersheds, groundwater, and waste disposal which affect large areas and multiple communities.

While many issues are better addressed at a regional or Borough-wide level, it is necessary to recognize that some land use issues are better addressed at the local community level. This is due to the unique characteristics embodied within the Borough's communities. For instance, communities with water and sewer infrastructure may prefer small lot development, while those communities without such infrastructure and having sensitive groundwater supplies may prefer large lot development. Certain communities may wish to preserve important historical sites or promote certain economic opportunities which may be irrelevant to other communities.

Some of the key reasons to manage land uses are to limit residential and commercial sprawl, limit proximity of incompatible uses, and to encourage uses that support one another. For instance, while it may not be appropriate for a loud, externally illuminated, busy industrial use to be located next to a residential use, there are reasons to encourage a modest-sized grocery store to be located within close proximity to residential properties. To maintain a healthy and diversified economy it is necessary to provide places for all development, especially commercial and industrial development; hence, land use regulations should accommodate such uses and provide investors with a clear understanding, supported by consistent policies, of where and how they may develop their specific investments. To support this land-use framework, the following goals and recommendations are provided:

Goal (LU-6): New developments greater than five (5) units per acre should incorporate design standards that will protect and enhance the existing built and natural environment.



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

April 16, 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 plats:

- **Annie, Plat No. 2018-91 (Muzechuk & Estabrook)**
- **Tax Map HO 07, Sec 28 & 33, T18N, R02W (Silk LLC & Garrison)**
- **Tax Map PA 14, Sec 22, T17N, R2E (Hamming)**

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

- **C & R Acres 2020 & ROW Vacation of Buroker Circle (Schultz)**
  - As per our comments on 12/05/2019, no direct access will be granted to Palmer-Fishhook. All lots must access internal circulation.
  - We are in favor of the partial cul-de-sac in Lot 1, as it provides the potential for future development. Should that street lose access to Palmer-Fishhook, then there would already be right of way dedicated for a cul-de-sac.
- **Fairview Landing Dropzone (Reel)**
  - We request that the petitioner dedicate the right of way for Fairview Loop, which is 50' on either side of the centerline.
  - No change to their existing access will be granted.

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

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

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

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**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Friday, April 10, 2020 8:49 AM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for C & R Acres 2020 Case #2019-181 & 182 Tech: PH

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

Good morning,

MTA has reviewed the plat for C & R Acres. MTA has no comments.

Thank you for the opportunity to comment.

### Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Thursday, April 9, 2020 4:09 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>; Tyler Hylton (tyler.hylton@alaska.gov) <tyler.hylton@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; 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>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; farmloopak@gmail.com  
**Subject:** Request for Comments for C & R Acres 2020 Case #2019-181 & 182 Tech: PH

**EXHIBIT M**

**Peggy Horton**

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**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Friday, April 10, 2020 3:36 PM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for C & R Acres 2020 Case #2019-181 & 182 Tech: PH

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

Hello,

There are no objections to this plat.

Thank you,

**JACQUELINE HALL**

GCI | Technician I, GIS Mapping  
w: [www.gci.com](http://www.gci.com)

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**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Thursday, April 9, 2020 4:09 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>; 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>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; farmloopak@gmail.com  
**Subject:** Request for Comments for C & R Acres 2020 Case #2019-181 & 182 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.

**EXHIBIT N**



**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

April 14, 2020

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed **C & R Acres 2020 (MSB Case # 2019-181 & 182)** and advises that there is an existing natural gas main on proposed Lot 3. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a fifteen foot (15 FT) wide natural gas easement, centered on the existing natural gas main on proposed Lot 3.
2. Add a note which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing main." And draw in the approximate location of the main on the map and add, "Approximate location of natural gas main and centerline of fifteen foot (15 FT) wide natural gas easement".
3. Owner signs an ENSTAR Natural Gas Easement document for a fifteen foot (15 FT) wide natural gas easement, centered on the main at this location.

ENSTAR Natural Gas Company also advises for **C & R Acres 2020 (MSB Case # 2019-181 & 182)** that there is an existing natural gas service line that appears to cross proposed Lots 5, 4, and 10, to serve proposed Tract 8. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a ten foot (10 FT) wide natural gas easement, centered on the existing natural gas service line on proposed Lots 5, 4 and 10.
2. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the approximate location of the service line on the map and add, "Approximate location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement".
3. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

ENSTAR Natural Gas Company also advises for **C & R Acres 2020 (MSB Case # 2019-181 & 182)** that there is an existing natural gas service line that appears to cross proposed Lot 3, to serve Lot 3, C & R Acres. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

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

**EXHIBIT O - 1**



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

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

- **MT Trails Estate**  
**(MSB Case # 2020-059)**

If you have any questions regarding our comments, please do not hesitate to contact me at 334-7753 or email to [Andrew.fraiser@enstarnaturalgas.com](mailto:Andrew.fraiser@enstarnaturalgas.com).

Sincerely,

A handwritten signature in cursive script that reads "Andrew Fraiser".

Andrew Fraiser  
Supervisor of ROW and Permitting  
ENSTAR Natural Gas Company

ENSTAR As-Built  
MSB Case#: 2019-181&182  
4/14/2020

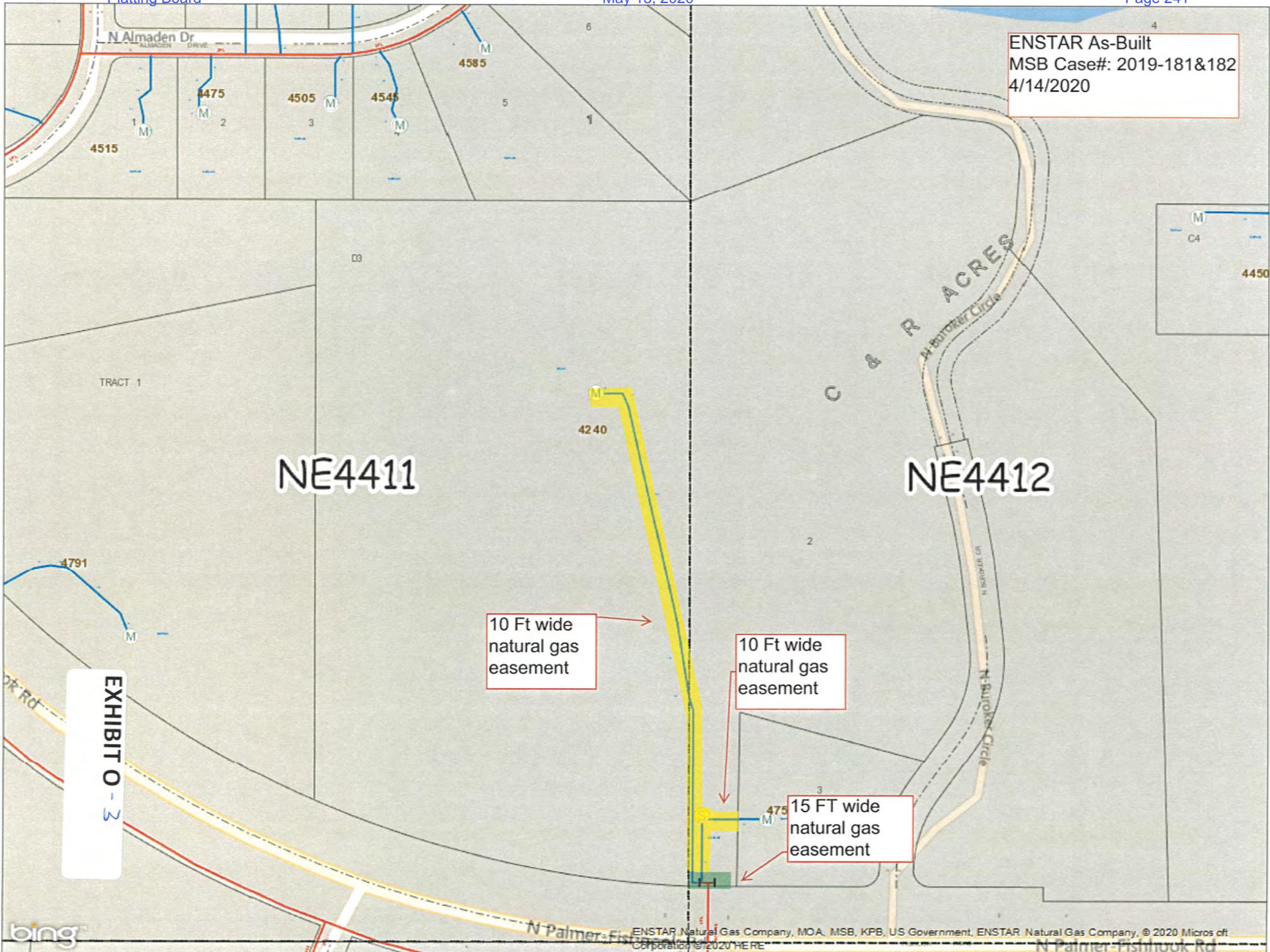


EXHIBIT O - 3

**Peggy Horton**

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**From:** Gary Lorusso <garyl@mtaonline.net>  
**Sent:** Monday, April 20, 2020 2:12 PM  
**To:** Peggy Horton  
**Subject:** RE: C & R Acres 2020 Enstar comments

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

There is no Enstar easement. They work with contracts which does not concern us,

When the subdivision is developed a main gas line will be installed in the roadways as is the case in all subdivisions where Enstar installs. They put their mains in the ROW. When the main line is installed then the service line that now goes cross country to their house will be abandoned and a new service line run from the new main line that is now in the ROW. This is standard stuff

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**From:** Peggy Horton [mailto:Peggy.Horton@matsugov.us]  
**Sent:** Monday, April 20, 2020 1:46 PM  
**To:** Gary LoRusso  
**Subject:** C & R Acres 2020 Enstar comments

Hi Gary, got your message. So your response to Enstar's comments is:

"That when the subdivision is developed, the easement will be eliminated and a main line will be put in along the road."

A good yes or no would be appreciated.

Regards,  
Peggy Horton  
Platting Technician  
907-861-7881

EXHIBIT O-4

CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT...

MARY SCHULTZ, FORMERLY KNOWN AS MARY E. BUROKER DATE PERSONAL REPRESENTATIVE FOR THE ESTATE OF RENA B. PINNELL P.O. BOX 4324 PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

LEONARD SCHULTZ DATE P.O. BOX 4324 PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

MARY SCHULTZ DATE P.O. BOX 4324 PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. 20 AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

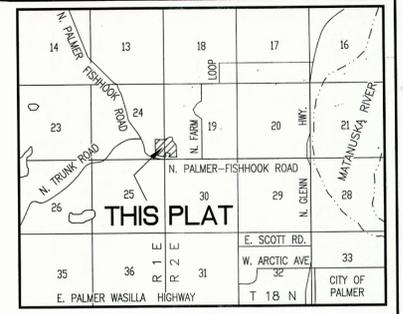
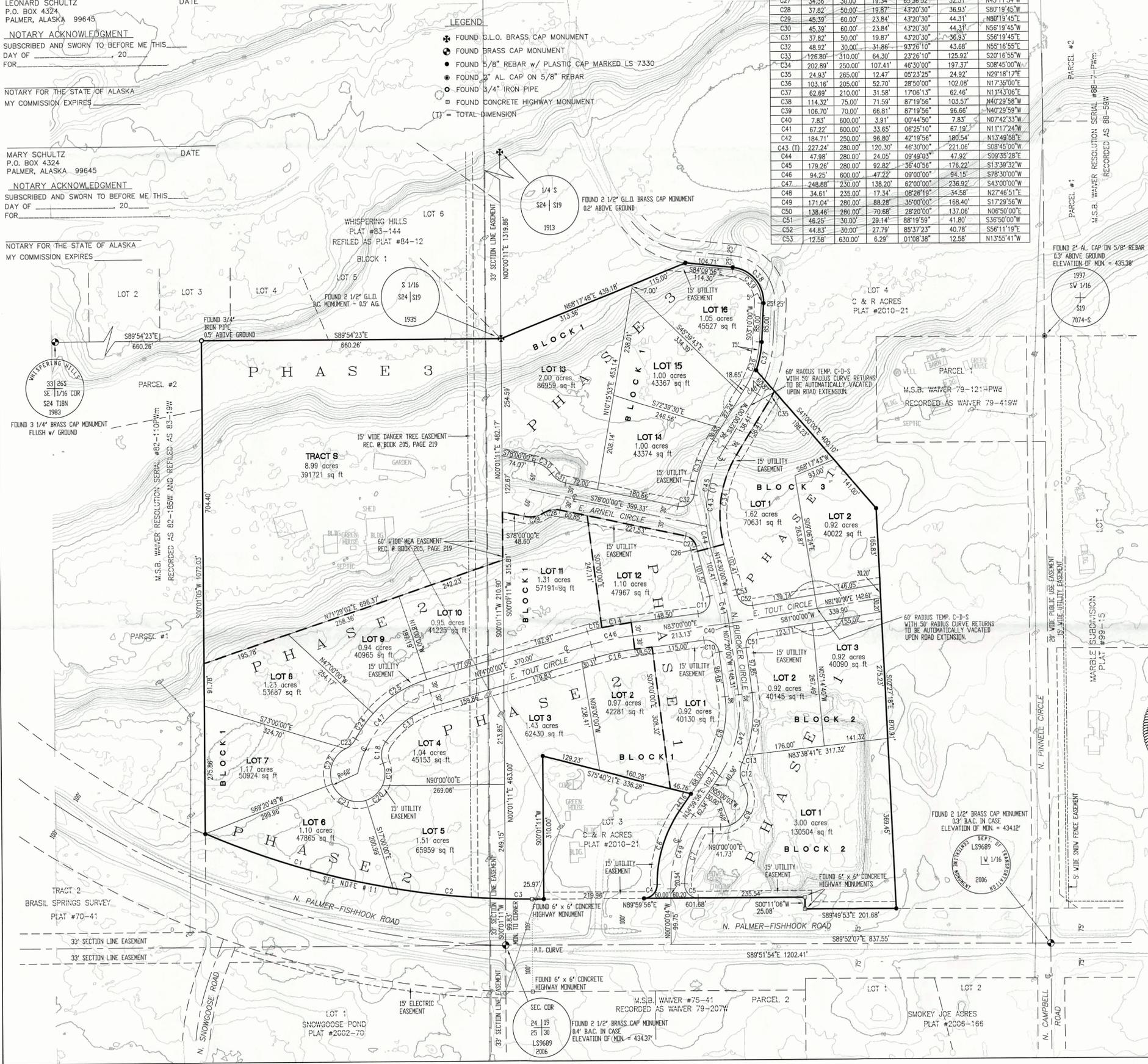
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 20 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE BOROUGH TAX COLLECTION OFFICIAL

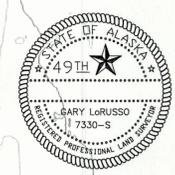
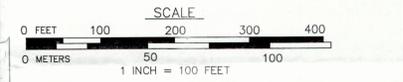
CURVE TABLE

Table with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curve data for C1 through C53.

- LEGEND: FOUND G.L.O. BRASS CAP MONUMENT, FOUND BRASS CAP MONUMENT, FOUND 5/8" REBAR w/ PLASTIC CAP MARKED LS-7330, FOUND 3/4" AL. CAP ON 5/8" REBAR, FOUND 3/4" IRON PIPE, FOUND CONCRETE HIGHWAY MONUMENT, (T) = TOTAL DIMENSION



- NOTES: 1. THERE MAY BE FEDERAL, STATE OR LOCAL REQUIREMENTS GOVERNING LAND USE... 2. BASIS OF BEARING FROM GPS OBSERVATION... 3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS... 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED... 5. THERE IS GREATER THAN ONE PERCENT CHANCE... 6. EASEMENTS OF RECORD THAT ARE UNABLE TO BE PLOTTED... 7. ACCESS TO PALMER-FISHHOOK ROAD IS BY PERMIT ONLY... 8. BASE FLOOD ELEVATION FOR ALL PARCELS IS 437'... 9. BASIS FOR ELEVATION IS FROM M.S.B. ELEVATION MONUMENT #7513... 10. STRUCTURES AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS ARE SUBJECT TO M.S.B. 17.55.020... 11. RIGHT-OF-WAY LOCATION DETERMINED FROM PLAT OF SNOWGOOSE POND...



SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION...

C & R ACRES 2020 A SUBDIVISION OF LOTS 1 AND 2 C & R ACRES, PLAT #2010-21 WITHIN THE SE1/4 SECTION 24, T. 18 N., R. 1 E. SEWARD MERIDIAN, AK. AND THE SW1/4 SECTION 19, T. 18 N., R. 2 E., SEWARD MERIDIAN, AK. PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 38.36 ACRES, MORE OR LESS

6G



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

**MEMORANDUM**

Date: May 13, 2020

To: Platting Board

To: Fred Wagner, Platting Officer

From: Peggy Horton, Platting Technician

**RE: New Hope Estates Master Plan** **Case #: 2020-012**

Platting Staff recommends a continuance until November 19, 2020 to address multiple issues including road design, useable area, as-built information, an objection to the vacation, and others.

***Suggested motion: "I move to continue the public hearing for New Hope Estates until November 19, 2020."***