

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 13, 2020

PRELIMINARY PLAT: STEWART'S PLACE
LEGAL DESCRIPTION: SEC 35, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: SCOTT D. & LAURA A. STEWART
SURVEYOR/ENGINEER: FARMER SURVEYING LLC/HOLLER ENGINEERING
ACRES: 4.99 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-037

REQUEST: The request is to create two lots from Tax Parcel C5, to be known as **STEWART'S PLACE**, containing 4.99 acres +/- . The plat is located north of E. Palmer-Wasilla Highway, east of N. Trunk Road and west of N. 49th State Street (Tax ID # 118N01E35C005) within the E ½ SE ¼ SE ¼ SW ¼ Section 35, Township 18 North, Range 01 East, Seward Meridian.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Geotechnical Engineering Report	EXHIBIT B – 9 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works Operations & Maintenance	EXHIBIT C – 1 pg
Capital Projects Department	EXHIBIT D – 1 pg
Utilities	EXHIBIT E – 4 pgs
ADOT&PF	EXHIBIT F – 2 pgs
Greater Palmer Consolidated FSA #132	EXHIBIT G – 1 pg
Public Comment	EXHIBIT H – 3 pgs

DISCUSSION: Lot 1 is a flag lot, pursuant to MSB 43.20.300(E), with a 40' wide pole. Access for both lots will be from E. Frontage Road. ADOT&PF requests that both lots share common access.

SOILS: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included review of existing soils information, logging open holes and cutbanks on and near the site, review of the provided topography information, review of aerial imagery and other observations on site. Testhole location and topography map and soils logs are attached. The parent parcel is roughly bisected by a steep bluff feature with an upper plateau and lower areas are relatively level. Total elevation differential is approximately 14'. Significant steep areas with slopes exceeding 25% exist along the bluff and are shown on attached map. The proposed upper lot is a developed home site; the lower lot has been previously cleared. Three testholes were previously dug on adjacent properties to evaluate soils conditions for septic systems on the upper bench area. A formal log was not provided; however soils conditions were described as clean sand and gravels. An 18' testhole log was available near the east property line on the lower level and a copy is included. Near surface soils include a thin organic

mat and silty topsoils over sands and gravels, which matches conditions observed in existing open holes and exposed cutbanks. No groundwater was encountered. Based on available soils and water table information, topography, MSB Code and observations on site, the proposed lots will each contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable buildable area. No road construction is planned; general existing drainage is shown on the topographical map.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) questions why Testholes #1 and #2 were not dug to 12' and the soils report notes total elevation differential at 14', when it looks like it may be 50'. *Staff contacted engineer for clarification: Testholes #1 and #2 were dug by the owner prior to engineer arriving on site. They are similar to the logged/sealed testholes to 18' just across the lot line, and are considered relevant and supporting information, and speak to the level of consistency in the area. The former owner Chester Anderson and the engineer had discussed conditions on this parcel in the past; Mr. Anderson owned equipment and did the site development himself. Correction on total elevation differential: 64' not 14'.* The two lots should share a single access onto E. Palmer-Wasilla Highway. Capital Project Department (**Exhibit D**) cannot tell from the diagram but strongly support only one access point for both lots from E. Palmer-Wasilla Highway. If the intent is to share one access point, then please disregard comment.

Utilities: (**Exhibit E**) MEA requests a 20' wide utility easement centered on the existing overhead powerline and the down guy line and anchor. *Staff notes an abbreviated plat cannot grant an easement on the plat. Petitioner may grant the easement by document and show recorded information on the final plat.* Enstar has no comments, recommendations or objections. MTA has no objections. GCI did not respond.

ADOT&PF: (**Exhibit F**) notes both lots must share access.

Greater Palmer Consolidated FSA #132: (**Exhibit G**) David Meneses, City of Palmer Building Inspector/Palmer Fire & Rescue, notes the driveway is longer than 150' and must provide an approved apparatus turnaround; driveway should meet the standard for "Fire Apparatus Access Road" (IFC 2015 Appendix D).

Public Comment: (**Exhibit H**) Diana Anderson, owner of Lot 1 of Laura-A Addition #II, directly south, has no objection. Helvi Sandvik, personal representative for Ruth Sandvik, owner of Tax Parcel C6, west adjacent, has a concern: "We would like to clarify on the intended use of the parcels. The access drive to the proposed Lot 2 should not encroach on our property, but we believe it does." Ms. Sandvik provided a copy of a letter that she has sent to the Stewarts regarding the encroaching driveway. *Staff notes this is a civil matter and will need to be resolved by the Sandviks and Stewarts.*

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Gateway Community Council; Road Service Area #16 S. Colony; MSB Emergency Services, Community Development, Assessments, Development Services, or Pre-Design Division; or GCI.

CONCLUSION: The abbreviated plat of Stewart's Place is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was no objection to the plat from the public in response to the Notice of Public Hearing. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A).

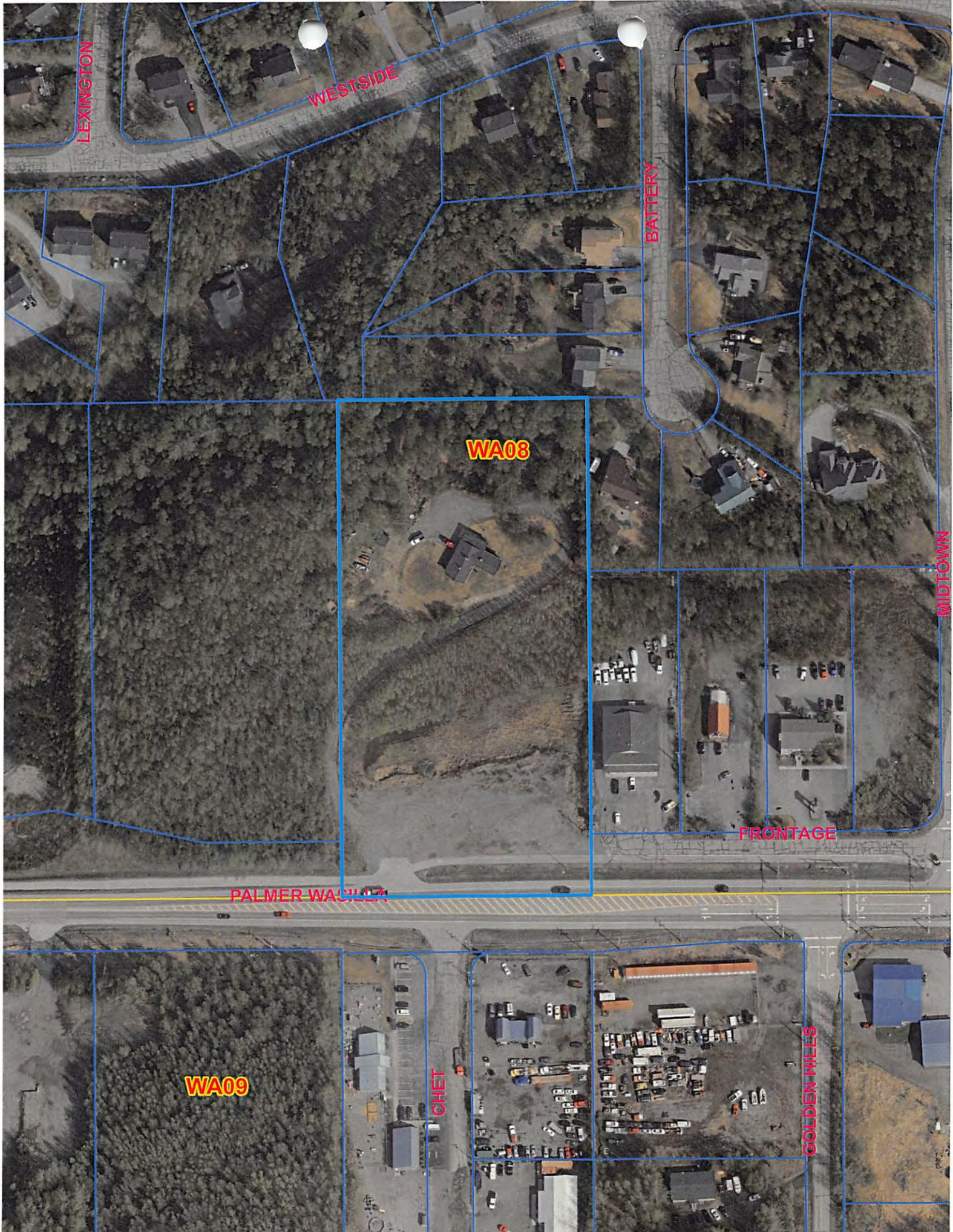
FINDINGS for PRELIMINARY PLAT

1. The plat of Stewart's Place is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Gateway Community Council; Road Service Area #16 S. Colony; MSB Emergency Services, Community Development, Assessments, Development Services, or Pre-Design Division; or GCI.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There was no objection from the public in response to the Notice of Public Hearing.
5. A soils report was submitted, pursuant to MSB 43.20.281(A). Each lots has the required septic area and building area.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
7. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
8. MEA requested a 20' wide utility easement over the existing overhead powerline, down guy and anchor.
9. Postage and advertising fees of \$54.05 have been paid.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Show all easements of record on final plat.
4. Submit recording fees, payable to Department of Natural Resources (DNR).
5. Submit final plat in full compliance with Title 43.



LEXINGTON

WESTSIDE

BATTERY

MIDTOWN

WA08

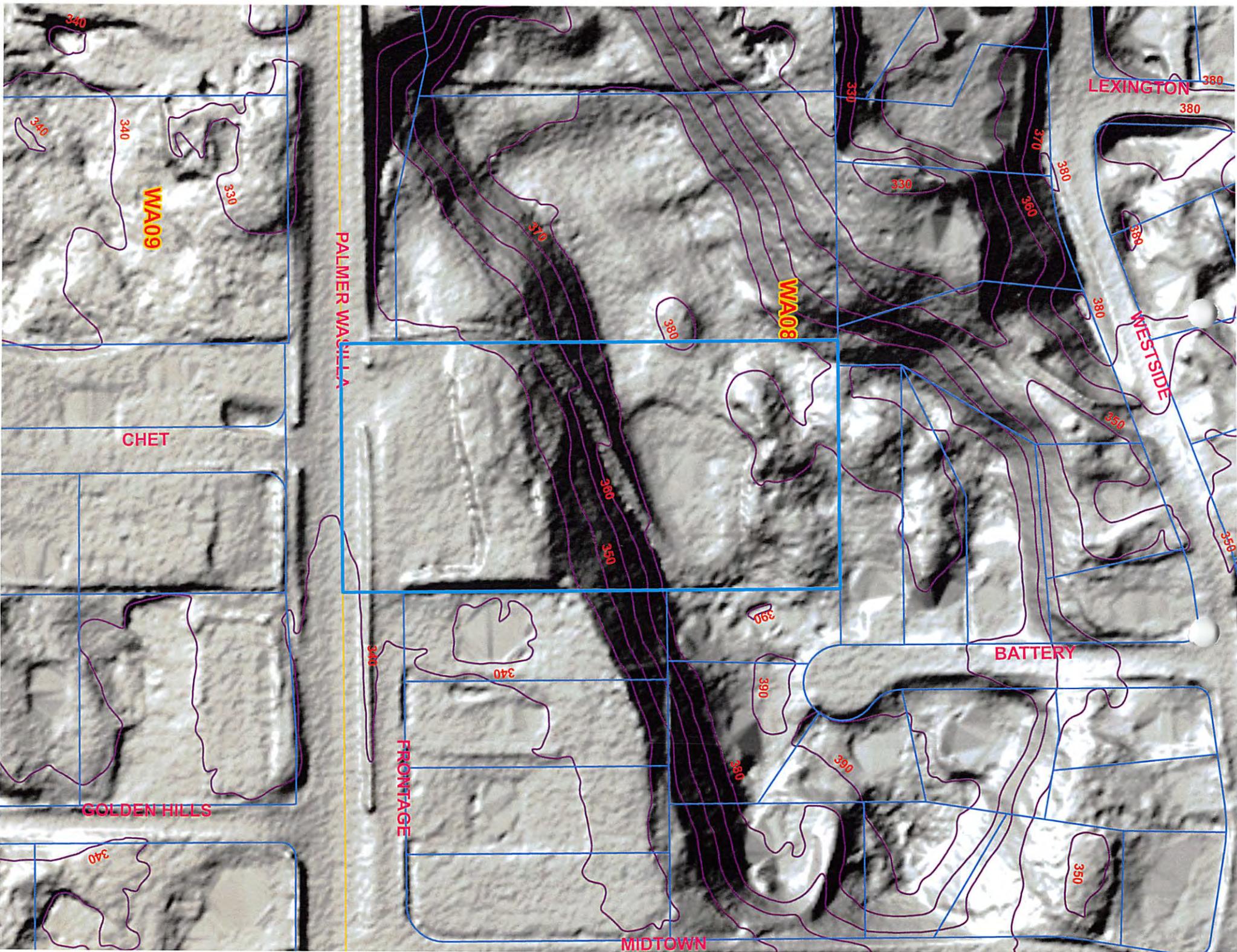
FRONTAGE

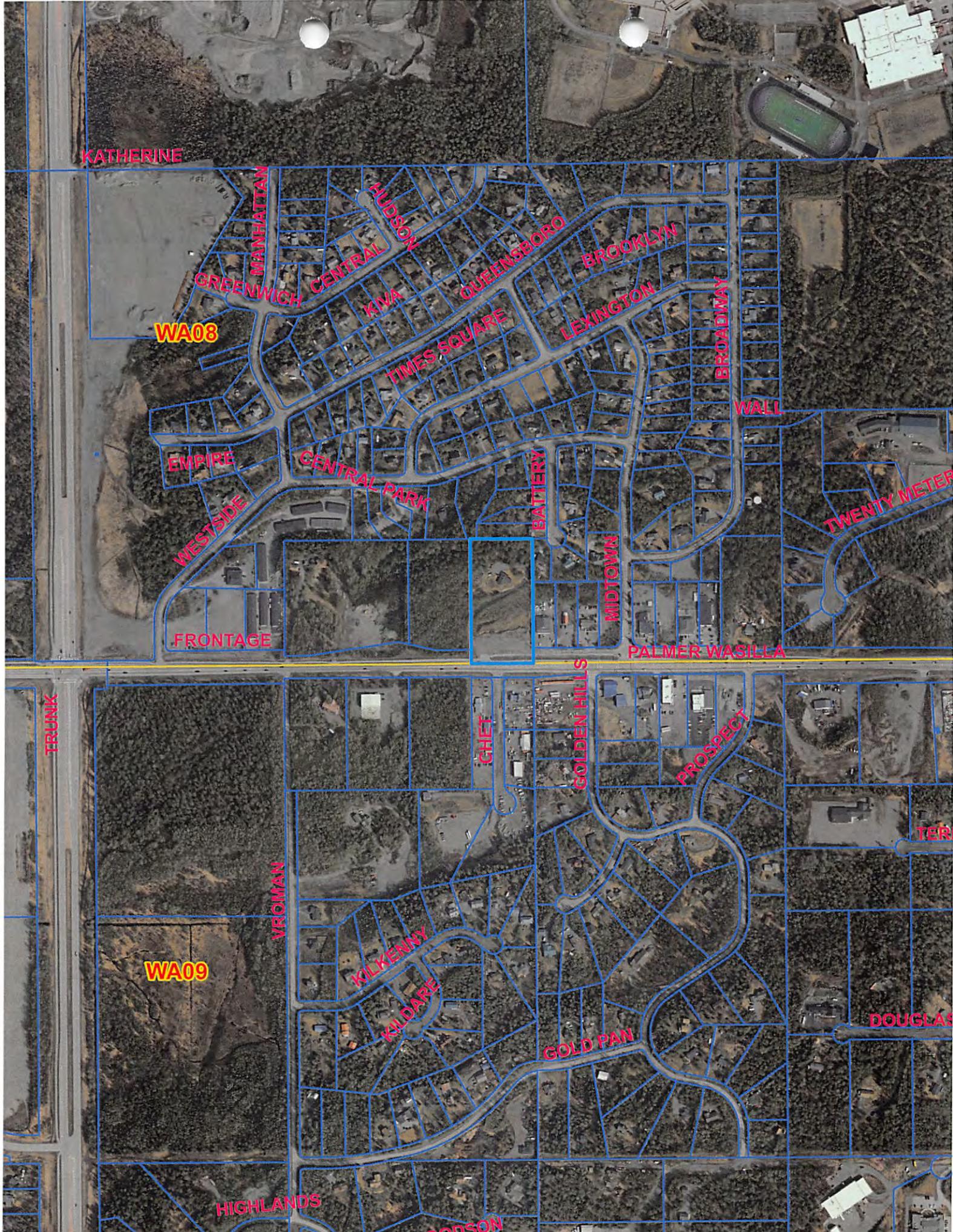
PALMER WASHER

WA09

CHET

GOLDEN HILLS





KATHERINE

WA08

WAHATTAM

GREENWICH

CENTRAL

ALDSON

KIVA

QUEENSBORO

BROOKLYN

TIMES SQUARE

LEXINGTON

BROADWAY

EMPIRE

WESTSIDE

CENTRAL PARK

BATTERY

MIDTOWN

WALL

FRONTAGE

PALMER WASILLA

TWENTY METER

TRUNK

WA09

VROMAN

KILKENNY

KILDARE

GOLD PAN

GOLDEN HILLS

PROSPECT

CHIEF

DOUGLAS

HIGHLANDS

WOODSON



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

February 24, 2020

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

RECEIVED

FEB 26 2020

PLATTING

Re: *Stewart's Place Subdivision*; Useable Areas
HE #20007

Dear Mr. Wagner:

At the request of Farmer Surveying LLC and owner Scott Stewart, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing lot. Our soils evaluation included review of existing soils information, logging open holes and cutbanks on and near the site, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rectangle north of E. Palmer-Wasilla Highway. The area is roughly bisected by a steep bluff feature, with an upper plateau and lower level both being relatively level. Most of the lot slopes to a local low area at the base of the bluff. The total elevation differential indicated from the provided topographical map is approximately 14'. Significant steep areas with slopes exceeding 25% exist along the bluff and are delineated on the attached drawing.

Soils & Vegetation. The proposed upper lot contains a developed house site and a driveway access angling across the steep slope. Most of the lower lot area has been previously cleared, however some apparent native trees exist on the upper level. The native vegetation consists primarily of mature birch and willow, with a few spruce trees and lessor brush. As shown on the attached drawing, three testholes were previously dug on adjacent properties to evaluate soil conditions for septic systems on the upper bench level. A formal log was not provided for two of the systems, however soil conditions were described as clean sands and gravels for all 3. A separate 18' formal testhole log was available near the east property line on the lower level, and a copy is included with this report. Near surface soils included a thin organic mat and silty topsoils over sands and gravels, which matches conditions observed in existing open holes and exposed cutbanks. Copies of the relevant testhole logs and the location/topography map are attached.

EXHIBIT B

Groundwater. Groundwater was not encountered in any of the testholes on or adjacent to the parent parcel, including the 18' deep hole adjacent to the lowest area. Separation to groundwater is not expected to be a limiting factor for either proposed lot.

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, setbacks to existing water wells, setbacks to existing structures, and steep areas with steep slopes. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For both proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed new lots 1 and 2 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Drainage Plan. Both lots have existing access and no new driveways are proposed. As no new road construction/driveways are planned, no formal drainage plan is required. However, we have indicated general existing drainage patterns on the attached map.

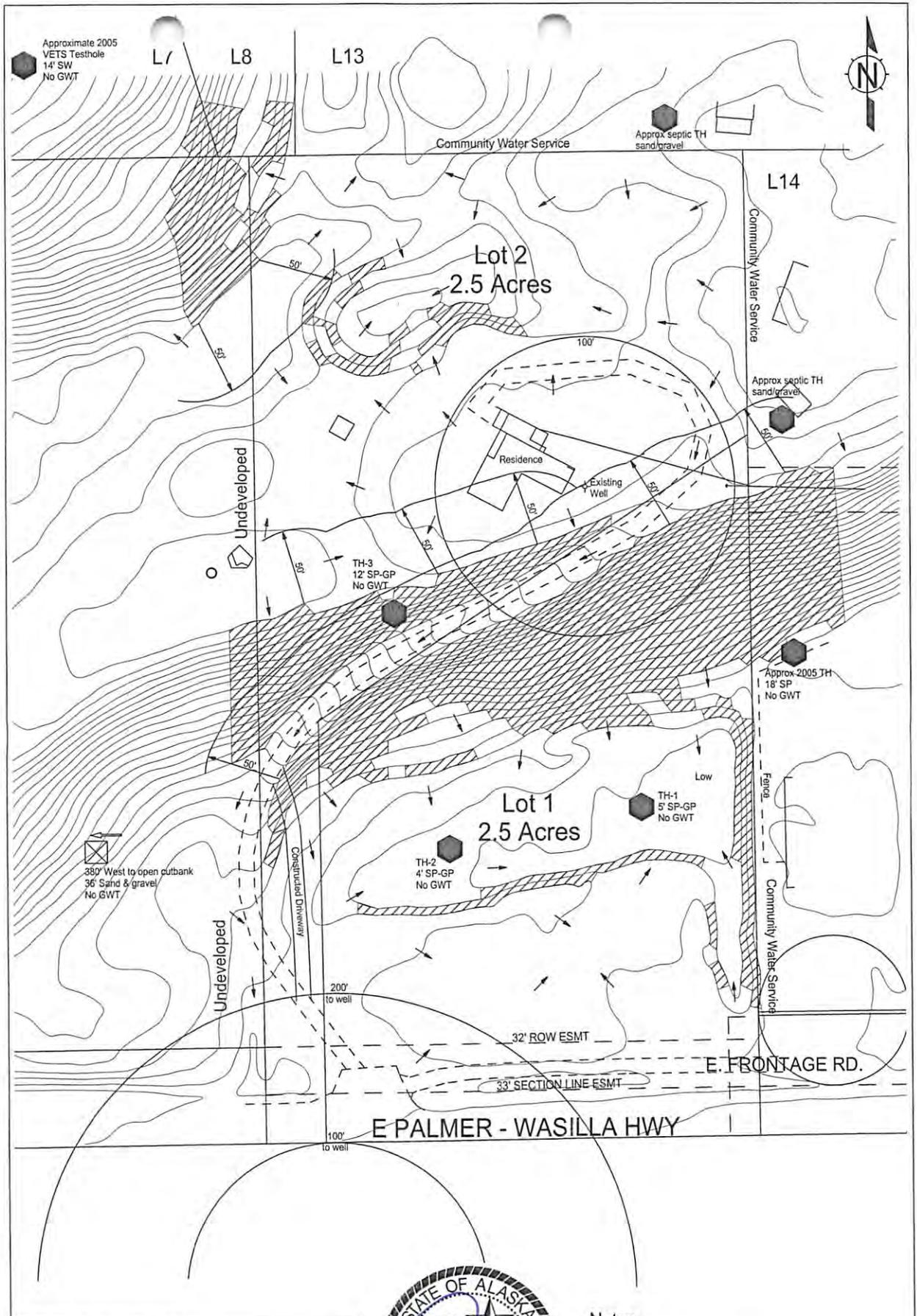
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: S. Stewart, LLC w/attachments





Approximate 2005
VETS Testhole
14' SW
No GWT



Stewart's Place Subdivision
Useable Area, Topography, and Drainage



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



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 4
Performed For: Scott Stewart
Legal Description: Stewart's Place

Depth, feet	Soil Type	Slope
1	Non-native fill, dark gray	
2	SM-ML, light gray, smears	
3	SM-ML, Loess silts	
4	SP-GP, olive brown, rock to 3", few 5"+	
5	No Ground water No Impermeables	
6		
7		
8		

Site Plan

↑
N
↓

See attached testhole & topo map.

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 Supplemental TH

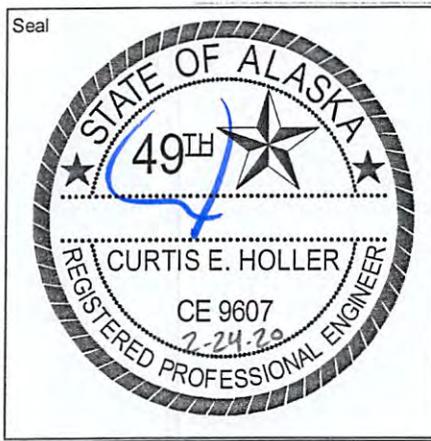
- PERFORMED BY: J. Wilkins

DATE: 2/17/20



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 4

Performed For: Scott Stewart

Legal Description: Stewart's Place

Depth, feet	Soil Type
1	OL, leaves, grasses, native
2	ML, varies to SM-ML, gray
3	SM-ML, light brown, loess silts
4	
5	SP-GP, olive brown, rock to 3", few 5"+
6	
7	
8	
9	
10	
11	
12	No Groundwater No Impermeables
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
Cut bank at driveway

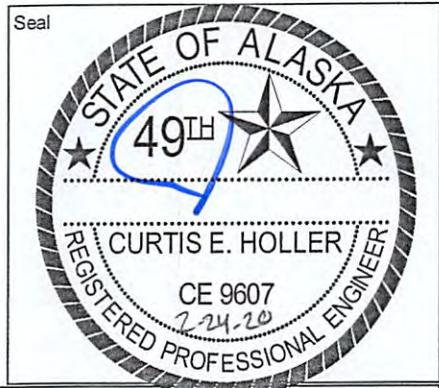
- PERFORMED BY: J. Wilkins

DATE: 2/17/20



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 4
Performed For: Scott Stewart
Legal Description: Stewart's Place

Depth, feet	Soil Type	Slope	Site Plan
0-2	OL		See attached testhole & topo map. <div style="text-align: right;">↑ N ↓</div>
2-36	SP-GP, olive gray		
4			
6			
8			
10			
12			
14			
16			
18			

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					

No Groundwater
 No Impermeables

- 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
Cut bank ~ 380' west.

- PERFORMED BY: J. Wilkins DATE: 2/17/20

SOIL LOG

Project: Lot 27, Block 12, Midtown Estates

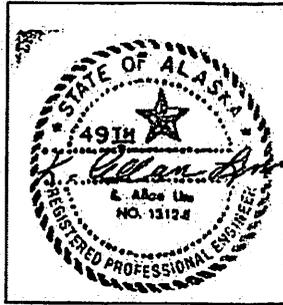
Date: July 12, 2001

Logged By: Kent Sheets

TEST HOLE NO. 1

AK Rim File No.01-00459

Depth (feet)	Description
1	Top Soil Removed
2	
3	
4	Silt (Loess) w/ occ. organics
5	
6	
7	
8	
9	Sand, Gravel, Cobbles (SP)
10	
11	
12	
13	
14	
15	
16	
17	
18	Bottom of Test Hole
19	
20	
21	
22	
23	
24	



TEST HOLE LOCATION:

Within 25' of proposed SAS:

COMMENTS:

No water or impermeable layers were encountered.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

Vetech Engineering Technical Service

P.O. Box 873141 Wsilla, AL 369687-3141
 Phone: 907-357-6304 Fax: 907-357-6305

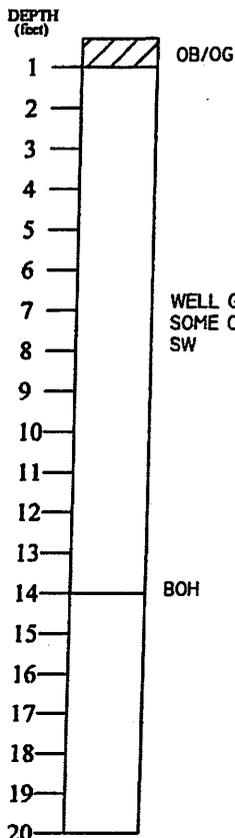
SOILS LOG - PERCOLATION TEST

LEGAL DESCRIPTION: LOT 7, BLOCK 12, MIDTOWN ESTATES PH #1
 PERFORMED FOR: SPINELL
 DATE: 7/25/2005 PROJECT No.: M0559
 PARCEL ID#: _____ TECHNICIAN: T. L. KIMBROUGH

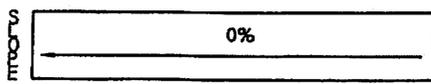
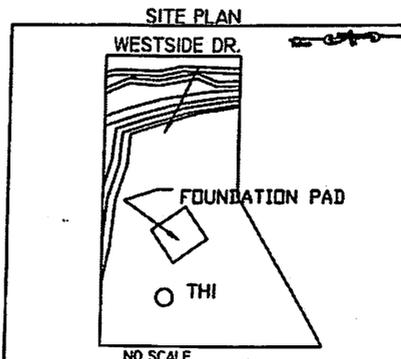
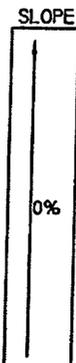
Professional Engineers Stamp:

TEST HOLE # 1

Type of Test: Percolation Visual



WELL GRADED SANDS W/GRAVELS
 SOME COBBLES TO 10"
 SW



DATE	READING	GROSS TIME (MINUTES)	NET TIME (MINUTES)	DEPTH OF WATER (INCHES)	NET DROP (INCHES)
TEST HOLE PRESOAKED PRIOR TO TESTING:					
	1				
	2				
	3				
	4				
	5				
	6				

VISUAL

PERCOLATION RATE: _____ (MIN/INCH) PERC. HOLE DIA. _____ (INCHES)
 TEST RUN BETWEEN: _____ FT. and _____ FT.

WAS GROUND WATER ENCOUNTERED? NO IF YES @ WHAT DEPTH? _____
 DEPTH OF WATER AFTER MONITORING: _____ DATE OF MONITORING: _____

COMMENTS: NO IMPERMEABLES ENCOUNTERED
SOIL SIZING @ 1.2 GPD/SF

TEST PERFORMED BY VETECH ENGINEERING TECHNICAL SERVICE. I, MICHAEL E. ANDERSON CERTIFY THAT THIS WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE: _____

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, March 19, 2020 4:42 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Stewarts Place #20-037

Question for the engineer: Why weren't testholes 1 & 2 dug to 12 feet?

Also, the soils report says something about the total elevation differential being 14 feet, but it looks to me closer to 50 feet?

Otherwise, the two lots should share a single access on PWH.

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
<http://www.matsugov.us/>

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 3, 2020 9:27 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; stan.gillespie@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; jmcnuttt@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; brian.young@usps.gov; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Stewarts Place #20-037

The following link contains a Request for Comments for Stewart's Place, MSB Case #2020-037. Comments are due by **March 23, 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/Ei_QfB8Z5qVDifdC-KfMkKcBk-Au2htrn8pemmfReKopdg?e=hHLgcl

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

Amy Otto-Buchanan

From: Jude Bilafer
Sent: Tuesday, March 3, 2020 11:08 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Stewarts Place #20-037

Amy,

Initial comment from the Capital Projects Department is on the access point. We cannot really tell from the diagram but we strongly support only one access point for both lots onto PWH. If the intent is to share one access point then please disregard this comment.

Thanks,

Jude

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 3, 2020 9:27 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; stan.gillespie@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; jmcnuttt@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; brian.young@usps.gov; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
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https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/Ei_QfB8Z5qVDifdC-KfMkKcBk-Au2htrn8pemmfReKopdg?e=hHLgcl

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872



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

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 E



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.

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

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Friday, March 20, 2020 10:15 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Stewarts Place #20-037

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

MEA request a 20 feet wide easement centered on the existing overhead powerline and down guy and anchor.

Thank you.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 3, 2020 9:27 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; stan.gillespie@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; jmcnut@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; brian.young@usps.gov; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Stewarts Place #20-037

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.

The following link contains a Request for Comments for Stewart's Place, MSB Case #2020-037. Comments are due by **March 23, 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/Ei_QfB8Z5qVDifdC-KfMkKcBk-Au2htrn8pemmfReKopdg?e=hHLgcl

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, March 3, 2020 11:07 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Stewarts Place #20-037

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

Hello,

MTA has reviewed the plat for Stewarts Place. 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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 3, 2020 9:27 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; stan.gillespie@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; jmcnuttt@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; brian.young@usps.gov; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Stewarts Place #20-037

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https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/Ei_QfB8Z5qVDifdC-KfMkKcBk-Au2htrn8pemmReKopdg?e=hHLgcl

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872



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

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

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

March 13, 2020

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Houser Acres (Houser)**

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

- **Berberich Estates (Berberich)**
 - No change to existing driveway will be granted OR both lots must share a single driveway. We will allow the current driveway configuration to remain, but if the petitioner wishes to move or alter it, then only a single shared driveway will be permitted.
- **Gemstone Estates Phase 1 (Rowland / Northgate)**
 - No direct access will be granted to Seldon Road. All access must be via Stoney Hollow Drive, Tait Drive, and Northgate.
- **Tax Map HO 08, Sec 24, T18N, R2W (Shadrach & B&E Construction)**
 - Both lots must share access.
- **Stewart's Place (Stewart)**
 - Both lots must share access.
- **Tax Map HO 09, Sec 11, T17N, R2W (Rock LLC)**
 - We request that the right of way for Parks Highway and Vine Road be dedicated.

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.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT F

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

Sincerely,

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

Melanie Nichols
Mat-Su Area Planner

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

Amy Otto-Buchanan

From: David Meneses <dmeneses@palmerak.org>
Sent: Tuesday, March 3, 2020 10:02 AM
To: Amy Otto-Buchanan
Cc: David Byers; Todd Russell
Subject: Stewart's Place, MSB Case #2020-037

[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. Driveway should meet the standard for "Fire Apparatus Access Road". (International Fire Code 2015 Appendix D)

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Date: 3/3/20 19:28 (GMT+01:00)
To: allen.kemplen@alaska.gov, "Nichols, Melanie A (DOT)" <melanie.nichols@alaska.gov>, "Hurn, John T (DOT)" <tucker.hurn@alaska.gov>, adam.dubour@alaska.gov, regpagemaster@usace.army.mil, John Aschenbrenner <John.Aschenbrenner@matsugov.us>, Stephanie Nowers <stephanienowersdistrict2@gmail.com>, stan.gillespie@gmail.com, retirees@mtaonline.net, cobbfam@mtaonline.net, John McNutt <jmcnutt@palmerak.org>, Jill Irsik <Jill.Irsik@matsugov.us>, Eric Phillips <Eric.Phillips@matsugov.us>, Jude Bilafer <Jude.Bilafer@matsugov.us>, Cindy Corey <Cindy.Corey@matsugov.us>, Terry Dolan <Terry.Dolan@matsugov.us>, Jim Jenson <James.Jenson@matsugov.us>, Jamie Taylor <Jamie.Taylor@matsugov.us>, Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>, MSB Farmers <MSB.Farmers@matsugov.us>, Planning <MSB.Planning@matsugov.us>, Joseph Metzger <Joseph.Metzger@matsugov.us>, Eileen Probasco <Eileen.Probasco@matsugov.us>, Fred Wagner <Frederic.Wagner@matsugov.us>, Permit Center <Permit.Center@matsugov.us>, Alex Strawn <Alex.Strawn@matsugov.us>, Theresa Taranto <Theresa.Taranto@matsugov.us>, Andy Dean <Andy.Dean@matsugov.us>, brian.young@usps.gov, mearow@matanuska.com, row@mtasolutions.com, andrew.fraiser@enstarnaturalgas.com, Cassie Acres <Cassie.Acres@enstarnaturalgas.com>, row@enstarnaturalgas.com, OSP Design Group <ospdesign@gci.com>
Subject: RFC Stewart's Place #20-037

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https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/Ei_QfB8Z5qVDifdC-KfMkKcBk-Au2htrn8pemmReKopdg?e=hHLgcl

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

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



56938000L001 1
ANDERSON C G & D E LVG TR
ANDERSON DIANA E TRE
5350 E HEMLOCK DR
WASILLA, AK 99654

996450014 CO14 FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

OWNER/PETITIONER: SCOTT D. & LAURA A. STEWART

REQUEST: The request is to create two lots from Tax Parcel C5, to be known as **STEWART'S PLACE**, containing 4.99 acres +/- . The plat is located north of E. Palmer-Wasilla Highway, east of N. Trunk Road and west of N. 49th State Street (Tax ID # 118N01E35C005); within the E 1/2 SE 1/4 SE 1/4 SW 1/4 Section 35, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Gateway and in Assembly District #1 Tim Hale

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on **April 1, 2020**. The meeting begins at **8:30 a.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within 600' of the petition area. This will be heard before the **PLATTING OFFICER** and you are invited to attend.

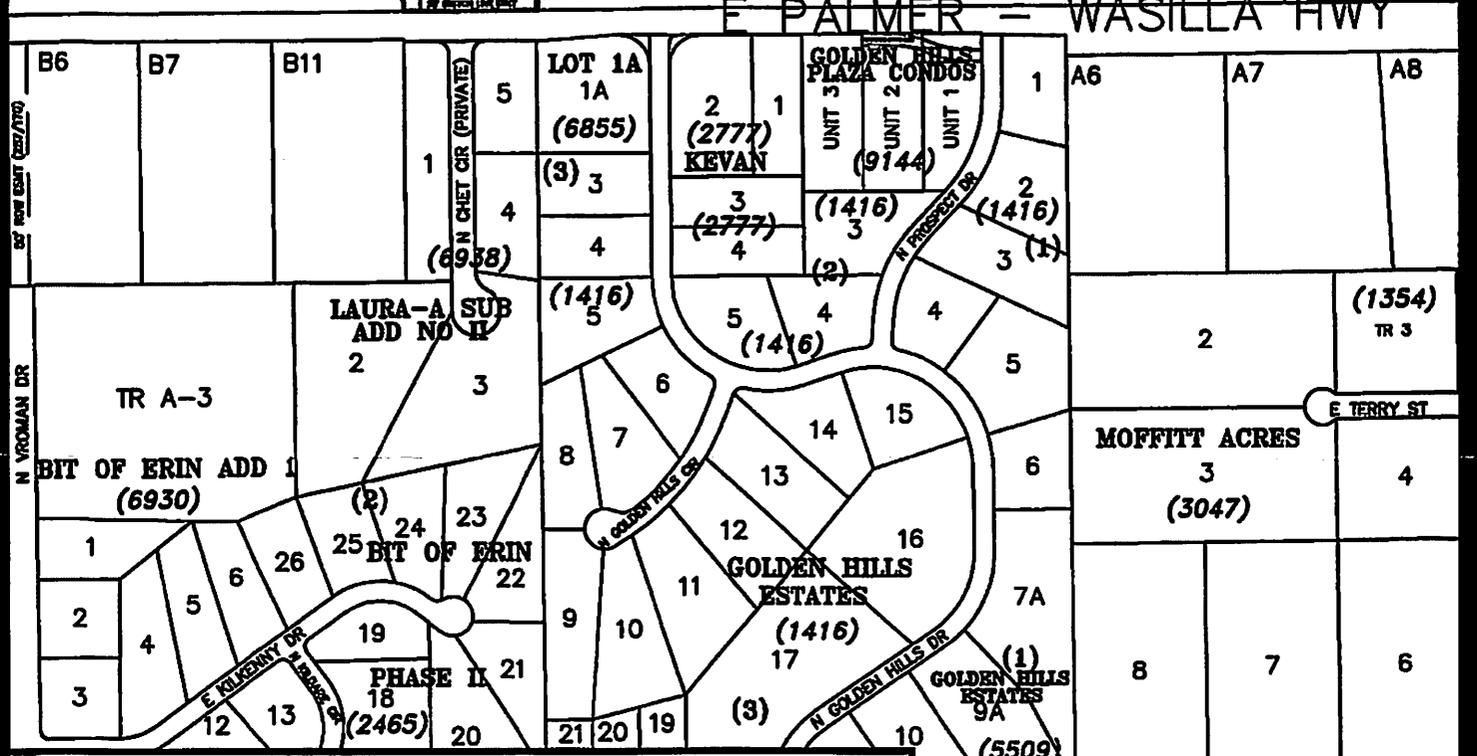
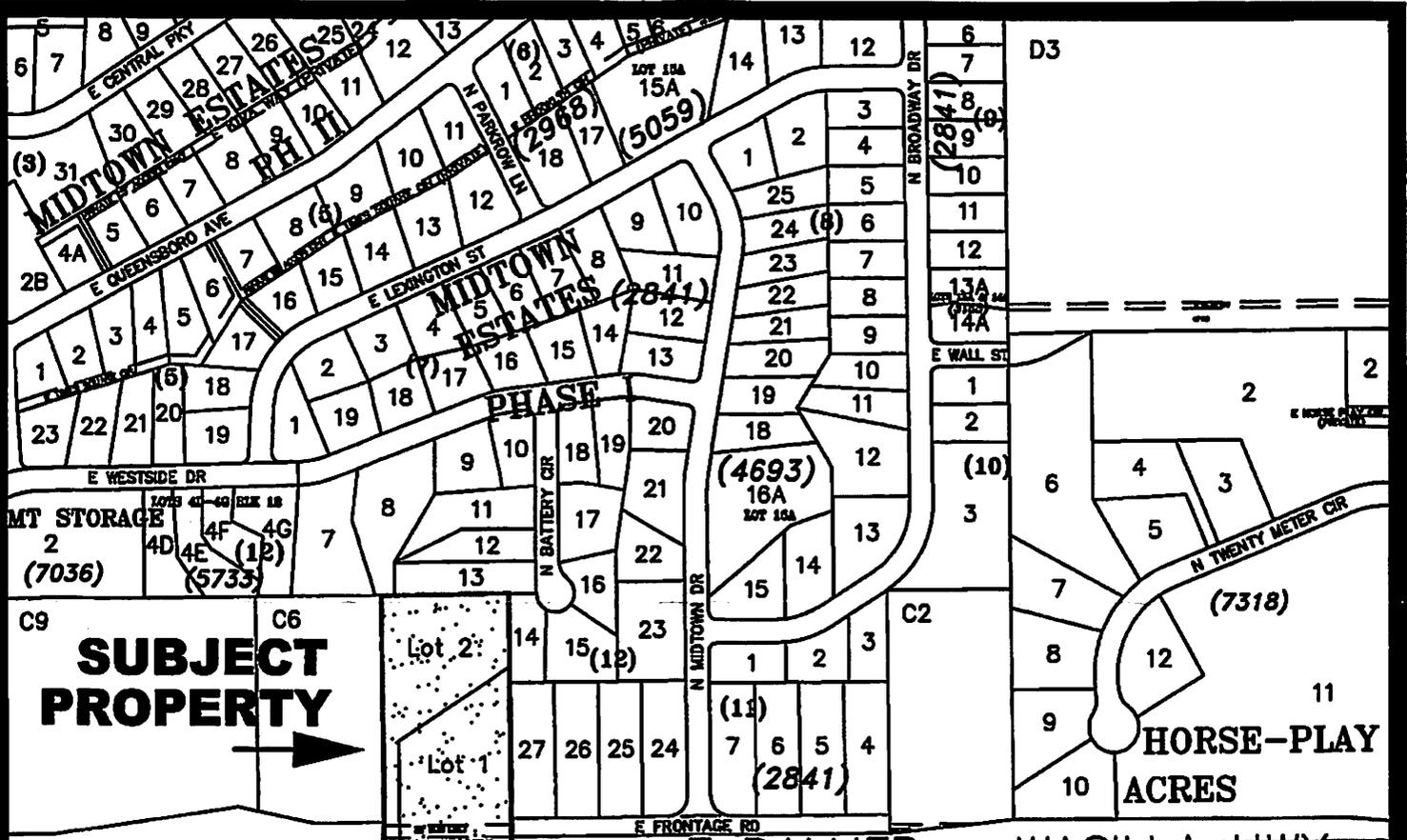
If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after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

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

No Objection [] Objection [] Concern

Name: Diana Anderson Address: 5350 E. Hemlock Dr. Wasilla, Ak

Comments: _____



VICINITY MAP

FOR PROPOSED STEWART'S PLACE
 LOCATED WITHIN
 SECTION 35, T18N, R01E, SEWARD MERIDIAN,
 ALASKA

WASILLA 08 MAP

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



118N01E35C006 35
SANDVIK RUTH B
% HELVI SANDVIK
PO BOX 190348
ANCHORAGE AK 99519-0348

995190348 0005 FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

OWNER/PETITIONER: SCOTT D. & LAURA A. STEWART

P O Box 771758
Eagle River, AK
99571

REQUEST: The request is to create two lots from Tax Parcel C5, to be known as **STEWART'S PLACE**, containing 4.99 acres +/- . The plat is located north of E. Palmer-Wasilla Highway, east of N. Trunk Road and west of N. 49th State Street (Tax ID # 118N01E35C005); within the E ½ SE ¼ SE ¼ SW ¼ Section 35, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Gateway and in Assembly District #1 Tim Hale

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on **April 1, 2020**. The meeting begins at **8:30 a.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within 600' of the petition area. This will be heard before the **PLATTING OFFICER** and you are invited to attend.

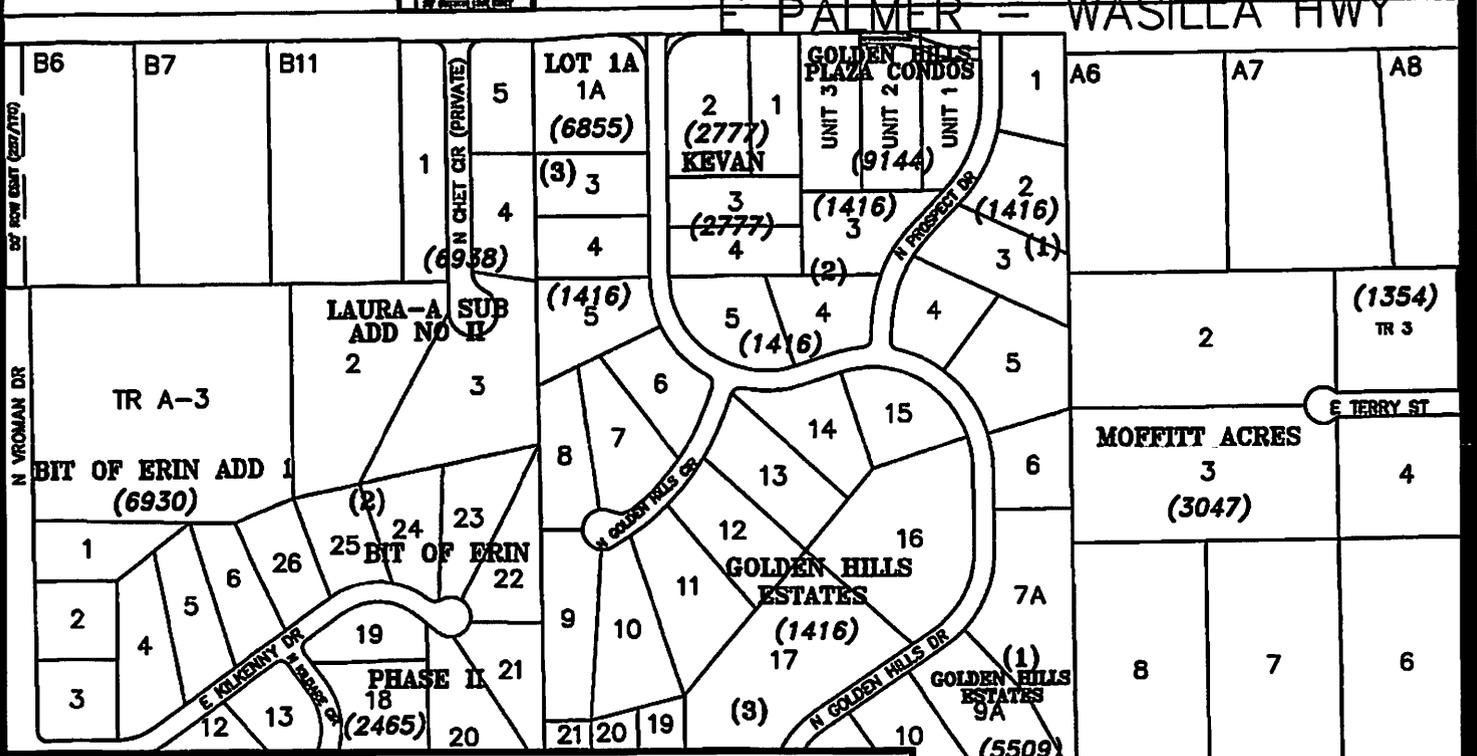
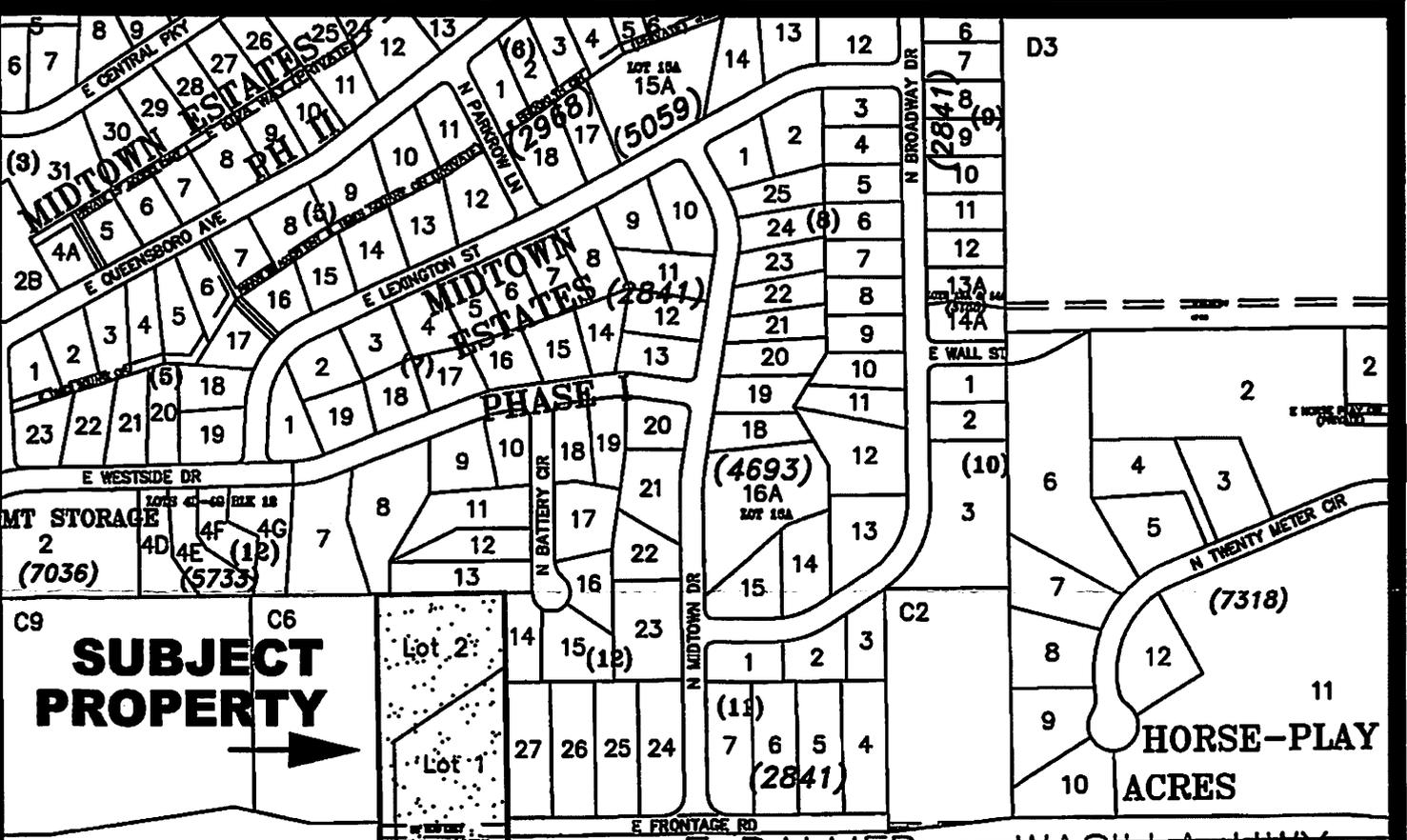
If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after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

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

[] No Objection [] Objection Concern

Name: Helvi Sandvik Address: PO Box 190348, Anchorage AK 99519

Comments: We are the adjacent property owners (Lot C6). We would like clarity on the intended use of the parcels. The access drive to the proposed lot 2 should not encroach on our property, but we believe it does.



VICINITY MAP

FOR PROPOSED STEWART'S PLACE
LOCATED WITHIN

SECTION 35, T18N, R01E, SEWARD MERIDIAN,
ALASKA

WASILLA 08 MAP

April 2, 2020

Scott D. and Laura A. Stewart
PO Box 771758
Eagle River, AK 99577

Re: Tax Parcel C5

Dear Mr. and Mrs. Stewart,

I am the Personal Representative of the estate of my mother, Ruth B. Sandvik. The estate owns Tax Parcel C6, located adjacent to your property on the Palmer-Wasilla Highway.

I received notice from the Matanuska-Susitna Borough Platting Division of your desire to create 2 lots out of your Parcel C5. While we do not have a concern regarding your desire to subdivide your lot, we are concerned that the driveway used to access the back portion of your lot (your proposed future Lot 2), encroaches onto our property. Respectfully, we ask that you move your driveway to be entirely on your property.

If you wish to have a conversation regarding this, I can be reached at (907) 223-2824.

Sincerely,



Helvi K. Sandvik
Personal Representative
Estate of Ruth B. Sandvik
PO Box 190348
Anchorage, AK 99519

Cc: MSB Platting Division

4B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 13, 2020

PRELIMINARY PLAT: BERBERICH ESTATES
LEGAL DESCRIPTION: SEC 09, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: DONALD BERBERICH, EXECUTOR, ESTATES OF
PATRICIA BERBERICH
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 2.5 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-040

REQUEST: The request is to create two lots from Parcel #1, MSB Waiver 74-14, recorded as 79-91w, Tax Parcel A15, to be known as **BERBERICH ESTATES**, containing 2.5 acres +/- . The plat is located south and west of E. Outer Springer Loop, within the NE 1/4 Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Engineering Report

EXHIBIT A – 4 pgs
EXHIBIT B – 6 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Capital Projects Department
Development Services Division
Utilities
ADOT&PF
Greater Palmer Consolidated FSA #132
Public Comment

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 11 pgs
EXHIBIT G – 2 pgs
EXHIBIT H – 1 pg
EXHIBIT I – 1 pg

DISCUSSION: Lot 1 is a flag lot, pursuant to MSB 43.20.300(E), with a 40' wide pole. ADOT&PF requests common access point. Staff also notes the house on proposed Lot 1 is within the 10' sideline setback. This structure will need to be moved out of the sideline setback prior to recording; or apply to MSB Development Services for a Determination of Status of Non-Conforming. Structure required to be eligible for the non-conforming status and a copy of the recorded document to be provided to Platting staff (see **Recommendation #5**). Structures built before December 7, 1993 are eligible for the non-conforming status.

SOILS: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Simon Gilliland, PE, both lots have 40,000 sf in total area; lots maintain the 3:1 ratio. All suitable building area is outside of dedicated rights-of-way and characterized by slopes and soils upon which construction is possible. Testholes have been made such that the bottom of the excavation is at least 12' deep and shallow trench or bed systems are

anticipated. Soils 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 SP. No groundwater was encountered. He concludes that both lots have 10,000 sf of useable building area and 10,000 sf of useable septic area

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Capital Projects Department (**Exhibit D**) does not support two access points. Both lots must share one access point onto E. Outer Springer Loop. Development Services Division (**Exhibit E**) notes pursuant to MSB 17.55, structures are required to be setback 10' from a side or rear lot line. Depending on when the structure(s) were built, it may be eligible for legal nonconforming status (17.80). Contact MSB Development Services Division to further discuss potential options (see **Recommendation #5**).

Utilities: (Exhibit F)

MEA requested two easements, recently recorded, be shown on final plat. *Staff notes these two easements will be incorporated in the updated Certificate to Plat and will be required to be shown (see Recommendation #4).*

Enstar advises there is an existing natural gas service line which appears to cross proposed Lot 2 to serve proposed Lot 1. Enstar objects unless

- (1) a 10' wide easement centered on the existing natural gas service line is provided; or
- (2) a note is added which says "there is a 10' wide natural gas easement centered on the existing service line"; and the approximately location of the service line is added to the plat with the note "approximate location of natural gas service line and centerline of 10' wide natural gas easement"; or
- (3) the owner signs an easement document for a 10' wide natural gas easement. *Staff notes an abbreviated plat cannot grant an easement. Petitioner may create the easement by document and the recorded information shown on final plat.*

MTA and GCI have no objections.

ADOT&PF: (Exhibit G) notes no change to existing driveway will be granted OR both lots must share a single driveway. We will allow the current driveway configuration to remain, but if the petitioner wishes to move or alter it, then only a single driveway will be permitted.

Greater Palmer Consolidated FSA #132: (Exhibit H) David Meneses, City of Palmer Building Inspector/Palmer Fire & Rescue, notes the driveway is longer than 150' and must provide an approved apparatus turnaround; driveway should meet the standard for "Fire Apparatus Access Road" (IFC 2015 Appendix D).

Public Comment: (Exhibit I) Michelle Stone, owner of Lot 1, Weisenberger Estates, to the west, objects: "Springer Loops are known for farm lands, don't want to see it developed into mini houses everywhere, making noise and more traffic. Heavy concerns."

At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; Greater Palmer Community Council; Road Service Area #16 S. Colony; MSB Department of Emergency Services, Community Development, Assessments, or Pre-Design Division.

CONCLUSION: The abbreviated plat of Berberich Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection to the plat from the public in response to the Notice of Public Hearing. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A).

FINDINGS for PRELIMINARY PLAT

1. The plat of Berberich Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; Greater Palmer Community Council; Road Service Area #16 S. Colony; MSB Department of Emergency Services, Community Development, Assessments, or Pre-Design Division.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There was one objection from the public in response to the Notice of Public Hearing.
5. A soils report was submitted, pursuant to MSB 43.20.281(A). Each lots has the required septic area and building area.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
7. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
8. MEA requested two recently recorded utility easements be shown on final plat.
9. Enstar requested a 10' wide utility easement over the existing gas service line.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Provide signatory authority documentation for the Estate of Patricia Berberich.
4. Pay postage and advertising fees of \$36.55.
5. Show all easements of record on final plat.
6. Resolve the issue of the structure in sideline setback either by removal for by a recorded copy of Determination of Status of Non-conforming provided to Platting staff.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

PALMER MUNICIPAL
AIRPORT

(5840)

RAILROAD ESMT (BK 466 PG 913)

TRACT B

TRACT B

5

4

3

33' SECTION LINE ESMT

33' SECTION LINE ESMT

3

E OUTER SPRINGER LOOP 4

E LEPAK AVE

A11

Lot 2

1

9

3

2 (3319)

Lot 1

MOHAN 4

5

10

LEPAK PHASE 3

TRACT A-1

(3739)

LEPAK
PHASE II

TRACT B

(2996)

A24

**SUBJECT
PROPERTY**

A22

(2329)

6
(3)

E OUTER SPRINGER LOOP

E OUTER SPRINGER LOOP

A26

E LAWAUTER RD

B20

B21

B18

A29

E OUTER SPRINGER LOOP

VICINITY MAP

FOR PROPOSED BERBERICH ESTATES
LOCATED WITHIN

SECTION 09, T17N, R02E, SEWARD MERIDIAN,
ALASKA

B19

PALMER 12 MAP

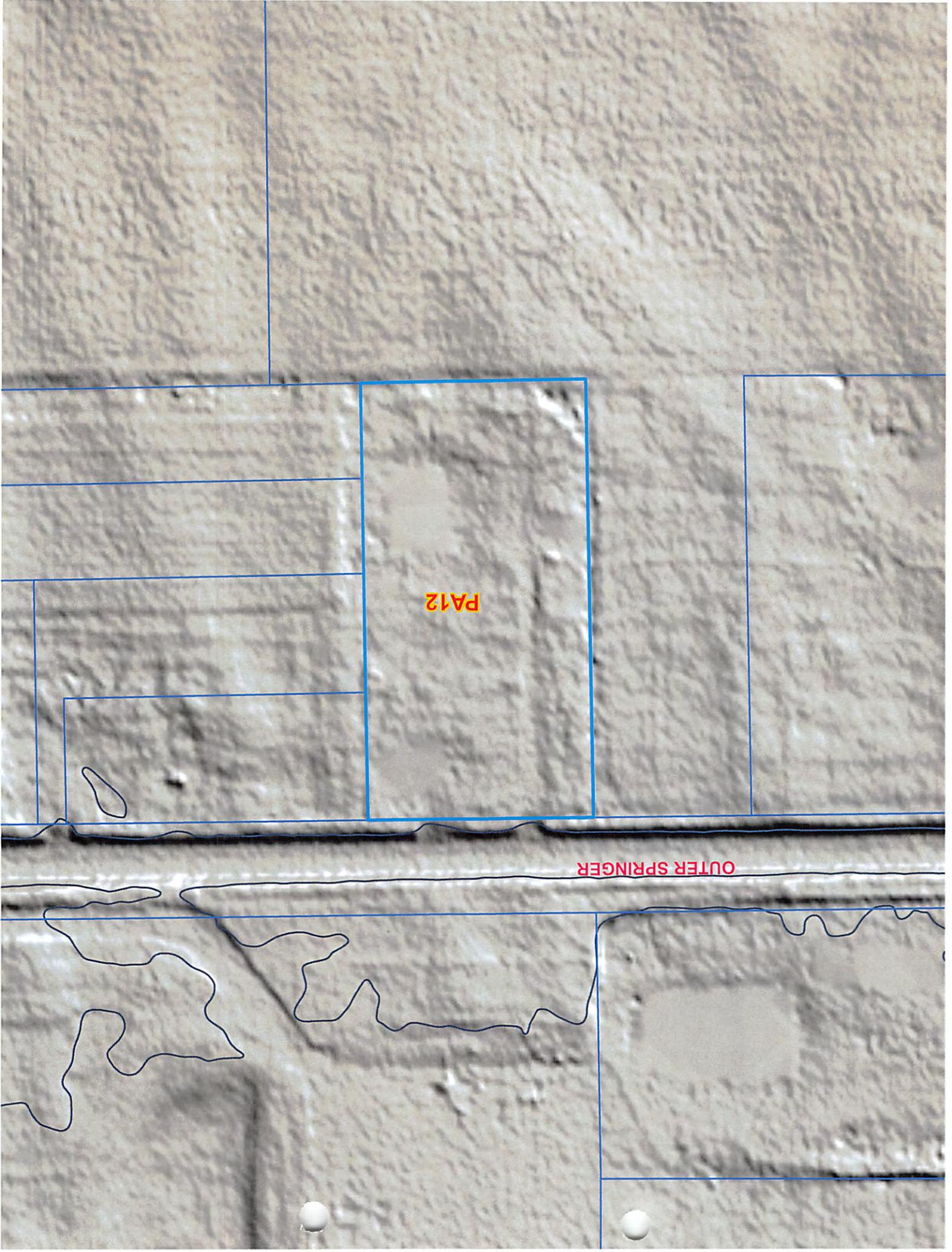
EXHIBIT A



OUTER SPRINGER

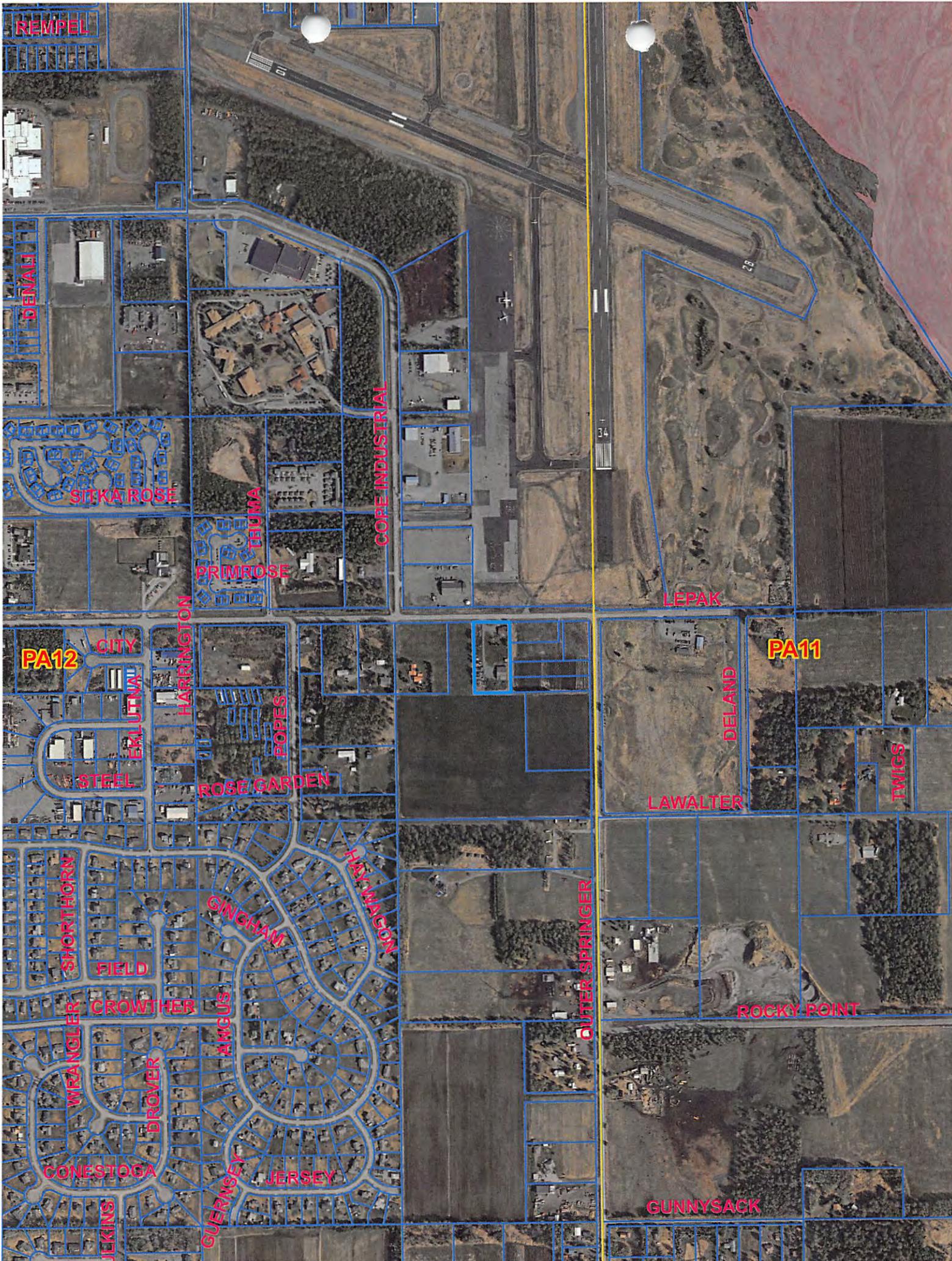


PA12



PA12

OUTER SPRINGER



REMPLE

DENALI

SITKA ROSE

THUMA

PRIMROSE

CORE INDUSTRIAL

LEPAK

PA12

CITY

EKA UTMA

HARRINGTON

POPES

ROSE GARDEN

STEEL

PA11

DELAND

TWIGS

LAWALTER

SHORTHORN

FIELD

CROWTHER

WREANGLER

BROVER

CONESTOGA

JLKINS

GUERNSEY

GINGHAM

HAY WAGON

JERSEY

OUTER SPRINGER

ROCKY POINT

GUNNYSACK



USEABLE AREA CERTIFICATION

BERBERICH SUBDIVISION

A SUBDIVISION OF

WAVIER 79-91W, PART OF THE NE1/4 NE1/4 SEC 9 T17N R2E, SM, ALASKA

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).
- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES:
 (SW) TEST HOLES:

(GP) TEST HOLES:
 (SP) TEST HOLES:

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

(GM) TEST HOLES:

(SM) TEST HOLES:

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

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

GROUND WATER INVESTIGATION

- No groundwater was encountered in any of the Test Holes
 Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

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

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

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

SUMMARY OF REQUIRED FURTHER ACTION

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

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

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

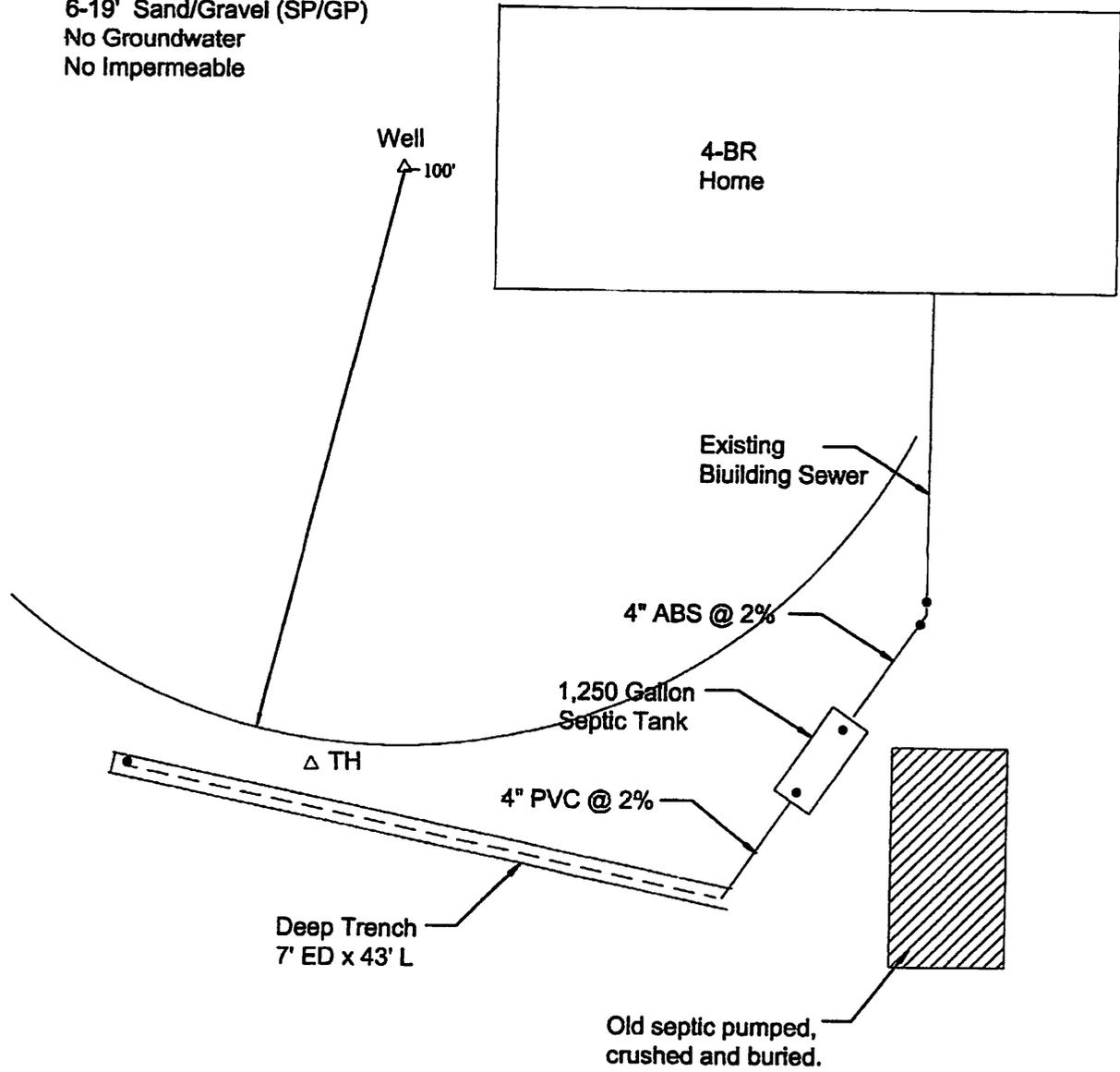
- No further action required to establish sufficient usable area.

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

Simon Gilliland 2/7/20
 Simon Gilliland P.E. Date
 Professional Engineer



TH LOG
 (12/19/18)
 0-6' Silt/Topsoil
 6-19' Sand/Gravel (SP/GP)
 No Groundwater
 No Impermeable



SEPTIC SYSTEM PLAN VIEW

NTS

SEPTIC RECORD DRAWING
 TP A15, Sec 9, T17N, R2E, S.M.
 Palmer Recording District, Alaska

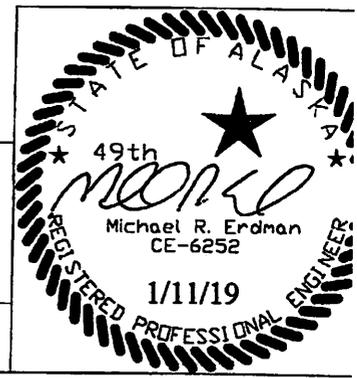
ERDMAN & ASSOCIATES
 5200 Dunbar Drive
 Wasilla, AK 99654

Sheet 1 of 2

Scale As Noted

Project #18206

11 January 2019





		<p>NOTES</p> <p>1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE DEVELOPMENT AUTHORITY PROJECT OF 2016/2017.</p> <p>2. THE HORIZONTAL DATUM IS NAD83 (CORRIG EPOCH 2011.0)</p>	<p>PALMER, ALASKA BERBERICH ESTATES SITE PLAN - EXISTING CONDITIONS PROJECT OVERVIEW</p>	<p>DATE: 20-11-20 DESIGNER: CEH DRAWN BY: ELM SCALE: 1" = 40' 11x17: 1" = 60' 24x36: 1" = 30' REVISIONS: 02-21-20</p>
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HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7758

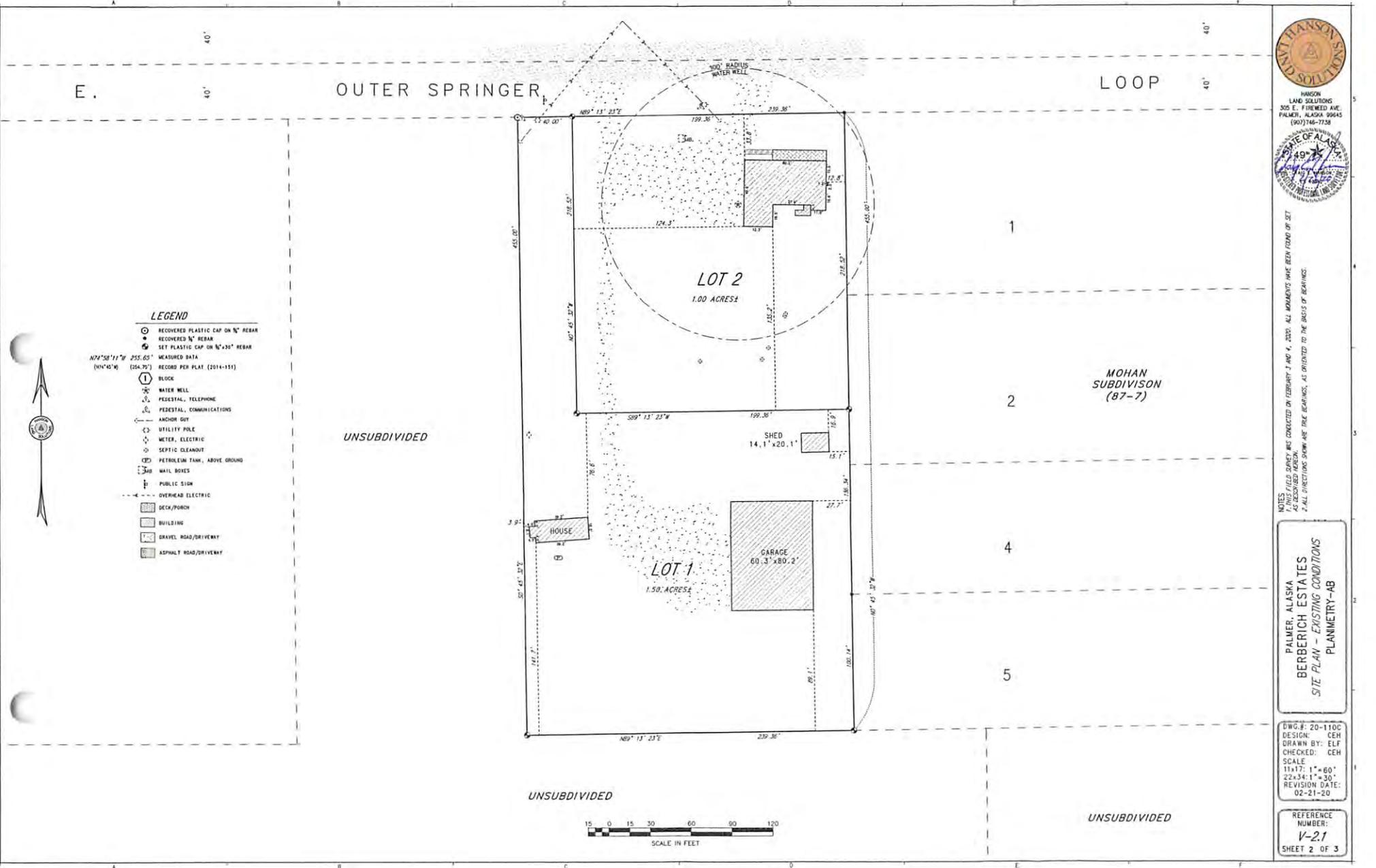


NOTES:
1. THIS FIELD SURVEY WAS CONDUCTED ON FEBRUARY 7 AND 8, 2020. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOW ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

PALMER, ALASKA
BERBERICH ESTATES
SITE PLAN - EXISTING CONDITIONS
PLANNOMETRY-AB

DWG.#: 20-110C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1" = 60'
22x34: 1" = 30'
REVISION DATE:
02-21-20

REFERENCE
NUMBER:
V-21
SHEET 2 OF 3



E.

OUTER SPRINGER

LOOP

LEGEND

- RECOVERED PLASTIC CAP ON N° REBAR
- RECOVERED N° REBAR
- ⊙ SET PLASTIC CAP ON N°x30° REBAR
- MEASURED DATA
- RECORD PER PLAT (2016-151)
- ① BLOCK
- WATER WELL
- PEDESTAL, TELEPHONE
- PEDESTAL, COMMUNICATIONS
- ANCHOR GUY
- UTILITY POLE
- METER, ELECTRIC
- SEPTIC CLEANOUT
- PETROLEUM TANK, ABOVE GROUND
- MAIL BOXES
- PUBLIC SIGN
- OVERHEAD ELECTRIC
- ▨ DECK/PORCH
- ▨ BUILDING
- ▨ GRAVEL ROAD/DRIVEWAY
- ▨ ASPHALT ROAD/DRIVEWAY

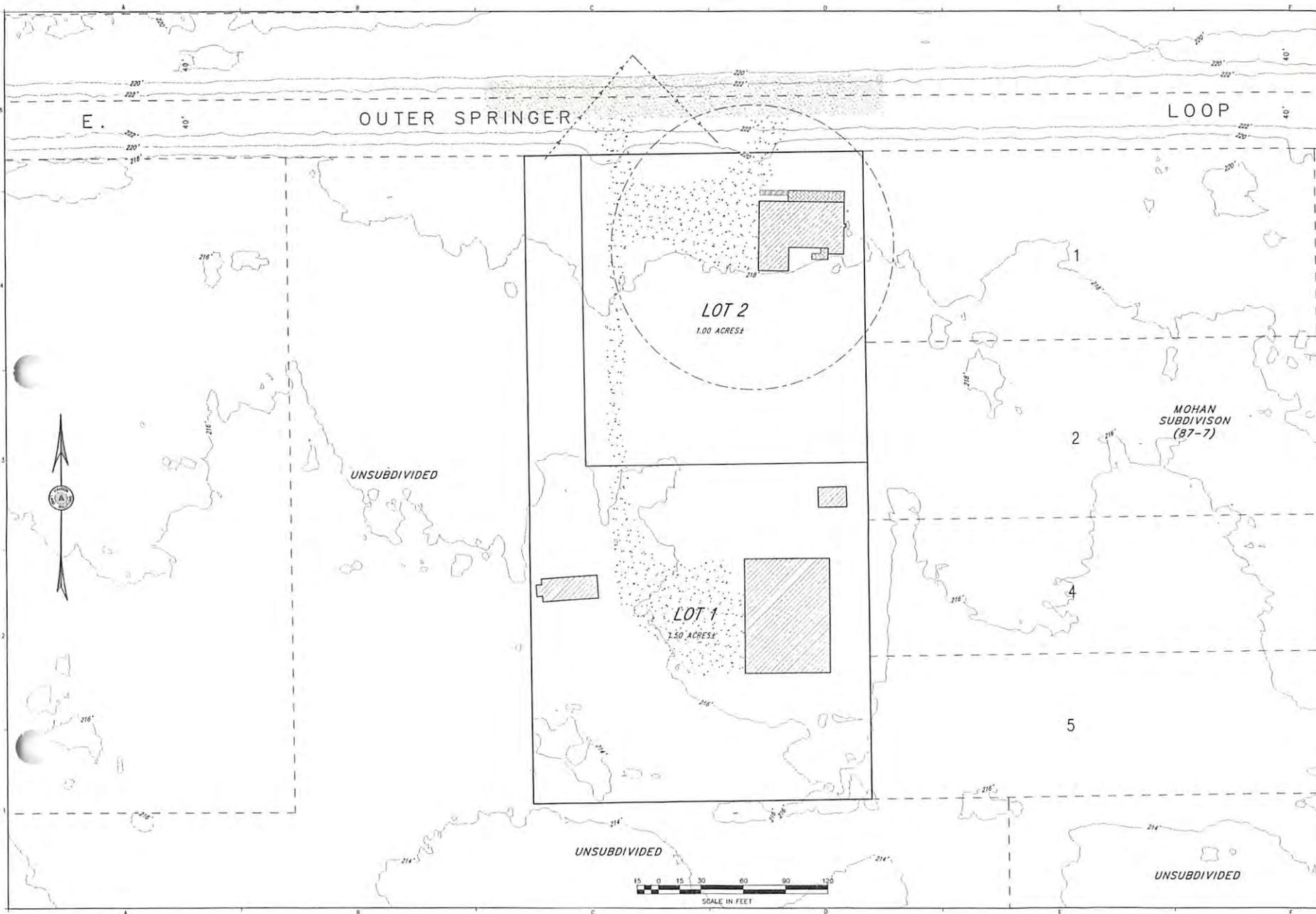
N74°58'11"W 255.65'
(N14°45'W) (104.75')

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED





HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 246-7338



NOTES:
1. CONTOUR DATA WERE OBTAINED FROM THE LATEST DATA OF THE MICROMER SOCIETY SURVEY.
2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS TO 2011).
3. THE HORIZONTAL DATUM IS WGS84 (CONFORMS TO 2011).

PALMER, ALASKA
BERBERICH ESTATES
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG #: 20-110C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE:
11x17: 1" = 60'
22x34: 1" = 30'
REVISION DATE:
02-21-20

REFERENCE
NUMBER:
V-22
SHEET 3 OF 3

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Friday, March 20, 2020 3:39 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Berberich Est #20-040

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
<http://www.matsugov.us/>

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 3, 2020 10:59 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kemplen@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; retirees@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; jmcnuitt@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; 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 Berberich Est #20-040

The following link contains a Request for Comments (RFC) for Berberich Estates. Comments are due by **March 23, 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/ElhlgLnkqiRKIWfx0jr_beABHrODMuGztEyJaIPI-dXMg?e=0lfbLQ

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us

Amy Otto-Buchanan

From: Jude Bilafer
Sent: Tuesday, March 3, 2020 11:11 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Berberich Est #20-040

Amy,

CP will not support two access points if that's the petitioner's intent. Both lots must share one access point onto Outer Springer Loop.

Jude

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 3, 2020 10:59 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kempen@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; retirees@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; jmcnut@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; 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 Berberich Est #20-040

The following link contains a Request for Comments (RFC) for Berberich Estates. Comments are due by **March 23, 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/ElhlgLnkqiRKlWfx0jr_beABHlrODMuGztEyJalPI-dXMg?e=0lfbLQ

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

EXHIBIT D

Amy Otto-Buchanan

From: Joseph Metzger
Sent: Tuesday, March 3, 2020 11:34 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Berberich Est #20-040

Hi Amy,

It appears there are some setback issues on Lot 1 of the proposal. As per MSB 17.55, structures are required to be set back 10 feet from a side or rear lot line. Depending on when the structure(s) was built, it may be eligible for legal nonconforming status (17.80). Please encourage the applicant to contact Planning staff to further discuss potential options.

Respectfully,

Joe Metzger
MSB Planner II
907-861-7862

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 3, 2020 10:59 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kemplen@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; retirees@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; jmcnuitt@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; 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 Berberich Est #20-040

The following link contains a Request for Comments (RFC) for Berberich Estates. Comments are due by **March 23, 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/EIhlgLnkqiRKIWfx0jr_beABHlrODMuGztEyJaIPI-dXMg?e=0lfbLQ

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

EXHIBIT E



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 F



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.

Sincerely,

A handwritten signature in blue 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

975

ENSTAR AS-Built
3/20/2020

NE3817

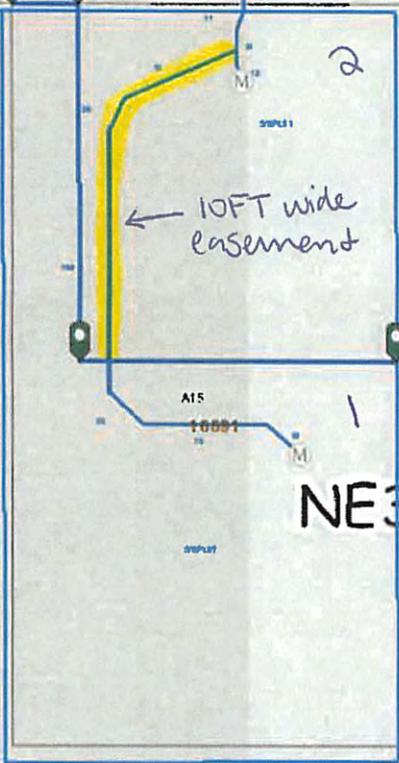


E Outer Springer Loop

E Outer Springer Loop

E Outer Springer Loop

E Outer Springer Loop



← 10FT wide easement

NE3717

M O H A N



Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Friday, March 20, 2020 10:32 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Berberich Est #20-040
Attachments: 20200320_103242.pdf

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

MEA comments to include the attached easement in the plat notes.

Thank you.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 3, 2020 10:59 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kempen@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; retirees@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; jmcnut@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Berberich Est #20-040

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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 Comments (RFC) for Berberich Estates. Comments are due by **March 23, 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/ElhlgLnkqiRKIWfx0jr_beABHlrODMuGztEyJaIPI-dXMg?e=0lfbLQ

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

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L
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K
A

2020-005549-0

Recording District 311 Palmer

03/18/2020 02:35 PM

Page 1 of 2

CC



Return to:

Matanuska Electric Association
Inc.

PO Box 2929
Palmer AK 99645

**THIS COVER SHEET HAS BEEN ADDED TO
THIS DOCUMENT TO PROVIDE SPACE FOR
THE RECORDING DATA. THIS COVER
SHEET APPEARS AS THE FIRST PAGE OF
THE DOCUMENT IN THE OFFICIAL PUBLIC
RECORD.**

DO NOT DETACH

D7

Matanuska Electric Association, Inc.

W/06067

ELECTRIC LINE RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Curtis R. Thomas Jr. and Barbara J. Thomas
(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperating corporation (hereinafter called the "Association") whose post office address is 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:

Starting at the section Corner common to Sections 4/3, 9/10, Township 17 North, Range 2 East, Seward Meridian, and going West along the Section line for a distance of 360.66 feet; thence going South 40.00 feet to Point of Beginning; thence South 455.00 feet; thence West 239.34 feet; thence North 455.00 feet; thence East 239.34 feet to point of Beginning, located in Northeast one-quarter of Northeast one-quarter (NE 1/4 NE 1/4) of Section 9, Township 17, Range 2 East, Seward Meridian, in Palmer Recording District, Third Judicial District, State of Alaska.

Being in Section 9, Township 17 N, Range 2 E, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric 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 Association may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 5 feet of the center line of said line or 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 lines, system, or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

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 Association's expense shall remain the property of the Association, removable at the option of the Association.

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 26 day of

MAY, 1976

Curtis R. Thomas Jr. L.S.

Barbara J. Thomas L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 26th day of May, 1976, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Curtis and Barbara Thomas, each to me personally 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 official seal the day and year in this certificate first above written.

A. J. Payne
NOTARY PUBLIC in and for Alaska

My commission expires: 2/27/79

ED FORM 21A, Matanuska Electric Assn., Inc. - May 31, 1978.

Page 2 of 2
2020-005549-0

Office Use Only	W. O. <u>06067</u>	MISC.
	P/S <u>S</u>	MAP <u>1762</u>
	SUBD. <u>700021</u>	QUAD. <u>A</u>
	PLAT	EASE. <u>86-178</u>

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2020 - 005550 - 0

Recording District 311 Palmer

03/18/2020 02:35 PM

Page 1 of 3 CC



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DO NOT DETACH

May 8, 2018

Matanuska Electric Association, Inc.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

John E. Berberich (unmarried) (husband and wife), whose address is

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 assign, 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:

See Attached Exhibit A

being in Section 9, Township 17 N, Range 25 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 15 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 telecommunication 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 17 day of July, 1977

John E. Berberich Grantor

STATE OF ALASKA) SS-

THIS IS TO CERTIFY that on this 17 day of July, 1977, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

JOHN E. BERBERICH

EROW 256 (9) FOR DISTRICT RECORDERS USE

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

Notary Public seal for Anna Severin, Notary Public in and of Alaska, My commission expires 11/21/97. Includes a table with fields: W.O. 25215/1, P/S 5, SUBD 70069, PLAT, MISC, MAP 17-L-2, QUAD A, EASE 7700767.

Return to: MRA, PO Box 2929, Palmer, AK 99645

Page 2 of 3 2020-005890-0

Exhibit A

the following described real estate, situated in the Palmer Recording District, Third Judicial District, State of Alaska:

Starting at the Section corner common to Sections 4/3, 9/10, Township 17 North, Range 2 East, Seward Meridian, and going West along the Section line for a distance of 560.66 feet; thence going South 40.00 feet to the point of beginning; thence South 455.00 feet; thence West 239.34 feet; thence North 455.00 feet; thence East 239.34 feet to the point of beginning, located in the Northeast one-quarter of the Northeast one-quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), of Section 9, Township 17 North, Range 2 East, Seward Meridian, in the Palmer Recording District, Third Judicial District, State of Alaska.
Subject to all reservations, easements, exceptions, restrictions, covenants, conditions and rights-of-way of record, if any.



WO# 25215/1

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, March 3, 2020 11:19 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Berberich Est #20-040

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

Hello,

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

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 3, 2020 10:59 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kemplen@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; retirees@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; jmcnut@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; 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 Berberich Est #20-040

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The following link contains a Request for Comments (RFC) for Berberich Estates. Comments are due by **March 23, 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/ElhlgLnkqiRKlWfx0jr_beABHlrODMuGztEyJaIPi-dXMg?e=0lfbLQ

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, March 23, 2020 4:23 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Berberich Est #20-040

[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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 3, 2020 10:59 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kemplen@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; retirees@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; jmcnuitt@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; 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 Berberich Est #20-040

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EIhlgLnkqiRKIWfx0jr_beABHlrODMuGztEyJaIPI-dXMg?e=0lfbLQ

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872



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

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

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

March 13, 2020

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Houser Acres (Houser)**

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

- **Berberich Estates (Berberich)**
 - No change to existing driveway will be granted OR both lots must share a single driveway. We will allow the current driveway configuration to remain, but if the petitioner wishes to move or alter it, then only a single shared driveway will be permitted.
- **Gemstone Estates Phase 1 (Rowland / Northgate)**
 - No direct access will be granted to Seldon Road. All access must be via Stoney Hollow Drive, Tait Drive, and Northgate.
- **Tax Map HO 08, Sec 24, T18N, R2W (Shadrach & B&E Construction)**
 - Both lots must share access.
- **Stewart's Place (Stewart)**
 - Both lots must share access.
- **Tax Map HO 09, Sec 11, T17N, R2W (Rock LLC)**
 - We request that the right of way for Parks Highway and Vine Road be dedicated.

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.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT G

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

Sincerely,

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

Melanie Nichols
Mat-Su Area Planner

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

Amy Otto-Buchanan

From: David Meneses <dmeneses@palmerak.org>
Sent: Tuesday, March 3, 2020 11:19 AM
To: Amy Otto-Buchanan
Cc: David Byers; Todd Russell
Subject: RFC Berberich Est #20-040

[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. Driveway should meet the standard for "Fire Apparatus Access Road". (International Fire Code 2015 Appendix D)

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

Subject: RFC Berberich Est #20-040

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/ElhlgLnkqiRKIWfx0jr_beABHlrODMuGztEyJalPI-dXMg?e=0lfbLQ

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

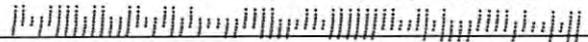
MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
50 EAST DAHLIA AVENUE
PALMER, ALASKA 99645



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STONE JEFFREY S & MARY M
16883 E OUTER SPRINGER LOOP
PALMER AK 99645

FIRST CLASS

9964549083 0004



NOTIFICATION OF PUBLIC HEARING

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

OWNER/PETITIONER: DONALD BERBERICH, EXECUTOR, ESTATE OF PATRICIA W. BERBERICH

REQUEST: The request is to create two lots from Parcel #1, MSB Waiver 74-14, recorded as 79-91w, Tax Parcel A15, to be known as **BERBERICH ESTATES**, containing 2.5 acres +/- . The plat is located south and west of E. Outer Springer Loop, (Tax ID # 117N02E09A015); within the NE ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. Community Council: Greater Palmer and in Assembly District #2 Stephanie Nowers

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on **April 1, 2020**. The meeting begins at **8:30 a.m.** We are sending you this notice as required by State Law and Borough Ordinances because our property is within 600' of the petition area. This will be heard before the **PLATTING OFFICER** and you are invited to attend.

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

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

[] No Objection Objection Concern

Name: M. Michelle Stone Address: 16883 E Outer Springer Loop

Comments: Springer Loops are known for farm lands don't want to see it developed into mini houses everywhere, making noise and more traffic. Heavy concerns.

Case # 2020-040 AOB

Note: Vicinity map Located on Reverse Side

EXHIBIT I

PALMER MUNICIPAL
AIRPORT

(5840)

RAILROAD ESMT (BK 466 PG 913)

TRACT B

TRACT B

5

4

3

SECTION LINE ESMT
TURNS UNIT NO. 10225

E OUTER SPRINGER LOOP

E LEPAK AVE

A11

Lot 2

1

9

3

2 (3319)

Lot 1

MOHAN 4

5

10

LEPAK PHASE 3
TRACT A-1
(3739)

LEPAK
PHASE II

TRACT B
(2996)

(2329)

6
(3)

A24

A22

**SUBJECT
PROPERTY**



E OUTER SPRINGER LOOP

E LAWAUER RD

A26

B20

B21

B18

A29

B19

VICINITY MAP

FOR PROPOSED BERBERICH ESTATES
LOCATED WITHIN
SECTION 09, T17N, R02E, SEWARD MERIDIAN,
ALASKA

PALMER 12 MAP

40

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

PRELIMINARY PLAT: LONG LAKE RETREAT

LEGAL DESCRIPTION: SECs 25/30, T19N, R05W, SEWARD MERIDIAN AK

PETITIONERS: ROB M. & DELORES K. MERCHANT and
WAYNE H. & VANESSA K. JONES

SURVEYOR/ENGINEER: R & K LAND SURVEYING, LLC/HOLLER ENGINEERING

ACRES: 7.68 ± **PARCELS:** 3

REVIEWED BY: AMY OTTO-BUCHANAN **CASE #:** 2020-041

REQUEST: The request is to create three lots from Parcel #2, Willow Woods South, Plat No. 2000-36, and Government Lot 17 (Tax Parcel A6), to be known as **LONG LAKE RETREAT**, containing 7.68 acres +/- . The plat is located northwest of E. Crystal Lake Road, west of N. Long Lake Shores Drive and east of Long Lake, within the NW ¼ NW ¼ Section 30 and the NE ¼ NE ¼ Section 25, Township 19 North, Range 05 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**
Topographical Map **EXHIBIT B – 1 pg**
Geotechnical Engineering Report **EXHIBIT C – 6 pgs**

AGENCY COMMENTS

Department of Public Works Operations & Maintenance **EXHIBIT D – 1 pg**
Utilities **EXHIBIT E – 6 pgs**

DISCUSSION: This platting action will create three lots from Parcel #2 and Tax Parcel A6. Tax Parcel A6 is a long skinny lot that fronts on Long Lake. The resubdivision of these parcels will create three lots with lake frontage. Each proposed lot has the required 125’ waterbody frontage, pursuant to MSB 43.20.340 Lot Dimensions.

SOILS: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included review of existing soils information, logging two new testholes, performing two new percolation tests, review of the provided topography information, review of aerial imagery and other observations on site. Testhole location and topography map and soils logs are attached. Combined parcels consist of varying lightly sloping terrain new Long Lake Shores Drive, before changing to a steep drop toward the lake. The large hill/ridge feature contains substantial areas with slopes in excess of 25%; the areas are delineated on the attached map. Total elevation differential is about 72’. Current parcels are relatively undisturbed with no existing parcels or paths. There are cleared areas including a driveway, pathway, shipping container, sauna, water well, apparent septic and several water service valves for potable use on proposed Lot 1. Vegetation is mostly mature birch, spruce, cottonwood

and poplar. Occasional willow and clusters of devils club are scattered, with native grasses dominating much of the remaining open space. Two 17' testholes were dug throughout the property and an earlier testhole was logged to 14.5'. Near surface soils included a relatively thin organic mat over a layer of silty loess topsoils extending to around 2'. Receiving soils were consistently silty sands with some gravel and percolation tests were run; results of 3 minutes/inch and 2 minutes/inch is #1 and #2 respectively. No groundwater was encountered. Based on available soils and water table information, topography, MSB Code and observations on site, the proposed lots will each contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable buildable area. No road construction is planned; general existing drainage is shown on the topographical map.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage. Each lot has the required 125' waterbody frontage, pursuant to MSB 43.20.340 Lot Dimensions.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) notes all access should be from N. Long Lake Shores Drive.

Utilities: (**Exhibit E**) MEA requests a 15' wide utility easement west adjoining the right-of-way of N. Long Lake Shores Drive. *Staff notes an abbreviated plat cannot grant an easement on the plat. Petitioner may grant the easement by document and show recorded information on the final plat.* Enstar has no comments, recommendations or objections. MTA has no objections. GCI has no objections.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADOT&PF; ADF&G; Willow Community Council; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Emergency Services, Community Development, Capital Projects, Assessments, Development Services, or Pre-Design Division.

CONCLUSION: The abbreviated plat of Long Lake Retreat is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was no objection to the plat from the public in response to the Notice of Public Hearing. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. Waterbody frontage is 125', consistent with MSB 43.20.340 Lot Dimensions. A soils report was submitted, pursuant to MSB 43.20.281(A).

FINDINGS for PRELIMINARY PLAT

1. The plat of Long Lake Retreat is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADOT&PF; ADF&G; Willow Community Council; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Emergency Services, Community Development, Capital Projects, Assessments, Development Services, or Pre-Design Division.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There was no objection from the public in response to the Notice of Public Hearing.

5. A soils report was submitted, pursuant to MSB 43.20.281(A). Each lots has the required septic area and building area.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
7. Waterbody frontage of 125', consistent with MSB 43.20.340 Lot Dimensions.
8. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
9. MEA has requested a 15' wide utility easement west adjoining the right-of-way of N. Long Lake Shores Drive.
10. Postage and advertising fees of \$44.05 have been paid.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Show all easements of record on final plat.
4. Submit recording fees, payable to Department of Natural Resources (DNR).
5. Submit final plat in full compliance with Title 43.



W114

W115

LONG LAKE SHORES

CRYSTAL LAKE

LAKES O' THE SU

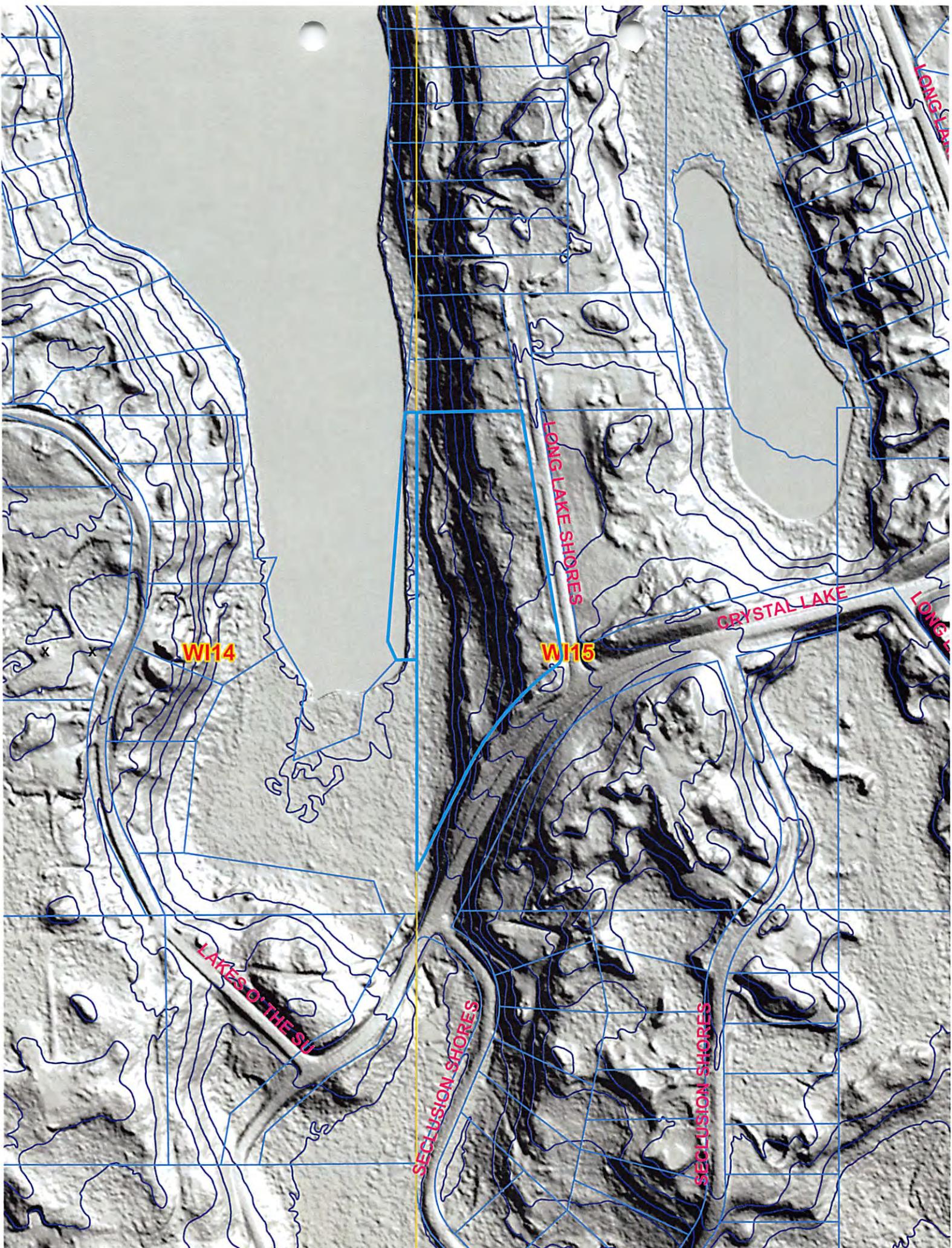
SECLUSION SHORES

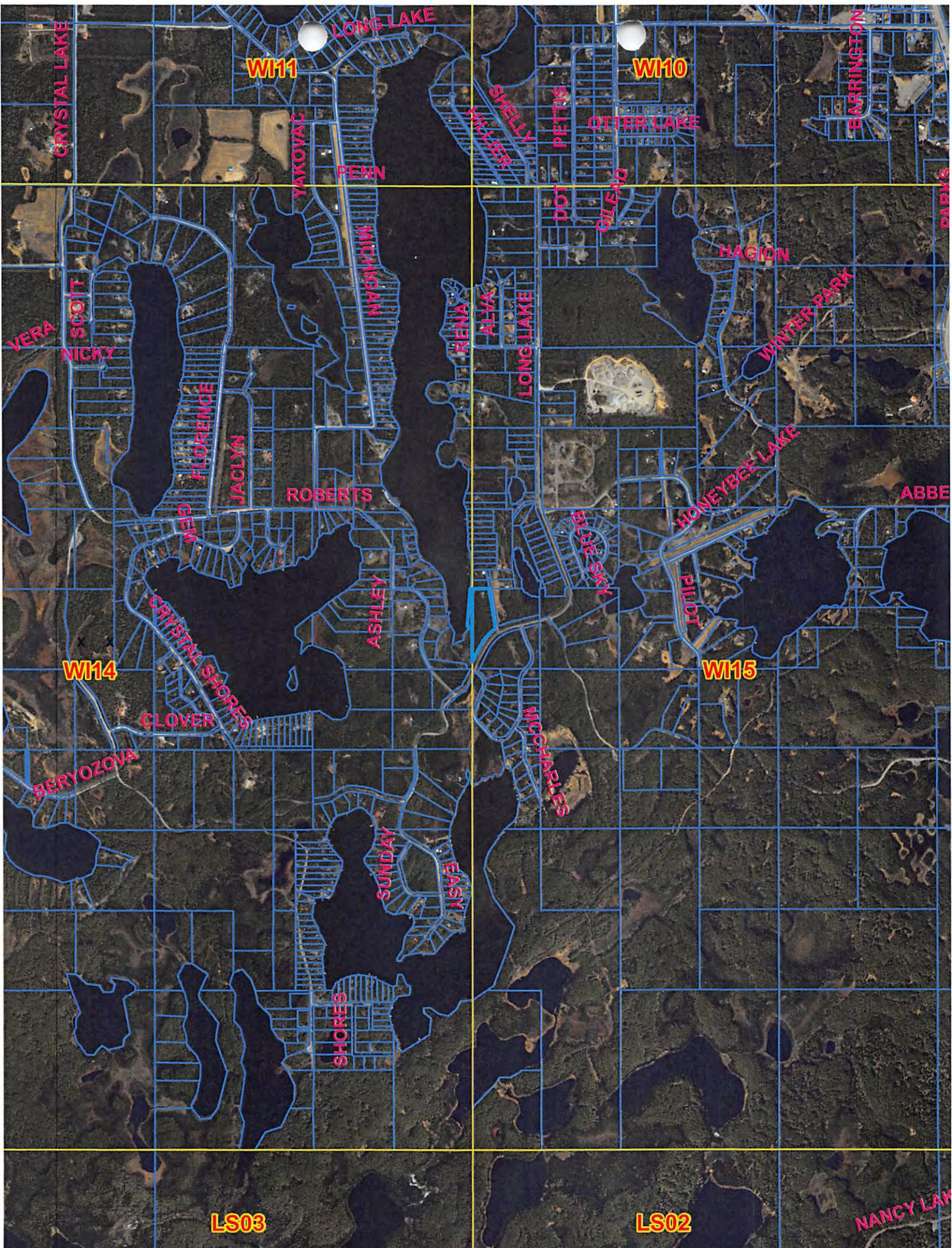
SECLUSION SHORES

LONG LAKE SHORES

LONG LAKE SHORES

x x





CRYSTAL LAKE

LONG LAKE

WI11

YAKOVAC

PEEN

WI10

SHELLY
HILDER

OTTER LAKE

BARRINGTON

VERA

SCOTT
NICKY

FLORENCE

JACLYN

ROBERTS

MICHIGAN

RENA

ALVA

LONG LAKE

HAGON

WINTER PARK

WI14

GEM

CRYSTAL SPIDRES
CLOVER

ASHLEY

BLUE SKY

HONEYBEE LAKE

ABBE

WI15

PILOT

BERYZOVA

MICHAEL-LES

SUNDAY

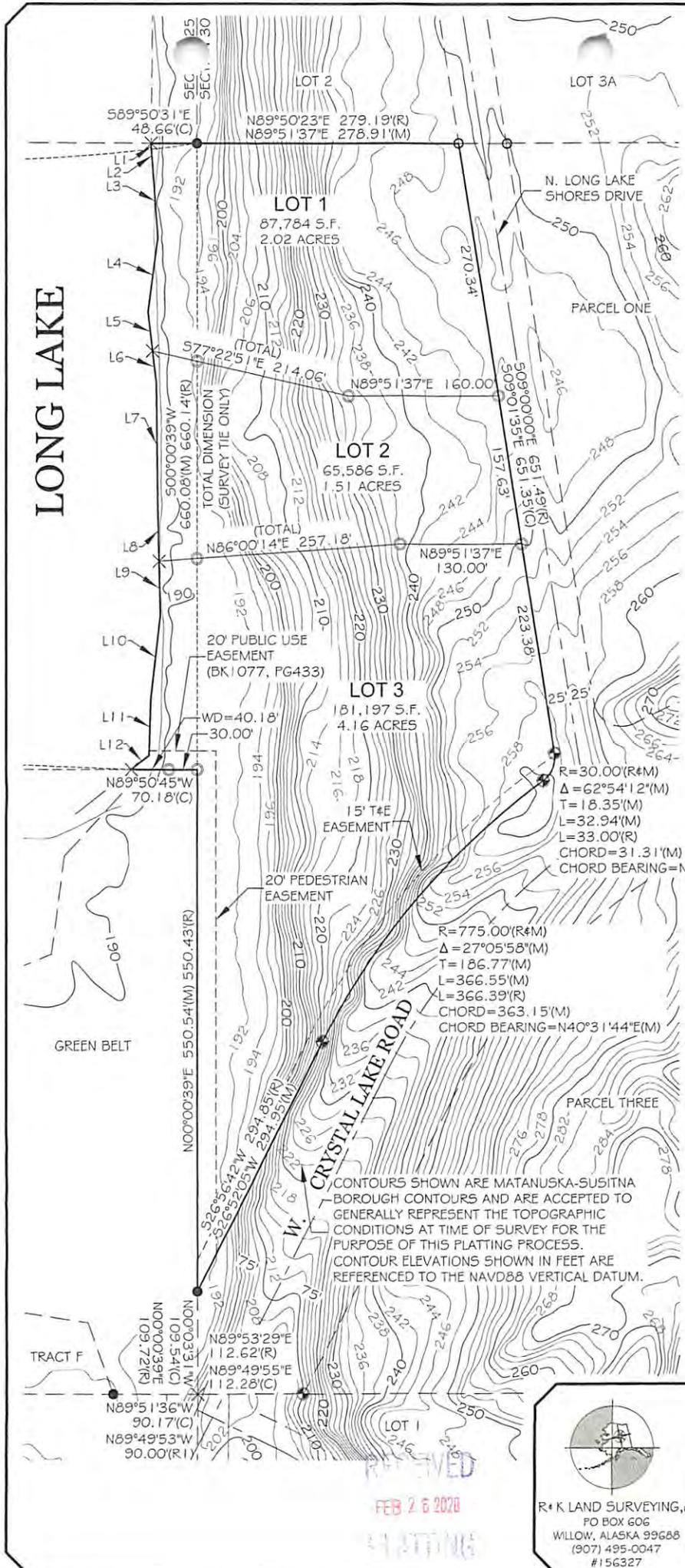
EAST

SHORES

LS03

LS02

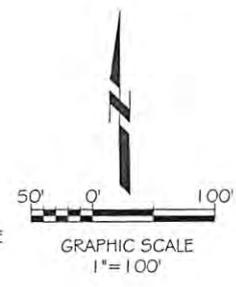
NANCY LAKE



LEGEND

- FOUND 2" ALUMINAUM CAP ON 5/8" REBAR (75765)
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- SET 5/8" X 30" REBAR WITH RED PLASTIC CAP (5-11004)
- X COMPUTED POSITION
- (R) RECORD PLAT #2000-26
- (R1) RECORD PLAT #77-99
- (R2) RECORD PLAT #2009-72
- (R3) RECORD PLAT #87-33
- (M) MEASURED
- (C) CALCULATED

LINE	BEARING	DISTANCE
L1	500°32'38"W	5.22'
L2	N04°39'49"W	15.92'
L3	S04°00'58"E	79.26'
L4	N07°38'45"E	79.77'
L5	S06°51'44"E	41.15'
L6	S06°51'44"E	33.60'
L7	S00°46'13"E	127.37'
L8	S01°16'53"E	59.59'
L9	S01°16'53"E	56.76'
L10	S06°29'37"W	88.73'
L11	S01°50'28"W	59.86'
L12	S52°00'00"W	24.25'



I HEREBY CERTIFY THAT AN ACCURATE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY;
WILLOW WOODS SOUTH PARCEL TWO OF THE PALMER RECORDING DISTRICT, ALASKA WAS MADE ON **06-20-2019** AND THAT THE CONTOURS SHOWN HEREON GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT THE TIME OF SURVEY FOR THE PURPOSE OF THIS PLATTING ACTION.

CONTOURS SHOWN ARE MATANUSKA-SUSITNA BOROUGH CONTOURS AND ARE ACCEPTED TO GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT TIME OF SURVEY FOR THE PURPOSE OF THIS PLATTING PROCESS. CONTOUR ELEVATIONS SHOWN IN FEET ARE REFERENCED TO THE NAVD88 VERTICAL DATUM.



EXHIBIT B

TOPOGRAPHIC FOR LONG LAKE RETREAT

PREPARED FOR: ROBERT MERCHANT	
DRAWN BY: RLW	FIELD BK: RKL5 2019-05
CHECKED BY: KEW	RKL5 2019-06
JOB NO.: 2019-074	MSB MAP#: WI 15
SCALE: 1"=100'	DATE: 02-04-2020

R+K LAND SURVEYING, LLC
 PO BOX 606
 WILLOW, ALASKA 99688
 (907) 495-0047
 #156327

R+K LAND SURVEYING, LLC

RECEIVED
 FEB 26 2020
 PLATTING



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

February 14, 2020

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

RECEIVED
FEB 26 2020
PLATTING

Re: *Long Lake Retreat Subdivision; Useable Areas and Drainage*
HE #99082

Dear Mr. Wagner:

At the request of owner Rob Merchant, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 3 new lots from 2 existing parcels with a total area of approximately 7.7 acres. Our soils evaluation included reviewing existing soils information, logging 2 new test holes, performing two new percolation tests, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an incomplete and irregular rectangle west of North Long Lake Shores Drive and borders the eastern shore of Long Lake. The combined parent parcels consist of varying, lightly sloping terrain near long lake shores drive, before changing to a steep drop towards the lake. The large hill/ridge feature that exists on the project contains substantial areas with slopes in excess of 25%; the areas are delineated on the attached drawing. The total elevation differential indicated from the provided topographical map is about 72'.

Soils & Vegetation. The current parcels remain relatively undisturbed aside from proposed lot 1 with no existing structures or paths found during initial site visits. On lot 1 however, there are many cleared areas including a driveway, pathway, shipping container, structure functioning as a sauna, water well, apparent septic, and several water service valves for potable use. Remaining vegetation on the parcel consists mostly of mature birch, spruce, cottonwood and poplar trees. The occasional willow and clusters of devils club are scattered throughout areas between trees with tall native grasses dominating much of the remaining open space. Two 17' testholes were dug throughout the property to evaluate soil conditions, and an earlier test hole was logged to 14.5'. Near surface soils included a relatively thin organic mat over a layer of silty loess topsoils extending to around 2' in all of the test holes. Receiving soils under the topsoils were consistently silty sands with some gravel, and percolation tests were run near both testholes to evaluate soil conditions. The percolation tests returned results of 3 minutes/inch and 2

minutes/inch in testholes labeled 1 and 2 respectively. A copy of the testhole logs, percolation tests and the location/topography map is attached. The earlier testhole is also included as supplemental information.

Groundwater. Groundwater was not encountered on the project in any of the logged test holes, which were dug to 14.5', 17', and 17'. Based on the testholes, groundwater is not expected to be a limiting factor for the proposed lots.

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, setbacks to buildings, steep areas, and related setbacks. Lot 1 has an existing water well which severely limits useable septic area; the well will need to be removed and properly abandoned as a condition of approval. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. After well removal, each of the proposed lots will have adequate unencumbered area to meet the code requirements. Based on the available soils and water table information topography, MSB Title 43 Code definitions, and our observations at the site, and subject to removal of the existing well, ***each proposed lot will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Road Construction. This project will not require the construction of any new roads. Each lot will have access via private driveway onto the existing North Long Lake Shores Drive.

Drainage Plan. As no new road construction is expected no drainage plan is required, however we have noted general existing drainage patterns on the attached map.

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

Sincerely,

Curtis Holler, PE

c: R. Merchant, w/attachments





Long Lake

3A

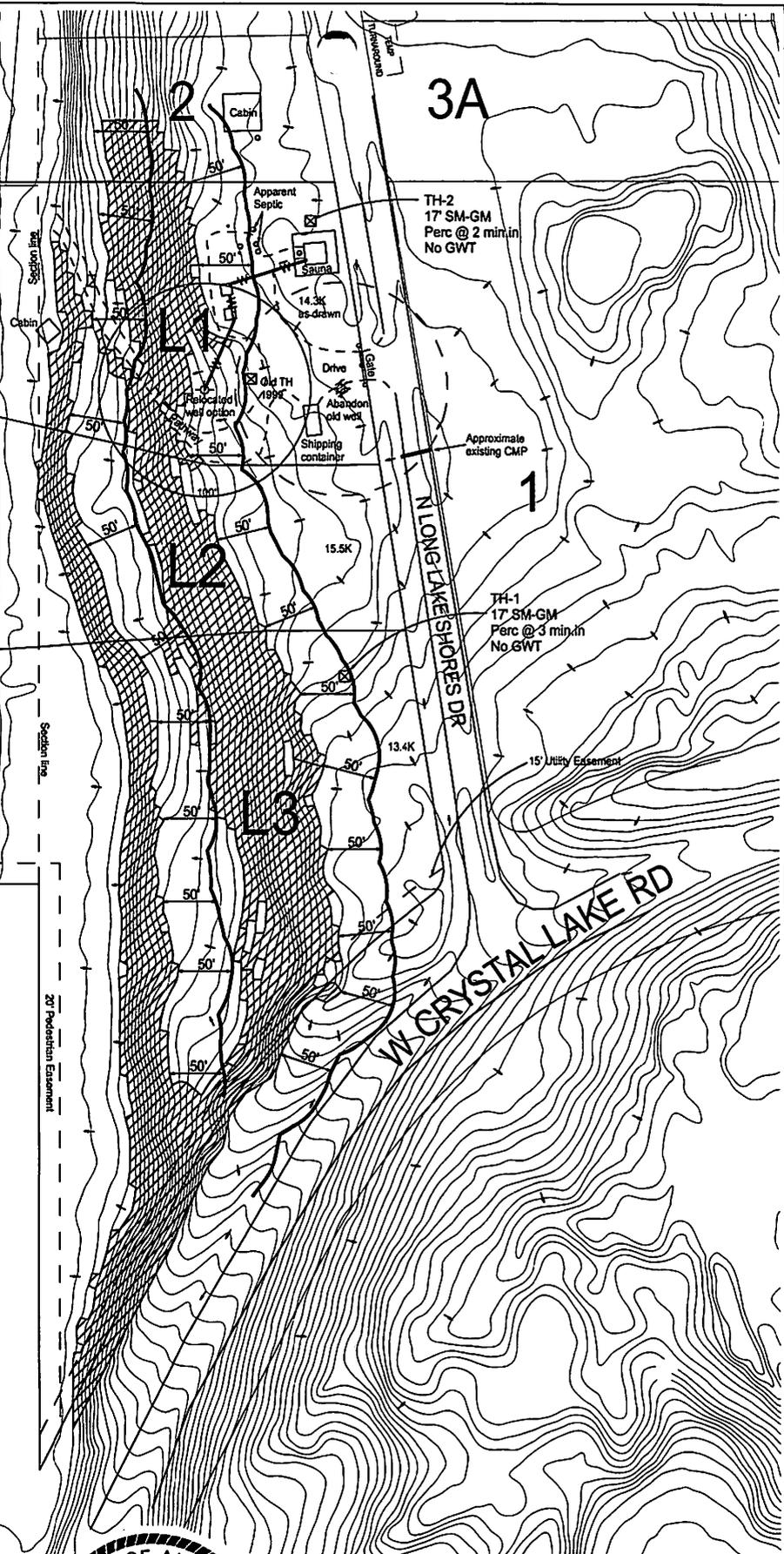
TH-2
17' SM-GM
Perc @ 2 min/in
No GWT

1

TH-1
17' SM-GM
Perc @ 3 min/in
No GWT

N LONG LAKE SHORES DR

W CRYSTAL LAKE RD



Long Lake Retreat Subdivision
Useable Area, Drainage and Topography Map



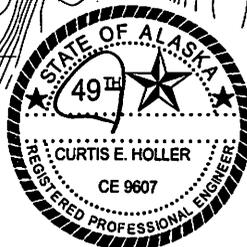
HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654

Job # 99082

Scale: 1" = 100'

2/13/20



Notes:

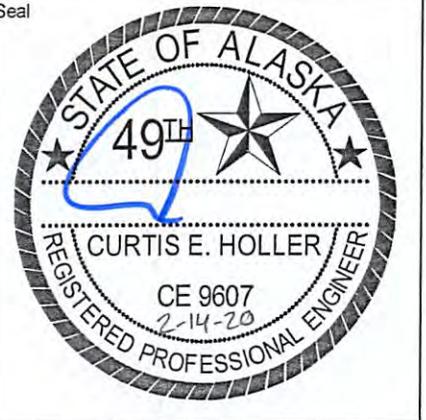
1. Base drawing provided by surveyor.
2. MSB 2' LiDAR topo not verified.
3. Hatched areas have +25% grade.
4. Arrows denote apparent drainage patterns.
5. Testhole/improvement locations approximate.
6. Useable area for Lot 1 is dependant on relocation and abandonment of existing well; sketch shows conditions after moving well.



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 2

Performed For: Rob Merchant

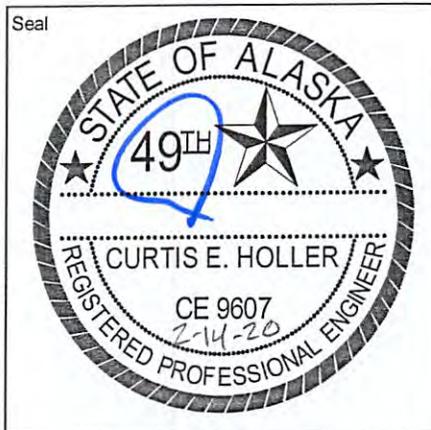
Legal Description: Long Lake Retreat

Depth, feet	Soil Type	Slope	Site Plan																																																
1	Ol, roots, leaves		See attached testhole & topo map. <div style="text-align: right;">↑ N ↓</div>																																																
2	ML, varies to SM, ML, light brown																																																		
3	SM-GM, dark olive brown, rock to 6", few 10"+																																																		
4																																																			
5																																																			
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12																																																			
WAS GROUNDWATER ENCOUNTERED? - <u>No</u> IF YES, AT WHAT DEPTH? - <u>N/A</u> DEPTH AFTER MONITORING? - <u>N/A</u>																																																			
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></td> <td>7/11/19</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td>13:45</td> <td>10 min</td> <td>7-10/16"</td> <td>4-2/16"</td> </tr> <tr> <td>2</td> <td></td> <td>13:57</td> <td></td> <td>7-8/16"</td> <td>4-0/16"</td> </tr> <tr> <td>3</td> <td></td> <td>14:09</td> <td></td> <td>7-8/16"</td> <td>4-0/16"</td> </tr> <tr> <td>4</td> <td></td> <td>14:20</td> <td></td> <td>7-7/16"</td> <td>3-15/16"</td> </tr> <tr> <td>5</td> <td></td> <td>14:31</td> <td></td> <td>7-7/16"</td> <td>3-15/16"</td> </tr> <tr> <td>6</td> <td></td> <td>14:42</td> <td></td> <td>7-7/16"</td> <td>3-15/16"</td> </tr> </tbody> </table>				Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop		7/11/19					1		13:45	10 min	7-10/16"	4-2/16"	2		13:57		7-8/16"	4-0/16"	3		14:09		7-8/16"	4-0/16"	4		14:20		7-7/16"	3-15/16"	5		14:31		7-7/16"	3-15/16"	6		14:42		7-7/16"	3-15/16"
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop																																														
	7/11/19																																																		
1		13:45	10 min	7-10/16"	4-2/16"																																														
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5		14:31		7-7/16"	3-15/16"																																														
6		14:42		7-7/16"	3-15/16"																																														
17	No Groundwater No Impermeables																																																		
18		- PERCOLATION RATE <u>3</u> (min/inch) PERC HOLE DIAMETER <u>6</u> "																																																	
19		- TEST RUN BETWEEN <u>4.5</u> FT AND <u>5.5</u> FT DEPTH																																																	
20		- COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u>																																																	
21																																																			
22		- PERFORMED BY: J. Wilkins	DATE: <u>7/11/19</u>																																																



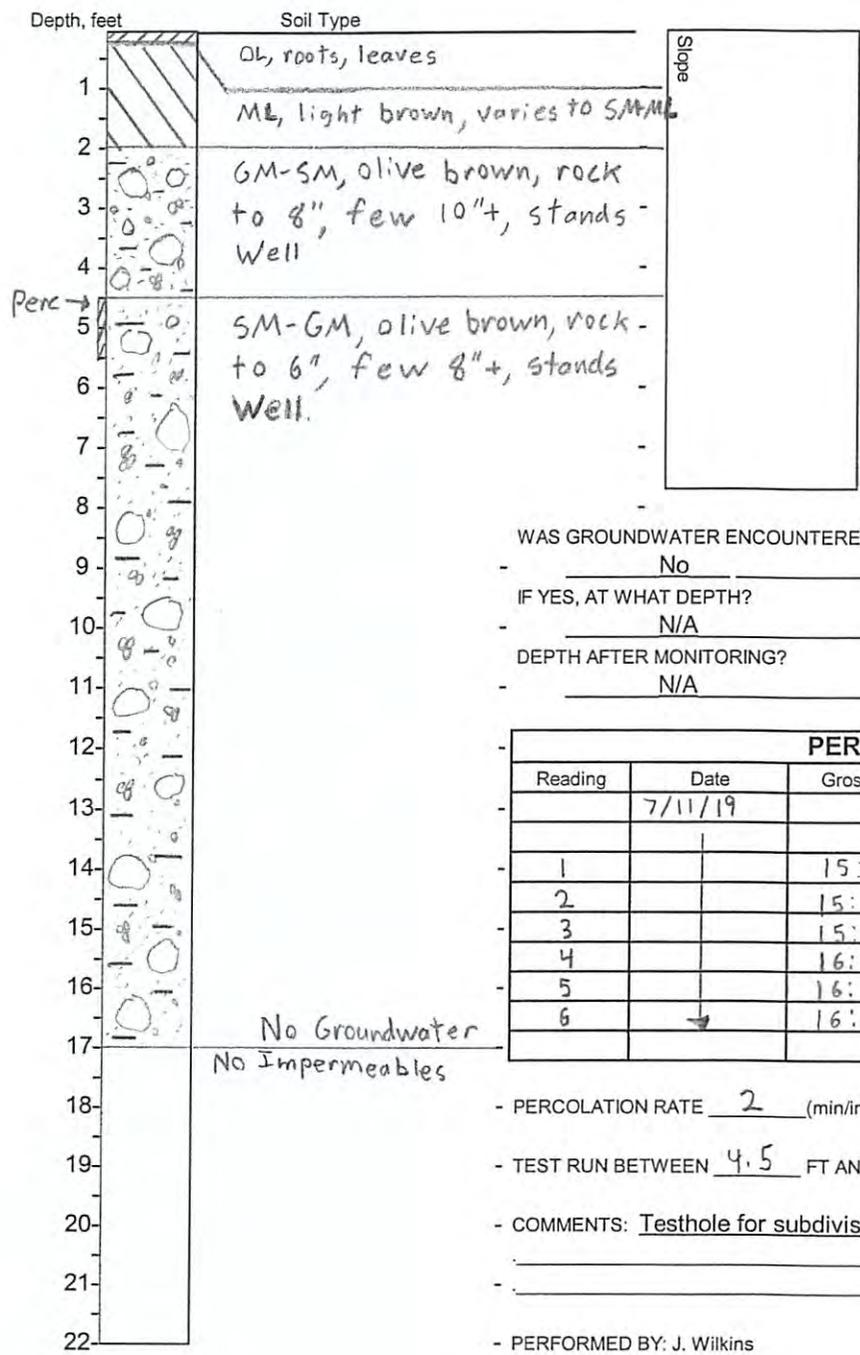
HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 2
Performed For: Rob Merchant
Legal Description: Long Lake Retreat



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
	7/11/19				
1		15:28	10 min	11-8/16"	5-0/16"
2		15:39		11-6/16"	4-14/16"
3		15:51		11-4/16"	4-12/16"
4		16:02		11-2/16"	4-10/16"
5		16:14		11-1/16"	4-9/16"
6		16:26		11-1/16"	4-9/16"

No Groundwater
No Impermeables

- PERCOLATION RATE 2 (min/inch) PERC HOLE DIAMETER 6"

- TEST RUN BETWEEN 4.5 FT AND 5.5 FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 7/11/19

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Friday, March 20, 2020 4:56 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Long Lake Retreat #20-041

All access should be from Long Lake Shores Drive.

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
<http://www.matsugov.us/>

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 3, 2020 4:06 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; 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@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Long Lake Retreat #20-041

The following link contains a Request for Comments (RFC) for Long Lake Retreat. Comments are due by March 23, 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/EhRLcyU5xpZJrf7fQhm7bKoB-xVVsumcrmKqRdx2Ci3vEA?e=1lejhr

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

Amy Otto-Buchanan
Platting Technician

amy.otto-buchanan@matsugov.us

861-7872



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

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 E



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.

Sincerely,

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

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

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Friday, March 20, 2020 10:36 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Long Lake Retreat #20-041
Attachments: 20200320_104030.pdf

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

MEA comments to include a 15 feet wide utility easement as shown on the attached plat.

Thank you.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 3, 2020 4:06 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; 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>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Long Lake Retreat #20-041

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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 Comments (RFC) for Long Lake Retreat. Comments are due by March 23, 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/EhRLcyU5xpZJrf7fQhm7bKoB-xVVsumcrmKqRdx2Ci3vEA?e=1lejhr

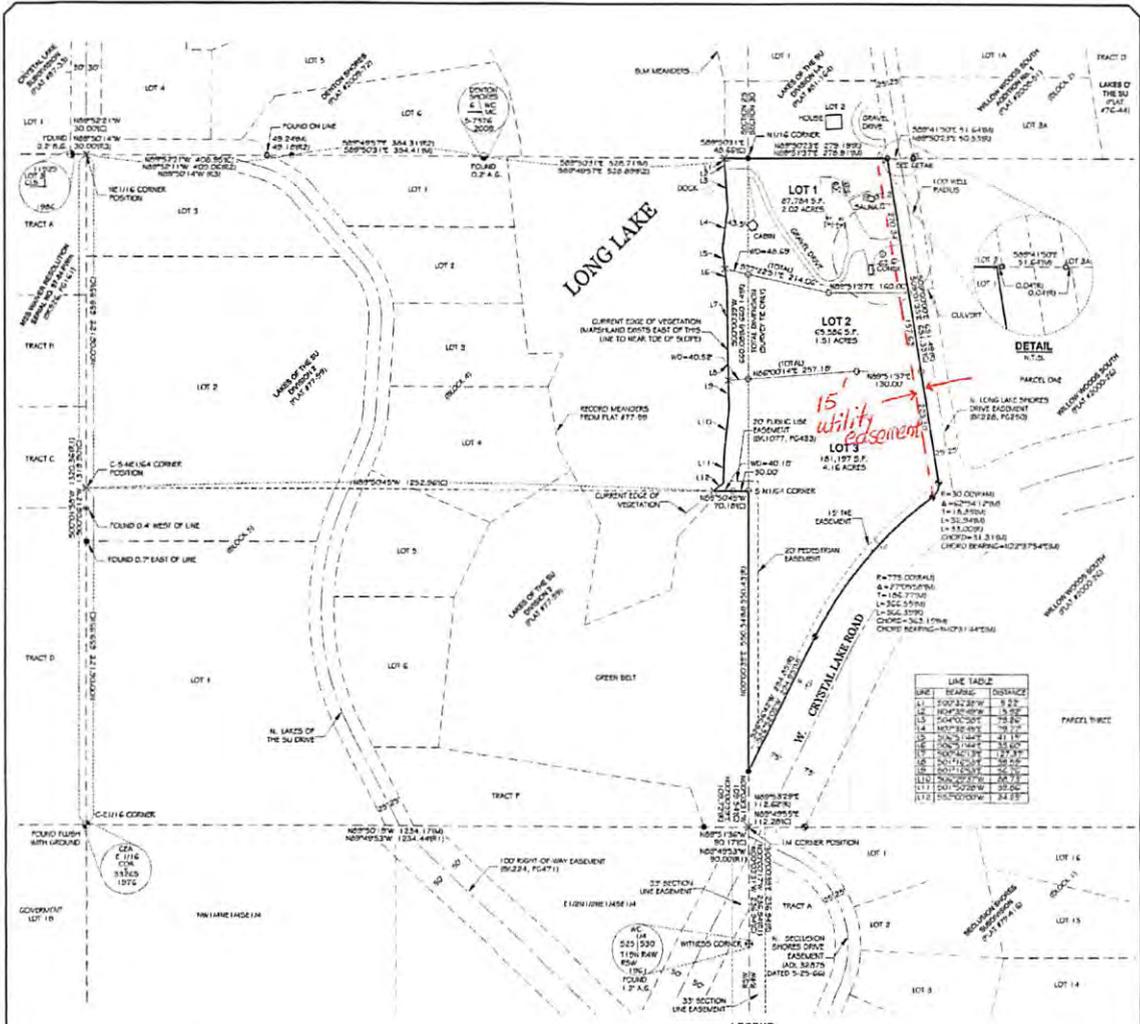
Please open in Chrome or copy & paste to your browser. Microsoft Edge creates viewing issues.

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872



LINE	BEARING	DISTANCE
1	S00°22'20"W	5.22
2	S00°22'20"W	12.26
3	S00°22'20"W	12.26
4	S00°22'20"W	12.26
5	S00°22'20"W	12.26
6	S00°22'20"W	12.26
7	S00°22'20"W	12.26
8	S00°22'20"W	12.26
9	S00°22'20"W	12.26
10	S00°22'20"W	12.26
11	S00°22'20"W	12.26
12	S00°22'20"W	12.26
13	S00°22'20"W	12.26
14	S00°22'20"W	12.26
15	S00°22'20"W	12.26
16	S00°22'20"W	12.26
17	S00°22'20"W	12.26
18	S00°22'20"W	12.26
19	S00°22'20"W	12.26
20	S00°22'20"W	12.26
21	S00°22'20"W	12.26
22	S00°22'20"W	12.26
23	S00°22'20"W	12.26
24	S00°22'20"W	12.26
25	S00°22'20"W	12.26
26	S00°22'20"W	12.26
27	S00°22'20"W	12.26
28	S00°22'20"W	12.26
29	S00°22'20"W	12.26
30	S00°22'20"W	12.26
31	S00°22'20"W	12.26
32	S00°22'20"W	12.26
33	S00°22'20"W	12.26
34	S00°22'20"W	12.26
35	S00°22'20"W	12.26
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37	S00°22'20"W	12.26
38	S00°22'20"W	12.26
39	S00°22'20"W	12.26
40	S00°22'20"W	12.26
41	S00°22'20"W	12.26
42	S00°22'20"W	12.26
43	S00°22'20"W	12.26
44	S00°22'20"W	12.26
45	S00°22'20"W	12.26
46	S00°22'20"W	12.26
47	S00°22'20"W	12.26
48	S00°22'20"W	12.26
49	S00°22'20"W	12.26
50	S00°22'20"W	12.26

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

SEE AFFIDAVIT
 RICH M. MICHENHE
 1801 E. DONAHUE ROAD
 ANCHORAGE, ALASKA 99507

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

SEE AFFIDAVIT
 STEVEN S. MICHENHE
 1801 E. DONAHUE ROAD
 ANCHORAGE, ALASKA 99507

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

SEE AFFIDAVIT
 SHANEKA A. JONES
 1801 E. DONAHUE ROAD
 ANCHORAGE, ALASKA 99507

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MUNICIPAL GOVT. OF ANCHORAGE, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 20____ AND THAT THIS PLAN WAS BEING APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PLANNING RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR
 ATTEST: PLANNING CLERK

CERTIFICATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____ AGAINST THE PROPERTY, SITUATED IN THE SUBDIVISION OR REDEVELOPMENT, HEREIN HAVE BEEN PAID.

 SUFFICIENT FOR COLLECTION OFFICIAL

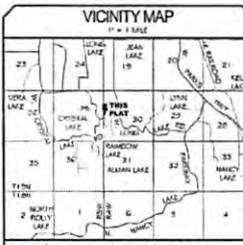
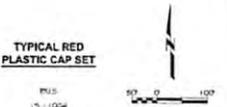
- NOTES:**
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONTROLLED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ALASKA GOVERNMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THESE SYSTEMS.
 - SET 2" X 3" RED WITH SELF-IDENTIFYING 1/2" RED PLASTIC CAPS SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE.
 - BURIED EASEMENTS FOR ELECTRICAL, TRANSMISSION AND/OR TELEPHONE CABLES AND PEDESTAL SUPPORTS GRANTED TO ALASKA PUBLIC UTILITIES CORPORATION AND ALASKA POWER GRID COMPANY SHALL BE SHOWN IN THE PLANS INCLUDING THE DISTRICT OF ALASKA.
 - THE SIZE OF LOTS SHALL BE DETERMINED BY REFERENCE TO THE ORDINARY HIGH WATER LINE OF LONG LAKE. THE SURVEYOR'S EDGE OF VEGETATION LINE SHOWN IS FOR COMPUTATION OF LOT AREA ONLY.
 - THERE SHALL BE REDUNDANT ADJACENT TO LONG LAKE SHOULDER DRIVE EASEMENT. AS SHOWN PERFORM A SLOPE RESTORATION EQUIPMENT SUPPORTS TO CONTAIN CUTS AND FILL SLOPES OF TWO FEET TO HORIZONTAL FOR EACH ONE HUNDRED FEET. ALL CUTS OR FILL SHALL BE PERMITTED FOR THE PURPOSE OF PROVIDING OR MAINTAINING THE LATERAL SUPPORT AND DRAINAGE TO CONSTRUCT A RESIDENTIAL ROAD WITH DITCHES.



SURVEYOR'S CERTIFICATE
 I, RICHARD L. MICHENHE, PLS# 1004, 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 DIMENSIONAL AND OTHER DATA ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RICHARD L. MICHENHE, PLS# 1004

- LEGEND**
- FOUND 3/4" DIA BRASS CAP ON 1" IRON PIPE 11021 3146
 - FOUND 2-1/2" BRASS CAP ON 1" IRON PIPE 033326
 - FOUND 2-1/4" ALUMINUM CAP ON 3/4" ALUMINUM PIPE 11 11828
 - FOUND 1-1/4" YELLOW PLASTIC CAP ON 5/8" REBAR 5251146
 - FOUND 1-1/4" WHITE PLASTIC CAP ON 5/8" REBAR 033625
 - FOUND 3/4" ALUMINUM CAP ON 2-1/2" ALUMINUM PIPE 05-75743
 - FOUND 2" ALUMINUM CAP ON 5/8" REBAR 078720
 - FOUND 5/8" REBAR
 - FOUND 1/2" REBAR
 - SET 5/8" X 30" REBAR WITH RED PLASTIC CAP ON 110041
 - COMPUTED POSITION
 - MEASURED
 - CALCULATED
 - SEPTIC PIPE
 - UTILITY POLE
 - SUR FINE
 - ELECTRIC METER
 - TELEPHONE PEDESTAL
 - ELECTRIC TRANSFORMER
 - WELL
 - CLUEVET



R+K LAND SURVEYING, LLC
 37250 WEST LAKELAKE ROAD
 PO BOX 504
 WILLOW ALASKA 99508
 (907) 499-0047
 #154327

PRELIMINARY PLAT OF
LONG LAKE RETREAT

A SUBDIVISION OF WILLOW WOODS SOUTH PARCEL B, LOCATED WITHIN SECTION 33, T17N, R4W AND GOVERNMENT LOT 17 LOCATED WITHIN SECTION 23, T17N, R5W, 3-AM, ALASKA CONTAINING APPROXIMATELY 7.26 ACRES.

PLANNING RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

APR NUMBER:	3012-074	DATE NUMBER:	1507 TAP 1447	MAP NUMBER:	M 15
FIELD NO.:	WLS 2012-06	DATE:	02-04-2020	REVISION:	XXXX
CHECKER BY:	AKW	SCALE:	1" = 100'	SHEET:	1

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, March 5, 2020 12:24 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Long Lake Retreat #20-041

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

Hello,

MTA Has reviewed the plat for Long Lake Retreat. 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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 3, 2020 4:06 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; 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; 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 Long Lake Retreat #20-041

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

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https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EhRLcyU5xpZJrf7fQhm7bKoB-xVVsumcrmKqRdx2Ci3vEA?e=1lejhr

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, March 20, 2020 1:58 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Long Lake Retreat #20-041

[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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 3, 2020 4:06 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; 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@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Long Lake Retreat #20-041

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

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EhRLcyU5xpZJrf7fQhm7bKoB-xVVsumcrmKqRdx2Ci3vEA?e=1lejhr

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

4D

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

PRELIMINARY PLAT: **LAKE PARK B/4 L/26A**
LEGAL DESCRIPTION: **SEC 28, T17N, R3W S.M., AK**
PETITIONER: **WALCH FAMILY TRUST**
SURVEYOR: **ALASKA LAND SURVEYING**
ACRES: **.51** **PARCELS: 1**
REVIEWED BY: **PEGGY HORTON** **CASE: 2020-044**

REQUEST:

The request is to create one lot from Lots 26 & 27, Block 4, Lake Park, Plat #62-24 to be known as LAKE PARK B/4 L/26A, containing 0.51 acres +/- . This project is located east of S. Park Lane and northwest of S. Big Lake Road, within NW¼ Section 28, Township 17 North, Range 03 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map **EXHIBIT A**
Aerial Photo **EXHIBIT B**

COMMENTS:

Public **EXHIBIT C**

DISCUSSION:

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

COMMENTS:

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

Donna Kenison, nearby owner, has no objection (**Exhibit C**).

CONCLUSION

The plat of Lot 26A, Block 4, Lake Park is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There are no objections from any borough department, outside agency, or the public to the combination of lots.

FINDINGS of FACTS:

1. The abbreviated plat of Lot 26A, Block 4, Lake Park is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. This plat combines two lots within Lake Park, lessening the lot density in the area.
3. There were no objections from any borough department, outside agency or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Lake Park, Plat #62-24, and does not require additional monumentation.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Lot 26A, Block 4, Lake Park contingent on the following recommendations:

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



EXHIBIT B

RECEIVED
MAR 20 2020
PLATTING

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



56173B01L015 26
KENISON DONNA M
KENISON ERIC M & KENISON JENNIFER L
PO BOX 771357
EAGLE RIVER, AK 99577-1357

FIRST CLASS

99577-1357 EAGLE RIVER, AK 99577-1357
NOTIFICATION OF PUBLIC HEARING

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

OWNER/PETITIONER: WALCH FAMILY TRUST

REQUEST: The request is to create one lot from Lots 26 & 27, Block 4, Lake Park, Plat #62-24 to be known as **LAKE PARK B/4 L/26A**, containing 0.51 acres +/- . This project is located east of S. Park Lane and northwest of S. Big Lake Road (Tax ID 6173B04L026 & 6173B04L027), within NW 1/4 Section 28, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Community Council: Big Lake and in Assembly District #5 Dan Mayfield

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on **April 8, 2020**. The meeting begins at **8:30 A.M.** We are sending you this notice as required by State Law and Borough Ordinances.

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

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

No Objection [] Objection [] Concern

Name: Donna Kenison Address: PO Box 771357 Eagle River, AK 99577

Comments: _____

Case # 2020-044 PH

Note: Vicinity Map Located on Reverse Side

EXHIBIT C

4E

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

ABBREVIATED PLAT: **BAY CITY ACRES**

LEGAL DESCRIPTION: **SEC 25, T15N, R04W, SEWARD MERIDIAN, AK**

PETITIONER: **DANIEL & ROSALIE TALBERT**

SURVEYOR: **LAVENDER SURVEY & MAPPING**

ACRES: **40** **PARCELS: 4**

REVIEWED BY: **PEGGY HORTON** **CASE: 2020-045**

REQUEST

The request is to divide Tax Parcel D5 (Parcel 2 of MSB 40-Ac Exemption, Recorded as 2019-029082-0) into four lots to be known as Bay City Acres, containing 40-ac +/- . This project is located east of W. Point MacKenzie Road and north of W. Alsop Road (Tax ID #15N04W25D005), within SE¼ SE¼ Section 25, Township 15 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Maps	Exhibit A
As-Built	Exhibit B
PUE Topo	Exhibit C

COMMENTS

DPW	Exhibit D
Fire Code	Exhibit E
MTA	Exhibit F
Enstar	Exhibit G
GCI	Exhibit H
Public	Exhibit I

DISCUSSION

Access: This property is outside of any Road Service Area. W. Alsop Road on the south side, Section Line Easements on the east side and N. Nirvana Circle on the west side provide legal road access to these parcels. MSB 43.20-100(F)(1)(b) states, “for a plat of four lots or less outside of a road service area, legal access shall be provided to all lots and construction of a road is not required; provided, that (i) a note shall be placed on the plat to state that if any of the lots or parcels are further subdivided which would create more than the original lots created,

a road must be constructed to minimum pioneer standards to provide physical access to the lots being further subdivided.” The surveyor has added this note to the preliminary plat.

Topography & As-Built: The surveyor’s as-built information is at **Exhibit B**. Alsop Road is constructed on the south side, as shown in the surveyor’s as-built information. There is a road shown on the east side within the Section Line Easements, providing proof of constructability. N. Nirvana Circle was created in 2019 by document recorded at 2019-025426-0, also known as Talbert PUE within Platting files. **Exhibit C** provides proof of constructability for N. Nirvana Circle along with the evidence of a constructed driveway on the property. With that and topographic information, platting staff sees sufficient evidence that constructability is shown. There are no structures on the property. Staff notes the owner had to apply for a driveway permit onto W. Alsop Road as a condition of approval for the public use easement of N. Nirvana Circle.

Comments: MSB DPW had no comment (**Exhibit D**). Fire Code sees no access to Lot 2, other lots are fine (**Exhibit E**). *Staff notes Lot 2 has legal access within the Section Line Easement on the west boundary.*

MTA had no comments (**Exhibit F**). Enstar had no comments or recommendations (**Exhibit G**). GCI had no objections (**Exhibit H**).

Mark & Karen Talbert, nearby owners have no objection (**Exhibit I**).

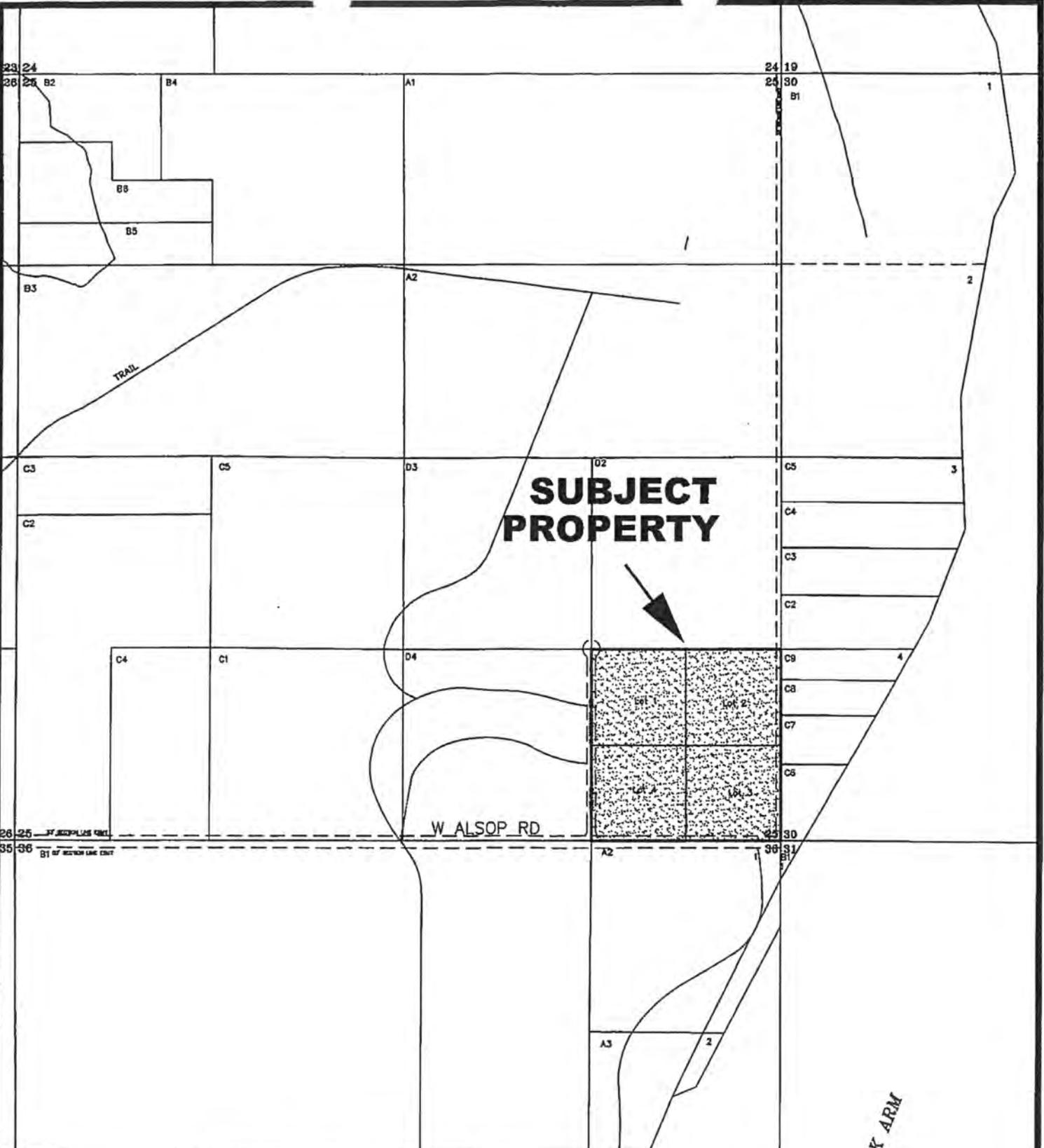
FINDINGS of FACT:

1. The proposed preliminary plat for Bay City Acres is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough departments, outside agencies, or the public.
3. This property is outside of any Road Service Area.
4. MSB 43.20.100(F)(1)(b) allows for plats of four lots or less outside of a Road Service Area without physical access as long as a plat note is provided stating that if any of the lots are further subdivided, a pioneer standard road would be constructed to provide access to the lots. The surveyor placed plat note 4 on the plat to comply with this requirement.
5. With the as-built and topographic information prepared by the surveyor, staff sees sufficient evidence that constructability is shown.
6. Access exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.120 Legal Access.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Bay City Acres, contingent upon:

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



**SUBJECT
PROPERTY**

W ALSOP RD

KNIK ARM

VICINITY MAP

FOR PROPOSED BAY CITY ACRES
LOCATED WITHIN
SECTION 25, T15N, R4W
SEWARD MERIDIAN, ALASKA

EXHIBIT A-1

GOOSE BAY 14 MAP

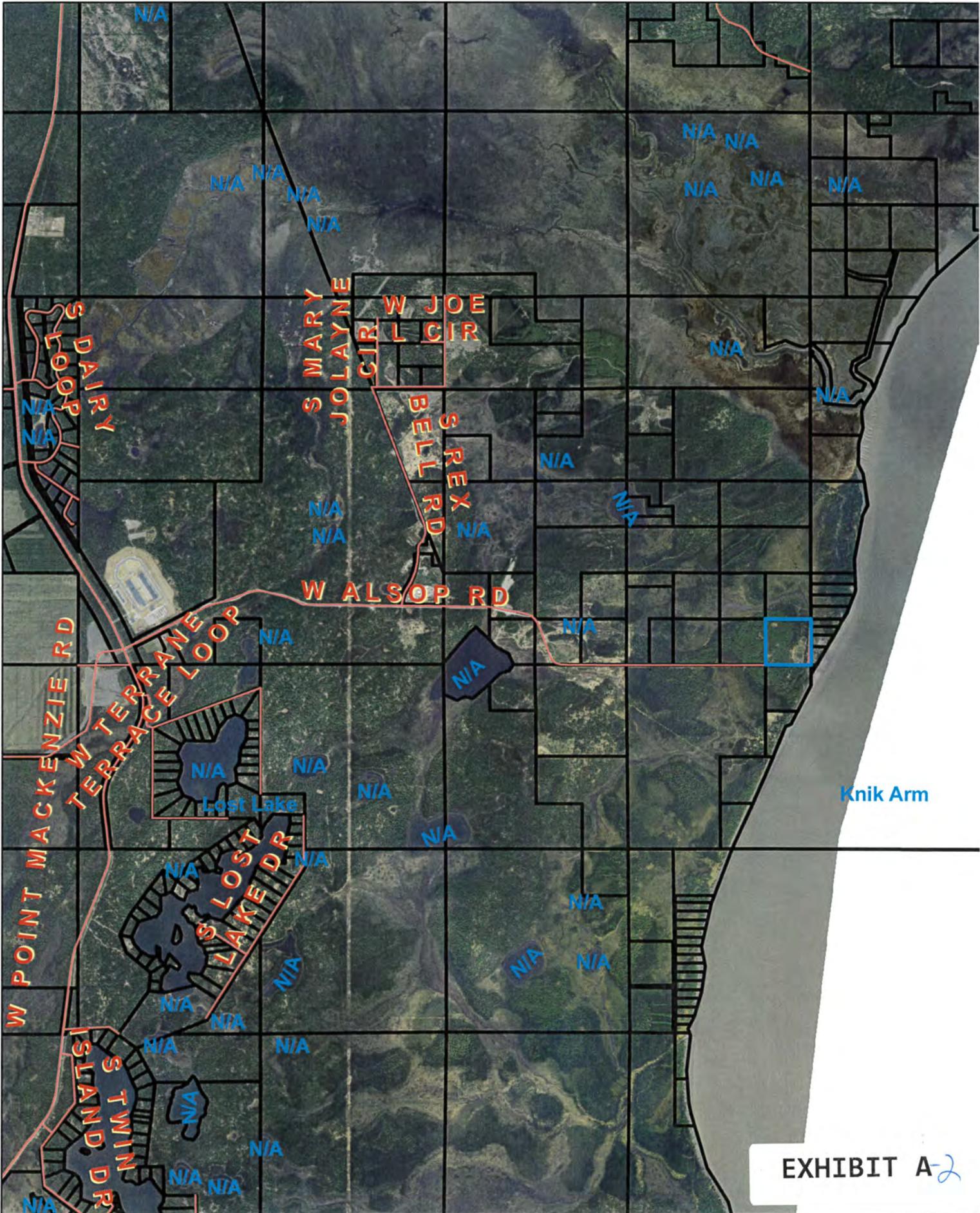
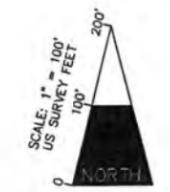


EXHIBIT A-2

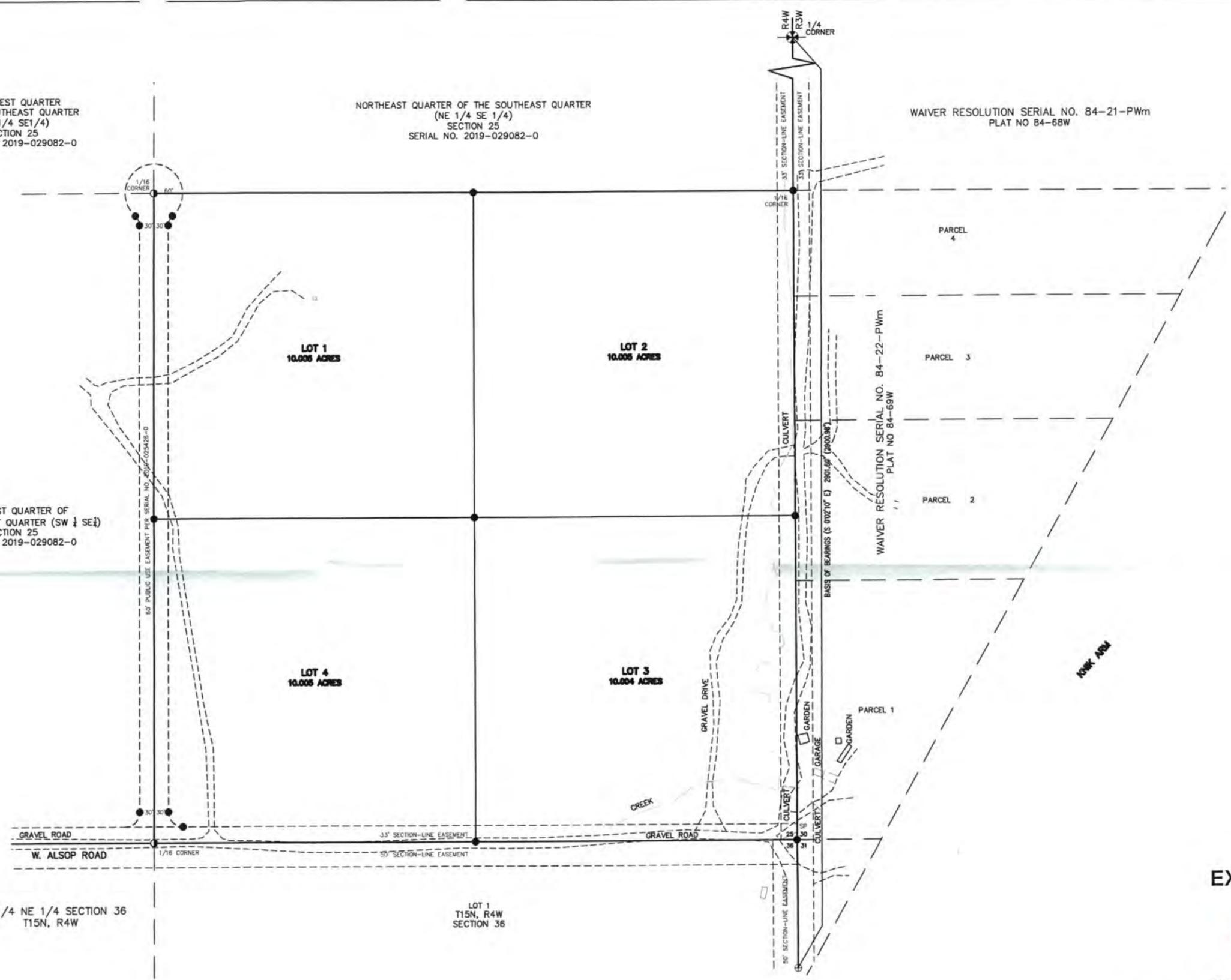
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) SECTION 25 SERIAL NO. 2019-029082-0

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4 SE 1/4) SECTION 25 SERIAL NO. 2019-029082-0

WAIVER RESOLUTION SERIAL NO. 84-21-PWm PLAT NO 84-68W



SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4) SECTION 25 SERIAL NO. 2019-029082-0



LEGEND
(S 0°02'10" E)(2900.98') RECORD DIMENSIONS PER PLAT 2001-59

- ⊕ FOUND 2-1/2" GLO BRASS CAP
- ⊕ FOUND 3-1/2" ALUMINUM CAP
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP
- SET 2-1/2" ALUMINUM CAP ON 5/8" X 8" DRIVE ROD

LAVENDER 13322-S

RECEIVED

MAR 09 2020

PLATTING

EXHIBIT B
Agenda Copy

NW 1/4 NE 1/4 SECTION 36 T15N, R4W

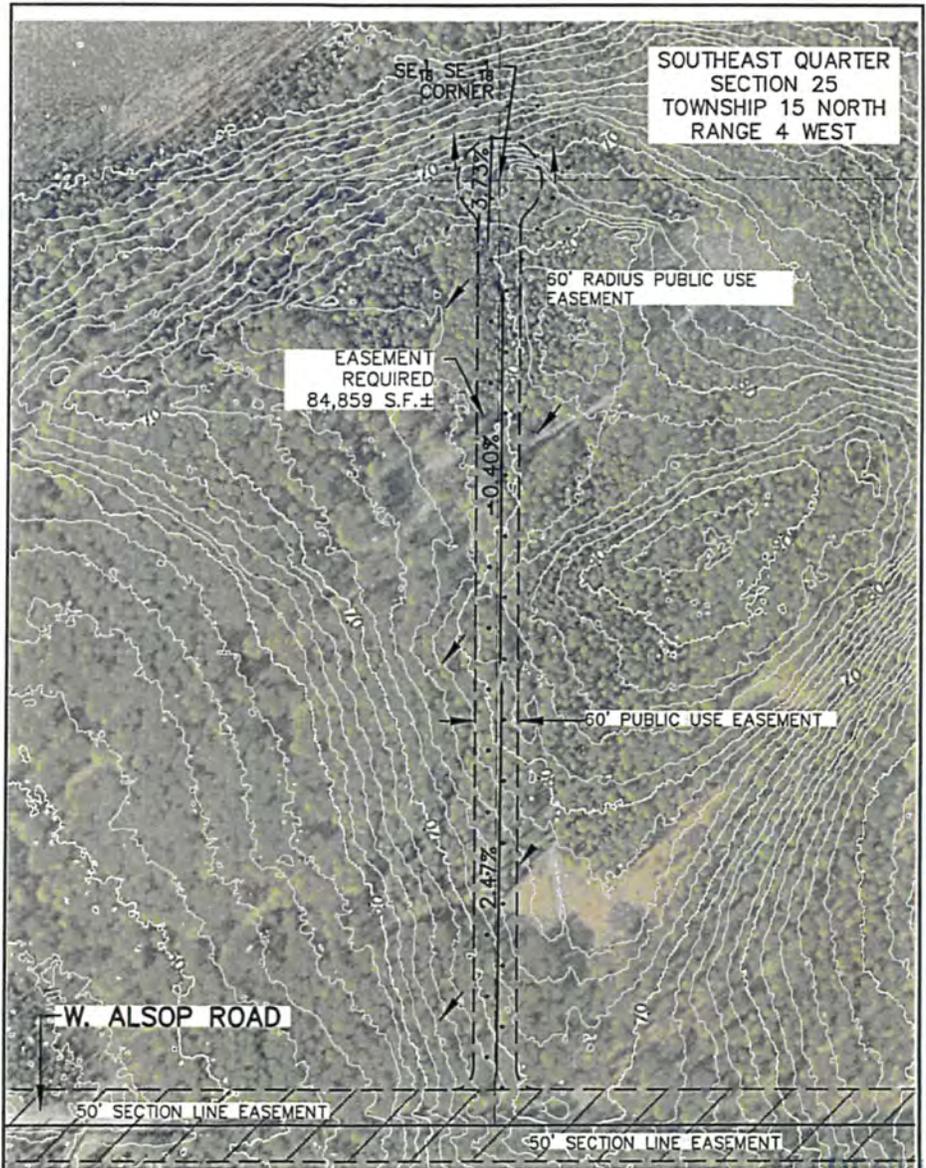
LOT 1 T15N, R4W SECTION 36



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF:
 PARCEL 2 OF THE FORTY ACRE EXEMPTION, RESOLUTION NUMBER 2019-144 RECORDED AT SERIAL NUMBER 2019-029082, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, OF ALASKA.
 AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES. EASEMENTS OF RECORD ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

ASBUILT OF BAY-CITY ACRES LOTS 1-4
 A SUBDIVISION OF PARCEL 2 OF THE FORTY ACRE EXEMPTION, RESOLUTION NUMBER 2019-144 RECORDED AT SERIAL NUMBER 2019-029082, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, OF ALASKA.
LAVENDER SURVEY & MAPPING
 2280 S. BARNYARD CR., WASILLA, AK 99654
 DAYNA RUMIELT (907)301-5177 dayna@lavendersurvey.com
 TAX MAP: GB14 DRAWN BY: DMR SCALE: 1" = 100'
 DATE: 3/6/2020 CHECKED BY: RA FILE: 18-00SPPIGROUND-06



SOUTHEAST QUARTER
SECTION 25
TOWNSHIP 15 NORTH
RANGE 4 WEST

EASEMENT
REQUIRED
84,859 S.F. ±

60° RADIUS PUBLIC USE
EASEMENT

60° PUBLIC USE EASEMENT

W. ALSOP ROAD

50' SECTION LINE EASEMENT

50' SECTION LINE EASEMENT

- LEGEND
-  DRAINAGE ARROW
 -  EXISTING RIGHT-OF-WAY
 -  EASEMENT REQUIRED



RECEIVED
MAR 12 2019
PLATTING

LAVENDER SURVEY & MAPPING
2890 S. BARNYARD CIR., WASILLA, AK 99654
907-301-5177

PUBLIC USE EASEMENT DRAINAGE:
**SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 15 NORTH, RANGE 4 WEST**
SEWARD MERIDIAN, STATE OF ALASKA

PARCEL: PUE	DATE: 3/11/19
DRAWN BY: DR	ESMT AREA: 84,859 S.F. ±
TAX MAP: GB14	BUILD.dwg

Peggy Horton

From: Jamie Taylor
Sent: Wednesday, March 25, 2020 3:42 PM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Bay City Ac Case #2020-045 Tech: PH

No comment.

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

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, March 11, 2020 1:17 PM
To: James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; sarah.wilber@alaska.gov; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; garyfoster61@outlook.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; Dan Mayfield <Dan.Mayfield@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for Bay City Ac Case #2020-045 Tech: PH

Good Afternoon,
The link below will take you to a request for comments for a 4-lot subdivision in the Pt. MacKenzie area. No RSA. Please review and provide any comments by March 30, 2020.
https://matsugov.us-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EjNJimd8xiRPkhzeKamYQ-QBwfTWwOnUejit2I3Jq2oqlA?e=9tWBDz

EXHIBIT D

Peggy Horton

From: Fire Code
Sent: Friday, March 27, 2020 12:08 PM
To: MSB Platting
Subject: RE: Request for Comments for Bay City Ac Case #2020-045 Tech: PH

Peggy,
I see no access to lot #2. The others look ok.



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

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, March 11, 2020 1:17 PM
To: James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; sarah.wilber@alaska.gov; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; garyfoster61@outlook.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; Dan Mayfield <Dan.Mayfield@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for Bay City Ac Case #2020-045 Tech: PH

Good Afternoon,
The link below will take you to a request for comments for a 4-lot subdivision in the Pt. MacKenzie area. No RSA. Please review and provide any comments by March 30, 2020.
https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EjNJimd8xiRPkhzeKqmYQ-QBwftWwOnUeijt2l3Jq2ogIA?e=9tWBDz

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 E

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, March 18, 2020 8:35 AM
To: MSB Platting
Subject: RE: Request for Comments for Bay City Ac Case #2020-045 Tech: PH

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

Good morning,

MTA has reviewed the plat for Bay City 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



Life. Technology. Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, March 11, 2020 1:17 PM
To: James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; sarah.wilber@alaska.gov; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; garyfoster61@outlook.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; Dan Mayfield <Dan.Mayfield@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for Bay City Ac Case #2020-045 Tech: PH

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EXHIBIT F



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.

Sincerely,

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

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

Peggy Horton

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, March 20, 2020 3:07 PM
To: MSB Platting
Subject: RE: Request for Comments for Bay City Ac Case #2020-045 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

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, March 11, 2020 1:17 PM
To: James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; sarah.wilber@alaska.gov; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; garyfoster61@outlook.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; Dan Mayfield <Dan.Mayfield@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; OSP Design Group <ospdesign@gci.com>
Subject: Request for Comments for Bay City Ac Case #2020-045 Tech: PH

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

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Good Afternoon,

EXHIBIT H

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



U.S. POSTAGE FITNEY BOWES
ZIP 99645 \$ 000.50⁰
02 4W
0000368428 MAR 18 2020

215N03W30C006 8
TALBERT MARK A & KAREN J
PO BOX 877972
WASILLA AK 99687-7972

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

OWNER/PETITIONER: DANIEL & ROSALIE TALBERT

REQUEST: The request is to divide Tax Parcel D5 (Parcel 2 of MSB 40-Ac Exemption, Recorded as 2019-029082-0) into 4 lots to be known as **BAY CITY ACRES**, containing 40 acres +/- . This project is located east of W. Point MacKenzie Road and north of W. Alsop Road (Tax ID #15N04W25D005), within SE ¼ SE ¼ Section 25, Township 15 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Pt. MacKenzie and in Assembly District #5 Dan Mayfield

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on **April 8, 2020**. The meeting begins at **8:30 A.M.** We are sending you this notice as required by State Law and Borough Ordinances.

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

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

No Objection Objection Concern

Name: Mark + Karen Talbert Address: P.O. Box 877972 Wasilla AK 99687

Comments: Please approve this!

Mark A. Talbert
Karen J. Talbert

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



U.S. POSTAGE FITNEY BOWES
ZIP 99645 \$ 000.50⁰
02 4W
0000368428 MAR 26 2020

RECEIVED

APR - 9 2020

PLATTING

215N03W30C006 8
TALBERT MARK A & KAREN J
PO BOX 877972
WASILLA AK 99687-7972

FIRST CLASS

UPDATED NOTIFICATION OF PUBLIC HEARING

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

OWNER/PETITIONER: DANIEL & ROSALIE TALBERT

REQUEST: The request is to divide Tax Parcel D5 (Parcel 2 of MSB 40-Ac Exemption, Recorded as 2019-029082-0) into 4 lots to be known as **BAY CITY ACRES**, containing 40 acres +/- . This project is located east of W. Point MacKenzie Road and north of W. Alsop Road (Tax ID #15N04W25D005), within SE ¼ SE ¼ Section 25, Township 15 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Pt. MacKenzie and in Assembly District #5 Dan Mayfield

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. **The public hearing is moved to May 6, 2020 due to borough facility closures in response to COVID-19.** The meeting begins at **8:30 A.M.** We are sending you this notice as required by State Law and Borough Ordinances.

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

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

No Objection Objection Concern

Name: Mark A. Talbert Address: PO Box 877972 Wasilla AK 99687
Comments: Please approve this!

4F

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

PRELIMINARY PLAT: **UPWIND**
LEGAL DESCRIPTION: **SEC 27, T17N, R3W S.M., AK**
PETITIONER: **EQUITY TRUST COMPANY CUSTODIAN FBO DEBORAH
M. BITNEY IRA Z150043**
SURVEYOR/ENGINEER: **R & K LAND SURVEYING/PIONEER ENGINEERING**
ACRES: **4.19** **PARCELS: 2**
REVIEWED BY: **PEGGY HORTON** **CASE: 2017-075**

REQUEST:

The request is to divide Tax Parcel B7 into 2 lots to be known as Upwind Subdivision, containing 4.19 acres more or less. Located directly south of W. Aero Lane and adjoining the north side of the Big Lake Airport, within the NW¹/₄ Section 27, Township 17 North, Range 3 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map	Exhibit A
Aerial Photo	Exhibit B
Soils	Exhibit C

Comments:

DPW	Exhibit D
Fire Code	Exhibit E
GCI	Exhibit F
Enstar	Exhibit G
MTA	Exhibit H
Public	Exhibit I

DISCUSSION:

Access: W. Aero Lane is maintained by the borough and classified as a collector. W. Aero Lane is a 60' wide right-of-way recorded on Hobson Subdivision from Big Lake Road to S. Tailwind Circle. Then it becomes an 80' wide right-of-way with the dedication on Flite Side Subdivision plat #79-6. The Subdivision Construction Manual Section A06.1 states "Residential collector streets should be designed to have no residential lots directly fronting on them. When this is not

possible,...Only lots having frontages of 100 feet or greater may front on collector streets and space shall be provided on these lots for turnaround so that vehicles will not have to back out onto residential collector streets.” The proposed lots each have at least 100’ of frontage and therefore comply with MSB 43.20.320, *Frontage* and SCM A06.1, *Service Restrictions* for Residential Collector Streets. The lots also meet the physical and legal requirements for access.

There is an existing driveway onto W. Aero Lane and staff notes that an application for this driveway is currently in pending status with the borough permit center.

Soils: Pioneer Engineering provided a useable area report certifying there is 10,000 sq. ft. of useable septic area and 10,000 sq. ft. of useable building area on each of the two proposed lots (**Exhibit C**). Two test hole logs were provided, no groundwater was encountered, and the soils are consistent with MSB 43.20.281, *Area*.

COMMENTS:

DPW had no comment (**Exhibit D**). Fire Code has no issue with the flag pole, but does stress that it needs to be constructed to allow for emergency vehicle access (**Exhibit E**).

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

Beverly Stephens sent in a concern (**Exhibit I**). She is concerned about road access to the subject area. She’s concerned that S. Tailwind Circle is not being improved to provide access to this subdivision. *Staff notes the subdivision-quality access is from Aero Lane, not from S. Tailwind Circle.* Additional traffic on Aero Lane is also a concern for her. The next concern is what will be developed on the property. *Staff notes that development of the lots is not addressed in Title 43.*

CONCLUSION:

The plat of Upwind is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats. This plat divides one lot into two. Both lots have the required useable septic and building area and both lots have the required frontage on a public road. There are no objections from any borough department or outside agency.

FINDINGS of FACTS:

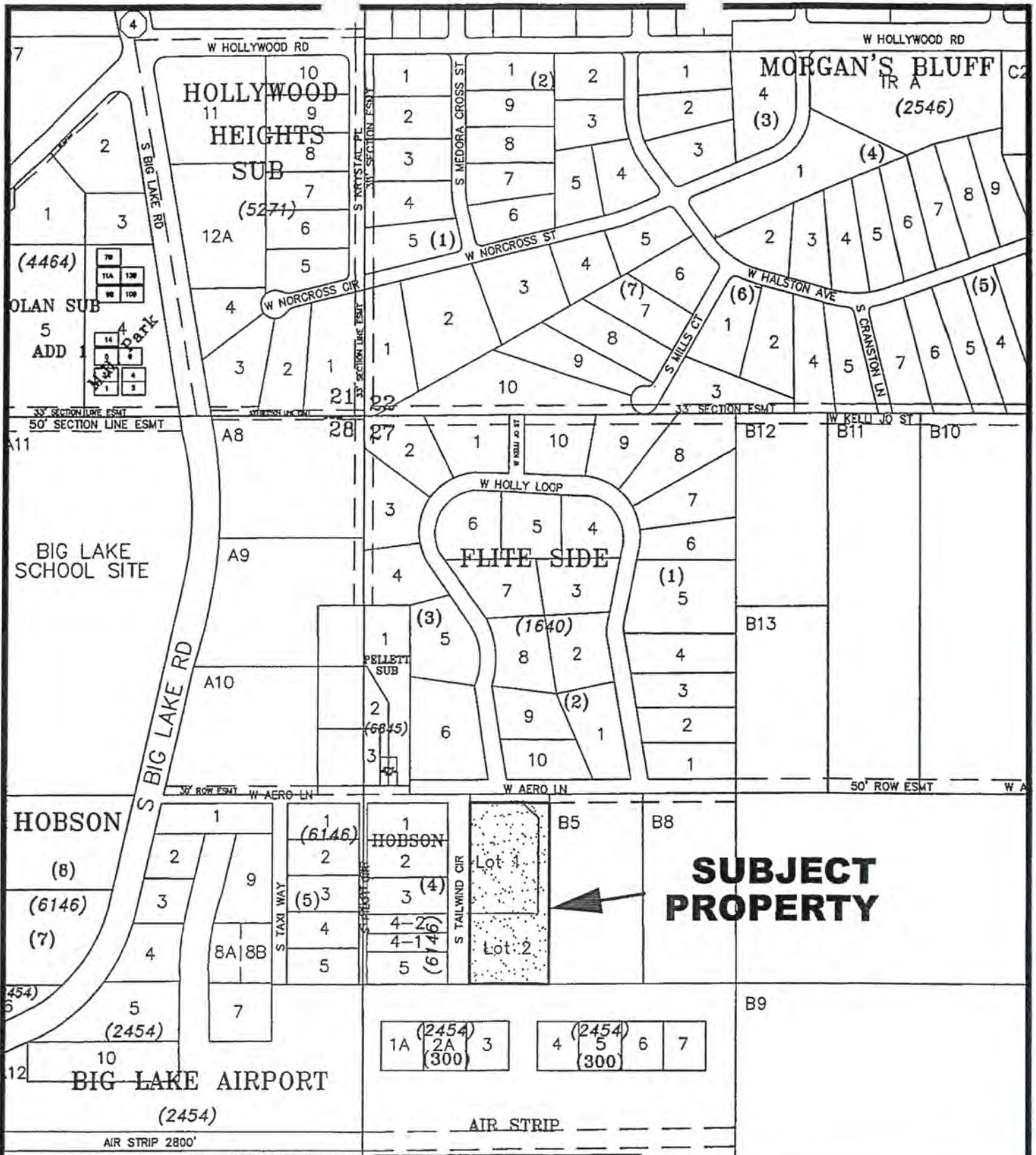
1. The abbreviated plat of Upwind is consistent with AS 29.40.070, Platting Regulations, MSB 43.15.025, *Abbreviated Plats*.
2. There were no objections from any borough department or outside agencies.
3. This platting action was accepted under a version of Title 43 which was in effect from April 7, 2015 to November 7, 2017. The petitioner requested the approval be on hold until this date.

4. The proposed lot has more than the minimum frontage onto a public road required by MSB 43.20.140, *Frontage*.
5. W. Aero Lane is classified as a collector road. Proposed lot 2 has 100' of frontage onto W. Aero Lane per SCM A06.1.
6. A civil engineer certified that the proposed lots will contain 10,000 sq ft of useable septic area and 10,000 sq ft of useable building area.
7. The surveyor provided an as-built and reiterated that there are no other structures on the property.
8. W. Aero Lane is a 60' & 80' wide right-of-way platted on two subdivision plats. This provides for subdivision quality legal access to the designed lots.
9. The existing driveway has a pending driveway permit.
10. Hobson Subdivision recorded in 1962 and dedicated W. Tailwind Circle as a taxiway. Staff would not support subdivision access from a taxiway due to the potential safety conflicts with airplanes.
11. The existing driveway provides access to Tax Parcel B5 to the east of this parcel. The existing driveway will provide shared access to both Lot 1 and 2 of this subdivision.
12. State of Alaska DOT&PF stated there will be no direct access granted to the Big Lake Airport.

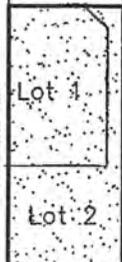
RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Upwind Subdivision contingent on the following recommendations:

1. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
2. Place a plat note that both lots will share a single point of access onto W. Aero Lane.
3. Taxes and special assessments must be current prior to recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
5. Submit final plat in full compliance with Title 43.



SUBJECT PROPERTY



VICINITY MAP
 FOR PROPOSED UPWIND
 LOCATED WITHIN
 SECTION 27, T17N, R3W
 SEWARD MERIDIAN, ALASKA
 HOUSTON 14 MAP

EXHIBIT A



EXHIBIT B



Pioneer Engineering LLC
Professional, Reliable, Local

RECEIVED

DEC 03 2019

PLATTING

November 30, 2019

**RE: Usable Area Report
T17N R3W Section 27 Lot B7
Upwind Subdivision**

Fred Wagner, PLS
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Mr. Wagner,

Usable Area: Working on behalf of the owner and in coordination with Rick Wentworth PLS, I performed a soils investigation for the above-referenced proposed subdivision. The project will create 2 lots from the parent parcel containing approximately 4.2 acres. Lot 1 will be 1.77 acres and Lot 2 will be 2.43 acres in size. This soils evaluation includes visual descriptions of the property, two new test holes, and a review of topography information.

Access: Lot 1 will retain its current access to W Aero Lane and Lot 2 will be served by new flag access to W Aero Lane.

Topography: Overall, the terrain varies little across the parent parcel. From a base elevation of 100' above MSL, the only topographical changes of note are two areas that rise to 120' in the northeast corner of the parent parcel and in the eastern half of future Lot 2.

Vegetation & Soils: The entirety of the parent parcel has been cleared of trees, but topsoil still covers the parent parcel. There is a single structure on the parent parcel, a 9' x 12' well house. This structure will remain on future Lot 1.

Test Holes: Two new test holes were excavated, inspected and documented on 11-29-16. Each test hole was excavated to 12 feet deep. The test holes were sited one per lot in order to provide a good representation of the subsurface soils for each lot.

Each test hole showed a layer of topsoil overlaying sands and gravels with occasional traces of silt. The attached test hole logs show in more detail the varying strata.

Groundwater: No groundwater was encountered in the two test holes that apply to this subdivision.

Flood Hazard Reduction: The proposed subdivision is not located in any Flood Hazard Area on FIRM Panel 02170C8020E.

EXHIBIT C-1



Pioneer Engineering LLC
Professional, Reliable, Local

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

With the size of the lots, setbacks to future water wells should present little influence to siting of septic drainfields on either lot.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, ***each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of usable septic area as required by MSB 43.20.281 AREA.***

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645
907-863-2455



UPWIN SUBDIVISION - TEST HOLE LOCATIONS

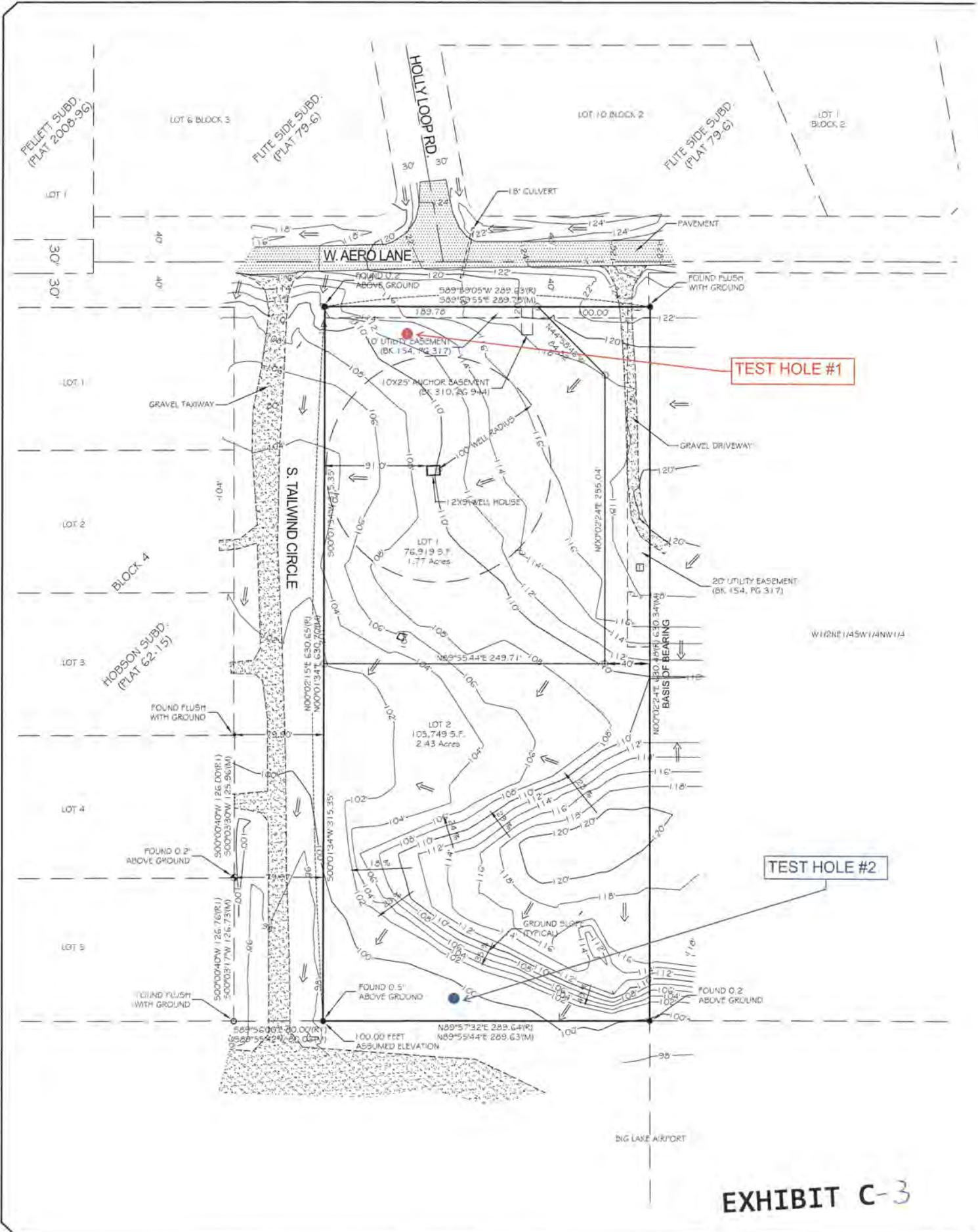


EXHIBIT C-3

SOIL LOG

Job Number: 2017-RW-001

Project Location: Upwind Subdivision

Logged By: Steve Wilson

Date: 11-29-16

TEST HOLE # 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Sand (SP)
4	
5	
6	Silty sand
7	
8	Gravel with trace of silt (GP)
9	
10	Gravelly sand (SW)
11	
12	
13	Bottom of test hole, no groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See Test Hole Map

COMMENTS:

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2017-RW-001

Project Location: Upwind Subdivision

Logged By: Steve Wilson

Date: 11-29-16

TEST HOLE # 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Sandy gravel (GP)
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	Bottom of test hole, no groundwater
13	
14	
15	
16	
17	
18	
19	
20	
21	



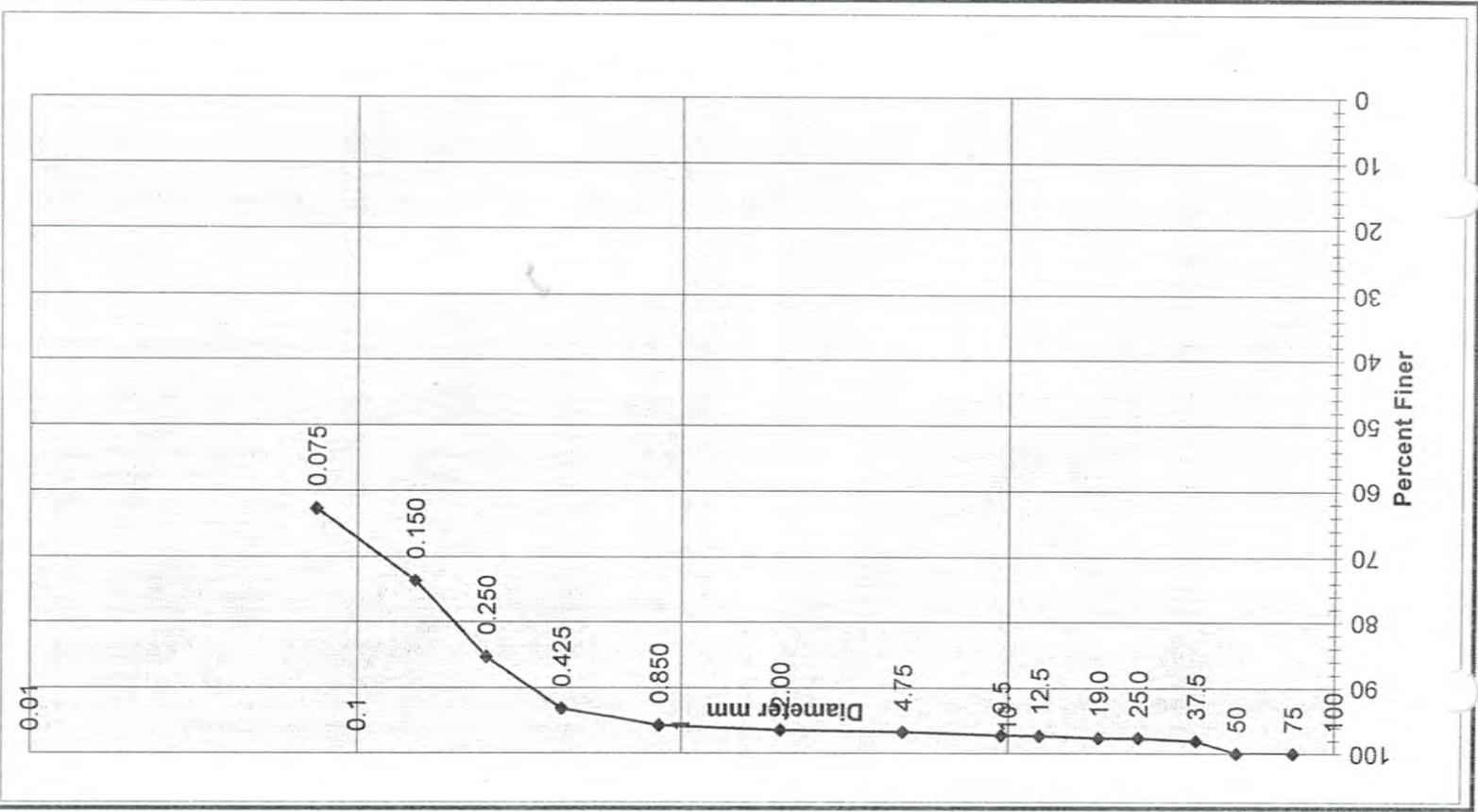
TEST HOLE LOCATION:
See Test Hole Map

COMMENTS:

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



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



Sieve	Diameter	Percent
#200	0.075	62.7
#100	0.150	74
#60	0.250	85
#40	0.425	93
#20	0.850	96
#10	2.00	96
#4	4.75	97
3/8"	9.5	97
1/2"	12.5	97
3/4"	19.0	98
1"	25.0	98
1.5"	37.5	98
2"	50	100
3"	75	100
Finer	mm	
Percent	Diameter	

Client: Pioneer Engineering
 Project: Upwind Subdivision
 Soil Description: Sandy Silt
 Unified Classification: ML

Date: 2/21/2020
 Sample Date: 2/13/2020
 Proj. no.: 20005

Sample Location: Submitted 6'

Peggy Horton

From: Jamie Taylor
Sent: Wednesday, March 25, 2020 3:54 PM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Upwind Case #2017-075 Tech: PH

No comment.

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

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, March 12, 2020 4:33 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; aksandybaker@gmail.com; Cindy Bettine <cindybettine@mtaonline.net>; browne@mtaonline.net; billkramer@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>; 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>; Dan Mayfield <Dan.Mayfield@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for Upwind Case #2017-075 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a two-lot subdivision on the north side of the Big Lake Airport. RSA 21. Please review and provide any comments by March 30, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EI3_ZY4m475AnNvpcqfuWuG_Bq8po3dlQl2NJA2LzTp9oUA?e=eP0HHS

Peggy Horton

From: Fire Code
Sent: Friday, March 27, 2020 12:00 PM
To: MSB Platting
Subject: RE: Request for Comments for Upwind Case #2017-075 Tech: PH

Peggy,
The flag created here does not appear to be an issue. Fire Code has no issue with this.

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, March 12, 2020 4:33 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; aksandybaker@gmail.com; Cindy Bettine <cindybettine@mtaonline.net>; browne@mtaonline.net; billkramer@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>; 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>; Dan Mayfield <Dan.Mayfield@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
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https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EI3_ZY4m475AnNvpcgfuWugBg8po3dlQI2NJA2LzTp9oUA?e=eP0HHs

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

Peggy Horton

From: Fire Code
Sent: Friday, March 27, 2020 12:03 PM
To: MSB Platting
Subject: RE: Request for Comments for Upwind Case #2017-075 Tech: PH

Peggy,

I am only concerned that the pole section of the flag should be built to allow for emergency vehicle access.



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

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, March 12, 2020 4:33 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; aksandybaker@gmail.com; Cindy Bettine <cindybettine@mtaonline.net>; browne@mtaonline.net; billkramer@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>; 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>; Dan Mayfield <Dan.Mayfield@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for Upwind Case #2017-075 Tech: PH

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https://matsugov.us-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EI3_ZY4m475AnNvpcgfuWugBq8po3dlQI2NJA2LzTp9oUA?e=eP0HHs

Peggy Horton

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, March 20, 2020 3:10 PM
To: MSB Platting
Subject: RE: Request for Comments for Upwind Case #2017-075 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

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, March 12, 2020 4:33 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; aksandybaker@gmail.com; Cindy Bettine <cindybettine@mtaonline.net>; browne@mtaonline.net; billkramer@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>; 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>; Dan Mayfield <Dan.Mayfield@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; OSP Design Group <ospdesign@gci.com>
Subject: Request for Comments for Upwind Case #2017-075 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,



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.

Sincerely,

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

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

EXHIBIT G-2

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, March 18, 2020 8:17 AM
To: MSB Platting
Subject: RE: Request for Comments for Upwind Case #2017-075 Tech: PH

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

Good morning,

MTA has reviewed the plat for Upwind. 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



Life. Technology. Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, March 12, 2020 4:33 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; aksandybaker@gmail.com; Cindy Bettine <cindybettine@mtaonline.net>; browne@mtaonline.net; billkramer@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>; 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>; Dan Mayfield <Dan.Mayfield@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for Upwind Case #2017-075 Tech: PH

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



RECEIVED

MAY - 1 2020

PLATTING

51640B03L006 25
STEPHENS RICHARD A & B A
PO BOX 520893
BIG LAKE, AK 99652-0893

FIRST CLASS

REVISED UPDATED NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: EQUITY TRUST FBO DEBORAH M. BITNEY IRA

REQUEST: The request is to divide Tax Parcel B7 into two lots to be known as **UPWIND**, containing 4.19 acres +/- . This project is located east of S. Big Lake Road and directly south of W. Aero Lane (Tax ID 17N03W27B007), within Section 27, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Community Council: Big Lake and Assembly District #5 Dan Mayfield

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. **The public hearing is rescheduled to May 13, 2020 due to borough facility closures in response to COVID-19.** The meeting begins at 8:30 A.M. We are sending you this notice as required by State Law and Borough Ordinances.

To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>
Public testimony will be held at the beginning of the meeting before the case is heard.

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 packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Peggy Horton** at (907) 861-7881.

THE PUBLIC IS NOT PERMITTED TO PHYSICALLY ATTEND THE MEETING.

THE PUBLIC CAN PARTICIPATE, VIEW OR LISTEN TO THE MEETING IN THE FOLLOWING WAYS:

Go to <https://www.matsugov.us/boards/platting> to follow the video conference call-in instructions, the video app, or link.

PLEASE BEAR WITH US AS WE CONTINUE TO IMPROVE THIS PROCESS,

YOUR PATIENCE IS GREATLY APPRECIATED.

No Objection Objection Concern

Name: Beverly Stephens Address: 14249 West Holly Fliteside Subdiv. Lot 6

Comments: Attached is a 2 paragraph document as well as 2 pictures taken from our front yard on 4-24-2020. Please distribute all to platting board members along with the map on the reverse side.

Case # 2017-075 PH

Note: Vicinity Map Located on Reverse Side

EXHIBIT I-1

page 1

map on the reverse side.
Thank you.
Beverly Stephens

My main concern is road access to the subject area. The "road" (South Tailwind Circle) departing off Aero Lane is really not a road. If the plot of land is to be subdivided, then an access road to the lots must really be improved. We have lived directly across from South Tailwind for 34 years, and we have seen many near misses on Aero Lane. (Lot 6, Fliteside Subdivision) Coming up from the lot to be divided is very steep, (about 45 to 50 degrees), and in the winter months vehicles dart out onto Aero Lane because if they stop, they are stuck. Additional traffic on Aero Lane would definitely be a concern to me.

My next concern is that this is a residential area adjacent to the Big Lake Airport, so I would hope that the lots are used for either airport facilities like hangers or single family homes. This past winter the lot was used to store a lot of construction equipment, and I think that really decreases the value of our home as well as those of our neighbors in the Flite Side Subdivision. This is not a commercial area, and I don't think large vehicles like rock trucks should be driving on Aero Lane as they did last winter. We live directly across Aero Lane, and our home faces the proposed subdivision.

Beverly Stephens

Lot 6, Fliteside Subdivision

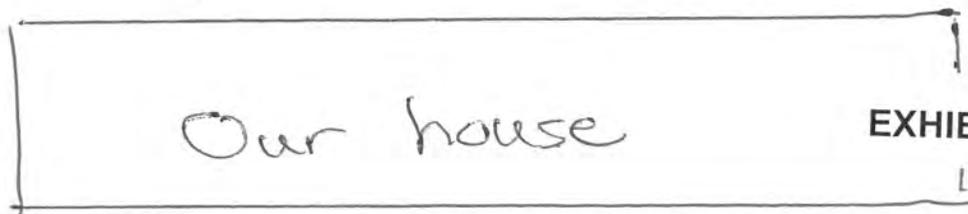
Our property value is \$296,000 , and we don't wish its value to be diminished.

Sincerely,

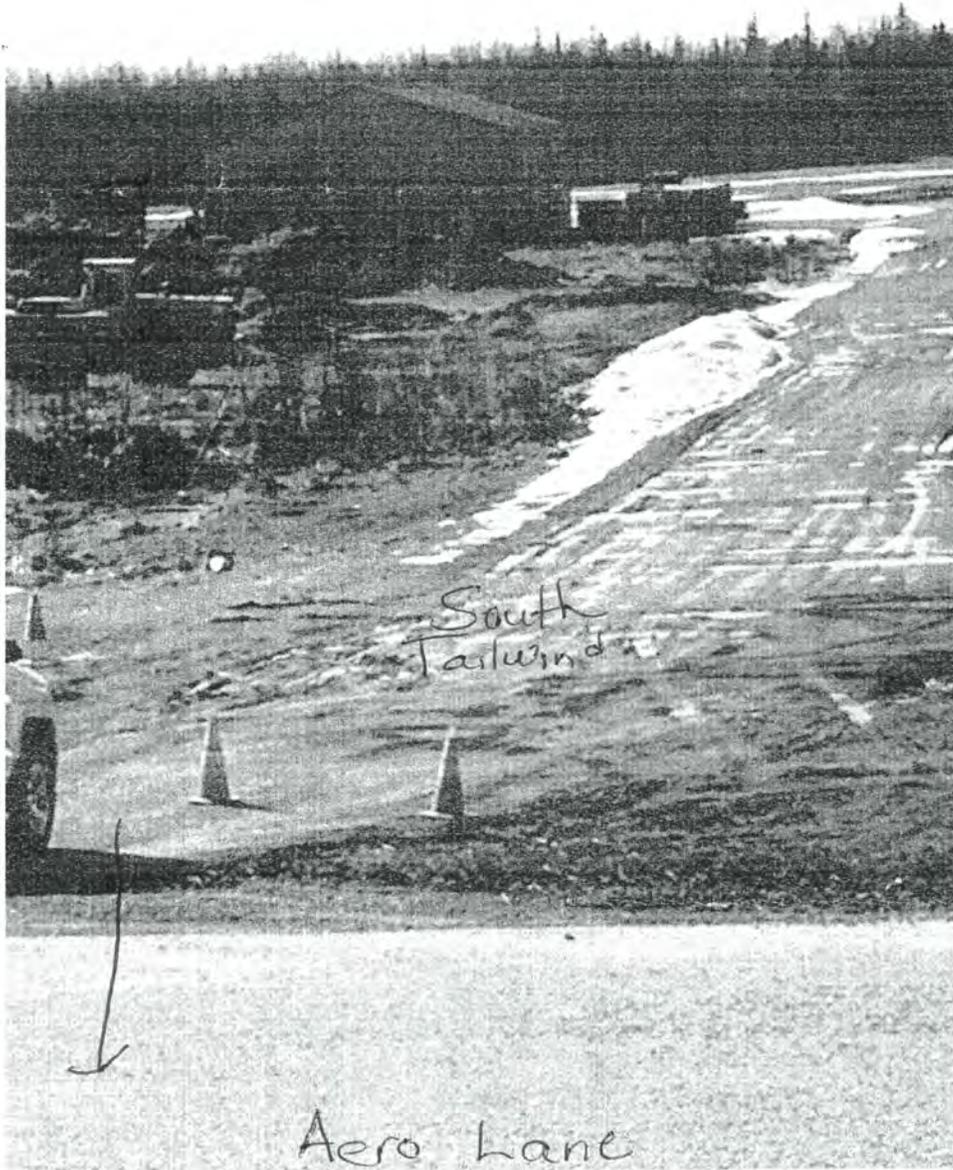
Beverly Stephens



Our yard faces South Tailwind



re: Tax Parcel B-7



This is
very
steep
coming
up to
Aero
Lane

Aero Lane

EXHIBIT I-5

4G

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

PRELIMINARY PLAT: **SHERROD RSB B/1A L/1-3**
LEGAL DESCRIPTION: **SEC 33, T18N, R02E S.M., AK**
PETITIONER: **DARYL & MARTHA IMHOF**
SURVEYOR: **HANSON LAND SOLUTIONS**
ACRES: .69 **PARCELS: 1**
REVIEWED BY: **CHERYL SCOTT** **CASE: 2020-046**

REQUEST:

The request is to combine Lots 1, 2 & 3, Block 1A, Sherrod, Plat #12-204 into one lot to be known as Lot 3A, Sherrod, containing .69 acres more or less. Located NW¼ Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map **Exhibit A**
Aerial Photo **Exhibit B**

COMMENTS:

City of Palmer **Exhibit C**
Public **Exhibit D**

Location: The subject parcels are located in the City of Palmer on the northwest corner of N. Gulkana Street and E. Dolphin Avenue. This case is being heard under MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. MSB 43.15.054(G) allows the surveyor to use record information from the prior plats and does not require survey and monumentation.

COMMENTS:

City of Palmer noted the lots are located within the designated Airport Influence Area; a plat note should be added to the new plat reflecting this information. The boundary of the property does not extend into Gulkana right-of-way, it was quitclaim deeded to the City of Palmer on March 11, 1953 at Book 14, Page 209. Total combined acreage should be .50 acres for the new lot. **(Exhibit C)** *Staff notes final plat will show adjusted boundary and acreage.*

Henry VanHorn, owner of Lot 3, Block 1, Wahrer #1 Subdivision on Dolphin Avenue has no objection. Joe & Ginny Lawton, owner of Tax Parcel B2 on Caribou Avenue, encourages and supports all efforts and actions to promote and enhance single-family residences in the 75 year old Sherrod Subdivision. **(Exhibit D)**

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

CONCLUSION:

The plat of Lot 3A, Sherrod RSB B/1A, L/1-3 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There are no objections from any borough departments, outside agencies, or the public to the combination of lots.

FINDINGS of FACT:

1. The abbreviated plat of Lot 3A, Sherrod RSB B/1A, L/1-3 is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. This plat combines three lots within Sherrod Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. Two public comments received, one of no objection and the other was concern about maintaining single-family residences.
5. City of Palmer noted Gulkana right-of-way is not included in the boundary of the proposed lot, it was quitclaim deeded to the City of Palmer on March 11, 1953 at Book 14, Page 209.
6. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
7. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Sherrod, Plat #12-204, and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Lot 3A, Sherrod RSB B/1A, L/1-3 contingent on the following recommendations:

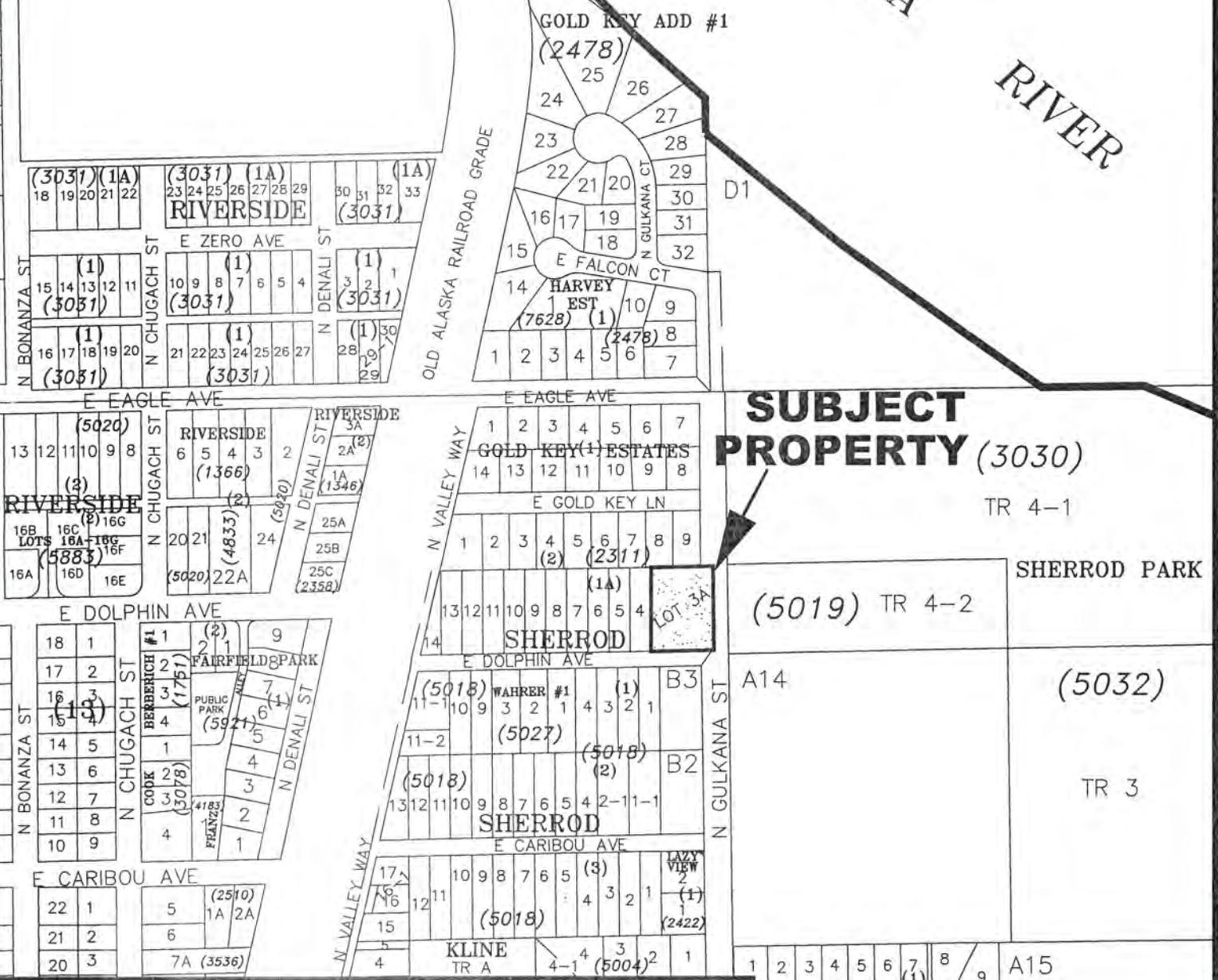
1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F)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

4. Submit final plat with adjusted acreage and boundary removing Gulkana right-of-way if found not to be included.
5. Submit recording fee payable to DNR.
6. Submit final plat in full compliance with Title 43.

C3

C5 7

MATANUSKA RIVER



SUBJECT PROPERTY (3030)

TR 4-1

(5019) TR 4-2

SHERROD PARK

(5032)

TR 3

VICINITY MAP

FOR PROPOSED SHERROD RSB B/1A L/1-3
 LOCATED WITHIN
 SECTION 33, T18N, R2E, SEWARD MERIDIAN,
 ALASKA

PALMER 05 MAP

EXHIBIT A



EXHIBIT B



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

David Meneses
Building Inspector

Beth Skow
Library Director

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Sarah Rennie, Community Development Specialist
DATE: March 27, 2020
SUBJECT: Sherrod Block 1A Lots 1, 2 & 3

Inside City Limits

Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: See Community Development related to roadway.
2. Building Inspector: Agree with comment of Community Development.
3. Community Development: The lots are located within the designated Airport Influence Area; a plat note should be added to the new plat reflecting this information. On the plat provided 2/13/20 it shows lot extends into Gulkana Street. This is inaccurate as the property in the roadway was quitclaim deeded to the City on March 11, 1953.
4. Fire Chief: Same as Building Inspector.
5. Public Works: MSB Real Property Parcel ID 41211, Sherrod, Block 1A, Lot 1, showing 0.08 gross acreage. Total combined should say 0.50 for new lot.
6. Planning and Zoning Commission: The proposed platting action will be reviewed at the next scheduled Planning and Zoning Commission meeting (April 16, 2020, unless cancelled); any additional comments will be forwarded at that time.

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



55027B01L003
VAN HORN HENRY J
438 E DOLPHIN AVE
PALMER AK 99645

61

Matanuska-Susitna Borough
APR 28 2020
Received

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: DARYL & MARTHA IMHOF

REQUEST: The request is to create one lot from Lots 1-3, Block 1A, Sherrod, Plat #12-204 to be known as **LOT 3A, SHERROD**, containing .69 acres +/- . This project is located on the northwest corner of E. Dolphin Avenue and N. Gulkana Street in the City of Palmer. (Tax ID #5018B1AL001, 5018B1AL002 & 5018B1AL003), within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Community Council: N/A and Assembly District #2 Stephanie Nowers

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. **The public hearing is rescheduled to May 13, 2020 due to borough facility closures in response to COVID-19.** The meeting begins at **8:30 A.M.** We are sending you this notice as required by State Law and Borough Ordinances.

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PLEASE BEAR WITH US AS WE CONTINUE TO IMPROVE THIS PROCESS,
YOUR PATIENCE IS GREATLY APPRECIATED.

No Objection [] Objection [] Concern

Name: Henry J. Van Horn Address: 438 E. Dolphin Ave Palmer, AK 99645

Comments: _____

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



118N02E33B002 33
LAWTON LLOYD J & V L
549 E CARIBOU AVE
PALMER, AK 99645-6108

RECEIVED
MAY 07 2020
PLATTING
FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: DARYL & MARTHA IMHOF

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PLEASE BEAR WITH US AS WE CONTINUE TO IMPROVE THIS PROCESS,
YOUR PATIENCE IS GREATLY APPRECIATED.

No Objection Objection Concern

Name: Joe & Ginny Lawton Address: 549 E Caribou Ave, City

Comments: We encourage and support all efforts and actions to promote and enhance single family residences in 75-year-old Sherrod Subdivision.

4H

Access: E. Bogard Road, N. Yenlo Street and E. Swanson Avenue provide legal and physical access to the proposed lots per MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. Swanson Avenue and a portion of Yenlo Street is maintained by the City of Wasilla and Bogard Road is maintained by the state. ADOT&PF has restricted direct access to Bogard Road from proposed Tract 1. The City of Wasilla is not requiring construction of Yenlo Street. Frontage will exist to each lot per MSB 43.20.320 *Frontage*.

Comments:

MSB Planning stated any future development should comply with City of Wasilla codes and access to Tract 1 is restricted to Yenlo Street. **(Exhibit B)**

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

City of Wasilla noted a subdivision permit is not required as this platting action is only adjusting a lot line and construction is not required for Yenlo Street. **(Exhibit D)**

ADOT&PF stated no direct access would be granted to Bogard Road. The northern lot will need to access via Yenlo Street. **(Exhibit E)**

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

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

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

CONCLUSION:

The preliminary plat of Yenlo Phase II is consistent with AS 29.40.070 Preliminary Plats and MSB 43.15.025 Abbreviated Plats. Legal and physical access will be provided to the proposed lots consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. Frontage for the subdivision will exist pursuant to MSB 43.20.320 *Frontage*. The lots are served by city sewer and water and useable area verification is not required per MSB 43.20.281 (A). There were no objections received from any outside agencies, borough departments or the public.

FINDINGS OF FACT:

1. The plat of Yenlo Phase II is consistent with AS 29.40.070 Preliminary Plats and MSB 43.15.025 Abbreviated Plats.
2. Frontage to all lots is consistent with MSB 43.20.320, *Frontage*.
3. Useable area verification is not required when lots are served by city water and sewer per MSB 43.20.281(A).
4. Access exists pursuant to MSB 43.20.100 *Access*, MSB 43.20.120 *Legal Access* and 43.20.140 *Physical Access*.

5. ADOT&PF stated no direct access would be granted to Bogard Road and City of Wasilla is not requiring construction of Yenlo Street.
6. There were no objections from any borough departments, outside agencies, or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: "I move to approve the preliminary plat of Yenlo Phase II, Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:"

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

IDITAROD - WASILLA SCHOOLS 2016

(7564)

TR B

TRACT 7
(1043)

N WASILLA FISHHOOK RD

TR B

(1) LOT 15A
14 15A (1)
(7090)

(1048) (2)
15 16 17 18A
(5568)

(2)
26 25 24 23 22 21
(1048) C23

E BOGARD RD

CITY VIEW
1
(7205)

C15 **SUBJECT PROPERTY**

E BOGARD RD

TR B-1A

WASILLA MIDDLE SCHOOL
(7143)

TR B-1B

(2641) (1083)
4 2
(2)

(2) 1
E PAULSON AVE

4A (4932) 2
3A (1083) 1

LOT 6A (5878) 1
8 (2) (6915)
9 10 (1004) (9307)
LOT 7A (5350) 6
7A 5
9 (1) 4
10 (1) 3
11 (1) 2
12 1

LOT 1-A (3225) 3
1-A
CARNEY-WILSON ESTATES (2292)

B22 4

TRACT 1
TRACT 2
UNIT 1 UNIT 2 (9101)

YENLO SQUARE SUB 1 (5926)

LOTS 2A & 2B CARNEY WILSON ESTATES (6698) 4
NO 2 PH 2 (5371) 2B

N LANG ST

N CRUSEY ST

(1066) (B)
12 7 6 5 4 3 2 1

LOTS 4A-10A (2658) 1A

6 5
7 4
8 (1066) 3
2
1

6 5
7 (28) 4
8 (1015) 3
9 2
10 (9009) 1

E SWANSON AVE

TR A2 (2959)
WASILLA MALL
TR A1

(5080) 3 (5318) 1A
7B (2401) 8
LAKEWOOD 9 (3967)

E WESTPOINT DR

BUSINESS PARK TR B2 (2842)
TR A1 TR A2 TR B1 (2479)

(1066) SCHOOL RESERVE
16 17 18 (3)

11 10
12 9
13 8
14 7
15 (2) 5
16 4
17 3
18 2
19 1

9 (1066) 8
10 7
11 6
12 5
13 (1) 4
14 3A
15 1A (4229)
16A
LOT 16A

FRED NELSON 5A
BLOCK 1E RESUB
4A (1)
3A
2A (2523) 1A

N YENLO ST

E PARKS HWY

ALASKA RAILROAD

6

B12 1 NELSON (4891) 2

LOT 13A (5303) (11) 6
LOT 4A (2463) (11) 4A
LOT 2A

9A 9
9B 8
10A 7
11A 6
12A 5
13A (12) 4A
14A 3A (3759)

9 8
10 7
11 (1034) 6
12 5
13 4
14 (13) 3
15 2

S BOUNDARY ST
S TALKKEETNA ST

TR B DOUG NIELSON (3498) TR A

(1024) (TR A) 5
HAGEN AV (TR A) 3
1 (TR A)

(5B) (7011) (6B) (7A) (6942)
FLOYD 2010 FLOYD
BLOCKS 5A - 7A

E SUSITNA AVE

LOTS 6A 1A 3A 9A (4) (4893) 9A 1A
S MCKINLEY ST NORTH STAR EST 1 2
S ILLIAMNA ST (7729)

D5

EXHIBIT A-1

VICINITY MAP

FOR PROPOSED YENLO PHASE II
LOCATED WITHIN
SECTION 10, T17N, R1W, SEWARD MERIDIAN,
ALASKA

WASILLA 11 MAP



Cheryl Scott

From: Pam Graham
Sent: Tuesday, April 7, 2020 10:55 AM
To: Cheryl Scott
Cc: Karol Riese
Subject: RE: RFC Yenlo Ph II (CS)

Planning's only comment is that any future development should comply with City of Wasilla codes and access to tract 1 is restricted to Yenlo Street, no direct access to Bogard Road will be allowed.

Thanks

Pamela Graham, Planner I
MSB Planning Division
(907) 861-8525

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, March 19, 2020 8:46 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; 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>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Ted Leonard <Ted.Leonard@matsugov.us>
Subject: RFC Yenlo Ph II (CS)

All ~

The link below will take you to a request for comments for a subdivision in the City of Wasilla. MSB Case #2020-048, Tech CS. Also attached is a vicinity map, aerial photo and preliminary plat with as-built and topo information.

Comments are due by April 6, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Eni_W58vL1JOrej9eYdf-GUBCaeWVKj3RsrXIFhkaFoLmw?e=n2cahd

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

Cheryl Scott

From: Fire Code
Sent: Friday, March 27, 2020 9:49 AM
To: Cheryl Scott
Subject: RE: RFC Yenlo Ph II (CS)

Cheryl,
Fire Code has no issue with this.

Don Cuthbert
Fire Marshal

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, March 19, 2020 8:46 AM
To: allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; 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>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Ted Leonard <Ted.Leonard@matsugov.us>
Subject: RFC Yenlo Ph II (CS)

All ~

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Comments are due by April 6, 2020.

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

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

Cheryl Scott

From: Tina Crawford <tccrawford@ci.wasilla.ak.us>
Sent: Thursday, March 19, 2020 2:39 PM
To: Cheryl Scott
Subject: RE: RFC Yenlo Ph II (CS)

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

The City of Wasilla Planning and Public Works departments do not have any comments regarding the proposed subdivision. Please note that since this is a lot line adjustment, a city subdivision permit is not required.

Tina Crawford, AICP

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

From: Planning <Planning@ci.wasilla.ak.us>
Sent: Thursday, March 19, 2020 9:00 AM
To: Tina Crawford <tccrawford@ci.wasilla.ak.us>
Subject: FW: RFC Yenlo Ph II (CS)

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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, March 19, 2020 8:46 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; Planning <Planning@ci.wasilla.ak.us>; publicworks <publicworks@ci.wasilla.ak.us>; 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>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Ted Leonard <Ted.Leonard@matsugov.us>
Subject: RFC Yenlo Ph II (CS)

Cheryl Scott

From: Archie Giddings <AGiddings@ci.wasilla.ak.us>
Sent: Wednesday, February 26, 2020 10:06 AM
To: Cheryl Scott
Subject: RE: Yenlo Street Extension

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
You're welcome

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Wednesday, February 26, 2020 9:53 AM
To: Archie Giddings <AGiddings@ci.wasilla.ak.us>
Subject: RE: Yenlo Street Extension

Thanks Archie, have a good day.

From: Archie Giddings <AGiddings@ci.wasilla.ak.us>
Sent: Wednesday, February 26, 2020 9:50 AM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: Yenlo Street Extension

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Thanks, and yes - the city is not requiring the construction of Yenlo Street for access to the northern proposed lot for Cook Inlet Housing Authority and Mat Valley Federal Credit Union.

Archie Giddings
Public Works Director
City of Wasilla

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Wednesday, February 26, 2020 9:36 AM
To: Archie Giddings <AGiddings@ci.wasilla.ak.us>
Subject: FW: Kroenke Pre-App notes and packet

Ooops, sorry for the wrong attachment, here's the correct one.
Thanks.

From: Archie Giddings <AGiddings@ci.wasilla.ak.us>
Sent: Wednesday, February 26, 2020 9:05 AM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: RE: Kroenke Pre-App notes and packet

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
The attached pre-app was for another project. I do remember looking at the Yenlo project, please resend to make sure I am remembering correctly – and yes, I believe we are fine with no constructed access with the Main Street Couplet project coming soon.

Thanks Cheryl



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 2, 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) has reviewed the following plat and has the following comment:

- **Springer #2 (Loyer)**
 - We object to the easement vacation, as it is not in the best interest of the public. Though the easement is not currently being used, it needs to be maintained for possible future use.
 - We suggest that the petitioner dedicates the 50' right of way on either side of the centerline for Outer Springer Loop. As the road is existing, the land is unusable to them, but they are paying taxes for that strip of property; it is in their financial interest to do so.
- **Willow House 1 (Valley Hospital Ass. / Boutet Company)**
 - As per our comments on 02/19/2020, no direct access will be granted to Knik-Goose Bay Road.
- **Yenlo Phase II (Cook Inlet Housing Authority / Boutet Company)**
 - As per our comments on 02/19/2020, No direct access will be granted to Bogard Road. The northern lot must access via Yenlo Street.

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.

Sincerely,

"Keep Alaska Moving through service and infrastructure."

EXHIBIT E



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.

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: OSP Design Group <ospdesign@gci.com>
Sent: Monday, March 30, 2020 3:48 PM
To: Cheryl Scott
Subject: RE: RFC Yenlo Ph II (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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, March 19, 2020 8:46 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; 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>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; OSP Design Group <ospdesign@gci.com>; Ted Leonard <Ted.Leonard@matsugov.us>
Subject: RFC Yenlo Ph II (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 in the City of Wasilla. MSB Case #2020-048, Tech CS. Also attached is a vicinity map, aerial photo and preliminary plat with as-built and topo information.

Comments are due by April 6, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Eni_W58vL1JOrej9eYdf-GUBCaeWVKj3RsrXIFhkaFoLmw?e=n2cahd

41

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

Comments: MSB DPW had no comment (**Exhibit B**). Planning Division had no comment (**Exhibit C**). Fire Code had no issue with this plat (**Exhibit D**). Flood Plain Manager stated there is no Flood Hazard Area on this property (**Exhibit E**)

City of Wasilla requires a Land Use Permit for Subdividing (**Exhibit F**). Staff recommends this as a condition of approval (**Recommendation #2**).

ADOT&PF stated no access will be granted to Knik-Goose Bay Road (**Exhibit G**) (**Recommendation #3**).

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

FINDINGS of FACT:

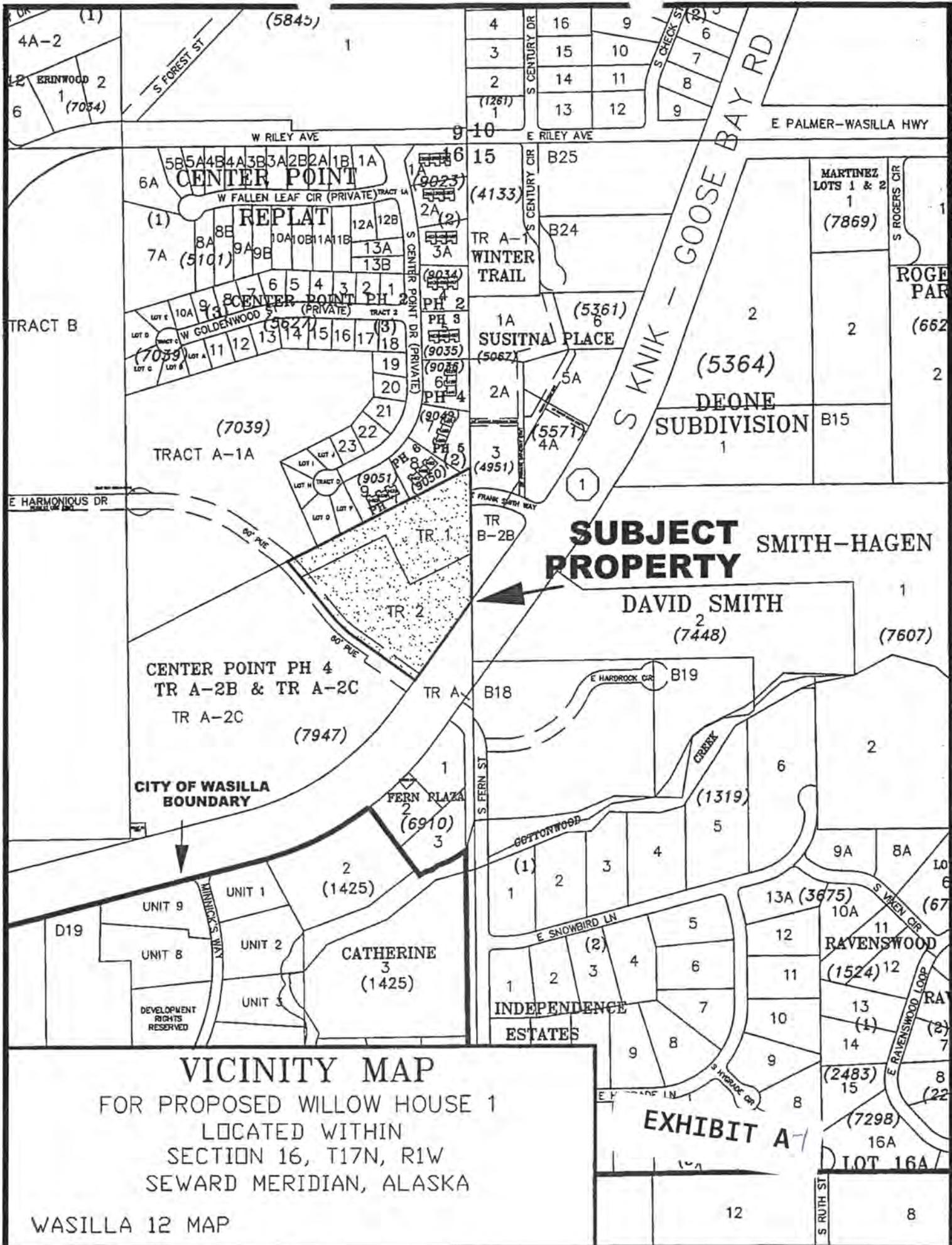
1. The proposed preliminary plat for Willow House 1 is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough departments, outside agencies, or the public.
3. City of Wasilla municipal water and sewer serve the lots.
4. City of Wasilla requires a city subdivision permit.
5. Access road, E. Harmonious Dr. is constructed and publicly maintained.
6. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.

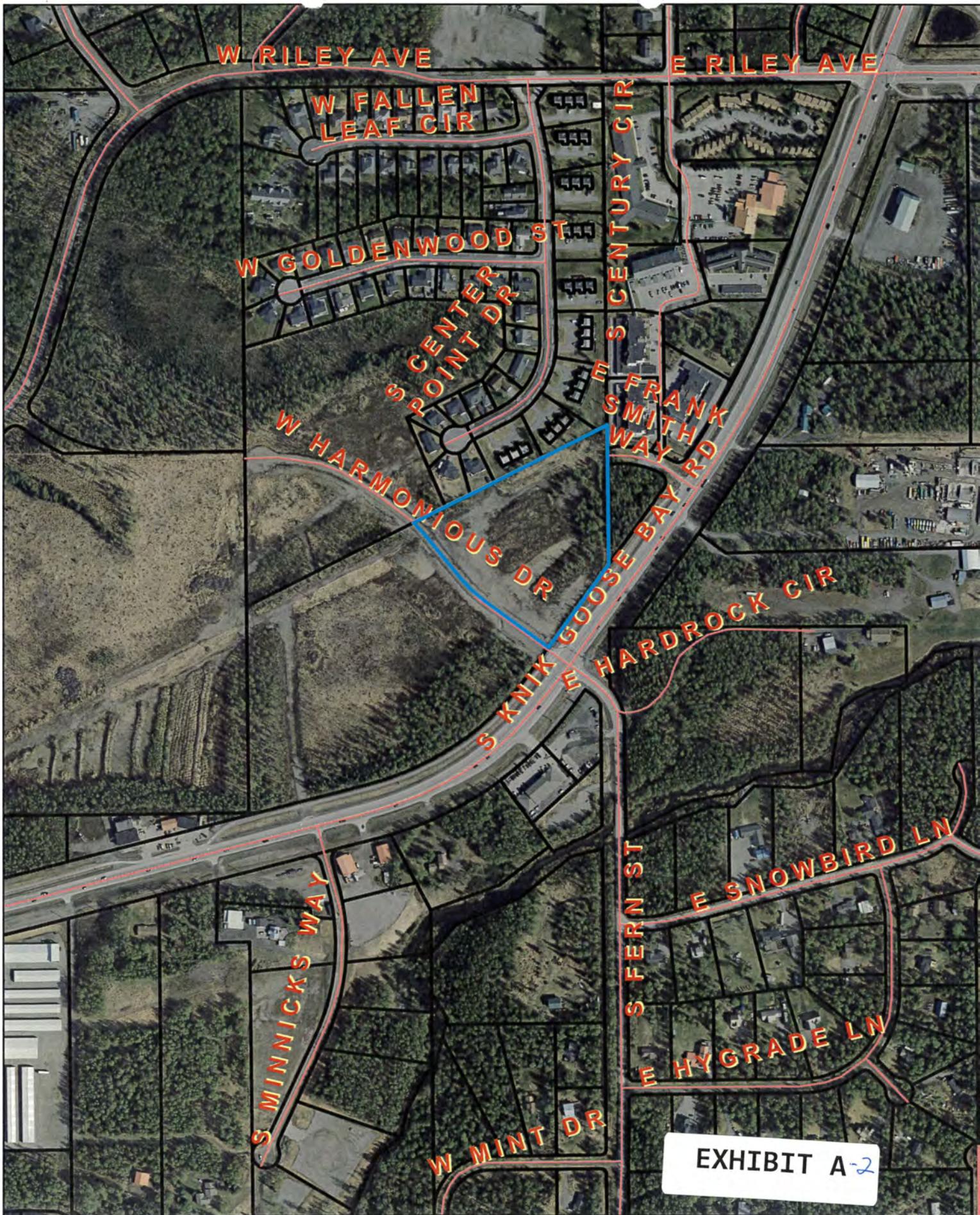
RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Willow House 1, contingent upon:

1. Pay mailing and advertising fee.
2. Provide an approved land use permit for subdividing from the City of Wasilla.
3. Provide a plat note that there is no direct access to Knik-Goose Bay Road without a permit from the authorizing agency.
4. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.

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





Peggy Horton

From: Jamie Taylor
Sent: Monday, April 6, 2020 11:48 AM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Willow House 1 Case #2020-049 Tech: PH

No comment.

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

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, March 23, 2020 1:14 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@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>; 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>; Ted Leonard <Ted.Leonard@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for Willow House 1 Case #2020-049 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a two-lot subdivision in the City of Wasilla. Please review and provide any comments by April 10, 2020.

EXHIBIT B

Peggy Horton

From: Adam Bradway
Sent: Thursday, April 9, 2020 1:00 PM
To: MSB Platting
Cc: Karol Riese
Subject: RE: Request for Comments for Willow House 1 Case #2020-049 Tech: PH

Hi Peggy,

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

Adam Bradway

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

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, March 23, 2020 1:14 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@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>; 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>; Ted Leonard <Ted.Leonard@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for Willow House 1 Case #2020-049 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a two-lot subdivision in the City of Wasilla. Please review and provide any comments by April 10, 2020.

https://matsugovus-my.sharepoint.com/:f/g/person/peggy_horton_matsugov_us/Ehym5jPj13hGh_pxvg-TpVABHFITfGUrJ4kson3jLlndZA?e=0fLBdP

EXHIBIT C

Peggy Horton

From: Fire Code
Sent: Friday, March 27, 2020 9:38 AM
To: MSB Platting
Subject: RE: Request for Comments for Wasilla E RSB B/2 L/3A & 3B Case #2020-050 Tech: PH

Peggy,
Fire Code has no issue with this.

Don Cuthbert
Fire Marshal

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, March 23, 2020 2:20 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>; davemtp@mtaonline.net; antiquetuck@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; George McKee <George.McKee@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us
Subject: Request for Comments for Wasilla E RSB B/2 L/3A & 3B Case #2020-050 Tech: PH

Good Morning,
The link below will take you to a request for comments for a minor lot line adjustment between two lots, located south of the Seward Meridian/Palmer-Wasilla Hwy intersection, just outside the City of Wasilla. RSA 9. Please review and provide any comments by April 10, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Ek-MXm2BJn9Fj9U1vjJqTm8BBiGwX2aLQcxpMqdsx3aDIA?e=AZTfZx

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 D

Peggy Horton

From: Taunnie Boothby
Sent: Tuesday, April 7, 2020 10:22 AM
To: Karol Riese; Adam Bradway
Cc: Peggy Horton
Subject: Re: RFC Willow House 1 Case #2020-049 two lot subdivision in the City of Wasilla (KGB Road/Harmonious Drive) 17N01W16 DUE: April 10, 2020

No Flood Hazard Area.

From: Karol Riese
Sent: Monday, March 23, 2020 1:22 PM
To: Karol Riese; Adam Bradway; Taunnie Boothby
Subject: RFC Willow House 1 Case #2020-049 two lot subdivision in the City of Wasilla (KGB Road/Harmonious Drive) 17N01W16 DUE: April 10, 2020
When: Friday, April 10, 2020, 12:00 AM to Saturday, April 11, 2020, 12:00 AM.
Where:

Peggy Horton

From: Tina Crawford <t Crawford@ci.wasilla.ak.us>
Sent: Tuesday, March 24, 2020 12:32 PM
To: Peggy Horton
Subject: RE: Request for Comments for Willow House 1 Case #2020-049 Tech: PH

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

The City of Wasilla Planning and Public Works departments do not have any comments other than the requirement to submit a city subdivision permit.

Thanks,
Tina

Tina Crawford, AICP

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

From: Planning <Planning@ci.wasilla.ak.us>
Sent: Monday, March 23, 2020 3:02 PM
To: Tina Crawford <t Crawford@ci.wasilla.ak.us>
Subject: FW: Request for Comments for Willow House 1 Case #2020-049 Tech: PH

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

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, March 23, 2020 1:14 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Planning <Planning@ci.wasilla.ak.us>; publicworks <publicworks@ci.wasilla.ak.us>; davemtp@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>; 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



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

Department of Transportation and
RECEIVED Public Facilities

Program Development and Statewide Planning
APR - 2 2020
Anchorage Field Office

PLATTING

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 2, 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) has reviewed the following plat and has the following comment:

- **Springer #2 (Loyer)**
 - We object to the easement vacation, as it is not in the best interest of the public. Though the easement is not currently being used, it needs to be maintained for possible future use.
 - We suggest that the petitioner dedicates the 50' right of way on either side of the centerline for Outer Springer Loop. As the road is existing, the land is unusable to them, but they are paying taxes for that strip of property; it is in their financial interest to do so.
- **Willow House 1 (Valley Hospital Ass. / Boutet Company)**
 - As per our comments on 02/19/2020, no direct access will be granted to Knik-Goose Bay Road.
- **Yenlo Phase II (Cook Inlet Housing Authority / Boutet Company)**
 - As per our comments on 02/19/2020, No direct access will be granted to Bogard Road. The northern lot must access via Yenlo Street.

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.

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hum, 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

EXHIBIT G-2

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, March 25, 2020 9:39 AM
To: MSB Platting
Subject: RE: Request for Comments for Willow House 1 Case #2020-049 Tech: PH

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

Good morning,

MTA has reviewed the plat for Willow House. 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



Life. Technology. Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, March 23, 2020 1:14 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@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>; 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>; Ted Leonard <Ted.Leonard@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for Willow House 1 Case #2020-049 Tech: PH

EXHIBIT H

Peggy Horton

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, March 23, 2020 3:31 PM
To: MSB Platting
Subject: RE: Request for Comments for Willow House 1 Case #2020-049 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

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, March 23, 2020 1:14 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@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>; 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>; Ted Leonard <Ted.Leonard@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; OSP Design Group <ospdesign@gci.com>
Subject: Request for Comments for Willow House 1 Case #2020-049 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 I



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 6, 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 **Wasilla East RSB B/2, L/3A & 3B (MSB Case # 2020-050)** and advises that there is an existing natural gas service line situated along the boundary of Lot 3A-1 and proposed Lot 3B-1. Attached is an approximate ENSTAR as-built for your reference. ENSTAR requests one of the following options in order to maintain the ability of ENSTAR to adequately access and maintain the existing service line:

1. Add a ten foot (10 FT) wide natural gas easement, centered on the existing natural gas service line as they cross Lot 3A-1 to serve Lot 3B-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 the following Abbreviated plats and has no comments or recommendations,

- **Willow House 1**
(MSB Case # 2020-049)
- **Chambers Acres**
(MSB Case # 2020-053)

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.

Sincerely,

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

EXHIBIT J

4J

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

ABBREVIATED PLAT: **WASILLA EAST RSB B/2 L/3A & 3B**

LEGAL DESCRIPTION: **SEC 7, T17N, R1E, SEWARD MERIDIAN, AK**

PETITIONER: **LES & NANCY JOHNSTON AND
DEA KNEALE & MARJORIE SEIDLER**

SURVEYOR: **BUSH CONSTRUCTION SURVEYS**

ACRES: **2.66** **PARCELS: 2**

REVIEWED BY: **PEGGY HORTON** **CASE: 2020-050**

REQUEST

The request is to resubdivide Lots 3A & 3B, Block 2, Wasilla East, Plat 2003-126 into two new lots to be known as Lots 3A-1 & 3B-1, Block 2, Wasilla East, containing 2.66 acres +/- . This project is located south of E. Palmer Wasilla Hwy and east of N. Seward Meridian Parkway, within Section 07, Township 17 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Maps	Exhibit A
Lot Line Adjust Calculation	Exhibit B
As-Built	Exhibit C

COMMENTS

MSB DPW Engineer	Exhibit D
Floodplain Manager	Exhibit E
Planning	Exhibit F
Assessments	Exhibit G
Fire Code	Exhibit H
MEA	Exhibit I
MTA	Exhibit J
Enstar	Exhibit K
GCI	Exhibit L

DISCUSSION

Frontage: Currently Lot 3B is a flag lot with 60' of frontage onto S. Old Meridian Circle and the current pole portion narrows down to 30' wide as shown on the Surveyor's Lot Line Adjustment Calculation (**Exhibit B**). The petitioners want to adjust the lot line so the driveway

to the rear lot is fully within the pole portion and the sign and asphalt parking lot for the front lot's business is fully on the front lot (**Exhibit C**). The current frontage requirements for flag lots less than 2.5 acres is 40'. Since the pole portion to the back lot was already at 30' wide, the Platting Officer determined it was a pre-existing and did not need to be increased to 40' as long as the frontage requirements were met.

This minor lot line adjustment does not require topographic information or soils information per MSB 43.15.016(A)(1)(b).

Access: S. Old Meridian Circle provides legal and physical road access to these parcels and is maintained by the Borough. This road is currently classified as residential.

Comments: MSB DPW has no comment (**Exhibit D**). Floodplain Manager stated the property is not in a Special Flood Hazard Area (**Exhibit E**). Planning Division recommended approval (**Exhibit F**). Assessments stressed the need for the petitioners to deed out any interest they have in the portions once the plat records, otherwise there will be muddied ownership (**Exhibit G**). Fire Code has no issue with this (**Exhibit H**).

MEA forwarded two easements that needed to be placed on the plat (**Exhibit I**). MTA had no comments (**Exhibit J**). Enstar advises that there is an existing natural gas service line situated along the boundary of Lot 3A-1 and proposed Lot 3B-1. They request an easement be placed over that service line to adequately access and maintain the existing service line (**Exhibit K**). *Staff notes easements cannot be dedicated on abbreviated plats, but the petitioners may wish to enter into an agreement with Enstar to record an easement to protect access to these facilities.* GCI has no objections (**Exhibit L**).

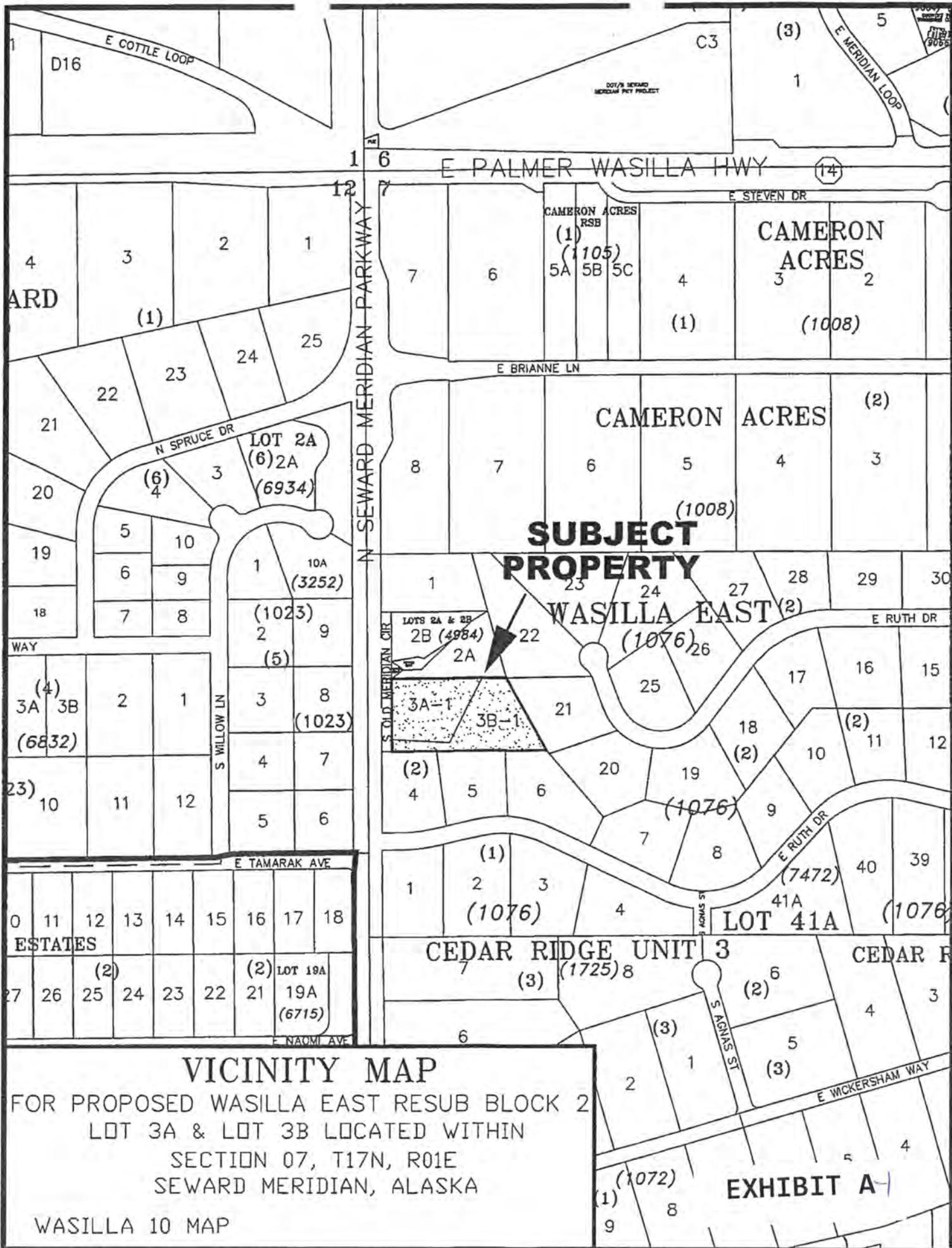
FINDINGS OF FACT:

1. The proposed preliminary plat for Wasilla East RSB B/2 L/3A & 3B is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough departments, outside agencies, or the public.
3. This minor lot line adjustment does not require topographic information or soils information per MSB 43.15.106(A)(1)(b).
4. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.
5. Both lots involved have approved driveway permits completed in 2003.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Wasilla East RSB B/2 L/3A & 3B, contingent upon:

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



VICINITY MAP

FOR PROPOSED WASILLA EAST RESUB BLOCK 2
 LOT 3A & LOT 3B LOCATED WITHIN
 SECTION 07, T17N, R01E
 SEWARD MERIDIAN, ALASKA

WASILLA 10 MAP

EXHIBIT A-1

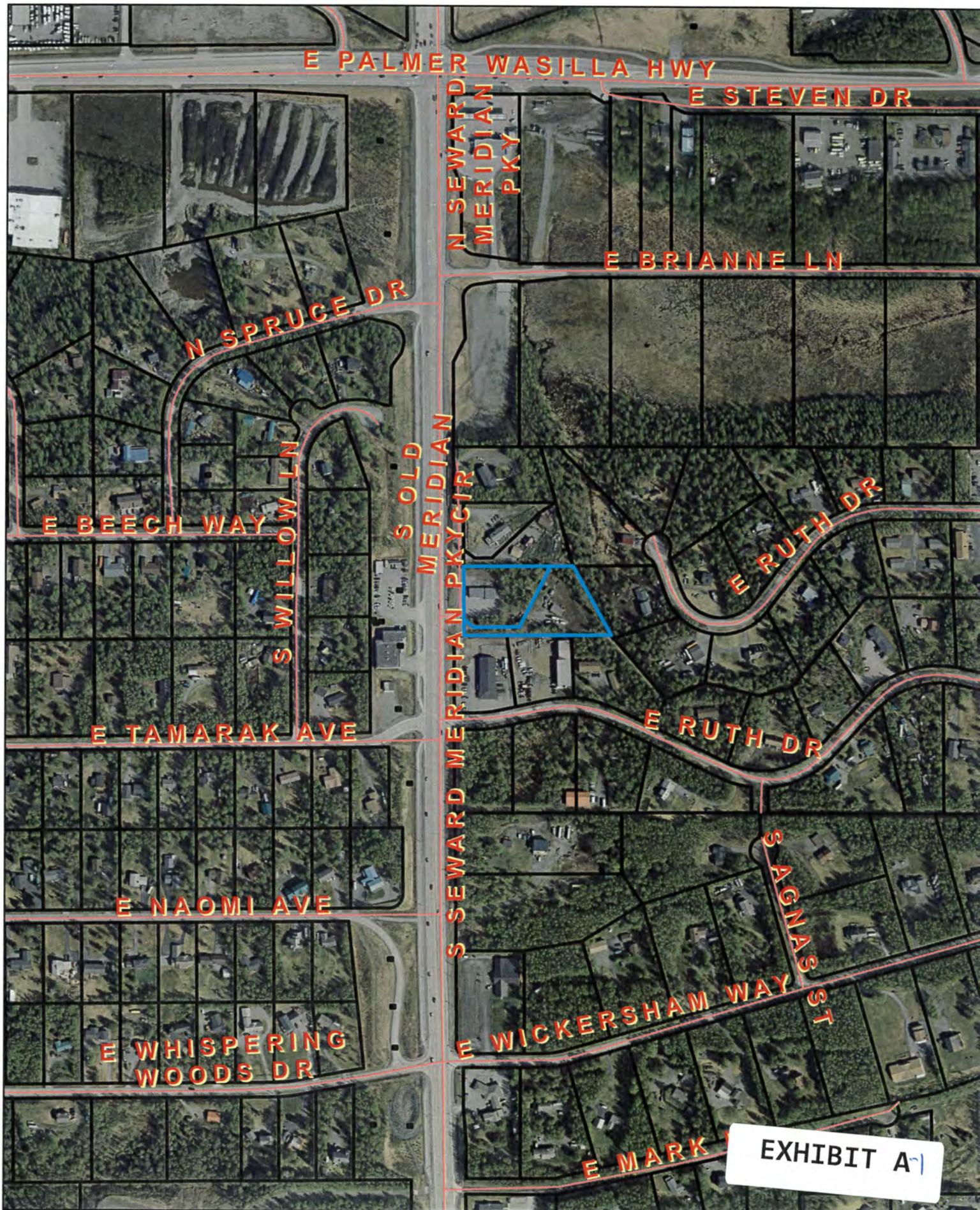
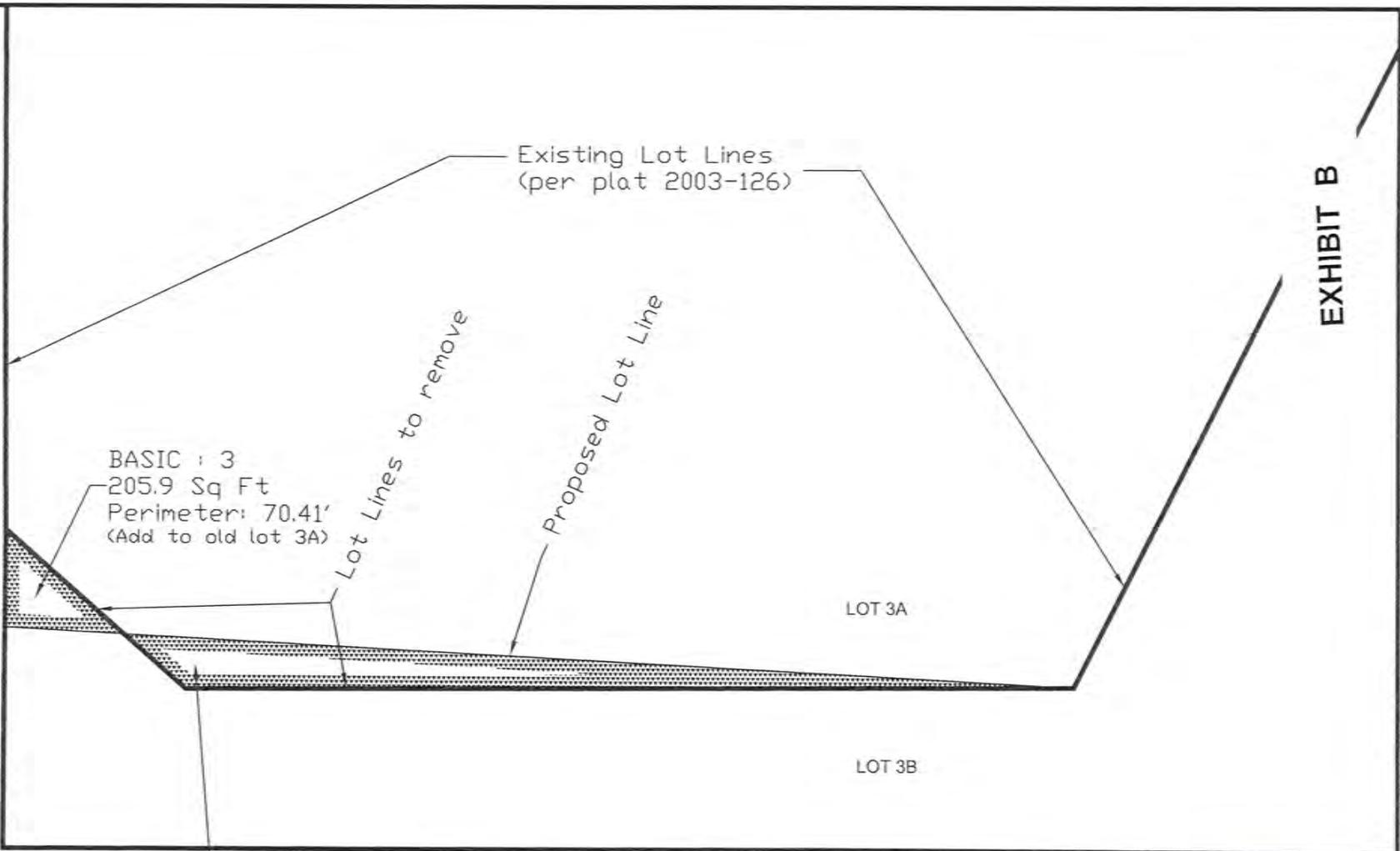
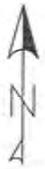


EXHIBIT A-1



BASIC : 3
205.9 Sq Ft
Perimeter: 70.41'
(Add to old lot 3A)

Lot Lines to remove

Proposed Lot Line

LOT 3A

LOT 3B

BASIC : 2
860.3 Sq Ft
Perimeter: 361.11'
(Add to old lot 3B)

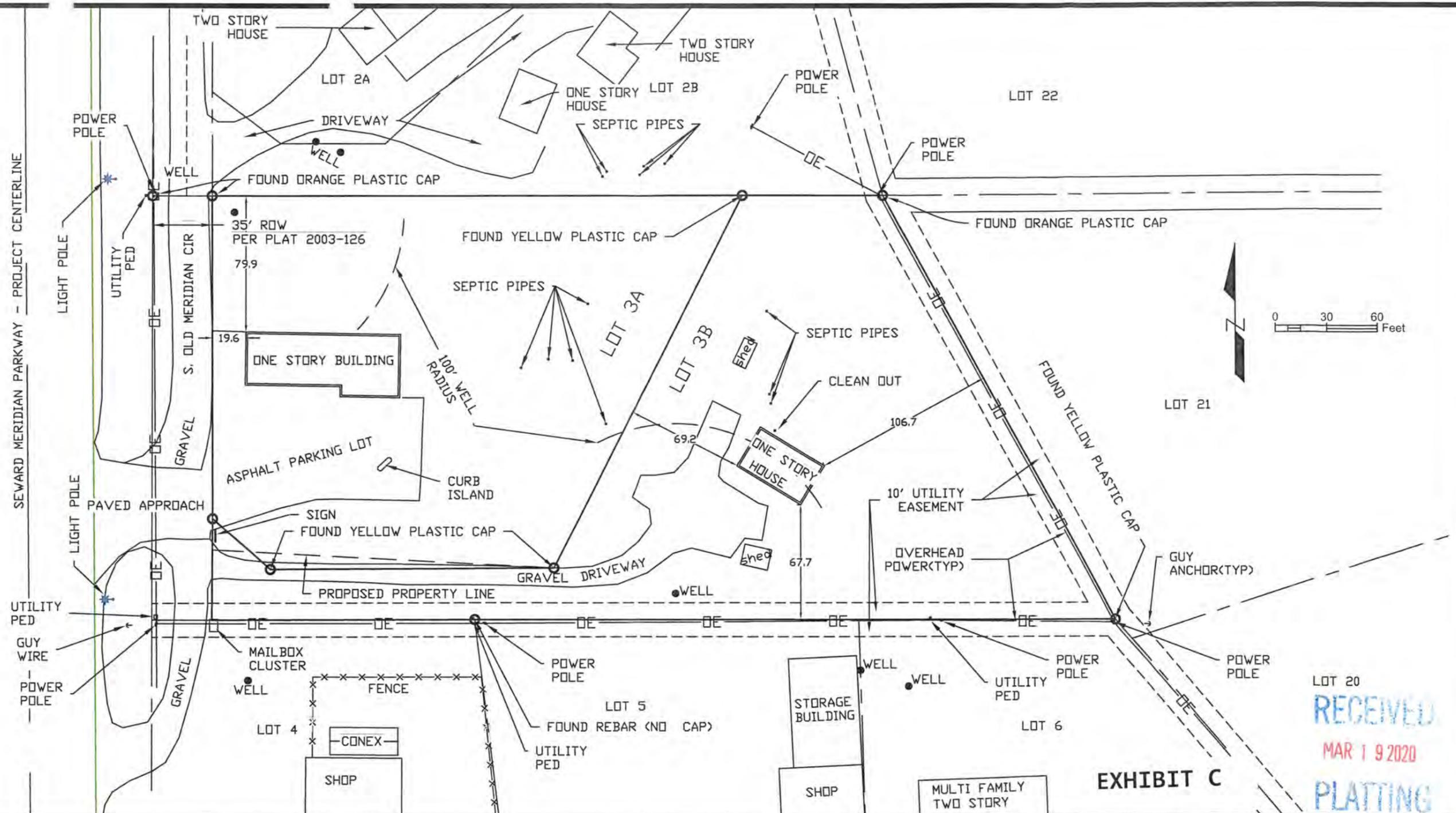
Area comps for proposed lot line

RECEIVED

MAR 19 2020

PLATTING

Resub Wasilla East
For: Les Johnson
By: Bush Construction
Surveys
3/03/2020 1 of 1



RECEIVED
MAR 19 2020
PLATTING

EXHIBIT C



SURVEYOR'S CERTIFICATE:

I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that all dimensional and other details are true and correct to the best of my knowledge.

DATED: 3/19/2020

NOTES

1. DISTANCES ARE US SURVEY FEET.
2. A TITLE REPORT WAS NOT OBTAINED FOR THIS SURVEY.
3. ONLY EASEMENTS SHOWN ON RECORD MAP ARE SHOW HERE, OTHER ENCUMBRANCES MAY EXIST.
4. ASBUILT ITEMS SHOWN AT 50' TO 100' OUTSIDE SUBDIVISION BOUNDARY ARE FROM 2019 MSB ARIEL IMAGERY.
5. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.900 (5)(A).

ASBUILT SURVEY

LOCATED IN
WASILLA EAST
LOTS 3A AND 3B - PLAT# 2003-126
S 1/2, NW 1/4 SECTION 7, T 17 N, R 41E,
S.M. ALASKA, PALMER RECORDING DISTRICT

DRAWN BY: SH CHECKED BY: DB	BUSH CONSTRUCTION SURVEYS, INC. 3167 COTTLE LOOP, WASILLA, ALASKA 99654 P.O. BOX 876390, WASILLA, ALASKA 99687 ALASKA BUSINESS LICENSE No. 176601 (907) 373-6996	PROJECT # 19-12 LES PG. 1 OF 1
DATE OF SURVEY: DEC. 11, 2019		

Peggy Horton

From: Jamie Taylor
Sent: Monday, April 6, 2020 11:59 AM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Wasilla E RSB B/2 L/3A & 3B Case #2020-050 Tech: PH

No comment.

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

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, March 23, 2020 2:20 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>; davemtp@mtaonline.net; antiquetuck@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; George McKee <George.McKee@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us
Subject: Request for Comments for Wasilla E RSB B/2 L/3A & 3B Case #2020-050 Tech: PH

Good Morning,

The link below will take you to a request for comments for a minor lot line adjustment between two lots, located south of the Seward Meridian/Palmer-Wasilla Hwy intersection, just outside the City of Wasilla. RSA 9. Please review and provide any comments by April 10, 2020.

https://matsugov.us-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Ek-MXm2Bjn9Fj9U1vJqTm8BBiGwX2aLQcxpMqdsx3aDIA?e=AZTfZx

Peggy Horton

From: Taunnie Boothby
Sent: Friday, April 10, 2020 4:48 PM
To: Karol Riese; Theodore Eischeid
Cc: Peggy Horton
Subject: Re: RFC Wasilla E RSB B/2 L/3A & 3B Case # 2020-050 Minor Lot Line Adjustment between two lots located south of the Seward Meridian/PWH intersection 17N01E07 DUE: April 13, 2020

No Flood Hazard Area.

From: Karol Riese
Sent: Monday, March 23, 2020 3:29 PM
To: Karol Riese; Theodore Eischeid; Taunnie Boothby
Subject: RFC Wasilla E RSB B/2 L/3A & 3B Case # 2020-050 Minor Lot Line Adjustment between two lots located south of the Seward Meridian/PWH intersection 17N01E07 DUE: April 13, 2020
When: Monday, April 13, 2020, 12:00 AM to Tuesday, April 14, 2020, 12:00 AM.
Where:

EXHIBIT E



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 • planning@matsugov.us

Owner/Agent: Wasilla East/Kneale and Seidler

Nature of Request: The request is to resubdivide Lots 3A & 3B, Block 2, Wasilla East, Plat 2003-126 into two new lots to be known as Lots 3A-1 & 3B-1, Block 2, Wasilla East containing 2.66 acres +/- . This project is located south of E. Palmer Wasilla Hwy and east of N. Seward Meridian Parkway, within Section 07, Township 17 North, Range 01 East Seward Meridian. Alaska.

Location: Sec 07, T17N, R1E, S.M, AK. 5421B02L003A & L00

Date/Due Date: 13 April 2020

MSB Staff Contact:

Planner completing this Review: Ted Eischeid, Ph. 861-8606, ted.eischeid@matsugov.us

Comm. Council: Case#: 2020-050 RSA: #9 Midway

Staff-Recommendation:

Approve XX

Deny (need's supervisor approval)

Conditionally Approve

List Conditions (if applicable):

Supporting Recommendations, Comments, and Information:

1. Note Community Council area, City, or SPUD

South Lakes Community

- a. Does the CC have a Comp Plan – No

Borough-Wide Comprehensive Plan- Matanuska-Susitna Borough Comprehensive Plan - 2005 Update

1. 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.
2. 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.
3. 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.
4. 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:

5. 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.

2. **Environmental Comment**

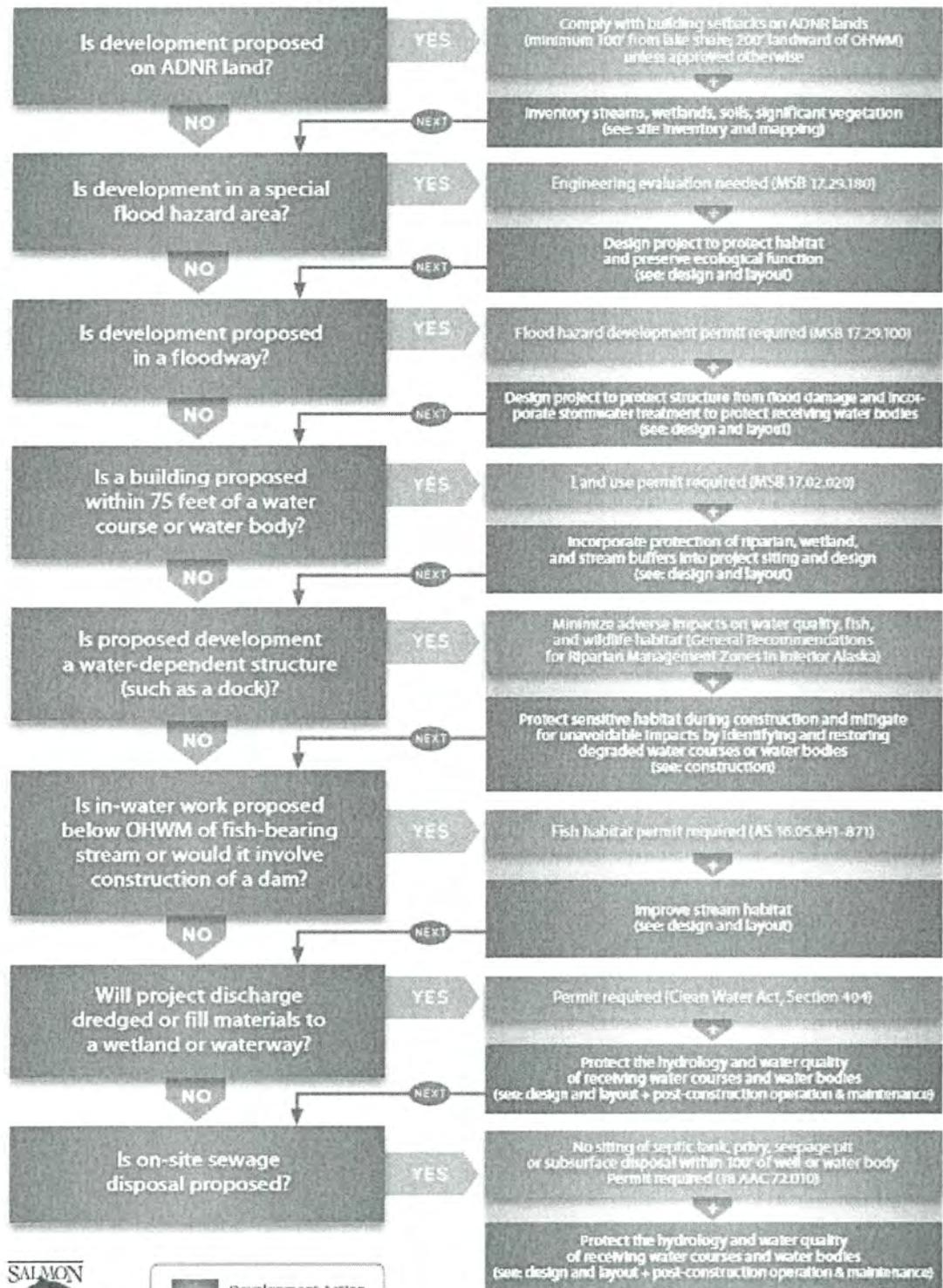
- a. Plans to consider:

- 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.

Navigating Regulatory Compliance for Development In the Mat-Su Basin



technical consultant
 Herrera Environmental Consulting HERRERA



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"> • Preserve a minimum 75 foot wide buffer of continuous, undisturbed native vegetation along at least 50% of the parcel's shoreline or stream bank. • Along remaining 50% of shoreline, limit vegetation removal to what is necessary to accommodate paths, docks, or other limited development. 	<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"> • Limit to maximum of 25% of lot area. • Minimize as much as possible within 75 feet of the water's edge. 	<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"> • Test soils to see if fertilizers are needed and use sparingly. • Design a smaller lawn to reduce fertilizer use. • Use native species that grow well without fertilizer. • Avoid fertilizer use completely within 50 feet of the water's edge. 	<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"> • Additional permanent or accessory buildings. • Driveways, roads and other impervious surfaces. • Livestock or dog quarters or yards. • Manure or compost piles. • Long-term vehicle or equipment storage. <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.

EXHIBIT F-5

Peggy Horton

From: Charlyn Spannagel
Sent: Friday, April 3, 2020 1:29 PM
To: MSB Platting
Subject: RE: Request for Comments for Wasilla E RSB B/2 L/3A & 3B Case #2020-050 Tech: PH

Hi Peggy,

This looks good but they will have muddied ownership on both lots so they will want to make sure to deed out any interest they have in those portions. 😊

I'm sure you are already aware of that but since I don't get to see any of you all any more sending a comment makes me feel a little more connected 😊

Stay healthy and safe,

Charley

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, March 23, 2020 2:20 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>; davemtp@mtaonline.net; antiquetuck@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; George McKee <George.McKee@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us
Subject: Request for Comments for Wasilla E RSB B/2 L/3A & 3B Case #2020-050 Tech: PH

Good Morning,

The link below will take you to a request for comments for a minor lot line adjustment between two lots, located south of the Seward Meridian/Palmer-Wasilla Hwy intersection, just outside the City of Wasilla. RSA 9. Please review and provide any comments by April 10, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Ek-MXm2BJn9Fj9U1vjJqTm8BBiGwX2aLQcXpMqdsx3aDIA?e=AZTfZx

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 G

Peggy Horton

From: Fire Code
Sent: Friday, March 27, 2020 9:38 AM
To: MSB Platting
Subject: RE: Request for Comments for Wasilla E RSB B/2 L/3A & 3B Case #2020-050 Tech: PH

Peggy,
Fire Code has no issue with this.

Don Cuthbert
Fire Marshal

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, March 23, 2020 2:20 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>; davemtp@mtaonline.net; antiquetuck@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; George McKee <George.McKee@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us
Subject: Request for Comments for Wasilla E RSB B/2 L/3A & 3B Case #2020-050 Tech: PH

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https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Ek-MXm2BJn9Fj9U1vjJqTm8BBiGwX2aLQcxpMqdsx3aDIA?e=AZTfZx

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: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Friday, April 10, 2020 12:58 PM
To: MSB Platting
Subject: RE: Request for Comments for Wasilla E RSB B/2 L/3A & 3B Case #2020-050 Tech: PH
Attachments: 20200410_130203.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
MEA comments to include the attached 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: Monday, March 23, 2020 2:20 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>; davemtp@mtaonline.net; antiquetuck@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; George McKee <George.McKee@matsugov.us>; 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>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us
Subject: Request for Comments for Wasilla E RSB B/2 L/3A & 3B Case #2020-050 Tech: PH

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EXHIBIT 1-1



MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Les Johnston

whose address is 401 S Old Meridian Cir Wasilla AK 99644
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 99645, 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:

Wasilla E PSB B12 L13 B2 L3B
(plat 2003-126)

being in Section 07, Township 17 N, Range 16 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 machinery or otherwise of trees and shrubbery located
within 15 feet of the center line of said line or 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.

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 or 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 or 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 as of the date set forth below, and those held by the following persons: _____

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 3rd day of
April, 2018.

[Signature] Grantor Nancy Johnston Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 3rd day of April, 2018 before me, the undersigned, a
Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Les Johnston Nancy Johnston

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

Brandi Tuttle
Notary Public in and of Alaska My commission expires 12/04/2021

SEAL



W/O 17H46 Subd 5421 Plat B3126
P/S S Misc _____ Map 17K1 Quad B
Pole W105-7-1A Easement 20180523

Return to: MEA, PO Box 2929, Palmer, AK 99645

A
L
A
S
K
A

2020 - 006044 - 0

Recording District 311 Palmer

CC

03/25/2020 11:04 AM Page 1 of 2



THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

May 8, 2018

EXHIBIT I-3

Matanuska Electric Association, Inc.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Leo Johnston

(unmarried) (husband and wife), whose address is

3181 Southview Dr Wasilla AK 99654

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 assign, 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:

Lot 3 Block 2
Wasilla East (plat 84-17)

being in Section 7 Township 17 N, Range 1 E, 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 15 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 telecommunication 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 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 28 day of June, 1995

Leo Johnston Grantor

STATE OF ALASKA) SS-

THIS IS TO CERTIFY that on this 28 day of June, 1995 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Leo Johnston

EROW.26 (94)

FOR DISTRICT RECORDERS USE

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



Marian James
Notary Public in and for the State of Alaska
My commission expires: 3/29/99

W.O. 23810/1
P/S 3
SUBD 1096
PLAT 84-017
MISC
MAP 89-001 17K1
QUAD 13
EASE 76 00544

Page 2 of 2
2020-006044-0

Return to: MEA, PO Box 2929, Palmer, AK 99645

WL105-6A

EXHIBIT 1-4

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, March 23, 2020 2:40 PM
To: MSB Platting
Subject: RE: Request for Comments for Wasilla E RSB B/2 L/3A & 3B Case #2020-050 Tech: PH

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

Hello,

MTA has reviewed the plat for Wasilla East. 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



Life. Technology. Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, March 23, 2020 2:20 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>; davemtp@mtaonline.net; antiquetuck@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; George McKee <George.McKee@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us
Subject: Request for Comments for Wasilla E RSB B/2 L/3A & 3B Case #2020-050 Tech: PH

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

April 6, 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 **Wasilla East RSB B/2, L/3A & 3B (MSB Case # 2020-050)** and advises that there is an existing natural gas service line situated along the boundary of Lot 3A-1 and proposed Lot 3B-1. Attached is an approximate ENSTAR as-built for your reference. ENSTAR requests one of the following options in order to maintain the ability of ENSTAR to adequately access and maintain the existing service line:

1. Add a ten foot (10 FT) wide natural gas easement, centered on the existing natural gas service line as they cross Lot 3A-1 to serve Lot 3B-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 the following Abbreviated plats and has no comments or recommendations.

- **Willow House 1**
(MSB Case # 2020-049)
- **Chambers Acres**
(MSB Case # 2020-053)

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.

Sincerely,

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

EXHIBIT K-1

ENSTAR As-Built
4/6/2020

EXHIBIT K

NE3700

New property line

The highlighted section is the required 10ft wide natural gas easement.

91-6793

101 531.30
6370611152

7/8PL95

401

3A-1

3B-1

3B

449

7/8PL96

379 2A

200982
7613321131

5/8PL91

M

194

17

7/8PL99

3A-1

3B-1

5/8PL96

45

200980
6613321130

M

50

265

New property line

The highlighted section is the required 10ft wide natural gas easement.

32

20

36

13

25

12

38

15

17

210912
7227421171

M

6

24

New property line

The highlighted section is the required 10ft wide natural gas easement.

Peggy Horton

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, March 23, 2020 3:49 PM
To: MSB Platting
Subject: RE: Request for Comments for Wasilla E RSB B/2 L/3A & 3B Case #2020-050 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

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, March 23, 2020 2:20 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>; davemtp@mtaonline.net; antiquetuck@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; George McKee <George.McKee@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; OSP Design Group <ospdesign@gci.com>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us
Subject: Request for Comments for Wasilla E RSB B/2 L/3A & 3B Case #2020-050 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,

4K

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

PRELIMINARY PLAT: **KIME LANE ADDITION #1 RSB B/4 L/16-18 & B/3 L/10&11**
LEGAL DESCRIPTION: **SEC 03, T18N, R04W S.M., AK**
PETITIONER: **JEFFERY BARTENSTEIN**
SURVEYOR: **FRED WALATKA & ASSOCIATES, LLC**
ACRES: 2.15 **PARCELS: 1**
REVIEWED BY: **CHERYL SCOTT** **CASE: 2020-051**

REQUEST:

The request is to combine Lots 16-18, Block 4 & Lots 10 & 11, Block 3, Kime Lane Addition #1, Plat #71-54 into one lot to be known as Lot 16A, Block 3, Kime Lane Addition #1, containing 2.15 acres more or less. Located NW¼ Section 03, Township 18 North, Range 4 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map **EXHIBIT A**
Aerial Photo **EXHIBIT B**

COMMENTS:

No comments received at time of staff report.

Location: The subject parcels are located on Nancy Lake, north and east of N. Erica Drive at the end of W. Amy Circle. This case is being heard under MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. MSB 43.15.054(G) allows the surveyor to use record information from the prior plats and does not require survey and monumentation.

COMMENTS:

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

CONCLUSION:

The plat of Lot 16A, Block 3, Kime Lane Addition #1 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and

topographic information. There are no objections from any borough departments, outside agencies, or the public to the combination of lots.

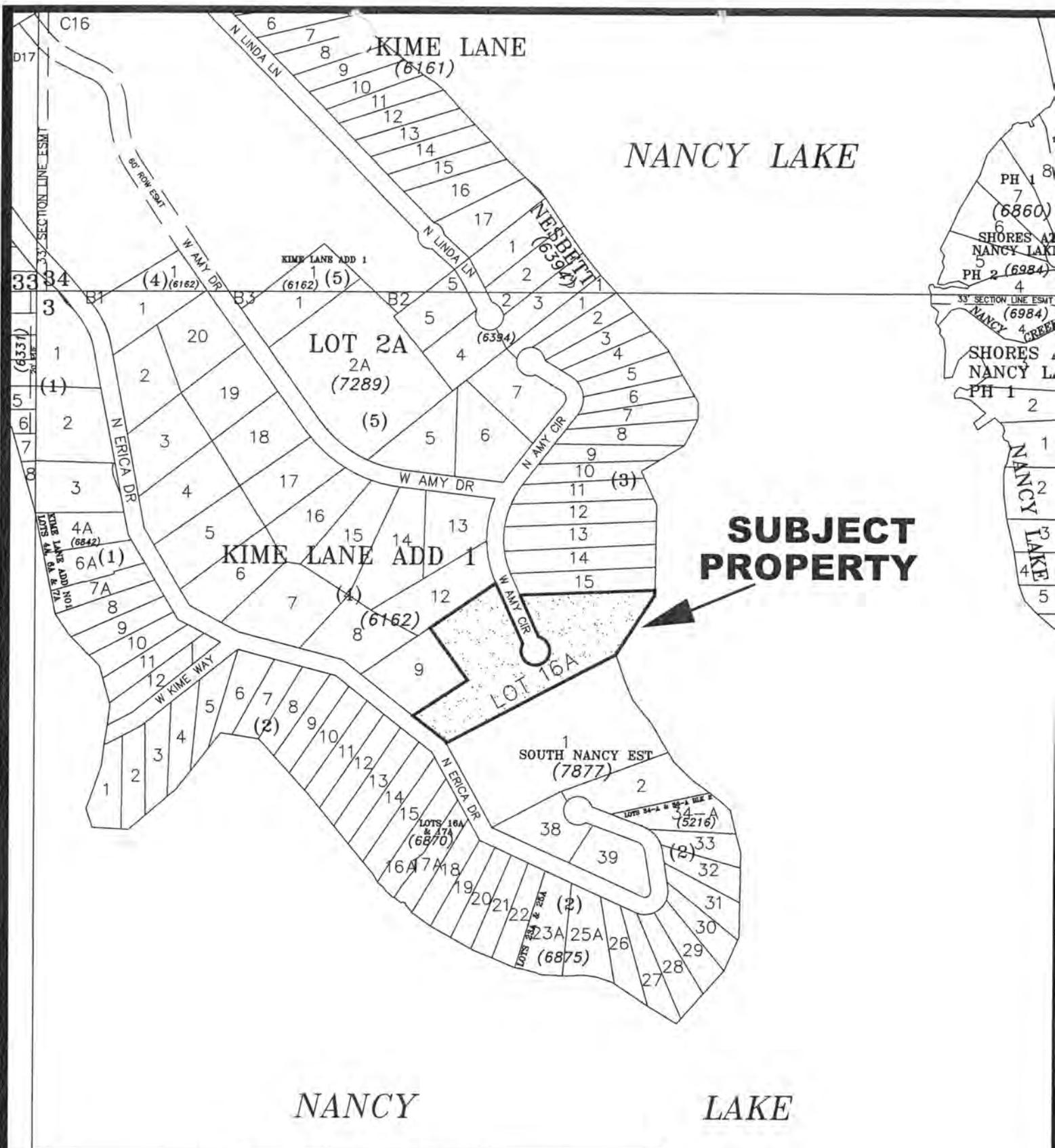
FINDINGS of FACT:

1. The abbreviated plat of Lot 16A, Block 3, Kime Lane Addition #1 is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. This plat combines five lots within Kime Lane Addition #1 Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Kime Lane Addition #1, Plat #71-54, and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of 16A, Block 3, Kime Lane Addition #1 contingent on the following recommendations:

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



VICINITY MAP

FOR PROPOSED KIME LANE ADDITION 1 RSB
 B/3 L/16-18 & B/4 L10 & 11
 LOCATED WITHIN
 SECTION 03, T18N, R4W, SEWARD MERIDIAN,
 ALASKA
 LITTLE SUSITNA 01 MAP

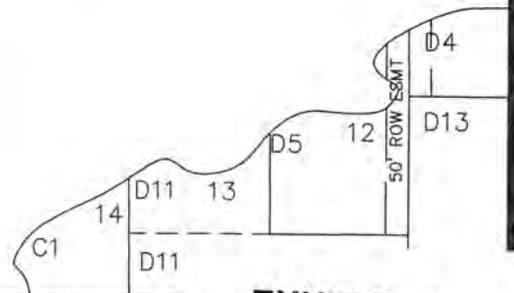


EXHIBIT A



EXHIBIT B

4L

code. Proposed Lots 2-4 contain over 10,000 sq. ft. of contiguous useable septic area and an additional 10,000 sq. ft. of useable building area as required by MSB 43.20.281, *Area*.

Proposed Lot 1 exceeds 400,000 sq. ft. and does not require useable area verification per MSB 43.20.281.

Topographic & As-Built Info: Topographic contours and as-built information are shown on the preliminary plat. The as-built shows a residential structure, outbuildings, two driveways, well and septic. There appears to be no setback encroachments, therefore the structures shown are compliant with MSB 17.55, *Setbacks*.

Access: E. Fairview Loop provides legal and physical access to the proposed lots per MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. Additional legal access exists to proposed Lot 1 via E. Kibby Drive, an unconstructed borough road. Fairview Loop is owned and maintained by the State of Alaska. There appears to be two driveways onto Fairview Loop. One driveway serves proposed Lots 2-4 and the other serves proposed Lot 1. No change to their existing access will be granted from the State. Add plat note stating, Lots 2-4 to share one access onto Fairview Loop unless otherwise permitted by permitting authority. **(Recommendation 4)**

The proposed lots meet the frontage requirements per MSB 43.20.320, *Frontage*.

Comments:

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

MSB Planning stated there is no mapped special flood hazard area. **(Exhibit D)**

MSB Land and Resource Management have no objection to proposed subdivision. They also stated parcel D7 adjacent to the proposed subdivision is owned by MSB and through Assembly legislation, they plan to convey the parcel and improvements to the City of Wasilla. **(Exhibit E)**

MEA is requesting an easement 15' on each side of the existing overhead power line and a 10' wide by 20' long down guy and anchor easement on existing down guys. **(Exhibit F)** *Staff notes granting of easements are not allowed under the abbreviated plat process. Utility will need to request easement directly from owner.*

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

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

ADOT&PF if requesting the petitioner dedicate the right of way of Fairview Loop, which is 50' on either side of the centerline. In addition, no change to their existing access will be granted. **(Exhibit I)** *Staff notes right-of-way dedications are not allowed under the abbreviated plat process. A plat note will be added to the final plat regarding access to Fairview Loop for proposed Lots 2-4.*

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

CONCLUSION:

The preliminary plat of Fairview Landing Dropzone is consistent with AS 29.40.070 Preliminary Plats and MSB 43.15.025 Abbreviated Plats. 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*. Frontage requirements are met pursuant to MSB 43.20.320 *Frontage*. All useable area requirements have been met for Lots 2-4 and Lot 1 is greater than 400,000 sq. ft. and does not require verification per MSB 43.20.281. There were no objections received from any outside agencies, borough departments or the public.

FINDINGS OF FACT:

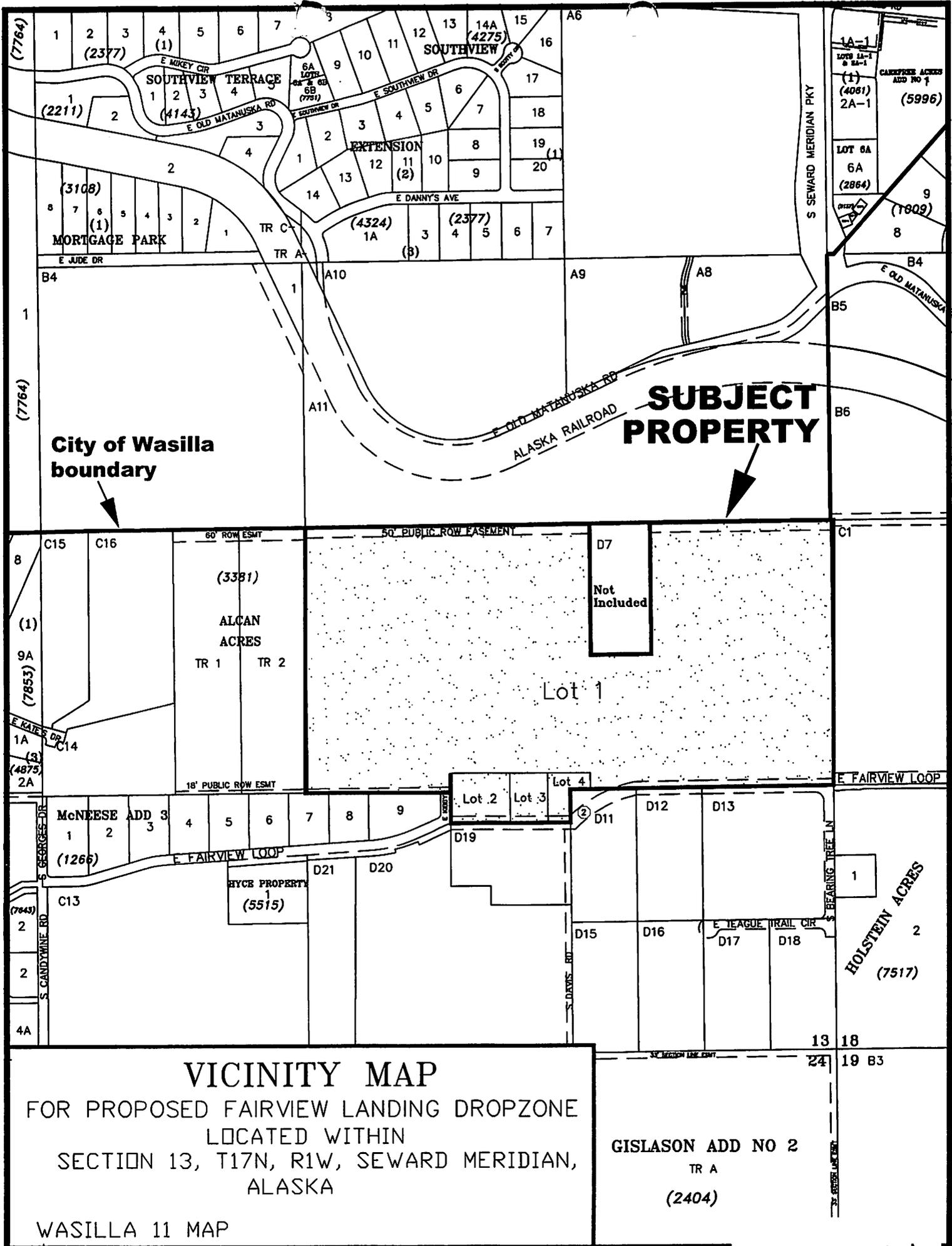
1. The plat of Fairview Landing Dropzone is consistent with AS 29.40.070 Preliminary Plats and MSB 43.15.025 Abbreviated Plats.
2. Frontage requirements are consistent with MSB 43.20.320, *Frontage*.
3. Useable area requirements are met for Lots 2-4 and Lot 1 is greater than 400,000 sq. ft. and does not require verification in lieu of a topographic narrative per MSB 43.20.281. Topographic contours were provided for all lots.
4. Access exists pursuant to MSB 43.20.100 *Access*, MSB 43.20.120 *Legal Access* and 43.20.140 *Physical Access*.
5. There are two existing driveways onto state owned and maintained Fairview Loop.
6. The existing structures shown on as-built are compliant with MSB 17.55.
7. Granting of requested utility easements are not allowed under the abbreviated plat process.
8. There were no objections from any borough departments, outside agencies, or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: "I move to approve the preliminary plat of Fairview Landing Dropzone, Section 13, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:"

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

4. Add plat note stating, Lots 2-4 to share one access onto Fairview Loop unless otherwise permitted by permitting authority.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to DNR.
7. Submit final plat in full compliance with Title 43.



SUBJECT PROPERTY

City of Wasilla boundary

VICINITY MAP

FOR PROPOSED FAIRVIEW LANDING DROPZONE
 LOCATED WITHIN
 SECTION 13, T17N, R1W, SEWARD MERIDIAN,
 ALASKA

WASILLA 11 MAP

GISLASON ADD NO 2
 TR A
 (2404)

13

WA11

17N01W

WA10

17N01

KIBBY

FAIRVIEW

BEARING TREE

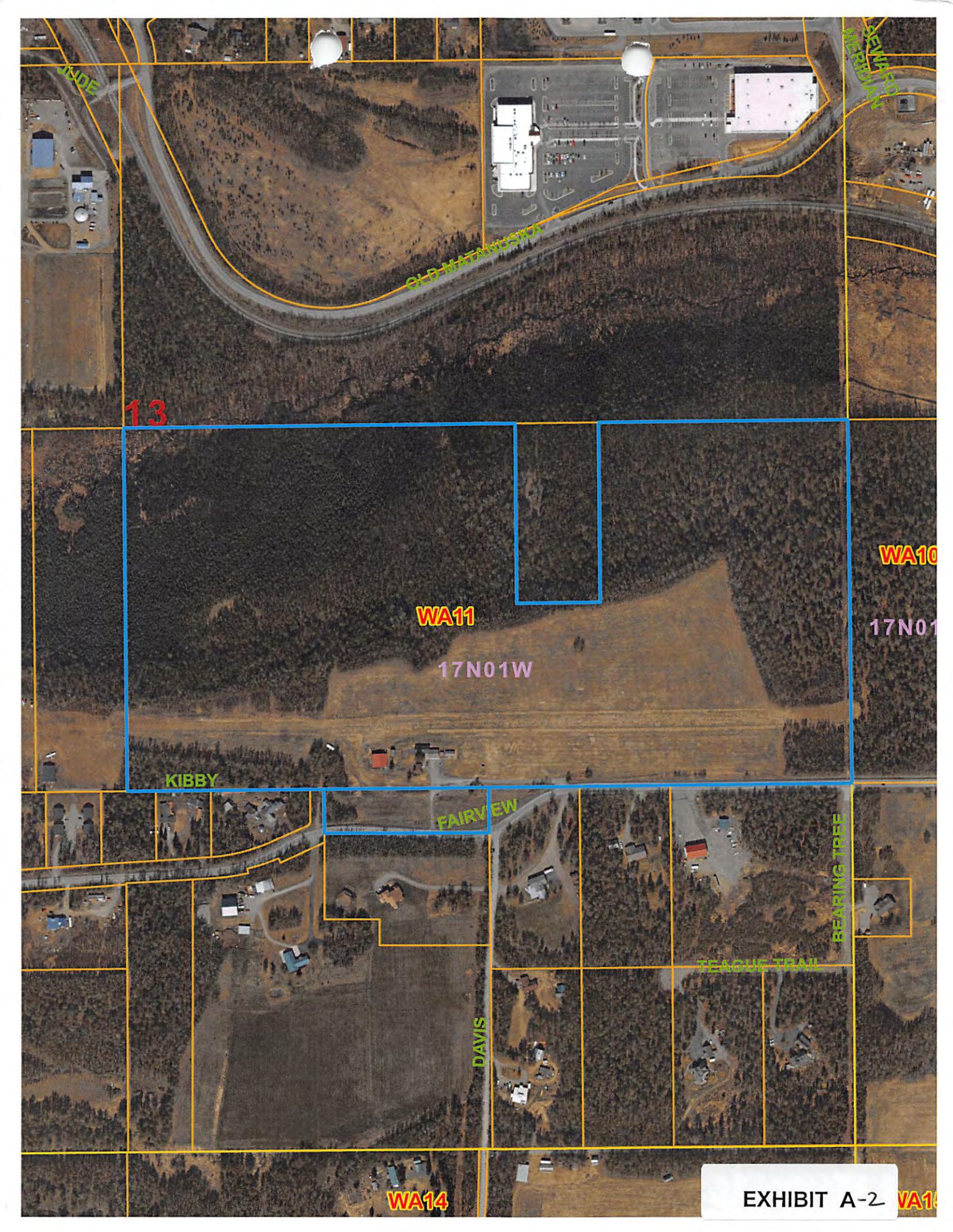
TEAGUE TRAIL

DAVIS

WA14

EXHIBIT A-2

WA14



Eklutna Engineering, LLC
curtistownsend@gmail.com

RECEIVED
APR 13 2020
PLATTING

April 13, 2020

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

Subject: *Fairview Landings Dropzone Useable Areas*

Dear Mr. Wagner,

At the request of Akutek Geomatics, LLC and property owners Grace and Chad Reel, we have performed a soils review for the referenced proposed subdivision. The project will create 4 new lots from all of Section 13 Lot C3 and portions of Section 13 Lot D6. The new lots have an area of approximately 7 acres. Our soils evaluation included logging 2 new testholes, review of the provided topography information, review of aerial imagery, review of surrounding testhole information and observations of the site. See the attached testhole location and topography map for details.

Topography The project site forms an east-west oriented rectangle north of East Fairview Loop, just east of the intersection with South Candywine Road. Terrain within the parent parcel varies, with gentle slopes throughout. Drainage is generally directed from north to south. The total elevation differential indicated from the provided topographical map is approximately 4'.

Soils and Vegetation The original parcels have been cleared and developed. There are multiple structures constructed on site. There is an active airplane runway that runs east-west along the northern boundary of the proposed new lots. Much of the original parcel has been cleared of vegetation. At the western edge of proposed lot 2 are deciduous trees. Lot 2 has an existing aircraft hangar on site and a 20' x 16' cabin structure. Lot 3 contains a gravel driveway accessing a house with an existing well and septic system. Lot 4 contains one small 6'x8' shed. The whole area contains grasses and minor brush. A total of two 14'+ testholes were dug on the property to evaluate soil and groundwater conditions. Near surface soils included a thin organic mat over a layer of silty topsoils extending to around 2' in the testholes. Receiving soils under the topsoils were consistently silty sands with gravels to 14'. Percolation tests were not conducted, but sieve analyses revealed the soils to be USC classification SM. Copies of the testhole logs, sieve results and the location/topography map are attached.

Groundwater The test holes were dug in dry weather during November 2019. Groundwater was not encountered in either of the test holes.

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, areas with shallow groundwater, and setbacks to existing water wells. For useable building area, lotlines, utility easements and ROW/PUE setbacks will be limiting factors. For the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the

site, proposed lots numbered 2 and 4 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.

Lot 3 already has a residential structure constructed on it. This structure is served by an existing septic system and well. There is sufficient area for an alternate septic system to be constructed in the future as needed. The test soil samples extracted from lots 2 and 4 both reveal the same soil composition. There is no visible surface change across lots 2, 3 and 4. It is assumed that lot 3 has the same soil as what is on lots 2 and 4. This lot contains over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.

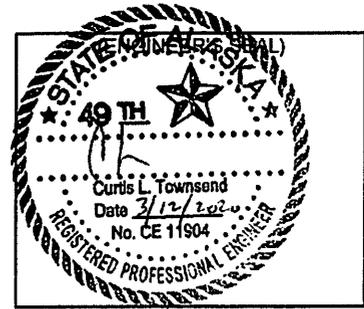
Lot 1 exceeds 400,000 sf and as such, does not require verification per MSB 43.20.281.

Drainage Plan The subdivision will minimally impact drainage. This property is already developed and the drainage pattern will not be altered.

Sincerely,
Curtis L. Townsend, P.E.
Attachments



TEST HOLE #1



Soils Log - Percolation Test

Performed For: Acutek/ Chad Reel Date Performed: 2/12/2020

Legal Description: Fairview Landings Township, Range, Section: _____

Depth (Feet)	Slope	Site Plan
1-2		see attached test hole and topo map
2-3		
3-4		
4-5		
5-6		
6-7		
7-8		
8-9		
9-10		
10-11		
11-12		
12-13		
13-14		
14-15		
15-16		
16-17		
17-18		
18-19		
19-20		

WAS GROUND WATER ENCOUNTERED? <u>NO</u> IF YES, AT WHAT DEPTH? _____ Depth to Water After Monitoring? _____ Date: _____	S L O P E	
--	-----------------------	--

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

1-2 OL
ML, VARIES SM-ML
 3-4 SM, DENSE,
ROCK TO 2"
 14-15 NO GROUNDWATER
IMPERMEABLES

perc test not performed, see sieve analysis results

PERCOLATION RATE / _____ (minutes/inch) PERC HOLE DIAMETER _____
 TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS _____

PERFORMED BY: _____

AGGREGATE/SOILS TEST REPORT

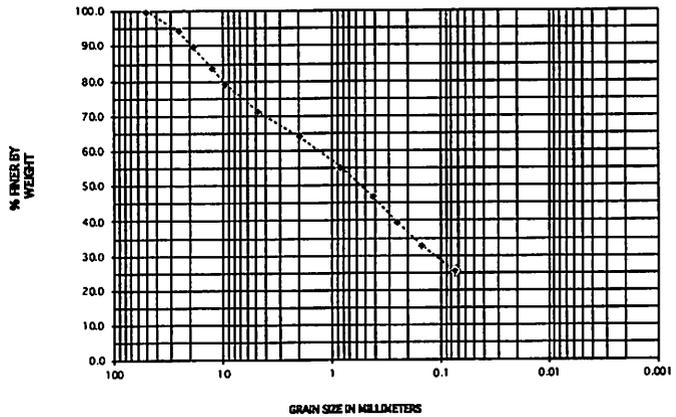
PROJECT NAME:	FAIRVIEW LANDING DROPZONE	DATE TAKEN:	
PROJECT NO.:	19-400-27	DATE TESTED:	3/5/20
CLIENT:	EKLUTNA ENGINEERING	TESTED BY:	JAB
SAMPLE NO.:	20-P408	REVIEWED BY:	JAB
LOCATION:		DESCRIPTION:	WEST #1

SIEVE ANALYSIS TEST

(ASTM D422)		
SIEVE SIZE	DIAMETER (mm)	TOTAL % PASSING
6"	152.4	
4"	100.0	
3"	76.2	
2"	50.8	100
1"	25.4	94
3/4"	19.0	90
1/2"	12.7	84
3/8"	9.5	79
#4	4.75	71
#10	2.00	64
#20	0.85	55
#40	0.425	47
#60	0.25	40
#100	0.15	33
#200	0.075	25.5

% GRAVEL: 28.7
 % SAND: 45.9
 % FINES: 25.5
 D60= 1.46
 D30= 0.12
 D10= _____
 Cu= _____
 Cc= _____
 % .02 mm _____
 % Moist.= 13.7
 Fine Modulus= _____
 (ASTM D4318)
 Liquid Limit= _____
 Plastic Limit= _____
 Plastic Index. = NP
 (ASTM C127)
 Bulk SpG= _____
 SSD SpG= _____
 Apparent SpG= _____
 % Absorption= _____

GRAIN SIZE DISTRIBUTION

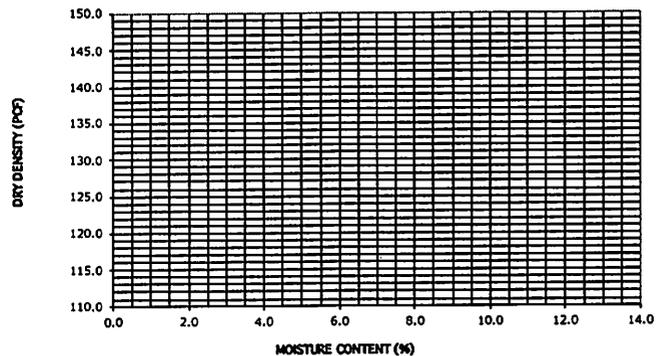


HYDROMETER TEST

(ASTM D422)		
ELAPSED TIME	DIAMETER (mm)	TOTAL % PASSING
0		
0.5		
1		
2		
5		
8		
15		
30		
60		
250		
1459		
2750		

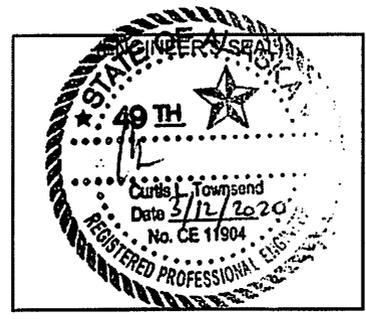
(ASTM C128)
 Bulk SpG= _____
 SSD SpG= _____
 Apparent SpG= _____
 % Absorption= _____
 (ASTM D1557)
 Dry Den (U) = _____
 Dry Den (C) = _____
 M % (U) = _____
 M % (C) = _____
 SpG (assumed) = _____
 M-D Test Method = _____

MOISTURE-DENSITY RELATIONSHIP



CLASSIFICATION: Silty Sand w/Gravel
 USC: SM
 FROST CLASS: _____
 COMMENTS: _____

TEST HOLE # 2



Soils Log - Percolation Test

Performed For: Acutek/ Chad Reel Date Performed: _____

Legal Description: Fairview Landings Township, Range, Section: _____

Depth (Feet)	Slope	Site Plan
1-2		see attached test hole and topo map
2-3		
3-4		
4-5		
5-6		
6-7		
7-8		
8-9		
9-10		
10-11		
11-12		
12-13		
13-14		
14-15		
15-16		
16-17		
17-18		
18-19		
19-20		

WAS GROUND WATER ENCOUNTERED? <u>NO</u>	S L O P E
IF YES, AT WHAT DEPTH? _____ Depth to Water After Monitoring? _____	
Date: _____	

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

OL
ML, VARIES SM-ML

SM, DENSE
ROCK NO 2"

NO GROUNDWATER
IMPERMEABLES

perc test not performed, see sieve analysis results

PERCOLATION RATE _____ (minutes/inch) PERC HOLE DIAMETER _____
 TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS _____

PERFORMED BY: _____

AGGREGATE/SOILS TEST REPORT

PROJECT NAME:	FAIRVIEW LANDING DROPZONE	DATE TAKEN:	
PROJECT NO.:	19-420-27	DATE TESTED:	3/5/20
CLIENT:	EKLUTNA ENGINEERING	TESTED BY:	JAB
SAMPLE NO.:	20-P409	REVIEWED BY:	JAB
LOCATION:		DESCRIPTION:	EAST #2

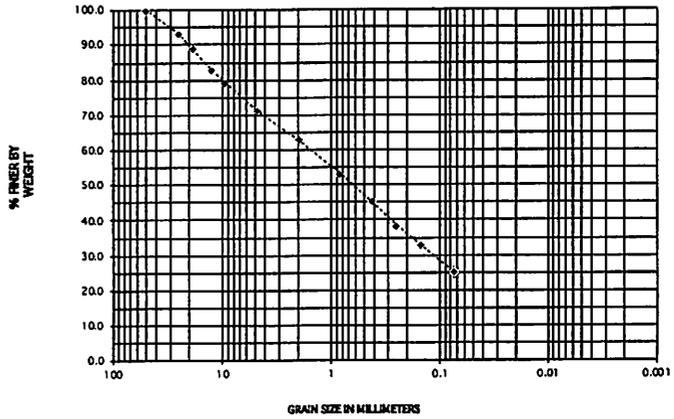
SIEVE ANALYSIS TEST

(ASTM D422)

SIEVE SIZE	DIAMETER (mm)	TOTAL % PASSING
6"	152.4	
4"	100.0	
3"	76.2	
2"	50.8	100
1"	25.4	93
3/4"	19.0	89
1/2"	12.7	83
3/8"	9.5	79
#4	4.75	71
#10	2.00	63
#20	0.85	53
#40	0.425	45
#60	0.25	39
#100	0.15	33
#200	0.075	25.3

% GRAVEL: 28.6
 % SAND: 46.1
 % FINES: 25.3
 D60= 1.64
 D30= 0.12
 D10= _____
 Cu= _____
 Cc= _____
 % .02 mm
 % Moist.= 10.2
 Fine Modulus= _____
 (ASTM D4318)
 Liquid Limit= _____
 Plastic Limit= _____
 Plastic Index. = NP
 (ASTM C127)
 Bulk SpG= _____
 SSD SpG= _____
 Apparent SpG= _____
 % Absorption= _____

GRAIN SIZE DISTRIBUTION



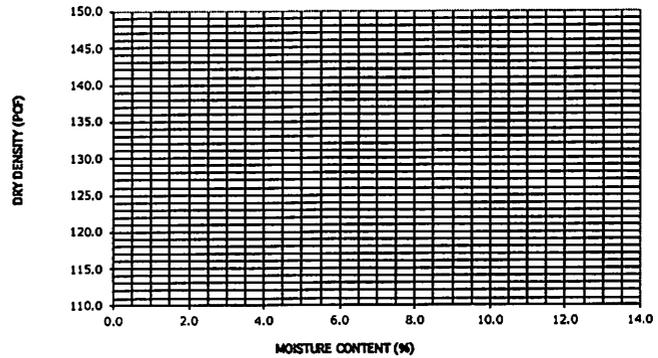
HYDROMETER TEST

(ASTM D422)

ELAPSED TIME	DIAMETER (mm)	TOTAL % PASSING
0		
0.5		
1		
2		
5		
8		
15		
30		
60		
250		
1459		
2750		

(ASTM C128)
 Bulk SpG= _____
 SSD SpG= _____
 Apparent SpG= _____
 % Absorption= _____
 (ASTM O1567)
 Dry Den (U) = _____
 Dry Den (C) = _____
 M % (U) = _____
 M % (C) = _____
 SpG (assumed) = _____
 M-D Test Method = _____

MOISTURE-DENSITY RELATIONSHIP



CLASSIFICATION: Silty Sand w/Gravel

USC: SM

FROST CLASS: _____

COMMENTS: _____

Cheryl Scott

From: Jamie Taylor
Sent: Tuesday, May 5, 2020 12:08 PM
To: Cheryl Scott
Subject: RE: RFC Fairview Landing Dropzone (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
<http://www.matsugov.us/>

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, April 14, 2020 11:56 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; dmelliott@mtaonline.net; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; George McKee <George.McKee@matsugov.us>
Subject: RFC Fairview Landing Dropzone (CS)

All ~

The link below will take you to a request for comments on subdivision at Mile 2 Fairview Loop. MSB Case #2020-052, Tech CS, RSA #14 Fairview. Also attached is a vicinity map, aerial photo, soils report and preliminary plat with as-built and topographic information.

Comments are due by May 4, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Ei22sM_MngJHnyVe9222kz8BpGlzliP-4vtrGnxP7tE5vg?e=uxhhJ6

Cheryl Scott

From: Taunnie Boothby
Sent: Monday, May 4, 2020 10:26 AM
To: Karol Riese; Christopher Cole
Cc: Cheryl Scott
Subject: RE: RFC Fairview Landing Dropzone / Reel, Chad & Grace Case #2020-052 subdivision at Mile 2 Fairview Loop 17N01W13 DUE: May 4, 2020

No mapped special flood hazard area

Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department
907-861-8526
taunnie.boothby@matsugov.us

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

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Tuesday, April 14, 2020 3:37 PM
To: Karol Riese; Christopher Cole; Taunnie Boothby
Subject: RFC Fairview Landing Dropzone / Reel, Chad & Grace Case #2020-052 subdivision at Mile 2 Fairview Loop 17N01W13 DUE: May 4, 2020
When: Monday, May 4, 2020 12:00 AM to Tuesday, May 5, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

Cheryl Scott

From: Christopher Cole
Sent: Tuesday, April 28, 2020 12:39 PM
To: Cheryl Scott
Cc: Karol Riese
Subject: RFC Fairview Landing Dropzone

Cheryl,

Planning doesn't have any comments at this time.

All the best,
Chris

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



MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

DATE: April 14, 2020
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management
SUBJECT: Preliminary Plat Comments / Case #2020-052

Platting Tech: Cheryl Scott
Public Hearing: May 13, 2020
Applicant / Petitioner: Reel
TRS: 17N01W13
Tax ID: 17N01W13C003 and D006
Subd: Fairview Landing Dropzone
Tax Map: WA 11

Comments:

- The MSB owns parcel D7 (17N01W13D007) and the Assembly adopted Ordinance 17-078 approving transfer and relocation of the improvements thereon, known as the Fairview Territorial School, to the City of Wasilla for purpose of historic display and public use in perpetuity. The school is *not* listed in the historic registry and the Borough received a non-objection from the Knik-Fairview Historical Society to relocate the school. Land Management currently has Assembly legislation moving forward on April 21, 2020 to convey D7 and those improvements to the City of Wasilla in fee.
- No objection to proposed subdivision.

Cheryl Scott

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Thursday, April 30, 2020 12:24 PM
To: Cheryl Scott
Subject: RE: RFC Fairview Landing Dropzone (CS)

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

MEA comments to include an easement 15 feet on each side of the existing overhead powerline and a 10 feet wide by 20 feet long down guy and anchor easement on existing down guys.

Thank you.

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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, April 14, 2020 11:56 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; dmelliott@mtaonline.net; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; George McKee <George.McKee@matsugov.us>
Subject: RFC Fairview Landing Dropzone (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 on subdivision at Mile 2 Fairview Loop. MSB Case #2020-052, Tech CS, RSA #14 Fairview. Also attached is a vicinity map, aerial photo, soils report and preliminary plat with as-built and topographic information.

Cheryl Scott

From: Skylar Shaw <Skylar.Shaw@enstarnaturalgas.com>
Sent: Tuesday, May 5, 2020 2:09 PM
To: Cheryl Scott
Subject: RE: RFC Fairview Landing Dropzone (CS)

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

Hello Cheryl,

ENSTAR has reviewed Fairview Landing Dropzone (MSB Case # 2020-052) and has no comments or recommendations.

Thank you,
Skylar Shaw

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, April 14, 2020 11:56 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; dmelliott@mtaonline.net; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; ROW <row@enstarnaturalgas.com>; ospdesign@gci.com; George McKee <George.McKee@matsugov.us>
Subject: RFC Fairview Landing Dropzone (CS)

EXTERNAL EMAIL

Use caution when opening links and attachments, replying to requests for information and when prompted to enter User IDs or Passwords.

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 on subdivision at Mile 2 Fairview Loop. MSB Case #2020-052, Tech CS, RSA #14 Fairview. Also attached is a vicinity map, aerial photo, soils report and preliminary plat with as-built and topographic information.

Comments are due by May 4, 2020.

Cheryl Scott

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 27, 2020 8:18 AM
To: Cheryl Scott
Subject: RE: RFC Fairview Landing Dropzone (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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, April 14, 2020 11:56 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; dmelliott@mtaonline.net; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; George McKee <George.McKee@matsugov.us>
Subject: RFC Fairview Landing Dropzone (CS)

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

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All ~

The link below will take you to a request for comments on subdivision at Mile 2 Fairview Loop. MSB Case #2020-052, Tech CS, RSA #14 Fairview. Also attached is a vicinity map, aerial photo, soils report and preliminary plat with as-built and topographic information.

Comments are due by May 4, 2020.



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.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT I-1

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

Sincerely,

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

Melanie Nichols
Mat-Su Area Planner

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

4M

hole, which was dug to 18' below the ground surface. As shown on the site plan, the engineer certifies there is 10,000 sq. ft. of useable building area and 10,000 sq. ft. of useable septic area on each of the 2 lots. The land within this proposed subdivision is characterized as sloping terrain. The useable septic area is greater than 50' up gradient from any slope exceeding 25% for each of the proposed lots. GM soils were found between 9 and 18 feet and a percolation test was done as required by MSB 43.20.281(A)(1)(f)(iii).

Topography & As-Built: The surveyor's as-built and topographic information is shown on the preliminary plat. There is a square improvement labeled as concrete blocks crossing the western lot line. MSB 43.10.060(E) prohibits approval of a plat with a code violation on it unless the conditions of approval resolve the violation or there are multiple violations exist and the platting action is remedying one or more of these violations. Staff recommends a surveyor provide evidence there are no structural setback violations (**Recommendation #3**).

Comments: DPW had no comments (**Exhibit D**). Flood Plain Manager stated the property is not in a mapped special flood hazard area (**Exhibit E**). Planning Division had no comments (**Exhibit F**). GCI has no objections (**Exhibit G**). MTA had no comments (**Exhibit H**). Enstar has no objections or recommendations (**Exhibit I**).

FINDINGS of FACT:

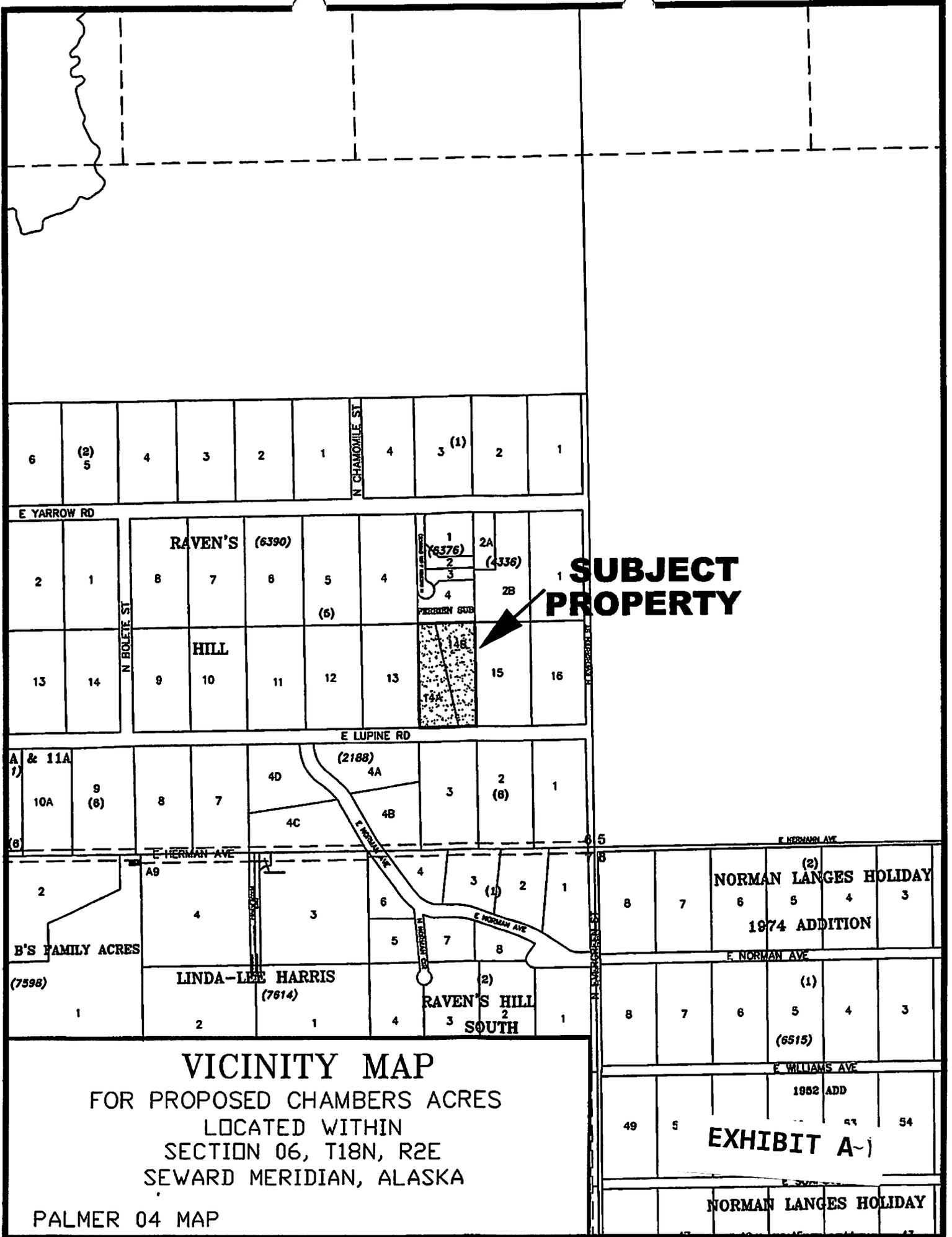
1. The proposed preliminary plat for Chambers Acres is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough departments, outside agencies, or the public.
3. Access road, E. Lupine Road is constructed and publicly maintained.
4. The civil engineer certified there is useable septic and useable building area on the property to meet the requirements of MSB 43.20.281.
5. Acutek Geomatics provided evidence the lots do not exceed the width to depth allowances in MSB 43.20.300.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Chambers Acres, contingent upon:

1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Provide a surveyor's letter stating there are no MSB 17.55 setback violations on the property.

4. 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.
5. Submit recording fees; payable to DNR.
6. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED CHAMBERS ACRES
 LOCATED WITHIN
 SECTION 06, T18N, R2E
 SEWARD MERIDIAN, ALASKA

PALMER 04 MAP

EXHIBIT A-1

NORMAN LANGES HOLIDAY

E YARROW RD

N CHESTER J CIR

N EVERGREEN ST

S18N02E

PA04

E LUPINE RD

E HERMANN AVE

E NORMAN AVE

EXHIBIT A-2

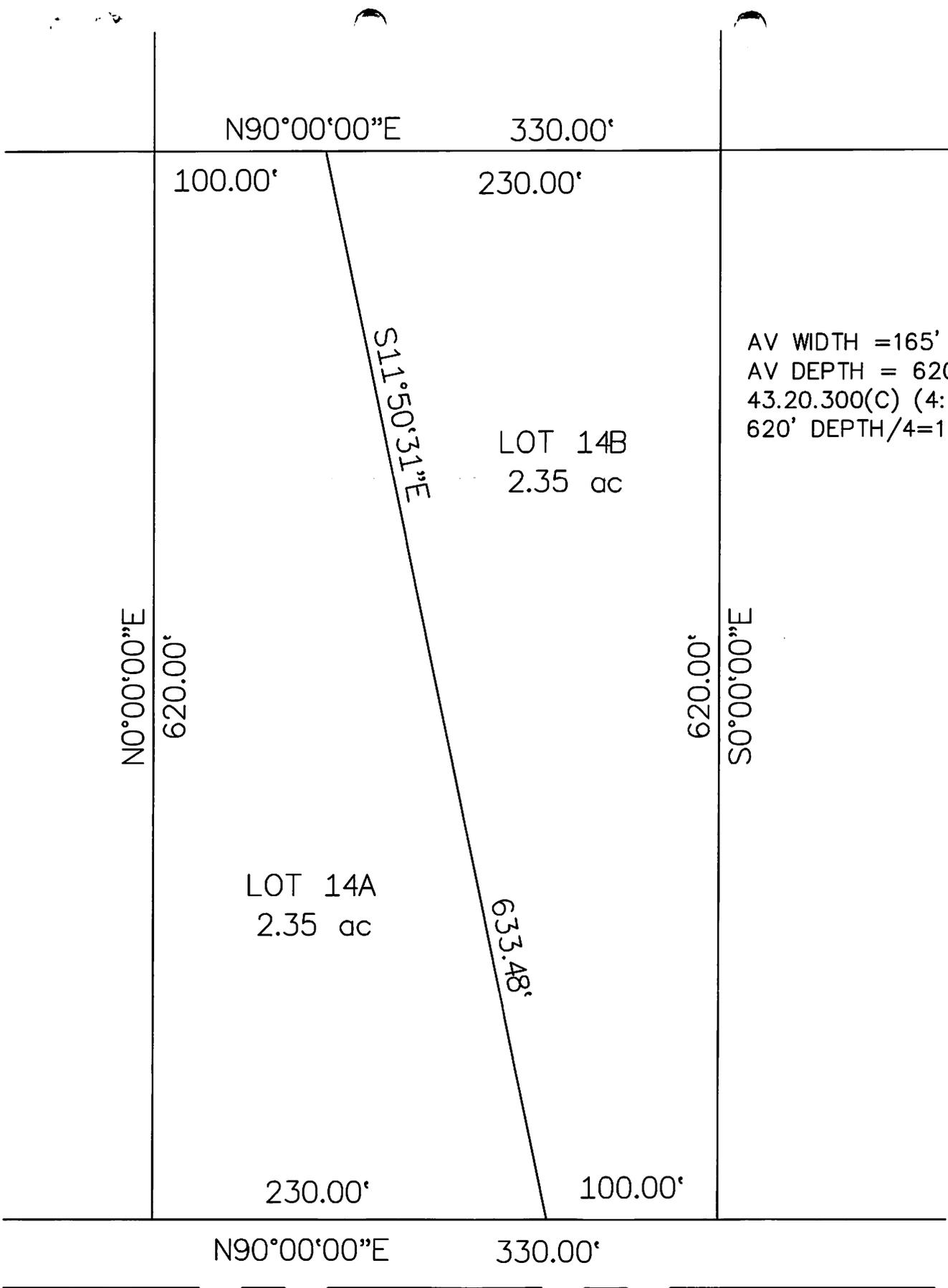
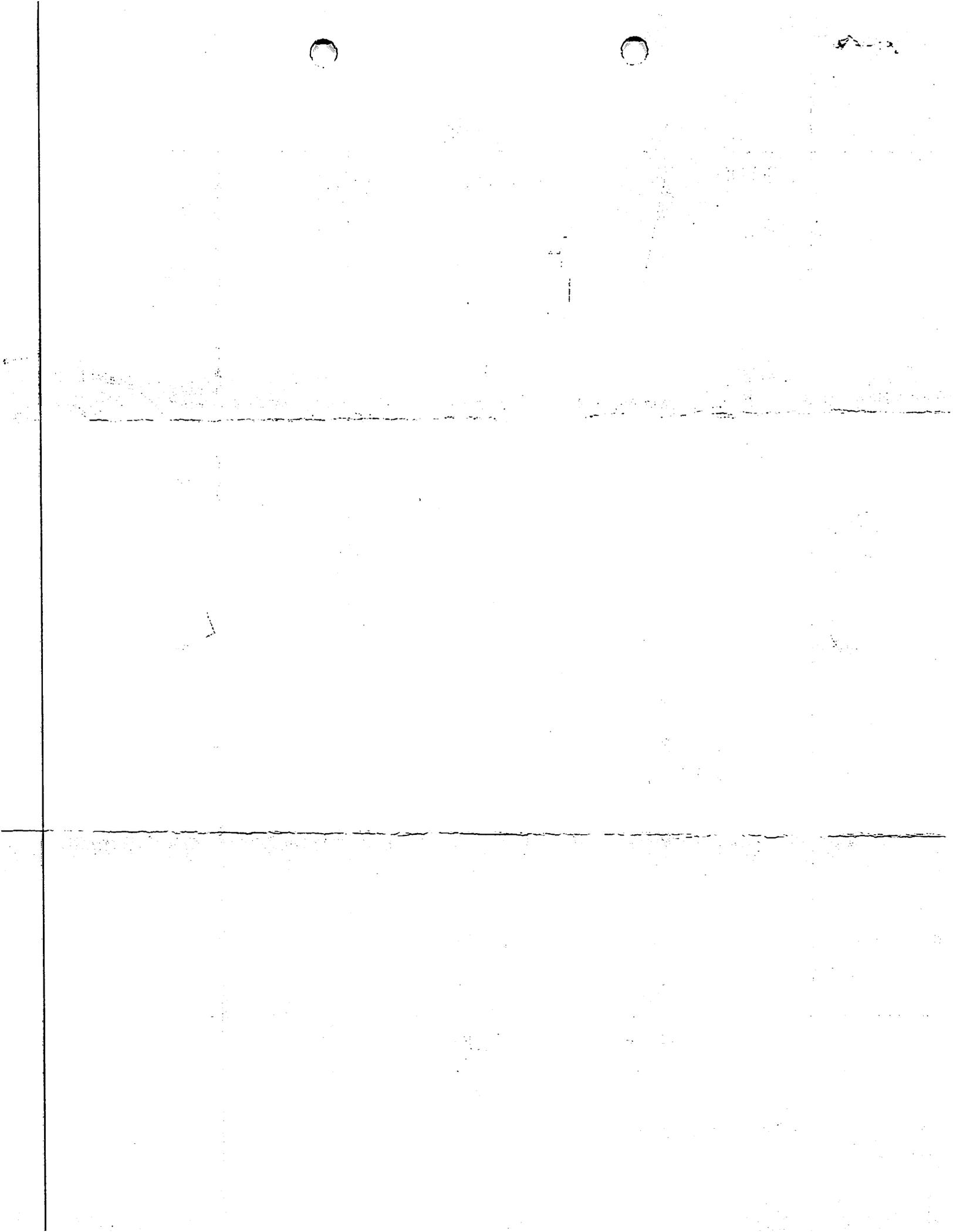


EXHIBIT B



Raven's Hill B5 L14
Soils Report

RECEIVED
MAR 13 2020
PLATTING

Engineer's Soils Report

Raven's Hill B5 L14

Matanuska Susitna Borough

Prepared for:

Acutek

5099 E. Blue Lupine Road

Wasilla, AK 99654

Prepared By:

Pannone Engineering Services, LLC

P.O. Box 100217

Anchorage, AK 99510

Submitted By:



Steven R. Pannone, P.E.
Principal, Civil Engineer
10/31/2019 200312
Engineering Report

EXHIBIT C-1

Raven's Hill B5 L14
Soils Report

Project Description

This soils report is to identify the suitability of the soils on the subject lot for on-site wastewater disposal systems. The subject lots are the proposed subdivision of Raven's Hill B5 L14 into Lot 14A and Lot 14B. This report will detail the soils encountered during the soils investigation, existing topography, impact to surrounding wells and septic systems. The proposed lots are both 2.35 acres in size.

Soils Investigation

Pannone Engineering Services performed a test hole in the proposed subdivision on March 11, 2020 see attached soils log. Bedrock was not encountered in the test hole to a depth of 18' below the ground surface. Ground water was not encountered in the test hole to a depth of 18' below the ground surface.

Area

As shown on the site plan there is 10,000 square feet of useable building area as defined in MSB 43.05.005 for each of the proposed lots. As shown on the site plan there is 10,000 square feet of useable septic area as defined in MSB 43.20.281 (A)(1)(a) for each of the proposed lots.

Topography

The proposed subdivision is characterized as sloping terrain (see site plan for elevation contours). The proposed useable septic area is greater than 50' up gradient from any slope exceeding 25%. For each of the proposed lots.

Existing water and wastewater systems

Currently both lots 4A and 4B are undeveloped. The existing water supply systems in the area are private wells and have 100-foot protective radii around them (i.e. a new wastewater disposal system may not be located less than 100 feet from these private water wells), all pertinent surrounding wells are to be physically located prior to installation of any on-site wastewater disposal system.

Surface water

There are no major bodies of surface water within 200 feet of the proposed septic areas. There are ephemeral drainage ditches along the existing roadway.

Engineering Criteria

The soils in this area are typically Hydrologic Soils Group A which contains organics generally underlain by gravel and sand. Based on the soil composition of the test hole the soil classification of HSG A is confirmed. Based on the above there are many options for on-site wastewater disposal for each of the proposed lots.

Water Availability

There is availability for a private water system on each of the lots. A survey of the well data from the surrounding lots is provided on the table below. Data shows ample water availability in the lots surrounding the above referenced lots.

Legal Description	Well Depth	Well Production	Static Water Level
Raven's Hill B5 L16	380'	3.7 gpm	63'
Raven's Hill B5 L12	144'	8.0 gpm	Unknown
Raven's Hill B5 L4	365'	8.0 gpm	117'

Raven's Hill B5 L14
Soils Report

Appendix A
Site Plan & Soils Log

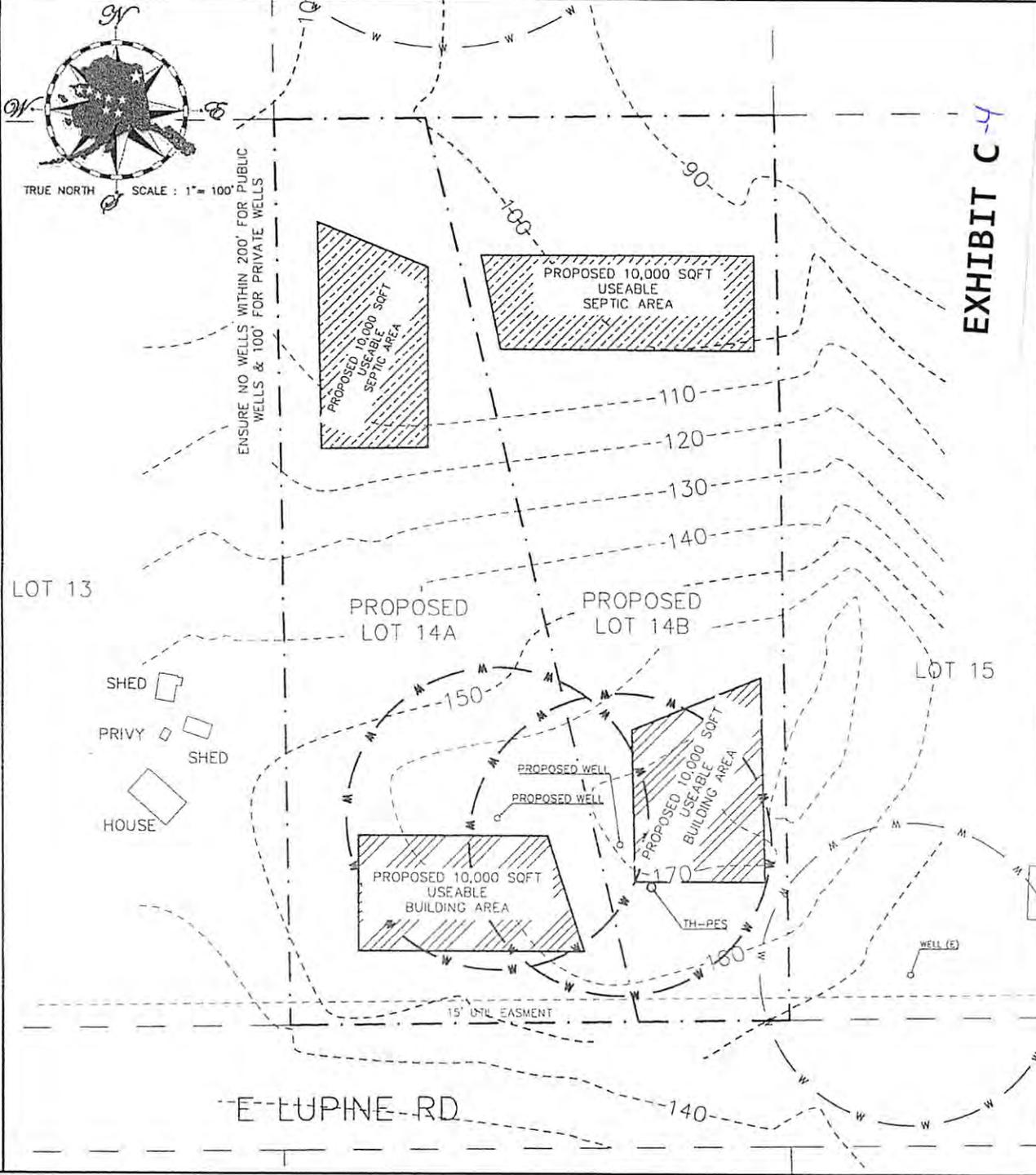


EXHIBIT C-4

— W — W — WATER LINE / WELL RADIUS
 — SS — SS — NEW SEPTIC

ABBREVIATIONS

- TH TEST HOLE
- (P) PROPOSED
- (E) EXISTING
- CO CLEAN OUT NO.
- FC FOUNDATION CLEANOUT
- FS FLOW SPLITTER
- MT MONITOR TUBE NO.
- TYP TYPICAL

		REVISIONS _____ _____ _____	DATE 3/11/2020 SCALE 1" = 100' P.I.D. NO 5423 PERMIT NO. OSPXXXXX SHEET 1 OF 3
PANNONE ENG SVC. LLC P.O. BOX 1807 PALMER, AK 99645 PHONE (907) 745-8200 FAX (907) 745-8201		RAVEN'S HILL B5 L14 PROPOSED LOT 14A & 14B MARTIN CHAMBERS E. LUPINE ROAD PALMER, AK 99645	
NOTES: FOR MSB REVIEW ONLY		DRAWN ACP	SITE PLAN

— W — W — WATER LINE / WELL RADIUS
 — SS — SS — NEW SEPTIC

ABBREVIATIONS

TH TEST HOLE
 (P) PROPOSED
 (E) EXISTING
 CO CLEAN OUT NO.
 FC FOUNDATION CLEANOUT
 FS FLOW SPLITTER
 MT MONITOR TUBE NO.
 TYP TYPICAL

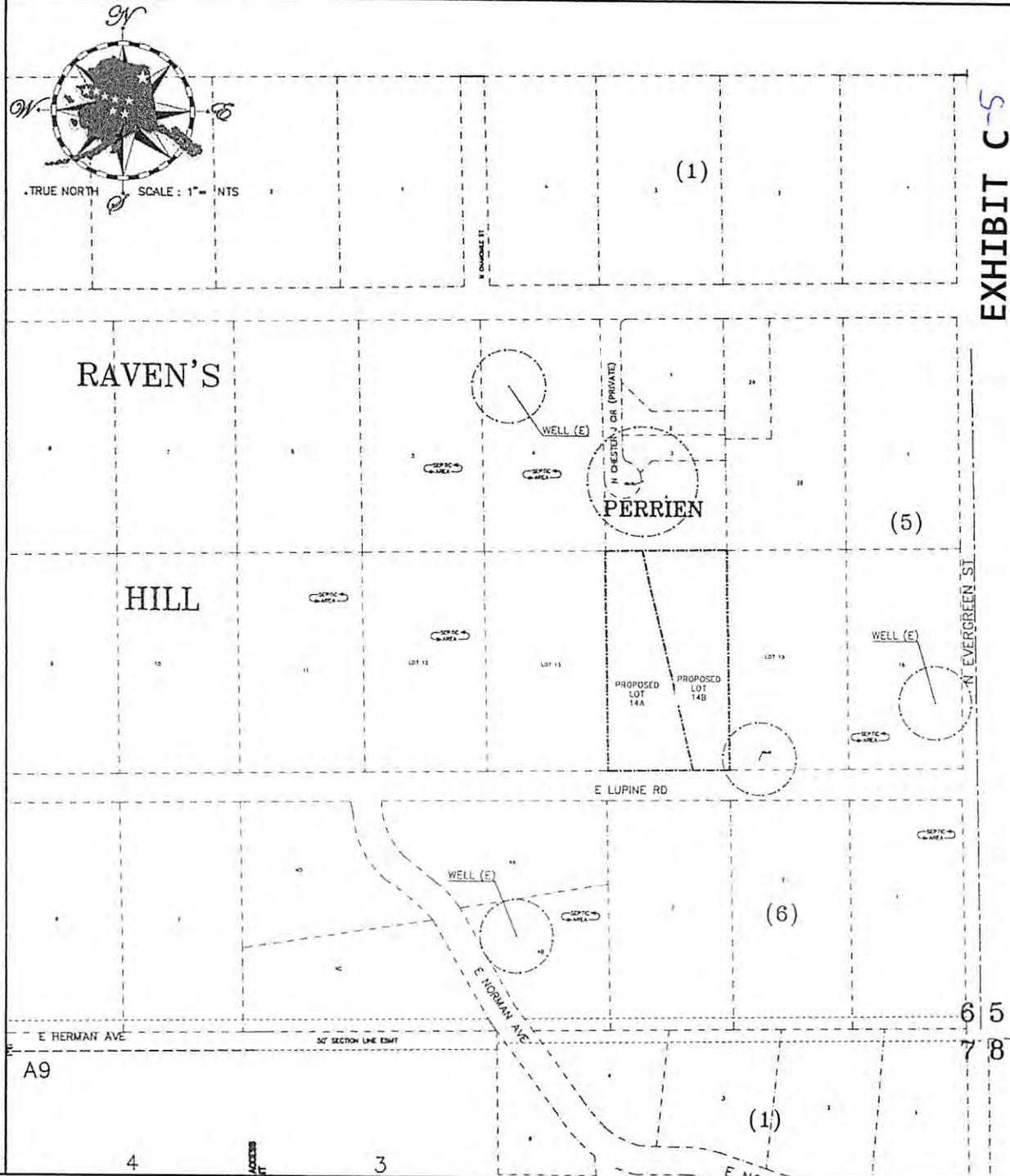


EXHIBIT C-5

DATE	3/11/2020
SCALE	NTS
P.I.D. NO.	5423
PERMIT NO.	OSPXXXXXX
SHEET	2 OF 3

REVISIONS	



PANNONE ENG SVC, LLC
 P.O. BOX 1807 PALMER, AK 99645
 PHONE (907) 745-8200 FAX (907) 745-8201

RAVEN'S HILL B5 L14
 PROPOSED LOT 14A & 14B
 MARTIN CHAMBERS
 E. LUPINE ROAD
 PALMER, AK 99645

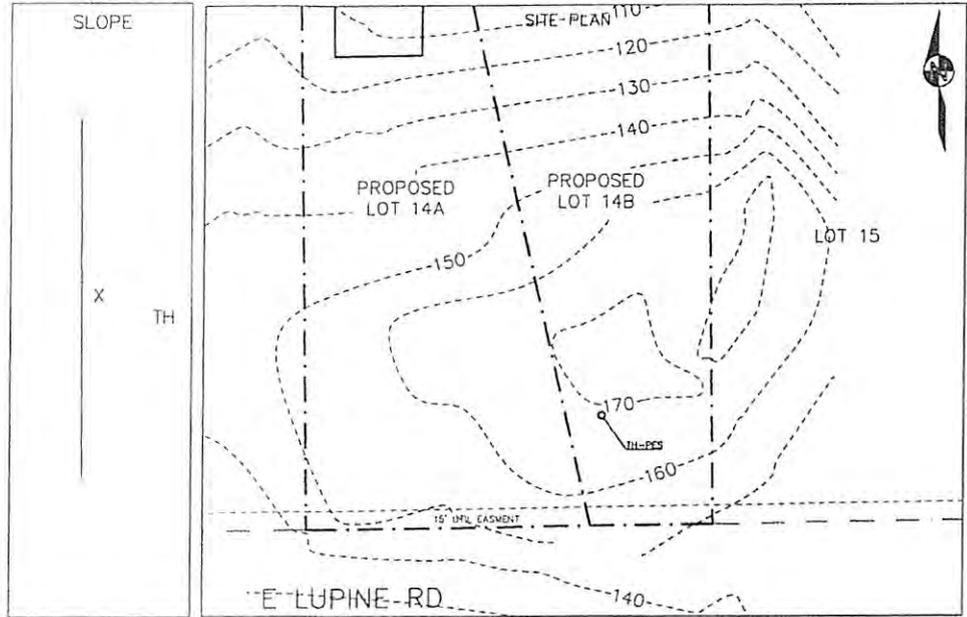
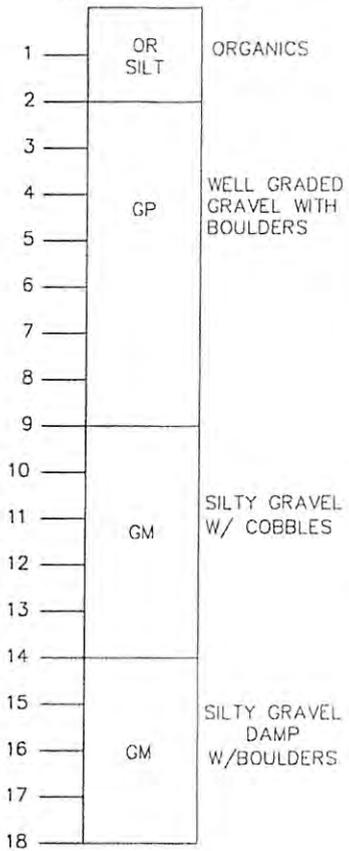
NOTES:
 FOR MSB REVIEW ONLY

DRAWN: ACP

SITE PLAN

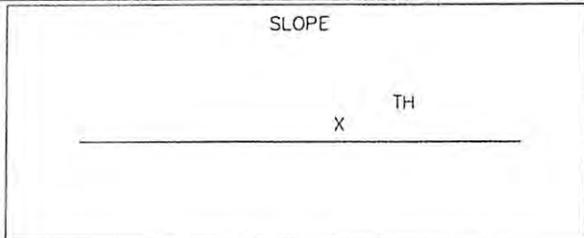
SOILS LOG — PERCOLATION TEST

TEST HOLE — PES



WAS GROUND WATER ENCOUNTERED? N

IF YES, AT WHAT DEPTH? —



BOH
DATE PERFORMED: 3/11/2020

READING	DATE	CLOCK TIME	NET TIME	WATER LEVEL READING	NET DROP
1	3/11/20	10:15	--	3.00	--
2		10:15:20	20sec	9.00	6.00
3		10:16	--	3.00	--
4		10:16:30	30sec	9.00	6.00
5		10:17	--	3.00	--
6		10:17:30	30sec	9.00	6.00

PERCOLATION RATE < 1 (min/inch) PERC HOLE DIAMETER 6 inches
TEST RUN BETWEEN 4 FT AND 5 FT

COMMENTS: Test hole excavated by DEAN'S CONSTRUCTION.

PERFORMED BY: Aaron Paradis. I CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDLINES IN EFFECT ON THE DATE OF THIS TEST.

EXHIBIT C-6

NOTES: FOR MSB REVIEW ONLY
DRAWN BY: ACP
SOILS LOG

PANNONE ENG SVC, LLC
P.O. BOX 100217 ANCHORAGE, AK 99510
PHONE (907) 272-8218 FAX (907) 272-8211

RAVEN'S HILL B5 L14
PROPOSED L14A & 14B
MARTIN CHAMBERS
E LUPINE ROAD
PALMER, AK 99645



Date	3/11/2020
Scale	NTS
P.I.D. NO	5423
PERMIT NO.	
Sheet	3 OF 3

Peggy Horton

From: Jamie Taylor
Sent: Monday, April 6, 2020 12:07 PM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Chambers Acres Case #2020-053 Tech: PH

No comment.

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

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, April 1, 2020 8:11 AM
To: regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; dmeneses@palmerak.org; bgerard@mtaonline.net; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaledistrict1@gmail.com; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for Chambers Acres Case #2020-053 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a two-lot subdivision in the Buffalo-Soapstone area. RSA 23. Please review and provide any comments by May 4, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EqIA62LyIMpAIXHgAhMukJQB52rRwIrsAhO1nnNB3TnTbw?e=k6585E

EXHIBIT D

Peggy Horton

From: Taunie Boothby
Sent: Monday, May 4, 2020 10:06 AM
To: Karol Riese; Adam Bradway
Cc: Peggy Horton
Subject: RE: RFC Chambers Acres Case #2020-053 two-lot subdivision Buffalo-Soapstone Area 18N02E06 DUE: May 4, 2020

No mapped special flood hazard area

Taunie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department
907-861-8526
taunie.boothby@matsugov.us

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

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Wednesday, April 1, 2020 12:44 PM
To: Karol Riese; Adam Bradway; Taunie Boothby
Subject: RFC Chambers Acres Case #2020-053 two-lot subdivision Buffalo-Soapstone Area 18N02E06 DUE: May 4, 2020
When: Monday, May 4, 2020 12:00 AM to Tuesday, May 5, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

Peggy Horton

From: Adam Bradway
Sent: Friday, May 1, 2020 2:29 PM
To: MSB Platting
Cc: Karol Riese
Subject: RE: Request for Comments for Chambers Acres Case #2020-053 Tech: PH

Hello,

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

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

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, April 1, 2020 8:11 AM
To: regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; dmeneses@palmerak.org; bgerard@mtaonline.net; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaledistrict1@gmail.com; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for Chambers Acres Case #2020-053 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a two-lot subdivision in the Buffalo-Soapstone area. RSA 23. Please review and provide any comments by May 4, 2020.

https://matsugovus-my.sharepoint.com/:f:/g/personal/peggy_horton_matsugov_us/EqIA62LyIMpAIXHgAhMukJQB5rRwlrAhO1nnNB3TnTbw?e=k6585E

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

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 6, 2020 10:06 AM
To: MSB Platting
Subject: RE: Request for Comments for Chambers Acres Case #2020-053 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

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, April 1, 2020 8:11 AM
To: regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; dmeneses@palmerak.org; bgerard@mtaonline.net; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaldistrict1@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 Chambers Acres Case #2020-053 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,

EXHIBIT G

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, April 1, 2020 8:59 AM
To: MSB Platting
Subject: RE: Request for Comments for Chambers Acres Case #2020-053 Tech: PH

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

Good morning,

MTA has reviewed the plat for Chambers 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



Life. Technology. Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, April 1, 2020 8:11 AM
To: regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; dmeneses@palmerak.org; bgerard@mtaonline.net; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaledistrict1@gmail.com; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for Chambers Acres Case #2020-053 Tech: PH

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

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

April 6, 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 **Wasilla East RSB B/2, L/3A & 3B (MSB Case # 2020-050)** and advises that there is an existing natural gas service line situated along the boundary of Lot 3A-1 and proposed Lot 3B-1. Attached is an approximate ENSTAR as-built for your reference. ENSTAR requests one of the following options in order to maintain the ability of ENSTAR to adequately access and maintain the existing service line:

1. Add a ten foot (10 FT) wide natural gas easement, centered on the existing natural gas service line as they cross Lot 3A-1 to serve Lot 3B-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 the following Abbreviated plats and has no comments or recommendations.

- **Willow House 1**
(MSB Case # 2020-049)
- **Chambers Acres**
(MSB Case # 2020-053)



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.

Sincerely,

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

EXHIBIT I

4N

appears to be no setback encroachments, therefore the structures shown are compliant with MSB 17.55, *Setbacks*.

Access: E. Huntley Road and N. Mountain Trail Circle provide legal and physical access to the proposed tract per MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. The roads are maintained by the borough and require driveway permits per MSB 11.10.020. The petitioner will need to apply for driveway permits from MSB Permit Center and provide acknowledgement of application to Platting prior to plat recordation. **(Recommendation 4)** Frontage requirements have been met for the proposed tract pursuant to MSB 43.20.320 *Frontage*.

Comments:

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

MSB Permit Center stated there are two driveways that require driveway permits. **(Exhibit D)**

MSB Planning stated the two existing driveways require permits to be compliant with MSB Code and the parcels are not located in a special flood hazard area. **(Exhibit E)**

MEA is requesting all existing easements be shown on the plat. **(Exhibit F)** *Staff notes all easements will be shown on the final plat.*

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

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

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

Greater Palmer Fire Service Area has no problems with the plat as shown. However, any driveway 150' or longer must have an approved fire apparatus turn-around per the IFC. **(Exhibit J)**

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

CONCLUSION:

The preliminary plat of Mt. Trails Estate is consistent with AS 29.40.070 Preliminary Plats and MSB 43.15.025 Abbreviated Plats. Legal and physical access exists to the proposed lot consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. Frontage requirements have been met for the proposed tract pursuant to MSB 43.20.320 *Frontage*. Useable area verification is not required on lots greater than 400,000 sq. ft. in lieu of a topographic narrative per MSB 43.20.281 (A). There were no objections received from any outside agencies, borough departments or the public.

FINDINGS OF FACT:

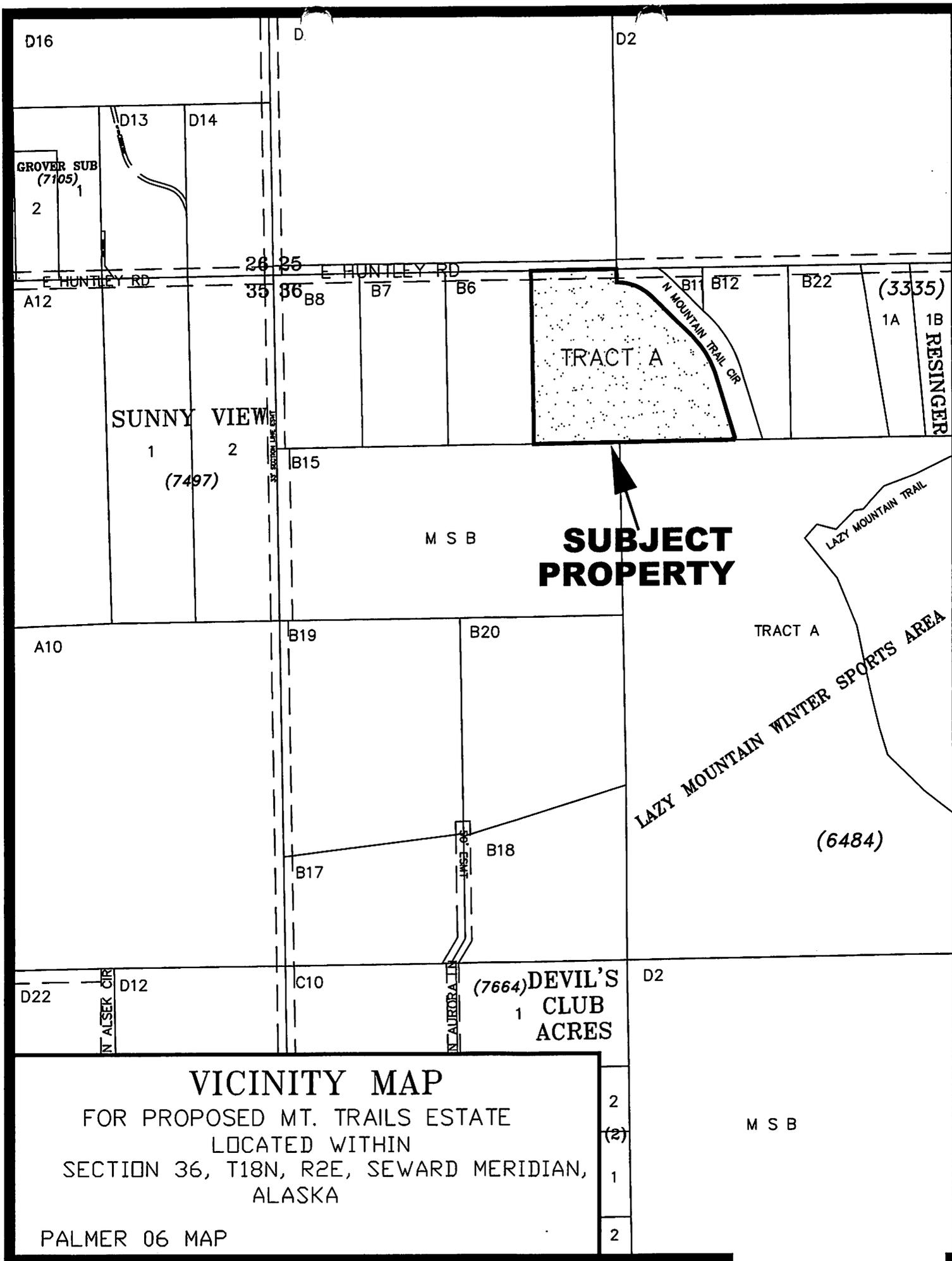
1. The plat of Mt. Trails Estate is consistent with AS 29.40.070 Preliminary Plats and MSB 43.15.025 Abbreviated Plats.

2. Frontage requirements are consistent with MSB 43.20.320, *Frontage*.
3. Useable area verification is not required on lots greater than 400,000 sq. ft. in lieu of a topographic narrative per MSB 43.20.281(A). Topographic contours were provided.
4. Access exists pursuant to MSB 43.20.100 *Access*, MSB 43.20.120 *Legal Access* and 43.20.140 *Physical Access*.
5. The proposed tract has two existing driveways that require permits per MSB 11.10.020.
6. The existing structures shown on as-built are compliant with MSB 17.55.
7. There were no objections from any borough departments, outside agencies, or the public.

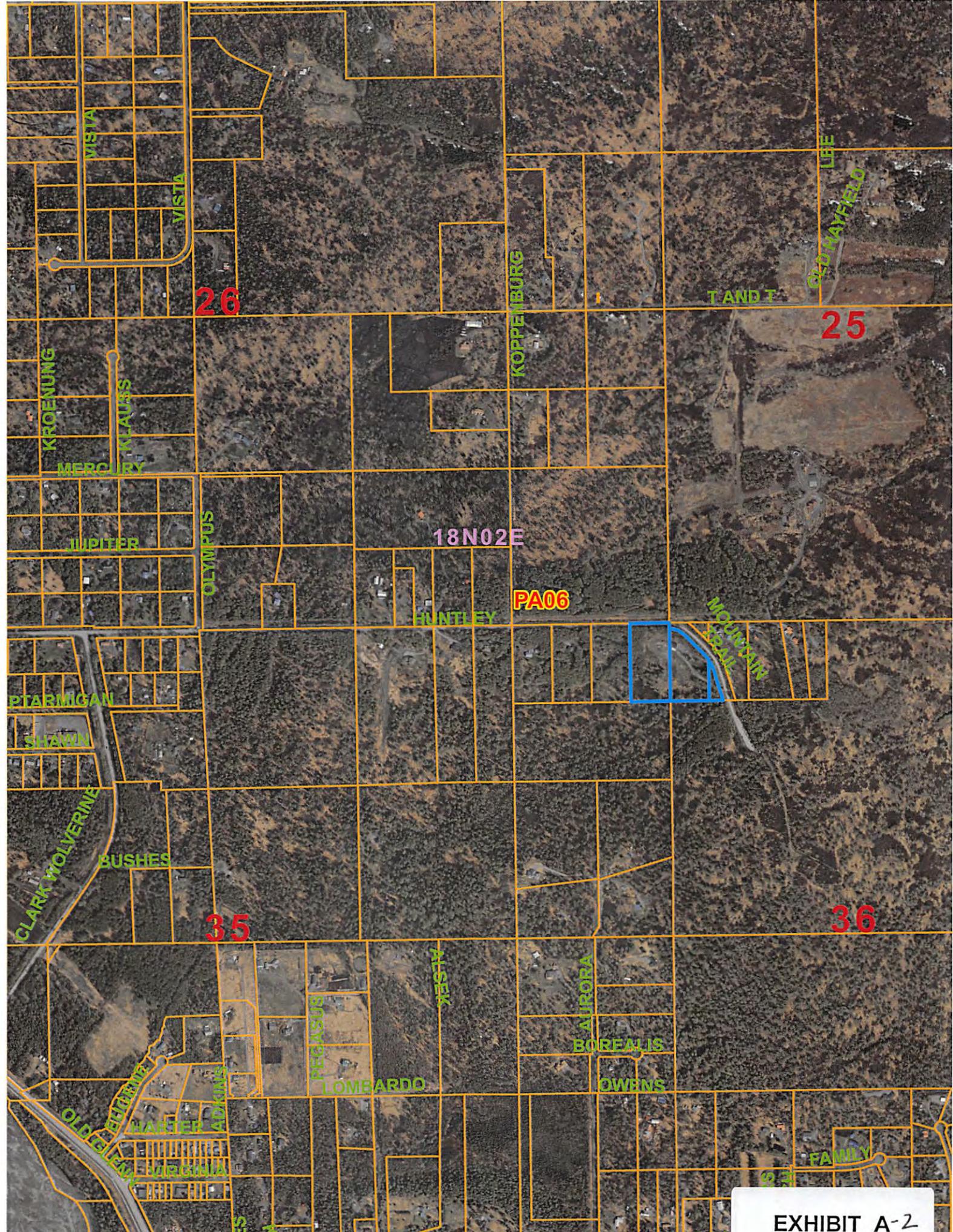
RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: "I move to approve the preliminary plat of Mt. Trails Estates, Section 36, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Provide driveway application acknowledgement for the two existing driveways on Mountain Trail Circle.
5. Show all easement of record on final plat.
6. Submit recording fees, payable to DNR.
7. Submit final plat in full compliance with Title 43.



SUBJECT PROPERTY





HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE
PALMER, ALASKA 9964
(907) 746-7738



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APR - 2 2020
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NOTES
1. THE IMAGE SHOWN HEREIN IS DERIVED FROM PUBLISHED DATA OF THE ALASKA DEPARTMENT OF CONSERVATION, DIVISION OF GEODESY, 2003.0.
2. THE HORIZONTAL DATUM IS NAD83 (GRS86 EPOCH 2003.0)

PALMER, ALASKA
M.T. TRAILS ESTATES
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 20-125C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
03-25-20

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3

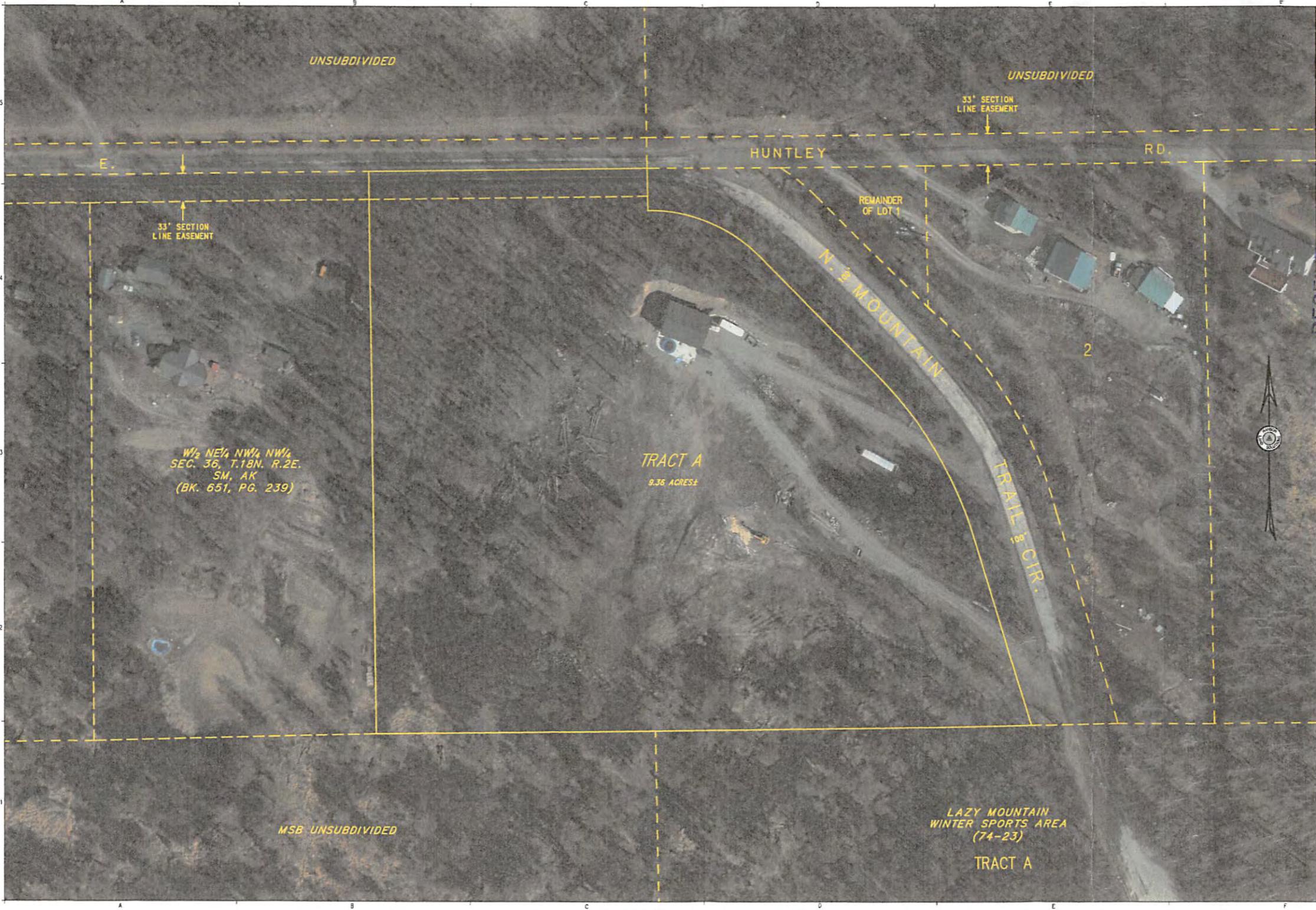
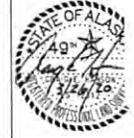


EXHIBIT B-1

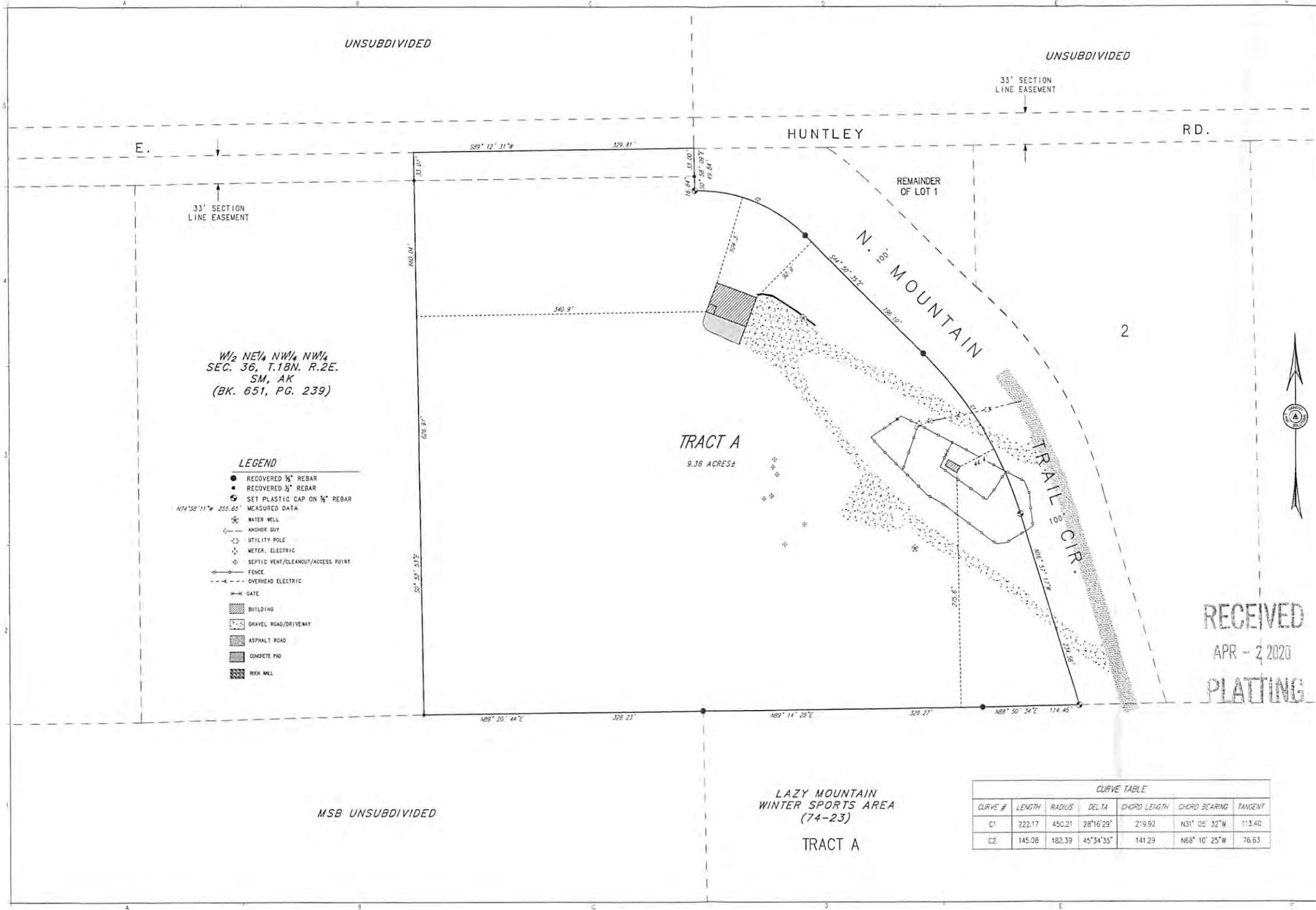


HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE
PALMER, ALASKA 996
(907) 746-7738



NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON MARCH 23, 2020. ALL MEASUREMENTS HAVE BEEN FOUND ON SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS OBTAINED TO THE BASIS OF BEARINGS.

EXHIBIT B-2



W_{1/2} NE_{1/4}, NW_{1/4}, NW_{1/4},
SEC. 36, T.18N. R.2E.
SM, AK
(BK. 651, PG. 239)

LEGEND

- RECOVERED 3/8" REBAR
- RECOVERED 1/2" REBAR
- ⊙ SET PLASTIC CAP ON 3/8" REBAR
- MEASURED DATA
- WATER WELL
- ANCHOR GUY
- UTILITY POLE
- METER, ELECTRIC
- SEPTIC VENT/CLEANOUT/ACCESS POINT
- FENCE
- OVERHEAD ELECTRIC
- GATE
- BUILDING
- GRAVEL ROAD/DRIVEMAT
- ASPHALT ROAD
- CONCRETE PAD
- RISK WALL

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	222.17	450.21	28°16'29"	219.92	N31°05'32"W	113.40
C2	145.08	182.39	45°34'35"	141.29	N69°10'25"W	76.63

RECEIVED
APR - 2 2020
PLATTING

PALMER, ALASKA
MT. TRAILS ESTATES
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 20-125C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
1"=100'
22x34.1"=50'
REVISION DATE:
03-24-20

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE
PALMER, ALASKA 9964
(907) 746-7738



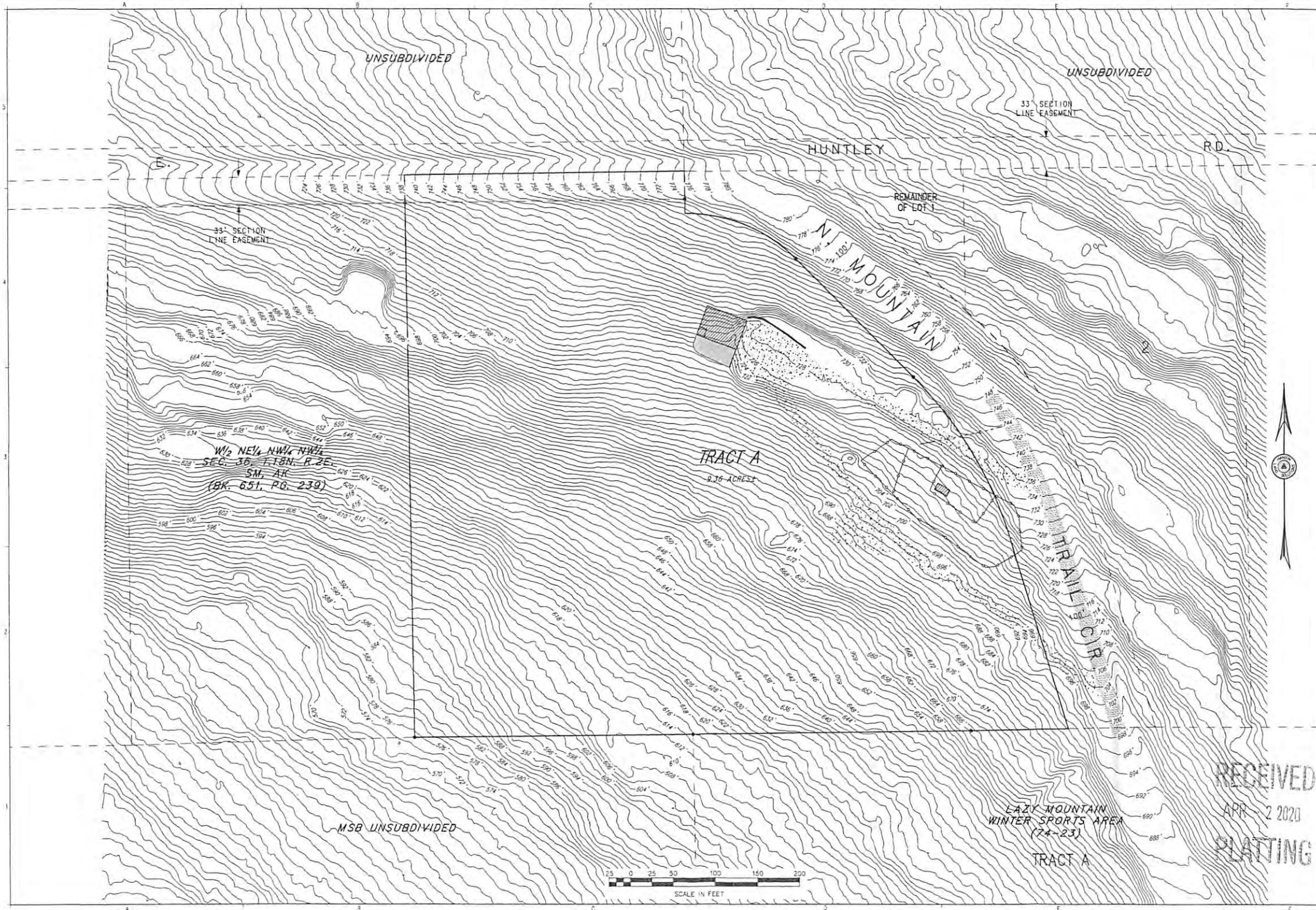
NOTES
1. THE 3" CONTOURS SHOWN HEREON WERE DERIVED FROM ABLISS'D DATA OF THE METROLOGICAL SYSTEM (RETRIEVED FROM THE STATE OF ALASKA ARCHIVE OF 2011/2012).
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0).
3. THE VERTICAL DATUM IS MVD88 (GEOID09).

PALMER, ALASKA
M.T. TRAILS ESTATES
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.# 20-1250
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
1"=17', 1"=100'
22/34:1"=50'
REVISION DATE:
03-25-20

REFERENCE
NUMBER:
V-22
SHEET 3 OF 3

EXHIBIT B-3



RECEIVED
APR 2 2020
PLATTING

Cheryl Scott

From: Jamie Taylor
Sent: Wednesday, April 29, 2020 1:07 PM
To: Cheryl Scott
Subject: RE: RFC Mt Trails Est (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
<http://www.matsugov.us/>

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Wednesday, April 8, 2020 1:40 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; Loori1991@gmail.com; retirees@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; 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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC Mt Trails Est (CS)

All ~

The link below will take you to a request for comments for an elimination of common lot lines in the Butte. MSB Case #2020-059, Tech CS, RSA #19 Lazy Mountain. Also attached is a vicinity map, aerial, as-built, topographic information and the preliminary plat.

Comments are due by May 4, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/En3ZiHQFnHtHo3haq-k-JuQB0h2PzpMo6UmUtOJOAlhXtw?e=yKhqog

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: Permit Center
Sent: Monday, April 13, 2020 4:25 PM
To: Cheryl Scott
Subject: RE: RFC Mt Trails Est (CS)

They have two driveways that cross thur this lot that do not have permits, one to the north was prior to 2011 and they can apply by phone with no cost, the other driveway they will need to apply online or mail in an application and check (driveway to the south).

Thank you,

Jennifer Monnin, CFM
350 E Dahlia Ave
Palmer, AK 99645
1-907-861-7822
Jennifer.monnin@matsugov.us

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Monday, April 13, 2020 3:39 PM
To: Permit Center <Permit.Center@matsugov.us>
Subject: RE: RFC Mt Trails Est (CS)

18N02E36B013

From: Permit Center <Permit.Center@matsugov.us>
Sent: Monday, April 13, 2020 3:31 PM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: RE: RFC Mt Trails Est (CS)

Hi Cheryl,

I am in chrome and I cannot get this to open, I think its because I am working remote.
Can you send me the tax id #?

Thank you,

Jennifer Monnin, CFM
350 E Dahlia Ave
Palmer, AK 99645
1-907-861-7822
Jennifer.monnin@matsugov.us

Cheryl Scott

From: Adam Bradway
Sent: Friday, May 1, 2020 2:20 PM
To: Cheryl Scott
Cc: Karol Riese
Subject: RE: RFC Mt Trails Est (CS)

Hello,

It appears that the appropriate permits for the two existing driveways have not been obtained. The applicant should obtain these permits to come into compliance with MSB code.

Thank you for the opportunity to comment.

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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Wednesday, April 8, 2020 1:40 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; Loori1991@gmail.com; retirees@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; 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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC Mt Trails Est (CS)

All ~

The link below will take you to a request for comments for an elimination of common lot lines in the Butte. MSB Case #2020-059, Tech CS, RSA #19 Lazy Mountain. Also attached is a vicinity map, aerial, as-built, topographic information and the preliminary plat.

Comments are due by May 4, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/En3ZjHQFnHtHo3haq-k-JuQB0h2PzpMo6UmUtOJOAlhXtw?e=yKhqog

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: Taunnie Boothby
Sent: Monday, May 4, 2020 10:06 AM
To: Karol Riese; Adam Bradway
Cc: Cheryl Scott
Subject: RE: RFC Mt. Trails Est. elimination of common lot lines in the Butte Case #2020-059
18M02E36 DUE: May 4, 2020

No mapped special flood hazard area

Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department
907-861-8526
taunnie.boothby@matsugov.us

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

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Thursday, April 9, 2020 8:33 AM
To: Karol Riese; Adam Bradway; Taunnie Boothby
Subject: RFC Mt. Trails Est. elimination of common lot lines in the Butte Case #2020-059 18M02E36 DUE: May 4, 2020
When: Monday, May 4, 2020 12:00 AM to Tuesday, May 5, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

Cheryl Scott

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Thursday, April 30, 2020 12:18 PM
To: Cheryl Scott
Subject: RE: RFC Mt Trails Est (CS)
Attachments: 20200430_122354.pdf

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

Hello,

MEA comments to include the attached two easements to the plat notes.

Thank you.

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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Wednesday, April 8, 2020 1:40 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; Loori1991@gmail.com; retirees@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; 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>; 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>; MEA_ROW <MEAROW@mea.coop>; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC Mt Trails Est (CS)

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All ~

The link below will take you to a request for comments for an elimination of common lot lines in the Butte. MSB Case #2020-059, Tech CS, RSA #19 Lazy Mountain. Also attached is a vicinity map, aerial, as-built, topographic information and the preliminary plat.

Comments are due by May 4, 2020.



MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Wirtanen, Steven

whose address is PO Box 2082 Palmer AK 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 99645, 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:

2950 N Mountain Trail Cir.
lot B10

see attached

being in Section 30, Township 18 N, Range 2E, 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 machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line or 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.

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 or 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 or 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 as of the date set forth below, and those held by the following persons: _____

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 21st day of October, 2013.

[Signature] Grantor _____ Grantor

STATE OF ALASKA)SS-

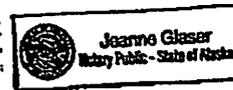
THIS IS TO CERTIFY that on this 21st day of October, 2013 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Steven Wirtanen

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

Joanne Glaser SEAL
Notary Public in and of Alaska My commission expires 3/12/17



W/O 106951 Subd 700015 Plat _____
P/S 5 Misc _____ Map _____ Quad _____
Pole _____ Easement 20130971

Return to: MEA, PO Box 2929, Palmer, AK 99645 Rev. 2/06

Parcel No. 1:

The East one-half of the Northeast one-quarter of the Northwest one-quarter of the Northwest one-quarter (E1/2 NE1/4 NW1/4 NW1/4) of Section 38, Township 18 North, Range 2 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Parcel No. 2:

The West one-half of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter (W1/2 NW1/4 NE1/4 NW1/4), of Section 38, Township 18 North, Range 2 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, SAVE AND EXCEPT that portion conveyed to the Matanuska-Susitna Borough by Deed recorded November 14, 1973 in Book 77 at Page 722 and EXCEPT that portion conveyed by Deed recorded April 2, 1966 in Book 461 at Page 777.

Parcel No. 3:

A parcel of land located in the East one-half of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter (E1/2 NW1/4 NE1/4 NW1/4), of Section 38, Township 18 North, Range 2 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

Commencing at the Northwest section corner of said Section 38; thence North 89°58'17" East to the West 1/16 line; thence continuing North 89°58'17" East 330.593 feet; thence South 0°01'32" East 324.13 feet to the true point of the beginning; thence continuing South 0°01'32" East 336.551 feet; thence North 89°58'38" East 114.657 feet; thence North 16°10'43" West 234.447 feet; thence along a curve to the left concave to the Southwest having a central angle of 15°33'44" a distance of 122.225 feet to the true point of beginning.





MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Jaclyn Wirtanen

whose address is PO Box 13082 Palmer AK 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 99645 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:

attached

being in Section 36 Township 18 N, Range 2E 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 machinery or otherwise of trees and shrubbery located
within 5 feet of the center line of said line or 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.

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 or 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 or 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 as of the date set forth below, and those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 29th day of
October, 2013.

J. Wirtanen Grantor _____ Grantor

STATE OF ALASKA)SS-

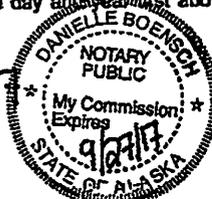
THIS IS TO CERTIFY that on this 29th day of October, 2013 before me, the undersigned, a
Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Jaclyn Wirtanen

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

Danielle Boensch
Notary Public in and of Alaska My commission expires 9/27/17



W/O 100015 Subd 7000015 Plat _____
P/S 5 Misc _____ Map _____ Quad _____
Pole _____ Easement 20130970

Return to: MEA, PO Box 2929, Palmer, AK 99645

Rev. 2/06

Parcel No. 1:

The East one-half of the Northeast one-quarter of the Northwest one-quarter of the Northwest one-quarter (E1/2 NE1/4 NW1/4 NW1/4) of Section 36, Township 18 North, Range 2 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska.

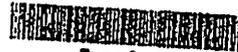
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Page 2 of 2
2020-007511-0



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.

Sincerely,

A handwritten signature in cursive script that reads "Andrew Fraiser". The signature is written in black ink and is positioned above the printed name and title.

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, April 10, 2020 9:46 AM
To: Cheryl Scott
Subject: RE: RFC Mt Trails Est (CS)

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

Good morning,

MTA has reviewed the plat for Mountain Trails Estate. 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



Life. Technology. Together.

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Wednesday, April 8, 2020 1:40 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; Loori1991@gmail.com; retirees@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; 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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC Mt Trails Est (CS)

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All ~

Cheryl Scott

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, April 10, 2020 3:20 PM
To: Cheryl Scott
Subject: RE: RFC Mt Trails Est (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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Wednesday, April 8, 2020 1:40 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; Loori1991@gmail.com; retirees@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; 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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; OSP Design Group <ospdesign@gci.com>; TimHaleDistrict1@gmail.com
Subject: RFC Mt Trails Est (CS)

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All ~

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Comments are due by May 4, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/En3ZiHQFnHtHo3haq-k-JuQB0h2PzpMo6UmUtOJOAlhXtw?e=yKhqoq

Cheryl Scott

From: David Meneses <dmeneses@palmerak.org>
Sent: Wednesday, April 8, 2020 2:13 PM
To: Cheryl Scott
Subject: RE: RFC Mt Trails Est (CS)

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

Good Afternoon Cheryl,

Greater Palmer has no problems with the plat as show. However any driveway 150' of longer must have an approved Fire Apparatus Turn-a-round (IFC 2015 appendix D). Please let me know if you have any questions.

David Meneses

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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Wednesday, April 8, 2020 1:40 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; Loori1991@gmail.com; retirees@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; 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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com
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Comments are due by May 4, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/En3ZjHQFnHtHo3haq-k-JuQB0h2PzpMo6UmUtOJOAlhXtw?e=yKhqoq

40

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 13, 2020

PRELIMINARY PLAT: LOXLEY ESTATES
LEGAL DESCRIPTION: SEC 25, T18N, R03W, SEWARD MERIDIAN AK
PETITIONERS: MAUREEN CARSON WILSON
SURVEYOR: SOUTHWEST ALASKA SURVEYING LLC
ACRES: 120.12 ± PARCELS: 4
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-061

REQUEST: The request is to create four lots from the NE ¼ of the NW ¼ and the N ½ of the NW ¼, Section 25, Township 18 North, Range 03 West, to be known as **LOXLEY ESTATES**, containing 120.12 acres +/- . The plat is located north of Prator Lake, north of W. Ballyshannon Drive, in the city limits of Houston; within the NW ¼ NE ¼ and NW ¼ N ½ Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Topographical Narrative	EXHIBIT B – 1 pg
<u>AGENCY COMMENTS</u>	
Department of Public Works Operations & Maintenance	EXHIBIT C – 1 pg
Planning Division	EXHIBIT D – 3 pgs
Utilities	EXHIBIT E – 2 pgs

DISCUSSION: Lot 1 is a flag lot, pursuant to MSB 43.20.300(E), with a 75’ wide pole, with 75’ of frontage onto W. Ballyshannon Drive. Lot 4 has 65’ of frontage onto W. Ballyshannon Drive. All lots are greater than 400,000 sf and therefore do not require a soils report, pursuant to MSB 43.20.281(A)(1)(i)(i), as the surveyor has provided a detailed Topographical Narrative (**Exhibit B**).

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots, each lot has the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Planning Division (**Exhibit D**) notes there is a mapped Special Flood Hazard Area identified and will require a special flood hazard development permit prior to any development in that area. N. Schutt Drive and W. Ballyshannon Drive are identified in the Official Streets and Highway Plan (OSHP) as a residential collector. Our 1991 Subdivision Construction Manual (SCM) states that residential collectors are designed to move higher volumes of traffic, at higher rates of speed, from one neighborhood to another and out to a

major collector. Because of this, the developer should understand that locating future driveways onto N. Schutt Drive and W. Ballyshannon Drive would be discouraged.

Utilities: (Exhibit E) GCI has no objections. MTA has no comments. Enstar and MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; City of Houston; MSB Department of Emergency Services, Community Development, Assessments, Development Services, or Pre-Design Division; MEA and Enstar.

CONCLUSION: The abbreviated plat of Loxley Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.20.160 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).

FINDINGS for PRELIMINARY PLAT

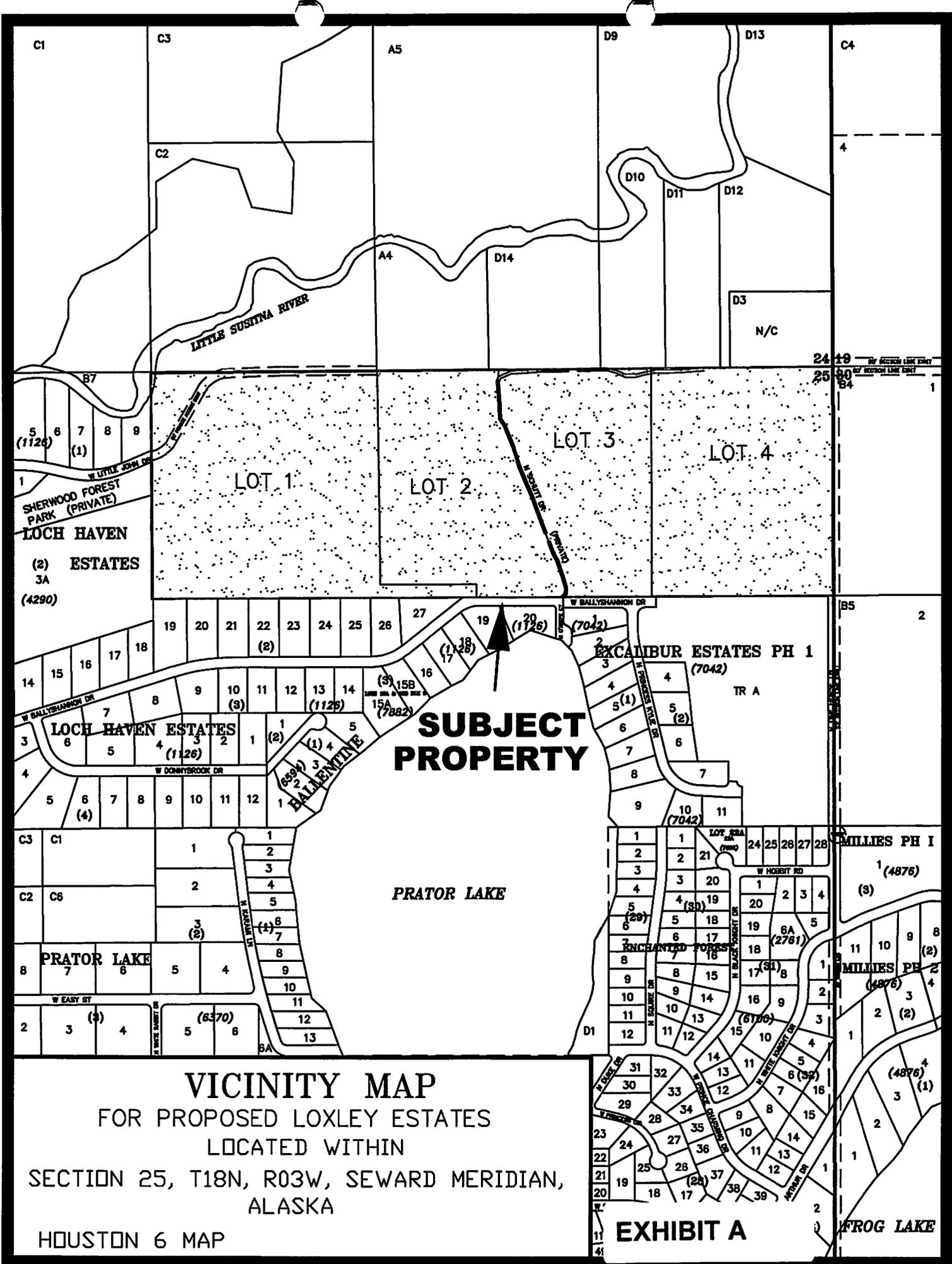
1. The plat of Loxley Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; City of Houston; MSB Department of Emergency Services, Community Development, Assessments, Development Services, or Pre-Design Division; MEA and Enstar.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There were no objections from the public in response to the Notice of Public Hearing.
5. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as each lot is greater than 400,000 (9.183 acres) and the surveyor submitted a detailed topographic narrative.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
7. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
8. A Special Flood Hazard Area has been identified and will require a special flood hazard development permit prior to any development in that area.
9. N. Schutt Drive and W. Ballyshannon Drive are identified in the Official Streets and Highway Plan (OSHP) as a residential collector. Our 1991 Subdivision Construction Manual (SCM) states that residential collectors are designed to move higher volumes of traffic, at higher rates of speed, from one neighborhood to another and out to a major collector. Because of this, the developer should understand that locating future driveways onto N. Schutt Drive and W. Ballyshannon Drive would be discouraged.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

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

2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees of \$42.80.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



SUBJECT PROPERTY

VICINITY MAP

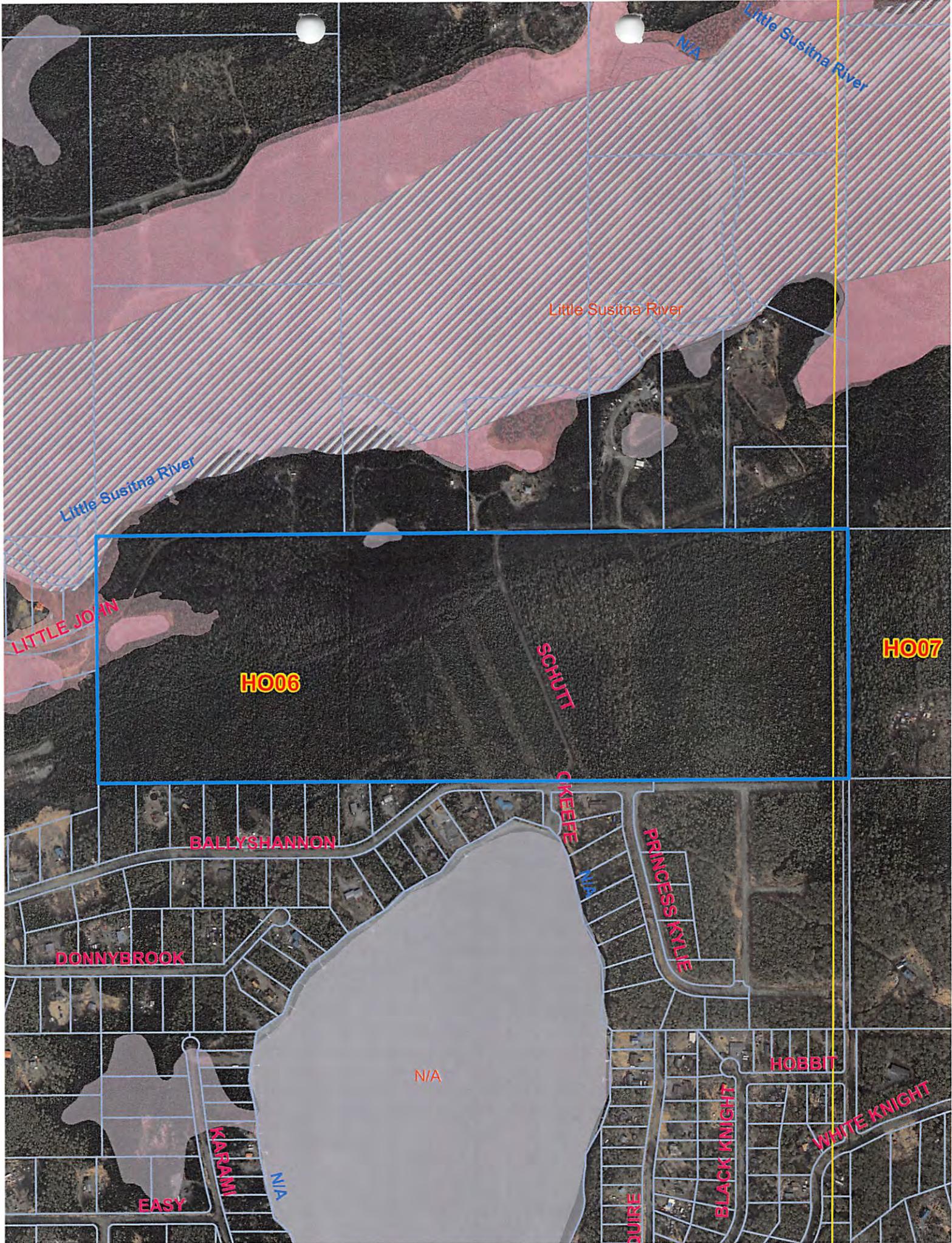
FOR PROPOSED LOXLEY ESTATES
LOCATED WITHIN

SECTION 25, T18N, R03W, SEWARD MERIDIAN,
ALASKA

HOUSTON 6 MAP

EXHIBIT A

FROG LAKE



N/A

Little Susitna River

Little Susitna River

Little Susitna River

LITTLE JOHN

HO06

HO07

SCHUTT

BALLYSHANNON

DONNYBROOK

N/A

KARAMI

EASY

N/A

KREEFE

N/A

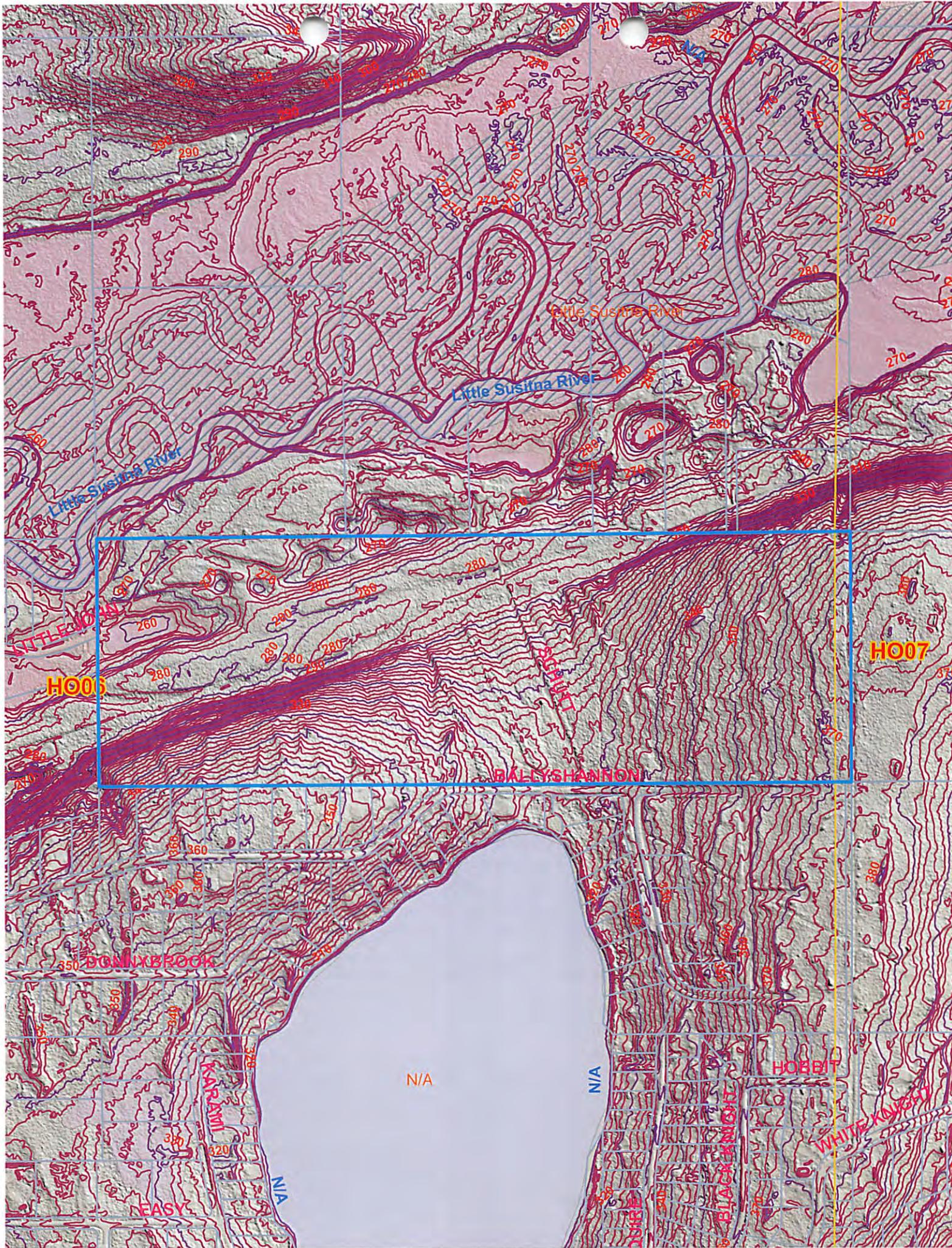
PRINCESS KILLE

QUIRE

BLACK KNIGHT

HOBBIT

WHITE KNIGHT



HO03

HO02

N/A

N/A

N/A

Little Susitna River

Little Susitna River

SCHUTT

FAILO

HO06

HO07

THREE BEES

LITTLE JOHN

STARBUCK

NO NAME HILL

BALLYSHANNON

DONNYBROOK

N/A

EASY

KARAWI

SQUIRE

WHITE KNIGHT

WONDERLAND

ENCHANTED

BUKE

BLACK KNIGHT

LOON SHORE

LOOKING GLASS

DUTCHESS

Frog Lake

KING ARTHUR

FROG

Frog Lake

HIDDEN

CHERI LAKE

CASTLE

KAREN

ANTHONY

JANET

BRUCE

N/A

HO01

N/A

Southwest Alaska Surveying, LLC
2800 N. Park Dr.
Wasilla AK, 99654
(907) 373-1607
(907) 631-2503

Date
February 28, 2020

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

Subject: Topographic Narrative for LOXLEY ESTATE

Dear Platting officer,

I have completed a preliminary field survey of LOXLEY ESTATES. LITTLE JOHN DRIVE is located on the North West Portion of Lot 1, dead ending into the parcels from the West. The West portion of Lot 1 is wooded and slopes descending to the North from the south boundary line. The Southwest corner of Lot 1 is on a slope that lies in a Northeasterly direction, that slopes approximately 44 feet in approximately 240 feet. From the toe the grade gradually slopes to the Northwest descending approximately 12 feet in 400' to an area that is intermittently swampy. The low land lays Northeasterly to Southwesterly and is limited to the West side of the lot. The grade is somewhat level for 250 feet, then rises climbing approximately 8 feet, then descends 7 feet to the low lands near the Little Susitna River on the Western boundary. As you go East the Northern boundary line runs along the south edge of a trail which runs along a small rise that runs in an Easterly direction. The Eastern portion of Lot 1 is wooded and slopes more gradually to the north, descending 78 feet in 1,320 feet. Lot 2 is wooded sloping to the Northeast descending 70 feet as you cross from the Southwest corner to the Northeast corner. Lot 2 is bordered on the East by a private road and on the Southeastern portion by W. Bally Shannon Drive. Lot 3 is wooded gradually sloping to the North descending 34 feet as you go from the South boundary to the North boundary. Lot 3 is bordered on the West by a private road and the South by W. Ballyshannon Drive. Lot 4 is wooded sloping Northwesterly, with the high point in the Southeast corner. It slopes descending 82 feet as you go from the Southeast corner to the Northwest corner. Along the North boundary line, the lot slopes descending 68 feet from the Northeast corner to the Northwest corner.

Thank you,

JOHN O'CONNOR

EXHIBIT B

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, May 5, 2020 12:09 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Loxley Est #-061

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
<http://www.matsugov.us/>

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, April 15, 2020 9:27 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Sonya Pevan <spevan@houston-ak.gov>; mbell@houston-ak.gov; rrussell@houston-ak.gov; 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 Loxley Est #-061

The following link is a Request for Comments for Loxley Estates, MSB Case #2020-061. Comments are due by **May 6, 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/EIRZbtCcWT9Mr-a4zUAWXO0BNJsP5ICOyb6ggFutJcVtBA?e=E15uWe

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Kim Sollien
Sent: Tuesday, May 5, 2020 9:47 AM
To: Amy Otto-Buchanan
Cc: Karol Riese
Subject: RE: RFC Loxley Est #-061

Hi Amy,
Here are our comments

Transportation

North Schutt Dr and West Bally Shannon Dr are identified in the OSHP as a residential collector/ minor collector. Our 1991 SCM, states that residential collectors are designed to move higher volumes of traffic, at higher rates of speed, from one neighborhood to another and out to a major collector. Because of this, the developer should understand that locating future driveways onto North Schutt Dr and West Bally Shannon Dr would be discouraged.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, April 15, 2020 9:27 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Sonya Pevan <spevan@houston-ak.gov>; mbell@houston-ak.gov; rrusnell@houston-ak.gov; 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 Loxley Est #-061

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https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EIRZbtCcWT9Mr-a4zUAWXO0BNJsP5ICOyb6ggFutJcVtBA?e=E15uWe

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Taunnie Boothby
Sent: Monday, May 4, 2020 4:12 PM
To: Karol Riese; Kim Sollien
Cc: Amy Otto-Buchanan
Subject: RE: RFC Loxley Est Case #2020-061 Create four lots 18N03W25 DUE: May 4, 2020
Attachments: SFHA Overview Little Su River Houston Tax ID_18N03W25A001.pdf

There is mapped Special Flood Hazard Area identified and will require a special flood hazard development permit prior to any development in that area.

See attached map.

Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department
907-861-8526
taunnie.boothby@matsugov.us

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

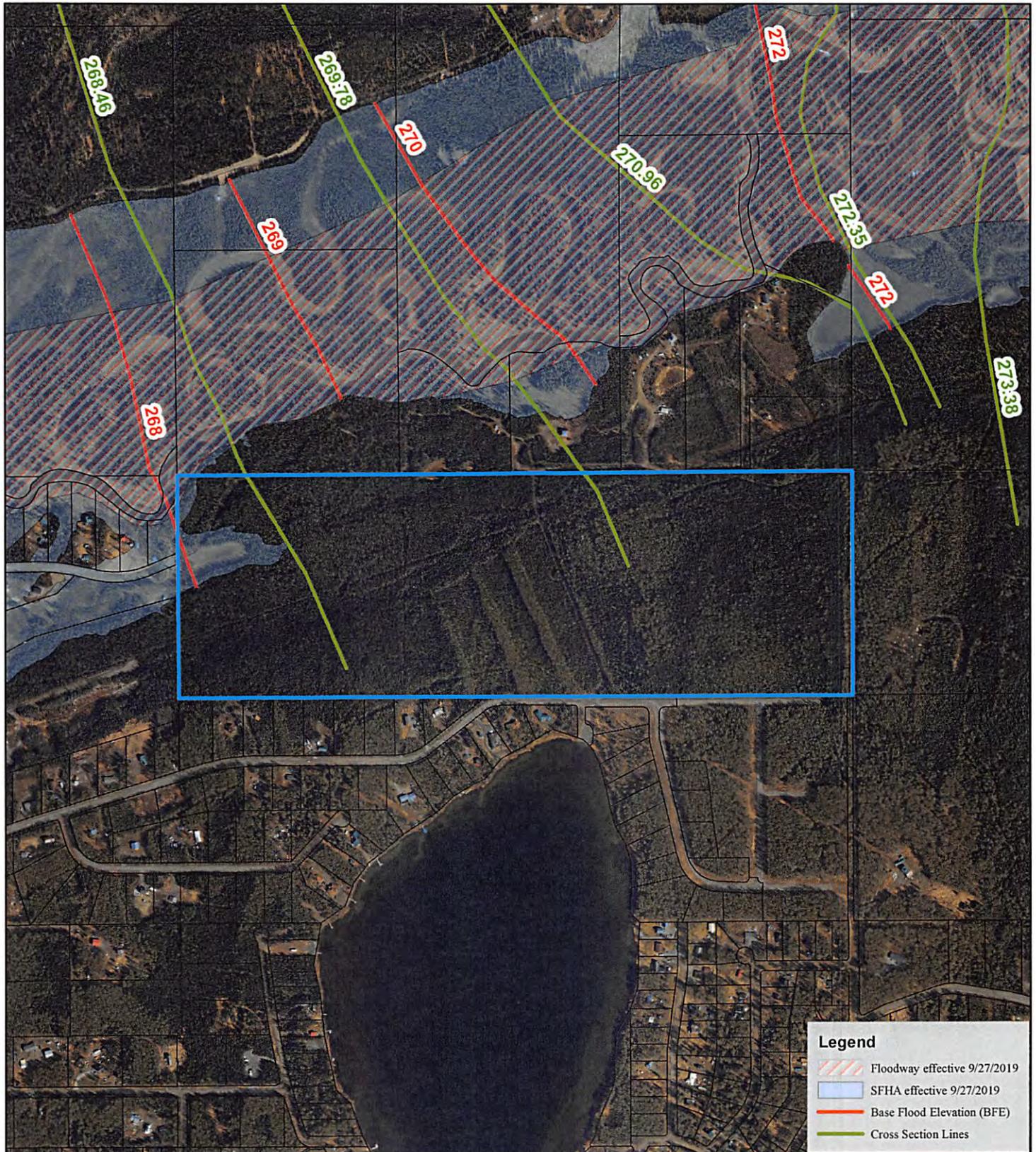
From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Thursday, April 16, 2020 3:34 PM
To: Karol Riese; Kim Sollien; Taunnie Boothby
Subject: RFC Loxley Est Case #2020-061 Create four lots 18N03W25 DUE: May 4, 2020
When: Monday, May 4, 2020 12:00 AM to Tuesday, May 5, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

Special Flood Hazard Area map Overview

Little Su River, Houston

Parcel ID: 6379

Tax ID: 18N03W25A001



Legend

- Floodway effective 9/27/2019
- SFHA effective 9/27/2019
- Base Flood Elevation (BFE)
- Cross Section Lines

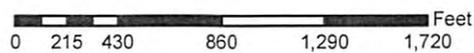


Matanuska Susitna Borough
Permit Center

Date: 5/4/2020



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.



Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, May 4, 2020 11:02 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Loxley Est #-061

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

Hi Amy,

MTA has reviewed the plat for Loxley Estate. 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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, April 15, 2020 9:27 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Sonya Pevan <spevan@houston-ak.gov>; mbell@houston-ak.gov; rrussell@houston-ak.gov; 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 Loxley Est #-061

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https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EIRZbtCcWT9Mr-a4zUAWXO0BNJsP5ICOyb6ggFutJcVtBA?e=E15uWe

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 27, 2020 8:27 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Loxley Est #-061

[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

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

Sent: Wednesday, April 15, 2020 9:27 AM

To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Sonya Pevan <spevan@houston-ak.gov>; mbell@houston-ak.gov; rrusell@houston-ak.gov; 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>

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Amy Otto-Buchanan
Platting Technician

amy.otto-buchanan@matsugov.us

861-7872