

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 3, 2020

PRELIMINARY PLAT: CANDYWINE UNIT 1 RSB BLOCK 1 LOT 6
LEGAL DESCRIPTION: SEC 24, T17N, R01W, SEWARD MERIDIAN AK
PETITIONERS: BRENT & SUZANNE STOTT
SURVEYOR/ENGINEER: BESSE ENGINEERING
ACRES: 8.9 +/- PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-065

REQUEST: The request is to create two lots from Lot 6, Block 1, Candywine Unit No. 1, Plat No. 2017-116 to be known as **LOTS 6A and 6B**, containing 8.9 acres +/- . The plat is located south of E. Fairview Loop, west of S. Candywine Road and north and west of S. Donovan Way; within the NW ¼ Section 24, Township 17 North, Range 01 West, Seward Meridian, Alaska.

Request for Continuance: Staff requests this case be continued to June 17, 2020, to allow petitioner to provide sieve analysis for the two logged testholes and to update the geotechnical report.

4B

or less do not require topographic information or soils information per MSB 43.15.016(A)(1)(b)(ii) and MSB 43.20.281(A)(1)(i)(ii).

Access: W. Werner Drive is a borough maintained residential road that provides legal and physical road access to these lots. Frontage requirements are met per MSB 43.20.320. Driveway permits are on file at the MSB Permit Center for the original constructed driveways pursuant to MSB 11.10.020. Lot 9 appears to have expanded their driveway and a driveway that exceeds 25' at the property line is required to provide an engineer stamped drawing to the Permit Center. *Staff notes the owner of Lot 9 will need to resolve driveway requirements with the Permit Center prior to plat recordation. (Recommendation 4)*

As-Built: The surveyor provided As-Built information located on the preliminary plat. MSB 17.55 requires a 10' setback to side lot lines. The lot line adjustment is to alleviate the structural setback encroachment on the west property line of Lot 10. **Exhibit B** shows the square footage exchange between Lots 9 and 10.

The As-built also shows a 5' Pedestrian Easement on the east property line of Lot 10. MSB 17.55 requires a 25' setback to any right-of-way easement. The structure is within that setback by 15.7'. MSB 43.10.060(E) states: The platting authority shall not approve an application where it finds that the property that is the subject of the application currently is in violation of any other land use entitlement granted under this title; except where multiple violations exist and the platting action is remedying one or more of these violations. *Staff notes this platting action is remedying one of the setback violations, therefore, meets code.*

Comments:

MSB DPW has no comment (**Exhibit C**).

MSB Permit Center noted that it appears the driveway on Lot 9 has been expanded past what was allowed by the original permit authorization. For a driveway to exceed 25' at the property line, an engineer stamped drawing must be submitted to the Permit Center. (**Exhibit D**) *See Recommendation 4.*

Firecode has no issue with this proposed plat. (**Exhibit E**)

Assessments noted this platting action would muddy title on both Lots 9 and 10. After plat recordation, record conveyance documents to clear title. (**Exhibit F**)

MEA requested all easements of record be shown on plat. (**Exhibit G**) *Staff notes all easements of record shall be shown on the final plat. (Recommendation 5)*

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

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

No other comments were received from any borough department, outside agency or the public.

FINDINGS OF FACT:

1. The proposed preliminary plat for Settlers Bay #2 RSB B/23 L/9 & 10 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 43.15.016(A)(1)(b)(ii) and MSB 43.20.281(A)(1)(i)(ii).
4. The lot line adjustment alleviates the structural setback encroachment on the western boundary of proposed Lot 10A but the setback encroachment to the pedestrian easement on the eastern boundary remains. At least one violation needs to be remedied to comply with MSB 43.10.060(E).
5. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.
6. The lots are served by a community water system, which allows the lots to be a minimum of 20,000 sq. ft. per MSB 43.20.281(A)(2).
7. Both lots involved have approved driveway permits on file. Lot 9 driveway has changed since approval and the Permit Center is requesting additional documentation.

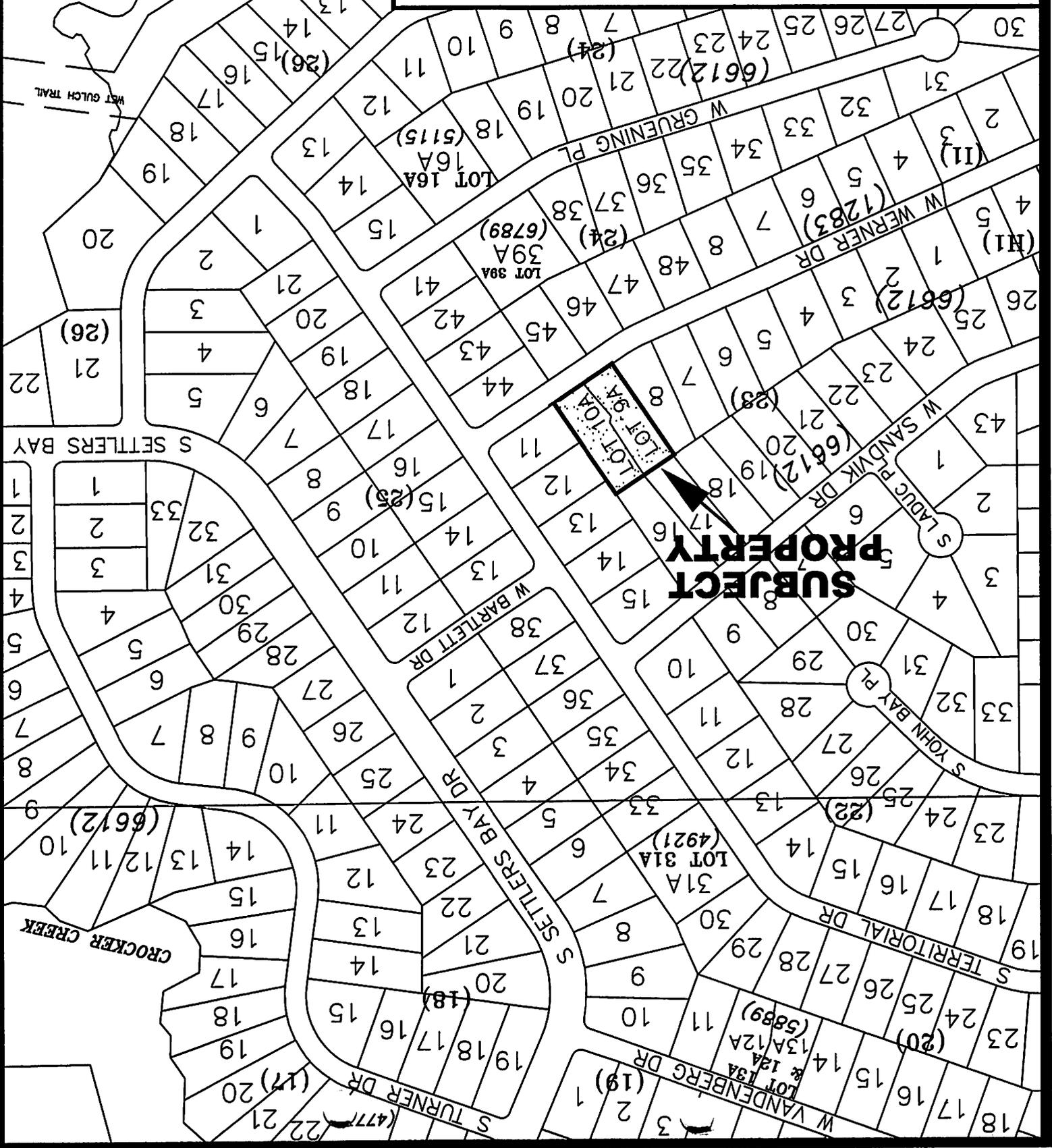
RECOMMENDATIONS for CONDITIONS OF APPROVAL:

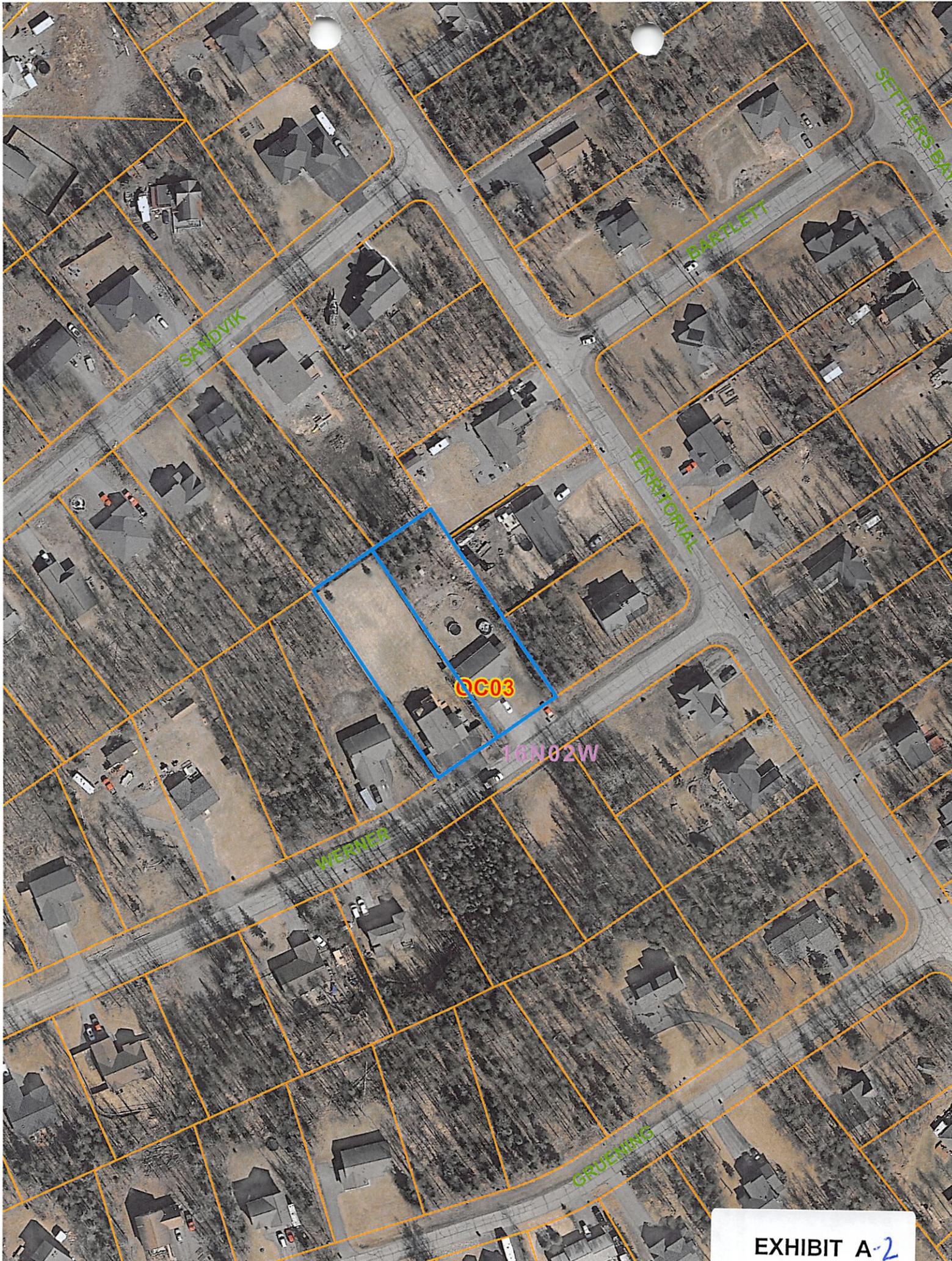
Staff recommends approval of the preliminary plat of Settlers Bay #2 RSB B/23 L/9 & 10, contingent upon:

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. Owner of proposed Lot 9A to resolve driveway request with MSB Permit Center.
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.

VICINITY MAP
 FOR PROPOSED SETTLERS BAY #2
 RSB B/23 L/9 & 10
 LOCATED WITHIN
 SECTION 10, T16N, R2W, SEWARD MERIDIAN,
 ALASKA
 O'BRIEN CREEK 03 MAP

TR B





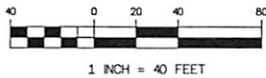
PRELIMINARY PLAT



LEGEND

- (N 90°00'00" E) RECORD DATA PER PLAT #77-17
 N "00'00"00" E MEASURED DATA
- SURVEY LINES OF RECORD
 - - - PROPOSED NEW PROPERTY LINE
 - - - ADJACENT PROPERTY LINES
 - - - CENTER LINE
 - FOUND 5/8" REBAR

GRAPHIC SCALE



GENERAL NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED. ALL RECORD INFORMATION TAKEN FROM THE RECORD PLAT OF SETTLERS BAY SUBDIVISION UNIT NO. 2, PLAT NO. 77-17, PALMER RECORDERS OFFICE.
2. THESE LOTS ARE SERVED BY A COMMUNITY WATER SYSTEM.
3. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON DECEMBER 10, 1975 AT BOOK 108 PAGE 482, MAY 13, 1981 AT BOOK 233 PAGE 455, AMENDED JANUARY 8, 1982 AT 252 PAGE 892, REESTATED FEBRUARY 8, 1982 IN BOOK 255 PAGE 49, JULY 29, 1982 IN BOOK 269 PAGE 606, DECEMBER 13, 1982 AT BOOK 285 PAGE 939, AMENDED OCTOBER 25, 1996 IN BOOK 870 PAGE 814, JULY 19, 2002 AS RECEPTION NO. 2002-015138-0, AMENDED DECEMBER 30, 2003 AS RECEPTION NO. 2003-038698-0, JANUARY 28, 2004 AS RECEPTION NO. 2004-002308-0, RESIGNATION AS DECLARANT RECORDED JUNE 30, 2005 AS RECEPTION NO. 2005-016992-0, ACKNOWLEDGMENT AND AFFIRMATION RECORDED AUGUST 29, 2006 AS RECEPTION NO. 2006-024734-0.

PLANNING AND LAND USE DIRECTORS CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY THE PLAT RESOLUTION No. _____ DATED 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

_____, 20____
 Date

 Planning and Land Use Director

ATTEST: _____
 Platting Clerk

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION, OR RESUBDIVISION, HEREON, HAVE BEEN PAID.

_____, 20____
 Date Tax Collection Official (MAT-SU BOROUGH)

SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



EXHIBIT B

29	28	27	26	25
32	33	34	35	36
5	4	3	2	1
8	9	10	11	12

THIS SURVEY
 T 18 N
 T 17 N
 LUCILLE STREET
 R 1 W

VICINITY MAP
 1" = 1 MILE

OWNERSHIP CERTIFICATE

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

SEE AFFIDAVIT

CHRISTOPHER M. BEAN _____ Date
 2122 CIRCLE DR.
 COPPERS COVK, TX 76522

WILLIAM C. HOMESTEAD _____ Date
 6631 W. WERNER DR.
 WASILLA, AK 99623

BREANNA M. HOMESTEAD _____ Date
 6631 W. WERNER DR.
 WASILLA, AK 99623

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY
 OF _____, 20____,
 FOR _____
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR ALASKA

PLAT OF

LOTS 9A AND 10A, BLOCK 23
 SETTLERS BAY SUBDIVISION UNIT NO. 2
 CONTAINING ??? ACRES
 A SUBDIVISION OF
 LOTS 9 AND 10, BLOCK 23, SETTLERS BAY SUBDIVISION UNIT NO. 2
 PLAT 77-17

SECTION 10, TOWNSHIP 16 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT

PREPARED BY



5039 E. ELLE LUPINE DR. SUITE 10A, WASILLA, AK 99654
 (907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

SCALE: 1" = 40'	DESIGNED BY: TENDRA	FIELD BOOK: 19-05 6
DATE:	DRAWN BY: TENDRA	MAP NO.: OC 03
FILE No. 19-05.11	CHECKED: TLN	SHEET: 1 OF 1

Cheryl Scott

From: Jamie Taylor
Sent: Wednesday, May 27, 2020 9:37 AM
To: Cheryl Scott
Subject: RE: RFC Settlers Bay #2 RSB B23 L9 & 10

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, May 5, 2020 2:37 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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; Dan Mayfield <Dan.Mayfield@matsugov.us>
Subject: RFC Settlers Bay #2 RSB B23 L9 & 10

All~

The link below will take you to a request for comments on a lot line adjustment in Settlers Bay. MSB Case #2020-067, Tech CS. RSA #17 Knik.

Comments are due by May 26, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/En7LQ-YsT2tPiayr-W5uYQsBk_iO_QAhMcnhJaMSczAOng?e=hXdsdh

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, May 11, 2020 10:07 AM
To: Cheryl Scott
Subject: RE: RFC Settlers Bay #2 RSB B23 L9 & 10

It appears that the driveway on Lot 9 has been expanded past what was allowed by the original permit authorization. For a driveway to exceed 25' at the property line an engineer stamped drawing must be submitted to permitting.

Michelle Olsen
Permit Technician

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, May 5, 2020 2:37 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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; Dan Mayfield <Dan.Mayfield@matsugov.us>
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Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
(907) 861-8692
cheryl.scott@matsugov.us

Cheryl Scott

From: Fire Code
Sent: Wednesday, May 6, 2020 1:09 PM
To: Cheryl Scott
Subject: RE: RFC Settlers Bay #2 RSB B23 L9 & 10

Cheryl,
Fire Code has no issue with this.



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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, May 5, 2020 2:37 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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; Dan Mayfield <Dan.Mayfield@matsugov.us>
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Cheryl Scott

From: Charlyn Spannagel
Sent: Wednesday, May 6, 2020 9:27 AM
To: Cheryl Scott
Subject: RE: RFC Settlers Bay #2 RSB B23 L9 & 10

Good Morning Cheryl,

Just a friendly reminder that this will cause muddied ownership on both lots so they will need to record deeds to clear that up. I know you already know this ☺

~Charley

Charlyn Spannagel
Property Conveyance Specialist
Matanuska-Susitna Borough
907-861-8658
Charlyn.Spannagel@matsugov.us

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, May 5, 2020 2:37 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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; Dan Mayfield <Dan.Mayfield@matsugov.us>
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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

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Thursday, May 21, 2020 6:34 AM
To: Cheryl Scott
Subject: RE: RFC Settlers Bay #2 RSB B23 L9 & 10
Attachments: 20200521_063923.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
MEA comments to include the attached 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: Tuesday, May 5, 2020 2:37 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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; Dan Mayfield <Dan.Mayfield@matsugov.us>
Subject: RFC Settlers Bay #2 RSB B23 L9 & 10

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All~

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Comments are due by May 26, 2020.



MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

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

Tony's Interiors Inc

whose address is 6741 E 10th Ave Anchorage AK 99504

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:

Settlers Bay 2 L-9 B.23
(plat 77-17)

being in Section 10, Township 16N, Range 2W 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; and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunications purposes.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors 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 9 day of Nov, 2005

Ron Mistler Grantor _____ Grantor _____

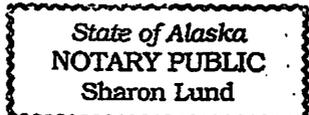
Field Superintendent
STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 9 day of Nov, 2005 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Ron Mistler - Field Superintendent
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

Sharon Lund SEAL
Notary Public in and of Alaska My commission expires 11-10-07



W/O 860711 Subd 662 Plat 77-017
P/S S Misc _____ Map 16-2 Quad _____
Pole _____ Easement 2005/1451

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



MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

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

Tony's Interiors Inc.
whose address is 6741 E. 10th Ave, Anchorage AK 99504

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:

Settlers Bay Unit 2 L10 B23
(Plat 77-17)

being in Section 10, Township 16N, Range 2WS.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; and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunications purposes.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors 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 8th day of October 2004

Signature of Grantor

Grantor

Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 8th day of October, 2004 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Anthony Lerma

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

Signature of Notary Public

SEAL

Notary Public in and of Alaska

My commission expires 3/6/2007



W/O 84750/1 Subd 660200 Plat 077-017
P/S Misc Map 1612 Quad
Pole Easement 200501420

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

Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, May 13, 2020 9:18 AM
To: Cheryl Scott
Subject: RE: RFC Settlers Bay #2 RSB B23 L9 & 10

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

MTA has reviewed the plat for Settlers Bay #2. 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: Tuesday, May 5, 2020 2:37 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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; Dan Mayfield <Dan.Mayfield@matsugov.us>
Subject: RFC Settlers Bay #2 RSB B23 L9 & 10

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

All~



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

May 7, 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 the following Abbreviated and Preliminary plats and has no comments or recommendations.

- **Setter Point RSB**
(MSB Case # 2020-063)
- **ASLS 2013-51**
(MSB Case # 2020-064)
- **Candywine Unit 1 RSB Block 1 Lot 6**
(MSB Case # 2020-065)
- **Settlers Bay #2 RSB B/23 L/9 & 10**
(MSB Case # 2020-067)

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 I

40

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 3, 2020

PRELIMINARY PLAT: SUNNYSIDE
LEGAL DESCRIPTION: SEC 22, T18N, R01W, SEWARD MERIDIAN AK
PETITIONERS: ANATOLY MUZECHUK
SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING
ACRES: 4 ± PARCELS: 3
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-070

REQUEST: The request is to create three lots from Lot 1, Hovermale, Plat No. 86-110 to be known as **SUNNYSIDE**, containing 4 acres +/- . The plat is located directly south of E. Burlwood Drive and north of Memory Lake; within the NW ¼ Section 22, Township 18 North, Range 01 West, Seward Meridian, Alaska. Proposed Lots 1 & 2 are side-by-side 30' wide flag lots, pursuant to MSB 43.20.300(E).

EXHIBITS

Vicinity Map and Aerial Photos EXHIBIT A – 4 pgs
Soils Report EXHIBIT B – 5 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance EXHIBIT C – 1 pg
Development Services Division EXHIBIT D – 1 pg
Planning Division EXHIBIT E – 1 pg
Utilities EXHIBIT F – 4 pgs

DISCUSSION: Proposed Lots 1 & 2 are side by side 30' wide flag lots, pursuant to MSB 43.20.300(E). Pursuant to MSB 43.20.300(E)(4)(a), adjoining pole portion shall share a common access point to the road at the road right-of-way line. Petitioner will need to grant a common access easement by document, record and show record information on the final plat (see *Recommendation #5*). Petitioner will be granting a 30' wide utility easement to MEA on Lot 1 and Lot 2. This easement will be created by document, recorded, and recording information shown on final plat (see *Recommendation #6*).

Soils Report: (Exhibit B) A geotechnical report was submitted, pursuant to MSB 43.20.281(A). Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging two new testholes, review of topography information, review of aerial imagery, review of surrounding testhole information and other observations on site. Testhole location map and testhole logs are attached. Terrain varies, with the northern three quarters remaining as a relatively flat plateau and the remainder slopes toward a low lying region in the southeast. Drainage is directed southward and eastward. Total elevation differential is approximately 14'. A few regions contain slopes of 25% or greater and are shown on the useable area drawing. Much of the parcel remains undisturbed. A MEA powerline crosses the parent parcel from the northeast to the southwest. Vegetation is birch and spruce, with tall grasses and willows. Two 12' testholes were dug.

Near surface soils include a thin organic mat over a layer of silty topsoils extending to 2'. Receiving soils are consistent clean sands and gravels to 12'. No evidence of groundwater was observed. Based on the available soils and water table information, topography, MSB Code and observations on site, each lot contains over 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area. Existing drainage patterns are not expected to be impacted by development and general drainage patterns are shown on the attached 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 has the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no objection with the dedication of a common access easement for the adjacent flag poles. Development Services Division (**Exhibit D**) has no comments. Planning Division (**Exhibit E**) has no comments.

Utilities: (**Exhibit F**) GCI has no objections. MTA requests a 15' wide utility easement on the north boundary of the parcel, adjacent to E. Burlwood Drive. Staff notes a preliminary plat cannot grant easements. If the petitioner is agreeable, the easement may be granted by document and recorded information shown on final plat. Enstar has no comments or recommendations. 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; MSB Department of Emergency Services, Community Development, Assessments, or Pre-Design Division; or MEA.

CONCLUSION: The abbreviated plat of Sunnyside 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 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 submitted, pursuant to MSB 43.20.281(A)(1).

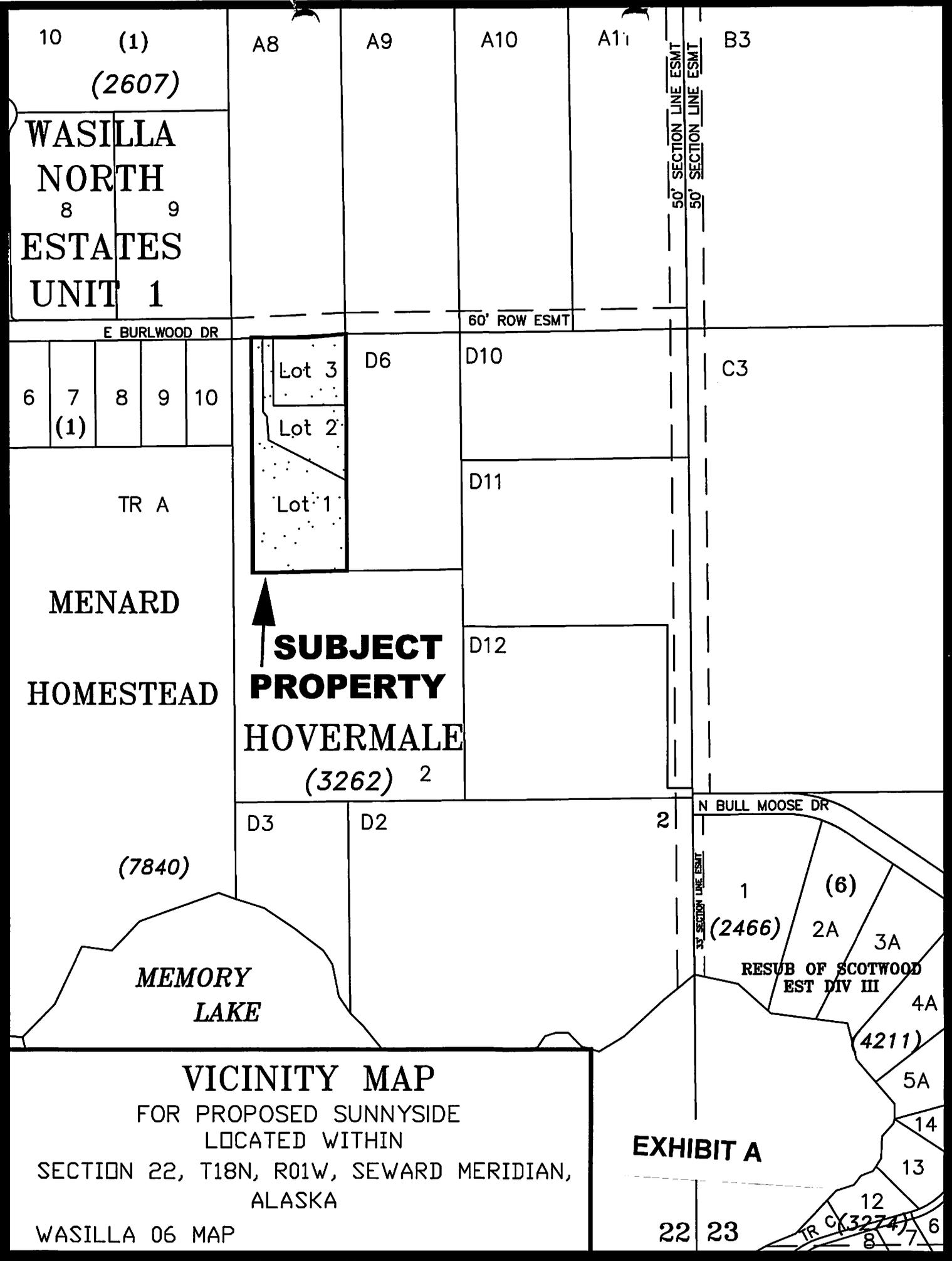
FINDINGS for PRELIMINARY PLAT

1. The plat of Sunnyside 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; MSB Department of Emergency Services, Community Development, Assessments, or Pre-Design Division; or MEA.
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 submitted, pursuant to MSB 43.20.281(A)(1). Each lot has the required septic 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.

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.
4. Show all easements of record on final plat.
5. Grant a common access easement and show on final plat.
6. Grant the 30' wide utility easement by document and show recorded information on plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



10 (1)
(2607)

WASILLA
NORTH
8 9
ESTATES
UNIT 1

A8 A9 A10 A11 B3

50' SECTION LINE ESMT
50' SECTION LINE ESMT

E BURLWOOD DR

60' ROW ESMT

6 7 8 9 10
(1)

Lot 3
Lot 2
Lot 1

D6 D10 C3

TR A

D11

MENARD
HOMESTEAD

**SUBJECT
PROPERTY**
HOVERMALE
(3262) 2

D12

(7840)

D3 D2 2

N BULL MOOSE DR

1 (6)
(2466) 2A 3A
RESUB OF SCOTWOOD
EST DIV III
4A
4211

MEMORY
LAKE

VICINITY MAP

FOR PROPOSED SUNNYSIDE
LOCATED WITHIN

SECTION 22, T18N, R01W, SEWARD MERIDIAN,
ALASKA

WASILLA 06 MAP

EXHIBIT A

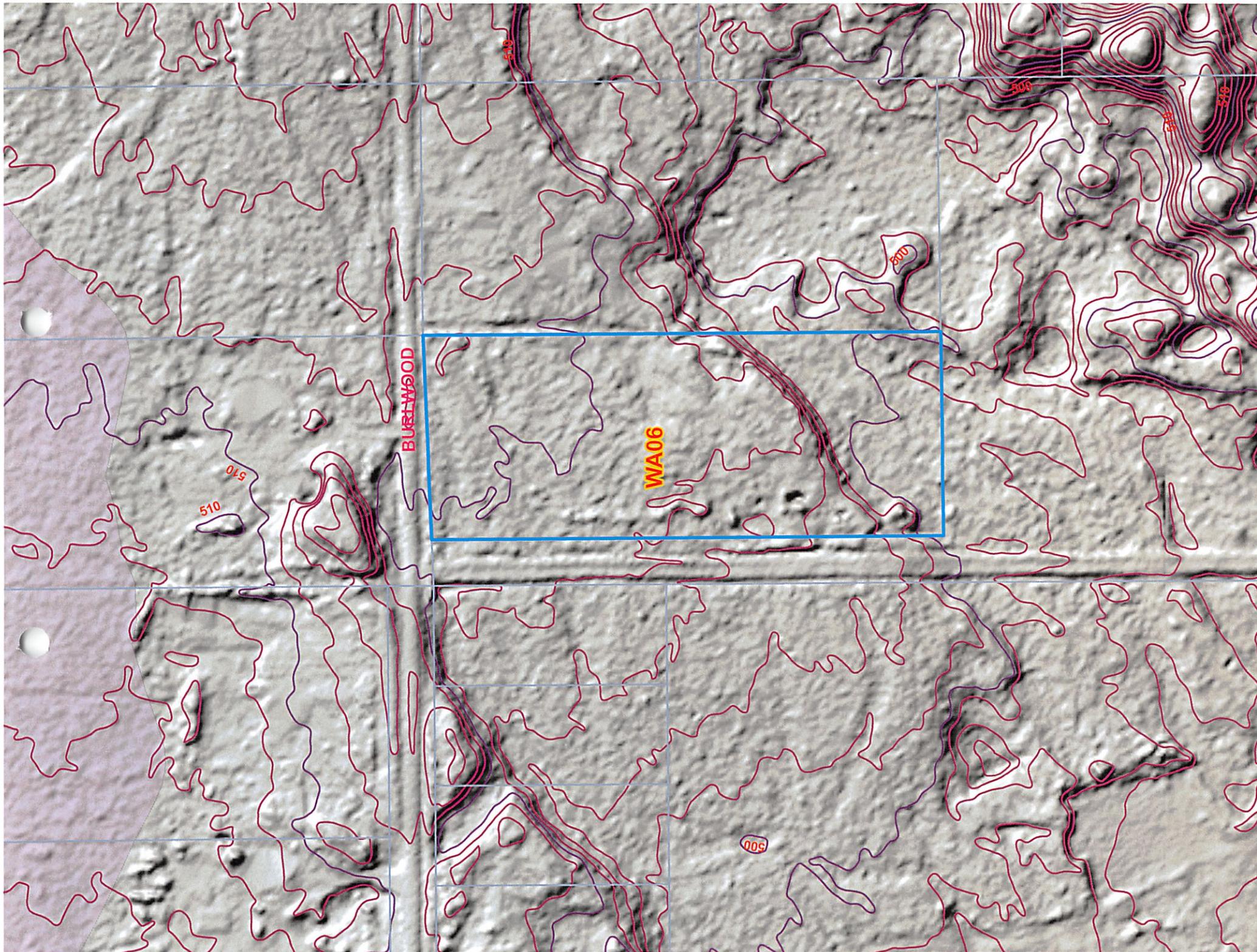
22 23

12
TR C (3274)
8 7 6



BURLWOOD

WA06



WA03

MOUNTAIN ASH

SAGE

GOOSEBERRY

MARTHAS

DIAMOND WOOD

HONEY SUCKLE

HEATHER

WHITE SPRUCE

SCHROCK

BURLWOOD

WA06

MCKENZY MENARD

Memory Lake

Memory Lake

BRENT POINTE

BULL MOOSE

BARRA

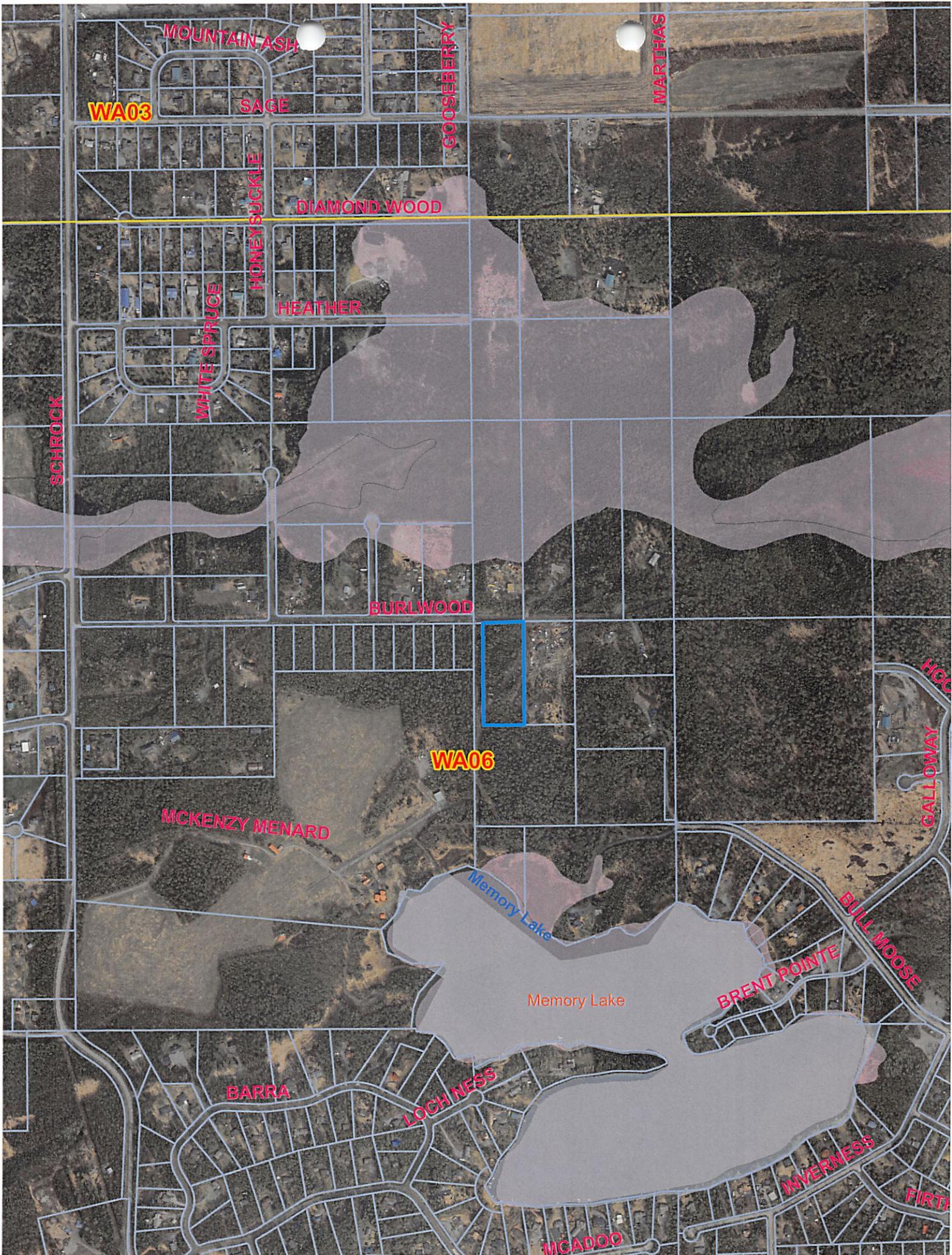
LOCH NESS

INVERNESS

MCADOO

FIRTH

GALLOWAY





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

April 23, 2020

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

Re: Sunnyside Subdivision; Useable Areas & Drainage. HE #20011

Dear Mr. Wagner,

At the request of Anatoly Muzechuk we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 3 new lots from one existing lot with a total area of approximately 4 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 our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a north-south oriented rectangle lying just south of E. Burlwood Drive, an existing gravel road. Terrain within the parent parcel varies, with the northern three quarters of the project remaining as a relatively flat plateau, and the remainder of the parcel sloped towards a low lying region in the south east. Drainage is generally directed southward and eastward towards natural drainage pathways and storage areas. The total elevation differential indicated from the provided topographical map is approximately 14'. A few regions within the project were found to contain slopes of 25% or greater and have been delineated on the attached useable area drawing. No regions were found to have slopes exceeding 25% for ten contiguous vertical feet or more on the parent parcel, and as such setbacks to steep areas will not be a factor in determining useable area.

Soils & Vegetation. Much of the original parcel remains relatively undisturbed with a few exceptions. A 30' wide MEA powerline easement crosses the parent parcel from the northeast to the southwest and is shown on the attached drawing. Additionally, a small portion of the project to the southeast has been cleared as part of a driveway/access, which appears to be a minor encroachment from development of the neighboring lot to the east. Vegetation in the undisturbed areas consists primarily of birch and spruce trees with tall grasses, and willows. Two 12' 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 clean sands and gravels to 12'. No evidence of groundwater

was observed in either of the two logged testholes. Copies of the testhole logs and the location/topography map are attached.

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, an apparent MEA power line easement, steep areas, areas with shallow groundwater, and setbacks to neighboring water wells. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For most of 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 1, 2 & 3 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. As no road construction is planned, no formal drainage plan is required, however, general drainage patterns have been denoted on the attached testhole and topography drawing. Each proposed lot has or will have constructed access via driveways or a shared driveway onto E. Burlwood Drive. Existing drainage patterns are not expected to be significantly impacted by the development.

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

Sincerely,

Curtis Holler, PE

c: A. Muzechuk, w/attachments





E Burlwood Dr.

10 2

D6

Old HE TH-4
12' SP-GP
No GWT

Lot 3
0.92 Acres

Well not located, estimated
worst case location shown

House

Lot 2
1.04 Acres

TH-2/
12' SP-GP
No GWT

TH-1
12' SP-GP
No GWT

Lot 1
2.11 Acres

30' MEA Easement

No well within 100'

100'

Well not located, estimated
worst case location shown

LOW/WET

House

Sunnyside Subdivision
Useable Area, Drainage and Topography Map



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654



Notes:

1. Base drawing provided by surveyor.
2. MSB 2011 2' LiDAR topo not verified.
3. Arrows denote apparent drainage pattern.
4. Testhole locations approximate.

Job # 20011

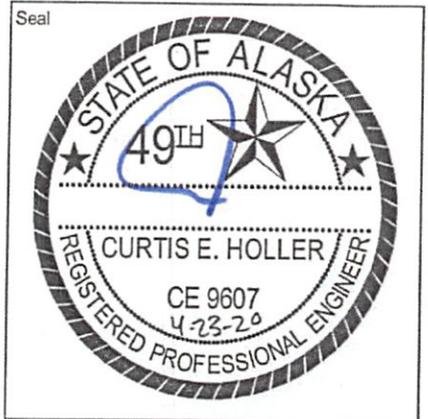
Scale: 1" = 100'

4/23/20



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 2

Performed For: Anatoly Muzechuk

Legal Description: L1 Hovermale Subdivision/ SUNNYSIDE

Depth, feet	Soil Type	Slope
Frost -	QL, frost	
1	ML, light brown, few gravels	
2	SP-GP, olive gray, sloughs, rock to 4", few 8"+	
3		
4		
5		
6		
7		
8		
9		
10		
11		
12	No Groundwater No Impermeables	
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		

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

- PERFORMED BY: J. Wilkins

DATE: 3/13/20

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, May 28, 2020 4:04 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Sunnyside #20-070

No objection with dedication of a common access easement for the adjacent flag poles.

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: Friday, May 8, 2020 10:02 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mschoming@crweng.com; browne@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; 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 Sunnyside #20-070

The following contains a link to the Request for Comments (RFC) for Sunnyside, MSB #2020-070. Comments are due by **May 28, 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/Er8qN6XtR_5DjstVFJly-v8BF7LoEWiOhufYgqn2Wmd47g?e=2hh6ud

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: Permit Center
Sent: Monday, May 11, 2020 10:30 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Sunnyside #20-070

No comment

Michelle Olsen
Permit Technician

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, May 8, 2020 10:02 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mschoming@crweng.com; browne@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; 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 Sunnyside #20-070

The following contains a link to the Request for Comments (RFC) for Sunnyside, MSB #2020-070. Comments are due by **May 28, 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/Er8qN6XtR_5DjstVFJly-v8BF7LoEWi0hufYgqn2Wmd47g?e=2hh6ud

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: Christopher Cole
Sent: Thursday, May 21, 2020 9:44 AM
To: Amy Otto-Buchanan
Cc: Karol Riese
Subject: RFC Sunnyside #20-070

Amy,

The planning division has no comments at this time.

All the best,
Chris

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

EXHIBIT E

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, May 27, 2020 1:07 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Sunnyside #20-070
Attachments: Sunnyside.pdf

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

Hi Amy,

MTA has reviewed the plat for Sunnyside. MTA would like to request a 15' easement along Burlwood Drive. MTA also request the dedication verbiage added to the plat.

Please find the attached signed plat.

Thank you,

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: Friday, May 8, 2020 10:02 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mschoming@crweng.com; browne@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; 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 Sunnyside #20-070

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

The following contains a link to the Request for Comments (RFC) for Sunnyside, MSB #2020-070. Comments are due by **May 28, 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/Er8qN6XtR_5DjstVFJly-v8BF7LoEWiOhufYgqn2Wmd47g?e=2hh6ud

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

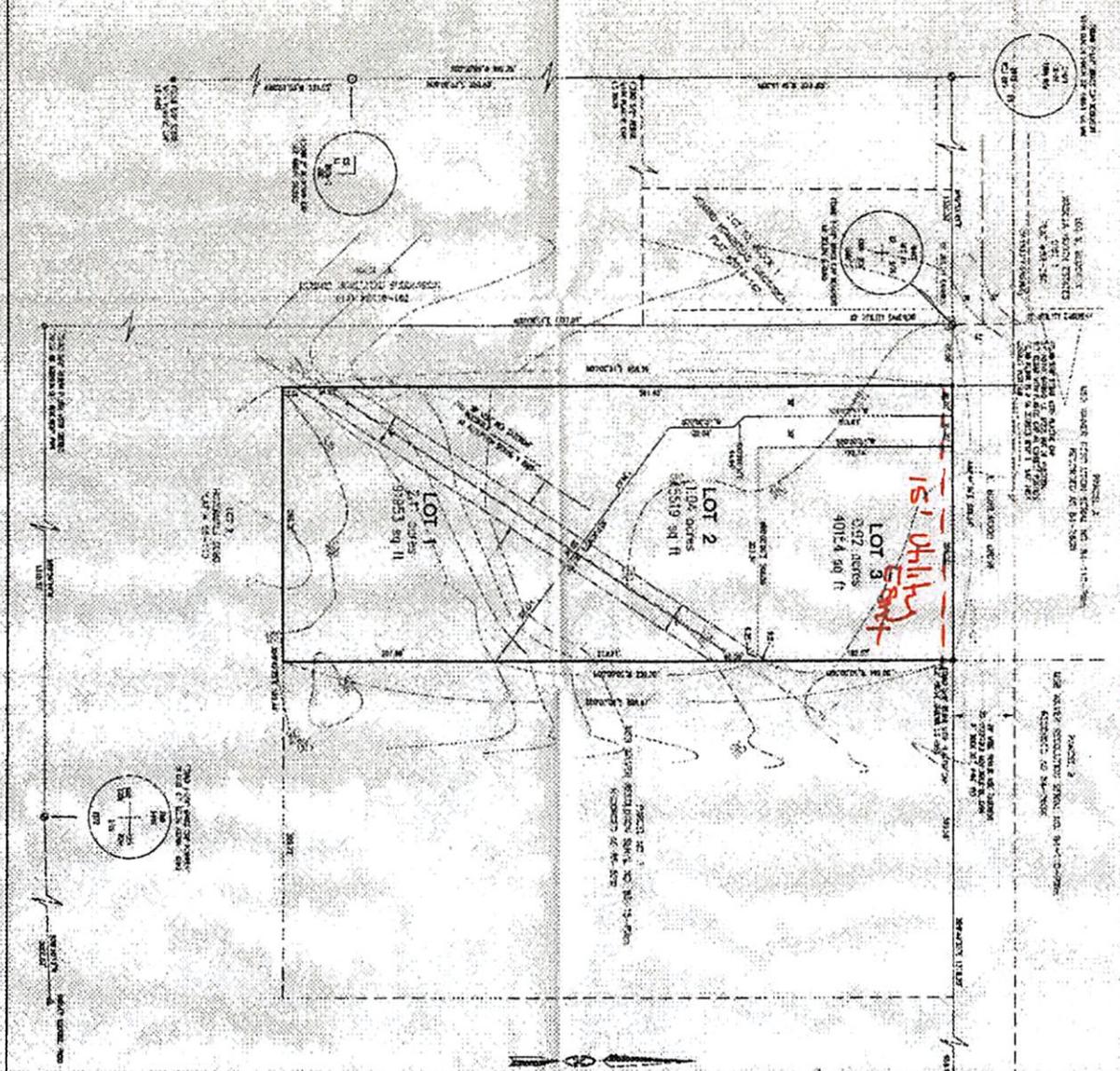
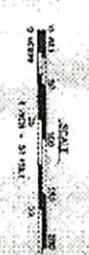
GENERAL NOTES:
 1. THIS PLAN IS A PART OF THE PROJECT
 2. THE PLAN IS TO BE USED IN CONNECTION WITH THE PROJECT
 3. THE PLAN IS TO BE USED IN CONNECTION WITH THE PROJECT

DATE: _____
 PROJECT: _____
 SHEET NO.: _____

PLANNING & LAND USE SECTION
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LEGEND:
 1. LOT 1
 2. LOT 2
 3. LOT 3



*MTA
 Slaw/20
 AA*



NOTES:
 1. THIS PLAN IS A PART OF THE PROJECT
 2. THE PLAN IS TO BE USED IN CONNECTION WITH THE PROJECT
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SUNNYSIDE
 A SUBDIVISION OF THE
 SUNNYSIDE TRACT
 IN THE COUNTY OF ALBANY, STATE OF NEW YORK
 PLANNING & LAND USE SECTION
 PLANNING & LAND USE SECTION

KEYSTONE SURVEYING & MAPPING	
DATE: 10/15/2010	PROJECT: SUNNYSIDE
DRAWN BY: J. J. JONES	CHECKED BY: J. J. JONES
SCALE: 1" = 50'	SHEET NO.: 1 OF 1

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, May 18, 2020 8:14 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Sunnyside #20-070

[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: Friday, May 8, 2020 10:02 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mschoming@crweng.com; browne@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; 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 Sunnyside #20-070

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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



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

May 29, 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 the following Abbreviated plats and has no comments or recommendations.

- **Sunnyside**
(MSB Case # 2020-070)

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".

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