

AGENDA

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

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



PLATTING DIVISION

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

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

**AUGUST 6, 2020
REGULAR MEETING
1:00 P.M.**

Ways to participate in Platting Board meetings:

IN PERSON: Should you wish to testify in person, please adhere to the 6-foot distance between yourself and others. It is highly recommended that you bring your own mask to wear.

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY:

- Dial 1-855-225-1887; with Conference ID #7854; You will hear "Joining conference" when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear "Your hand has been raised."
- When it is your turn to testify you will hear "Your line has been unmuted."
- State your name for the record, spell your last name, and provide your testimony.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

- A. July 2, 2020

3. AUDIENCE PARTICIPATION & PRESENTATIONS

- A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

- A. **CRANE HILLS LLC:** The request is to create four lots from Lot 3, New Huntington Acres, Plat No. 2019-27, to be known as **FAIRVIEW MEADOWS 2019**, containing 13.54 acres +/- . Access for all four lots will be from a 60' X 60' Public Use Easement on the pole portions of Lot 2 and Lot 3. The property is located east of E. Fairview Loop (Tax ID #57719000L003); within the NW ¼ SW ¼ Section 23, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Knik-Fairview and in Assembly District #3 George McKee

5. RECONSIDERATIONS/APPEALS

(There is no Reconsideration/Appeals)

6. PUBLIC HEARINGS

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

- A. **MARK & MELISSA BAUER / HANSON LAND SOLUTIONS:** The request is to create five lots from Tax Parcel D16, to be known as **BAUER ESTATES**, containing 39.79 acres +/- . The property is located east of the Matanuska River, directly north of E. Doc McKinley Avenue and south of E. Brian Drive (Tax ID # 17N02E21D016); within the SW ¼ Section 21, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Community Council: Butte and Assembly District #1 Tim Hale

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

- B. **SILK LLC:** The request is to create 11 lots and 1 tract, by a three phase Master Plan, from Tax Parcels A18 and D14, to be known as **GARRISON RIDGE**, containing 39.9 acres +/- . Petitioner is vacating a portion of the Public Use Easement of N. Prospect Drive; the Section Line Easements on the north; dedicating the Public Use Easement of N. Meadow Lakes Loop and additional right-of-way to straighten N. Meadow Lakes Loop. Two cul-de-sac will be created for access. The property is located north and south of N. Meadow Lakes Loop, and west of N. Phillips Drive (Tax ID #s 218N02W28D014 and 218N02W33A018); within the S ½ SE ¼ Section 28 and N ½ NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #7 Tam Boeve

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There is no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory *(if needed)*

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

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

- Introduction for the August 20, 2020 Platting Board Hearing *(Informational Only – Subject to change)*
 - Wessel Hts Est, Case 2020-097
 - Stella Ridge, Case 2020-098
 - Suslositna Place MSP, Case 2020-100
 - Uptown Est MSP, Case 2020-101
 - New Hope Est MSP, Case 2020-012

9. BOARD COMMENTS

10. ADJOURNMENT

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

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **August 6, 2020** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. . **Please follow all public protocols in relation to the mandates regarding Covid-19.**

Public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>. If you would like to send comments regarding the proposed action, please mail to MSB, Platting Division, 350 E. Dahlia Ave, Palmer, AK 99645 or E-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the board, will be given to the Platting Board in a "Hand Out" the day of the meeting. All public comments are due one (1) day prior to the meeting date, by 12:00 p.m.

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JULY 2, 2020**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 2 2020, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Acting Chair LaMarr Anderson.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

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

Platting Board members absent and excused were:

Mr. Jordan Rausa, Assembly District #4, Chair
Mr. Wilfred Fernandez, Assembly District #6, Vice Chair
Mr. John Shadrach, Alternate
Mr. Justin Hatley, Alternate
VACANT, District #3

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Cheryl Scott, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

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

C. APPROVAL OF THE AGENDA

Acting Chair Anderson inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Acting Chair Anderson inquired if there were any changes to the minutes for June 4, 2020.

GENERAL CONSENT: The minutes for June 4, 2020 were approved without objections.

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

A. Persons to Be Heard (*There is no persons to be heard*)

4. UNFINISHED BUSINESS: Quasi-Judicial Matters

(*There is no Unfinished Business at this time*)

5. RECONSIDERATIONS/APPEALS

(*There is no Reconsiderations/Appeals at this time*)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JULY 2, 2020****6. PUBLIC HEARINGS: Quasi-Judicial Matters**

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

- A. **BAUER ESTATES:** The request is to create five lots from Tax Parcel D16, to be known as **Bauer Estates**, containing 39.79 acres +/- . The property is located east of the Matanuska River, directly north of E. Doc McKinley Avenue and south of E. Brian Drive (Tax ID # 17N02E21D016); within the SW ¼ Section 21, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Community Council: Butte and Assembly District #1 Tim Hale(Owner/Petitioner: mark & Melissa Bauer / Hanson Land Solutions: Surveyor: Hanson; Staff: Cheryl Scott)

Acting Chair Anderson:

- read the statement regarding Ex-Parte & Interest onquasi-judicial actions into the record;

There was no objection noted.

Acting Chair Anderson read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 20 public hearing notices were mailed out on June 10, 2020

Ms. Cheryl Scott provided a staff report

- Gave an overview of the case, #2020-074.
- Petitioner requests a continuance to August 6, 2020.

Acting Chair Anderson invited the petitioner for a brief overview.

The Petitioner was not at the hearing.

Acting Chair Anderson opened the public hearing for public testimony.

There being no one to be heard, Acting Chair Anderson kept the public hearing open.

Acting Chair Anderson invited the petitioner or their representative to provide their comments.

The petitioner and/or the petitioner's representative was not present at the hearing.

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

MOTION: Platting Member Thompson moved to continue Bauer Estates to August 6, 2020. The motion was seconded by Platting Member Cottini.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JULY 2, 2020**

VOTE: The motion passed with all in favor.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There is no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

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

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on July 16, 2020. Commented the Construction Manual and its' progress. Still waiting on the third seat to be filled.

Ms. Von Gunten updated the board on when staff will bring forward the White Board Listing for Title 43 again on the agenda in the fall. Also updated the board on when staff will bring a resolution on the fire code for the Assembly.

9. BOARD COMMENTS

- Platting Member Anderson had no comments.
- Platting Member Cottini wished everyone a good 4th of July.
- Platting Member Vau Dell wished everyone a good 4th of July.
- Platting Member Thompson wished everyone a good 4th of July.

10. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Wilfred Fernandez adjourned the meeting at 1:18 p.m. (CD: 0:17:19)

JORDAN RAUSA, Platting Board Chair
LAMARR ANDERSON, Acting Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

4A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 6, 2020**

PRELIMINARY PLAT: FAIRVIEW MEADOWS 2019

LEGAL DESCRIPTION: SEC 23, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: CRANE HILLS LLC

SURVEYOR/ENGINEER: DENALI NORTH

ACRES: 13.54± PARCELS: 4

REVIEWED BY: AMY OTTO-BUCHANAN

CASE #: 2019-103

REQUEST: The request is to create four lots from Lot 3, New Huntington Acres, Plat No. 2019-27, Section 23, Township 17 North, Range 01 West, SM, AK, to be known as **FAIRVIEW MEADOWS 2019**, containing 13.54 acres +/- . Petitioner has paid the necessary \$500 Public Hearing fee required for a case to be re-heard.

This case was approved by the Platting Board on August 15, 2019; Notification of Action dated August 23, 2019. This parcel contains a 60' wide private easement, created by document and recorded 10/19/2006 at Reception No 2006-030332-0. Condition #5 of Notification of Action, dated August 23, 2019, stated: "Provide proof to Platting staff that the private easement has been relinquished." The private easement was required to be relinquished, as petitioner proposed to grant a 60' X 60' Public Use Easement for access for all four lots in the subdivision. The proposed 60' X 60' Public Use Easement was in the 60' wide private easement. The Borough cannot accept easements where a prior easement is located. Petitioner is unable to obtain a relinquishment from the beneficiary of the private easement. To facilitate the forward movement of this plat, petitioner has redesigned the plat, moving the flag poles and the 60' X 60' Public Use Easement out of the private easement. This requires reapproval by the Platting Board. Conditions of approval remain the same with the exception of removing Condition #5 of Notification of Action, Dated August 23, 2019.

EXHIBITS

New Vicinity Map

Updated Geotechnical Engineering Report

Notification of Action, dated August 23, 2019

Meeting Minutes, August 15, 2019

Staff Report with attachments

EXHIBIT A – 1 pg

EXHIBIT B – 3 pgs

EXHIBIT C – 3 pgs

EXHIBIT D – 2 pgs

EXHIBIT E – 25 pgs

SOILS: Since three of the lots have decreased in size, a new geotechnical report was required. A new report was submitted, per MSB 43.20.281(A), at **Exhibit B**. James Rowland, PE, notes the redesign of the plat does not affect the useable area as shown on the attached topographical map (**Exhibit B-2**). The lots lines were adjusted to maintain .94 to 1.47 acre lot sizes. The sight distance for this new access point are shown on the attached sight drawing and the required distances are highlighted (**Exhibit B-3**).

CONCLUSION: The new design of the preliminary plat of Fairview Meadows 2019 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. An updated soils report was submitted, pursuant to MSB 43.20.281(A).

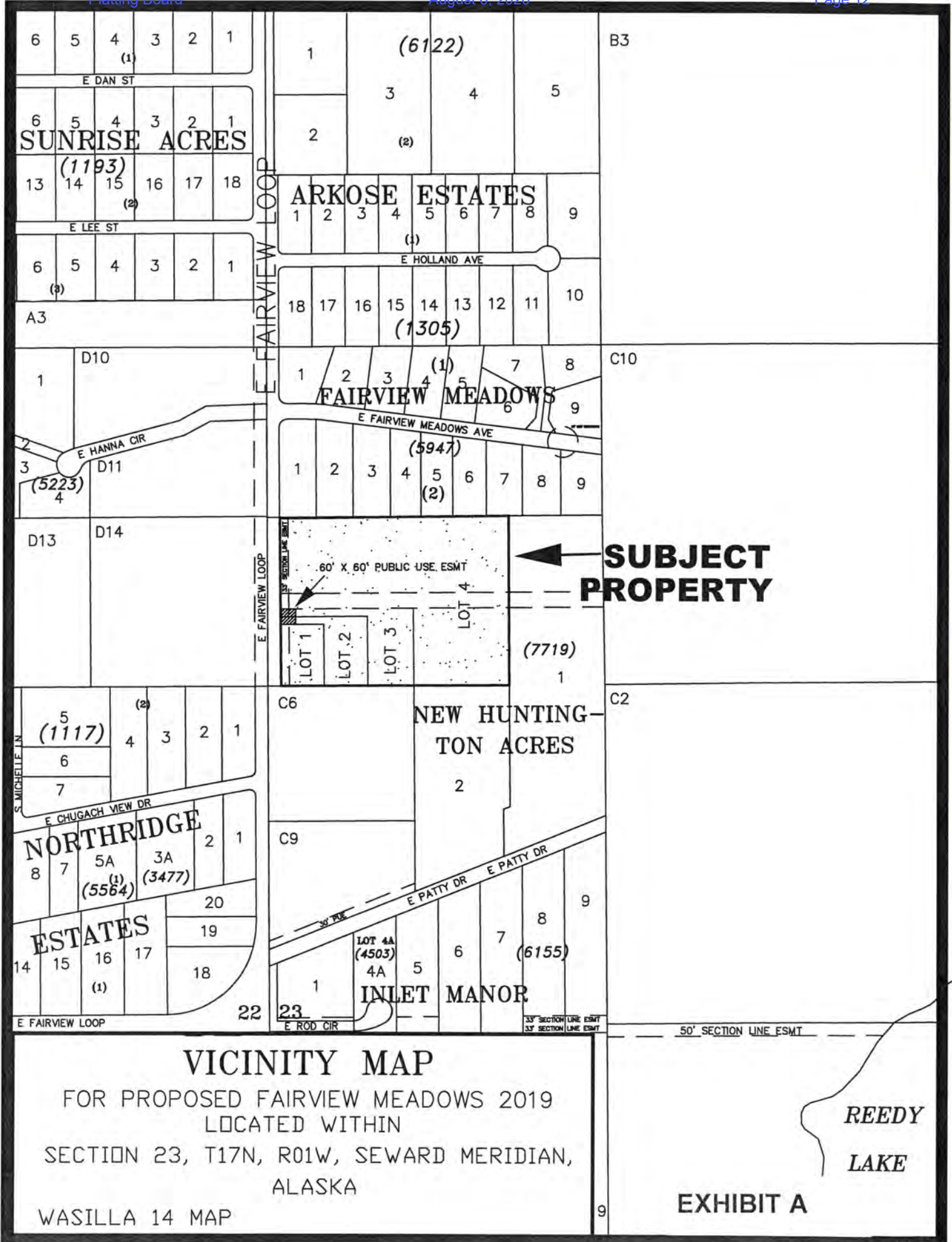
FINDINGS OF FACT

1. The plat of Fairview Meadows is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. An updated soils report was submitted, pursuant to MSB 43.20.281(A). Each lot has the required contiguous useable septic area and useable building area.
3. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
4. 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
5. Driveway permit from ADOT&PF shall be obtained at the time of construction of the driveway.
6. All lots will share a common access point in the Public Use Easement created by this plat.
7. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; or GCI.
8. There were no objections from any federal or state agencies, or Borough departments.
9. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Fairview Meadows 2019, Section 23, Township 78 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, 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. Add a plat note to state that all lots will access at the Public Use Easement. No other direct access onto E. Fairview Loop will be allowed.
5. Grant the 30' wide utility easement requested by MEA and show on final plat.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.



Denali North
Po Box 874577 Wasilla, AK 99687
(907)376-9535

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

June 12, 2020

ATTN: Fred Wagner

RE: Fairview Meadows 2019

Dear Mr. Wagner,

The Redesign of the plat does not affect the useable area as shown on the attached topo map. The lot lines were adjusted to maintain 0.94 to 1.48 acres lot sizes. The sight distances for this access point are shown on the attached sight distance drawing and the required distances are highlighted.

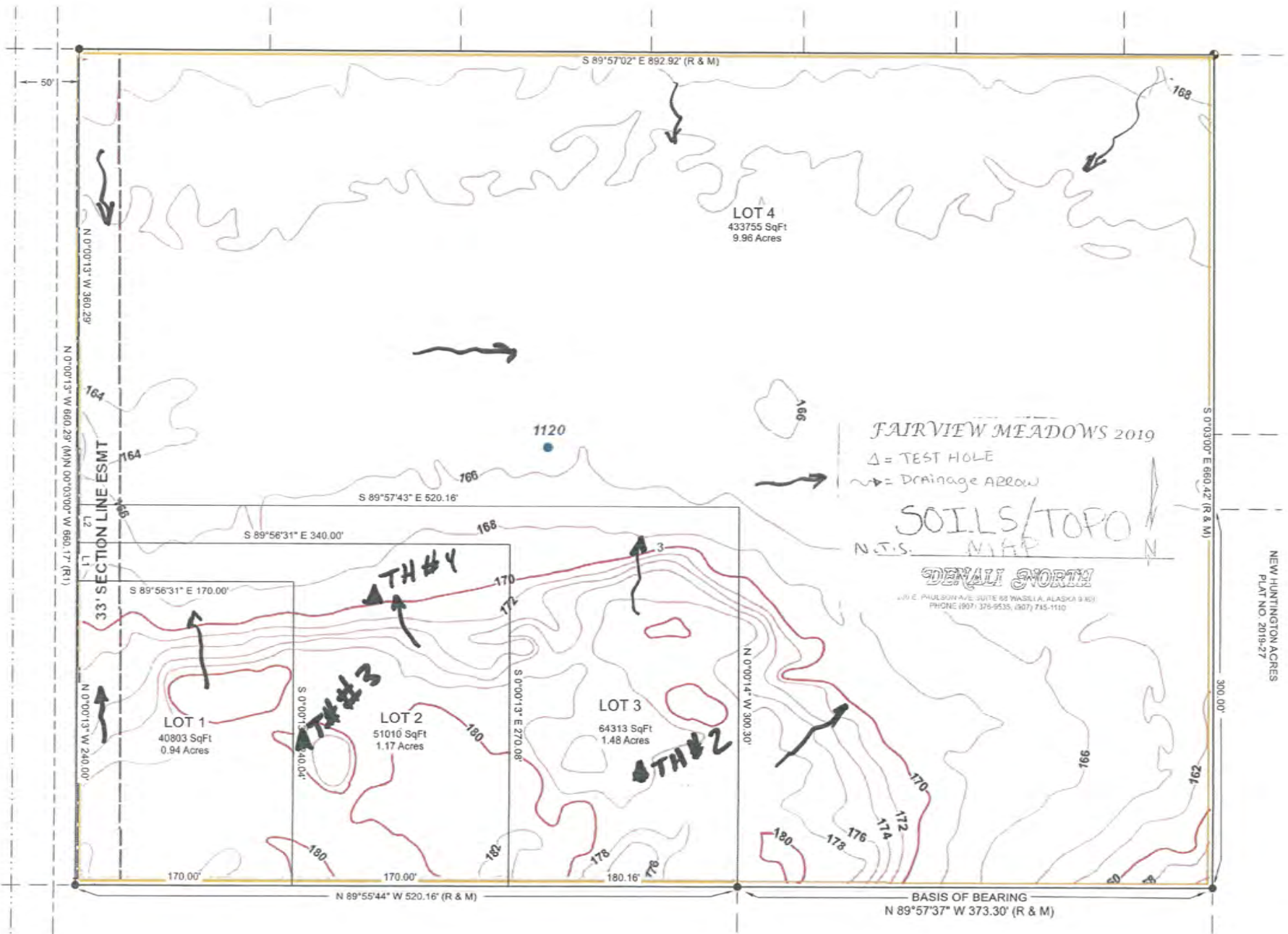
If you have any questions, please feel free to contact us at 376-9535.

Sincerely,


James Rowland, P.E.

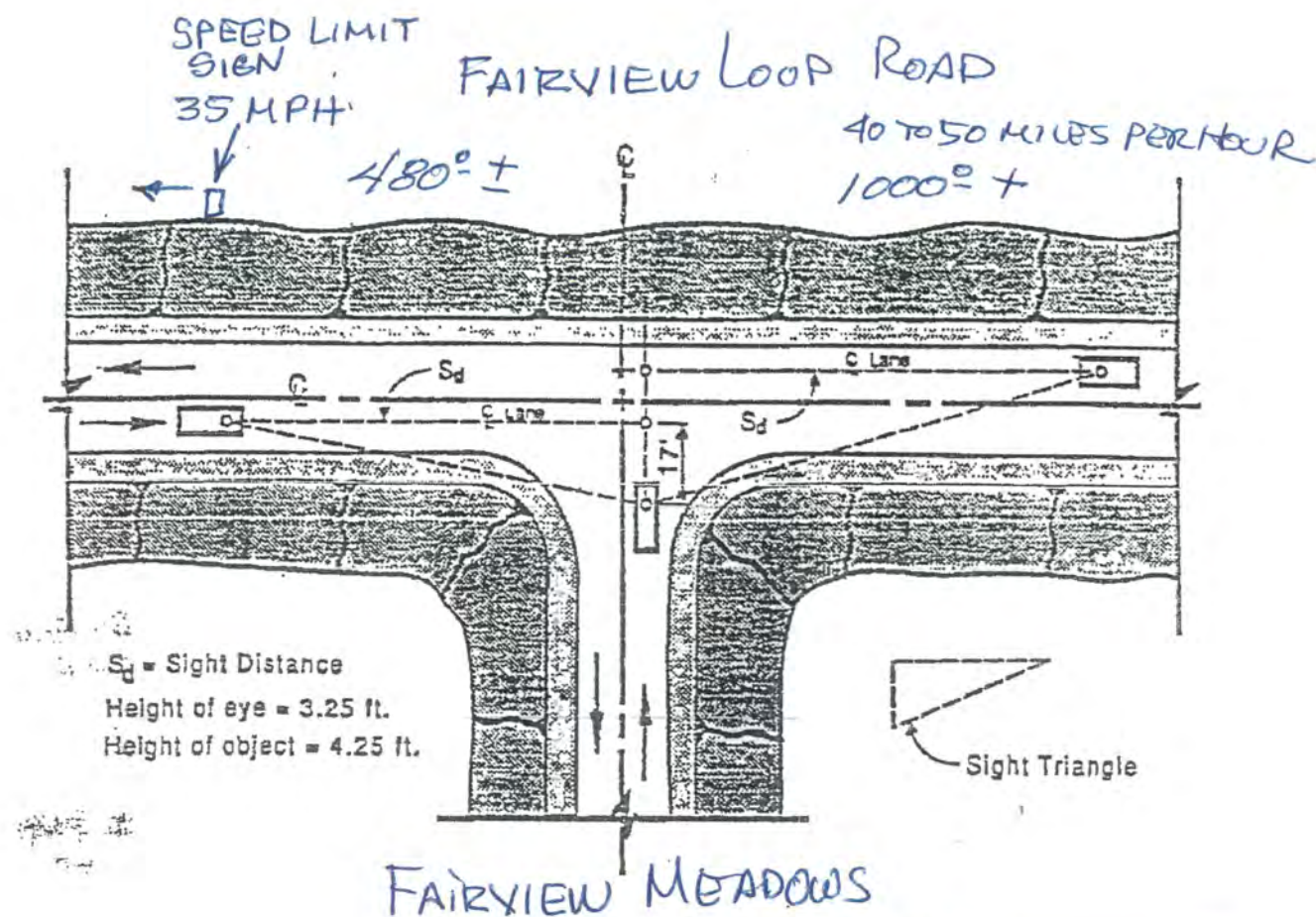


EXHIBIT B-2



NEW HUNTINGTON ACRES
 PLAT NO. 2019-27

MINIMUM INTERSECTION SIGHT DISTANCE



DATE: 6-9-20

Design Speed or Posted Speed Limit	S _d Desireable	S _d Minimum
---------------------------------------	------------------------------	---------------------------

25 mph	370 feet	150 feet
30	450	200
x 35	580	250
x 40	750	325
x 45	950	400
x 50	1180	475
55	1450	550
60	1750	650
65	2100	725

**MATANUSKA-SUSITNA BOROUGH****Platting Division**

350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Email: platting@matsugov.us

NOTIFICATION OF ACTION

August 23, 2019

Crane Hills LLC
1900 W. Northern Lights Blvd.
Suite # 200
Anchorage, AK 99517

Case #: **2019-103**

Case Name: **FAIRVIEW MEADOWS 2019**

Action taken by the Platting Board on August 15, 2019 is as follows:

THE PRELIMINARY PLAT FOR FAIRVIEW MEADOWS 2019 WAS APPROVED AND WILL EXPIRE ON AUGUST 23, 2025 SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL. FINDINGS OF FACT SUPPORTING THIS DECISIONS ARE ALSO INCLUDED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING AUTHORITY SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Jordan Rausa

Mr. Jordan Rausa
Platting Board Chairman

sv

cc: DPW – Jamie Taylor

Denali North
PO Box 874577
Wasilla, AK 99687
Additional Plat Reviews After 2nd Final are \$100.00 Each

EXHIBIT C - /

FINDINGS of FACT:

1. The plat of Fairview Meadows is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A). Each lot has the required contiguous useable septic area and useable building area.
3. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
4. 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
5. Driveway permit from ADOT&PF shall be obtained at the time of construction of the driveway.
6. All lots will share a common access point in the Public Use Easement created by this plat.
7. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; or GCI.
8. There were no objections from any federal or state agencies, or Borough departments.
9. There were no objections from the public in response to the Notice of Public Hearing.

CONDITIONS of APPROVAL:

The Platting Board approved the preliminary plat for Fairview Meadows 2019, contingent upon the following:

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. Provide proof to Platting staff that the private easement has been relinquished.
5. Add a plat note to state that all lots will access at the Public Use Easement. No other direct access onto E. Fairview Loop will be allowed.
6. Grant the 30' wide utility easement requested by MEA and show on final plat.

EXHIBIT C-2

7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit plat in full compliance with Title 43.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
AUGUST 15, 2019****TIME: 1:53 P.M.****CD: 0:50:49****5. RECONSIDERATIONS/APPEALS***(There were no Reconsiderations/Appeals)***6. PUBLIC HEARINGS: Quasi-Judicial Matters**

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

- A. **FAIRVIEW MEADOWS 2019**: The request is to create four lots from Lot 3, New Huntington Acres, Plat No. 2019-27, to be known as **Fairview Meadows 2019**, containing 13.54 acres +/- . The plat is located east of E. Fairview Loop, north of E. Patty Drive and south of E. Fairview Meadows Road (Tax ID #7719000L003); within the NW ¼ SE ¼ of Section 23, Township 17 North, Range 01 West, Seward Meridian. Community Council: Knik-Fairview, Assembly District #3 George McKee (Owner/Petitioner: Crane Hills LLC; Surveyor: Denali North; Staff: Amy Otto-Buchanan)

Chair Rausa:

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

There was no objection noted.

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

Ms. Von Gunten provided the mailing report.

- Stating that 81 public hearing notices were mailed out on July 24, 2019.

Ms. Otto-Buchanan provided a staff report

- Gave an overview of the case, #2019-103.
- Staff recommended approval of the case with findings of fact & conditions.

Chair Rausa invited the petitioner for a brief overview.

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

Chair Rausa opened the public hearing for public testimony.

EXHIBIT D - /

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
AUGUST 15, 2019**

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

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

Mr. Wayne Whaley, the petitioner's representative, provided a brief description of the platting action.

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

MAIN

MOTION: Platting Member Fernandez moved to approve the preliminary plat of Fairview Meadows 2019, with 9 recommendations. The motion was seconded by Platting Member Vau Dell.

VOTE: The main motion passed with all in favor. There are 9 findings of fact.

TIME: 2:02 P.M.

CD: 0:59:49

BREAK

TIME: 2:12 P.M.

CD: 01:00:11

B. PAUL FOWLER HOMESTEAD: The request is to create two lots from Tax Parcel A4 (Government Lot 1), to be known as **Paul Fowler Homestead**, containing 24.24 acres +/- . Petitioner will be dedicating a t-turnaround and upgrading the existing street to pioneer standards. The plat is located west of S. Paul Fowlers Lane and south of E. Sunshine Road (Tax ID #22N04W19A004); within the Section 19, Township 24 North, Range 04 West, Seward Meridian. Community Council: Susitna, Assembly District #7 Tam Boeve (*Owner/Petitioner: Paul H. Fowler; Angie Fitch, Durable Power Of Attorney; Surveyor: Pilch; Staff: Amy Otto-Buchanan*). Continued from the July 18, 2019 platting board hearing.

Chair Rausa:

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

There was no objection noted.

Chair Rausa read the case title into the record.

EXHIBIT D-2

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 15, 2019

PRELIMINARY PLAT: FAIRVIEW MEADOWS 2019

LEGAL DESCRIPTION: SEC 23, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: CRANE HILLS LLC

SURVEYOR/ENGINEER: DENALI NORTH

ACRES: 13.54± PARCELS: 4

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2019-103

REQUEST: The request is to create four lots from Lot 3, New Huntington Acres, Plat No. 2019-27, Section 23, Township 17 North, Range 01 West, SM, AK, to be known as **FAIRVIEW MEADOWS 2019**, containing 13.54 acres +/-.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Geotechnical Engineering Report

EXHIBIT B – 6 pgs

Topographical Mapping

EXHIBIT C – 1 pg

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT D – 1 pg

Department of Emergency Services

EXHIBIT E – 4 pgs

Utilities

EXHIBIT F – 4 pgs

ADOT&PF

EXHIBIT G – 2 pgs

DISCUSSION: The proposed subdivision is located directly east of E. Fairview Loop, north of E. Patty Drive and south of E. Fairview Meadows Road. Access for all four lots will be from a 60' x 60' Public Use Easement granted over the two flag poles of Lots 2 and 3, pursuant to MSB 43.20.300(E)(4)(c).

There is a 60' wide Private Access Easement (Appurtenant Access Easement) running the length of and bisecting the parcel, recorded 10/19/2006, Reception No. 2006-030337-0. This easement required to be relinquished before acceptance of the Public Use Easement (see *Recommendation #4*).

ADOT&PF will allow one access for the four lots, which will be in the Public Use Easement granted for that purposed. A plat note specifying access will need to be added to the plat (see *Recommendation #5*). Driveway permit from ADOT&PF shall be obtained at time of construction of the driveway.

SOILS: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. James Rowland, PE, notes testhole logs from January 31, 2018 are attached, along with a soils map that shows the location of the testholes. Based on the testhole data and observations of topography, there is a minimum of 10,000 sf of

useable building area and 10,000 sf of contiguous useable septic area within each of the proposed lots. Drainage patterns will not be altered as a result of this subdivision. Topography map at **Exhibit C**.

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. Access requirements will be met. 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 D**) has no comment. Department of Emergency Services Fire Code (**Exhibit E**) is confused as to how access is achieved to all lots. If the easement creates separate flags then I am concerned about how emergency vehicles will access the properties. If the easement is to be a single access for all the lots, then there may have to be a turnaround at the end because it looks like it stops in Lot 4. Pertinent fire codes are attached. *Staff notes a 60' X 60' Public Use Easement will create one access point for all four lots onto E. Fairview Loop. Once out of the Public Use Easement, owners may choose to share a common driveway or they may not.*

Utilities: (**Exhibit F**) MEA has requested a 30' wide utility easement centered on the common lot line flag pole portion of Lots 2 & 3 (see **Recommendation #6**). Enstar has no comments, recommendations or objections. MTA has no comments. GCI did not respond.

ADOT&PF: (**Exhibit G**) ADOT&PF notes all lots must access via the existing easement and consolidate their access into a single point. Only a single access will be granted to E. Fairview Loop for all lots (see **Recommendation #5**).

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; or GCI.

CONCLUSION: The preliminary plat of Fairview Meadows 2019 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 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 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 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 OF FACT

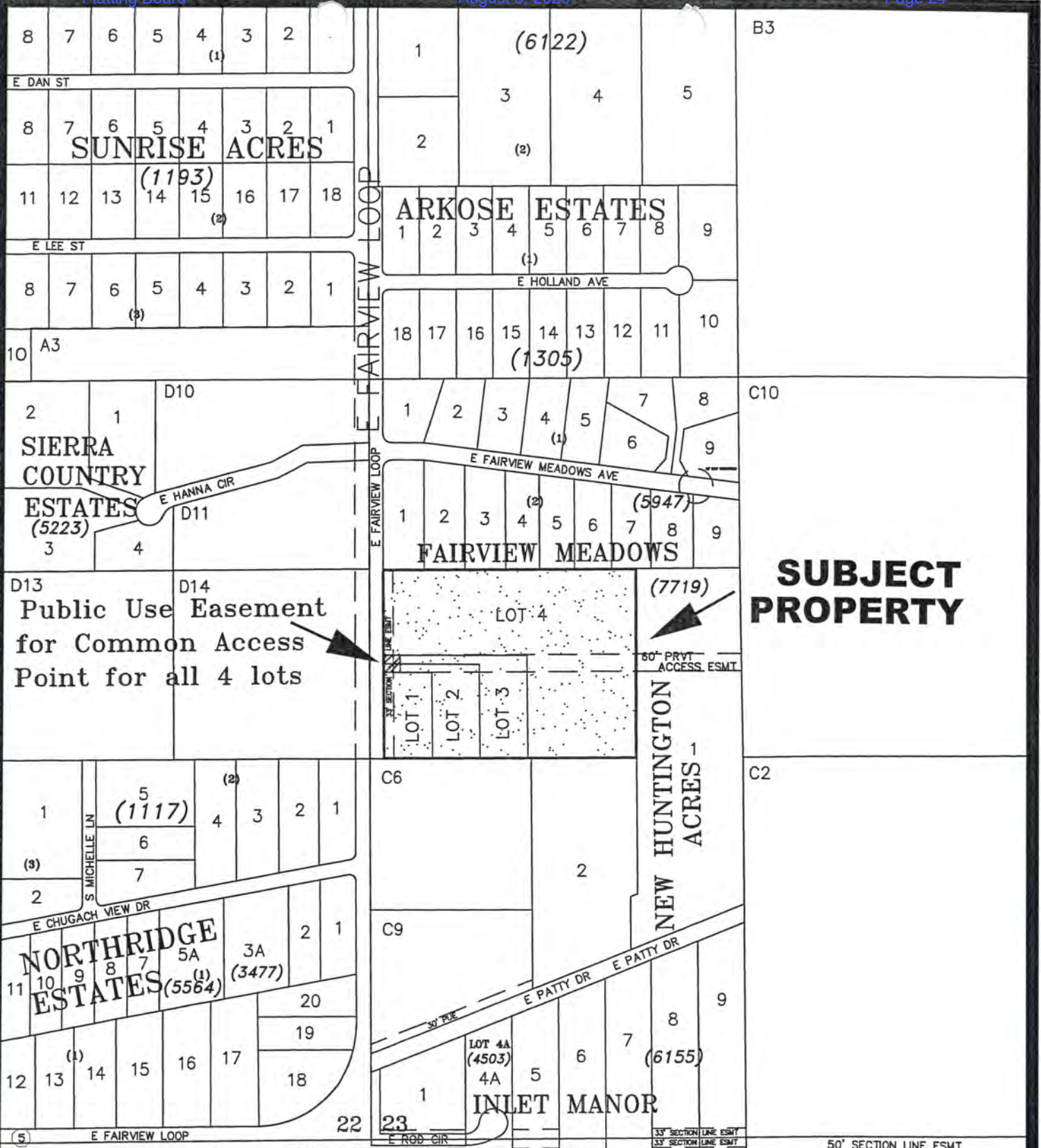
1. The plat of Fairview Meadows is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A). Each lot has the required contiguous useable septic area and useable building area.
3. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
4. 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

5. Driveway permit from ADOT&PF shall be obtained at the time of construction of the driveway.
6. All lots will share a common access point in the Public Use Easement created by this plat.
7. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; or GCI.
8. There were no objections from any federal or state agencies, or Borough departments.
9. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Fairview Meadows 2019, Section 23, Township 78 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, 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. Provide proof to Platting staff that the private easement has been relinquished.
5. Add a plat note to state that all lots will access at the Public Use Easement. No other direct access onto E. Fairview Loop will be allowed.
6. Grant the 30' wide utility easement requested by MEA and show on final plat.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit plat in full compliance with Title 43.



SUBJECT PROPERTY

VICINITY MAP

FOR PROPOSED FAIRVIEW MEADOWS 2019

LOCATED WITHIN

SECTION 23, T17N, R01W, SEWARD MERIDIAN,

ALASKA

WASILLA 14 MAP

REEDY
LAKE

EXHIBIT E -4

FAIRVIEW

FAIRVIEW MEADOWS

EXHIBIT E - 5

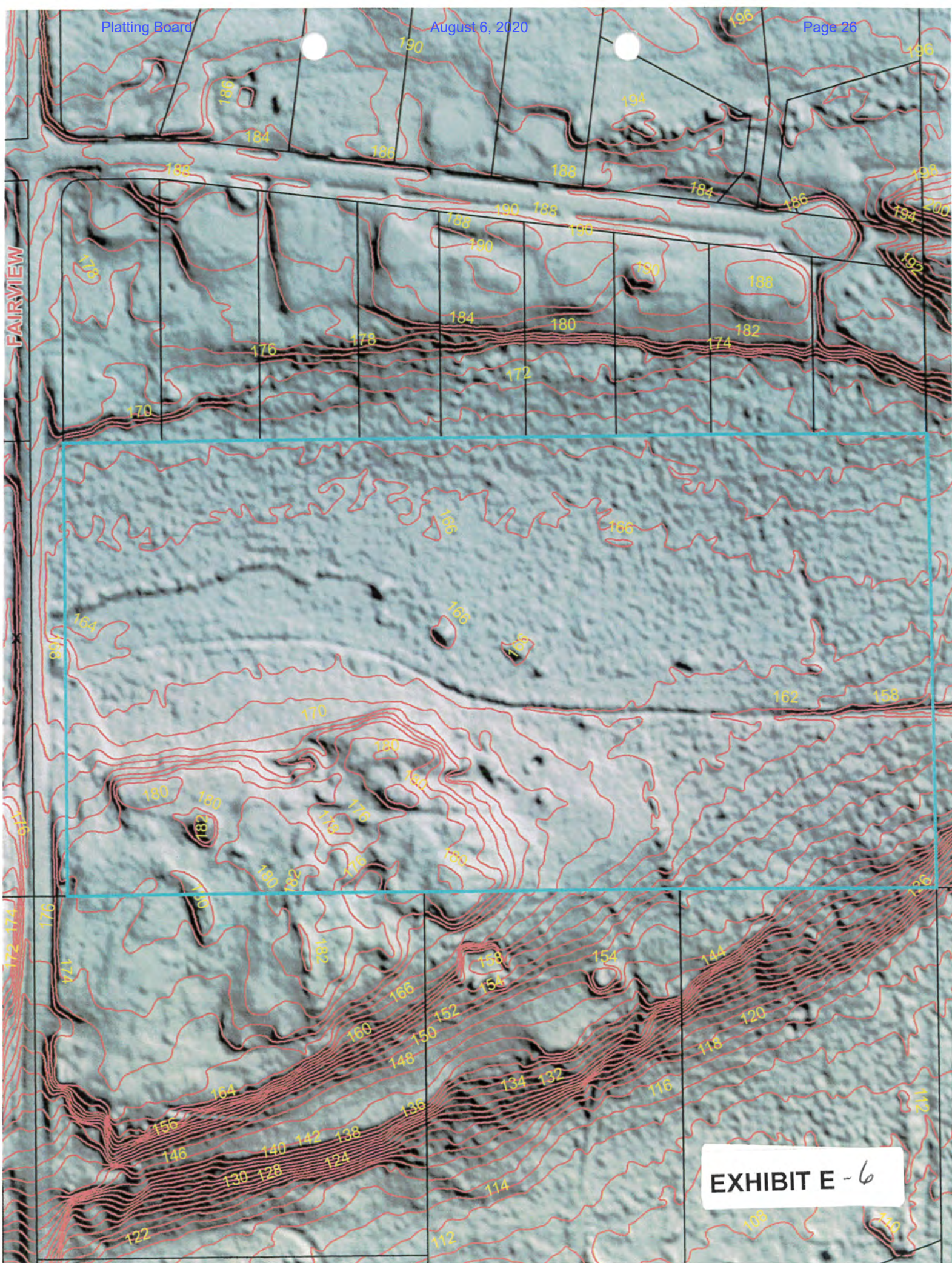


EXHIBIT E - 6



Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED
JUL 03 2019
PLATTING

March 15, 2019

RE: Fairview Meadows 2019

SOILS INVESTIGATION:

A soils investigation has been completed for the referenced proposed four lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.


Attached are test hole logs from January 31, 2018 located as shown on the attached soils map. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

SITE PLAN:

In accordance with MSB 43.15.016(A) the soils/topo map is included with the test hole locations. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely


James Rowland, P.E.



DENALI NORTH
230 E. PAULSON AVE. SUITE 68
WASILLA, AK 99654

SOIL LOG

PERCOLATION TEST

SOIL LOG

PERCOLATION TEST

TEST HOLE #1

BEDROOMS

JOB NUMBER: 18-024

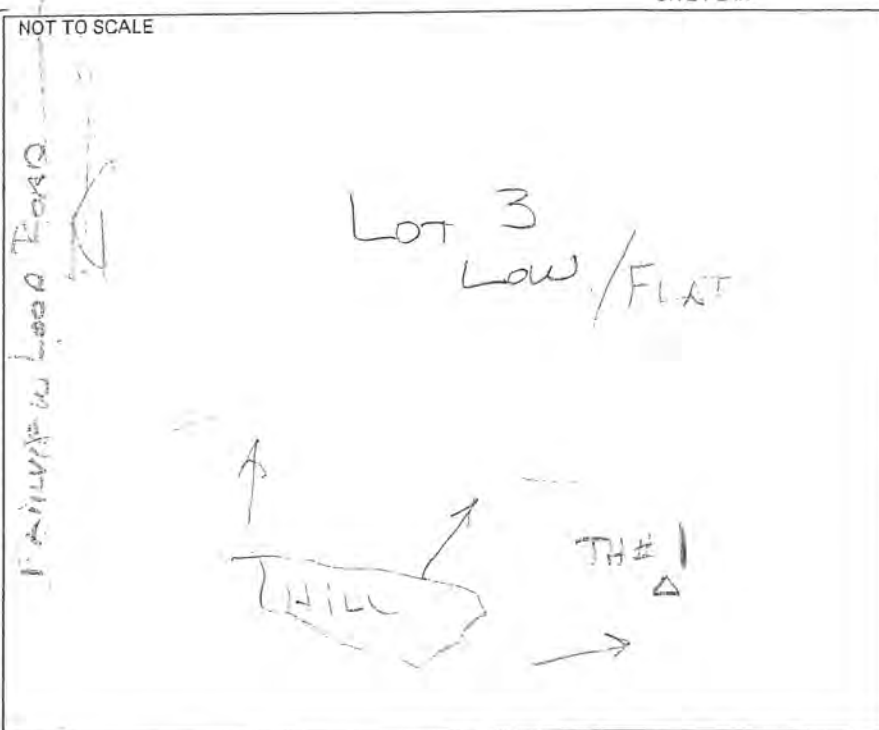
PERFORMED FOR: SPINNELL HOMES DATE PERFORMED: 1-31-18

LEGAL DESCRIPTION: LOT 3 HUNNINGTON ACRES

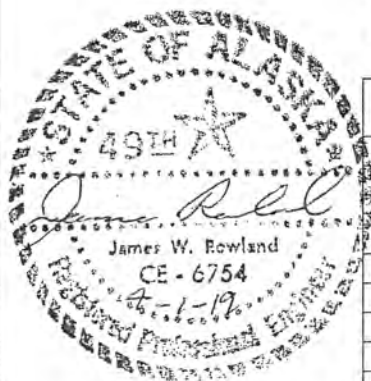
SITE PLAN

1 - OL-MLOE TOP SOIL
2 - REDDISH CM-GM
3 - GRAY SM-GM
4 - SANDY W/ 2" TO 6"
5 - COBBLES SCATTERED
6 - GRAY SILTY SANDY
7 - GRAVEL
8 - SP-SM-GM
9 - MED DENSE
10 - DAMP
11 - GRAY SILTY SANDY
12 - DENSE CM
13 - MOIST
14 -
15 -
16 -
17 -
18 -
19 -
20 -
21 -
22 -
23 -

DEPTH (FEET)



WAS GROUND WATER ENCOUNTERED? NO MT INSTALLED 7-9-18
IF YES, AT WHAT DEPTH? H20 @ 72



Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled

PERCOLATION RATE (minutes/inches)

TEST RUN BETWEEN FT AND FT

COMMENTS: SOIL RATING 275-335 SOFT PER BEDROOMS

PERFORMED BY: WW CERTIFIED BY: JWR DATE: 4-1-19

EXHIBIT E-9

SIEVE ANALYSIS

ROAD OR AREA SPINELLI TEST HOLE #1SAMPLE LOCATION TEST HOLE #1 DATE: _____SAMPLE DEPTH 4 TO 5'WET WT: 1209 WASHED WT: X PAN= XDRY WT: 1147 PAN= 325 LESS
PAN WT: 822

<u>TOTAL W/PAN</u>	<u>SCREEN</u>	<u>LESS PAN WT:</u>	<u>PERCENT FINER</u>
<u>1 0</u>	# <u>2"</u>	WT= <u>0</u> = % <u>0</u>	
<u>429</u>	# <u>3/4"</u>	WT= <u>104</u> ✓ = % <u>13.5</u>	
<u>760</u>	# <u>200</u>	WT= <u>435</u> ✓ = % <u>56.5 %</u>	
<u>556</u>	# <u>PAN</u> (PASSING 200)	WT= <u>231</u> ✓ = % <u>30 %</u>	
_____	# _____	WT= _____ = % _____	
_____	# _____	WT= _____ = % _____	
_____	# _____	WT= _____ = % _____	
_____	PAN	= <u>770</u> = % <u>100 %</u>	
_____	TOTAL	= _____ = % _____	

(275-3354 SOIL TESTING)

DENALI NORTH
230 E. PAULSON AVE. SUITE 68
WASILLA, AK 99654

SOIL LOG

☐ PERCOLATION TEST

SOIL LOG

PERCOLATION TEST

TEST HOLE #2

_____ BEDROOMS

JOB NUMBER: 18-024

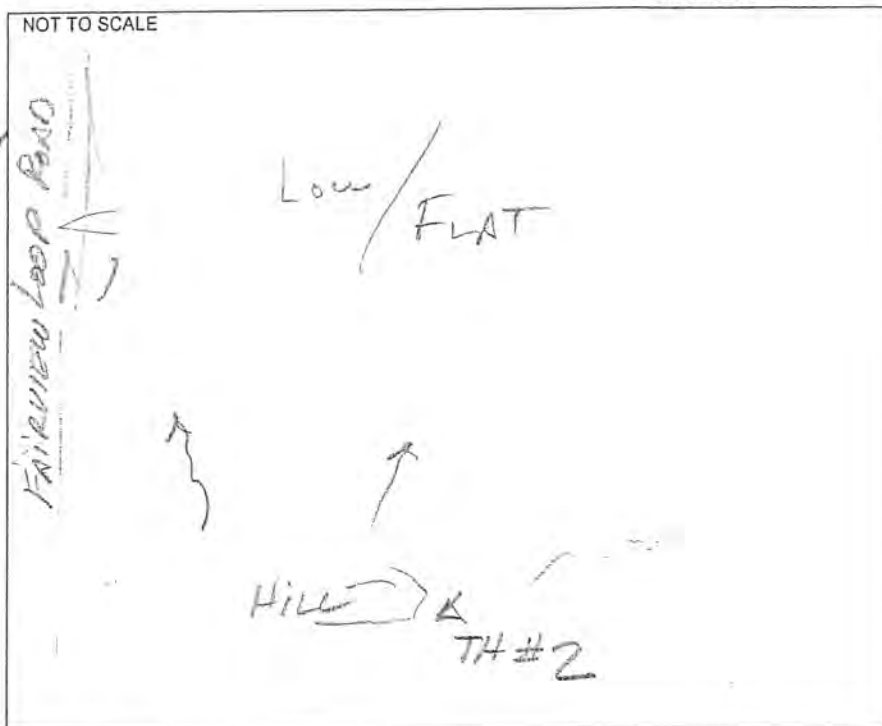
PERFORMED FOR: SPINNELL HOMES

DATE PERFORMED: 1-13-18

LEGAL DESCRIPTION: LOT 3 HUNNINGTON ACRES

SITE PLAN

1	SS	OL-ML TOPSOIL
2	-	- REDDISH SILTY SANDY SOIL SM
3	0.00	GRAY BROWN SANDY GRAVEL w/ 2" COBBLES LOOSE
4	0.00	
5	0.00	
6	0.00	
7	0.00	
8	0.00	SAND LAYERS SW
9	0.00	SP-GP GRAY BROWN SANDY GRAVEL w/ OCCASIONAL BOULDERS 3" TO 4" DIA.
10	0.00	
11	0.00	
12	0.00	
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		



WAS GROUND WATER ENCOUNTERED?

NO MT INSTALLED

IF YES, AT WHAT DEPTH?

7-9-18 DRY

Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled

PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS _____

PERFORMED BY: WW

CERTIFIED BY: JWR

DATE: 4-1-19

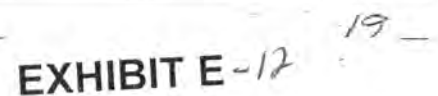
EXHIBIT E -11

□ PERCOLATION TEST

BEDROOMS

PERFORMED FOR: Spencer Homes DATE PERFORMED: 1-31-13

LEGAL DESCRIPTION: LOT 3, HUNTINGTON ACRES



□ PERCOLATION TEST

____ BEDROOMS

PERFORMED FOR: SPINNEL HOROS DATE PERFORMED: 1-31-18 JOB NUMBER: 10-029

LEGAL DESCRIPTION: LOT 3 HUNTINGTON LAKES

DEPTH (FEET)

1	0-1.0
2	1.0-2.0
3	2.0-3.0
4	3.0-4.0
5	4.0-5.0
6	5.0-6.0
7	6.0-7.0
8	7.0-8.0
9	8.0-9.0
10	9.0-10.0
11	10.0-11.0
12	11.0-12.0
13	12.0-13.0
14	13.0-14.0
15	14.0-15.0
16	15.0-16.0
17	16.0-17.0
18	17.0-18.0
19	18.0-19.0
20	19.0-20.0
21	20.0-21.0
22	21.0-22.0
23	22.0-23.0

SITE PLAN

NOT TO SCALE

FAIRVIEW Loop Road

TAN SILTY-SANDY SOIL 5M-GM
 REDDISH BROWN SANDY GRAVEL OCCASIONAL BOULDERS 8" DIA.
 H2O 5" (SAND MOTTLED)

LOW FWT

DTH4

WAS GROUND WATER ENCOUNTERED? YES SET MT.

IF YES, AT WHAT DEPTH? 5" 7-9-18 H2O 3"

Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled

PERCOLATION RATE

(minutes/inches)

COMMENTS _____

PERFORMED BY: WW CERTIFIED BY: SWR DATE: 4-1-19

EXHIBIT E-13

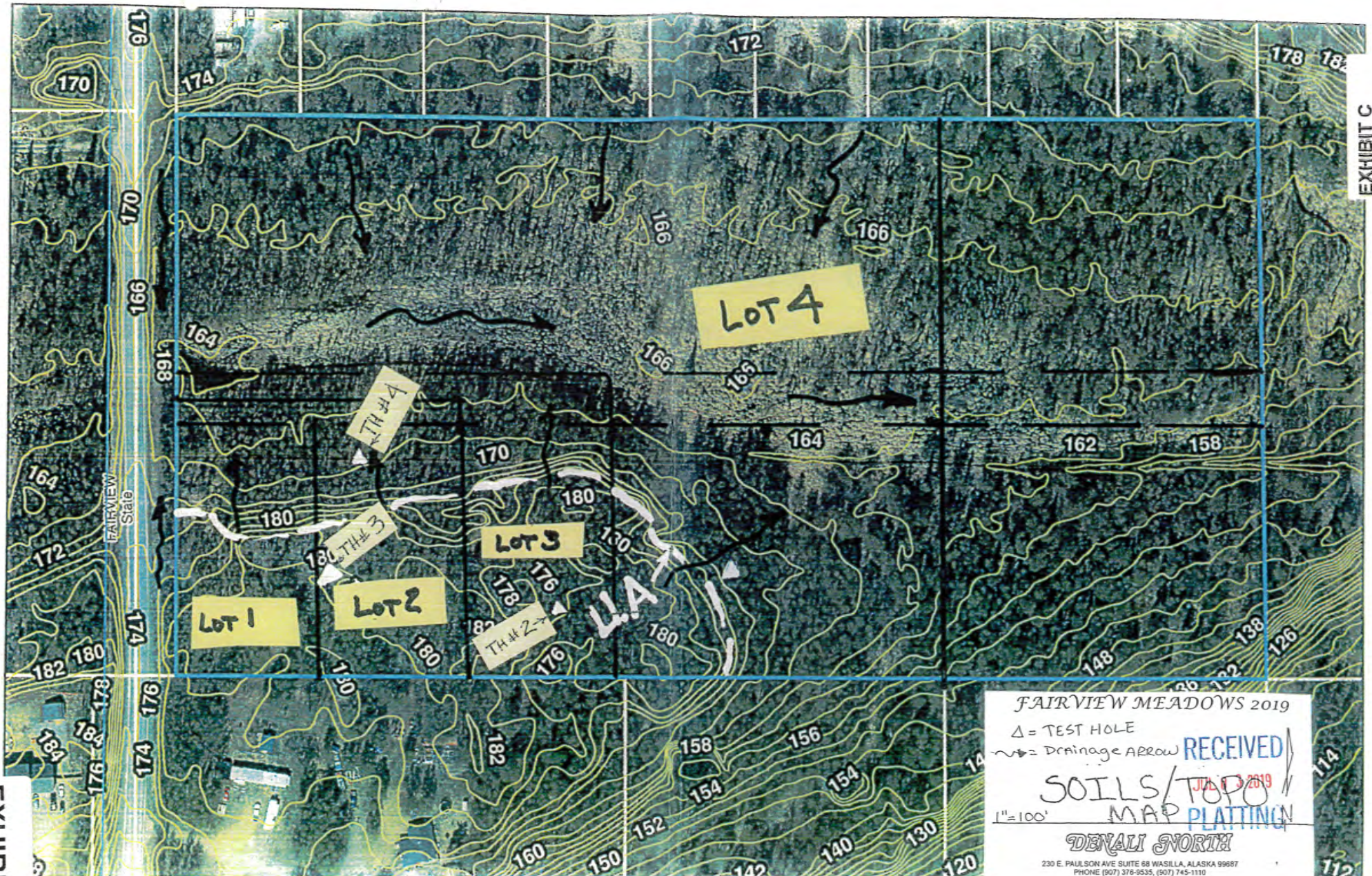


EXHIBIT E-14

EXHIBIT C

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, July 15, 2019 10:12 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Fairview Mdws 2019 #19-103 AOB

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, July 9, 2019 9:04 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; tucker.hurn@alaska.gov; allen.kempen@alaska.gov; regpagemaster@usace.army.mil; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; brian.young@usps.gov; pamelaj.melchert@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; 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; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>
Subject: RFC Fairview Mdws 2019 #19-103 AOB

Attached is a Request for Comments (RFC) for Fairview Meadows 2019, MSB Case #2019-103. Also attached is the Vicinity Map, Soils Report, Topo Map and Agenda Plat. Comments are due by **July 24, 2019**. Please let me know if you have any questions. Thanks, A.

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

Amy Otto-Buchanan

From: Fire Code
Sent: Monday, July 15, 2019 10:27 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Fairview Mdws 2019 #19-103 AOB
Attachments: IFC Appendix D.pdf; IFC Chapter 5.pdf

Amy,

I am a bit confused as to how access is achieved to all lots. If the easement creates separate flags then I am concerned about how emergency vehicles will access the properties. If the easement is to be a single access for all the lots then there may have to be a turnaround at the end because it looks like it stops in lot 4. I have attached the pertinent Fire Codes.



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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, July 9, 2019 9:04 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; tucker.hurn@alaska.gov; allen.kempen@alaska.gov; regpagemaster@usace.army.mil; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; brian.young@usps.gov; pamela.j.melchert@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; 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; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>
Subject: RFC Fairview Mdws 2019 #19-103 AOB

Attached is a Request for Comments (RFC) for Fairview Meadows 2019, MSB Case #2019-103. Also attached is the Vicinity Map, Soils Report, Topo Map and Agenda Plat. Comments are due by **July 24, 2019**. Please let me know if you have any questions. Thanks, A.

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

Part III—Building and Equipment Design Features

CHAPTER 5 FIRE SERVICE FEATURES

SECTION 501 GENERAL

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter.

501.2 Permits. A permit shall be required as set forth in Sections 105.6 and 105.7.

501.3 Construction documents. *Construction documents* for proposed fire apparatus access, location of *fire lanes*, security gates across fire apparatus access roads and *construction documents* and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

501.4 Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when *approved* alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

SECTION 502 DEFINITIONS

502.1 Definitions. The following terms are defined in Chapter 2:

- AGENCY.
- FIRE APPARATUS ACCESS ROAD.
- FIRE COMMAND CENTER.
- FIRE DEPARTMENT MASTER KEY.
- FIRE LANE.
- KEY BOX.
- TRAFFIC CALMING DEVICES.

SECTION 503 FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section

and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exception: The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

503.1.2 Additional access. The *fire code official* is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for *high-piled combustible storage* shall comply with the applicable provisions of Chapter 32.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The *fire code official* shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

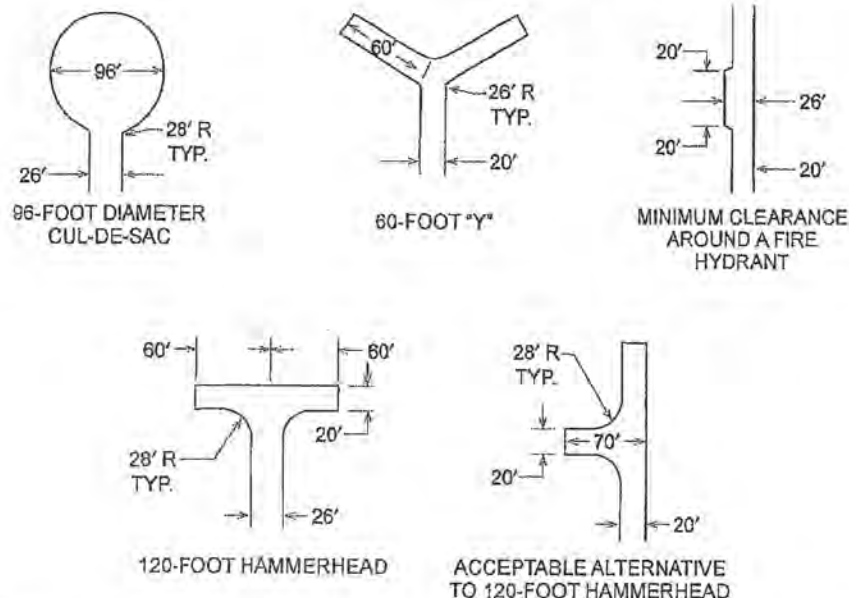
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

EXHIBIT E - 18

APPENDIX D

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

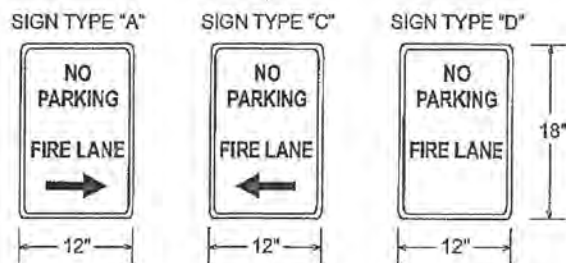


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105

AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

EXHIBIT E -19



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

July 9, 2019

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

**Subject: Preliminary Plat Request for Comments – Fairview Meadows 2019
 (Case No. 2019-103)**

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the Subject Preliminary Plat and has no comments, recommendations or objections.

Thank you for the opportunity to review and comment. If you have any questions, please feel free to contact me at 334-7944 or by email at cassie.acres@enstarnaturalgas.com.

Sincerely,

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

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Tuesday, July 16, 2019 2:54 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Fairview Mdws 2019 #19-103 AOB
Attachments: 20190716_145432.pdf

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

MEA comments are attached.

Thank you.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, July 9, 2019 9:04 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; tucker.hurn@alaska.gov; allen.kempen@alaska.gov; regpagemaster@usace.army.mil; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; brian.young@usps.gov; pamelaj.melchert@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; 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; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>
Subject: RFC Fairview Mdws 2019 #19-103 AOB

Attached is a Request for Comments (RFC) for Fairview Meadows 2019, MSB Case #2019-103. Also attached is the Vicinity Map, Soils Report, Topo Map and Agenda Plat. Comments are due by **July 24, 2019**. Please let me know if you have any questions. Thanks, A.

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

EXHIBIT E-22

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, July 9, 2019 3:02 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Fairview Mdws 2019 #19-103 AOB

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

Hi Amy,

MTA has reviewed the plat for Fairview Meadows. 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, July 9, 2019 9:04 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; tucker.hurn@alaska.gov; allen.kemplen@alaska.gov; regpagemaster@usace.army.mil; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; brian.young@usps.gov; pamelaj.melchert@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; 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>; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>
Subject: RFC Fairview Mdws 2019 #19-103 AOB

Attached is a Request for Comments (RFC) for Fairview Meadows 2019, MSB Case #2019-103. Also attached is the Vicinity Map, Soils Report, Topo Map and Agenda Plat. Comments are due by **July 24, 2019**. Please let me know if you have any questions. Thanks, A.



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

July 11, 2019

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 plats and has the following comments:

- **Silvers Phase 1 (Senta)**
 - No direct access will be granted to the Palmer-Wasilla Highway. All access must be via Terrilou Ct.
- **Fairview Meadows 2019 (Crane Hills LLC)**
 - All lots must access via the existing easement and consolidate their access into a single point. Only a single access will be granted to Fairview Loop for all lots.

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,

A handwritten signature in cursive script, appearing to read "Melanie Nichols".

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

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM OR WASTER WATER DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. MEA RIGHT OF WAY EASEMENT RECORDED ON SEPTEMBER 28, 2006 AS INSTRUMENT NO. 2006-028068-0.
4. IN REVIEWING THE PLAT OF NEW HUNTINGTON ACRES WE DISCOVERED A PLATTING SCALE ERROR FOR THE FAIRVIEW LOOP RIGHT OF WAY AND EASEMENTS THIS WAS CORRECTED ON THIS PLAT. IT ONLY AFFECTED LOT 3 ON THE PREVIOUS PLAT.
5. ALL LOTS WILL ACCESS AT THE PUBLIC USE EASEMENT. NO OTHER DIRECT ACCESS ONTO E. FAIRVIEW LP. WILL BE ALLOWED.

LINE CHART

LINE	BEARING	HORIZ DIST
L1	N0°00'13"W	30.00'
L2	N0°00'13"W	30.00'

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ 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, IN WHICH THE PLAT IS LOCATED.

DATE _____, 20____

PLANNING AND LAND USE DIRECTOR _____

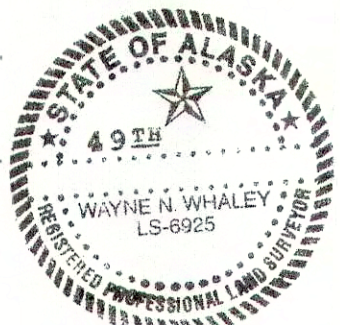
ATTEST: _____
PLATTING CLERK

SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

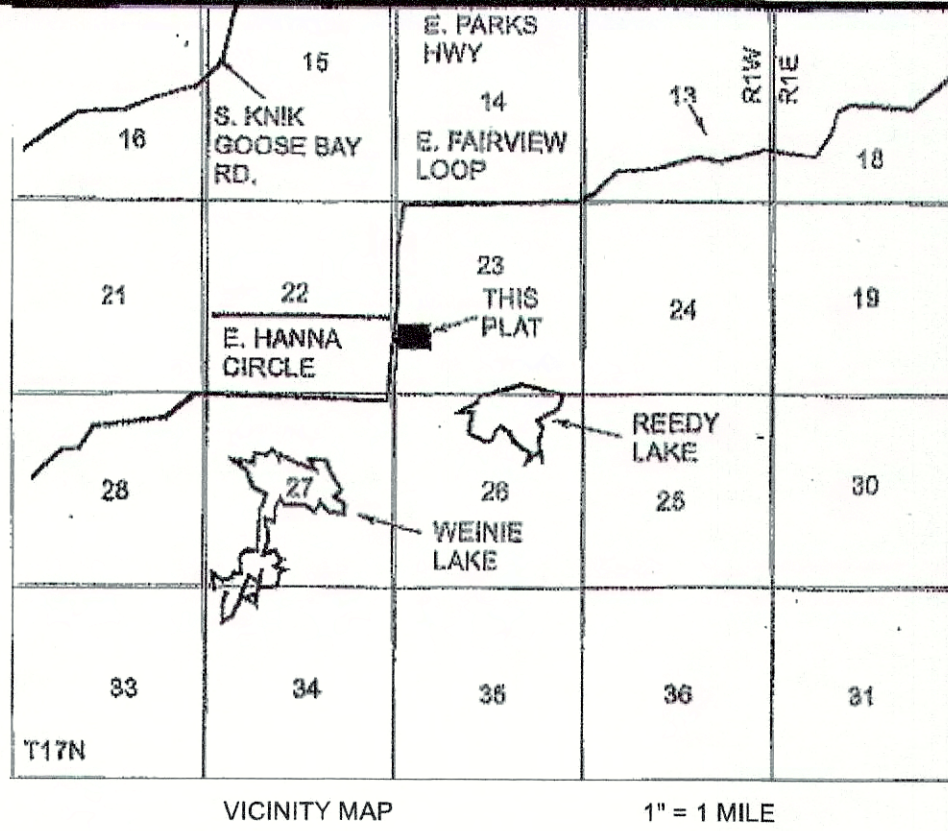
DATE _____

WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S



LEGEND

- FOUND 5/8" REBAR
- ⊕ SET MONUMENT AS SHOWN
- SET 5/8" X 24" REBAR W/ Y.P.C. MARKED 6925-S
- (M)= MEASURED VALUE
- (R)= RECORD PER PLAT NO. 2019-27



CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT

NAME: ANDRE SPINELLI (AUTHORIZED AGENT)
CRANE HILLS, LLC
STE 200 1900 W. NORTHERN LIGHTS BLVD
ANCHORAGE, AK 99517

DATE: _____

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____, 20____

TAX COLLECTION OFFICIAL
(BOROUGH)

A PLAT OF

FAIRVIEW MEADOWS 2019

A REPLAT OF

LOT 3 NEW HUNTINGTON ACRES
REFILE PLAT NO. 2019-27

LOCATED WITHIN:

SECTION 23 TOWNSHIP 17 NORTH RANGE 1 WEST
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
CONTAINING 13.54 ACRES MORE OR LESS

DENALI NORTH

230 E. PAULSON AVE. SUITE 67 WASILLA, AK 99654
PHONE (907) 376-9535, (907) 746-1110

JOB NO. 18-024F

DATE: MAY 5, 2020

SCALE 1" = 60'

FB. N/A PGS.

DWN HW CHK WW

SHEET 1 OF 1

6A



MATANUSKA-SUSITNA BOROUGH
• PLATTING DIVISION •
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874

MEMORANDUM

Date: August 6, 2020

To: Platting Board

To: Fred Wagner, Platting Officer

From: Cheryl Scott, Platting Technician *CS*

RE: Bauer Estates Case #: 2020-074

The petitioner's representative has requested a continuance until August 20, 2020 to allow time to attend to all details of this case. Platting Staff is agreeable to this.

Suggested motion: *"I move to continue the public hearing for Bauer Estates until August 20, 2020."*

Cheryl Scott

From: Cheryl Scott
Sent: Wednesday, July 22, 2020 3:58 PM
To: Cheryl Scott
Subject: Request for Continuance

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Wednesday, July 22, 2020 3:32 PM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: Re: 20-116 Bauer Estates Temporary Turnaround

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

Cheryl,

We would like to extend the hearing for Bauer Estates to the Aug. 20th hearing to enable sufficient time for all details to be attended to.

Respectfully,
 Craig Hanson, RLS
 Hanson Land Solutions, LLC
 305 E. Fireweed Ave.
 Palmer, AK 99645
 (907) 746-7738

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 6, 2020

PRELIMINARY PLAT: GARRISON RIDGE

LEGAL DESCRIPTION: SECs 28 & 33, T18N, R02W, SEWARD MERIDIAN AK

PETITIONERS: SILK LLC

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 39.9+ PARCELS: 12

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-092 & 093

REQUEST: The request is to create 11 lots and one tract, by a three phase Master Plan, from Tax Parcels A18 and D14, to be known as **GARRISON RIDGE**, containing 39.9 acres +/- . Petitioner is vacating a portion of the Public Use Easement of N. Prospect Drive; the Section Line Easements on the north; dedicating the Public Use Easement of N. Meadow Lakes Loop and additional right-of-way to straighten N. Meadow Lakes Loop. Two cul-de-sac will be created for access. The property is located directly north and south of N. Meadow Lakes Loop, and west of N. Phillips Drive; within the S ½ SE ¼ Section 28 and N ½ NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Engineering Report
Petition for Vacation of Right-of-Way

EXHIBIT A – 6 pgs
EXHIBIT B – 10 pgs
EXHIBIT C – 23 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Department of Emergency Services
Development Services
Planning
Utilities
Road Service Area #27 Meadow Lakes

EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 6 pgs
EXHIBIT H – 4 pgs
EXHIBIT I – 1 pg

DISCUSSION: The proposed subdivision is bisected by N. Meadow Lakes Loop, south of Scott Lake and west of Cloudy Lake. Petitioner proposes to vacate the “Section Line Easements” on the north of the parcel, the Public Use Easement recorded in Book 434/Page 559 (a portion of N. Prospect Drive) and the Public Use Easement recorded at Reception No. 2011-007390-0.

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering notes the soils evaluation included logging seven new testholes, review of neighboring soils data, review of the provided topography information, review of aerial imagery and other observations at the site. Testhole location map, testhole logs, general drainage pattern map and topography map are attached. Sieve analysis information is addressed on the testhole logs. The project site forms an irregular shape south

and west of the intersection of W. Dean Drive and N. Phillips Drive and is bisected by N. Meadow Lakes Loop. The north half of the project contains a gravel pit with nearly level terrain surrounded by gently rolling hills. The southern half generally slopes towards the southwest corner. Total elevation differential is approximately 42'. Several substantial areas with slopes exceeding 25% were noted and are shown on the attached map. The site contains one developed private dwelling with outbuildings. Much of the remaining area have been previously mined; however, native vegetation remains in some areas, consisting of tall grasses with wooded areas of spruce, cottonwood and various species of willow. Near surface soils in forested areas included a thick organic mat and topsoils over relatively clean sands and gravels. Testholes in open areas contained little to no organic mat over a layer of non-native fill extending no more than 3'. Receiving soils were typically sands and gravels with a minor to moderate silt content. Groundwater was encountered and monitored in Testholes #1, 2, 3 and 4 at depths of 8', 6.1', 2.9' and 6.9' respectively. Despite the groundwater, each lot will have adequate useable septic area. Based on the available soils and water table information, topography, MSB Title and observations at the site, each lot will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. Proposed Tract A is over 400,000 sf and does not require soils verification.

Road Construction: The project will require construction of approximately 685' of new road, including the two cul-de-sacs. Most of the road base materials can be mined on-site or imported.

Drainage Plan: Drainage related to the new roads, including drainage structures and existing drainage paths and patterns can be found on the attached drawing. Drainage patterns after road construction will be similar to the existing patterns.

Petition to Vacate Right-of-Way: (Exhibit C) Pursuant to MSB 43.15.035(B)(1)(a-c), a dedication to the public use may be vacated if the dedication is no longer necessary for present or future public use. The platting board shall ordinarily approve vacations if:

the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected (B)(1)(a);

the surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed (B)(1)(b);

or the right-of-way is not being used, a road is impossible or impractical to construct and alternative access has been provided (B)(1)(c).

The current alignment of N. Meadow Lakes Loop, a collector road, has an extremely small radius curve of about 130'. Petitioner is dedicating a new right-of-way that will straighten this stretch of road and eliminate the substandard curve. In addition, by straightening the alignment, the substandard intersection with N. Phillips Drive will be corrected. N. Phillips Drive currently intersects N. Meadow Lakes Loop at a poor angle and is too close to the intersection of N. Theodore Drive. This dedication will allow for a separation distance of 400' and creates a safe 90 degree intersection. The existing section of N. Meadow Lakes Loop Public Use Easement will be vacated at the time of construction of the new right-of-way alignment of N. Meadow Lake Loop (see **Exhibit A-2** for color-coded detail).

After discussing with Department of Public Works and reviewing the potential for development of large currently undeveloped parcels to the south, it is undesirable to allow N. Prospect Drive Public Use Easement to connect to the new alignment of N. Meadow Lakes Loop. This segment of the road would have to make an extremely difficult and expensive salmon stream crossing in order to intersect the new alignment of N.

Meadow Lakes Loop, while providing little benefit to future connections to undeveloped property to the south. Petitioner requests this vacation as it serves no current or future use. The intent on the vacation of this portion of N. Prospect Drive PUE is that it would remain until N. Meadow Lake Loop is realigned and would be automatically vacated at that time. N. Prospect Drive will not be able to connect to the realigned N. Meadow Lakes Loop as it would not meet minimum separation distances between intersections on a collector road and would require yet another creek crossing with accompanying fish passage culvert.

The existing PUE document recorded in Book 434 at page 559 (see **Exhibit C7 & C8**) is supposed to cover N. Meadow Lakes Loop and N. Prospect Drive. The portion of the PUE intended to enclose N. Meadow Lakes Loop does not mathematically close by many feet and does not fit the existing road. Petitioner proposes to dedicate 60' wide right-of-way over the existing N. Meadow Lakes Loop through, to and over the future alignment to replace and correct this. We are creating a 60' wide PUE over the existing road for the remainder of N. Meadow Lakes Loop which will be automatically vacated when the road is realigned. This will allow for the dedication of N. Meadow Lakes Loop realignment now and construction later when the time and funding allows. In addition, the existing PUE that is recorded at Reception Serial # 2011-0073920-0 (see **Exhibit C9-C12**) is being vacated and being replaced with a PUE of even width. This is within the 80' wide PUE portion.

The remainder of the PUE recorded in Book 434 at page 559 was for the portion of N. Meadow Lakes Loop between the east boundary of this subdivision and N. Phillips Drive. This portion of N. Meadow Lakes Loop has been previously dedicated so it is no longer needed and now only serves to create confusion.

Petitioner proposes to dedicate a small sliver along N. Phillips Drive on the inside of the curve in from of proposed Lot 6 in order to provide more room for the existing road which is not perfectly centered in this location. Another location for additional dedication is where N. Meadow Lakes Loop meet the west end of this subdivision.

"Section Line Easement" vacation: The 66" wide Section Line Easement between Section 28 and Section 33 was erroneously depicted on the plat of Scott Lake, Plat No. 71-88. There was not a SLE attached to this property until it was dedicated on Scott Lake Subdivision. The entry date for the underlying Patent was on June 15, 1956. BLM survey approval date was November 18, 1960. Therefore, there is no Section Line Easement created by either the federal government or the state. To vacate the platted "Section Line Easement", MSB 43.15.035(B)(1)(a-c) applies. There is no known history or visible evidence to indicate that public utilities, vehicles or pedestrians have used or are using this area. Access routes are comprised of N. Melton Lane, W. Dean Drive, N. Phillips Drive and N. Meadow Lakes Loop, which form a loop completely surrounding the subject parcel. The subject platted SLE runs between existing Borough maintained N. Phillips Drive and W. Dean Drive. The angle of intersection at either end of the portion of the platted SLE proposed to be vacated does not meet MSB standards as found within the Subdivision Construction Manual. The platted SLE is not constructed and has remained as it appears today some 60 years since the land was patented. This platted SLE is not needed to provide access to any parcels as the surrounding area is already accessed by superior public rights-of-way. There are no present or reasonably foreseeable uses for this; it would be difficult to attempt to create an access here as the terrain would make it extremely difficult to construct a road built to AASHTO standards and would not meet SCM criteria for safety. Alternate access is sufficient to satisfy all present and foreseeable uses. Said existing accesses are equal or better.

Staff notes the vacation of the Public Use Easements and that of the platted Section Line Easements meet the criteria of MSB 43.15.035(B).

Pursuant to MSB 43.10.065(G), notice of right-of-way vacation shall be posted and maintained by the petitioner for 30 days prior to the public hearing. The notices shall state the date, time, and place of the public hearing and be located in a manner clearly visible to the public. The petitioner shall submit an affidavit verifying this posting has been made. Petitioner has provided the posting affidavit at **Exhibit C-23**.

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. Access requirements will be met. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) notes the right-of-way dedication for N. Meadow Lakes Loop and N. Phillips Drive and future vacation of N. Meadow Lakes Loop was coordinated with Operations & Maintenance and there is no objection. No objection to the Section Line Easement. As discussed with the surveyor, no objection to the vacation of the PUE for N. Prospect Drive *at the time that N. Meadow Lakes Loop is constructed in the new alignment*. Once N. Meadow lakes Loop is realigned, the connection of N. Prospect Drive to N. Meadow Lakes Loop will not be feasible as it would need to cross three or four meanders of a fish-bearing stream. While having an additional access to Ridgecrest Subdivision is desirable for safety from an emergency access standpoint, the realignment of N. Meadow Lakes Loop and N. Phillips Drive provides a greater improvement to safety by removing a dangerous curve and improving intersection angles and spacing. Regarding useable area for Lot 4, Block 1 – is the utility easement only for overhead, or could it potentially be used for buried? If the latter, I don't think code supports using the easement as useable septic area, pursuant to MSB 43.20.281(A)(1)(a)(1) (see **Recommendation #7**). Consider adding a drainage easement from the N. Prospect Drive cul-de-sac to the creek. *Staff notes this will be covered in the Preconstruction Meeting held between Department of Public Works, the petitioner and the petitioner's engineer.*

Department of Emergency Services Fire Code (**Exhibit E**) originally had no objection to the plat or the vacations. DES revised comments state "though there is no issue with the plat taken by itself, it does, however, create an issue in the bigger picture. The newly created lots that would be at the end of the cul-de-sac brings the total number of potential dwellings well over thirty. The Fire Code would then require a second way out of the area. Currently only W. Sunrise Drive services N. Prospect Drive. I would suggest then that the Public Use Easement not be vacated at this time. At least there would be a legal way to gain emergency access to that area. Instead, let the Public Use Easement remain until such time as development to the south brings in a second access to N. Prospect Drive or the Master Plan expires. Addressing this now will prevent emergency ingress and evacuation problems in the future.

Permit Center (**Exhibit F**) has no comment.

Planning Division (**Exhibit G**) notes

- (1) Little Meadow Creek is currently not mapped by FEMA for the 1% Special Flood Hazard Area (SFHA) which is the designated area for regulatory development standards under MSB 17.29. However, this does not mean that flooding is not a possibility. Little Meadow Creek clearly has a natural floodplain. It is advised that any development in the area meet the requirements of MSB 17.29 as a best practice

and when the area is mapped by FEMA all the development will be reasonably safe from flooding and experience a reduced burden of cost by property owners for flood insurance that may be a requirement in the future. This approach is a technique to reduce problems to be solved in the future. If full advantage of best practices are not utilized in the current situation, it could cause undue stress to property owners in the future. If more information is desired, review standards in MSB 17.29.

- (2) Wetlands complex is this area, see attached wetlands map (see **Exhibit G-2**).
- (3) The realignment of N. Meadow Lakes Loop to remove the curve with the dangerous sightlines and realignment of N. Phillips Drive to provide proper separation from N. Theodore Drive is absolutely a must for safety.
- (4) Vacation of the PUE on N. Prospect Drive: This vacation is in Phase 3 of this master plan. The vacation should be sighted as automatic upon the development of an access to N. Pittman Road or N. Meadow Lakes Loop connecting to N. Carriage Lane. This would address the density issue presented by the approval of this plat. Should that southern access not be development before the expiration of the master plan, then the PUE can be vacated automatically. This would allow legal access through the PUE in case of necessary emergency. This is not required to be built, but allows, if necessary, a bulldozer to access the area. Looking at the maps provided should show the issue for long-range connectivity. Please refer to Don Cuthbert, Fire Marshal's comments regarding this PUE, submitted July 17, 2020.

Utilities: (Exhibit H) MEA requests reference to the BLM right-of-way AKA057239 be shown in the plat notes (see **Recommendation #6**). MTA has no comments. Enstar advises there is an existing natural gas service line which appears to cross the proposed dedicated N. Meadow Lakes Loop ROW to serve proposed Lot 4. Attached the approximate Enstar as-built for reference. Enstar objects to this plat unless a note is added that states "there is a 10' wide natural gas easement centered on the existing service line," and the approximate location of the service line is drawn on the map and noted. Or the owner may sign a natural gas easement document for a 10' wide natural gas easement, centered on the service line at this location. *Staff notes a surveyor cannot do what Enstar asks and would not certify it. It would be a licensing offense. It is up to the utility to acquire easements in a legal manner. Enstar should contact the owners if they wish to acquire an easement over an existing gas service line.* GCI did not respond.

Road Service Area #27 Meadow Lakes: (Exhibit I) Vacation of Meadow Lakes Loop should not be permitted unless the new ROW is constructed. Otherwise, Meadow Lake Loop will contain a section of trespass and public funds will be required to construct the new section whenever the road is upgraded. The RSA cannot upgrade a road on private property. The new section would have to be constructed at that time. *Staff notes the vacation of the section of Meadow Lakes Loop will not happen until the new right-of-way is constructed.*

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Meadow Lakes Community Council; Fire Service Area #136 West Lakes; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; or GCI.

CONCLUSION: The preliminary plat of Garrison Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The vacations of the "Section Line Easement" and Public Use Easements are consistent with MSB 43.15.036(B). There were no objections from any federal or state agencies. Enstar utility objected unless a 10' wide natural gas easement over an existing service line is granted. There were two objections from the Planning Division and from Department of Emergency

Services on the vacation of the unconstructed portion of the Public Use Easement of N. Prospect Drive. There were no objections to the plat from the public in response to the Notice of Public Hearing. 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 for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

FINDINGS OF FACT FOR VACATION OF THE SECTION LINE EASEMENT

1. The vacation of the Section Line Easement is consistent with MSB 43.15.036(B).
2. The vacation was posted in accordance with MSB 43.10.065(G).
3. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Meadow Lakes Community Council; Fire Service Area #136 West Lakes; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; or GCI.
4. There were no objections from any federal or state agencies, Borough departments, or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the vacation of the Section Line Easement, Sections 28 & 33, Township 18 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Obtain Assembly approval of the vacations within 30 days of the written approval of the Platting Board.
2. 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.
3. 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.
4. Pay postage and advertising fees.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit plat in full compliance with Title 43.

FINDINGS OF FACT FOR THE MASTER PLAN AND VACATIONS OF PUBLIC USE EASEMENTS

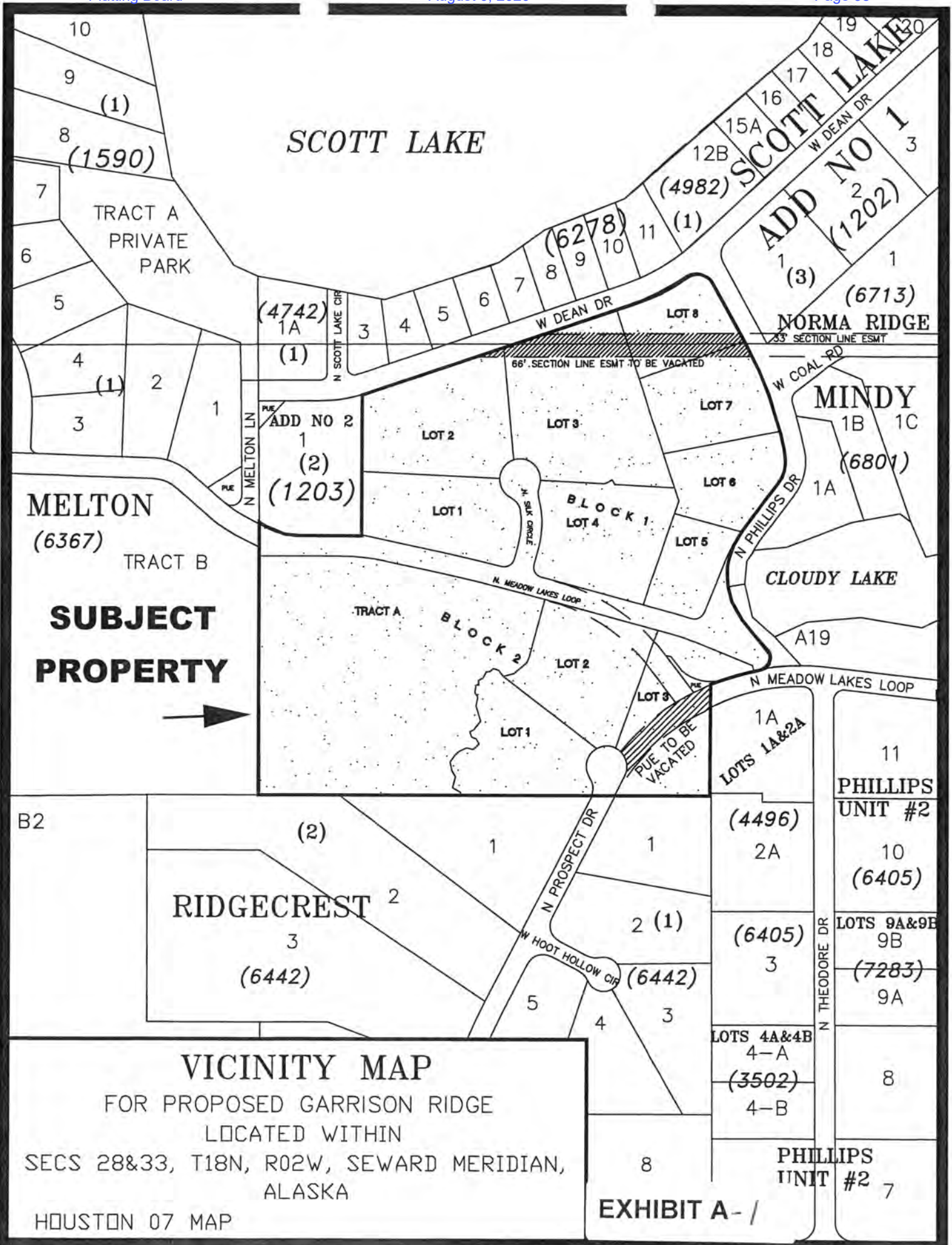
1. The plat of Garrison Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The vacations of the Public Use Easements, recorded at Book/Page 434/559 and Reception # 2011-007390-0, are consistent with MSB 43.15.036(B).
3. The vacations were posted in accordance with MSB 43.10.065(G).
4. A soils report was submitted, pursuant to MSB 43.20.281(A). Each lot has the required contiguous useable septic area and useable building area.
5. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage.
6. 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.
7. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Meadow Lakes Community Council; Fire Service Area #136 West Lakes; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; or GCI.
8. There were no objections from any federal or state agencies.

9. Enstar utility objected unless a 10' wide natural gas easement over an existing service line is granted.
10. There were two objections from the Planning Division and Department of Emergency Services on the vacation of the unconstructed portion of the Public Use Easement of N. Prospect Drive.
11. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Garrison Ridge and the vacation of the Public Use Easements, Sections 28 & 33, Township 18 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Obtain Assembly approval of the vacations within 30 days of the written approval of the Platting Board.
2. 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.
3. 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.
4. Pay postage and advertising fees.
5. Construct interior streets and cul-de-sacs to residential street standards;
 - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the No Engineer Left Behind for final road inspection.
 - b. Provide DPW acceptance of the roads to Platting staff.
 - c. Names of streets to be approved by Platting Assistant.
6. Show all easements of record on final plat.
7. Confirm that Lot 4, Block 1 has the necessary 10,000 sf of contiguous useable septic area outside of the utility easement.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit plat in full compliance with Title 43.



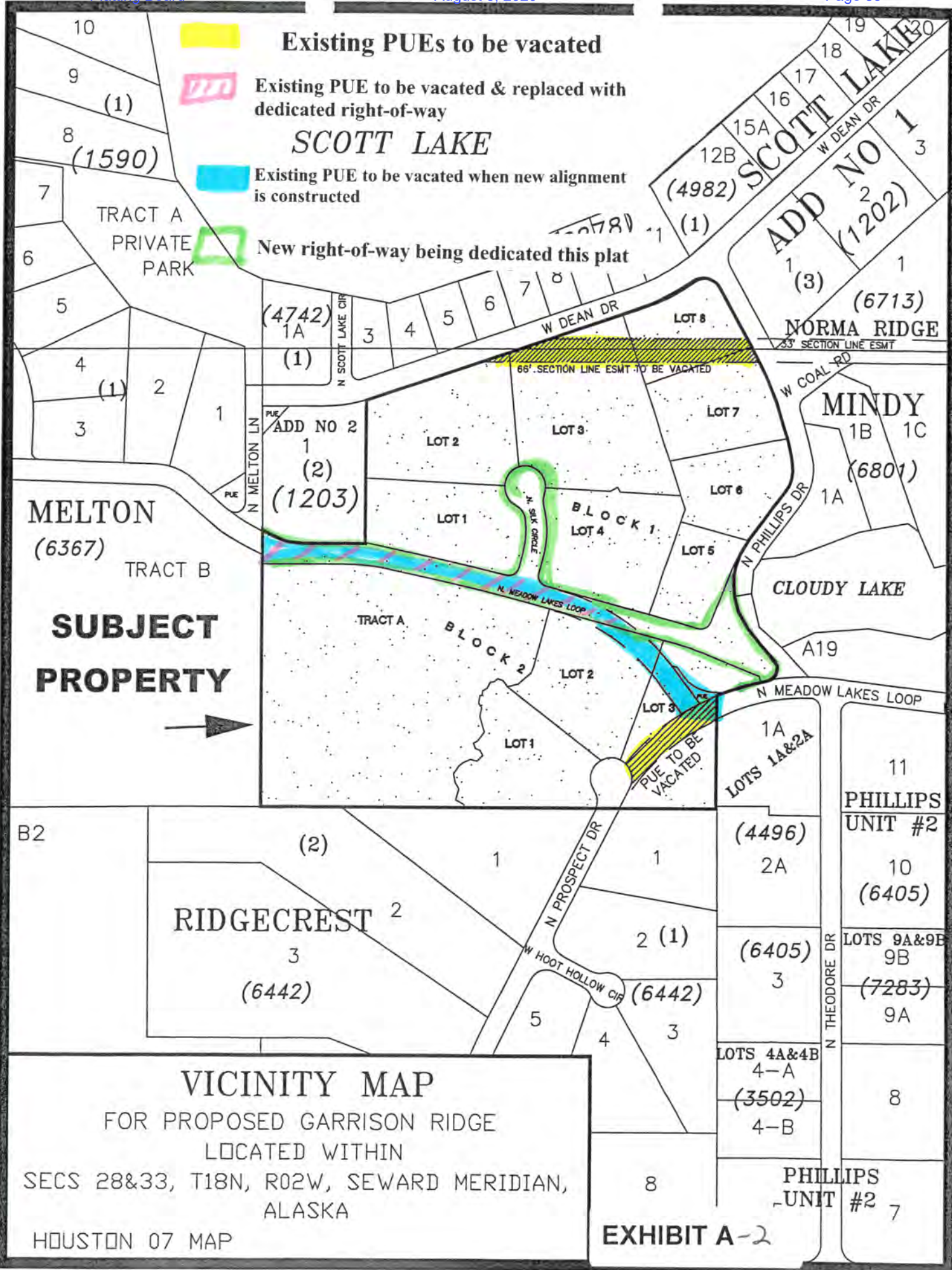


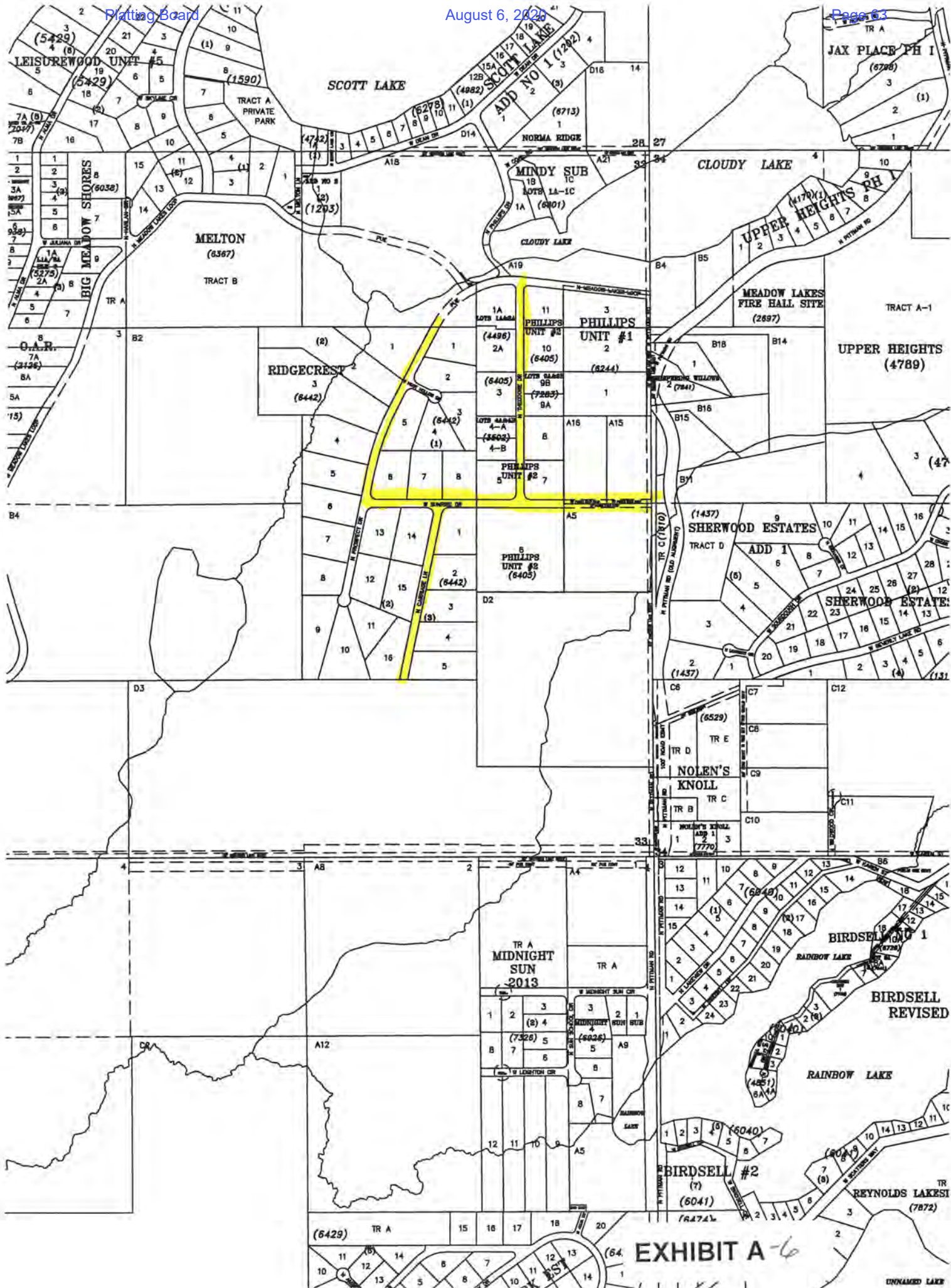




EXHIBIT A-4



EXHIBIT A-5





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

June 18, 2020

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

Re: *Garrison Ridge Subdivision*; Useable Areas
HE #20002

Dear Mr. Wagner:

At the request of project owner Silk, LLC, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 11 new lots and one remainder tract from one existing lot with a total area of approximately 38.5 Acres. Access to the proposed lots will be onto existing residential roads or via one of two proposed culs-de-sac. Our soils evaluation included review of soils data from adjacent properties, 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 irregular shape south and west of the intersection of W. Dean Drive and N. Phillips Drive, and is bisected by N. Meadow Lakes Loop. The majority of the north half of the project contains a gravel pit with nearly level terrain surrounded by gently rolling hills. The southern half of the project generally slopes towards the southwest corner of the project and away from N. Meadow Lakes Loop. The total elevation differential indicated from the provided topographical map is approximately 42'. Several substantial areas with slopes exceeding 25% were noted within the project boundaries and have been delineated on the attached soils map. Setbacks to steep areas are not considered to be a significant factor for useable area determination for the proposed lots, due to the overall height of the steep areas.

Soils & Vegetation. The site contains one developed private dwelling with outbuildings. Much of the remaining areas of the parent parcel have previously been mined for material, however native vegetation remains in some areas. On the portions north of Meadow Lakes Loop remaining native vegetation consists primarily of tall grasses with wooded areas that contain primarily spruce, cottonwood, and various species of willow and tall grasses. Wooded areas on the southern half of the project predominately contain spruce trees with a relatively sparse willow, birch and cottonwoods. Seven testholes were dug on the parent parcel to evaluate soil and groundwater conditions. Near surface soils

in forested areas typically included a thick organic mat and topsoils over relatively clean sands and gravels. Testholes in open areas typically contained little to no organic mat over a layer of non-native fill extending no more than 3 feet. Receiving soils under the topsoils were typically sands and gravels with a minor to moderate silt content.

Groundwater. Groundwater was encountered or monitored within the testholes labeled 1, 2, 3, and 4 at depths of 8', 6.1', 2.9' and 6.9' respectively. Monitor tubes were installed in those testholes, with levels recorded on May 1st, 2020 during the high water table season. Despite the encountered water, each lot will have adequate useable septic area. A copy of the testhole logs and the location/topography map is 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, setbacks to existing water wells, setbacks to existing structures, setbacks to surface water and lower areas with shallow groundwater. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For all 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 1-8 block 1 and lots 1-3 block 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. Proposed Tract A will be over 400,000 square feet and does not require soils verification.*** Note that proposed lot 4 block 1 which contains a developed home site requires use of some area within the utility easement; at 10,000 ft² the percentage of easement is 15%, with 8500 ft² available outside of the easements.

Roads & Drainage Plan. Approximately 685' of new road including 2 cul-de-sac bulbs will require construction in order to provide access for the proposed new lots. Materials for the road may be able to be mined onsite or can be imported. Drainage related to the new roads, including drainage structures and existing drainage paths and patterns can be found on the attached drawing. Drainage patterns after road construction will be similar to the existing patterns.

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

Sincerely,

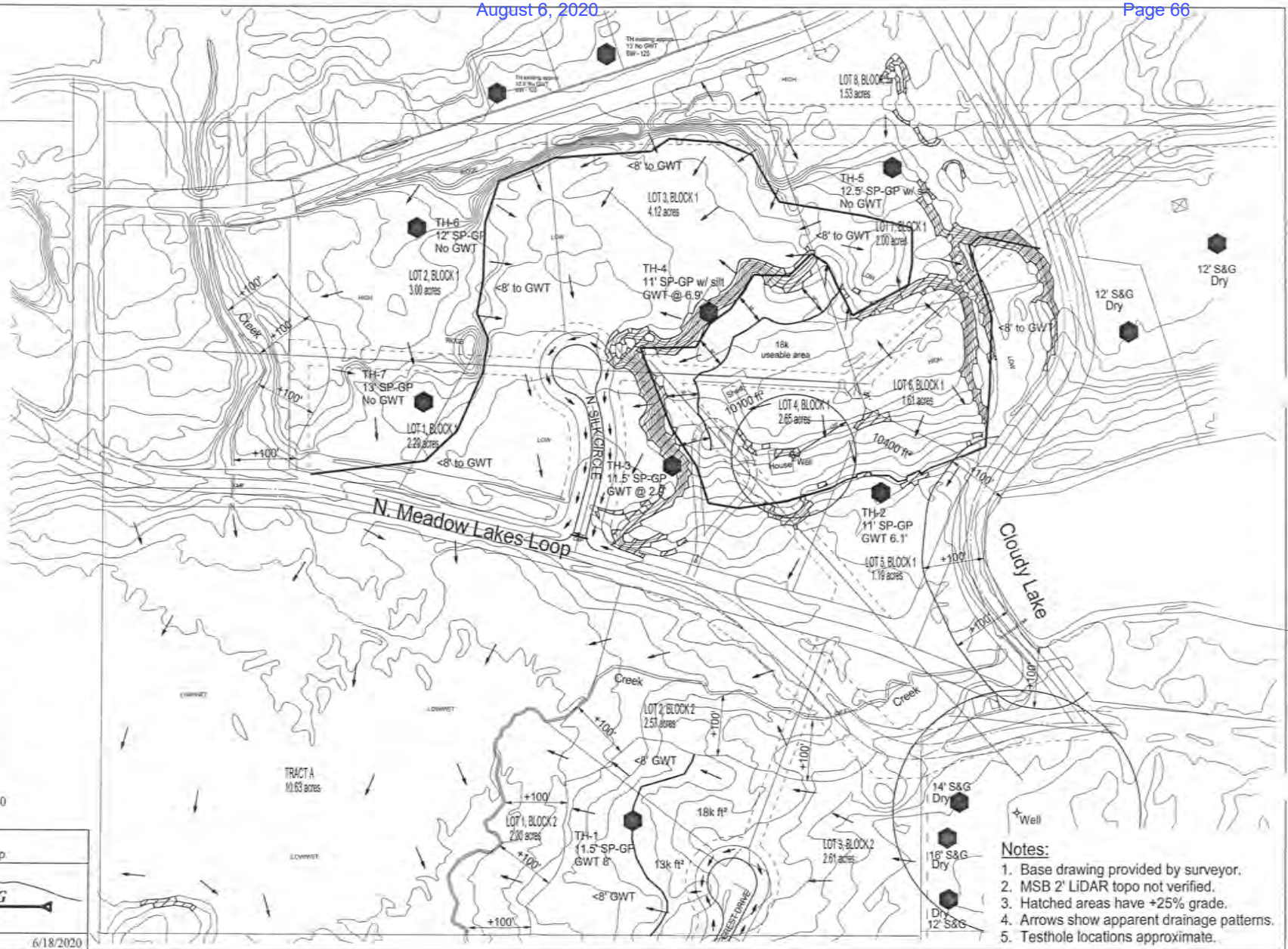


Curtis Holler, PE

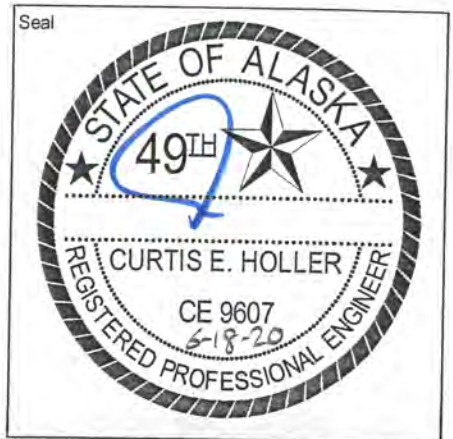
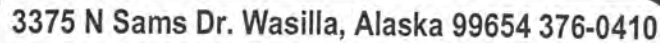
c: Silk, LLC w/attachments



EXHIBIT B - 3



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

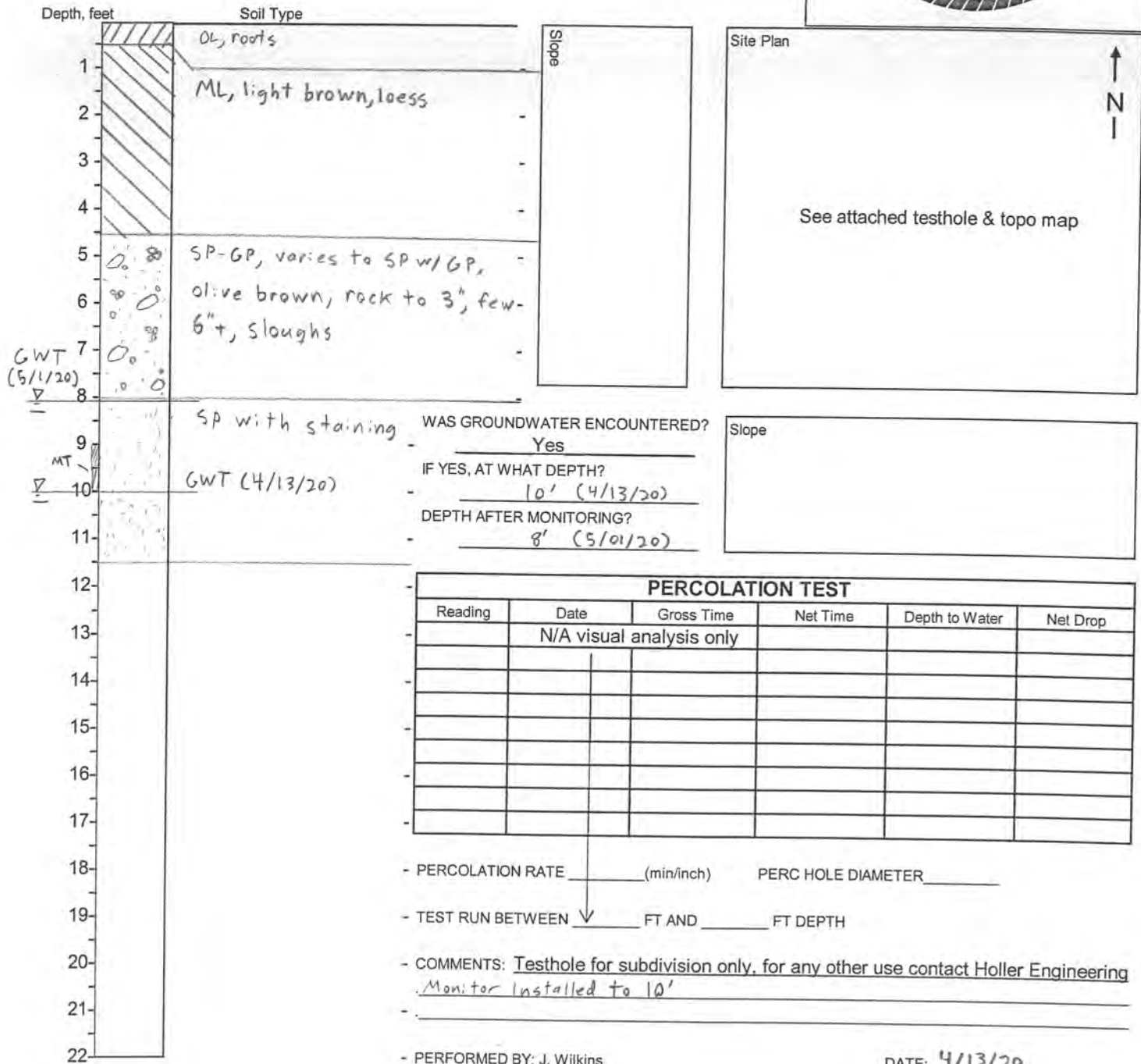


SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 7

Performed For: Silk, LLC

Legal Description: LA18 S33 T18N R2W Subdivision




HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 7

Performed For: Silk, LLC

Legal Description: LA18 S33 T18N R2W Subdivision

Seal



Depth, feet	Soil Type	Slope
1	OL, roots	
2	Mb, light brown, consolidated, dense.	
3		
4	SP-GP, olive gray, sloughs, coarse sands, rock to 2", few 6"+	
5		
6	GWT (5/01/20)	
7		
8		
9	GWT (4/13/20)	
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		

Site Plan

See attached testhole & topo map

↑
N
↓

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

9' (4/13/20)

DEPTH AFTER MONITORING?

6.1' (5/01/20)

Slope

PERCOLATION TEST

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

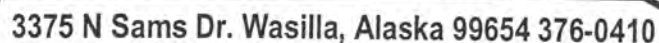
- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

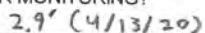
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
Monitor installed to 9'

- PERFORMED BY: J. Wilkins

DATE: 4/13/20
EXHIBIT B-5

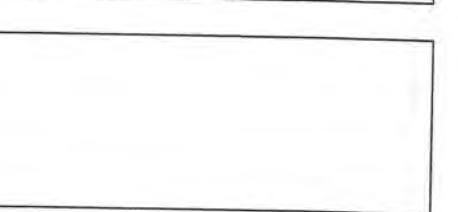
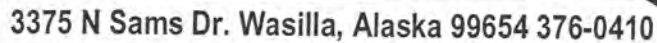


Legal Description: LA18 S33 T18N R2W Subdivision



DATE: 4/13/20

EXHIBIT B-6



Legal Description: LA18 S33 T18N R2W Subdivision

$$\uparrow$$

$$N$$

$$I$$

See attached testhole & topo map

6.9' (5/1/20)

Slope

[illegible]

DATE: 4/13/20

EXHIBIT B-7


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 7

Performed For: Silk, LLC

Legal Description: LA18 S33 T18N R2W Subdivision

Seal



Depth, feet

Soil Type

Slope

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
Sample taken at 7'

- PERFORMED BY: J. Wilkins

DATE: 4/13/20
EXHIBIT B-8

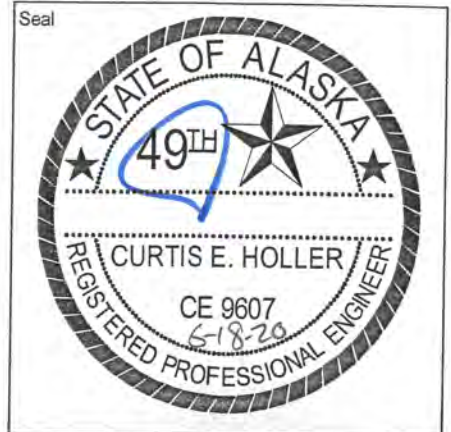

HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

 TEST HOLE # 6 of 7

 Performed For: Silk, LLC

 Legal Description: LA18 S33 T18N R2W Subdivision


Depth, feet

Soil Type

Slope

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

 No Ground water
No Impermeables

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: 4/13/20
EXHIBIT B-9


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 7

Performed For: Silk, LLC

Legal Description: LA18 S33 T18N R2W Subdivision

Seal



Depth, feet

Soil Type

Slope

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: 4/13/20
EXHIBIT B-10

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, SILK, LLC, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

PROPERTY DESCRIBED IN DEED RECORDED 12/31/1999 IN BOOK 992 AT PAGE 363

LOCATED IN: S ½ SE ¼ Section 28 AND N ½ NE ¼ Section 33 Township 18 N Range 02W, SEWARD Meridian, Alaska.

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

- 1) Erroneously platted "SLE" as shown on the plat of Scott Lake Subdivision #71-88, 2) the PUE recorded in Book 434 at page 559, 3) PUE recorded at Reception Serial # 2011-007390-0

Submitted herewith are the following:

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

The action sought by this petition is for the following reason(s):

See attached letter with this submittal

APPLICANT: SILK, LLC -

OR P.O. BOX 190727, ANCHORAGE, AK., 99519-0727

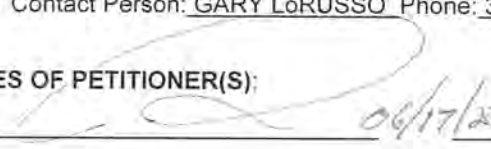
OWNER Contact Person: DAVID OR LINDA Phone: (907) 907 223-3118

SURVEYOR Name (FIRM): KEYSTONE SURVEYING & MAPPING

Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645

Contact Person: GARY LoRUSSO Phone: 376-7811

SIGNATURES OF PETITIONER(S):

 06/17/20

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

THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

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

6/23/2020
DATE


PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF:

8/6/2020

EXHIBIT C-1

THERE IS NO ROAD CONSTRUCTION PLANNED

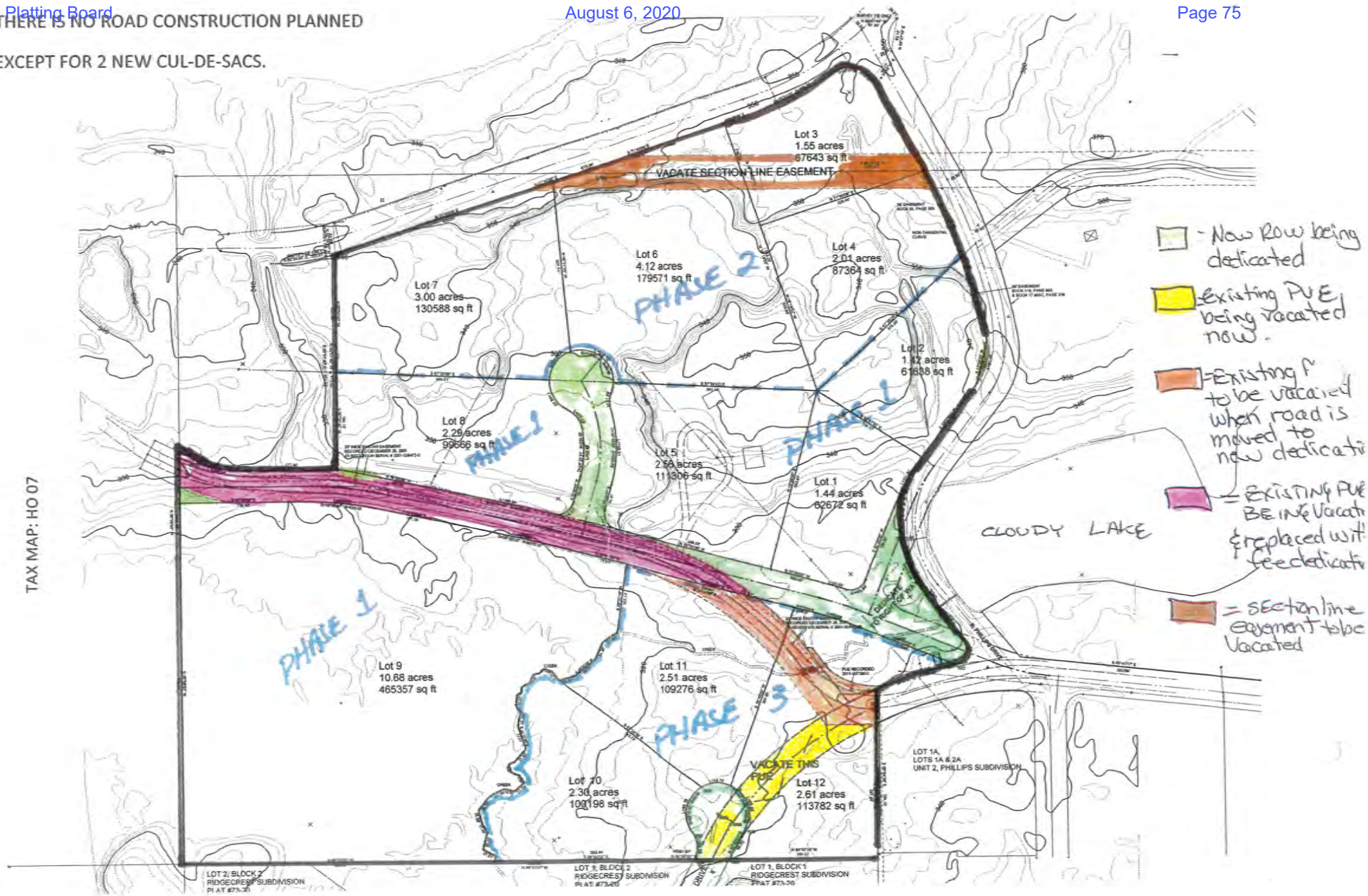
EXCEPT FOR 2 NEW CUL-DE-SACS.

SUBJECT PARCELS: T18N R02W SECTION 33, TAX PARCEL A018

T18N R02W SECTION 28, TAX PARCEL D014

TAX MAP: HO 07

EXHIBIT C-2



KEYSTONE SURVEYING & MAPPING, INC.

Gary LoRusso

P.O. Box 2216

Palmer, Alaska 99645

garyl@mtaonline.net

Work 376-7811

Amy Otto-Buchanan

Platting Dept.

Matanuska-Susitna Borough

RE: Garrison Ridge

Amy,

Please accept the application for subdivision approval. We started discussions with DPW months ago to use this opportunity to correct very poor road alignments and mistakes made over the years in legal descriptions and easement determinations. Fortunately we have owners who were willing to work with the MSB to set up future corridors where existing alignments and intersections can be made safer so that at a future date the MSB make the changes without having to condemn and buy property or try to purchase easements on developed property. The owners are giving this land in order to vacate the PUE's discussed below.

The alignment of Meadow Lakes Loop, a Collector road, has an extremely small radius curve of about 130'. We are dedicating a new right of way that will straighten this stretch of road and eliminate the sub-standard curve. In addition, by straightening the alignment we were able to correct the sub-standard intersection with Phillips Drive. Phillips Drive currently intersects Meadow Lakes Loop at a poor angle and is too close to the intersection of Theodore, currently only about 100 feet apart. This dedication will allow for a separation distance of 400' which exceeds the 330' requirement found in the SCM and creates a safe 90 degree

intersection of Phillips Drive and Meadow lakes Loop.

In discussion with DPW and after reviewing the potential for development of large currently undeveloped parcels that are to the south we saw that it was undesirable to allow N. Ridgecrest Drive (shown as N. Prospect Drive PUE on the MSB tax maps) to ever connect to the new alignment of N. Meadow lakes loop. Ridgecrest would have to make an extremely difficult and expensive Salmon stream crossing in order intersect the new alignment of N. Meadow lakes Loop while providing little benefit to future connections to undeveloped property to the south. Our discussions were that any development to the south would require access from a different location as this location is not desirable and would not be used by the traveling public. We are requesting that the PUE shown as Prospect PUE be vacated as it serves no current or future use.

The existing PUE document recorded in Book 434 at page 559 is supposed to cover Meadow lakes Loop and Ridgecrest (Prospect Drive). The portion of the PUE that is supposed to enclose Meadow Lakes Loop does not mathematically close by many feet and does not fit the existing road. We are dedicating 60' right of way over the existing Meadow Lakes Loop thru, to and over the future alignment to replace and correct this. We are creating a 60' PUE over the existing road for the remainder of Meadow lakes Loop which will be automatically vacated when the road is realigned. This will allow for the dedication of Meadow Lakes Loop realignment now and construction later when time and funding allows. In addition, the existing PUE that is recorded at Reception Serial # 2011-007390-0 is being vacated and being replaced with a PUE of even width. This is within the 80' wide PUE portion.

The remainder of the PUE recorded in Book 434 at page 559 was for the portion of Meadow lakes Loop between the east boundary of this subdivision and Phillips Drive. This portion of Meadow lakes Loop has been previously dedicated so it is no longer needed and now only serves to create confusion.

We are also dedicating a small sliver along Phillips Drive on the inside of the curve in front of Lot 6 in order to provide more room for the existing road which is not perfectly centered in this location. Another location for additional dedication is where Meadow lakes Loop meets the west end of this subdivision.

The pseudo Section Line easement is being vacated. The report on how this was erroneously platted is included in this submittal as a separate item.

Please contact me if you have any questions.

Respectfully,

Gary LoRusso



Amy Otto-Buchanan

From: Gary LoRusso <garyl@mtaonline.net>
Sent: Friday, July 17, 2020 12:44 PM
To: Amy Otto-Buchanan; Jamie Taylor; Fred Wagner
Subject: Garrison ridge

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

Amy,

The intent on the vacation of Prospect drive PUE (ridgecrest) is that it would remain until Meadow Lakes Loop is realigned and would be automatically vacated at that time.

Also, be aware that Prospect Drive will not be able to connect to a re-aligned Meadow Lakes Loop as it would not meet (or even come close to meeting) minimum separation distances between intersections on a collector road and would require yet another creek crossing with accompanying fish passage culvert.

Sent from my iPhone

E-1

PUBLIC USE EASEMENT

BOOK 0434 PAGE 559

THIS AGREEMENT, made this 8 day of May, 1985, by and between GEORGE E. ATKINSON, JR., hereinafter called the GRANTOR, and the MATANUSKA-SUSITNA BOROUGH, a Municipal Corporation under the laws of the State of Alaska, hereinafter called the GRANTEE,

WITNESSETH:

That for and in consideration of \$12,500.00 dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR do hereby grant, bargain, sell, convey and warrant to the GRANTEE, its successors and assigns forever, a right of way and easement with the right privilege and authority to the GRANTEE, its successors and assigns, for use as a public right of way, including the right to construct, operate and maintain public improvements of all kinds within said right of way described as follows, to wit:

A 60 foot wide road right of way, all located within the Northwest Quarter of the Northeast Quarter (NW1/4) of Section 33, Township 18 North, Range 2 West, Seward Meridian, Alaska.

Said 60 foot wide road right of way lying 30 feet each side of the following described centerline and being more particularly described as follows:

(See Attachment "A" attached hereto and made a part hereof by reference)

together with the rights, easements, privileges and appurtenances in or to said lands which may be required for the full enjoyment of the rights herein granted:

IN WITNESS WHEREOF, the GRANTOR has hereunto set His hand and seal the day and year first above written.

George E. Atkinson, Jr.
GEORGE E. ATKINSON, JR.

STATE OF ALASKA } ss:
THIRD JUDICIAL DISTRICT }

BEFORE ME, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned, qualified and sworn as such, this 28 day of May, 1985, personally appeared

GEORGE E. ATKINSON, JR. described in and who executed the above instrument and acknowledged to me that he executed said instrument freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year hereinabove written.

Wm. K. Harrison
Notary Public in and for Alaska
My Commission expires: 9-18-88

Project: Meadowlark Road
Project No: R073
Tax Parcel No: 18M02W33A018

EXHIBIT C-7

BOOK 043 PAGE 560

Public Use Easement

George E. Atkinson, Jr.

ATTACHMENT "A"

Commencing at 1/4 corner common to sections 28 and 33, T18N, R2W, S.M., Alaska, thence S0°13'02"E 620.70 feet (REC) to the True Point of Beginning of a 60 foot right of way centered on the following described line; thence S62°37'54"E, 16.67 feet to the P.C. of a curve concave to the North having a central angle equal to 27°25'36", radius 234.45 feet, tangent 57.21 feet, a distance of 112.23 feet, to the P.T., thence N89°56'30"E, 178.29 feet to the P.C. of a curve concave to the South, having a central angle of 14°33'15", radius 416.54 feet, tangent 53.19 feet, a distance of 105.81 feet to the P.T., thence S75°30'15"E 464.34 feet, to the P.C. of a curve concave to the South having central angle of 38°42'03", radius 569.60 feet, tangent 200.03 feet a distance of 384.74 feet to the P.T., thence S36°48'12"E 123.01 feet to the North right of way line for Ridgecrest Drive;

TOGETHER WITH

Commencing at the NE 1/16 corner for Section 33, thence S89°58'44"E 280.32 feet (REC) to a point, thence continuing along the same bearing 33.86 feet to the Point of Beginning of a 60 foot right of way centered on the following described line; thence N27°29'19"E 15.41 feet to the P.C. for a curve concave to the East having a central angle of 34°07'12", radius 594.84 feet, tangent 182.54 feet, a distance of 354.23 feet to the P.T., thence continuing along a curve concave to the Southeast having a central angle of 3°18'23", radius 594.84 feet, tangent 17.17 feet, a distance of 34.33 feet to the P.T., thence N64°54'53"E 33.61 feet to the P.C. of a curve concave to the South, having central angle of 31°43'18", radius 600 feet, tangent 170.47 feet, which is also the beginning for the right of way for Phillips Drive;

TOGETHER WITH

Commencing at the NE 1/16 corner for Section 33, thence S89°58'44"E 280.32 feet (REC) to a point, thence continuing along the same bearing 33.86 feet to the Point of Beginning of a 60 foot right of way centered on the following described line; thence continuing along said concave curve to the South having a central angle of 31°43'18", radius 600.00 feet, tangent 170.47 feet, a distance of 332.19 feet to an intersection with Theodore Drive.

85-023428

RECORDED
PALMER REC.
DISTRICT

SEP 11 9 13 PM '85

REQUESTED BY

ADDRESS

MATANUSKA - SUSITNA BOROUGH
BOX 8
PALMER, ALASKA 99645

EXHIBIT C-8

Recording Dist: 311 - Palmer
4/19/2011 11:36 AM Pages: 1 of 4



PUBLIC USE EASEMENT

WITNESSETH:

TITLE:

Page 1



EXHIBIT C-9

ACCEPTANCE

THIS PUBLIC USE EASEMENT is accepted by the Matanuska-Susitna Borough for the uses and purposes set out herein; provided, such acceptance does not obligate the Matanuska-Susitna Borough to open said right-of-way nor to construct or maintain any public improvements therein.

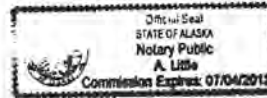
Elizabeth Gray
Acting Borough Manager

ACKNOWLEDGMENT

STATE OF ALASKA)
)ss
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY, that on this 11th day of April, 2011, before me, the undersigned, a Notary Public in and of Alaska, duly commissioned and sworn, personally appeared Elizabeth Gray, to me known to be the individual described in and who executed the acceptance of the foregoing PUBLIC USE EASEMENT as Acting Manager of the Matanuska-Susitna Borough, a municipal corporation, and she acknowledged to me that she signed the same for and on behalf of said corporation, freely and voluntarily and by authority of its Assembly for the uses and purposes therein mentioned.

[Signature]
NOTARY PUBLIC
My Commission Expires: 7/4/12



Return to: Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645



Page 1 of 2 of Exhibit "A"

Legal Description of Public Use Easement

A parcel of land located in a deeded tract recorded in Book 992 on Page 363 within Sections 28 and 33, Township 18 North, Range 2 West, Seward Meridian, Palmer Recording District (P.R.D.), Third Judicial District, State of Alaska, and more particularly described as follows:

Commencing at the Northeast one-sixteenth (1/16) corner of said Section 33, marked with a 5/8" rebar; thence N 00°22'27" W along the East 1/16 line of Section 33 a distance of 324.59 feet to the North Right of Way (ROW) line of Phillips Drive(now known as N. Meadow Lakes Loop) as shown on Plat 73-4 P.R.D. being common with the North boundary line of a Public Use Easement (PUE) recorded in Book 0434 on Page 559 P.R.D., and the TRUE POINT OF BEGINNING; thence Southwesterly along said PUE boundary an arc distance of 13.80 feet along a curve to the left having a Radius of 630.00 feet and a central angle of 1°15'17", with a chord bearing S 65°26'46" W a chord distance of 13.80 feet; thence S 64°49'08" W continuing along said PUE boundary a distance of 33.41 feet; thence continuing along said PUE boundary an arc distance of 10.00 feet along a curve to the left having a radius of 624.84 feet and a central angle of 0°55'03" with a chord bearing S 64°21'36" W a chord distance of 10.00 feet; thence N 37°09'29" W continuing along said PUE boundary a distance of 128.97 feet; thence continuing along said PUE boundary an arc distance of 4.92 feet along a curve to the left having a radius of 599.60 feet and a central angle of 0°28'11" with a chord bearing N 37°23'34" W a chord distance of 4.92 feet; thence S 82°05'03" E a distance of 14.19 feet; thence S 37°09'29" E a distance of 52.66 feet to the beginning of a non-tangential curve the left; thence Southeasterly along said non tangential curve to the left an arc distance of 115.83 feet having a radius of 130.00 feet and a central angle of 51°02'57" with a chord bearing S 74°42'58" E a chord distance of 112.03 feet to said ROW line; thence Southwesterly along said ROW line an arc distance of 23.06 feet along a curve to the left having a radius of 630.00 feet and a central angle of 2°05'50" with a chord bearing S 67°07'20" W a chord distance of 23.06 feet to the TRUE POINT OF BEGINNING.

Containing 2,817 Square Feet, more or Less



3 of 4
2011-007390-0

EXHIBIT C-11

EXHIBIT "A"

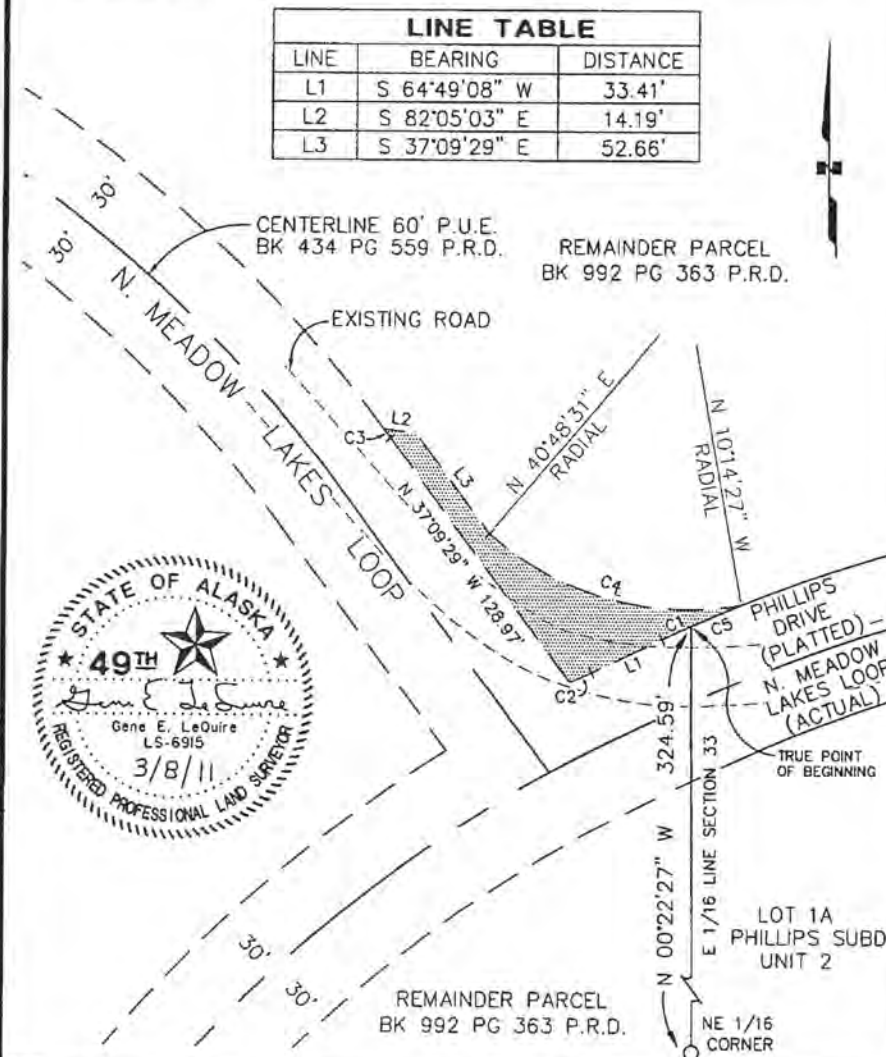
CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	01°15'17"	630.00'	6.90'	13.80'	13.80'	S 65°26'46" W
C2	00°55'03"	624.84'	5.00'	10.00'	10.00'	S 64°21'36" W
C3	00°28'11"	599.60'	2.46'	4.92'	4.92'	N 37°23'34" W
C4	51°02'57"	130.00'	62.08'	115.83'	112.03'	S 74°42'58" E
C5	02°05'50"	630.00'	11.53'	23.06'	23.06'	S 67°07'20" W

C4 IS A NON TANGENTIAL CURVE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 64°49'08" W	33.41'
L2	S 82°05'03" E	14.19'
L3	S 37°09'29" E	52.66'



MATANUSKA-SUSITNA BOROUGH

EASEMENT AREA: 2,817 S.F.±



EASEMENT BOUNDARY

OWNERS INITIAL _____
ATTACHED TO _____
PAGE 2 OF 2 DATED _____

EASEMENT FOR
MEADOW LAKES LOOP

PUBLIC USE EASEMENT

MEADOW LAKES LOOP
EAST HALF (1/2), SECTION 33
T18N, R2W
SEWARD MERIDIAN
ALASKA

PARCEL 1

DATE: 3-2-2011

SHEET: 1 OF 1

DRAWN: GEL

SCALE:

CHECKED: KMS

1" = 60'



4 of 4
2011-007390-0

EXHIBIT C-12

SECTION LINE EASEMENT VACATION REQUEST

WITHIN MSB TAX PARCELS
D014, SECTION 28 & A018, SECTION 33
TOWNSHIP 18 NORTH, RANGE 02 WEST, S.M.

04/02/20

The petitioned action is to vacate the portion of what is designated erroneously on the plat of Scott Lake Subdivision, plat # 71-88, as a 66' wide Section-Line easement that lies between W. Dean Drive & N. Phillips Drive as depicted on the attached drawing. (Attachment A).

The entry date for the underlying Patent was on June 15, 1956. The BLM survey approval date for the survey of both Sections was on November 18, 1960. There was not a section line easement attached to this property until it was dedicated on the plat of Scott Lake Subdivision, plat # 71-88 by the certification within the Ownership Affidavit on the plat which states "We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use". Though shown on the plat by error, the "SLE" was created and dedicated to the MSB through this platting action. This error on the existence of a SLE was discovered by myself during the platting process of both Mindy Subdivision, plat #2007-90, and Norma Ridge, plat # 2007-98 and is shown on both plats correctly by attaching a platted SLE to the east-west section line only. Since only the east-west portion of the section line was shown on plat #71-88 this error does not apply to the north-south section line within the land covered under the original Patent.

The plat of Scott Lake Subdivision, plat # 71-88, also contains a "Section Line Easement Vacation Certificate" signed by the Commissioner, Department of Natural Resources. This was an unnecessary step for that plat as the Section Line easement never existed. To understand how these errors occurred we have to realize that at the time of this plat – 1971 – there were not a lot of Alaska Court cases pertaining to Section Line easements that could have provided guidance to determine when a Section line easement applied. There was a lot of confusion and misinformation. It wasn't until 1969 that the Attorney General issued an opinion that in order for a Section Line easement to attach the Section line must first be surveyed. On this particular plat the non-existent SLE was released "within the subdivision depicted hereon" which only entailed the platted lots of Block 1. The remainder of the land on this plat is shown as "un-subdivided" which was common practice until not very long ago. This plat also shows the "SLE" remaining outside of the platted lots.

There is no known history or visible evidence to indicate that public utilities, vehicles or pedestrians have used or are using the portion of the SLE proposed to be vacated.

As depicted on **Attachment B**, access routes are comprised of N. Melton Lane, W. Dean Drive, N. Phillips Drive and N. Meadow Lakes Loop which form a loop completely surrounding the subject parcel. The subject platted "SLE" runs between existing Borough maintained N. Phillips Drive and existing Borough maintained W. Dean Drive across a former gravel pit with steep embankments on each end. The angle of intersection at either end of the portion of "SLE" proposed to be vacated does not meet MSB standards as found within the SCM.

The "SLE" is not constructed and has remained as it appears today some 60 years since the land was Patented. This SLE is not needed to provide access to any parcels as the surrounding area is already accessed by superior Public Rights of Way that are Borough maintained. There are no present or reasonably foreseeable uses for this "SLE". In fact, it would be difficult to attempt to create an access here as the terrain would make it extremely difficult to construct a road built to AASHTO standards and as stated previously the intersections with the existing roads would not meet SCM criteria for safety.

We believe the existing superior accesses meet all requirements for vacating the subject erroneously created "SLE". Alternate access is sufficient or superior to satisfy all present and reasonably foreseeable uses.

Said existing accesses are equal and better. The "SLE" is not viable or needed for any future uses. The existing accesses are Borough maintained and have functioned as roads for many years, are appropriate for the level of area development, are currently existing and improved for safe transportation, are in current use and have been for many years.

Please contact me if you have any questions or concerns. I will be working closing with the land owner to finalize this vacation process as part of the Master Plan approval as expeditiously as possible. Electronic copy of this letter can be made available to you via email if you would help you in your determination or subsequent write-up.

Respectfully,

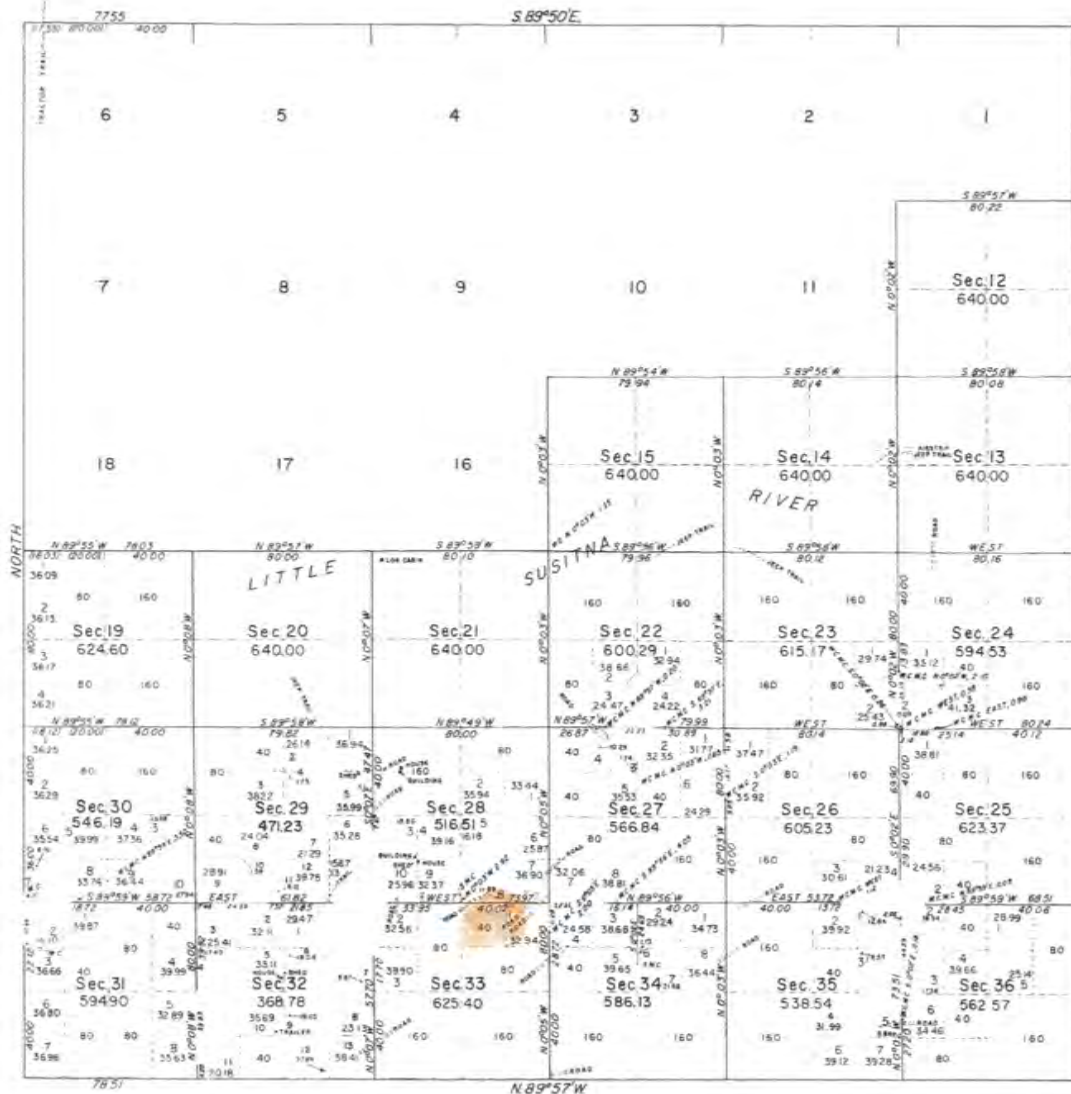
Gary LoRusso
RLS Alaska # 7330
LLS New Hampshire # 726



ORIGINAL

EXHIBIT C-1/4

TOWNSHIP 18 NORTH, RANGE 2 WEST, OF THE SEWARD MERIDIAN, ALASKA



The bottom land of the Susitna River flood plain and the mountain slopes to the north are covered with mature stands of birch, cottonwood and spruce. The area south of the river is covered with pure stands of spruce on the bench land, around the lakes and in the low drainage courses. The higher, well drained ridges usually have a heavy stand of small white birch and aspen.

South boundary surveyed by John P. Walker in 1911; East boundary surveyed by P. W. Williamson in 1914; the south four miles of the West boundary surveyed by Warren G. Fenton and P. W. Williamson in 1914 and the north two miles of the West boundary surveyed by Otis Ross in 1916.

The North boundary surveyed by Harold G. Temme; the subdivisional lines surveyed by C. Norman Brown and Jesse T. Loddell; meander lines surveyed (photogrammetrically) by Grover S. Forsert, July 1, 1958 to October 23, 1959 under Special Instructions dated June 19, 1956 for Group No. 32, Alaska.

NOV-18, 1960

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D.C. November 18, 1960

Latitude 64° 35' 3/4" N
Longitude 149° 31' 3/4" W

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director
Clark F. Summ
Acting Cadastral Engineering Staff Officer



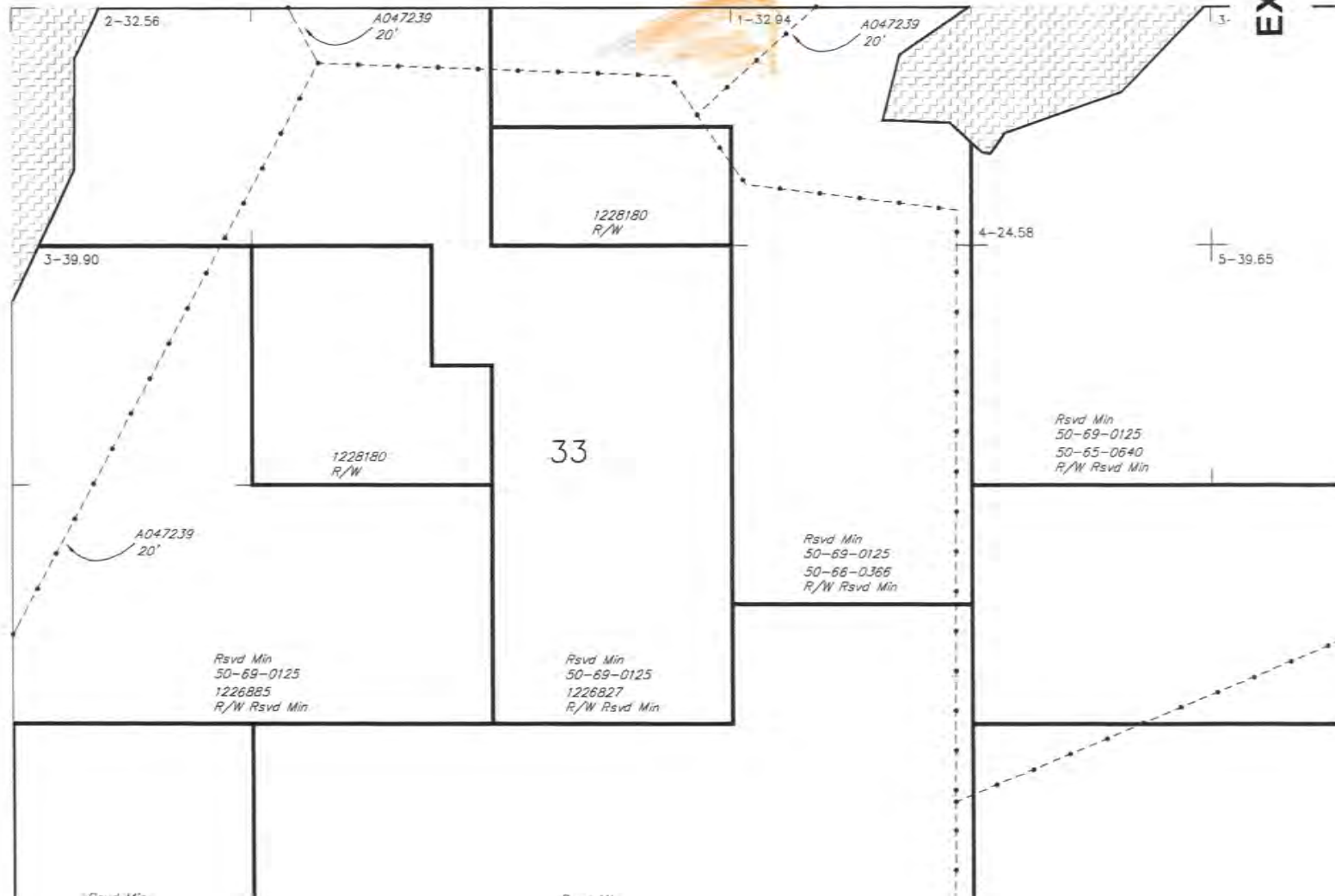


EXHIBIT C-18



U.S. DEPARTMENT OF THE INTERIOR

**BUREAU OF LAND
MANAGEMENT**

(<https://www.bim.gov/>)

SDMS ALASKA

SPATIAL DATA MANAGEMENT SYSTEM

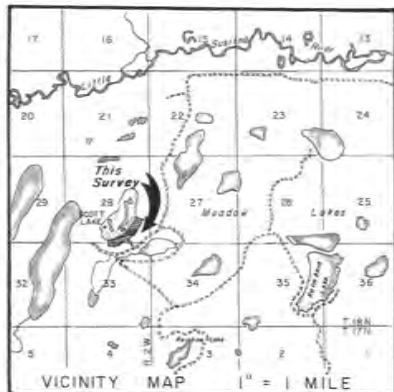
Alaska Case Retrieval Enterprise System (ACRES)

Case Abstract for: AKA 032579

CASE DATA															
Case Serial Num:		AKA 032579						FRC Site Code:		ANC					
Case Type:		251101 He Original						Accession Num:		49					
Case Status:		Closed						Box Num:		640 (of) --					
Case Status Actn:		Case Closed						Disp Date:		--					
Case Status Date:		11-JAN-1977						Location Code:		RIP					
SM Acres:		0.0000						Abnd Yr:		--					
Claim Name:		--													
CUSTOMER DATA															
Cust ID:		000013795													
Customer Name:		PHILLIPS TOMMIE A						Interest Relationship:		Applicant					
Customer Address:		Withheld						Percent Interest:		0.0000					
ADMINISTRATIVE/STATUS ACTION DATA															
Date	Code Description:		Remarks		Doc ID	Ofc	Emp	Doc Img *							
15-JUN-1956	001 Application Filed		APPLICATION RECEIVED		--	PSA	LH	--							
25-MAR-1965	980 Special Instr Appv-Srv		--		--	SUR	ADP	--							
22-JUL-1965	159 Survey Approved		--		--	SUR	ADP	--							
16-DEC-1965	984 Srvy Plat Offic'ly Fil		--		--	SUR	ADP	--							
18-FEB-1966	879 Patent Issued		--		PA0050660366	PSA	LH	View Doc (/perl-bin/scanned_images/patent/disp_patent_pdf.pl?patentnum=0050660366&the_doctype=PA)							
11-JAN-1977	970 Case Closed		TITLE TRSF		--	PSA	LH	--							
27-AUG-1992	996 Converted To Prime		--		--	940	BKM	--							
FINANCIAL ACTION DATA															
Date	Code/Description				Ofc	Emp		Money Amt		Acct Adv		Asmt Yr			
NO FINANCIAL ACTIONS FOUND															
GENERAL REMARKS															
No Case Remarks found															
GEOGRAPHIC NAMES															
No Geonames found															
LAND DESCRIPTION															
Mr	Tw	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres		
28	018 N	002 W	028	--	--	--	--	14	AA	170	07	PA	20.0000	MTP (/perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S018N002W) TWPLAT (/perl-bin/scanned_images/twpl/disp_image_pdf.pl?mtr=S018N002W)	
Doc ID: PA0050660366 (/perl-bin/scanned_images/patent/disp_patent_pdf.pl?patentnum=0050660366&the_doctype=PA) 18-Feb-1966 USR: 570 754															
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Doc ID: PA0050660366 (/perl-bin/scanned_images/patent/disp_patent_pdf.pl?patentnum=0050660366&the_doctype=PA) 18-Feb-1966 USR: 570 754															

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Doc ID: PA0050660366 (/perl-bin/scanned_images/patent/disp_patent_pdf.pl?patentnum=0050660366&the_doctype=PA) 18-Feb-1966 USR: 570 754														
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Doc ID: PA0050660366 (/perl-bin/scanned_images/patent/disp_patent_pdf.pl?patentnum=0050660366&the_doctype=PA) 18-Feb-1966 USR: 570 754														
28	018 N	002 W	033	N2NWNE	-	-	-	-	AA	170	07	PA	20.0000	MTP (/perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S018N002W) TWPLAT (/perl-bin/sca
Doc ID: PA0050660366 (/perl-bin/scanned_images/patent/disp_patent_pdf.pl?patentnum=0050660366&the_doctype=PA) 18-Feb-1966 USR: 570 754														
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Doc ID: PA0050660366 (/perl-bin/scanned_images/patent/disp_patent_pdf.pl?patentnum=0050660366&the_doctype=PA) 18-Feb-1966 USR: 570 754														
Total Case Acres:										144.8300				

ATTACHMENT A



CURVE NUMBER	RADIUS	CHORD	DELTA	ARC LENGTH	TANGENT	CURVE NUMBER
1	400.00	128.88	18°23'02"	128.04	65.09	1
2	400.00	75.84	10°14'18"	75.48	39.36	2
3	400.00	50.54	07°14'43"	50.58	25.33	3
4	400.00	132.12	18°23'02"	132.72	66.97	4
5	370.00	11.66	01°48'21"	11.64	5.83	5
6	20.00	33.09	104°45'41"	31.24	66.87	6
7	20.00	28.88	90°00'00"	31.42	20.00	7
8	653.38	262.19	23°55'30"	264.10	134.00	8
9	653.38	183.68	16°54'37"	184.87	92.73	9
10	603.38	54.98	05°13'21"	55.00	27.92	10
11	603.38	143.87	13°40'31"	144.01	72.35	11
12	603.38	52.57	04°58'37"	52.58	26.31	12
13	50.00	73.74	85°00'00"	83.92	54.59	13
14	50.00	55.25	77°00'00"	57.80	39.77	14
15	370.00	144.16	22°09'41"	145.05	73.44	15
16	400.00	185.68	22°09'41"	186.63	79.32	16
17	340.00	132.61	22°09'41"	133.48	67.97	17

CERTIFICATE OF APPROVAL BY COMMISSION

I hereby certify that the subdivision plat shown has been found to comply with the Subdivision Regulations of the Matanuska-Susitna Borough Planning Commission, and the said plat has been approved by the Commission by Plat Resolution No. 71-23, dated September 22, 1971, and that the plat shown hereon has been approved for recording in the office of the Recorder, Palmer, Alaska.

Dated: October 4, 1971.

John E. Miller
CHAIRMAN
Matanuska-Susitna Borough

Richard M. Miller
CLERK

CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

Date: Sept 21, 1971.

Tommy A. Phillips
TOMMY A. PHILLIPS
Star Route
Wasilla, Alaska

Norma E. Phillips
NORMA E. PHILLIPS

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes against this property included in the resubdivision have been paid through Dec 31, 1971.

Dennis J. Belline
TAX COLLECTOR
Matanuska-Susitna Borough
3/28/71

SECTION LINE EASEMENT VACATION CERTIFICATE

"THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF HIGHWAYS, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHT AND TITLE TO ANY AND ALL PORTIONS OF SECTION LINE EASEMENTS FOR PUBLIC HIGHWAYS RESERVED TO IT UNDER ALASKA STATUTE 8.00.00 WITHIN THE SUBDIVISION DEPICTED HEREIN."

APPROVED:

COMMISSIONER, DEPT. OF HIGHWAYS

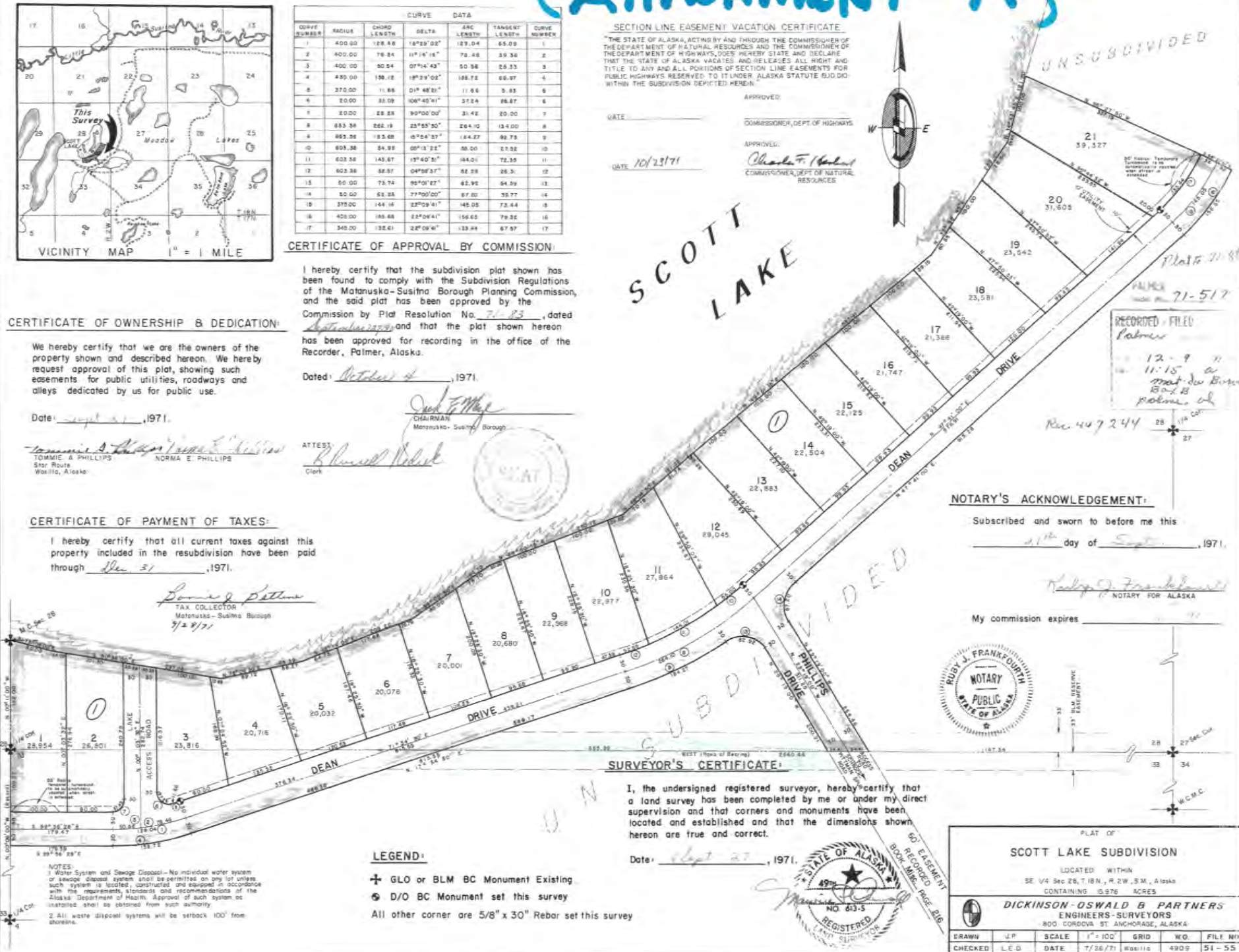
APPROVED:

Charles F. (Bob) ...
COMMISSIONER, DEPT. OF NATURAL RESOURCES

DATE

DATE 10/23/71

SCOTT LAKE



NOTARY'S ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 21st day of Sept, 1971.

Rudolph J. Frankfort
NOTARY FOR ALASKA

My commission expires 9/1



SURVEYOR'S CERTIFICATE:

I, the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that the dimensions shown hereon are true and correct.

Date: Sept 27, 1971.

LEGEND:

- + GLO or BLM BC Monument Existing
- ⊙ D/O BC Monument set this survey
- All other corner are 5/8" x 30" Rebar set this survey

NOTES:
1 Water System and Sewage Disposal—No individual water system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Health. Approval of such system as installed shall be obtained from such authority.
2 All waste disposal systems will be setback 100' from shoreline.

PLAT OF					
SCOTT LAKE SUBDIVISION					
LOCATED WITHIN					
SE 1/4 Sec 26, T.18N., R.2W., S.M., Alaska					
CONTAINING 5.876 ACRES					
DICKINSON-OSWALD & PARTNERS					
ENGINEERS-SURVEYORS					
800 CORDOVA ST. ANCHORAGE, ALASKA					
DRAWN	J.P.	SCALE	1" = 100'	GRID	W.O.
CHECKED	L.E.D.	DATE	7/26/71	Wasilla	4909
				FILE NO.	51-55

EXHIBIT C-21



RIGHT-OF-WAY VACATION POSTING AFFIDAVIT

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

Date Posted: 07/02/20

Platting Case #: 2020-092 E093

Public Hearing date: 08/07/20

Gary Lorusso
Printed Name

[Signature]
Signature

Box 2216
Mailing Address

376-7811
Phone Number

Palmer, Ak. Zip: 99645

NOTARY CERTIFICATION

State of Alaska)
) ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 23rd day of JULY
2020, by GARY LORUSSO
(name of signers(s))



[Signature]
(signature and seal of notary)
My commission expires: 6-20-2022

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

EXHIBIT C-23

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Friday, July 17, 2020 1:56 PM
To: Amy Otto-Buchanan
Cc: Taunnie Boothby; Don Cuthbert; Alex Senta; Jim Jenson; Gary Lorusso; Holler
 Engineering
Subject: RE: RFC Garrison Ridge, #20-092

The ROW dedication for Meadow Lakes Loop & Phillips Drive and future vacation of Meadow Lakes Loop was coordinated with O&M, no objection.

No objection to the section line easement vacation.

As discussed with the surveyor, I have no objection to the vacation of the PUE for Prospect Drive at the time that Meadow Lakes Loop is constructed in the new alignment. Once Meadow Lakes Loop is realigned, the connection of Prospect Drive to Meadow Lakes Loop will not be feasible as it would need to cross 3 or 4 meanders of a fish-bearing stream. While having an additional access to Ridgecrest Subdivision is desirable for safety from an emergency access standpoint, the realignment of Meadow Lakes Loop and Phillips Drive provides a greater improvement to safety by removing a dangerous curve and improving intersection angles and spacing.

Useable area for Lot 4 Block 1 – is the utility easement only for overhead, or could it potentially be used for buried? If the latter, I don't think code supports using the easement as useable septic area, 43.30.281 (A) (1) (a) (v).

Drainage – consider adding a drainage easement from the Prospect Drive cul-de-sac to the creek.

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, June 23, 2020 4:45 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tim.swezey@mlccak.org; psfisher@gci.net; lane@mtaonline.net; browne@mtaonline.net; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn

Amy Otto-Buchanan

From: Fire Code
Sent: Friday, July 17, 2020 10:55 AM
To: Amy Otto-Buchanan
Cc: Taunnie Boothby
Subject: RE: RFC Garrison Ridge, #20-092

Amy,
I feel I have to revise my comment on this action. Though there is no issue with the plat taken by itself, it does, however, create an issue in the bigger picture. The newly created lots that would be at the end of the cul-de-sac brings the total number of potential dwellings well over thirty. The Fire Code would require then a second way out of the area. Currently only Sunrise services Prospect.
I would suggest then that the PUE not be vacated at this time. At least there would be a legal way to gain emergency access to that area.
Instead, let the PUE remain until such time as development to the south brings in a second access to Prospect or the master plan expires.
Addressing this now will prevent emergency ingress and evacuation problems in the future.



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

From: Fire Code <Fire.Code@matsugov.us>
Sent: Thursday, June 25, 2020 12:09 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Subject: RE: RFC Garrison Ridge, #20-092

Amy,
No objections



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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, June 23, 2020 4:45 PM

Amy Otto-Buchanan

From: Permit Center
Sent: Wednesday, June 24, 2020 2:19 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Garrison Ridge, #20-092

No comment

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, June 23, 2020 4:45 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tim.swezey@mlccak.org; psfisher@gci.net; lana@mtaonline.net; browne@mtaonline.net; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Garrison Ridge, #20-092

The following link contains a Request for Comment for Garrison Ridge, MSB Case #2020-092. Comments are due by **July 17, 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/EgPCms1tAydAqUPhimJZkhoBWhc9jsHNpo8LndwDjufmbQ?e=ryup8d

Please open in Chrome or copy & paste. 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: Friday, July 17, 2020 12:03 PM
To: Karol Riese; Christopher Cole; Amy Otto-Buchanan
Cc: Don Cuthbert; Jamie Taylor; Alex Strawn
Subject: RE: RFC Garrison Ridge Case #20-092 create 11 lots and one tract - three phase master plan 18N02W28 & 33 DUE: July 17, 2020
Attachments: Garrison Ridge Overview Wetlands.pdf; Garrison Ridge Overview.pdf; Garrison Ridge building density overview.pdf; Garrison Ridge building density.pdf; RE: RFC Garrison Ridge, #20-092

Revised comments

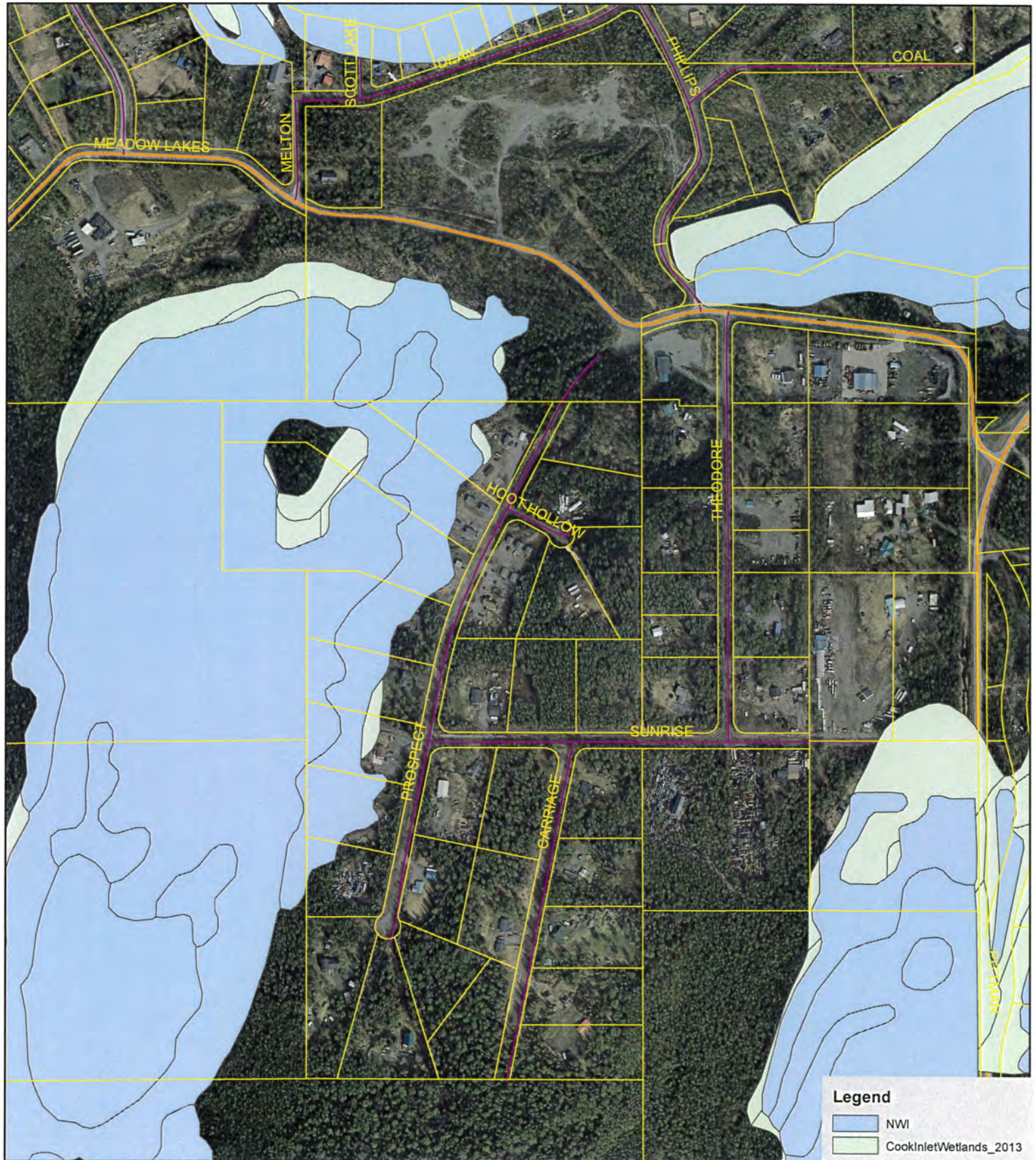
- 1) Little Meadow Creek is currently not mapped by FEMA for the 1% Special Flood Hazard Area (SFHA), which is the designated area for regulatory development standards under MSB 17.29. However this does not mean that flooding is not a possibility. Little Meadow Creek clearly has a natural floodplain. It is advised that any development in the area meet the requirements of MSB 17.29 as a best practice and when the area is mapped by FEMA all the development will be reasonably safe from flooding and experience a reduced burden of cost by property owners for flood insurance that may be requirement in the future. This approach is a technique will reduce problems to be solved in the future. If full advantage of best practices are not utilized in the current situation, it could cause undue stress to property owners in the future. If more information is desired, please contact me or review standards in MSB 17.29.
- 2) Wetlands complex is in the area, see attached wetlands map.
- 3) The realignment of meadow lakes loop to remove the curve with the dangerous sightlines and realignment of Phillips Dr. to provide proper separation from Theodore Dr. is absolutely a must for safety.
- 4) Vacation of the PUE on Prospect Dr. – This vacation is in Phase 3 of this master plan. The vacation should be sighted as automatic upon the development of an access to Pittman or Meadow lakes loop connecting to Carriage Lane. This would address the density issue presented by the approval of this plat. Should that southern access not be developed before the expiration of the master plan then the PUE can be vacated automatically. This would allow legal access through the PUE in case of necessary emergency. This is not required to but built just allows, if necessary, a bulldozer to access the area. Looking at the maps provided should show the issue for long range connectivity. Please see Don Cuthbert, Fire Marshal's comments regarding this PUE submitted July 17, 2020.

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

From: Taunnie Boothby
Sent: Friday, July 10, 2020 10:59 AM
To: Karol Riese <Karol.Riese@matsugov.us>; Christopher Cole <Christopher.Cole@matsugov.us>
Cc: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Subject: RE: RFC Garrison Ridge Case #20-092 create 11 lots and one tract - three phase master plan 18N02W28 & 33 DUE: July 17, 2020

Garrison Ridge Overview Wetlands

Tax ID: 18N02W33A018



Matanuska Susitna Borough
Permit Center

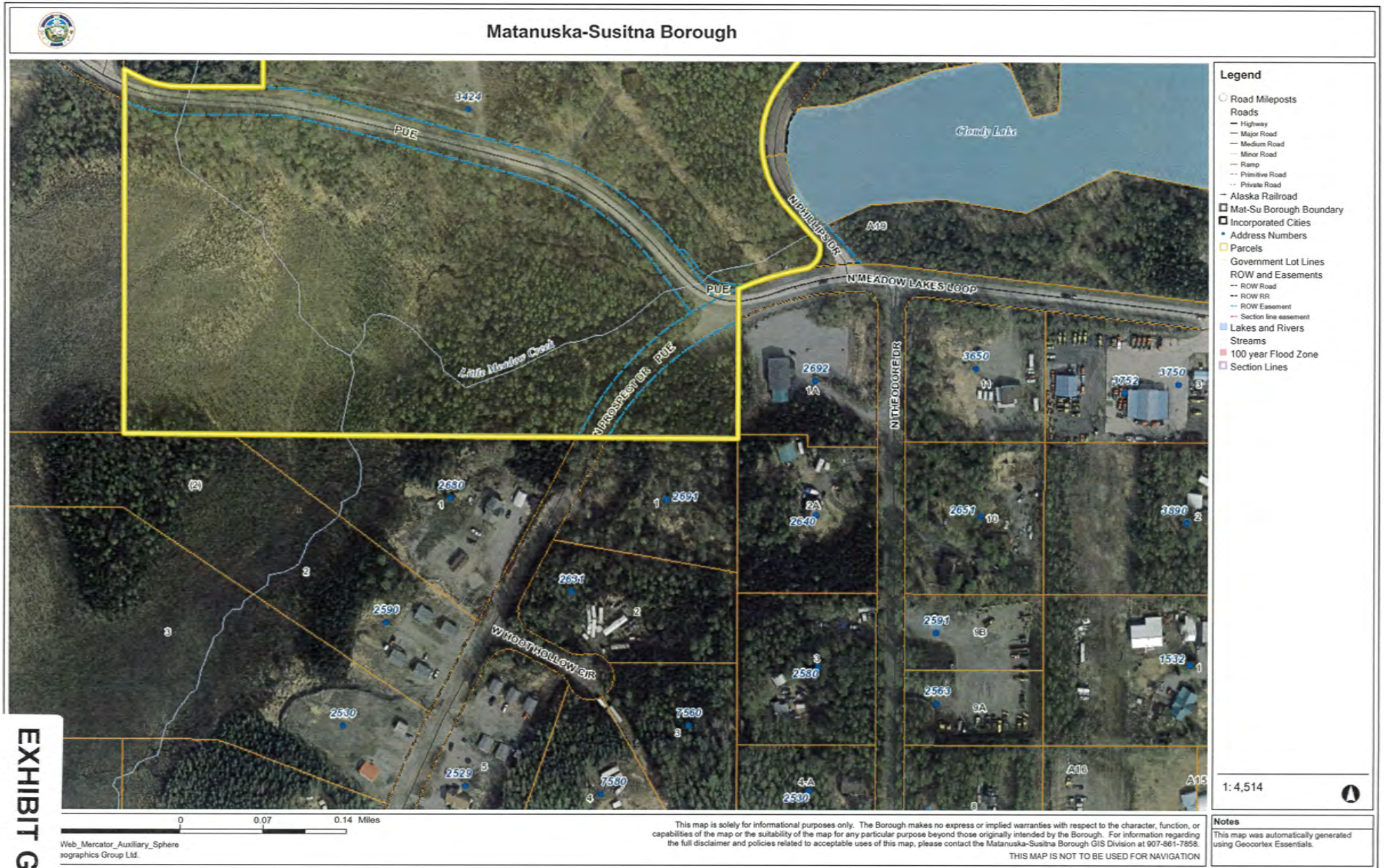
Date: 7/17/2020



0 145 290 580 870 1,160 Feet

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EXHIBIT G-2



Garrison Ridge Overview

Tax ID: 18N02W33A018



Legend



Matanuska Susitna Borough
Permit Center

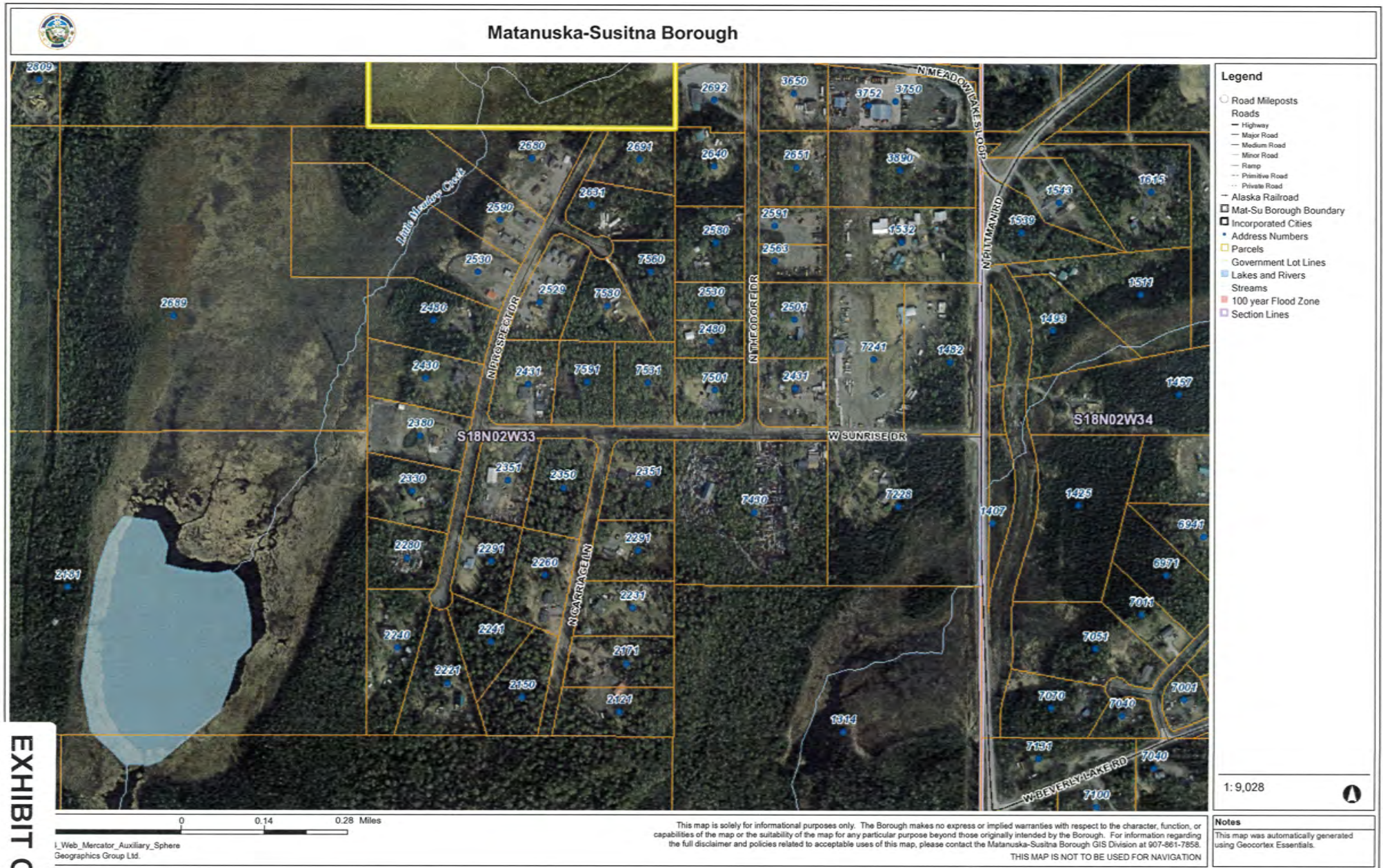
Date: 7/17/2020



0 215 430 860 1,290 1,720 Feet

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EXHIBIT G - 4



Amy Otto-Buchanan

From: Christopher Cole
Sent: Monday, June 29, 2020 9:43 AM
To: Amy Otto-Buchanan
Cc: Karol Riese
Subject: RE: RFC Garrison Ridge, #20-092

The Planning Division has no comments at this time.

Christopher Cole
Mat-Su Borough Planner II

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, June 23, 2020 4:45 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tim.swezey@mlccak.org; psfisher@gci.net; lana@mtaonline.net; browne@mtaonline.net; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Garrison Ridge, #20-092

The following link contains a Request for Comment for Garrison Ridge, MSB Case #2020-092. Comments are due by **July 17, 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/EgPCms1tAydAqUPhimJZkhoBWhc9jsHNpo8LndwDjufmbQ?e=ryup8d

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

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

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, July 17, 2020 9:28 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Garrison Ridge, #20-092

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

Hello Amy,

MTA has reviewed the plat for Garrison Ridge. 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, June 23, 2020 4:45 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tim.swezey@mlccak.org; psfisher@gci.net; lana@mtaonline.net; browne@mtaonline.net; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Garrison Ridge, #20-092

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

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Thursday, July 16, 2020 1:00 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Garrison Ridge, #20-092

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

MEA comments to include reference to BLM right of way AKA057239 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, June 23, 2020 4:45 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tim.swezey@mlccak.org; psfisher@gci.net; lana@mtaonline.net; browne@mtaonline.net; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Garrison Ridge, #20-092

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 Comment for Garrison Ridge, MSB Case #2020-092. Comments are due by **July 17, 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/EgPCms1tAydaQUPhimJZkhoBWhc9jsHNpo8LndwDjufmbQ?e=ryup8d

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan



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

July 17, 2020

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

To whom it may concern:

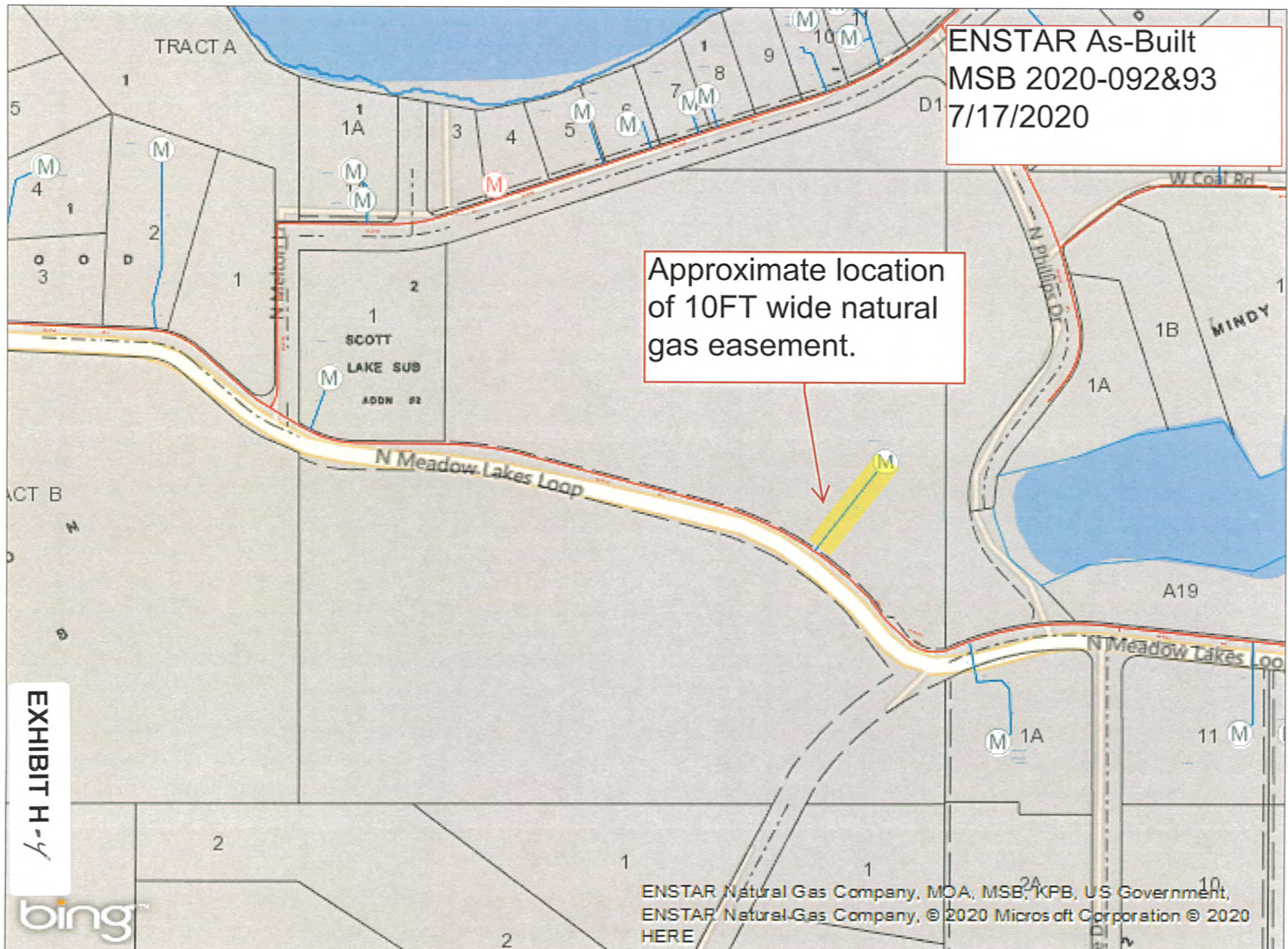
ENSTAR Natural Gas Company has reviewed **Garrison Ridge (MSB Case # 2020-092&093)** and advises that there is an existing natural gas service line which appears to cross the proposed dedicated Meadows Loop ROW to serve proposed Lot 4. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a 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".
2. 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.

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact Skylar Shaw at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

Andrew Fraiser
 Supervisor of ROW and Permitting
 ENSTAR Natural Gas Company



MATANUSKA-SUSITNA BOROUGH**PLATTING DIVISION**

350 EAST DAHLIA AVENUE

PALMER, ALASKA 99645



76

Stephen Edwards, RSA #27

3847 N Gunflint Trail

Wasilla, AK 99654

FIRST CLASS**NOTIFICATION OF PUBLIC HEARING**The Matanuska-Susitna Borough **Platting Board** will consider the following:**PETITIONER/OWNER: SILK LLC**

REQUEST: The request is to create 11 lots and 1 tract, by a three phase Master Plan, from Tax Parcels A18 and D14, to be known as **GARRISON RIDGE**, containing 39.9 acres +/- . Petitioner is vacating a portion of the Public Use Easement of N. Prospect Drive; the Section Line Easements on the north; dedicating the Public Use Easement of N. Meadow Lakes Loop and additional right-of-way to straighten N. Meadow Lakes Loop. Two cul-de-sac will be created for access. The property is located north and south of N. Meadow Lakes Loop, and west of N. Phillips Drive (Tax ID #s 218N02W28D014 and 218N02W33A018); within the S ½ SE ¼ Section 28 and N ½ NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #7 Tam Boeve

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The Public hearing is scheduled for **August 6, 2020**, starting at 1:00 p.m. **Please follow all public mandates according to COVID-19.** We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

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

The public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

[] No Objection [] Objection ☒ Concern

Name: Stephen Edwards Address: 7362 W Parks Hwy #528 Wasilla AK 99623

Comments: Vacation of Meadow Lakes Loop should not be permitted unless
the new ROW is CONSTRUCTED. Otherwise, Meadow Lakes Loop will
contain a section of trespass and public funds will be required to
construct the new section whenever the road is upgraded. The RSA

Case # 2020-092&093 AOB

Note: Vicinity Map Located on Reverse Side

cannot upgrade a road on private property. The new section would have
to be constructed at that time.

EXHIBIT I

CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE DATE

NAME/TITLE

SILK LLC
P.O. BOX 190727
ANCHORAGE, ALASKA 99519-0727

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

BENEFICIARY

SIGNATURE DATE

NAME/TITLE

McKINLEY MORTGAGE COMPANY
P.O. BOX 1015
776 CRYSTAL AVENUE, SUITE 201
GIRDWOOD, ALASKA 99587

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

CERTIFICATION OF PAYMENT OF TAXES

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

DATE BOROUGH TAX COLLECTION OFFICIAL

DATE PLANNING & LAND USE DIRECTOR

ATTEST:

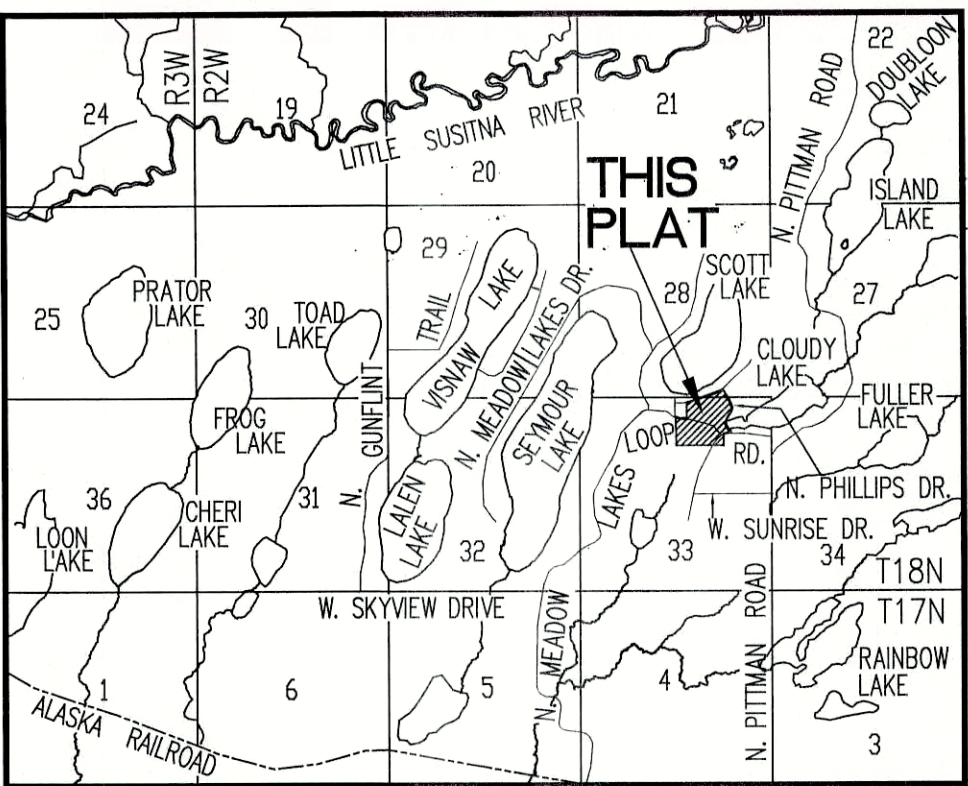
PLATTING CLERK

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	98.24'	204.48'	50.09'	27°31'41"	97.30'	S76°06'38"E
C2	136.14'	650.00'	68.32'	12°00'00"	135.89'	N84°00'00"W
C3	129.85'	620.00'	65.16'	12°00'00"	129.62'	N84°00'00"W
C4	260.23'	4870.00'	130.14'	03°00'00"	260.20'	N76°30'00"W
C5	261.80'	5000.00'	130.93'	03°00'00"	261.77'	N76°30'00"W
C6	186.64'	5030.00'	93.33'	02°07'34"	186.63'	N76°56'13"W
C7	46.67'	30.00'	29.55'	89°07'34"	42.10'	N59°33'47"E
C8	93.59'	226.00'	47.52'	74°22'31"	92.89'	N02°48'44"E
C9	47.92'	50.00'	25.98'	54°54'35"	46.10'	N36°49'49"W
C10	69.98'	60.00'	39.98'	65°49'30"	66.08'	S30°52'21"E
C11	72.39'	60.00'	41.34'	69°07'45"	68.08'	S37°06'16"W
C12	116.10'	60.00'	87.09'	110°52'15"	98.92'	N52°53'44"W
C13	19.27'	60.00'	9.72'	18°24'03"	19.19'	N11°44'25"E
C14	31.89'	50.00'	16.40'	36°18'50"	31.16'	S02°47'01"W
C15	148.43'	280.00'	76.00'	30°22'24"	146.70'	N00°11'12"W
C16	47.12'	30.00'	30.00'	90°00'00"	42.43'	S30°00'00"E
C17	272.27'	520.00'	139.33'	30°00'00"	269.17'	N60°00'00"W
C18	69.64'	570.00'	34.86'	07°00'00"	69.60'	N71°30'00"W
C19	73.30'	600.00'	36.70'	07°00'00"	73.26'	N71°30'00"W
C20	44.56'	630.00'	22.29'	04°03'09"	44.55'	N72°58'26"W
C21	45.58'	30.00'	28.50'	87°03'09"	41.32'	N65°31'34"E
C22	159.04'	630.00'	79.94'	14°27'50"	158.62'	S72°54'13"W
C23	135.56'	630.00'	68.04'	12°19'42"	135.30'	S71°50'09"W
C24	23.48'	630.00'	11.74'	02°08'08"	23.48'	S79°04'04"W
C25	35.76'	30.00'	20.35'	68°17'58"	33.68'	N45°59'09"E
C26	26.89'	30.00'	14.42'	51°21'30"	26.00'	N13°50'35"W
C27 (1)	285.67'	213.00'	168.95'	75°50'32"	264.73'	S01°06'04"E
C28	126.80'	213.00'	65.23'	34°03'16"	124.74'	S22°29'42"E
C29	159.07'	213.00'	83.45'	47°47'16"	155.40'	S15°53'34"W
C30	101.81'	380.00'	51.21'	15°21'04"	101.51'	S29°40'32"W
C31	87.10'	102.93'	46.35'	48°28'55"	84.52'	N13°04'33"E
C32	310.28'	1155.43'	156.08'	15°23'11"	309.35'	N18°34'15"W
C33	72.46'	1155.43'	36.24'	03°35'35"	72.45'	N12°40'27"W
C34	237.83'	1155.43'	119.33'	11°47'36"	237.41'	N20°22'02"W
C35	83.01'	50.00'	54.68'	95°07'06"	73.80'	N76°38'09"W
C36	184.18'	665.21'	92.68'	15°51'50"	183.60'	N63°44'13"E
C37	16.62'	430.00'	8.31'	02°12'50"	16.61'	N72°46'33"E
C38	95.89'	60.00'	61.66'	91°33'56"	86.00'	N18°06'17"W
C39	58.76'	60.00'	31.98'	56°06'45"	56.44'	S88°03'22"W
C40	99.78'	60.00'	65.81'	95°17'10"	88.68'	S12°21'25"W
C41	54.95'	50.00'	30.62'	62°57'53"	52.22'	N03°48'16"W
C42	198.43'	250.00'	104.78'	45°28'38"	193.26'	N07°44'19"W

LINE TABLE

LINE	LENGTH	BEARING
L1	9.14'	N08°44'57"E
L2	27.81'	N67°08'18"W
L3	32.99'	N15°23'28"E
L4	21.02'	N29°04'32"W
L5	25.89'	N12°27'12"W
L6	28.37'	N36°33'28"E
L7	13.79'	N52°24'07"E
L8	23.09'	N65°00'42"E
L9	20.50'	S77°19'35"E
L10	23.53'	N46°33'42"E
L11	17.44'	N30°15'59"W
L12	14.76'	N71°03'42"W
L13	16.57'	N18°22'41"W
L14	13.16'	N64°26'37"E
L15	31.82'	N16°30'55"E
L16	47.41'	N16°22'48"W
L17	25.25'	N12°00'03"E
L18	15.22'	N33°55'26"W
L19	21.53'	N07°13'49"E
L20	7.98'	N69°23'16"E
L21	11.44'	N04°28'15"E
L22	15.83'	N58°18'18"E
L23	18.84'	N27°33'00"E
L24	11.09'	N81°45'37"E
L25	13.31'	N49°04'21"E
L26	15.95'	S70°52'19"E
L27	22.31'	S37°41'27"E
L28	28.81'	N75°43'12"E
L29	48.73'	N49°27'58"E
L30	20.07'	N22°36'25"E
L31	30.00'	N89°58'20"E
L32	11.38'	S00°01'40"E
L33	30.00'	N41°27'00"W
L34	28.70'	N19°49'00"E
L35	24.26'	N19°49'00"E
L36	48.34'	N45°00'00"W
L37	101.36'	S41°27'00"E
L38	20.00'	S23°02'15"E
L39	30.00'	N66°32'50"E
L40	20.01'	N23°02'15"W
L41	16.33'	N12°00'00"W
L45	26.06'	S68°00'00"E
L46	24.54'	N61°33'56"E
L47	14.80'	S27°28'06"E



VICINITY MAP
SCALE 1" = 1 MILE

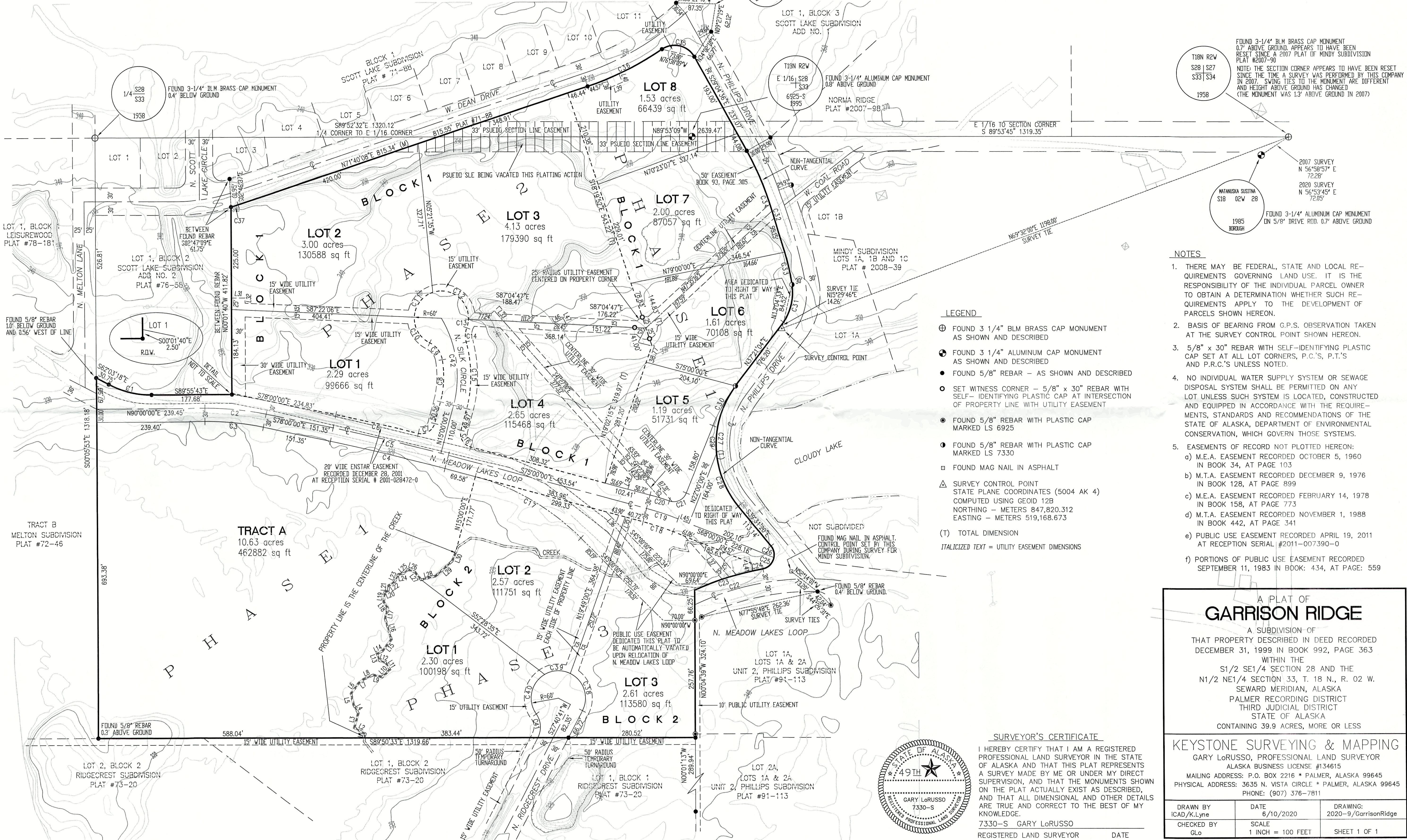


DATE

PLANNING & LAND USE DIRECTOR

ATTEST:

PLATTING CLERK



- NOTES
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
 3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) M.E.A. EASEMENT RECORDED OCTOBER 5, 1960 IN BOOK 34, AT PAGE 103
 - b) M.T.A. EASEMENT RECORDED DECEMBER 9, 1976 IN BOOK 128, AT PAGE 899
 - c) M.E.A. EASEMENT RECORDED FEBRUARY 14, 1978 IN BOOK 158, AT PAGE 773
 - d) M.T.A. EASEMENT RECORDED NOVEMBER 1, 1988 IN BOOK 442, AT PAGE 341
 - e) PUBLIC USE EASEMENT RECORDED APRIL 19, 2011 AT RECEPTION SERIAL #2011-007390-0
 - f) PORTIONS OF PUBLIC USE EASEMENT RECORDED SEPTEMBER 11, 1983 IN BOOK: 434, AT PAGE: 559

A PLAT OF
GARRISON RIDGE
A SUBDIVISION OF
THAT PROPERTY DESCRIBED IN DEED RECORDED
DECEMBER 31, 1999 IN BOOK 992, PAGE 363
WITHIN THE
S1/2 SE1/4 SECTION 28 AND THE
N1/2 NE1/4 SECTION 33, T. 18 N., R. 02 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 39.9 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 378-7811

DRAWN BY ICAD/K.Lyne	DATE 6/10/2020	DRAWING: 2020-9/GarrisonRidge
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
7330-S GARY LORUSSO
REGISTERED LAND SURVEYOR DATE

