

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 12, 2020

PRELIMINARY PLAT: PATCHER HASS

LEGAL DESCRIPTION: SEC 24, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: VERN & KAY LYNN CORDELL

SURVEYOR: FARMER SURVEYING

ACRES: 3.563 ± PARCELS: 1

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-103

REQUEST: The request is to create one lot from Lots 7, 8 & 9, Block 3, Danridge, Plat No. 78-138, to be known as **PATCHER HASS**, containing 3.563 acres +/- . The plat is located north of N. Wasilla Fishhook Road, west of N. Tanis Road and directly southwest of E. Woodruff Loop; within the NE ¼ SE ¼ Section 24, Township 18 North, Range 01 West, Seward Meridian, Alaska. This is an elimination of a common lot line, pursuant to MSB 43.15.025(B).

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 2 pgs

DISCUSSION: The proposed subdivision is located north of N. Wasilla Fishhook Road, west of N. Tanis Road and directly southwest of E. Woodruff Loop. This case is an elimination of a common lot line; pursuant to MSB 43.15.025(B) it does not require a soils report, legal and physical access, as-built information, or topographic information. The Request for Comments was sent to ADF&G, USACE, US Postmaster and MSB Code Compliance. Notice of Public Hearing was sent out pursuant to code. No comments were received.

CONCLUSION: The abbreviated plat of Patcher Hass is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any state agencies or Borough departments. There were no objections to the plat from the public in response to the Notice of Public Hearing.

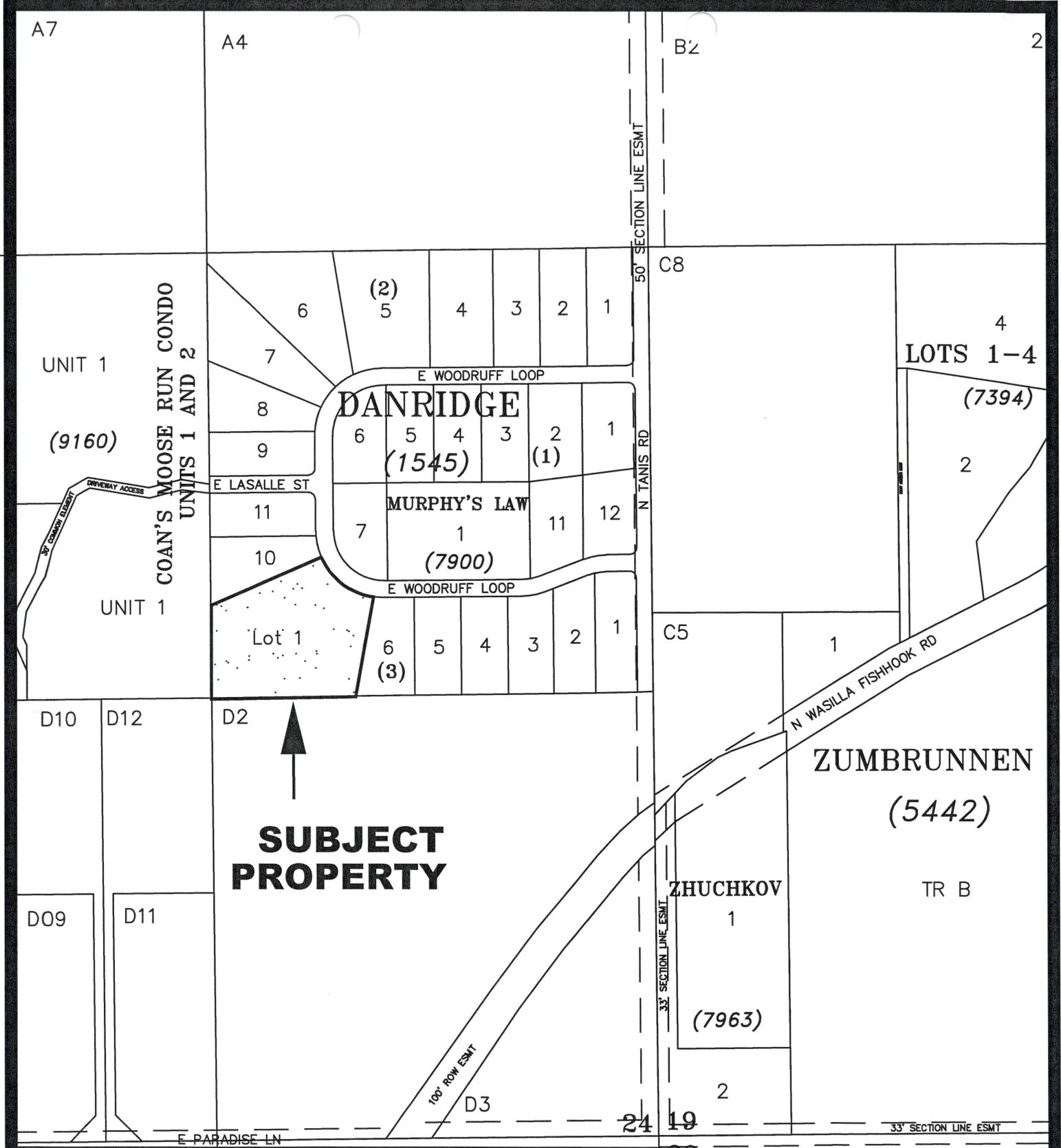
FINDINGS for PRELIMINARY PLAT

1. The plat of Patcher Hass is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. There were no objections from any state agencies or Borough departments.
3. There were no objections from the public in response to the Notice of Public Hearing.
4. A soils report is not required, pursuant to MSB 43.15.025(B).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

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



VICINITY MAP

FOR PROPOSED PATCHER HASS
LOCATED WITHIN

SECTION 24, T18N, R01W, SEWARD MERIDIAN,
ALASKA

WASILLA 06 MAP

SHAW ELEMENTARY SCHOOL

MSB

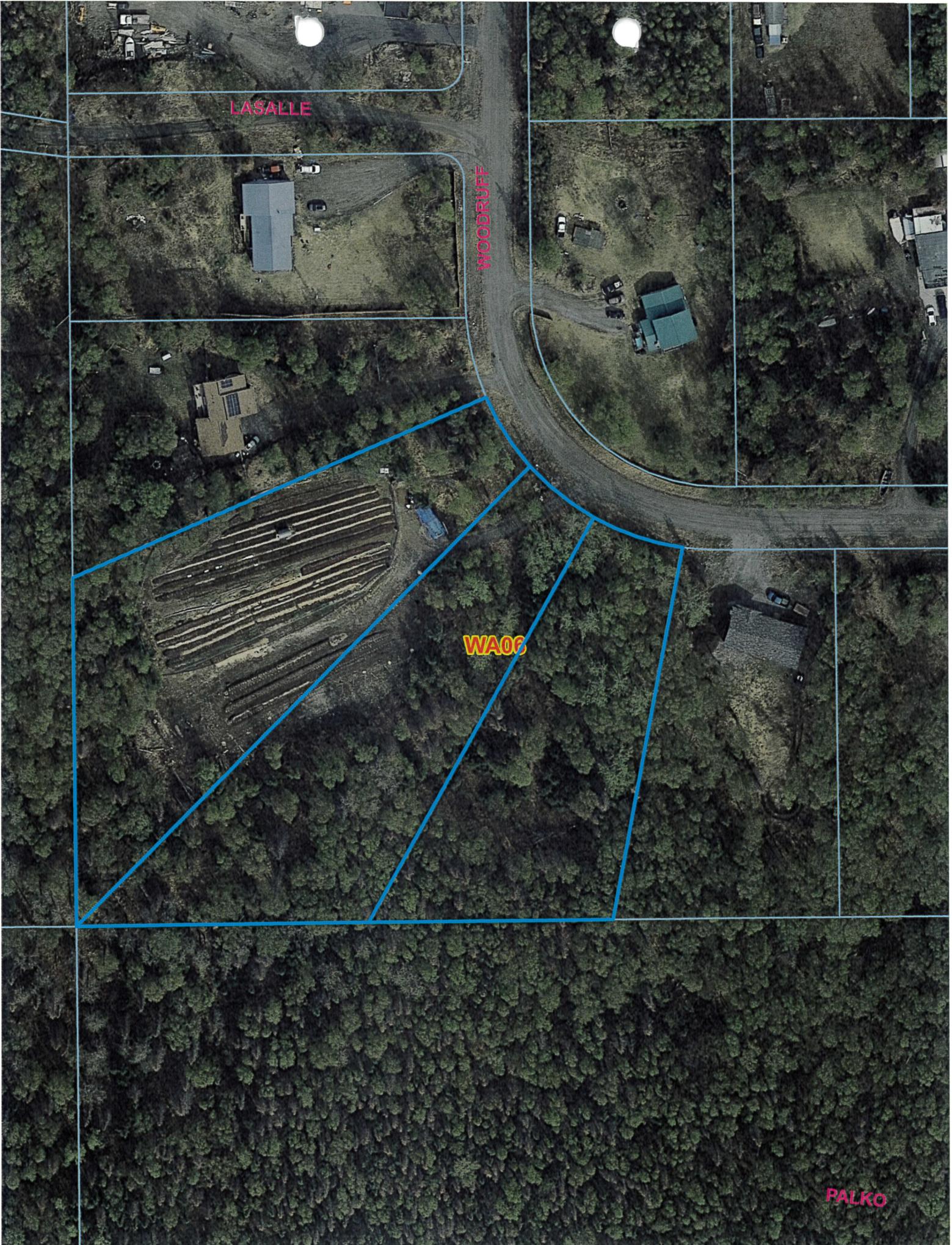
EXHIBIT A

LASALLE

WOODRUFF

WA06

PALKO



STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 12, 2020

PRELIMINARY PLAT: WINKLER 2020
LEGAL DESCRIPTION: SEC 14, T16N, R03W, SEWARD MERIDIAN AK
PETITIONERS: WILLIAM MICHAEL KING JR.
SURVEYOR: FARMER SURVEYING
ACRES: 9.589 ± PARCELS: 1
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-104

REQUEST: The request is to create one lot from Lots 1 & 2, Winkler Subdivision Phase 2, Plat No. 2006-107, to be known as **WINKLER 2020**, containing 9.589 acres +/- . The plat is located west of S. Knik-Goose Bay Road, south of W. Hazel Avenue, and directly south of W. Winkler Way; within the NE ¼ NE ¼ Section 14, Township 16 North, Range 03 West, Seward Meridian, Alaska. This is an elimination of a common lot line, pursuant to MSB 43.15.025(B).

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 2 pgs

AGENCY COMMENTS

Public Comment

EXHIBIT B – 1 pg

DISCUSSION: The proposed subdivision is located west of S. Knik-Goose Bay Road, south of W. Hazel Avenue, and directly south of W. Winkler Way. This case is an elimination of a common lot line; pursuant to MSB 43.15.025(B) it does not require a soils report, legal and physical access, as-built information, or topographic information. The Request for Comments was sent to ADF&G, USACE, US Postmaster and MSB Code Compliance. Notice of Public Hearing was sent out pursuant to code.

Public Comment: (Exhibit B) Scott Nichols, owner of Lot 1, Block 2, Winkler Phase 1, directly to the east, has no objection.

CONCLUSION: The abbreviated plat of Winkler 2020 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies or Borough departments. There were no objections to the plat from the public in response to the Notice of Public Hearing.

FINDINGS for PRELIMINARY PLAT

1. The plat of Winkler 2020 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. There were no objections from any state agencies or Borough departments.
3. There were no objections from the public in response to the Notice of Public Hearing.

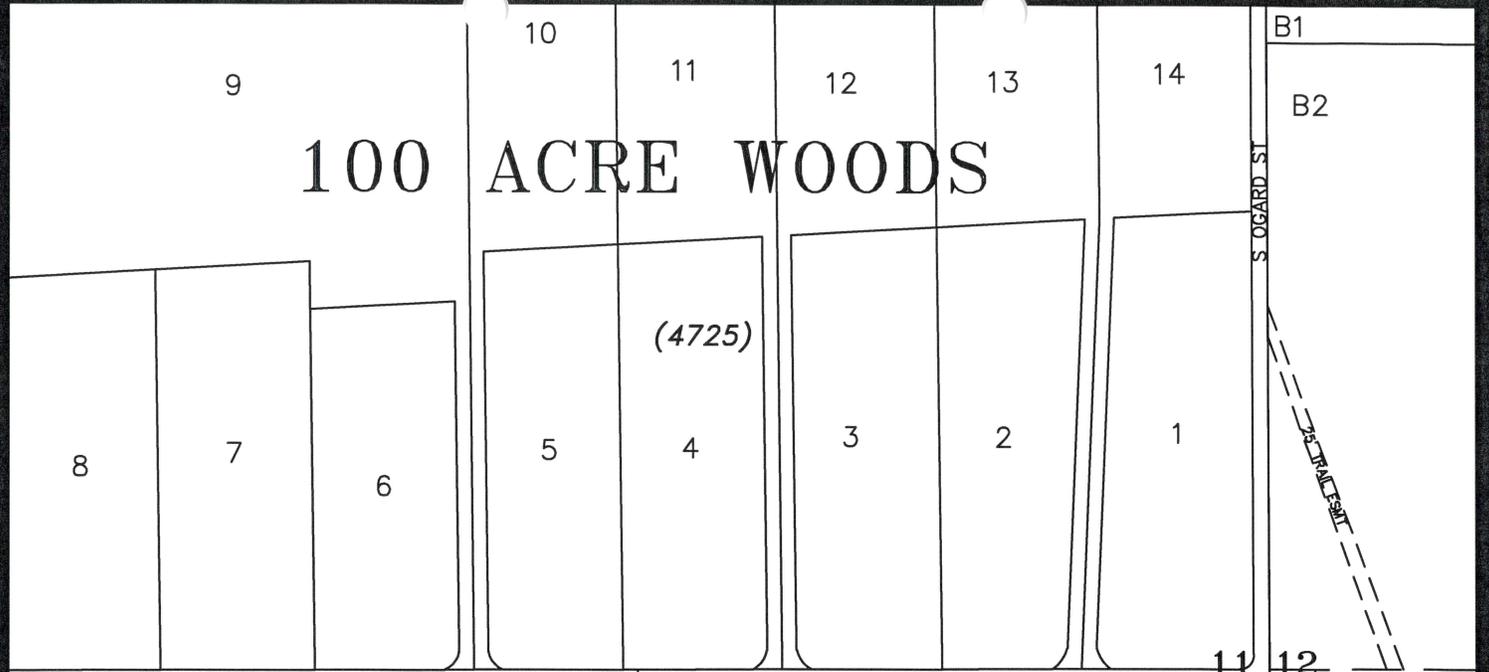
4. A soils report is not required, pursuant to MSB 43.15.025(B).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

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

100 ACRE WOODS

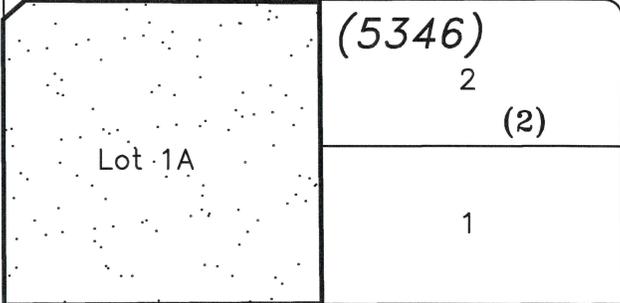


W HAZEL AVE

WINKLER SUBDIVISION PHASE 1

W WINKLER WAY

**SUBJECT
PROPERTY** →



A5

A6

VICINITY MAP

FOR PROPOSED WINKLER 2020
LOCATED WITHIN
SECTION 14, T16N, R03W, SEWARD MERIDIAN,
ALASKA

GOOSE BAY 01 MAP

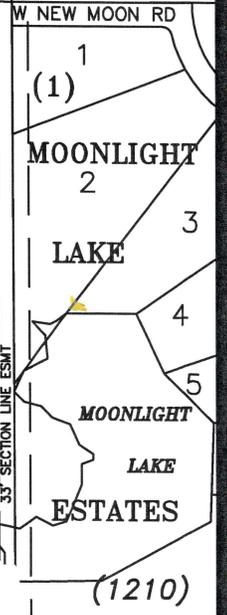


EXHIBIT A



WINKLER

GB01

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



U.S. POSTAGE >> PITNEY BOWES
ZIP 99645 \$ 000.50⁰
02 4W
0000368428 JUL 22 2020

55346B02L001 5
NICHOLS SCOTT B & DORIS M
PO BOX 879563
WASILLA, AK 99687-9563

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: WILLIAM MICHAEL KING JR.

REQUEST: The request is to create one lot from Lots 1 & 2, Winkler Subdivision Phase 2, Plat No. 2006-107, to be known as **WINKLER 2020**, containing 9.589 acres +/- . The plat is located west of S. Knik-Goose Bay Road, south of W. Hazel Avenue and south of W. Winkler Way (Tax ID #s 55902000L001-L002); within the NE ¼ NE ¼ Section 14, Township 16 North, Range 03 West, Seward Meridian, Alaska. Community Council: Knik-Fairview and in Assembly District #5 Dan Mayfield

The Matanuska-Susitna Borough **Platting Officer** 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 12, 2020**, starting at 8:30 a.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: plattting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

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: SCOTT NICHOLS Address: 8664 S. OGDARD

Comments: _____

Soils: Holler Engineering provided a useable area report (**Exhibit B**). The soils investigation included digging one new test hole, review of neighboring soils data, review of the provided topography information, review of aerial imagery and other observations at the site. The property remains relatively undeveloped, with only a single residential structure and a few minor accompanying structures in the southwest corner of the parcel. Groundwater was not encountered in the testholes, which were dug to depths of 12' and 16'; the conditions are typical along the creek, including just upstream and just downstream of the property. He stated the proposed lots 3 and 4 will contain a minimum 10,000 sq. ft. contiguous septic area and 10,000 sq. ft. building area and proposed lots 1 & 2 are over 400,000 sq. ft. and do not require useable area verification.

Topography & As-Built: The surveyor's as-built and topographic information are shown on the preliminary plat. The surveyor provided a supplemental as-built showing the detail of the structures on the property (**Exhibit C**). This was provided for an MSB Legal Nonconforming Status Determination, which was recorded July 24, 2020 (**Exhibit D**). The Legal Nonconforming Status Determination was for the single-family residence and garage. There is a greenhouse, not included in the determination, that is situated 67' from Bodenbug Creek, which will need to be moved (**Recommendation #2**).

Comments: Public Works commented that each lot should have at least 60 feet of ROW Frontage on the log sides of the T-turnarounds (**Exhibit E**). Staff notes the T-turnarounds function is to allow vehicles to turn around within a public right-of-way, similar to a cul-de-sac. For that reason, Platting Staff interprets the entire right-of-way, long and short sides of the t-turnaround, to be road frontage for subdivision purposes. Floodplain Manager stated Bodenbug Creek has a FEMA mapped Special Flood Hazard Area (**Exhibit F**). Any development will require a Flood Hazard Development permit prior to development in accordance with MSB 17.29. Staff notes the surveyor is showing the Flood Hazard Area on the preliminary plat and it is noted in the plat notes. Planning has no objection (**Exhibit G**). Fire Code has no issue with this (**Exhibit H**).

Enstar objects to the plat unless a note is added that states there is a fifteen-foot wide natural gas easement centered on the existing main or the owner signs an Enstar Natural Gas Easement document for a fifteen-foot wide natural gas easement, centered on the main at this location (**Exhibit I**). The surveyor responded, "A surveyor cannot do what Enstar asks and would not certify to it. It would be a licensing offence. It's up to Enstar to acquire easements in a legal manner. They should contact the owners if they wish an easement." MTA has no comments (**Exhibit J**).

FINDINGS of FACT:

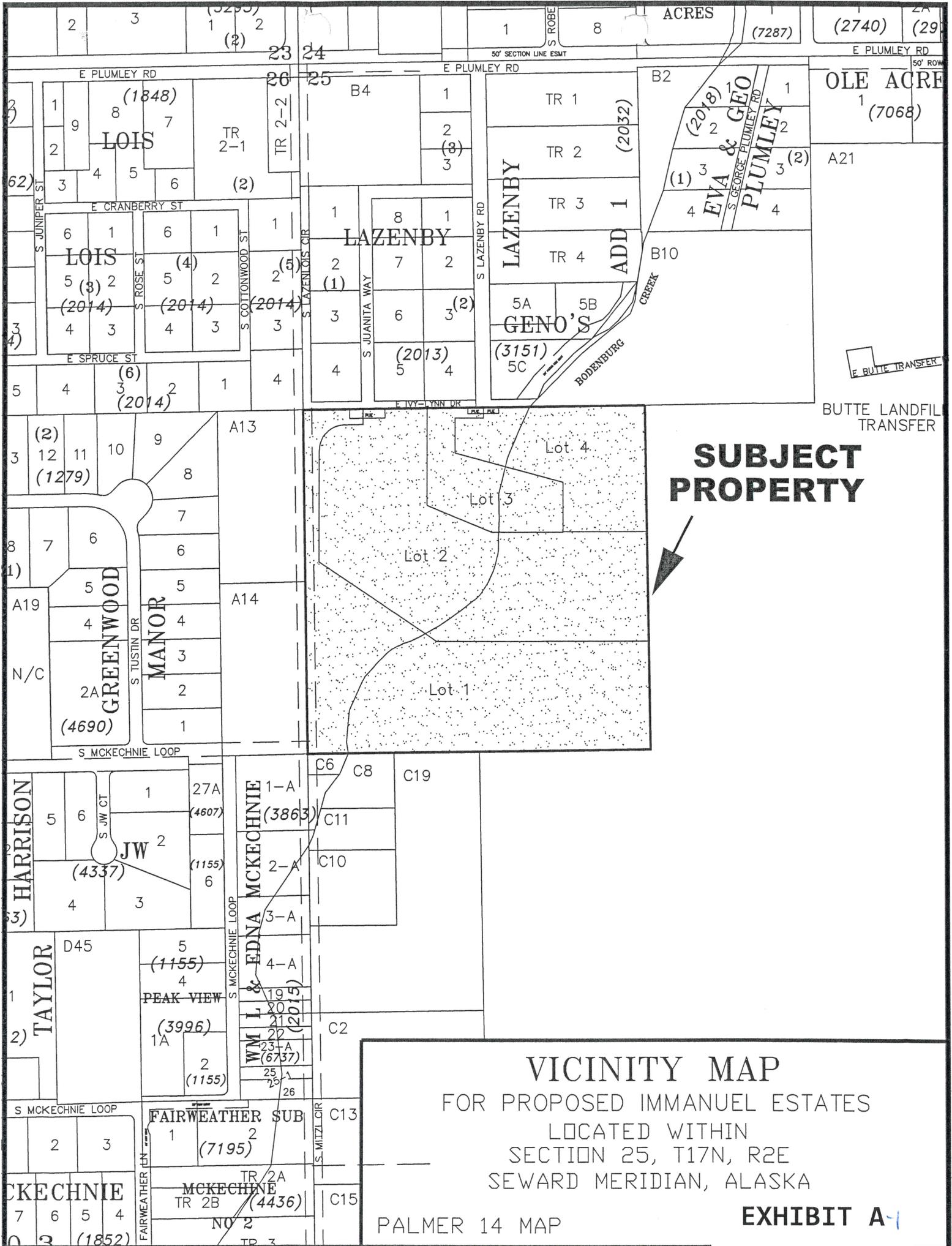
1. The proposed preliminary plat for Immanuel Estates is consistent with AS 29.40.070 Preliminary Plat Submittal and Approval, MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough departments, outside agencies, or the public.

3. The engineer certified the required useable septic and building area exists on the proposed lots in accordance with MSB 43.20.281.
4. Access roads S. Juanita Way and S. Lazenby Road are constructed and publicly maintained.
5. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.
6. A driveway permit is required for the existing driveway onto N. Jana Drive per MSB 11.10.020.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Immanuel Estates, contingent upon:

1. Pay mailing and advertising fee.
2. Move the greenhouse outside of the 75' structural setback from Bodenburg Creek. Provide surveyor's stamped letter or updated as-built indicating there are no structural setbacks on the property.
3. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
4. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Submit recording fees; payable to DNR.
6. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

VICINITY MAP
 FOR PROPOSED IMMANUEL ESTATES
 LOCATED WITHIN
 SECTION 25, T17N, R2E
 SEWARD MERIDIAN, ALASKA

PALMER 14 MAP

EXHIBIT A-1

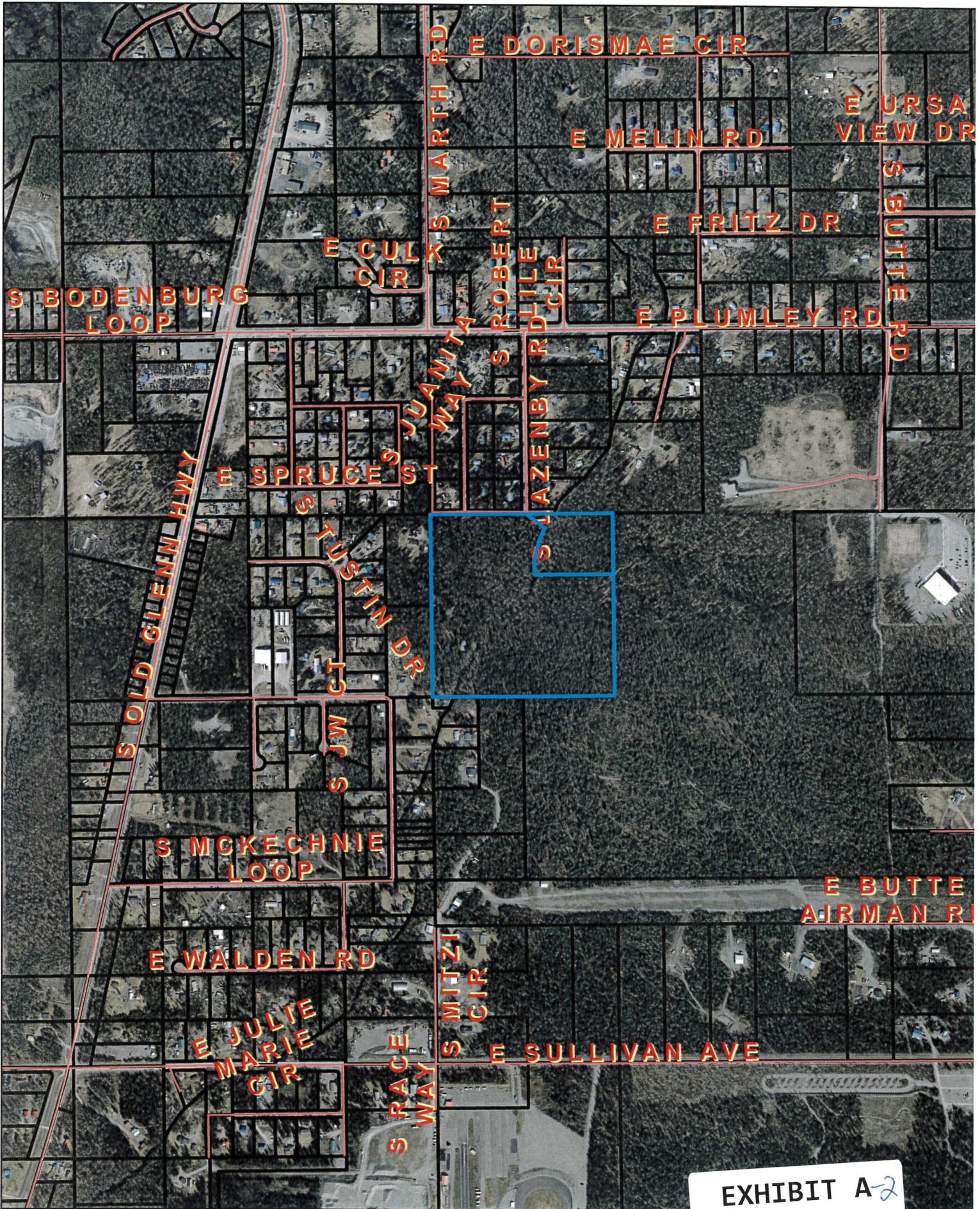


EXHIBIT A-2



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

July 14, 2020

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

Re: *Immanuel Subdivision*; Useable Areas. HE #18016

Dear Mr. Wagner:

At the request of Kathryn & Sloan Von Gunten, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots from 2 existing parcels with a total area of 40 acres. Our soils evaluation included digging one new test hole, review of neighboring soils data, 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 combined lots form a large, incomplete, rectangle northeast of S. Mckechnie Loop, and bordering the southern edge of E. Ivy Lynn Drive. A minor bluff feature also exists on the parent parcel. This feature spans the parcel from its northwest to the southeast and slopes generally towards the southwest. The parent parcel is also bisected by Bodenberg Creek from the northeast to the southwest. The terrain generally consists of gently rolling terrain with the majority of the parcel sloping very gently to the southwest or inward towards Bodenberg Creek. The total elevation differential indicated on the provided topographical map is 4' to 6'. See the attached map for general drainage patterns.

Soils & Vegetation. The parent parcel remains relatively undeveloped, with only a single residential structure and a few minor accompanying structures in the southwest corner of the parcel. A small pedestrian creek crossing was also noted to the East of the mentioned structures. Native vegetation within the parcel consists mostly of mature birch and cottonwood trees with a few sparse spruce trees. Tall native grasses and small shrubs exist in the spaces between trees. A single new testhole was dug on the parent parcel to evaluate soil conditions. Near surface soils included a thin organic mat over a 1'-2' layer of silty topsoils. Receiving soils under the topsoils were relatively clean sands and gravels. Surrounding soils records were also reviewed, and the supplemental information is shown on the attached drawing. Conditions in the old neighboring testhole were similar to the on-project testhole. Copies of our testhole log and the location/topography map are attached.

Groundwater. The parent parcel lies within a designated flood zone along Bodenber Creek. Groundwater was not encountered in the testholes, which were dug to depths of 12' and 16'; the conditions are typical along the creek, including just upstream and just downstream of the property. In particular, sections of the creek seemed to be "perched", as deep excavations near the creek typically encounter no groundwater at elevations well below the creek's water surface level, despite the creek bottom appearing to be sand and gravel.

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 lotline and setbacks to surface water. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. In each case, adequate unencumbered area exists to easily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations made on-site, *proposed lots 3 and 4 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed lots 1 and 2 are over 400,000 square feet in size and do not require useable area verification.*

Drainage Plan. As no road construction is planned, no drainage plan is required. However, the attached topography map shows the approximate existing drainage patterns, which are not expected to change significantly due to this project.

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

Sincerely,



Curtis Holler, PE

c: K. & S. Von Gunten, w/attachments





HOLLER ENGINEERING

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

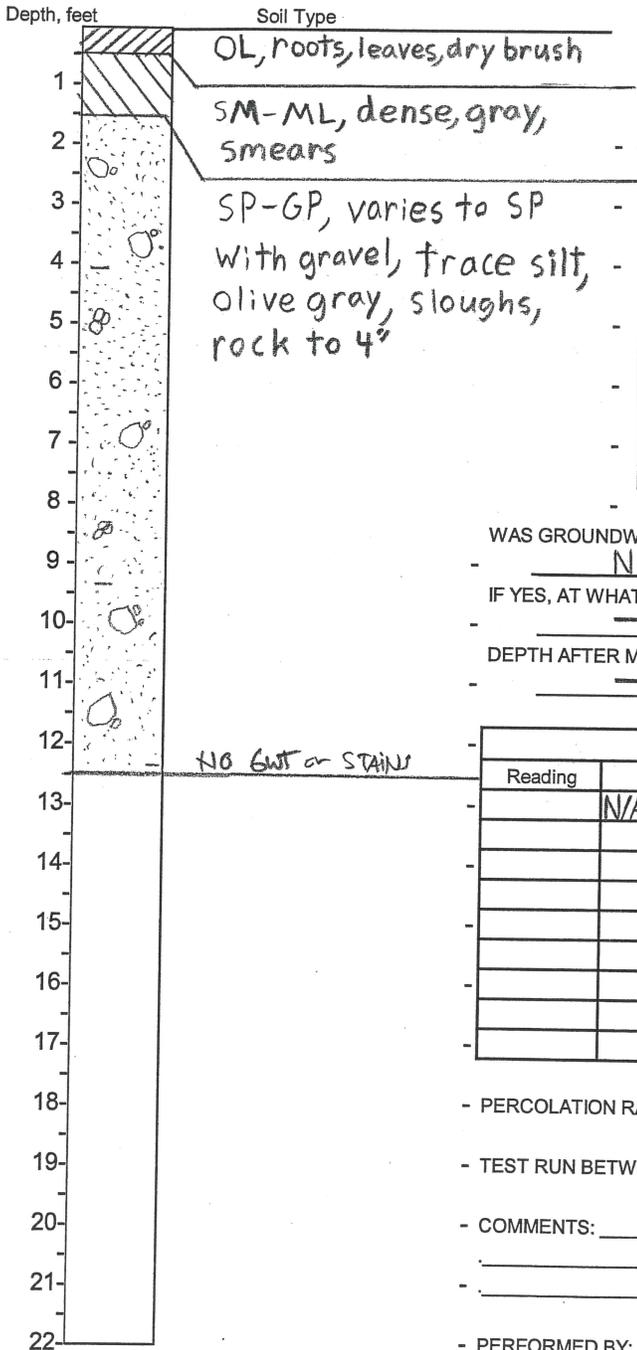


SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 1

Performed For: Kathryn Von Gunten

Legal Description: LB7 S25 R2E T17N



Slope

Site Plan

See attached testhole and topo map

↑ N ↓

WAS GROUNDWATER ENCOUNTERED?
 - No

IF YES, AT WHAT DEPTH?
 -

DEPTH AFTER MONITORING?
 -

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A-Visual				

- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS:

- PERFORMED BY: J. Wilkins DATE: 5/14/18

SOIL LOG

Project: **Lot 4, Block 2, Lazenby Subd.**

Date: **09/10/04**

Logged By: **Kent Sheets**

TEST HOLE NO. 1

AK Rim File No. 04-01087

Depth (feet)	Description
1	Silt
2	
3	Clean sandy gravel, loose, numerous cobbles (SW)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	Bottom of Test Hole
17	
18	
19	
20	
21	
22	
23	
24	



TEST HOLE LOCATION:

Within 25' of proposed SAS.

COMMENTS:

No water or bedrock layer were encountered.
No mottling apparent.

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

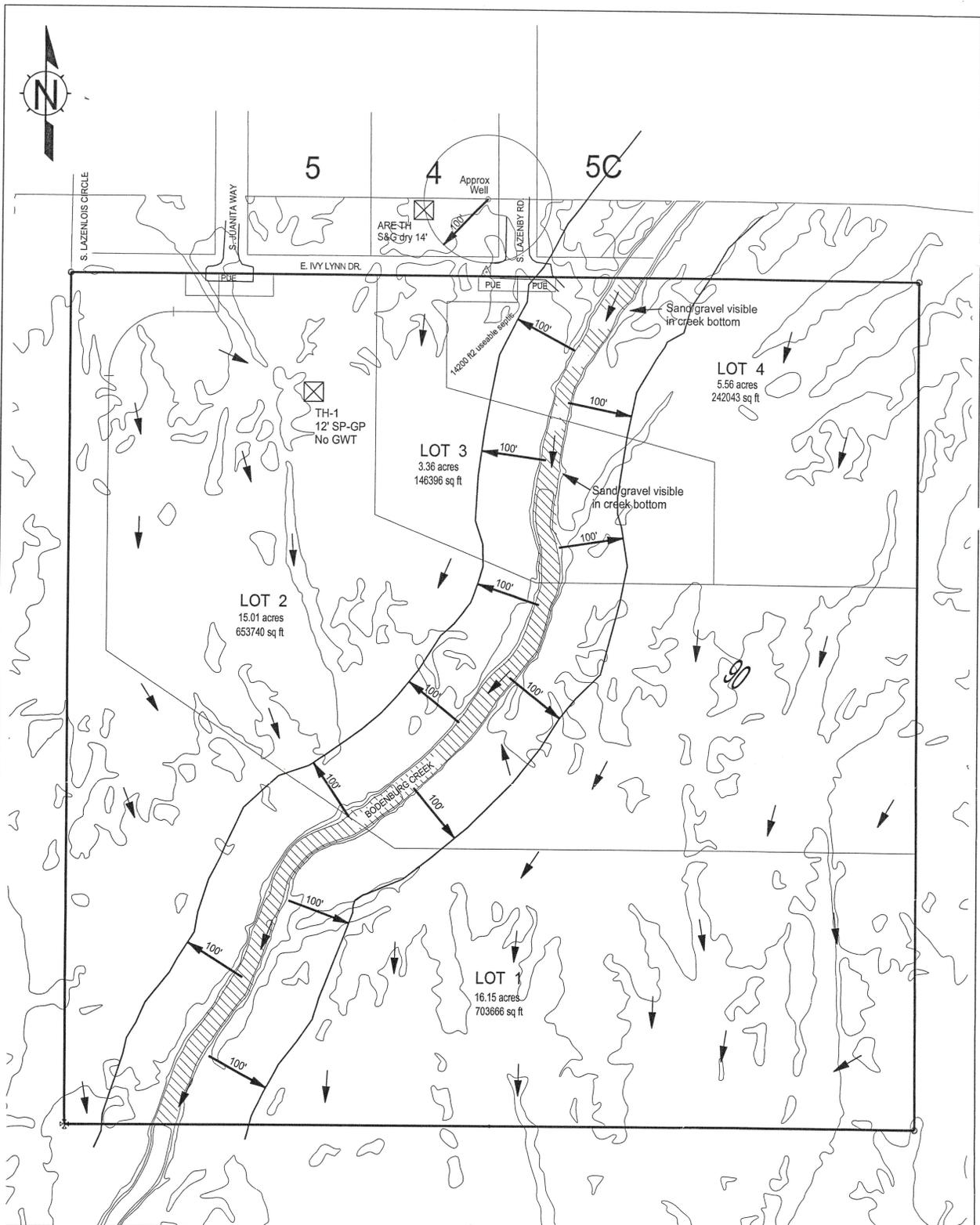


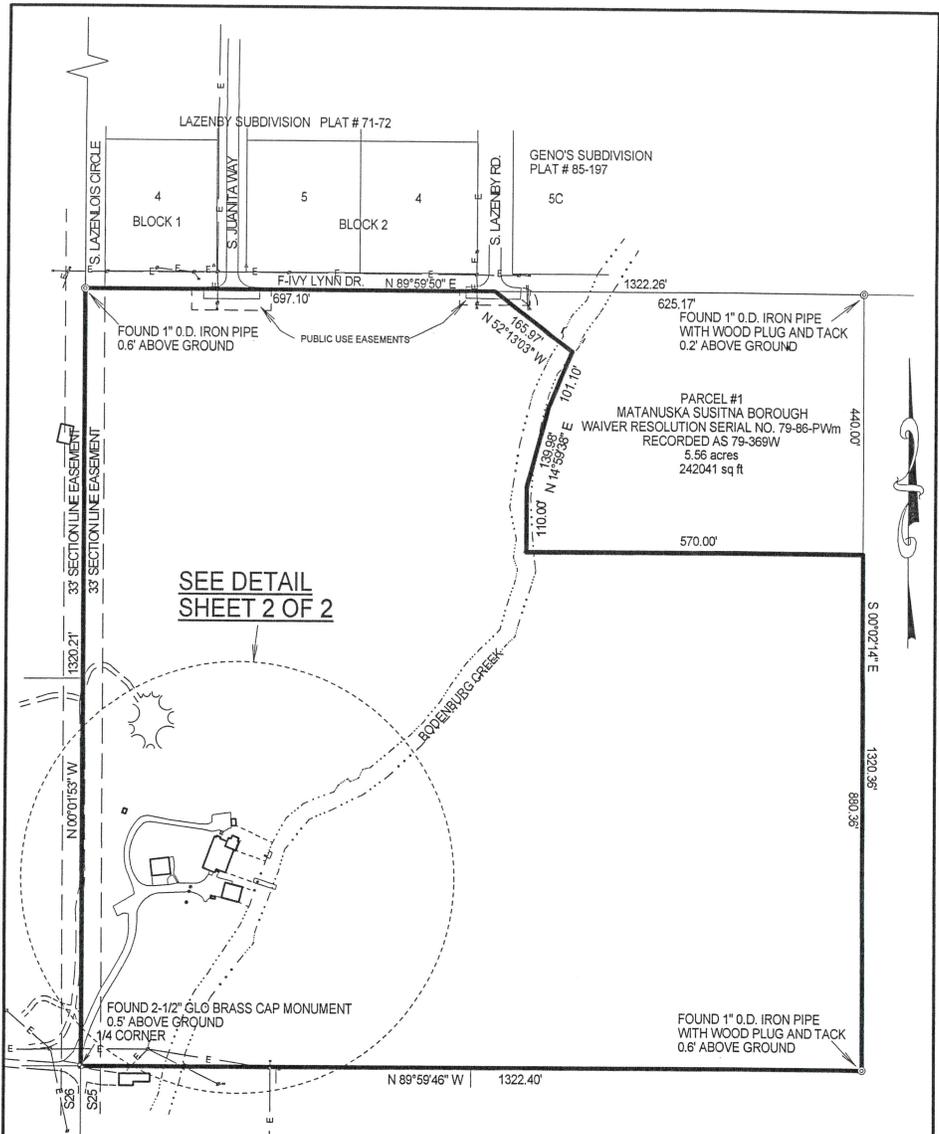
EXHIBIT B

Notes:

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



LB7 S25 R2E T17N / Immanuel Sub Useable area, Drainage, and Topography		
 HOLLER ENGINEERING 3375 N Sams Dr. Wasilla, Alaska 99654		
7/6/20	Job # 18016	Scale: 1" = 150'



SEE DETAIL SHEET 2 OF 2

AS-BUILT SURVEY

FOR
MSB LEGAL NON-CONFORMING STATUS

SW1/4 NW1/4 SECTION 25, TOWNSHIP 17 NORTH, RANGE 02 EAST, SEWARD MERIDIAN, ALASKA
EXCEPTING THEREFROM PARCEL # 1, MSB WAIVER RESOLUTION SERIAL NO. 79-86-PWm
RECORDED AS 79-369 W

*Dated at Palmer, Alaska this 4TH day of MAY, 2020
Field Book 2019-3, Page 67*



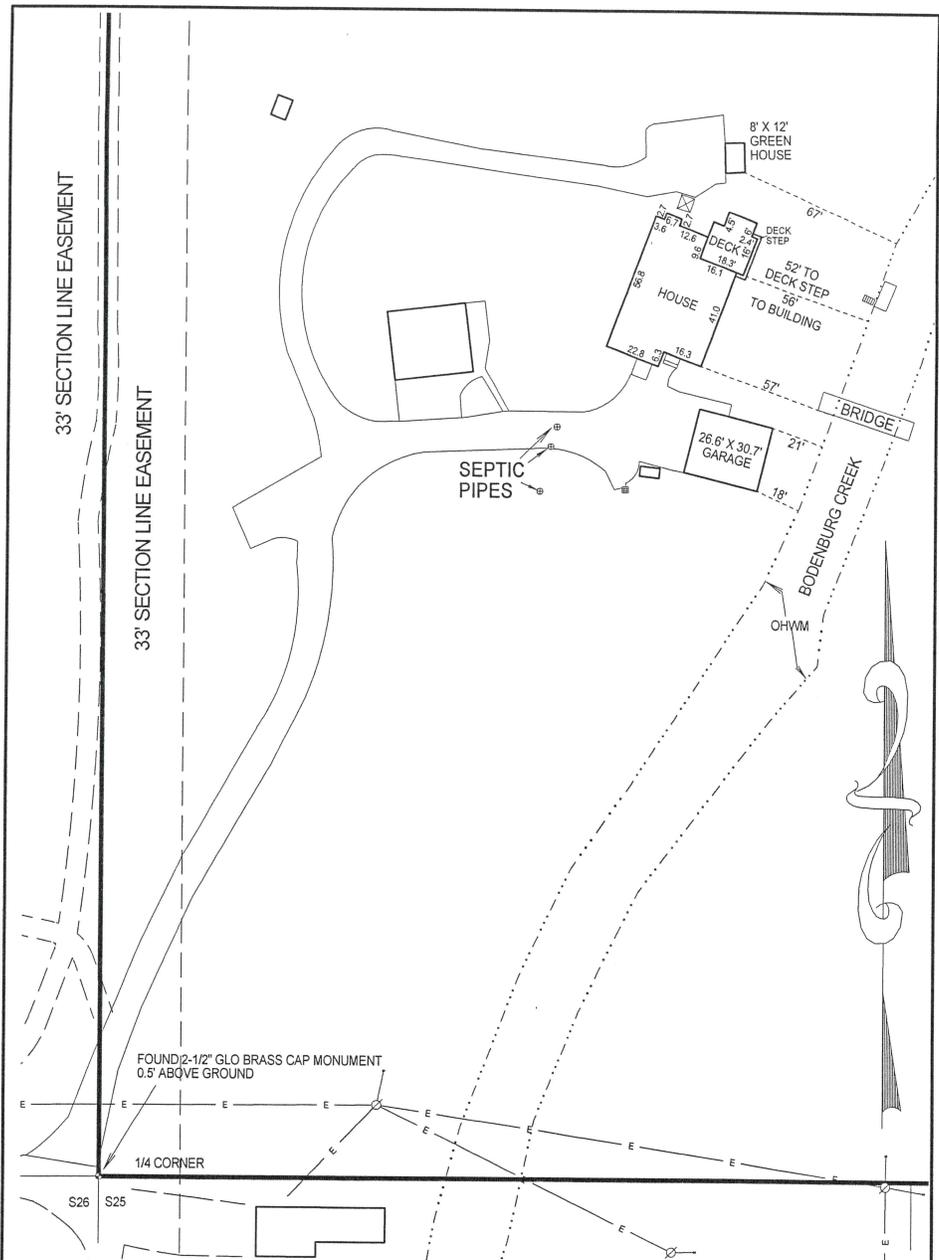
SCALE: 1" = 250'



SHEET 1 OF 2

KEYSTONE SURVEYING AND MAPPING, INC. - MAILING ADDRESS - P.O. BOX 2216, PALMER, ALASKA 99645 -
PHYSICAL ADDRESS - 3635 N. VISTA CIR., PALMER, ALASKA - (376-7811) - BUSINESS LICENSE #134615

EXHIBIT C-1



AS-BUILT SURVEY

FOR

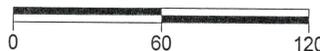
MSB LEGAL NON-CONFORMING STATUS

SW1/4 NW1/4 SECTION 25, TOWNSHIP 17 NORTH, RANGE 02 EAST, SEWARD MERIDIAN, ALASKA
 EXCEPTING THEREFROM PARCEL # 1, MSB WAIVER RESOLUTION SERIAL NO. 79-86-PWm
 RECORDED AS 79-369 W

*Dated at Palmer, Alaska this 4TH day of MAY, 2020
 Field Book 2019-3, Page 67*



SCALE: 1" = 60'



SHEET 2 OF 2

KEYSTONE SURVEYING AND MAPPING, INC. - MAILING ADDRESS - P.O. BOX 2216, PALMER, ALASKA 99645 -
 PHYSICAL ADDRESS - 3635 N. VISTA CIR., PALMER, ALASKA - (376-7811) - BUSINESS LICENSE #134615

EXHIBIT C-2



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

DO NOT DETACH

EXHIBIT D-1

**PRE-EXISTING LEGAL NONCONFORMING STATUS DETERMINATION
ORDER #178020200006**

Based on the application and supporting documentation, it is my determination that the structures, an approximately 60' x 40' single-family residence set back approximately 56 feet from the ordinary high water mark of Bodenburg Creek; and an approximately 27' x 31' garage set back approximately 18 feet from the ordinary high water mark of Bodenburg Creek on (Grantee) Parcel (MSB Tax ID 17N02E25B007), within Township 17 North, Range 2 East, Section 25, Seward Meridian, more commonly known as 4405 S. McKechnie Loop, located in the Palmer Recording District, Third Judicial District, State of Alaska, qualifies for pre-existing legal nonconforming status. This order does not apply to any other structures on the parcel.

1. A determination of pre-existing legal nonconforming status does not relieve the property owner of any other federal, state or local requirements governing land use.
2. This order does not release the property owner from any obligations under any existing relevant subdivision covenants.
3. Any expansion of the nonconforming structures envelopes (i.e. volume, height, width or area) which would increase the nonconformity is prohibited.
4. All subsequent development on the subject property must comply with the land use regulations of the Matanuska-Susitna Borough (Grantor).
5. The subject structure, if destroyed, is eligible for reconstruction in the same location within two years of the date of destruction as addressed in MSB 17.80.090(B). The replacement structure may not be increased in size, vertically or horizontally, from that which existed at the date of this order.

This order may be appealed to the Board of Adjustment and Appeals in accordance with the requirements of MSB 15.39.

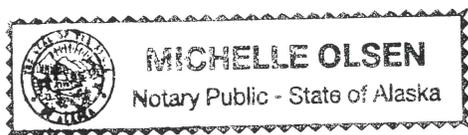
Date: 7/21/2020

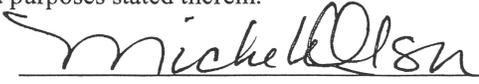


Kim Sollien, Acting Development Services Manager
Matanuska-Susitna Borough

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY that on this 21st day of July, 2020 before me, the undersigned, a Notary Public in and for the state of Alaska, duly commissioned and sworn, personally appeared Kim Sollien, to me known to be the Development Services Manager of the Matanuska-Susitna Borough, a municipal corporation organized and existing under the laws of the state of Alaska, and who acknowledged to me that he executed the within and foregoing document on behalf of said corporation by authority of it's borough assembly as the voluntary act and deed for the uses and purposes stated therein.



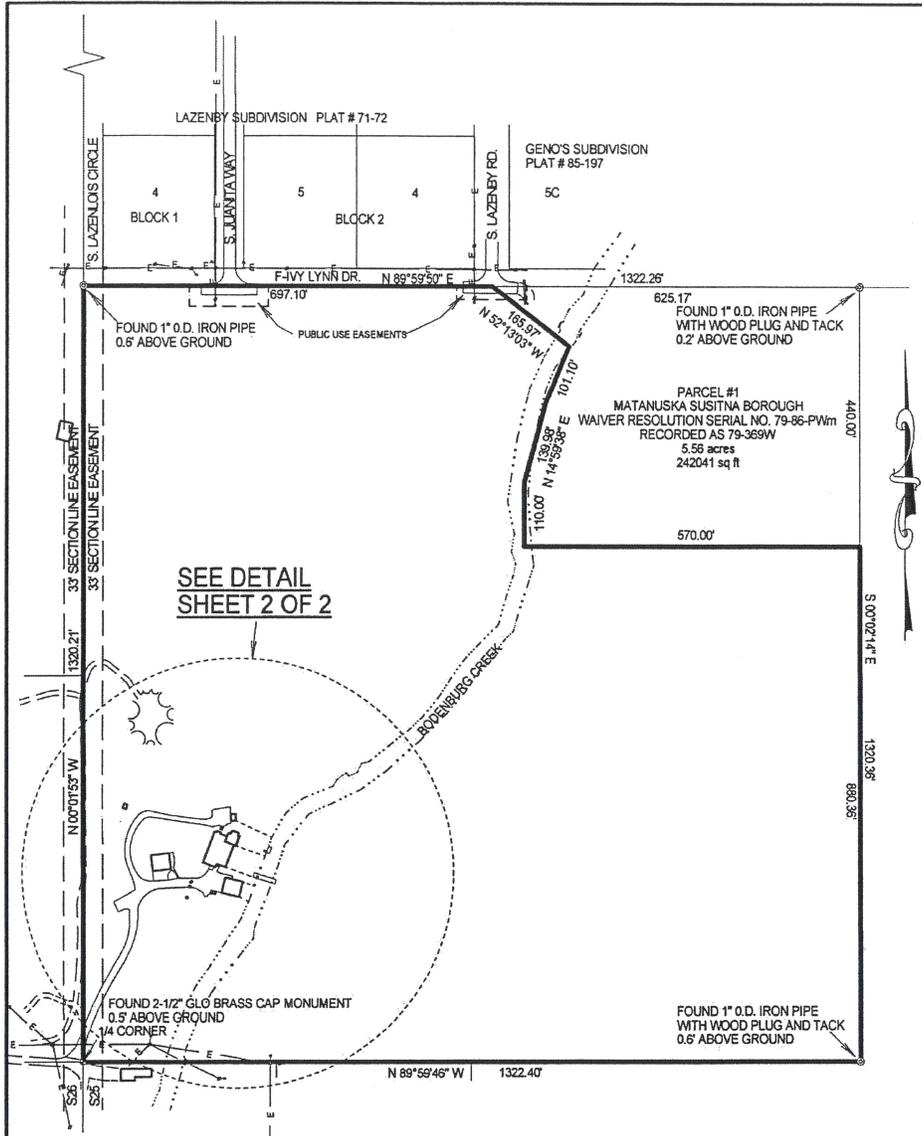


Michelle Olsen
Notary Public for the State of Alaska
My commission expires: 9/11/2020

RETURN TO: Matanuska-Susitna Borough, 350 East Dahlia Avenue, Palmer, Alaska 99645
MSB File # 178020200006

EXHIBIT D-2





SEE DETAIL SHEET 2 OF 2

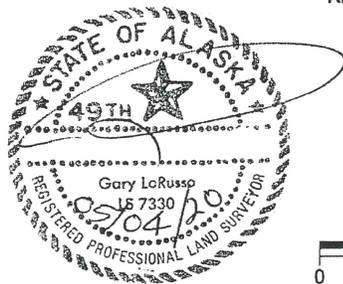
AS-BUILT SURVEY

FOR

MSB LEGAL NON-CONFORMING STATUS

SW1/4 NW1/4 SECTION 25, TOWNSHIP 17 NORTH, RANGE 02 EAST, SEWARD MERIDIAN, ALASKA
 EXCEPTING THEREFROM PARCEL # 1, MSB WAIVER RESOLUTION SERIAL NO. 79-86-PWm
 RECORDED AS 79-369 W

*Dated at Palmer, Alaska this 4TH day of MAY, 2020
 Field Book 2019-3, Page 67*



SCALE: 1" = 250'



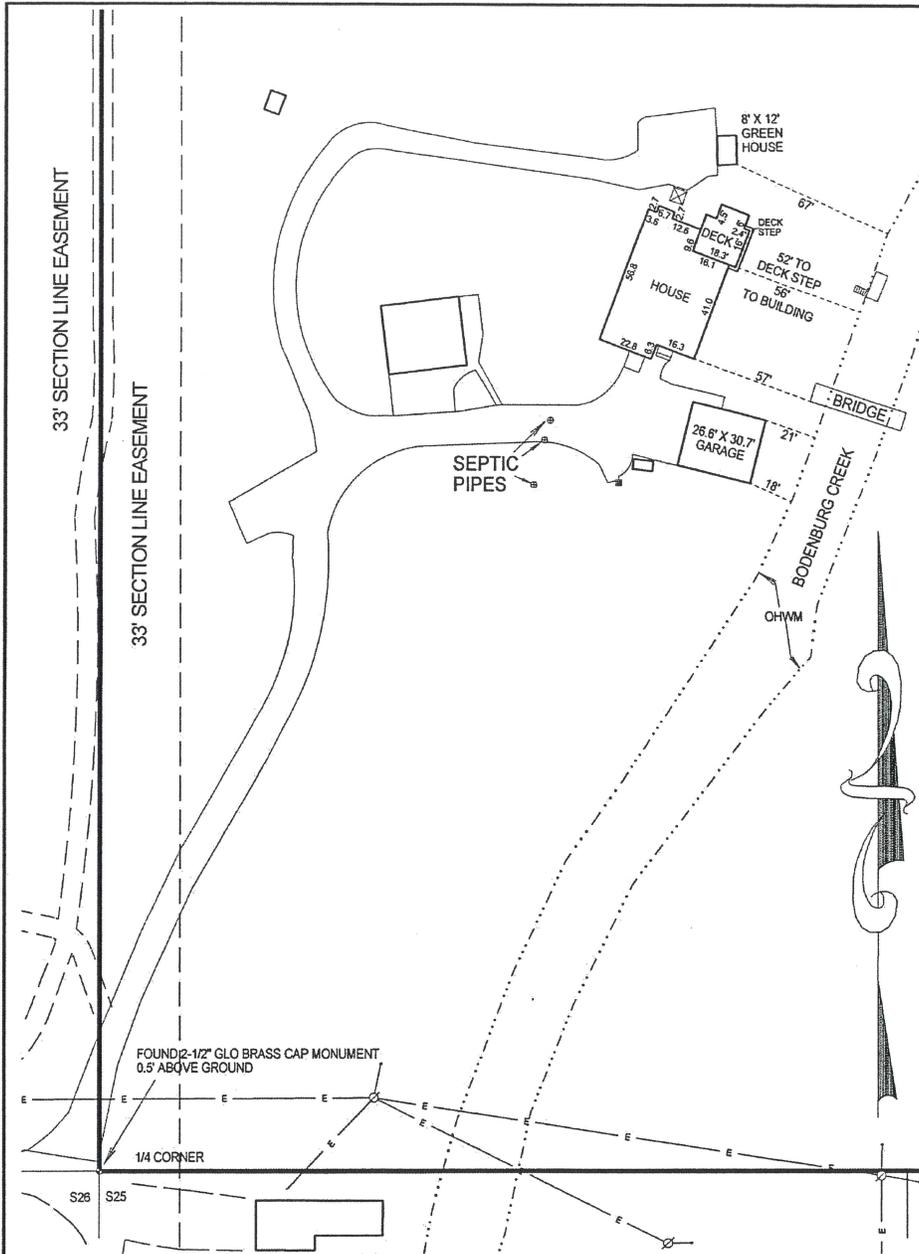
MSB File#178020200006

SHEET 1 OF 2

EXHIBIT D-3

KEYSTONE SURVEYING AND MAPPING, INC. - MAILING ADDRESS - P.O. BOX 2216, PALMER, ALASKA 99645 -
 PHYSICAL ADDRESS - 3635 N. VISTA CIR., PALMER, ALASKA - (376-7811) - BUSINESS LICENSE #134615



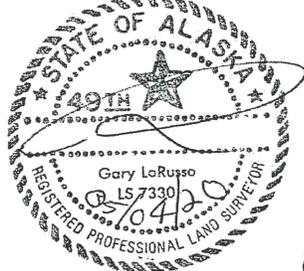


AS-BUILT SURVEY

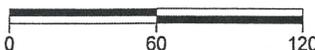
FOR
MSB LEGAL NON-CONFORMING STATUS

SW1/4 NW1/4 SECTION 25, TOWNSHIP 17 NORTH, RANGE 02 EAST, SEWARD MERIDIAN, ALASKA
EXCEPTING THEREFROM PARCEL # 1, MSB WAIVER RESOLUTION SERIAL NO. 79-86-PWm
RECORDED AS 79-369 W

*Dated at Palmer, Alaska this 4TH day of MAY, 2020
Field Book 2019-3, Page 67*



SCALE: 1" = 60'



MSB File#178020200006

SHEET 2 OF 2

KEYSTONE SURVEYING AND MAPPING, INC. - MAILING ADDRESS - P.O. BOX 2216, PALMER, ALASKA 99645 -
PHYSICAL ADDRESS - 3635 N. VISTA CIR., PALMER, ALASKA - (376-7811) - BUSINESS LICENSE #134615

EXHIBIT D-4



Peggy Horton

From: Jamie Taylor
Sent: Monday, August 3, 2020 3:20 PM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Immanuel Est Case # 2020-099 Tech: PH

Each lot should have at least 60 feet of ROW frontage on the long sides of the T-turnarounds.

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

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, July 15, 2020 2:36 PM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Butte Community Council (butteakcc@gmail.com) <butteakcc@gmail.com>; Butte FSA (snowshark1@hotmail.com) <snowshark1@hotmail.com>; Greater Butte RSA (meshie@mtaonline.net) <meshie@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaledistrict1@gmail.com; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>
Subject: Request for Comments for Immanuel Est Case # 2020-099 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a four-lot subdivision in the Butte area. RSA 26. Please review and provide any comments by August 3, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Ej6uevtFWo5Lhf7uLWlImmo4BdrhTy6CyOleCKV08R6y0rQ?e=ZlbDdq

Peggy Horton

From: Taunie Boothby
Sent: Monday, August 3, 2020 5:54 PM
To: Kim Sollien; Peggy Horton
Cc: Karol Riese
Subject: RE: RFC Immanuel Est. Case #2020-099 four-lot subdivision in the Butte Area
17N02E25 DUE: August 3, 2020

Thank you Kim, I was able to open it.

Bodenberg creek has a FEMA mapped Special Flood Hazard Area. Any development will require a Flood Hazard Development permit prior to development in accordance with MSB 17.29.

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

From: Kim Sollien <Kim.Sollien@matsugov.us>
Sent: Monday, August 3, 2020 5:34 PM
To: Taunie Boothby <Taunie.Boothby@matsugov.us>; Peggy Horton <Peggy.Horton@matsugov.us>
Cc: Karol Riese <Karol.Riese@matsugov.us>
Subject: RE: RFC Immanuel Est. Case #2020-099 four-lot subdivision in the Butte Area 17N02E25 DUE: August 3, 2020

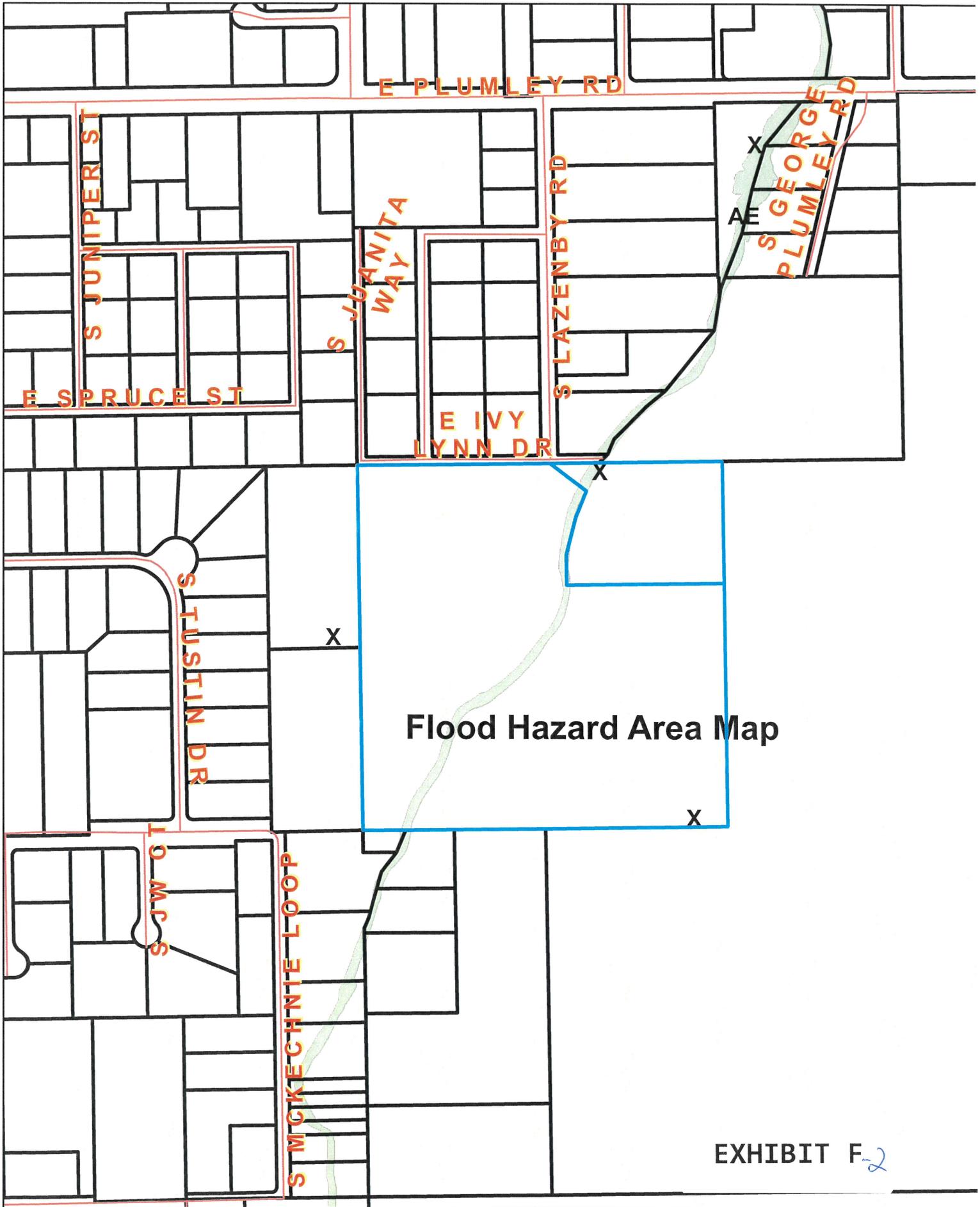
Hamm, maybe I can help

From: Taunie Boothby <Taunie.Boothby@matsugov.us>
Sent: Monday, August 3, 2020 5:32 PM
To: Peggy Horton <Peggy.Horton@matsugov.us>
Cc: Kim Sollien <Kim.Sollien@matsugov.us>; Karol Riese <Karol.Riese@matsugov.us>
Subject: RE: RFC Immanuel Est. Case #2020-099 four-lot subdivision in the Butte Area 17N02E25 DUE: August 3, 2020

Peggy,
I have tried multiple times over the course of last week and today to get into these documents and it will not let me look at the documents.
Thank you,

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

EXHIBIT F-1



Flood Hazard Area Map

EXHIBIT F-2

Peggy Horton

From: Kim Sollien
Sent: Monday, August 3, 2020 5:12 PM
To: MSB Platting
Subject: RE: Request for Comments for Immanuel Est Case # 2020-099 Tech: PH

Hi Peggy,
Planning has no objection to request.
Thanks
Kim

Kim Sollien
Planning Services Manager

Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-8514

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, July 15, 2020 2:36 PM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Butte Community Council (butteakcc@gmail.com) <butteakcc@gmail.com>; Butte FSA (snowshark1@hotmail.com) <snowshark1@hotmail.com>; Greater Butte RSA (meshie@mtaonline.net) <meshie@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaledistrict1@gmail.com; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>
Subject: Request for Comments for Immanuel Est Case # 2020-099 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a four-lot subdivision in the Butte area. RSA 26. Please review and provide any comments by August 3, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Ej6uevtFWo5Lhf7uLWlmmo4BdrhTy6CyOleCKV08R6y0rQ?e=ZlbDda

Peggy Horton

From: Fire Code
Sent: Tuesday, July 21, 2020 1:58 PM
To: MSB Platting
Subject: RE: Request for Comments for Immanuel Est Case # 2020-099 Tech: PH

Peggy,
Fire Code has no issue with this.



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

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, July 15, 2020 2:36 PM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Butte Community Council (butteakcc@gmail.com) <butteakcc@gmail.com>; Butte FSA (snowshark1@hotmail.com) <snowshark1@hotmail.com>; Greater Butte RSA (meshie@mtaonline.net) <meshie@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaledistrict1@gmail.com; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>
Subject: Request for Comments for Immanuel Est Case # 2020-099 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a four-lot subdivision in the Butte area. RSA 26. Please review and provide any comments by August 3, 2020.

https://matsugovus-my.sharepoint.com/:f/g/person/peggy_horton_matsugov_us/Ej6uevtFWo5Lhf7uLWlImmo4BdrhTy6CyOleCKV08R6y0rQ?e=ZlbDdq

EXHIBIT H



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

August 3, 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 **Immanuel Estates (MSB Case # 2020-099)** and advises that there is an existing natural gas main on proposed Lot 1. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing main." And draw in the approximate location of the main on the map and add, "Approximate location of natural gas main and centerline of fifteen foot (15 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a fifteen foot (15 FT) wide natural gas easement, centered on the main at this location.

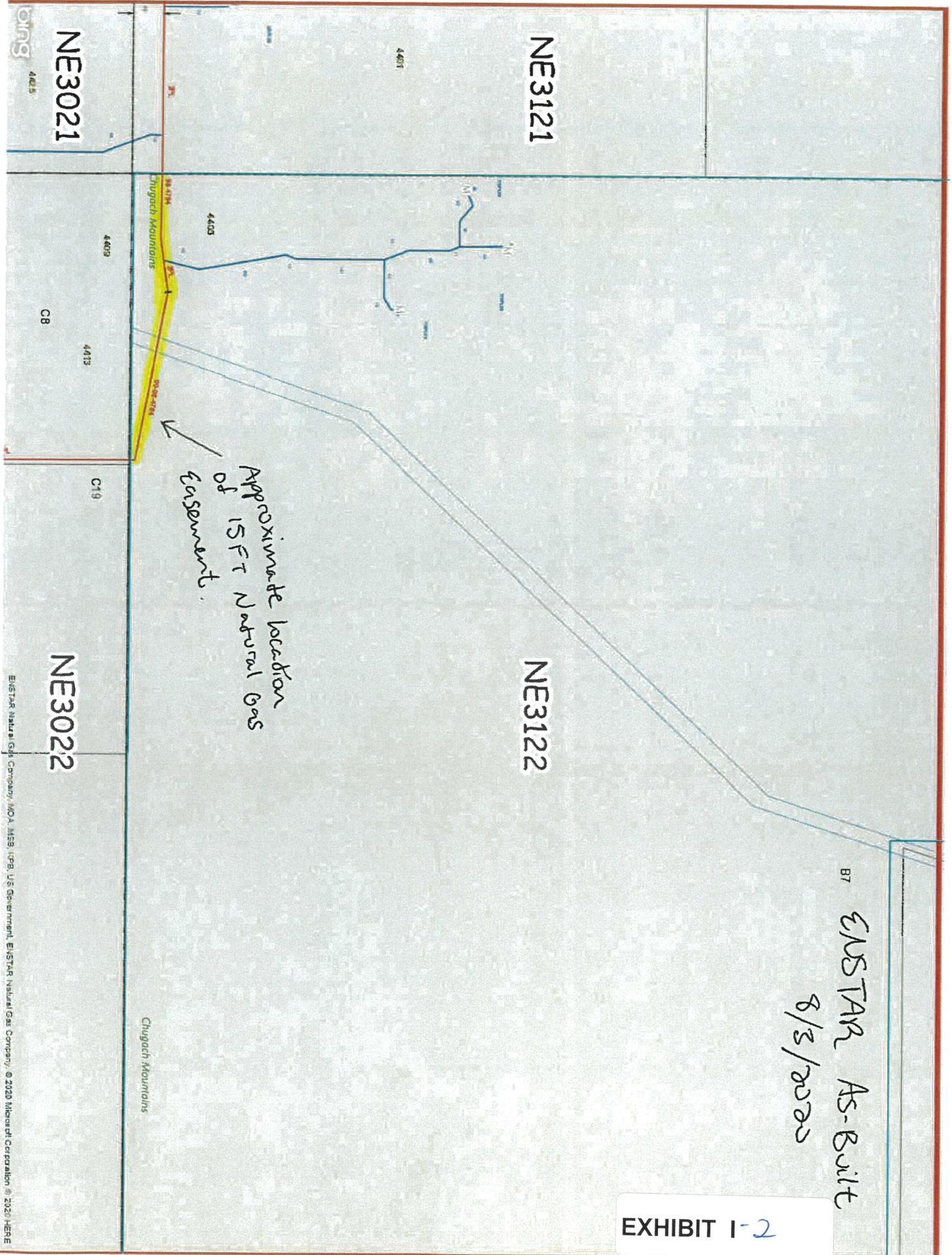
If you have any questions regarding our comments, please do not hesitate to contact me at 334-7753 or email to Andrew.fraiser@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "Andrew Fraiser". The signature is written in a cursive, flowing style.

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

EXHIBIT 1-1



B7
ENSTAR As-Built
8/3/2020

EXHIBIT I-2

Peggy Horton

From: Gary Lorusso <garyl@mtaonline.net>
Sent: Tuesday, August 4, 2020 3:00 PM
To: Peggy Horton
Cc: Fred Wagner
Subject: RE: Enstar Comments for Immanuel

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

Peggy,

Below is my response to the same comments on Garrison Ridge which is being heard on Thursday.

A surveyor cannot do what Enstar asks and would not certify to it. It would be a licensing offense. It's up to Enstar to acquire easements in a legal manner. They should contact the owners if they wish an easement.

From: Peggy Horton [mailto:Peggy.Horton@matsugov.us]
Sent: Tuesday, August 4, 2020 2:53 PM
To: Gary LoRusso; Sloan VonGunten
Subject: Enstar Comments for Immanuel

See Enstar Comments attached. I understand the policy of the borough platting office since 2014 is not to require easements across service lines, but you may wish to take care of this yourself with an easement from Enstar.

Regards,
Peggy Horton
Platting Technician
907-861-7881

From: Skylar Shaw <Skylar.Shaw@enstarnaturalgas.com>
Sent: Monday, August 3, 2020 2:19 PM
To: MSB Platting <Platting@matsugov.us>
Subject: ENSTAR Plat Review: 2020-099

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

Hello,

Attached is ENSTAR's response to the requests for comments.

Thank you,
Skylar Shaw

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, July 30, 2020 9:10 AM
To: MSB Platting
Subject: RE: Request for Comments for Immanuel Est Case # 2020-099 Tech: PH

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

Hello,

MTA has reviewed the plat for Immanuel Estate. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, July 15, 2020 2:36 PM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Butte Community Council (butteakcc@gmail.com) <butteakcc@gmail.com>; Butte FSA (snowshark1@hotmail.com) <snowshark1@hotmail.com>; Greater Butte RSA (meshie@mtaonline.net) <meshie@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaldistrict1@gmail.com; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>
Subject: Request for Comments for Immanuel Est Case # 2020-099 Tech: PH

EXHIBIT K

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 12, 2020**

ABBREVIATED PLAT: **SKY RANCH AT PIONEER PEAK PHASE V
RSB B/5 L/8-10**

LEGAL DESCRIPTION: **SEC 20, T17N, R2E, SEWARD MERIDIAN, AK**

PETITIONER: **TYLER DUNLAP**

SURVEYOR: **LAVENDER SURVEY & MAPPING**

ACRES: 4.22 PARCELS: 2

REVIEWED BY: CHERYL SCOTT

CASE: 2020-105

REQUEST

The request is to create two lots from Lots 8, 9 & 10, Block 5, Sky Ranch at Pioneer Peak, Phase V, Plat #93-39 to be known as Lots 8A & 10A, Sky Ranch at Pioneer Peak, Phase V, containing 4.22 acres more or less. Located north of Matanuska River, east of S. Glenn Highway and south of E. Outer Springer Loop within the NW ¼ Section 20, Township 17, Range 2 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Maps	Exhibit A
As-Built Information	Exhibit B

COMMENTS

Department of Public Works	Exhibit C-1
Planning	Exhibit C-2
Firecode	Exhibit C-3
FSA	Exhibit C-4
Enstar	Exhibit D-1
MTA	Exhibit D-2
Public	Exhibit E
Public	Exhibit F
Public	Exhibit G
Public	Exhibit H

DISCUSSION: This property is north of Matanuska River, east of S. Glenn Highway and south of E. Outer Springer Loop.

Access: S. Eielson Circle provides legal and physical access to the proposed lots per MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. Ahina Circle is a privately owned and maintained residential street. Lots created within subdivisions recorded with platted private roads may be subdivided using the private roads as the legal and physical access per MSB 43.20.100(C)(5). Sky Ranch at Pioneer Peak Phase V, Plat #93-39 was created with private roads. Frontage requirements have been met for the proposed lots pursuant to MSB 43.20.320 *Frontage*.

Useable Area & Topographic Information: Useable area verification is not required for the proposed lots as the lot sizes are increasing and the lots were approved by Alaska Department of Environmental Conservation on the original plat recorded in 1993. Topographic information is on file for these lots in the master plan of Sky Ranch at Pioneer Peak and is not required for this platting action.

As-Built Information: The surveyor provided as-built information at **Exhibit B** as required by MSB 43.15.016. The as-built shows residential structures, outbuildings, wells, septic and driveways. There appears to be no setback encroachments, therefore the structures shown are compliant with MSB 17.55, *Setbacks*.

Comments:

MSB Department of Public Works, Planning, Firecode and the FSA have no comment or objections. **(Exhibit C)**

Enstar and MTA have no comments or recommendations. **(Exhibit D)**

Susan Franznick, owner of Lot 6, Block 5, Sky Ranch at Pioneer Peak Phase V, has no objections to this platting action. She noted that Sky Ranch Declaration, Article IV, Section 4.3 specifically allows for the kind of lot split being proposed in this petition. **(Exhibit E)**

Matthew & Carla Goers, owners of Sky Ranch at Pioneer Peak Phase II, object to the platting action. They object as it may cause some homeowners financial hardship if a lot is removed causing HOA fees and special assessments per lot to increase. **(Exhibit F)**

David Meyers, owner of Lots 13, 15, 16 & 17, Block 5 and Lot 3, Block 2, Sky Ranch at Pioneer Peak, objects to this platting action as HOA monthly dues and assessment fees will increase if a lot is eliminated. **(Exhibit G)**

Grant Stephens, owner of Lot 14, Block 5, Sky Ranch at Pioneer Peak Phase II, objects to this platting action. He suggests the two new lots pay extra HOA dues so there is no increase in dues for any other lot owners. **(Exhibit H)**

No other comments were received from outside agencies, borough departments or the public at the time of this staff report.

CONCLUSION:

The preliminary plat of Sky Ranch at Pioneer Peak Phase V RSB B/5 L/8-10 is consistent with AS 29.40.070 Preliminary Plats and MSB 43.15.025 Abbreviated Plats. Legal and physical access exists to the proposed lots consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. Frontage requirements are met consistent with MSB 43.20.320 *Frontage*. Useable area verification and topographic information were not required as the lot sizes are increasing and the lots were approved under a previous platting action. There were no objections received from any outside agencies or borough departments. One public non-objection and three public objections were received.

FINDINGS OF FACT:

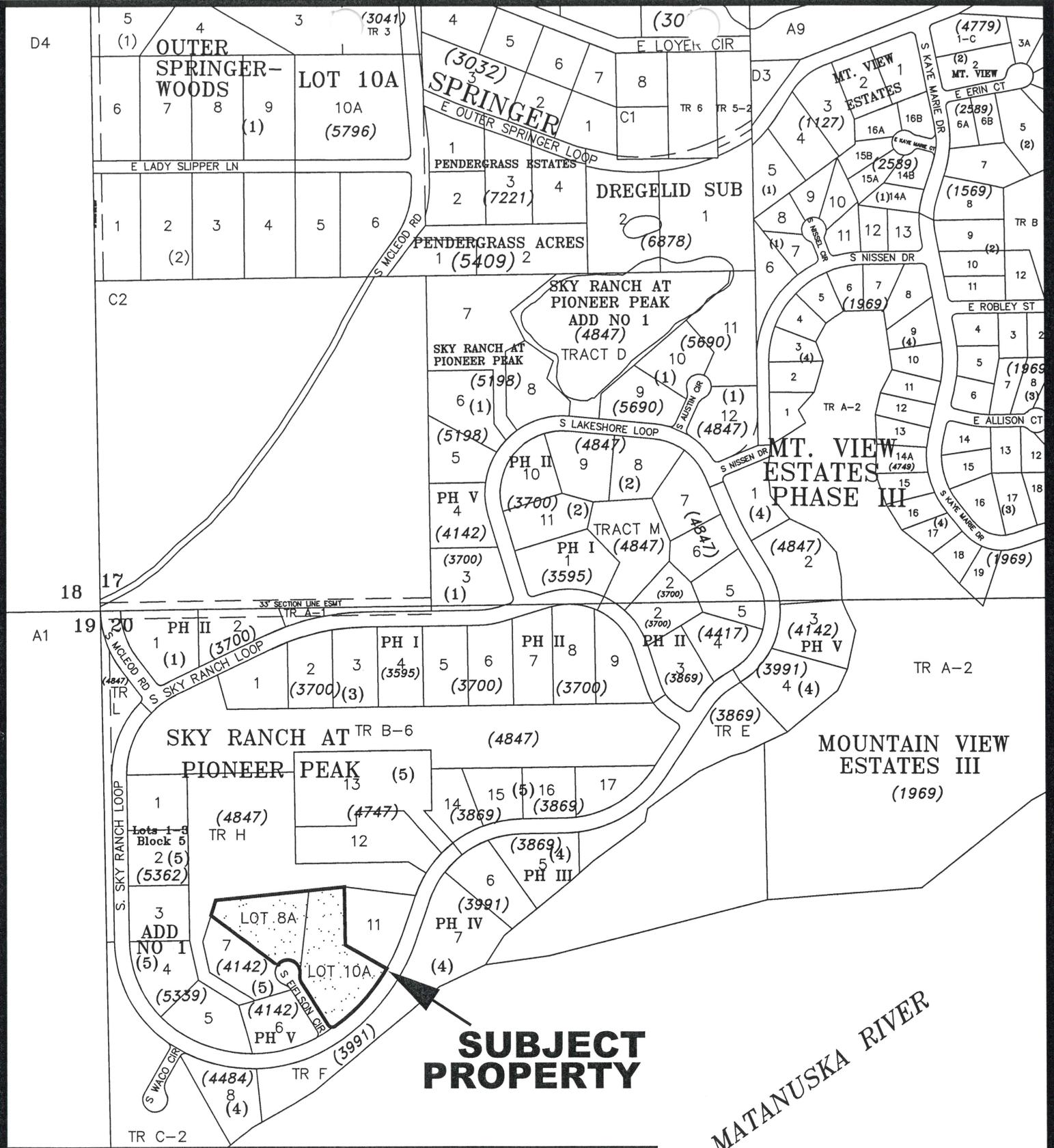
1. The plat of Sky Ranch at Pioneer Peak Phase V, RSB B/5 L/8-10 is consistent with AS 29.40.070 Preliminary Plats and MSB 43.15.025 Abbreviated Plats.
2. Frontage requirements are consistent with MSB 43.20.320, *Frontage*.
3. Useable area verification and topographic information is not required as the lots were approved under a previous platting action and the lot sizes are increasing.
4. MSB 43.20.100(C)(5) allows for lots to be subdivided using private roads as the legal and physical access.
5. Eielson Circle provides access pursuant to MSB 43.20.100 *Access*, MSB 43.20.120 *Legal Access* and 43.20.140 *Physical Access*.
6. The existing structures shown on the as-built are compliant with MSB 17.55.
7. There were no objections from any borough departments or outside agencies.
8. One public non-objection and three public objections were received. The public objections were to any increase in HOA dues or special assessments due to a lot being removed.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: "I move to approve the preliminary plat of Sky Ranch at Pioneer Peak Phase V, RSB B/5 L/8-10, Section 20, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:"

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

4. Show all easement of record on final plat.
5. Submit recording fees, payable to DNR.
6. Submit final plat in full compliance with Title 43.



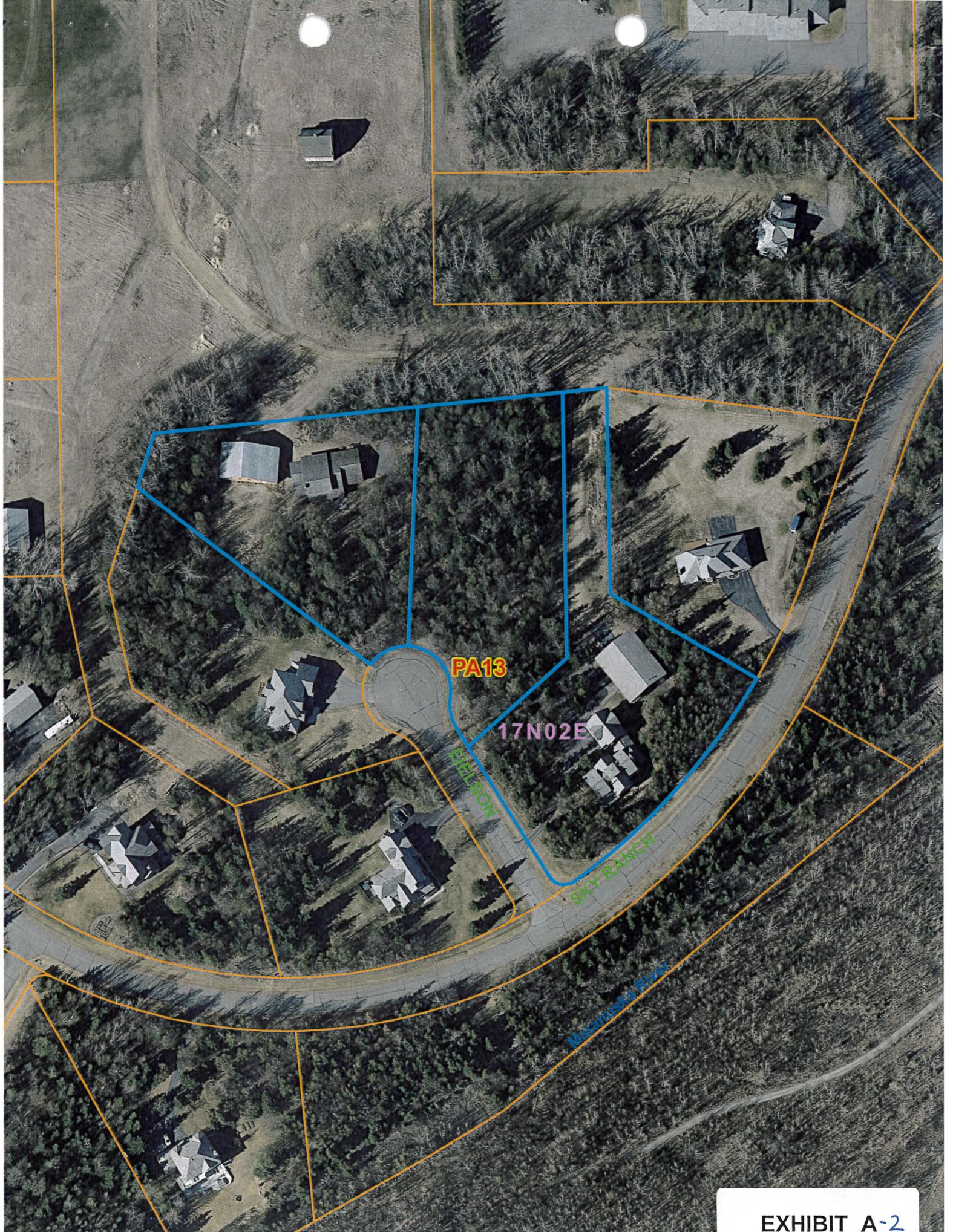
VICINITY MAP

FOR PROPOSED SKY RANCH AT PIONEER PEAK, PHASE V RSB B/5 L/8-10
 LOCATED WITHIN
 SECTION 20, T17N, R2E, SEWARD MERIDIAN,
 ALASKA

PALMER 13 MAP

MATANUSKA RIVER

EXHIBIT A-1



PA13

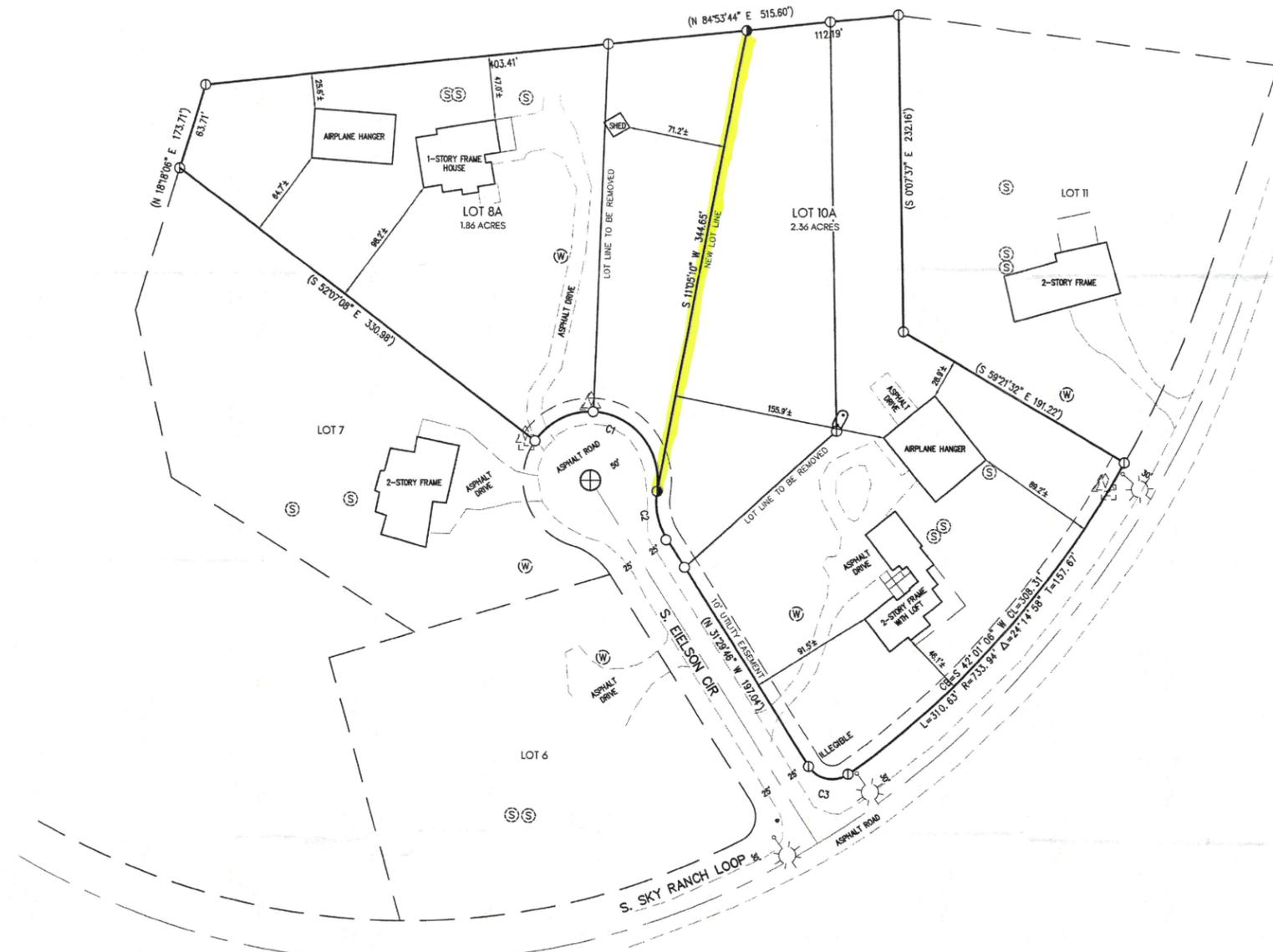
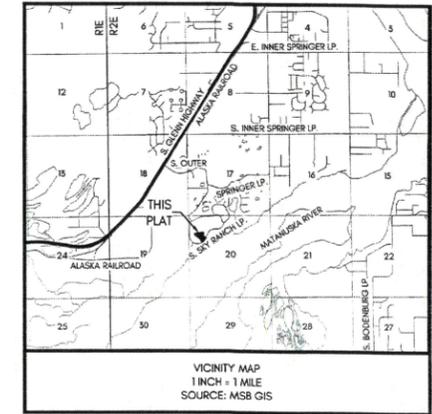
17N02E

EHLSON

SKY RANCH

Marianista River

TRACT H
SKY RANCH AT PIONEER PEAK, ADD NO. 1
PLAT 99-26



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	50.00'	134.65'	N 67°59'08\" W 97.50'	154°17'57"	219.18'	
C2	50.00'	36.13'	N 11°32'23\" W 35.35'	41°24'27"	18.90'	
C3	20.00'	32.68'	N 79°03'00\" W 29.16'	93°36'49"	21.30'	

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF

LOT 8-10, BLOCK 5, SKY RANCH AT PIONEER PEAK PHASE V, PLAT 93-39, PALMER RECORDING DISTRICT, ALASKA.

AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES. EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON RECORDED PLAT No. 93-39 ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

NOTES

- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
- ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND SHOWN HERE ON.
- EDGE OF PAVEMENT FOR S. EIELSON CIR. AND S. SKY RANCH LOOP IS DRAFTED FROM MSSB 2019 AERIAL IMAGERY.

LEGEND

(N 84°53'44\" E 515.60') RECORD DIMENSIONS PER PLAT 93-39

- ⊕ FOUND 1-1/2\" ALUMINUM CAP BLANK
- ⓪ FOUND YELLOW PLASTIC CAP ON 5/8\" REBAR AS SHOWN
- FOUND 5/8\" REBAR
- SET 2-1/2\" ALUMINUM CAP ON 2\" X 30\" PIPE AS SHOWN



RECEIVED
JUL 1 2 2020
PLATTING

ASBLT OF
**SKY RANCH AT
PIONEER PEAK PHASE V**

A RESUBDIVISION OF LOTS 8-10, BLOCK 5, SKY RANCH AT PIONEER PEAK PHASE V, PLAT 93-39 PALMER RECORDING DISTRICT.

LOCATED IN NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. CONTAINING 4.22 ACRES MORE OR LESS



PA13 DRAWN BY: DMR SCALE: 1\" = 50'
/09/2020 FILE: CHECKED BY: RA 20-028PP_ASBLT

Cheryl Scott

From: Jamie Taylor
Sent: Monday, August 3, 2020 3:22 PM
To: Cheryl Scott
Subject: RE: RFC Sky Rnch at Pnr Pk Ph V RSB B/5 L/8-10

No comment.

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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, July 16, 2020 2:48 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; David Meneses <dmeneses@palmerak.org>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; StephanieNowersDistrict2@gmail.com
Subject: RFC Sky Rnch at Pnr Pk Ph V RSB B/5 L/8-10

All ~

The link below will take you to a request for comments for a two-lot subdivision south of E. Outer Springer Loop. RSA #16 South Colony.

[Comments are due by August 3, 2020.](#)

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

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EgAOMjORP4pGkHv8WIsBxbQBZ9-6yKzob57LO5TOKEmWig?e=yRueZ1

Cheryl Scott

Cheryl Scott

From: Kim Sollien
Sent: Friday, July 31, 2020 1:38 PM
To: Cheryl Scott
Subject: RE: RFC Sky Rnch at Pnr Pk Ph V RSB B/5 L/8-10

Hi Cheryl,
Planning as no objection

Kim Sollien
Planning Services Manager

Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-8514

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, July 16, 2020 2:48 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; David Meneses <dmeneses@palmerak.org>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; StephanieNowersDistrict2@gmail.com
Subject: RFC Sky Rnch at Pnr Pk Ph V RSB B/5 L/8-10

All ~

The link below will take you to a request for comments for a two-lot subdivision south of E. Outer Springer Loop. RSA #16 South Colony.

Comments are due by August 3, 2020.

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

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EgAOMjORP4pGkHv8WlsBxbQBZ9-6yKzob57LO5TOkEmWig?e=yRueZ1

Cheryl Scott
Platting Technician

Cheryl Scott

From: Fire Code
Sent: Tuesday, July 21, 2020 1:46 PM
To: Cheryl Scott
Subject: RE: RFC Sky Rnch at Pnr Pk Ph V RSB B/5 L/8-10

Cheryl,
Fire Code has no issue with this.



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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, July 16, 2020 2:48 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; David Meneses <dmeneses@palmerak.org>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; StephanieNowersDistrict2@gmail.com
Subject: RFC Sky Rnch at Pnr Pk Ph V RSB B/5 L/8-10

All ~

The link below will take you to a request for comments for a two-lot subdivision south of E. Outer Springer Loop. RSA #16 South Colony.

[Comments are due by August 3, 2020.](#)

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

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EgAOMjORP4pGkHv8WIsBxbQBZ9-6yKzob57LO5TOKEmWig?e=yRueZ1

Cheryl Scott

Cheryl Scott

From: David Meneses <dmeneses@palmerak.org>
Sent: Thursday, July 16, 2020 3:42 PM
To: Cheryl Scott
Cc: Todd Russell; David Byers
Subject: RE: RFC Sky Rnch at Pnr Pk Ph V RSB B/5 L/8-10

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
There are no concerns with this project at this time.

David Meneses

Palmer Fire & Rescue
645 E. Cope Industrial Way
Palmer, Alaska 99645
Ph. 907-745-3709
Fax 907-745-5443
Email: dmeneses@palmerak.org

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, July 16, 2020 2:48 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; David Meneses <dmeneses@palmerak.org>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; StephanieNowersDistrict2@gmail.com
Subject: RFC Sky Rnch at Pnr Pk Ph V RSB B/5 L/8-10

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

All ~

The link below will take you to a request for comments for a two-lot subdivision south of E. Outer Springer Loop. RSA #16 South Colony.

[Comments are due by August 3, 2020.](#)

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

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EgAOMjORP4pGkHv8WlsBxbQBZ9-6yKzob57LO5TOkEmWig?e=yRueZ1



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 28, 2020

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

To whom it may concern:

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

- **RFC Stella Ridge**
(MSB Case # 2020-098)
- **Suslositna Place**
(MSB Case # 2020-100)
- **New Hope Estates Master Plan Revised**
(MSB Case # 2020-012)
- **Uptown Estates Master Plan**
(MSB Case # 2020-101)
- **Sky Ranch at Pioneer Peak**
(MSB Case # 2020-105)
- **T 194**
(MSB Case # 2020-102)

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,

A handwritten signature in cursive script that reads "Andrew Fraiser".

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, July 17, 2020 2:45 PM
To: Cheryl Scott
Subject: RE: RFC Sky Rnch at Pnr Pk Ph V RSB B/5 L/8-10

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

Hi Cheryl,

MTA has reviewed the plat for Sky Ranch at Pioneer Peak Phase V. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, July 16, 2020 2:48 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; retirees@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; David Meneses <dmeneses@palmerak.org>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; StephanieNowersDistrict2@gmail.com
Subject: RFC Sky Rnch at Pnr Pk Ph V RSB B/5 L/8-10

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

All ~

Cheryl Scott

From: Susan Franznick <sfranznick@gmail.com>
Sent: Monday, August 10, 2020 3:25 PM
To: MSB Platting
Subject: Petition from Dunlap/Dunlap/Price

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

Regarding the Notification of Public Hearing submitted by Tyler Dunlap, Russ & Rhonda Dunlap, & Frank Price to create two lots from three, within Sky Ranch at Pioneer Peak, PhaseV, with the public hearing scheduled for August 12, 2020:

I have **NO OBJECTION**, and would like to note for the record that Sky Ranch Declaration, Article IV, Section 4.3 specifically allows for the kind of lot split being proposed in this petition by the Dunlaps and Mr. Price. I have attached the exact wording below.

Section 4.3 – Changing Lot Boundaries.

The area of Lots herein described shall not be reduced in size by resubdivision, except that owners of three (3) contiguous Lots may divide the inner or middle Lot, thus increasing the size of the two (2) remaining Lots which shall then be created for all purposes pertinent to this Declaration as enlarged single Lots. Such change must be made by Declaration amendment, although in such instance the approval of the two affected Lot Owners is sufficient to authorize the amendment notwithstanding approval requirements of Article XII hereof. This Section shall not apply to the exercise of development rights pursuant to Article VII hereof.

Thank you,
Mrs. Susan Franznick

Cheryl Scott

From: Carla Goers <alaskacarla@gmail.com>
Sent: Monday, August 10, 2020 3:15 PM
To: MSB Platting
Subject: Sky Ranch Platting action Case 2020-105

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

We would like to object to the platting action Case #2020-105 Sky Ranch.

We object to this action as it may cause some homeowners financial hardship if a lot is removed from the collective subduction. HOA fees and special assessments percentages per lot will increase if the number of lots decrease. Owners with multiple lots will be even more economically impacted.

Thank you,
Matthew and Carla Goers
2810 S Sky Ranch Loop
SKY RNCH AT PNK PK PH II
Block 3 Lot 6

2020 AUG 10 11:07
NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: TYLER DUNLAP, RUSS & RHONDA DUNLAP & FRANK PRICE

REQUEST: The request is to create two lots from Lots 8, 9 & 10, Block 5, Sky Ranch at Pioneer Peak, Phase V, Plat #93-39 to be known as **LOTS 8A & 10A, BLOCK 5, SKY RANCH AT PIONEER PEAK, PHASE V**, containing 4.22 acres +/- . The property is located north of Matanuska River, east of S. Glenn Highway and south of E. Outer Springer Loop (Tax ID #4142B05L008, 4142B05L009 & 4142B05L010); within the NW ¼ Section 20, Township 17 North, Range 02 East, Seward Meridian, Alaska. Community Council: Greater Palmer and in Assembly District #2 Stephanie Nowers

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in 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 12, 2020**, starting at 8:30 a.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 packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692.

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: _____ Address: _____

Comments: _____

Cheryl Scott

From: David Meyers <meyers@mtaonline.net>
Sent: Monday, August 10, 2020 2:29 PM
To: MSB Platting
Subject: Russ Dunlap & Frank Price lots 8, 9 and 10 block 5 @ Sky Ranch at Pioneer Peak

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

Objection.

I object the request to create 2 lots from lots 8, 9 and 10 block 5, Sky Ranch at Pioneer Peak, Phase V, Plat #93-39 to be known as lots 8A and 10A.

Petitioner/owner: Tyler Dunlap, Russ & Rhonda Dunlap and Frank Price.

I own 5 different pieces of property in Sky Ranch at Pioneer Peak, lots 13, 15, 16, 17 block 5 and lot 3 block 2.

I respectfully request that you allow my voice and vote be counted 5 times against this request to divide lot 9.

I have been told the platting division does not notify every property owner in the subdivision, however if this is granted it will effect

every property owner in Sky Ranch. If you eliminate one lot, everyone will have to pay more money for HOA monthly dues and assessment fees.

Thank you

Sent from [Mail](#) for Windows 10

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



U.S. POSTAGE >> PITNEY BOWES
ZIP 99645 \$ 000.50⁰
02 4W
0000368428 JUL 22 2020

RECEIVED

53869B05L014
STEPHENS GRANT A & MARLENE
3220 S SKY RANCH LOOP
PALMER, AK 99645

17 AUG 10 2020

PLATTING

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: TYLER DUNLAP, RUSS & RHONDA DUNLAP & FRANK PRICE

REQUEST: The request is to create two lots from Lots 8, 9 & 10, Block 5, Sky Ranch at Pioneer Peak, Phase V, Plat #93-39 to be known as **LOTS 8A & 10A, BLOCK 5, SKY RANCH AT PIONEER PEAK, PHASE V**, containing 4.22 acres +/- . The property is located north of Matanuska River, east of S. Glenn Highway and south of E. Outer Springer Loop (Tax ID #4142B05L008, 4142B05L009 & 4142B05L010); within the NW ¼ Section 20, Township 17 North, Range 02 East, Seward Meridian, Alaska. Community Council: Greater Palmer and in Assembly District #2 Stephanie Nowers

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in 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 12, 2020**, starting at 8:30 a.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: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692.

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/plattling>

[] No Objection [] Objection [] Concern

Name: Grant Stephens Address: 3220 S. Sky Ranch Loop

Comments: I am ok making 2 lots out of 3 lots subject to the following: Each Lot 8A and 10A pay the subdivision dues of 150% so the loss of one lot does not affect anyone else. If this is not done than I say NO.