

# 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*

**SEPTEMBER 17, 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](mailto: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. August 20, 2020

### 3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

## 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 **September 17, 2020** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting). **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.**

# MINUTES

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

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

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

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, Assembly District #1  
Mr. LaMarr Anderson, Assembly District #2  
Mr. Jordan Rausa, Assembly District #4, Chair  
Mr. Dennis Vau Dell, Assembly District #5  
Mr. Wilfred Fernandez, Assembly District #6, Vice Chair  
Mr. George Thompson, Assembly District #7  
Mr. John Shadrach, Alternate

Platting Board members absent and excused were:

Mr. Justin Hatley, Alternate  
VACANT, District #3

Staff in attendance:

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

**B. THE PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Platting Board Member Justin Hatley.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved without objections.

**2. APPROVAL OF MINUTES**

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

GENERAL CONSENT: The minutes for July 16, 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)*

**5. RECONSIDERATIONS/APPEALS**

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

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
AUGUST 20, 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. **NEW HOPE ESTATES MASTER PLAN:** The request is create a 2-phase master plan of 21 lots and 2 road tracts from Lot 1, Block 1, Hatcher View Estates, Plat 77-7, and Tax Parcels C17 in Section 3 and B6 & B7 in Section 10 to be known as **New Hope Estates Master Plan**, containing 120 acres+/- . Petitioner is requesting private roads within the subdivision. The petitioner has encompassed Lot 1 Block 1 Hatcher View Subdivision within Tract A to satisfy MSB Resolution 85-14. The property is located directly south of mile 9.5 N. Wasilla-Fishhook Road (Tax ID #1280B01L001, 18N01E03C017, 18N01E10B006, 18N01E10B007); within the SE¼ SW¼ Section 3 and NW¼ Section 10, Township 18 North, Range 1 East, Seward Meridian. In Community Council: Fishhook and Assembly District #6 Jesse Sumner (*Owner/Petitioner: Merle & Patricia Sikes and John & Monica James; Surveyor: Denali North; Staff: Peggy Horton*)

Chair Rausa:

- Read the case title and description into the record.
- Opened the public hearing for public testimony.
- There being no one to be heard, the chair kept the public hearing open.
- Asks the Platting Board for a motion to continue the public hearing.

MOTION: Platting Member Thompson moved to continue New Hope Estates Master Plan to September 3, 2020 platting board hearing. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion passed with all in favor by general consent.

- B. **WESSEL HEIGHTS ESTATES:** The request is to divide Tax Parcel A2 into 12 lots, to be known as **Wessel Heights Estates**, containing 35.95 acres +/- . The property is located west of S. Christiansen Lake Road, east of the Talkeetna Airport, and is bisected by Twister Creek (Tax ID #26N04W30A002); lying within the SW ¼ NE ¼ Section 30, Township 26 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Talkeetna and in Assembly District #7 Tam Boeve (*Owner/Petitioner: Hans Axelsson & Henrick Wessel; Surveyor: Frontier; Staff: Peggy Horton*)

Chair Rausa:

- Read the case title and description into the record.
- Opened the public hearing for public testimony.
- There being no one to be heard, the chair kept the public hearing open.
- Asks the Platting Board for a motion to continue the public hearing.

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

**MOTION:** Platting Member Shadrach moved to continue Wessel Heights Estates to September 3, 2020 platting board hearing. The motion was seconded by Platting Member Thompson.

**VOTE:** The motion passed with all in favor by general consent.

C. **STELLA RIDGE:** The request is to create 50 lots and 1 utility tract from Tax Parcel C8 (Parcel C, Waiver 2004-26-PWm) to be known as **Stella Ridge**, containing 60.0 acres +/- . Interior private roads will be constructed to provide access to all lots. The plat is located approximately ½ mile west of Wasilla-Fishhook Road and north of E. Pamela Drive (Tax ID # 18N01E18C008); within the SW ¼ Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Fishhook and in Assembly District #6 Jesse Sumner (*Owner/Petitioner: Jerry Harman; Surveyor: Hanson; Staff: Cheryl Scott*)

Chair Rausa:

- Read the case title and description into the record.
- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on road access: John Meising.

There being no one else to be heard, the chair kept the public hearing open.

Chair Rausa asks the Platting Board for a motion to continue the public hearing.

**MOTION:** Platting Member Thompson moved to continue Stella Ridge to September 3, 2020 platting board hearing. The motion was seconded by Platting Member Cottini.

**VOTE:** The motion passed with all in favor by general consent.

D. **SUSLOSITNA PLACE MASTER PLAN:** The request is to create 70 lots, by a four phase Master Plan, from Tax Parcel A7, to be known as **Suslositna Place Master Plan**, containing 80.17 acres +/- . The property is located south of W. Schrock Road (Tax ID # 218N01W21A007); within the NE ¼ NW ¼ and NW ¼ NE ¼ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Tanaina (Inactive) and in Assembly District #6 Jesse Sumner (*Owner/Petitioner: Igor & Nataliya Zhuchkov; Surveyor: Hanson; Staff: Amy Otto-Buchanan*)

Chair Rausa:

- Read the case title and description into the record.
- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on point of access and roadway access for the subdivision, fire and emergency service access to the property, and the growing development: Will Hastings.

There being no one else to be heard, the chair kept the public hearing open.

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

Chair Rausa asks the Platting Board for a motion to continue the public hearing.

**MOTION:** Platting Member Cottini moved to continue Suslositna Place Master Plan to September 3, 2020 platting board hearing. The motion was seconded by Platting Member Vau Dell.

**VOTE:** The motion passed with all in favor by general consent.

Platting Member Fernandez recused himself from Uptown Estates.

E. **UPTOWN ESTATES MASTER PLAN:** The request is to create a total of 144 parcels, 141 lots and three tracts, by a six phase Master Plan, from Lot 2, Annie Subdivision, Plat No. 2018-61, to be known as **Uptown Estates Master Plan**, containing 89.6 acres +/- . The property is located southeast of N. Wasilla-Fishhook Road and east of N. Peck Street (Tax ID # 57774000L002); within the NW ¼ Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: None and in Assembly District #4 Ted Leonard (*Owner/Petitioner: Geraldine T. Estabrook Estate, Charles P. Michael, Lottie Michael, Patricia Hudspeth; Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

Chair Rausa:

- Read the case title and description into the record.
- Opened the public hearing for public testimony.
- There being no one to be heard, the chair kept the public hearing open.
- Asks the Platting Board for a motion to continue the public hearing.

**MOTION:** Platting Member Thompson moved to continue Uptown Estates Master Plan to September 3, 2020 platting board hearing. The motion was seconded by Platting Member Cottini.

**VOTE:** The motion passed with all in favor by general consent.

TIME: 1:38 p.m.

BREAK

TIME: 1:43 P.M.

## 7. ITEMS OF BUSINESS & MISCELLANEOUS

Mr. Cuthbert, the Mat-Su Central fire chief, gave a brief explanation on development and road access in regards to fire & emergency services.

## 8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

- John Aschenbrenner gave an explanation on public process for public testimony.

B. Upcoming Platting Board Agenda Items

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

Mr. Wagner provided an update on the subdivision construction manual that was passed by the Assembly on Tuesday.

Ms. Von Gunten reminded the board to let the office know if they cannot attend the next meeting as many people are now going moose & caribou hunting.

**9. BOARD COMMENTS**

- Platting Member Vau Dell had no comment.
- Platting Member Shadrach had no comment.
- Platting Member Anderson had no comment.
- Platting Member Cottini commented on the subdivision construction manual.
- Platting Member Fernandez had no comment.
- Platting Member Thompson thanked staff for the ability to be online for the meeting.
- Platting Member Rausa thanked the vice chair and staff for their work while he was away this past month.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 2:30 p.m. (CD: 01:30:58)

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JORDAN RAUSA,  
Platting Board Chair

ATTEST:

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SLOAN VON GUNTEN,  
Platting Board Clerk

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

6A



**DISCUSSION:** This case was originally scheduled to be heard on July 2, 2020 and was continued twice to address an easement request from DPW and the RSA Supervisor.

This parcel is located just east of the Matanuska River. A portion of the southwest corner appears to be within a mapped Special Flood Hazard Area. The flood hazard area is to be identified on the final plat in accordance with MSB 43.15.052(B), if it is determined to be within the proposed subdivision. **(Exhibit A-3) (Recommendation #4)** The lots range in size from 1.38 acres to 20 acres more or less.

**Public Use Easement:** Department of Public Works (DPW) and Road Service Area Supervisor (RSA) requested an easement to allow for the future construction of a borough standard cul-de-sac. Doc McKinley Ave is constructed and maintained to an existing sub-standard cul-de-sac. There was much discussion between the surveyor, DPW and RSA regarding the location of the easement. A site visit was conducted and a location was agreed upon by the surveyor, Craig Hanson, Engineer, Simon Gilliland, DPW staff, Will Barrickman, RSA Supervisor, Mike Shields, Parcel A13 land owner, Michelle Evans, Petitioner, Mark Bauer and Joshua Bauer. Construction of this easement is not required nor is it needed to meet access requirements. The RSA plans to construct cul-de-sac when funds are available.

The proposed PUE for the 60' radius cul-de-sac is centered on the 66' section line easement that is Doc McKinley Ave. A borough standard cul-de-sac has a 120' diameter, which extends beyond the right-of-way, north into the petitioner's property and south into Tax Parcel A13. The public use easement drawing including the legal description is shown at **Exhibit B** and on the preliminary plat. The PUE for the area of the cul-de-sac that lies within Tax Parcel A13 will be created by document and the recorded information will be shown on the final plat. **(Recommendation #5)**

**Useable Area:** Hanson Land Solutions provided a useable area report at **Exhibit C**. The report includes two testhole logs and a testhole location map. The testholes were excavated to a minimum of 12 feet deep and no groundwater was encountered. Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as sand, gravel, cobbles with few boulders (SP). Proposed Lots 1 through 4 contain sufficient overall area and have at least 10,000 square feet of useable building area and at least 10,000 square feet of useable septic area pursuant to MSB 43.20.281.

Lot 5 does not require useable area verification because it is greater than 400,000 square feet and topographic contours were provided at **Exhibit F**.

**Lot & Block Design/Frontage:** Lot design including the depth to width ratio requirements and 60' flagpole widths for lots over 2.5 acres meet the standards in MSB 43.20.300. Each lot has a minimum of 60' of road frontage pursuant to MSB 43.20.300(E)(6)(b) and MSB 43.20.320.

**As-Built Info:** As-Built information provided within and outside the boundary as required by MSB 43.15.016 at **Exhibit E**. The as-built shows multiple structures, wells, septic and

driveways. There appears to be no setback encroachments, therefore the structures shown are compliant with MSB 17.55, *Setbacks*. **Exhibit E-2** shows there are no structures within the proposed public use easement or the 25' setback. All existing driveways are permitted.

**Access:** E. Doc McKinley Avenue 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*. Doc McKinley is constructed and maintained by the Borough far enough west within Lot 4 to provide 60' frontage as required by code.

**Comments:**

Department of Public Works agrees with the location of the proposed public use easement for the cul-de-sac. They are recommending the plat show a dimension for the cul-de-sac. **(Exhibit G) (Recommendation #6)**

Road Service Area Supervisor fully supports the cul-de-sac as shown on the current plat. **(Exhibit H)**

Firecode noted the flagpole for Lot 5 might be problematic for access for emergency vehicles. **(Exhibit I)**

Planning notes mapped special flood hazard area is present on the parcel and this area has experienced erosion. They have no objection to the plat subject to a note being added about Matanuska River Erosion. "The Matanuska River is subject to erosion in this area. MSB Approval of this subdivision does not in any way obligate the borough to provide flood or erosion protection to individual parcels beyond that which is outlined in MSB 5.25.14: Service Area No. 131: Circle View and Stamped Estates and Water Erosion Control Service Area." **(Exhibit J) (Recommendation #7)**

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

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

MEA attached an easement of record that needs to be shown on the plat. **(Exhibit M) (Recommendation #8)**

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

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

**CONCLUSION:**

The preliminary plat of Bauer Estates and the Public Use Easement are consistent with AS 29.40.070 *Preliminary Plats*, MSB 43.15.016 *Preliminary Plat* and MSB 43.15.021 *Public Use Easement Acceptance Procedure*. Legal and physical access exists to the proposed lots consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. Lot Design and Frontage requirements are consistent with MSB 43.20.300 *Lot and Block Design* and 43.20.320 *Frontage*. All useable area requirements have

been met for Lots 1-4 and Lot 5 is greater than 400,000 sq. ft. and does not require verification per MSB 43.20.281 *Area*. There were no objections received from any outside agencies, borough departments or the public.

**FINDINGS OF FACT:**

1. The plat of Bauer Estates and the Public Use Easement are consistent with AS 29.40.070 *Preliminary Plats*, MSB 43.15.016 *Preliminary Plat* and MSB 43.15.021 *Public Use Easement Acceptance Procedure*.
2. Lot Design and Frontage requirements are consistent with MSB 43.20.300 and MSB 43.20.320.
3. Useable area requirements are met for Lots 1-4 and Lot 5 is greater than 400,000 sq. ft. and does not require verification in lieu of a topographic narrative per MSB 43.20.281. Topographic contours were provided for all lots.
4. E. Doc McKinley Avenue provides access to all lots consistent with MSB 43.20.100 *Access*, MSB 43.20.120 *Legal Access* and 43.20.140 *Physical Access*.
5. All existing driveways are permitted.
6. The petitioner, DPW, RSA and the owner of the land with the proposed public use easement consented to the easement and agreed with its location.
7. The existing structures within the subdivision are compliant with MSB 17.55 *Setbacks*. The as-built also shows there are no structures or improvements within the public use easement or the 25' setback.
8. A portion of the southwest corner of the parent parcel appears to be within a mapped Special Flood Hazard Area. If within the subdivision, the area will be noted on the final plat per MSB 43.15.052(B). Matanuska River erosion information will also be noted on the plat.
9. There were no objections from any borough departments, outside agencies, or the public.

**RECOMMENDED CONDITIONS OF APPROVAL:**

**Suggested motion: "I move to approve the preliminary plat of Bauer Estates within Section 21 and the Public Use Easement within Section 28, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:"**

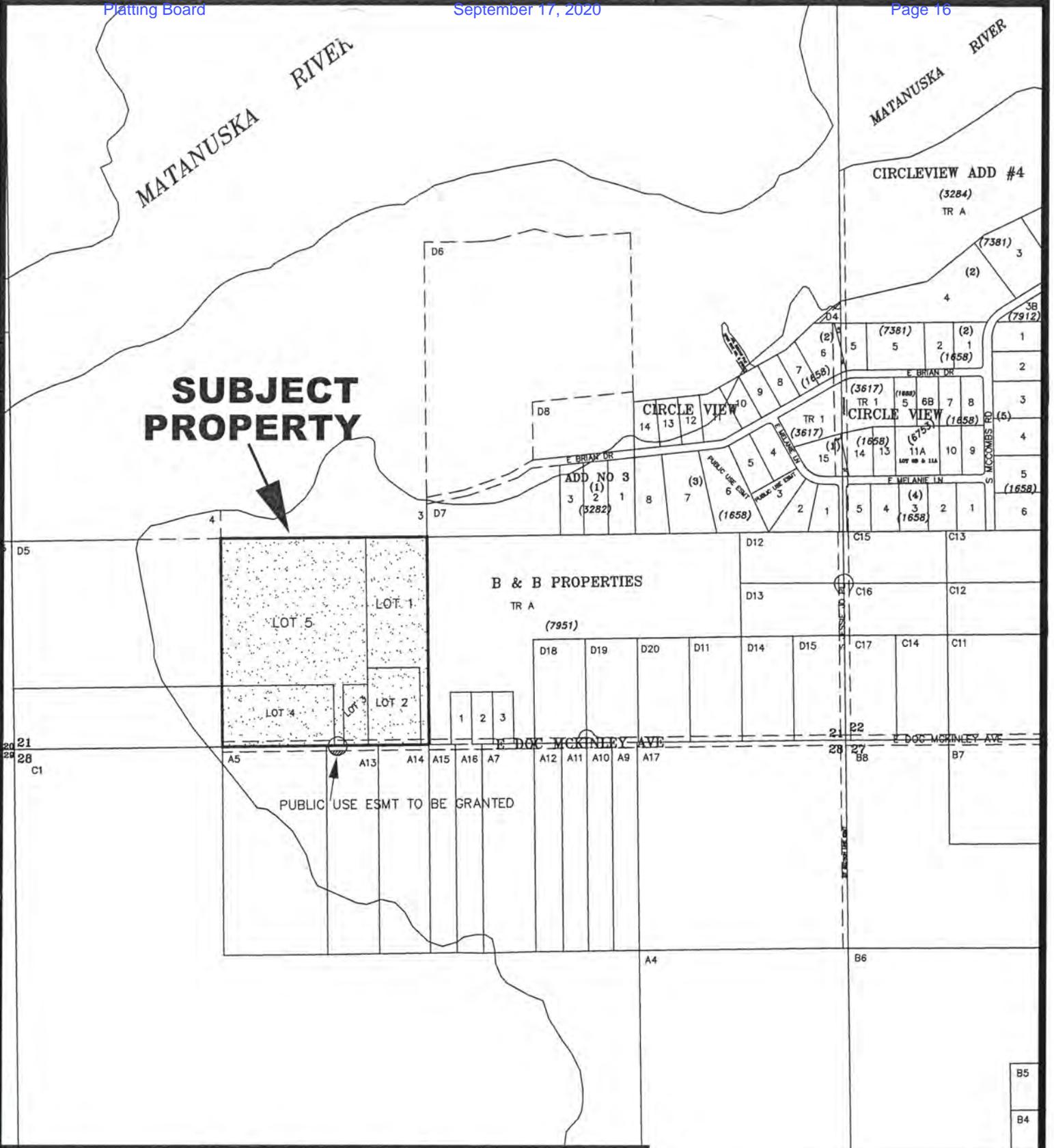
1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.

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. Identify the flood hazard area on the plat in accordance with MSB 43.15.052(B), if determined to be within this subdivision.
5. Create a public use easement within Tax Parcel A13 by document and record prior to the plat and show recorded information on final plat.
6. Show dimension of public use easement for the cul-de-sac on the final plat.
7. Add plat note stating, "The Matanuska River is subject to erosion in this area. MSB Approval of this subdivision does not in any way obligate the borough to provide flood or erosion protection to individual parcels beyond that which is outlined in MSB 5.25.14: Service Area No. 131: Circle View and Stamped Estates and Water Erosion Control Service Area."
8. Show all easements of record on final plat.
9. Submit recording fees, payable to DNR.
10. Submit final plat in full compliance with Title 43.

MATANUSKA RIVER

MATANUSKA RIVER

**SUBJECT PROPERTY**



PUBLIC USE ESMT TO BE GRANTED

### VICINITY MAP

FOR PROPOSED BAUER ESTATES  
LOCATED WITHIN  
SECTION 21, T17N, R2E, SEWARD MERIDIAN,  
ALASKA



PA13

17N02E

DOC MCKINLEY

Matanuska River

Matanuska River

Matanuska River

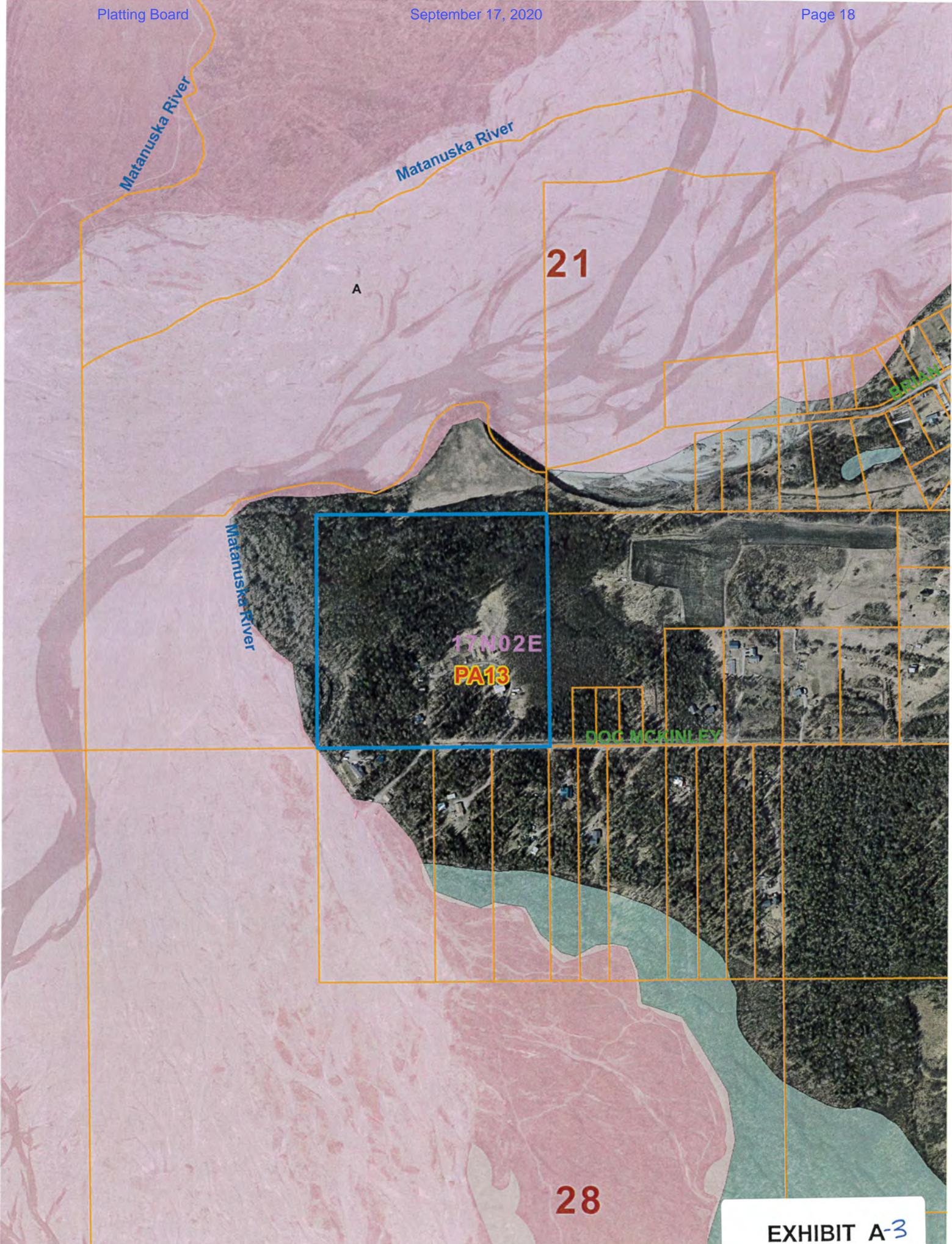
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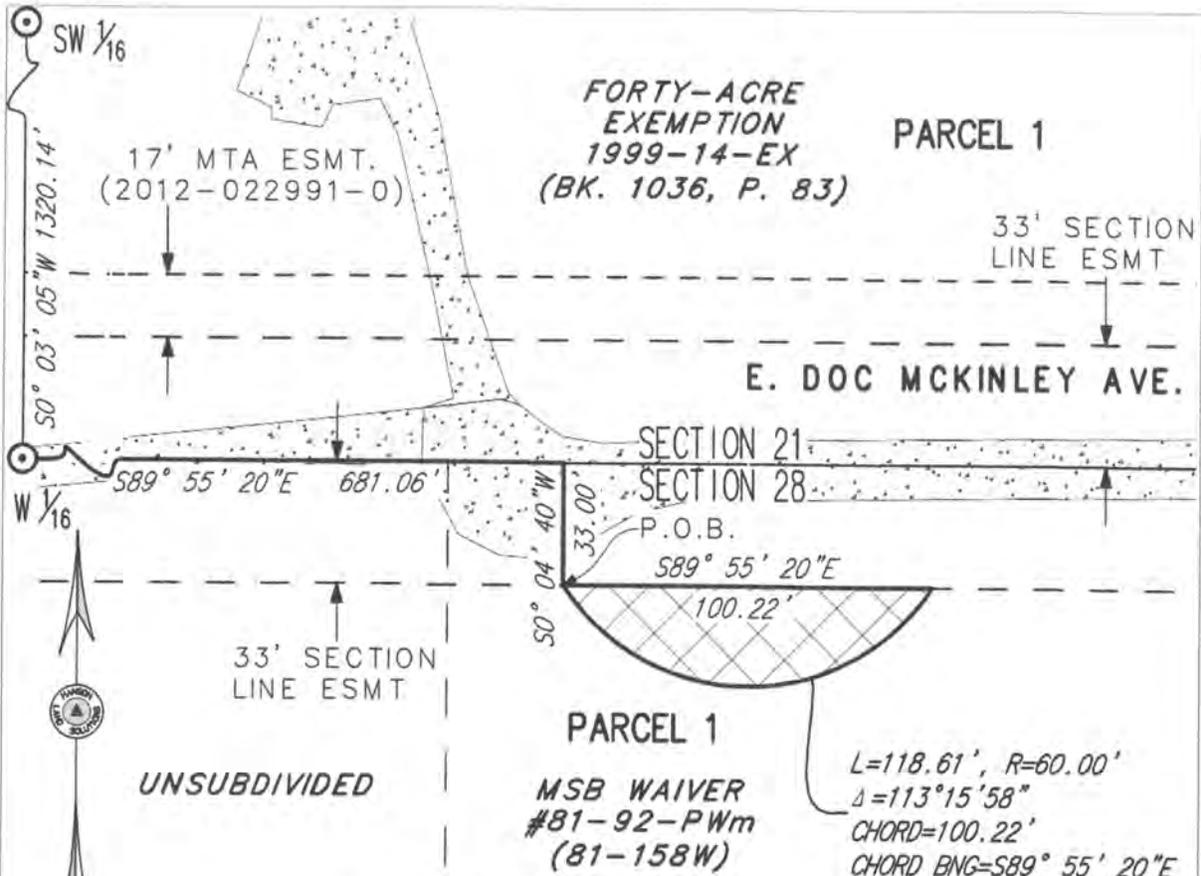
21

17N02E  
PA13

DOC MCKINLEY

28



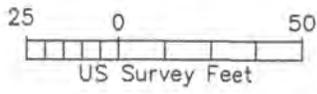


**LEGAL DESCRIPTION**

A PUBLIC USE EASEMENT FOR A TURNAROUND LOCATED WITHIN PARCEL 1 OF MSB WAIVER RESOLUTION 81-92-PWm (RECORDED AS 81-158W, PALMER RECORDING DISTRICT). COMMENCING AT A PLASTIC CAP ON REBAR, THE W $\frac{1}{6}$  CORNER COMMON TO SECTIONS 21 AND 28, TOWNSHIP 17N. RANGE 2E. SEWARD MERIDIAN, AK, WHICH BEARS S0°03'05"W 1320.14' FROM THE SW $\frac{1}{6}$  OF SAID SECTION 21; THENCE S89°55'20"E 681.06' ALONG THE SECTION LINE COMMON TO SAID SECTIONS 21 AND 28; THENCE S0°04'40" 33.00' PERPENDICULAR TO SAID SECTION LINE TO A POINT ON THE EDGE OF A 33' SECTION LINE EASEMENT, AND THE TRUE POINT OF BEGINNING. THENCE S89°55'20"E 100.22' ALONG SAID SECTION LINE EASEMENT; THENCE SOUTHWESTERLY 118.61' ALONG A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 60.00' AND A CENTRAL ANGLE OF 113°15'20" TO THE POINT OF BEGINNING.

**LEGEND**

- ⊙ PLASTIC CAP ON REBAR



**PUBLIC USE EASEMENT EXHIBIT MAP**

**HANSON LAND SOLUTIONS**  
 305 EAST FIREWEED AVENUE  
 PALMER, ALASKA, 99645

File: 20-116 | Scale: 1"=50' | Drawn: SDN | 07/29/20

**EASEMENT AREA**  
 1,905 SQ.FT. ±

**EXHIBIT A** Page 1 of 1

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



**RECEIVED**  
 MAY 13 2020  
**PLATTING**

**USEABLE AREA CERTIFICATION**

**BAUER ESTATES**

A SUBDIVISION OF

PARCEL 1, LOT D16, LOCATED WITHIN SW ¼ SEC. 21, T17N R2E, SM, AK

**INTRODUCTION TO INVESTIGATION**

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

**INDIVIDUAL LOTS: GEOMETRY**

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

EXCEPTIONS:

- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

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

**USABLE BUILDING AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**USABLE SEPTIC AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

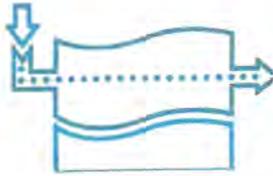
- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high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

**SOILS INVESTIGATION**

EXCAVATIONS

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





# SOIL LOG

TEST HOLE 1

**Brandon's On-Site Services LLC.**

3924 N. Grey Wolf Dr.

Wasilla, AK 99654

Telephone (907) 355-3987

brandononsite@gamil.com

Project: T17N R2E Sec. 21 L-D16

B.O.S File No. 19-0085

Date: 5/28/19

Logged By: Brandon Jones

Depth (feet)	Description
0-1'	Topsoil
1	
2	1'-5' Clay
3	
4	
5	
6	5'-19' Sand, Gravel, Cobbles (SP) 150 sqft/bdrm w/ few boulders grey/brown, loose, dry
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	B.O.H.
20	Callout, Color, Density, Moisture Content, USC



**TEST HOLE LOCATION:**

Within 25' of proposed SAS.

**COMMENTS:**

No water or impermeable layers were encountered.  
4' of fill to be placed over septic field and tank

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. Rev 12/14

# SOIL LOG



Project: **T17N R2E Sec. 21 Lot D16**

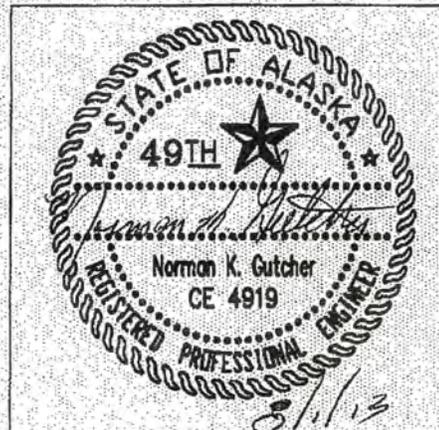
Date: **8-1-13**

Logged By: **Brandon Jones**

## TEST HOLE NO. 2

AK Rim File No. 13-00334

Depth (feet)	Description
1	0-1' Top Soil
2	
3	
4	
5	1'-12' Sand, Gravel, Cobbles (SP) & few Boulders
6	
7	
8	
9	
10	
11	
12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	



**TEST HOLE LOCATION:**

Within 25' of proposed SAS

**COMMENTS:**

No water or impermeable layers were encountered.  
4' of fill to be placed over septic field and tank.

Callout, Color, Density, Moisture Content, USC

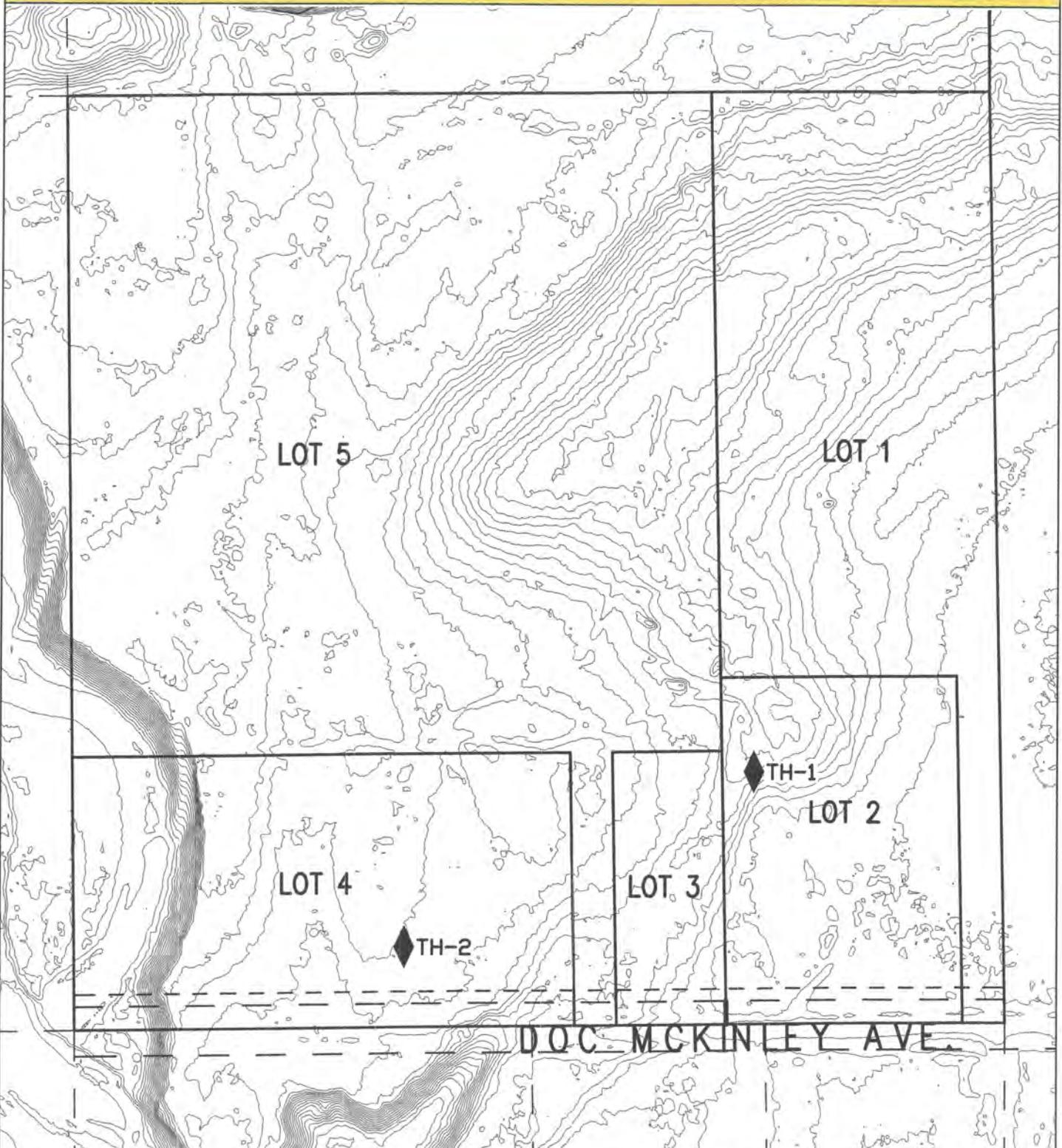
This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed 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.

# HANSON LAND SOLUTIONS

*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

## TEST HOLE LOCATION EXHIBIT MAP



### LEGEND

◆ TEST HOLE

### BAUER ESTATES

FILE: 20-116

DRAWN: SCG

04/29/20

### EXHIBIT A

Page 1 of 1

EXHIBIT C-5



HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES  
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SURVEY (CORRECTION EPOCH 2003.0)  
2. THE HORIZONTAL DATUM IS NAD83 (CORRECTION EPOCH 2003.0)



BUTTE, ALASKA  
BAUER ESTATES  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW

DWG.#: 20-116C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=160'  
22x34: 1"=80'  
REVISION DATE:  
07-29-20

REFERENCE NUMBER:  
V-20  
SHEET 2 OF 4

EXHIBIT D

GOV. LOT 4

GOV. LOT 3

TRACT B

WAIVER RES.  
83-61-PWm  
(83-103W)



HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



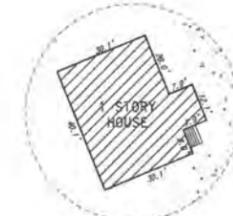
NOTES: FIELD SURVEY WAS CONDUCTED ON FEBRUARY 28, 2020. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.  
2-ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

LEGEND

- ⊕ RECOVERED ALUMINUM CAP ON 3/8" REBAR
- ⊙ RECOVERED PLASTIC CAP ON 3/8" REBAR
- ⊗ SET PLASTIC CAP ON 3/8" REBAR
- MEASURED DATA
- ⊕ WATER WELL
- ⊕ PEDESTAL, ELECTRIC
- ⊕ ELECTRIC TRANSFORMER BOX
- ⊕ METER, ELECTRIC
- ⊕ SEPTIC VENT/CLEANOUT/ACCESS POINT
- ⊕ PETROLEUM TANK, ABOVE GROUND
- BOLLARD
- DATE
- FENCE
- ▨ DECK/PORCH
- ▨ BUILDING
- ▨ DRIVE ROAD/DRIVEWAY



DETAIL 1  
(N.T.S.)

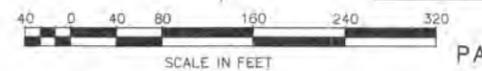
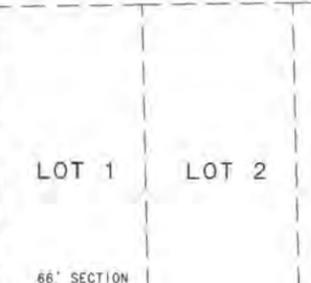
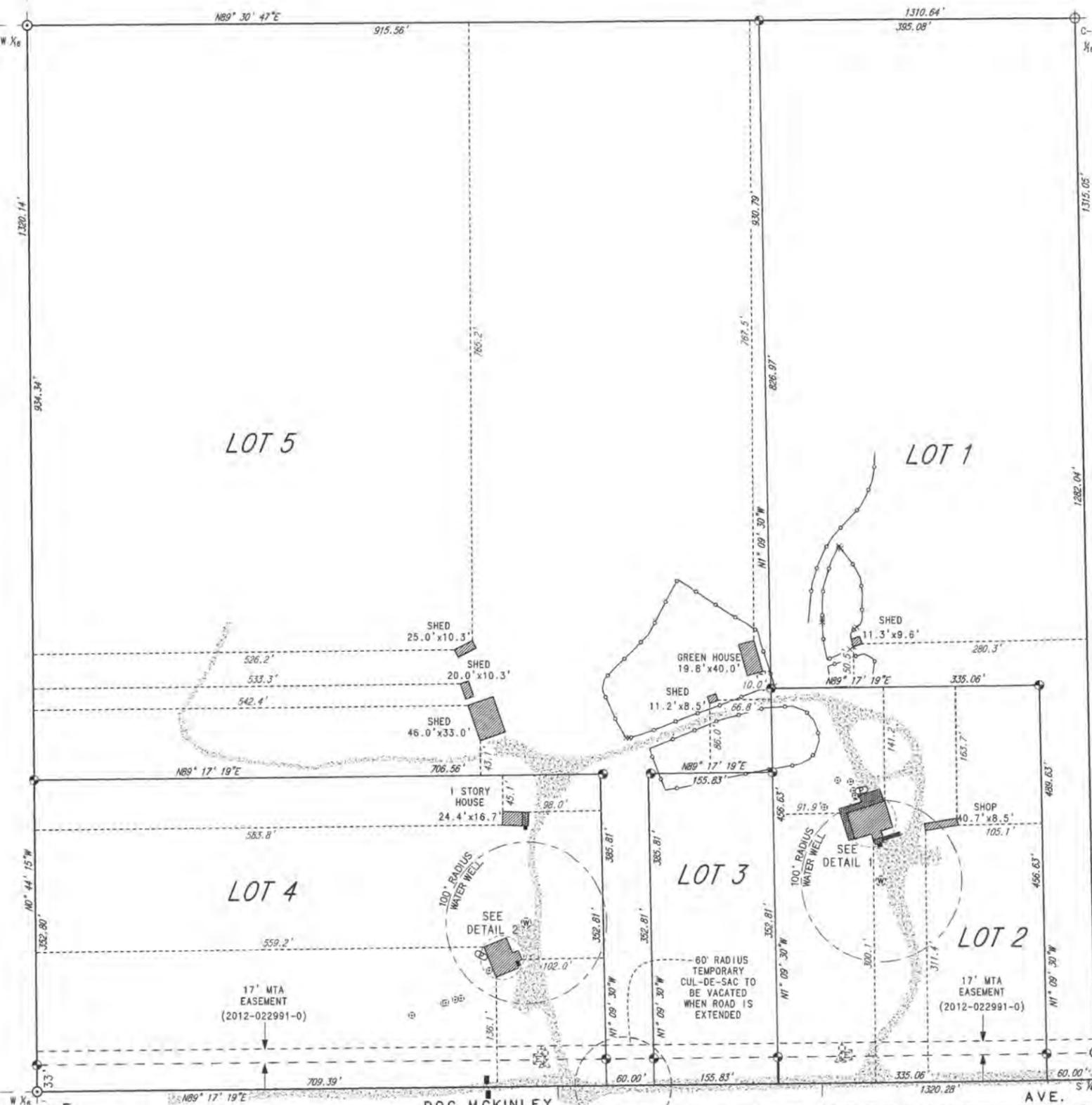


DETAIL 2  
(N.T.S.)

B & B  
PROPERTIES  
(2019-143)

TRACT A

UNSUBDIVED



SCALE IN FEET

PARCEL 1

WAIVER RES.  
81-92-PWm  
(81-158W)

PARCEL 2

PARCEL 3

PARCE

EXHIBIT E-1

BUTTE, ALASKA  
BAUER ESTATES  
SITE PLAN - EXISTING CONDITIONS  
PLANIMETRY-AB

DWG.#: 20-116C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=160'  
22x34: 1"=80'  
REVISION DATE:  
07-29-20

REFERENCE  
NUMBER:  
V-21  
SHEET 3 OF 4

LOT 4

LOT 5

LOT 3

60' RADIUS  
TEMPORARY  
CUL-DE-SAC TO BE  
VACATED WHEN ROAD  
IS EXTENDED

17' MTA  
EASEMENT  
(2012-022991-0)

E. DOC MCKINLEY AVE.

33'

33'

33' SECTION  
LINE EASEMENT

33' SECTION  
LINE EASEMENT

25' SETBACK

PUBLIC USE  
EASEMENT  
RECORDED AT

LEGEND

- ⊕ SET PLASTIC CAP ON 3/8" REBAR
- ⊕ PEDESTAL, ELECTRIC
- ⊕ ELECTRIC TRANSFORMER BOX
- ⊕ METER, ELECTRIC
- ▨ GRAVEL ROAD/DRIVEWAY

UNSUBDIVIDED

PARCEL 1

WAIVER RES.  
81-92-PWm  
(81-158W)



HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES  
1. THIS FIELD SURVEY WAS CONDUCTED ON FEBRUARY 26, 2020. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.  
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

BUTTE, ALASKA  
BAUER ESTATES  
SITE PLAN - EXISTING CONDITIONS  
PLANIMETRY-AB

DWG.#: 20-116C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=20'  
22x34: 1"=10'  
REVISION DATE:  
07-29-20

REFERENCE  
NUMBER:  
V-21  
SHEET 3 OF 4

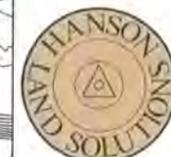
**MATANUSKA RIVER**

GOV. LOT 4

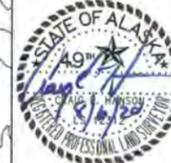
GOV. LOT 3

TRACT B

WAIVER RES.  
83-61-PWm  
(83-103W)



HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES  
1. THE 2' CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SYSTEMS BRIDGE  
LOAD/IMAGED PROJECT OF 2011/2012.  
2. THE HORIZONTAL DATUM IS NAD83 (GCSN EPOCH 2011.0)  
3. THE VERTICAL DATUM IS NAVD83 (GEOID00)

UNSUBIDED

**LOT 5**  
880124 SQ FT  
20.20 ACRES ±

**LOT 1**  
355765 SQ FT  
8.17 ACRES ±

**B & B PROPERTIES (2019-143)**

TRACT A



**LOT 4**  
273133 SQ FT  
6.27 ACRES ±

**LOT 3**  
60117 SQ FT  
1.38 ACRES ±

**LOT 2**  
164050 SQ FT  
3.77 ACRES ±

LOT 1

LOT 2

17' MTA EASEMENT  
(2012-022991-0)

60' RADIUS TEMPORARY ODL-DE-SAC TO BE VACATED WHEN ROAD IS EXTENDED

17' MTA EASEMENT  
(2012-022991-0)

66' SECTION LINE EASEMENT

UNSUBIDED

UNSUBIDED

DOC MCKINLEY

PUBLIC USE EASEMENT RECORDED AT

WAIVER RES.  
81-92-PWm  
(81-158W)

PARCEL 1

PARCEL 2

PARCEL 3

**EXHIBIT F**



BUTTE, ALASKA  
BAUER ESTATES  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

DWG #: 20-116C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=160'  
22x34: 1"=80'  
REVISION DATE:  
07-29-20

REFERENCE NUMBER:  
**V-2.2**  
SHEET 4 OF 4

**Cheryl Scott**

---

**From:** Jamie Taylor  
**Sent:** Monday, August 31, 2020 1:34 PM  
**To:** Cheryl Scott  
**Subject:** RE: Revised RFC Bauer Estates (CS)

Yep!

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Monday, August 31, 2020 1:19 PM  
**To:** Jamie Taylor <Jamie.Taylor@matsugov.us>  
**Subject:** RE: Revised RFC Bauer Estates (CS)

Thanks, it will be on the final plat. Otherwise, are you good with the location of the cds?

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

**From:** Jamie Taylor <Jamie.Taylor@matsugov.us>  
**Sent:** Monday, August 31, 2020 1:08 PM  
**To:** Cheryl Scott <Cheryl.Scott@matsugov.us>; Will Barickman <Will.Barickman@matsugov.us>; Mike and Elaine Shields <meshie@mtaonline.net>  
**Cc:** Fred Wagner <Frederic.Wagner@matsugov.us>  
**Subject:** RE: Revised RFC Bauer Estates (CS)

The plat should show a reference dimension to the temporary cul-de-sac.

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

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Thursday, August 20, 2020 1:54 PM  
**To:** Jamie Taylor <Jamie.Taylor@matsugov.us>; Will Barickman <Will.Barickman@matsugov.us>; Mike and Elaine Shields <meshie@mtaonline.net>

**Cheryl Scott**

---

**From:** Mike and Elaine Shields <meshie@mtaonline.net>  
**Sent:** Monday, August 31, 2020 7:56 PM  
**To:** Cheryl Scott  
**Subject:** RE: Revised RFC Bauer Estates (CS)

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

Cheryl,

The Greater Butte RSA Board fully supports the cul-de-sac as shown on the current plat. We'd *better*, since it was our idea in the first place, and was agreed to by the developer and the 3 directly affected residents at our on-site meeting on July 15.

Mike Shields, RSA 26 Primary Supervisor

---

**From:** Cheryl Scott [mailto:Cheryl.Scott@matsugov.us]  
**Sent:** Monday, August 31, 2020 1:22 PM  
**To:** Will Barickman <Will.Barickman@matsugov.us>; Mike and Elaine Shields <meshie@mtaonline.net>  
**Subject:** FW: Revised RFC Bauer Estates (CS)

Please forward your comments regarding the location of the cul-de-sac by September 1, 2020.

Thank you

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

---

**From:** Cheryl Scott  
**Sent:** Thursday, August 20, 2020 1:53 PM  
**To:** Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Will Barickman <[Will.Barickman@matsugov.us](mailto:Will.Barickman@matsugov.us)>; 'Mike and Elaine Shields' <[meshie@mtaonline.net](mailto:meshie@mtaonline.net)>  
**Cc:** Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>  
**Subject:** Revised RFC Bauer Estates (CS)

All ~

Attached is a revised Request for Comments for Bauer Estates, MSB Case #2020-074, Tech CS. The request has changed to add a public use easement along with the 5-lot subdivision. I understand that a site visit occurred to discuss the placement of the public use easement.

Please review the attachments and forward your comments regarding the public use easement by **September 1, 2020**.

Thank you,

Cheryl Scott

**Cheryl Scott**

---

**From:** Fire Code  
**Sent:** Monday, June 1, 2020 2:05 PM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Bauer Est (CS)

Cheryl,  
 The flag created for lot 5 may be problematic for access for emergency vehicles.



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

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Tuesday, May 19, 2020 12:06 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com  
**Subject:** RFC Bauer Est (CS)

All ~

The link below will take you to a request for a subdivision in the Butte. MSB Case #2020-074, Tech CS, RSA #26 Greater Butte.

**Comments are due by June 16, 2020.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl\\_scott\\_matsugov\\_us/Ev6s1TXEBH1ChStlIKD1C1kBoMdVGrR5S-zaaT7kleg1WQ?e=NudIR7](https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Ev6s1TXEBH1ChStlIKD1C1kBoMdVGrR5S-zaaT7kleg1WQ?e=NudIR7)

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

## Cheryl Scott

---

**From:** Pam Graham  
**Sent:** Monday, June 15, 2020 12:33 PM  
**To:** Cheryl Scott  
**Cc:** Karol Riese  
**Subject:** RE: RFC Bauer Est (CS)

Planning has no objection to the proposed plat, subject to the following note being added as a condition of approval:  
 "The Matanuska River is subject to erosion in this area. MSB Approval of this subdivision does not in any way obligate the borough to provide flood or erosion protection to individual parcels beyond that which is outlined in MSB 5.25.14: Service Area No. 131: Circle View and Stampede Estates and Water Erosion Control Service Area."

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Tuesday, May 19, 2020 12:06 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com  
**Subject:** RFC Bauer Est (CS)

All ~

The link below will take you to a request for a subdivision in the Butte. MSB Case #2020-074, Tech CS, RSA #26 Greater Butte.

**Comments are due by June 16, 2020.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl\\_scott\\_matsugov\\_us/Ev6s1TXEBHlChStlIKD1C1kBoMdVGrR5S-zaaT7kleg1WQ?e=NudIR7](https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Ev6s1TXEBHlChStlIKD1C1kBoMdVGrR5S-zaaT7kleg1WQ?e=NudIR7)

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

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

**Cheryl Scott**

---

**From:** Taunnie Boothby  
**Sent:** Wednesday, June 17, 2020 1:32 PM  
**To:** Karol Riese; Pam Graham  
**Cc:** Cheryl Scott  
**Subject:** RE: RFC Bauer Est - 5-lot subd in Butte Case #2020-074 17N02E21D016 DUE: June 16, 2020

Mapped Special flood Hazard area is present on the parcel.

Additionally, this area has predominantly experienced erosion.

[https://www.poa.usace.army.mil/Portals/34/docs/civilworks/BEA/Circle%20View%20%20Stampede%20Est\\_Final%20Report.pdf](https://www.poa.usace.army.mil/Portals/34/docs/civilworks/BEA/Circle%20View%20%20Stampede%20Est_Final%20Report.pdf) Subdividing provides no guarantee of safety from the erosive forces of the river.

Taunnie L. Boothby, CFM, Planner II  
Matanuska-Susitna Borough  
Planning Department  
907-861-8526  
[taunnie.boothby@matsugov.us](mailto:taunnie.boothby@matsugov.us)

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

**From:** Karol Riese <Karol.Riese@matsugov.us>  
**Sent:** Tuesday, May 19, 2020 1:34 PM  
**To:** Karol Riese; Pam Graham; Taunnie Boothby  
**Subject:** RFC Bauer Est - 5-lot subd in Butte Case #2020-074 17N02E21D016 DUE: June 16, 2020  
**When:** Tuesday, June 16, 2020 12:00 AM to Wednesday, June 17, 2020 12:00 AM (UTC-09:00) Alaska.  
**Where:**

**Cheryl Scott**

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, May 28, 2020 9:40 AM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Bauer Est (CS)

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

Hello,

There are no objections to this plat.

Thank you,

**JACQUELINE HALL**

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

---

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Tuesday, May 19, 2020 12:06 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; OSP Design Group <ospdesign@gci.com>; TimHaleDistrict1@gmail.com  
**Subject:** RFC Bauer Est (CS)

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

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

All ~

The link below will take you to a request for a subdivision in the Butte. MSB Case #2020-074, Tech CS, RSA #26 Greater Butte.

**Comments are due by June 16, 2020.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl\\_scott\\_matsugov\\_us/Ev6s1TXEBHChStIIKD1C1kBoMdVGrR5S-zaaT7kleg1WQ?e=NudIR7](https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Ev6s1TXEBHChStIIKD1C1kBoMdVGrR5S-zaaT7kleg1WQ?e=NudIR7)

## Cheryl Scott

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, May 28, 2020 9:12 AM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Bauer Est (CS)

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

Hi Cheryl,

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

Thank you for the opportunity to comment.

### Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Tuesday, May 19, 2020 12:06 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; TimHaleDistrict1@gmail.com  
**Subject:** RFC Bauer Est (CS)

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

All ~

**Cheryl Scott**

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Tuesday, June 16, 2020 3:32 PM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Bauer Est (CS)  
**Attachments:** 20200616\_153820.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
MEA comments to please include the attached easement in the plat notes.

Thank you.

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

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Tuesday, May 19, 2020 12:06 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA\_ROW <MEAROW@mea.coop>; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com  
**Subject:** RFC Bauer Est (CS)

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

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All ~

The link below will take you to a request for a subdivision in the Butte. MSB Case #2020-074, Tech CS, RSA #26 Greater Butte.

**Comments are due by June 16, 2020.**

ALASKA

2020-011320-0

Recording District 311 Palmer  
05/27/2020 01:50 PM Page 1 of 1

GC



MATANUSKA ELECTRIC ASSOCIATION, INC.  
RIGHT OF WAY EASEMENT

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

Mark & Melissa Bauer

whose address is 13647 E Doc Makinlay Ave Palmer, Ak 99645  
for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto  
MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the  
"Grantee") whose post office address is Box 2929 Palmer, Alaska 99645, and to its successors or assigns,  
the right to enter upon the lands of the undersigned, situated in the Palmer Recording District,  
State of Alaska, and more particularly described as follows:

~~T17N R2E S21 LOT D16~~ SE 1/4 SW 1/4

being in Section 21, Township 17 N, Range 2E, S.M., and to construct, reconstruct, rephase,  
repair, operate and maintain on, over or under the above described lands and/or in, upon or under all  
streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or  
distribution line or system; to inspect and make such repairs, changes, alterations, improvements,  
removals from, substitutions and additions to its facilities as the Grantee may from time to time deem  
advisable, including, by way of example and not by the way of limitation: the right to increase or decrease  
the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer  
enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located  
within 15 feet of the center line of said line or system, or that may interfere with or threaten to  
endanger the operation and maintenance of said line or system (including any control of the growth of  
other vegetation in the right of way which may incidentally and necessarily result from the means of control  
employed); to keep the easement clear of all buildings, structures or other obstructions.

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

The Grantee, its successors or assigns, is hereby expressly given and granted the right to assign said  
right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors or assigns, together with the right of  
ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above described lands, and that the said  
lands are free and clear of encumbrances and liens of whatsoever character except as may appear of  
record as of the date set forth below, and those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 13<sup>th</sup> day of  
August, 2017.

[Signature] Grantor Melissa Bauer Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 13<sup>th</sup> day of August, 2017 before me, the undersigned, a  
Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Mark Bauer Melissa Bauer

Known to me and to me known to be the individual(s) named in and who executed the foregoing  
instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and  
deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above  
written

Tilaundia Hale SEAL  
Notary Public in and of Alaska My commission expires 02-01-20

W/O 116192 Subd 1000635 Plat \_\_\_\_\_  
P/S S Misc \_\_\_\_\_ Map 17LS Quad \_\_\_\_\_  
Pole \_\_\_\_\_ Easement 20170913

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

Rev.2/06





**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

June 16, 2020

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

To whom it may concern:

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

- **Bauer Estates**  
(MSB Case # 2020-074)
- **Gillum Pines**  
(MSB Case # 2020-076)
- **Riddels' Original RSB Lot 1**  
(MSB Case # 2020-077)

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact me at 334-7911 or by email at [skylar.shaw@enstarnaturalgas.com](mailto:skylar.shaw@enstarnaturalgas.com)

Sincerely,

A handwritten signature in black ink, appearing to read "Skylar Shaw".

Skylar Shaw  
Right-of-Way and Compliance Technician  
ENSTAR Natural Gas Company

**DIRECTOR'S CERTIFICATE**

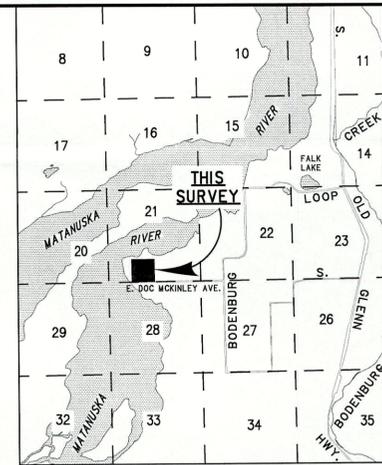
IT HAS BEEN FOUND TO COMPLY WITH THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE MATANUSKA-SUSITNA BOROUGH HAS THE AUTHORITY BY PLAT RESOLUTION DATED 12/20/19 AND THAT THE MATANUSKA-SUSITNA BOROUGH IS RECORDING THIS PLAN IN THE OFFICE OF THE RECORDER IN THE JUDICIAL DISTRICT, STATE OF ALASKA,

DATE

**CERTIFICATE OF PAYMENT OF TAXES**

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

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) DATE



SOURCE: MSB TAX MAP PA00 1"=5280'

**CERTIFICATE OF OWNERSHIP**

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

MARK A. BAUER DATE 13647 E. DOC MCKINLEY AVE. PALMER, AK 99645-7679

MELISSA Y. BAUER DATE 13647 E. DOC MCKINLEY AVE. PALMER, AK 99645-7679

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES:

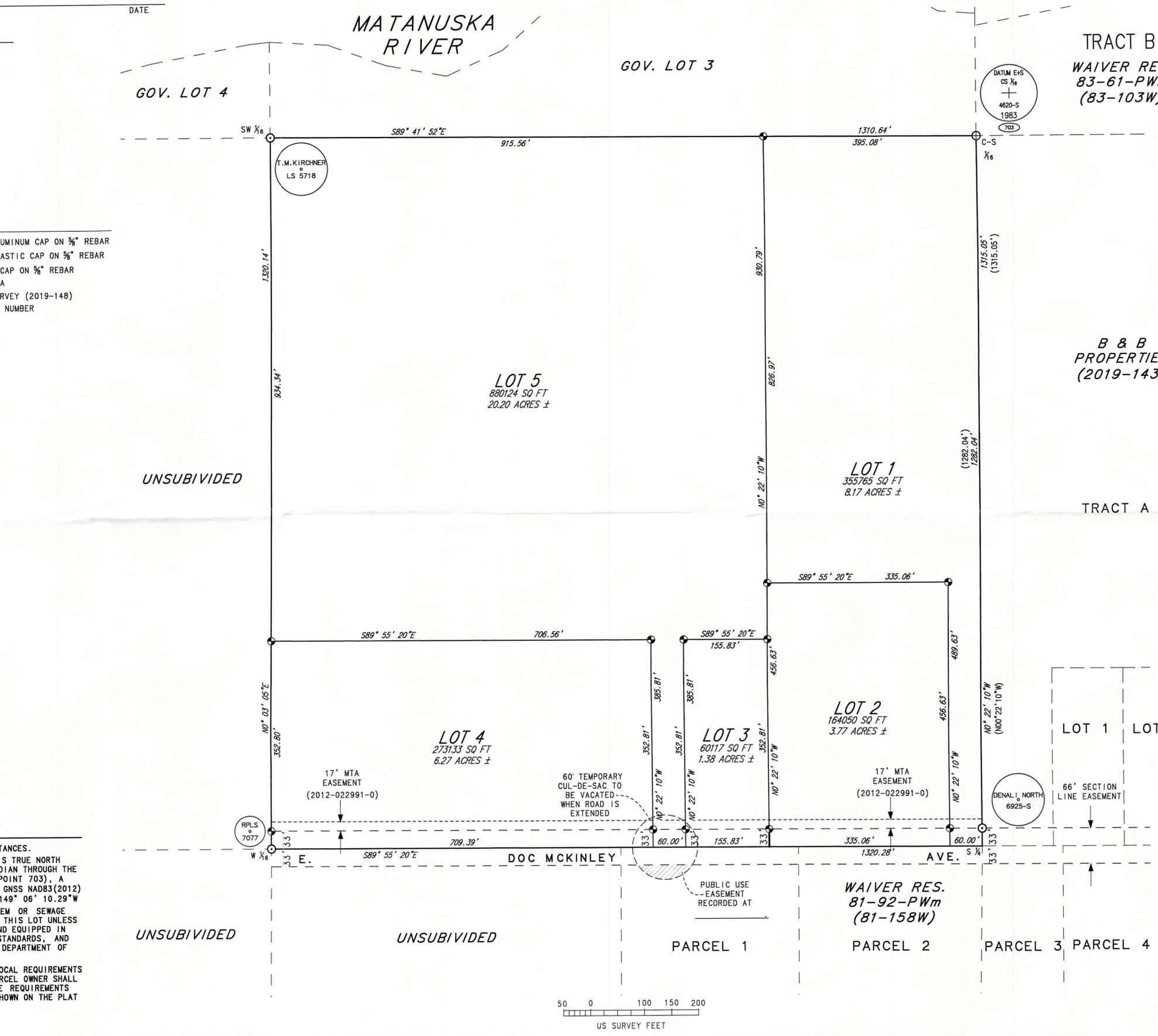


I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR

A PLAT OF BAUER ESTATES A SUBDIVISION OF PARCEL 1 FORTY-ACRE EXEMPTION 1999-14-EX (BK. 1036, PG. 83) PALMER RECORDING DISTRICT STATE OF ALASKA LOCATED WITHIN SW 1/4 SEC. 21, T.17N. R.2E. SM, AK CONTAINING 39.79 ACRES MORE OR LESS

**HANSON LAND SOLUTIONS** 305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645 (907)746-7738



MINIMUM CAP ON 3/8" REBAR  
PLASTIC CAP ON 3/8" REBAR  
CAP ON 3/8" REBAR  
A  
SURVEY (2019-148)  
NUMBER

STANCES.  
S TRUE NORTH  
DIAN THROUGH THE  
POINT 703), A  
GNSS NAD83(2012)  
149° 06' 10.29"W  
EM OR SEWAGE  
THIS LOT UNLESS  
ND EQUIPPED IN  
STANDARDS, AND  
DEPARTMENT OF

LOCAL REQUIREMENTS  
RCEL OWNER SHALL  
E REQUIREMENTS  
OWN ON THE PLAT

6B

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 17, 2020**

PRELIMINARY PLAT:     **LITTLE SUSITNA RIDGE**  
 LEGAL DESCRIPTION:   **SEC 7, T18N, R1E, SEWARD MERIDIAN, AK**  
 PETITIONER:           **JAY CHARLES DUKE**  
 SURVEYOR/ENGINEER:  **BULL MOOSE SURVEYING/HOLLER ENGINEERING**  
 ACRES:         **58.5**                                 **PARCELS:   2**  
 REVIEWED BY:         **PEGGY HORTON**                 **CASE: 2020-107**

**REQUEST**

The request is to divide Tax Parcels D12 & D13 (Parcels 1 & 2 of Waiver 82-39-PWm, recorded as 82-47W) into two lots to be known as Little Susitna Ridge, containing 58.5 acres+/- . The petitioner is dedicating a public cul-de-sac at the end of N. En Dove Road, where borough maintenance ends. Both proposed lots have road frontage on E. Needham Ave. The property is located directly north of E. Needham Ave and one mile west of N. Wasilla-Fishhook Rd.

**EXHIBITS:**

Vicinity Maps                         **Exhibit A**  
 Engineer’s Report                 **Exhibit B**

**COMMENTS:**

Planning                                 **Exhibit C**  
 Public Works                         **Exhibit D**  
 Permit Center                         **Exhibit E**  
 Floodplain Manager                 **Exhibit F**  
 Enstar                                   **Exhibit G**  
 MTA                                       **Exhibit H**

**DISCUSSION:**

**Lot and Block Design:** The two lots are 5.92 acres and 52.57 acres in size. Lot and Block design standards are met. Each lot has a minimum of 60’ of road frontage on E. Needham Avenue.

**As-built Info:** As-Built information was provided within and outside the boundary as required by MSB 43.15.016. All structures appear to comply with setback requirements in MSB 17.55.

**Access:** E. Needham Avenue is constructed and borough maintained. The right-of-way for N. En Dove Road is public up to the point marked on the plat "End of R.O.W. easement for N. En Dove Rd." The petitioner is granting a cul-de-sac bulb to allow for public right-of-way for a turnaround. The surveyor placed the bulb in the best location for construction as noted on the topographic information. No construction is required, as both lots on this plat have constructed access from E. Needham Avenue.

**Utility Easement:** The petitioner is also granting a 15' utility easement adjoining the south side of the N. En Dove Road and the continuing private driveway easement recorded in 2012 as shown on the plat.

**Useable Area:** Holler Engineering provided a useable area report stating the investigation included one new test hole, review of the provided topography information, review of aerial imagery, and other observations at the site (**Exhibit B**). Mr. Holler provided a topographic narrative and an evaluation of soils conditions. Groundwater was not encountered in the testhole which was dug to a depth of 14'. Mr. Holler stated proposed lot 1 will 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 contains more than 400,000 square feet of area and does not require useable area verification.

**Drainage:** Mr. Holler also spoke about the existing drainage patterns and that they are not expected to change as a result of the lot line changes.

### **COMMENTS:**

**Borough:** Planning Division commented that any current and future access onto MSB roads require a driveway permit with the Borough (**Exhibit C**).

Public Works had no comment (**Exhibit D**). Permit Center commented that two existing driveways do not have an application on file (**Exhibit E**). Both driveways qualify for a fee waiver if applied for before October 7<sup>th</sup> (**Recommendation #2**). Floodplain Manager noted this parcel has FEMA mapped Special Flood Hazard Area (SFHA) identified on it and includes floodway, which is the most dangerous part of the river. If further development in the SFHA is desired, a permit will be required prior to development in accordance with MSB 17.29 (**Exhibit F**). Wetlands are present on the property per the wetland mapping Please consult with the USACE for development in the wetlands. *Staff notes the preliminary plat indicates a conservation easement in favor of Great Land Trust, Inc., recorded in 2015, which limits the development in that area.. This covers a majority of the northern area of Tract A,*

**Utilities:** Enstar has no comments or recommendations (**Exhibit G**). MTA has no comments (**Exhibit H**).

## **CONCLUSION**

The preliminary plat for Little Susitna Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat Submittal and Approval. This plat will create two lots out of a 58.5-acre parcel.

A professional engineer stated the proposed lots contain the required useable septic and useable building area. E. Needham Ave provides legal and physical access to both lots. The petitioner is dedicating a cul-de-sac bulb on N. En Dove Road to provide public right-of-way for a turnaround in a constructible location and also granting a 15' wide utility easement adjoining the right-of-ways. There were no objections from Borough Departments, outside agencies, or the public.

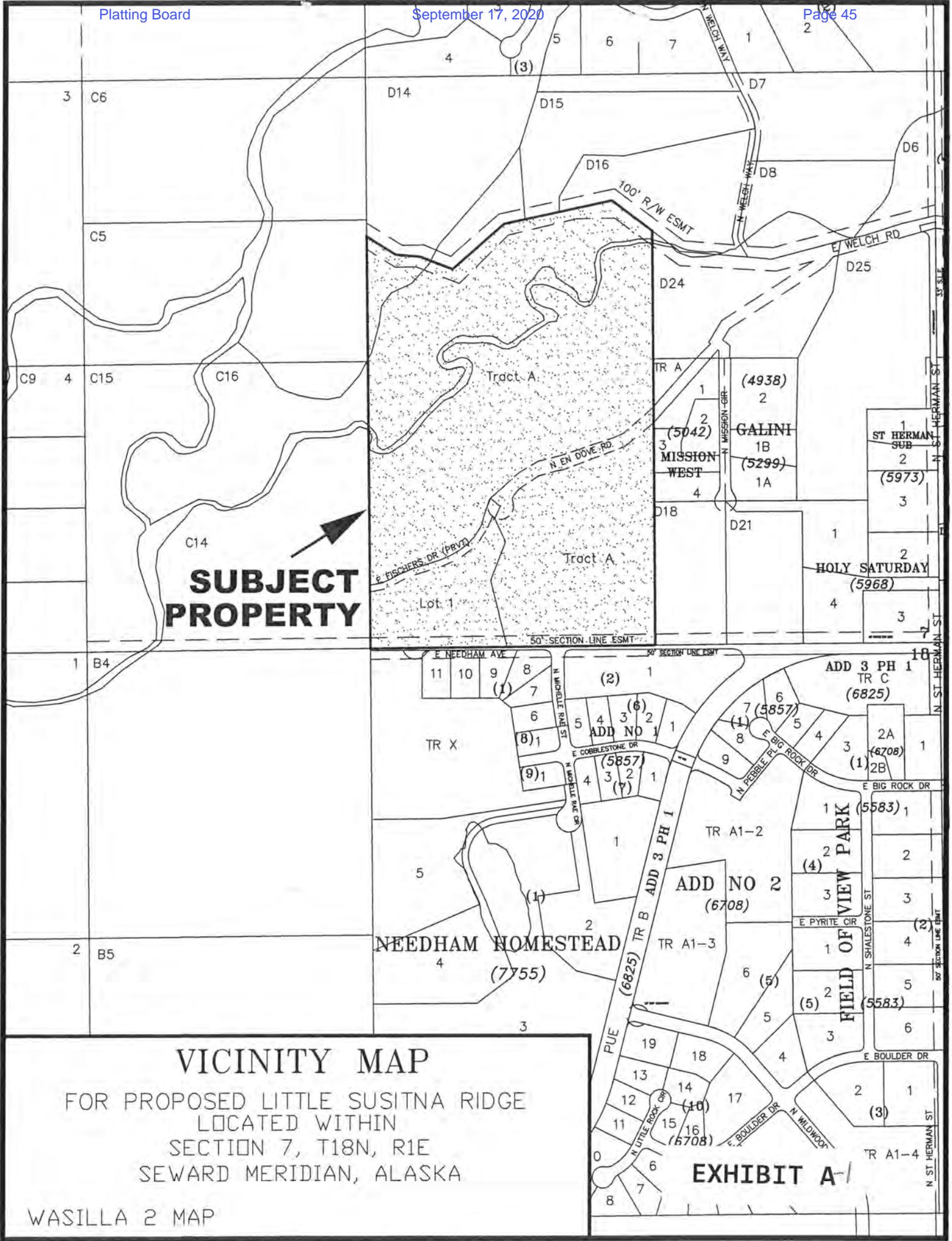
## **FINDINGS of FACT:**

1. The plat of Little Susitna Ridge is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat Submittal and Approval.
2. Permit Center commented that two existing driveways do not have an application on file. Both driveways qualify for a fee waiver if applied for before October 7, 2020.
3. A professional engineer stated the required amount of useable area is available for wastewater disposal and building in compliance with MSB 43.20.281.
4. Lot sizes and block lengths are consistent MSB 43.20.300(A), *Lot and Block Design*.
5. Both lots have frontage that is consistent with MSB 43.20.320, *Frontage*.
6. The petitioner is granting a public use easement at a constructible location on N. En Dove Road for a cul-de-sac turnaround.
7. The petitioner is granting 15' utility easement adjoining the south side of the N. En Dove Road and the continuing private driveway easement recorded in 2012 as shown on the plat.
8. No construction is required, as both lots on this plat have constructed access from E. Needham Avenue.
9. There were no borough department, outside agency or public objections to this plat.

**RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

***Recommended motion:*** “I move to approve the preliminary plat of Little Susitna Ridge, located within Section 7, Township 18 North, Range 1 East, Seward Meridian, Alaska contingent on the following staff recommendations:”

1. Submit the mailing and advertising fee.
2. Apply for driveway permits for any existing driveways onto MSB roads.
3. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
4. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
5. Submit recording fee, payable to the State of Alaska, DNR.
6. 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.
7. Submit final plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

**VICINITY MAP**  
 FOR PROPOSED LITTLE SUSITNA RIDGE  
 LOCATED WITHIN  
 SECTION 7, T18N, R1E  
 SEWARD MERIDIAN, ALASKA  
 WASILLA 2 MAP

**EXHIBIT A-1**

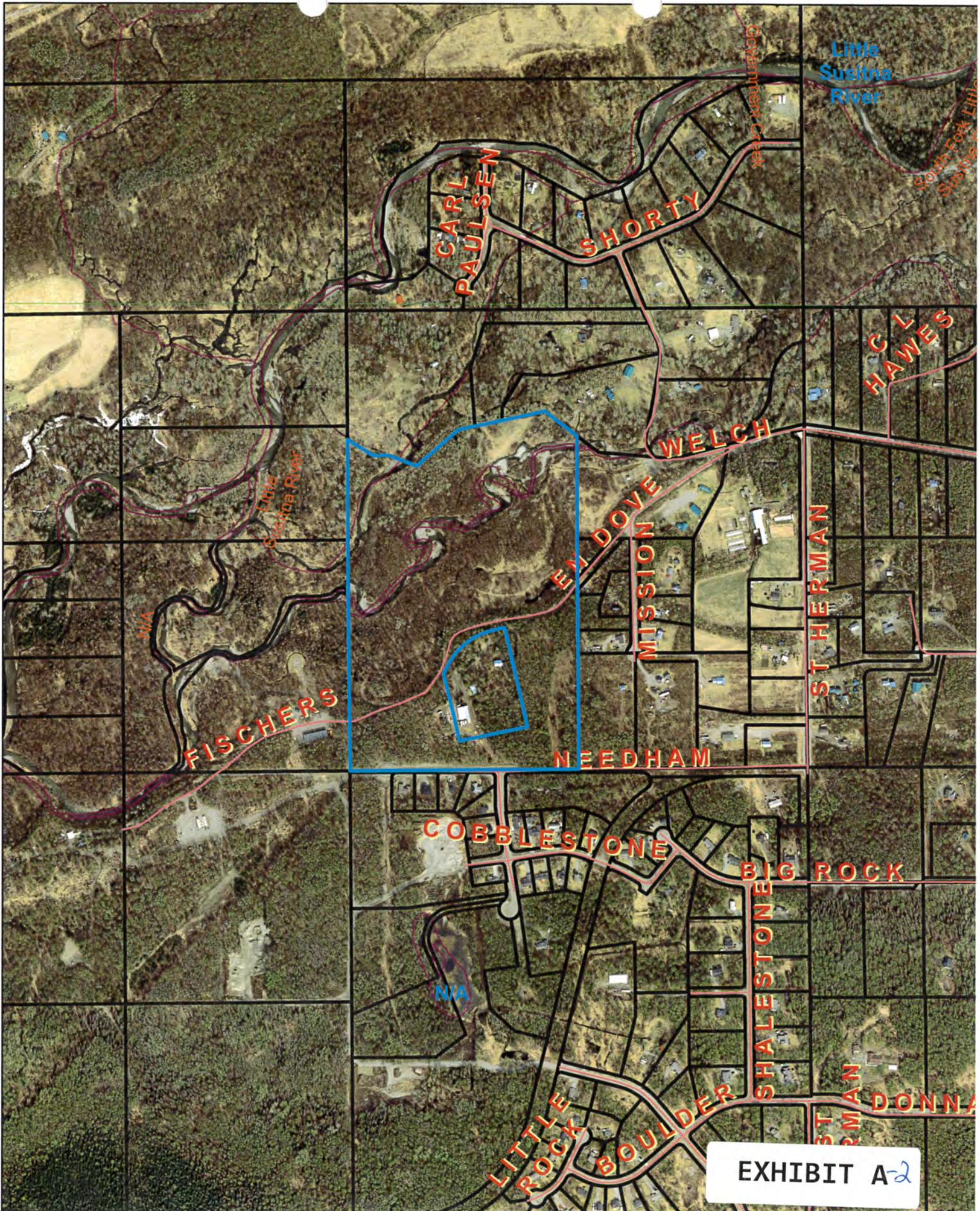


EXHIBIT A-2

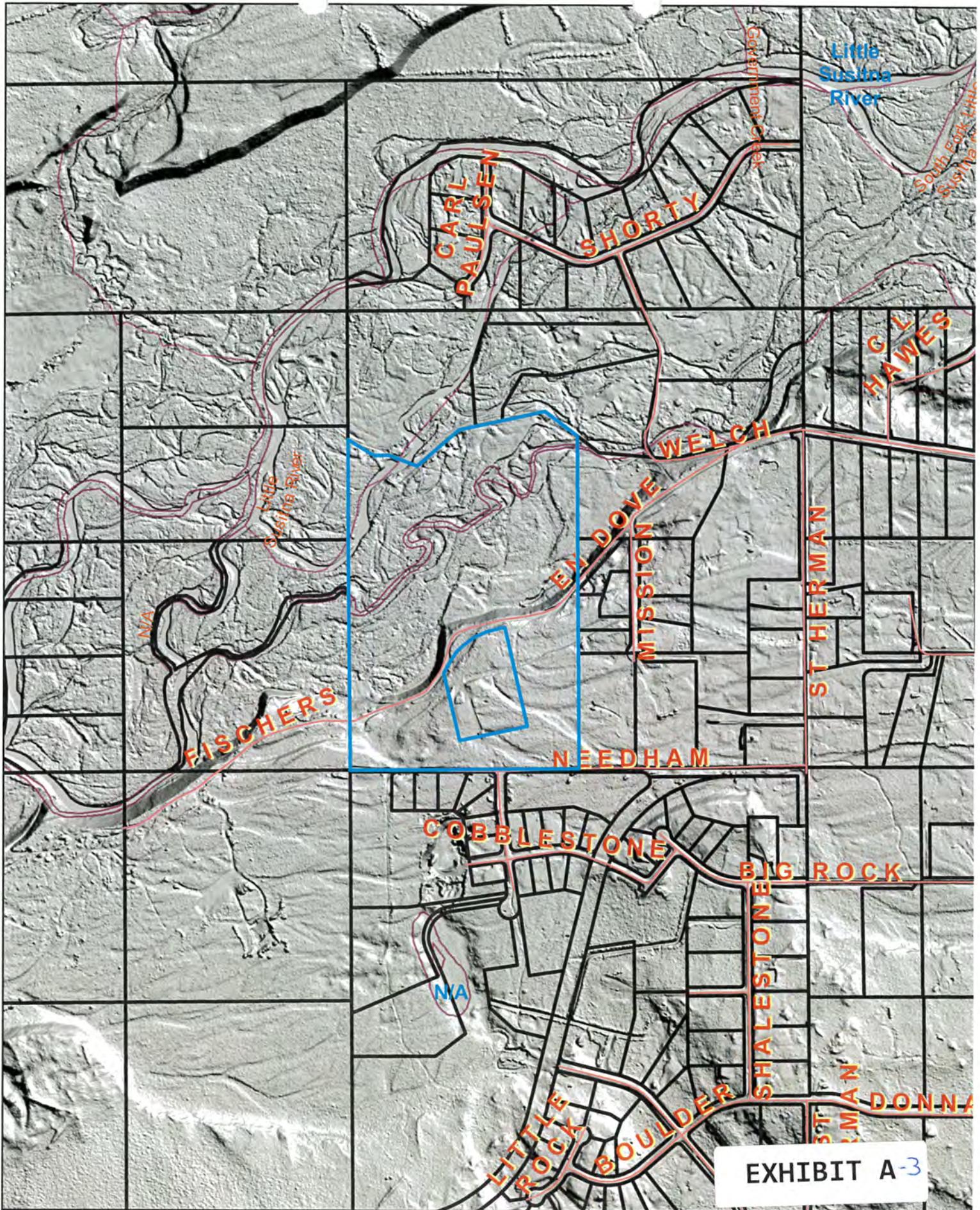


EXHIBIT A-3



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED

JUL 20 2020

PLATTING

July 16, 2020

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

Re: *Little Susitna Ridge Subdivision*; Useable Areas  
HE #20038

Dear Mr. Wagner:

At the request of property owner/developer Ashley Wood, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 1 new lot and one large tract from an existing lot and tract by removing existing lotlines and creating new lotlines as shown on the attached drawing. Our soils evaluation included logging one new testhole, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a tall rectangle north of E. Needham Avenue, and west of N. Mission Circle. The area terrain varies in elevation with a high region near the southern border of the project that contains a steep drop to the north lower region which contains gently rolling terrain as well as portions of the Little Su River, which bisects the property. The total elevation differential indicated from the provided topographical map is approximately 62'. Significant steep areas with slopes exceeding 25% exist within the project and are delineated on the attached drawing.

Soils & Vegetation. The proposed lot 1 and a portion of tract A contains cleared areas with tract A containing a few existing structures. A gravel pad exists on lot 1 to facilitate a future shop/residential building and related future well site. The native vegetation remaining on the parent parcel consists primarily of mature birch, spruce, and cottonwood, with lesser brush/grasses scattered throughout. As shown on the attached drawing one new testhole was dug on lot 1 to evaluate soil conditions, and a copy of the log is included with this report. Near surface soils included a thin organic mat and silty topsoils over clean sands and gravels extending to 12', which is typical for the area. Copies of the relevant testhole log and the location/topography map are attached.

Groundwater. Groundwater was not encountered in the testhole which was dug to a depth of 14'. Portions of the Little Su River pass through the low region central to the large

Groundwater. Groundwater was not encountered in the testhole which was dug to a depth of 14'. Portions of the Little Su River pass through the low region central to the large tract A and lies more than 100' away from any areas requiring potential useable area verification. Separation to groundwater is not expected to be a limiting factor for the proposed lot 1.

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, and setbacks to existing structures. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For both proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed lot 1 will 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 contains more than 400,000 square feet of area and does not require useable area verification.***

Drainage Plan. The new lot and tract have existing access and no new roads will need to be constructed. Existing drainage patterns are not expected to change as a result of the lot line changes. As no new road construction is planned, no formal drainage plan is required. However, we have indicated general existing drainage patterns on the attached map.

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

Sincerely,

Curtis Holler, PE

c: A. Wood, w/attachments



EXHIBIT B-2



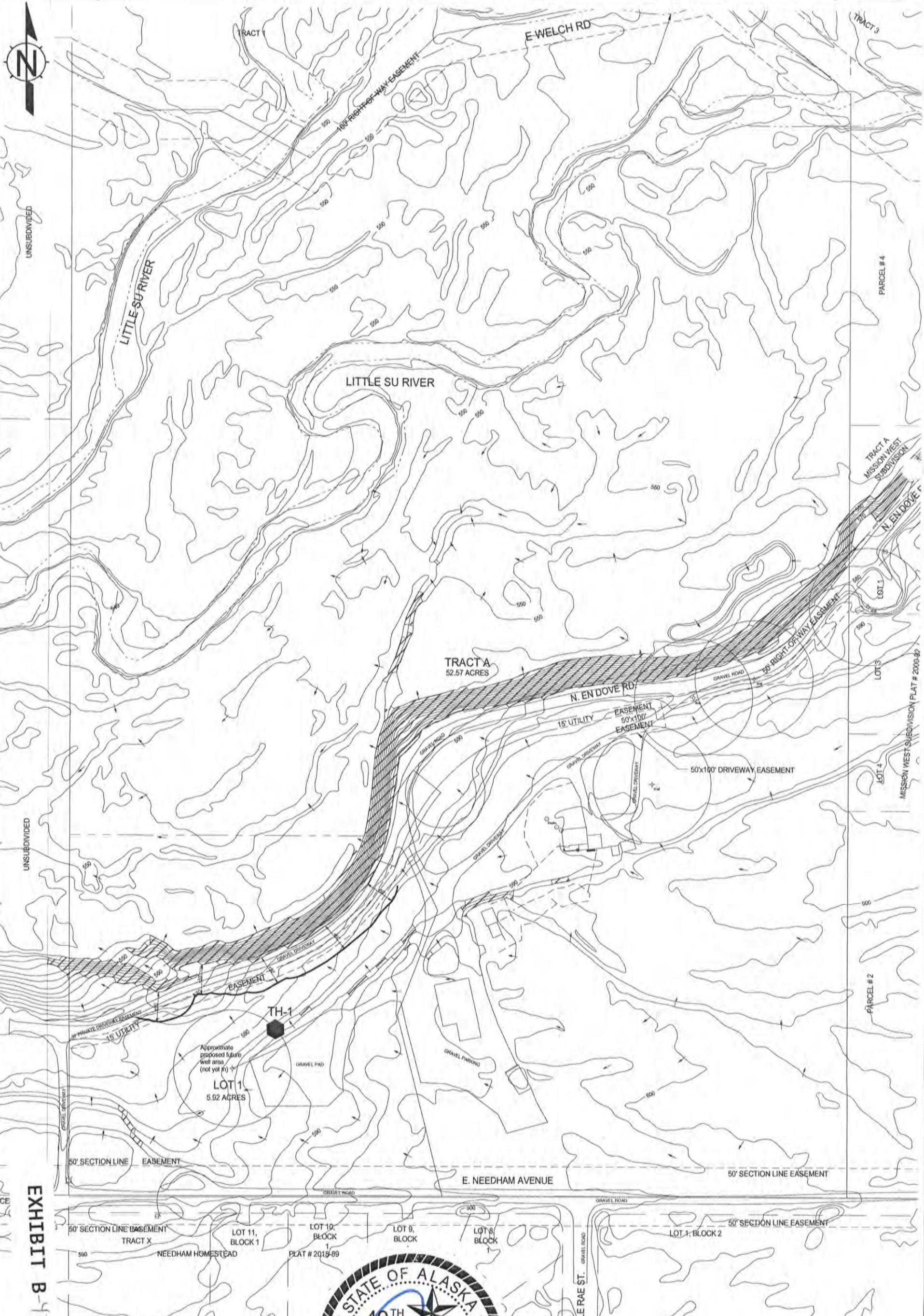


EXHIBIT B-4

Little Susitna Ridge Subdivision  
Useable Area, Drainage and Topography Map

**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 20038      Scale: 1" = 150'      7/16/20



- Notes:**
1. Base drawing provided by surveyor.
  2. MSB 2011 2' LiDAR topo not verified.
  3. Arrows denote apparent drainage patterns.
  4. Testhole locations approximate.
  5. Hatched areas have +25% grade.

## Peggy Horton

---

**From:** Adam Bradway  
**Sent:** Thursday, August 20, 2020 9:57 AM  
**To:** MSB Platting  
**Subject:** RE: Request for comments for Little Susitna Ridge Case #2020-107 Tech: PH

Comments:

Any current and future access onto MSB roads require a driveway permit with the Borough.

### Adam Bradway

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

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Friday, July 31, 2020 8:36 AM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Earl Almdale (earl.almdale@gmail.com) <earl.almdale@gmail.com>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; M Schoming (mschoming@crweng.com) <mschoming@crweng.com>; dmeneses@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mearow@matanuska.com; 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>  
**Subject:** Request for comments for Little Susitna Ridge Case #2020-107 Tech: PH

Good Morning,

The link below will take you to a request for comments for a two-parcel subdivision in the Fishhook area. RSA 28. Please review and provide any comments by August 24, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/Em1G0RiuXPVfKQL7p\\_Cm49lBvsgfxeOIN65Wq0CPfuMI2w?e=Lb0Urd](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Em1G0RiuXPVfKQL7p_Cm49lBvsgfxeOIN65Wq0CPfuMI2w?e=Lb0Urd)

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

Thank you,  
 Peggy Horton

**EXHIBIT C**

**Peggy Horton**

---

**From:** Jamie Taylor  
**Sent:** Thursday, August 20, 2020 5:37 PM  
**To:** MSB Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for comments for Little Susitna Ridge Case #2020-107 Tech: PH

No comment.

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

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Friday, July 31, 2020 8:36 AM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Earl Almdale (earl.almdale@gmail.com) <earl.almdale@gmail.com>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; M Schoming (mschoming@crweng.com) <mschoming@crweng.com>; dmeneses@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mearow@matanuska.com; 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>  
**Subject:** Request for comments for Little Susitna Ridge Case #2020-107 Tech: PH

Good Morning,

The link below will take you to a request for comments for a two-parcel subdivision in the Fishhook area. RSA 28. Please review and provide any comments by August 24, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/Em1G0RiuXPVfKQL7p\\_Cm49lBvsqfxeOIN65Wq0CPfuMI2w?e=Lb0Urd](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Em1G0RiuXPVfKQL7p_Cm49lBvsqfxeOIN65Wq0CPfuMI2w?e=Lb0Urd)

**EXHIBIT D**

**Peggy Horton**

---

**From:** Permit Center  
**Sent:** Friday, July 31, 2020 5:00 PM  
**To:** MSB Platting  
**Subject:** RE: Request for comments for Little Susitna Ridge Case #2020-107 Tech: PH

Good Afternoon,

They do have two driveways that do not have an application on file.

Both Driveways qualify for the fee waiver if applied for before October 7<sup>th</sup>.

*Thank you,*

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

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Friday, July 31, 2020 8:36 AM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Earl Almdale (earl.almdale@gmail.com) <earl.almdale@gmail.com>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; M Schoming (mschoming@crweng.com) <mschoming@crweng.com>; dmeneses@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mearow@matanuska.com; 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>  
**Subject:** Request for comments for Little Susitna Ridge Case #2020-107 Tech: PH

Good Morning,

The link below will take you to a request for comments for a two-parcel subdivision in the Fishhook area. RSA 28. Please review and provide any comments by August 24, 2020.

**EXHIBIT E**

**Peggy Horton**

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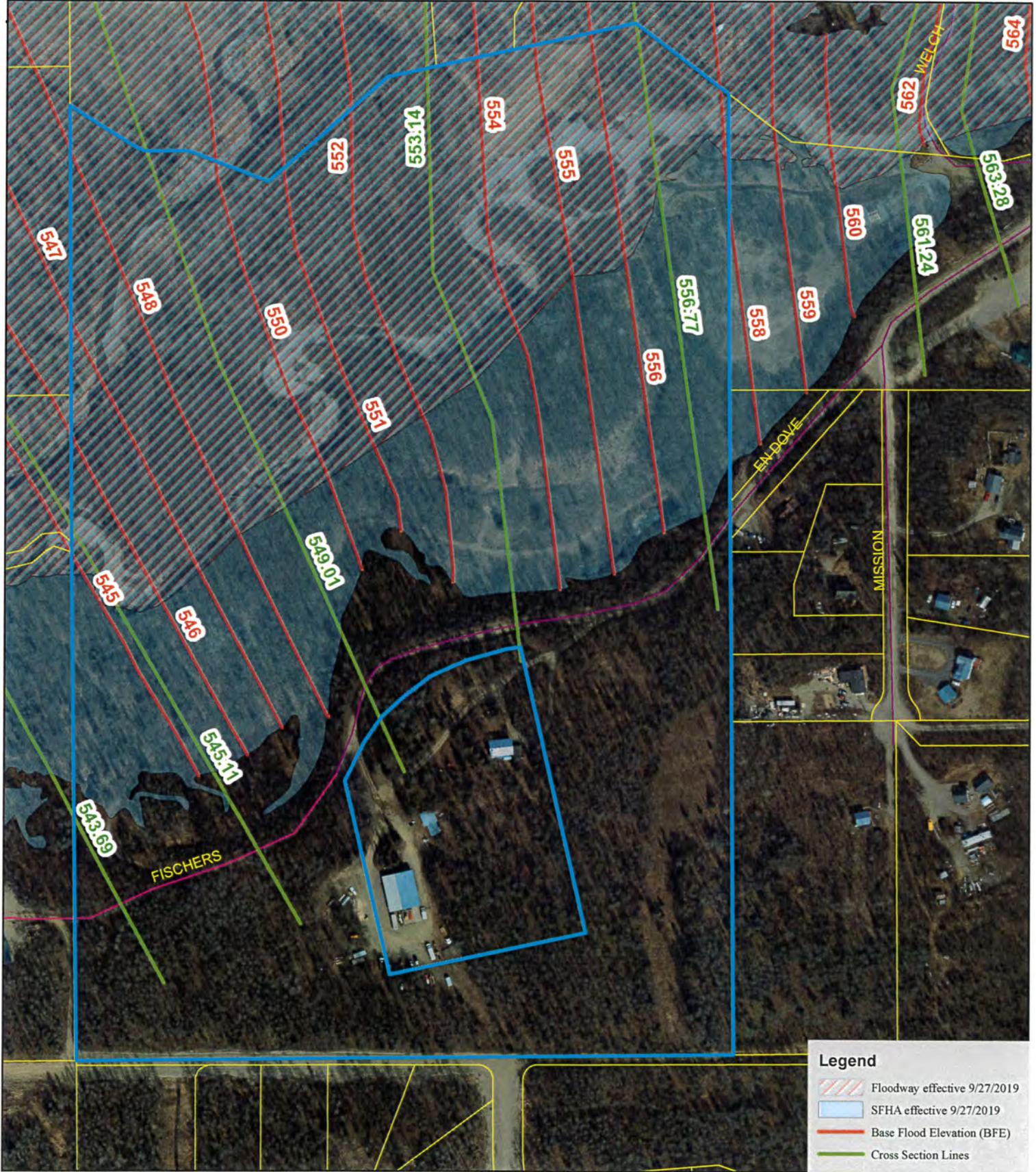
**From:** Taunnie Boothby  
**Sent:** Wednesday, August 19, 2020 12:04 PM  
**To:** Karol Riese; Adam Bradway; Peggy Horton  
**Subject:** RE: RFC Little Susitna Ridge Case #2020-107 two-parcel subdivision in the Fishhook area. 18N01E07 DUE: August 24, 2020  
**Attachments:** SFHA 6701 N EN DOVE RD WASILLA Tax ID 18N01E07D012 and D013.pdf

- This parcel has FEMA mapped Special Flood Hazard Area (SFHA) identified on it and includes floodway which is the most dangerous part of the river. If further development in the SFHA is desired, a permit will be required prior to development in accordance with MSB 17.29. See attached map.
- Wetlands are present on the property per the wetland mapping. Please consult with the USACE for development in the wetlands.

Taunnie L. Boothby, CFM, Planner II  
Matanuska-Susitna Borough  
Planning Department  
907-861-8526  
[taunnie.boothby@matsugov.us](mailto:taunnie.boothby@matsugov.us)

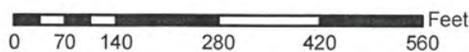
-----Original Appointment-----

**From:** Karol Riese <Karol.Riese@matsugov.us>  
**Sent:** Friday, July 31, 2020 8:41 AM  
**To:** Karol Riese; Adam Bradway; Taunnie Boothby  
**Subject:** RFC Little Susitna Ridge Case #2020-107 two-parcel subdivision in the Fishhook area. 18N01E07 DUE: August 24, 2020  
**When:** Thursday, August 20, 2020 12:00 AM to Friday, August 21, 2020 12:00 AM (UTC-09:00) Alaska.  
**Where:**



Matanuska Susitna Borough  
Permit Center

Date: 8/19/2020



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.

EXHIBIT F-2



**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 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 the following Preliminary plats and has no comments or recommendations.

- **Peaceful Meadows**  
(MSB Case # 2020-109)
- **North Country Estates RSB**  
(MSB Case # 2020-112)
- **Little Susitna Ridge**  
(MSB Case # 2020-107)

If you have any questions, please feel free to contact Skylar Shaw at 334-7911 or by email at [skylar.shaw@enstarnaturalgas.com](mailto: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

**EXHIBIT G**

**Amy Otto-Buchanan**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Tuesday, August 18, 2020 2:51 PM  
**To:** MSB Platting  
**Subject:** RE: Request for comments for Little Susitna Ridge Case #2020-107 Tech: PH

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

Hello,

MTA has reviewed the plat for Little Susitna 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](http://www.mtasolutions.com)

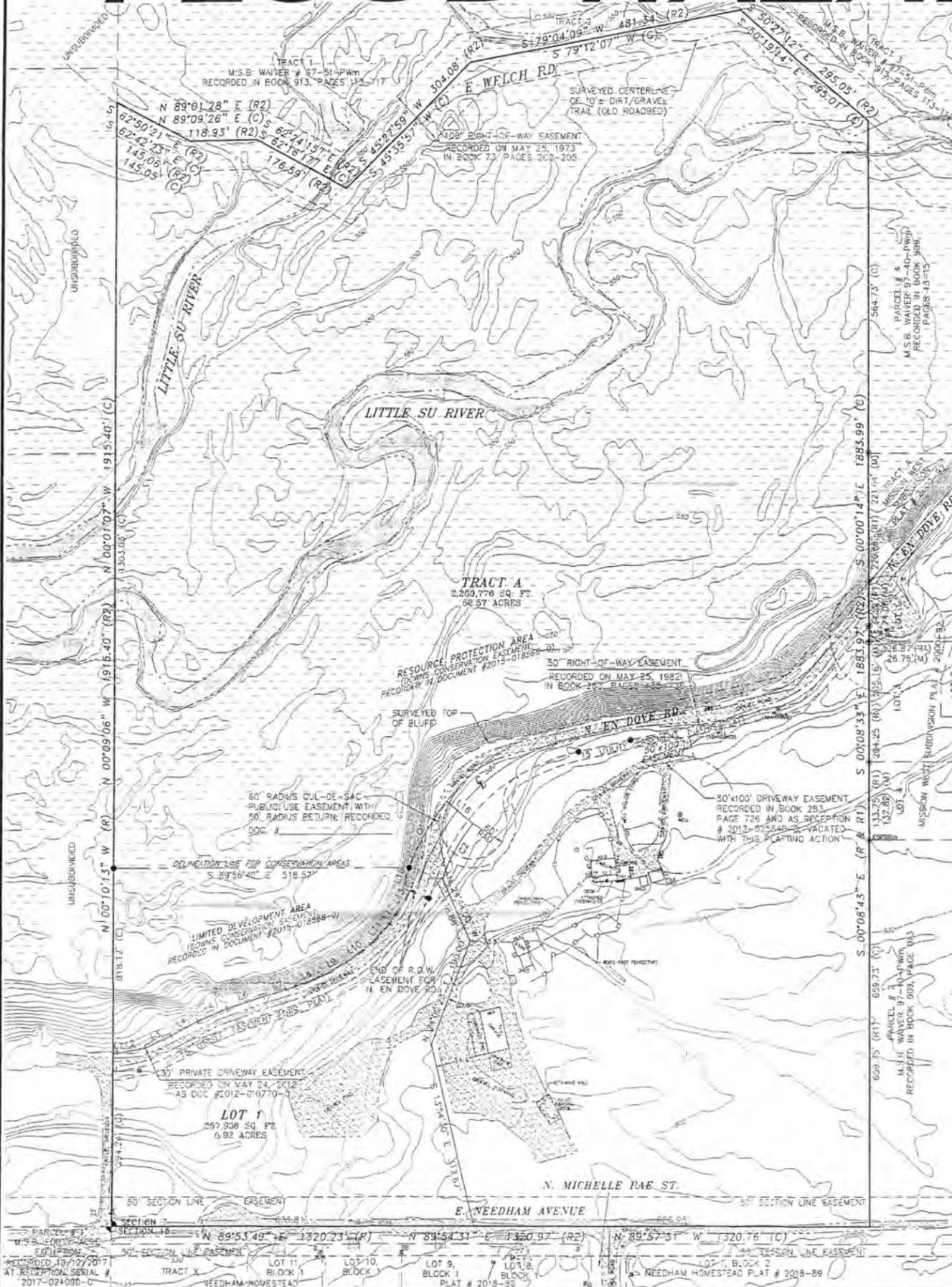


Life. Technology. Together.

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Friday, July 31, 2020 8:36 AM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Earl Almdale (earl.almdale@gmail.com) <earl.almdale@gmail.com>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; M Schoming (mschoming@crweng.com) <mschoming@crweng.com>; dmeneses@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>  
**Subject:** Request for comments for Little Susitna Ridge Case #2020-107 Tech: PH

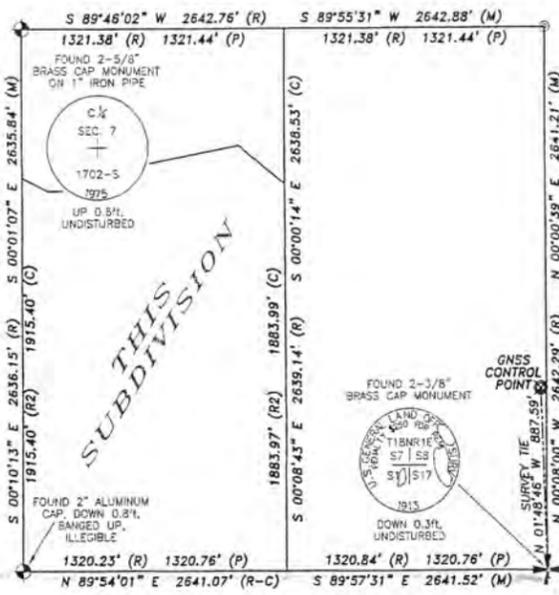
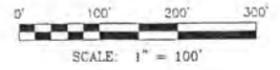
**EXHIBIT H**

# FLOOD HAZARD AREA



### LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- ⊙ FOUND 1-1/2" IRON PIPE, CONCRETE FILLED
- ⊙ FOUND RED PLASTIC CAP ON 5/8" REBAR LABELLED "1634-S"
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER GALINI SUBDIVISION (PLAT #99-127)
- (R1) RECORD VALUE PER MISSION WEST SUBDIVISION (PLAT #2000-92)
- (R2) RECORD VALUE PER M.S.B. WAIVER 82-39-PWm (RECORDED AS 82-47W)
- (R3) RECORD VALUE PER EASEMENT DOCUMENT (DOC. # 2012-010770-0)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- (P) PROCRATED VALUE THIS SURVEY
- ⊗ SET 5/8"x30" REBAR WITH 2-1/2" ALUMINUM CAP AS NOTED
- ⊗ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- ⚡ POWER POLE
- ⚓ CUY ANCHOR
- ⚡ GATE POSTS AND LIGHT POLES
- ⚡ GATE POSTS
- ⊕ PEDESTAL
- ⊕ POWER METER
- ⚡ TRAFFIC SIGN
- ⊕ SATELLITE DISH
- ⊕ FLOOD HAZARD AREA



CONTROL DIAGRAM  
SCALE: 1" = 200'

### NOTES

1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON APRIL 28, 2020 AT THE CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 129 (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
2. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
4. BLANKET ELECTRICAL & TELEPHONE EASEMENTS GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED MAY 24, 1960 IN BOOK 32, PAGE 92 (PARCEL #2) RECORDED NOVEMBER 18, 1982 IN BOOK 283, PAGE 135 (PARCEL #1) RECORDED MARCH 11, 1987 IN BOOK 506, PAGE 101 (PARCEL #1)
5. TELEPHONE EASEMENT GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED JULY 29, 1977 IN BOOK 144, PAGE 792 EASEMENT IS RESTRICTED TO EXISTING M.E.A. RIGHT-OF-WAY.

LINE	BEARING	DISTANCE
L1 (R3)	N 85°07'09" E	8.36'
L1 (C)	N 85°32'27" E	9.58'
L2 (C)	N 79°01'41" E	43.78'
L2 (R3)	N 79°08'59" E	49.78'
L3 (R3)	N 65°28'30" E	48.43'
L3 (C)	N 65°37'48" E	49.42'
L4 (R3)	N 62°27'31" E	52.62'
L4 (C)	N 62°36'49" E	52.62'
L5 (R3)	N 67°51'06" E	54.67'
L5 (C)	N 67°59'24" E	54.27'
L6 (R3)	S 72°03'04" W	69.92'
L6 (C)	S 72°11'22" W	69.92'
L7 (R3)	S 73°13'44" W	57.82'
L7 (C)	S 73°22'02" W	57.82'
L8 (R3)	S 66°59'06" W	51.04'
L8 (C)	S 67°07'24" W	51.04'

LINE	BEARING	DISTANCE
L9 (R3)	S 61°29'59" W	48.37'
L9 (C)	S 61°38'17" W	48.37'
L10 (R3)	S 53°30'28" W	50.79'
L10 (C)	S 53°38'46" W	50.79'
L11 (R3)	S 42°30'14" W	47.75'
L11 (C)	S 42°38'32" W	47.75'
L12 (R3)	S 32°37'57" W	51.09'
L12 (C)	S 32°46'15" W	51.09'
L13 (R3)	N 27°13'45" E	15.65'
L13 (C)	N 27°22'03" E	15.65'
L14 (R3)	S 69°48'02" E	14.28'
L14 (C)	S 69°48'02" E	14.28'
L15 (R3)	S 19°39'23" W	37.30'
L15 (C)	S 19°39'23" W	37.30'
L16 (R3)	S 50°35'08" E	60.00'
L16 (C)	S 50°35'08" E	60.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	18°38'18"	402.30'	130.84'	65.30'	N 29°57'54" E	130.86'
C2	18°38'18"	402.30'	130.84'	65.30'	N 29°57'54" E	130.86'
C3	18°45'41"	330.21'	108.13'	54.55'	N 30°01'49" E	107.64'
C4	18°45'41"	330.21'	108.13'	54.55'	N 30°01'49" E	107.64'

### CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_

AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID

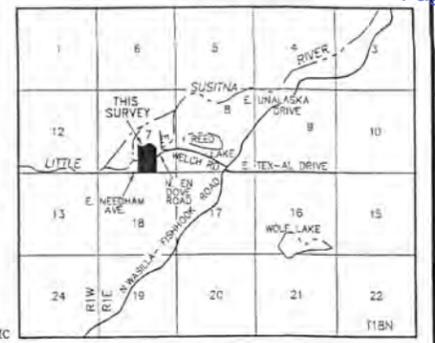
DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

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

ROBERT S. HOFFMAN, P.L.S.  
LS 10609 PROFESSIONAL LAND SURVEYOR

7/16/2020  
DATE



### OWNERSHIP AND DEDICATION CERTIFICATE

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

JAY C. DUKE DATE \_\_\_\_\_  
6701 N. EN DOVE ROAD  
WASILLA, AK 99654

### NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR JAY C. DUKE

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

### PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. \_\_\_\_\_  
DATED \_\_\_\_\_  
AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

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

PRELIMINARY

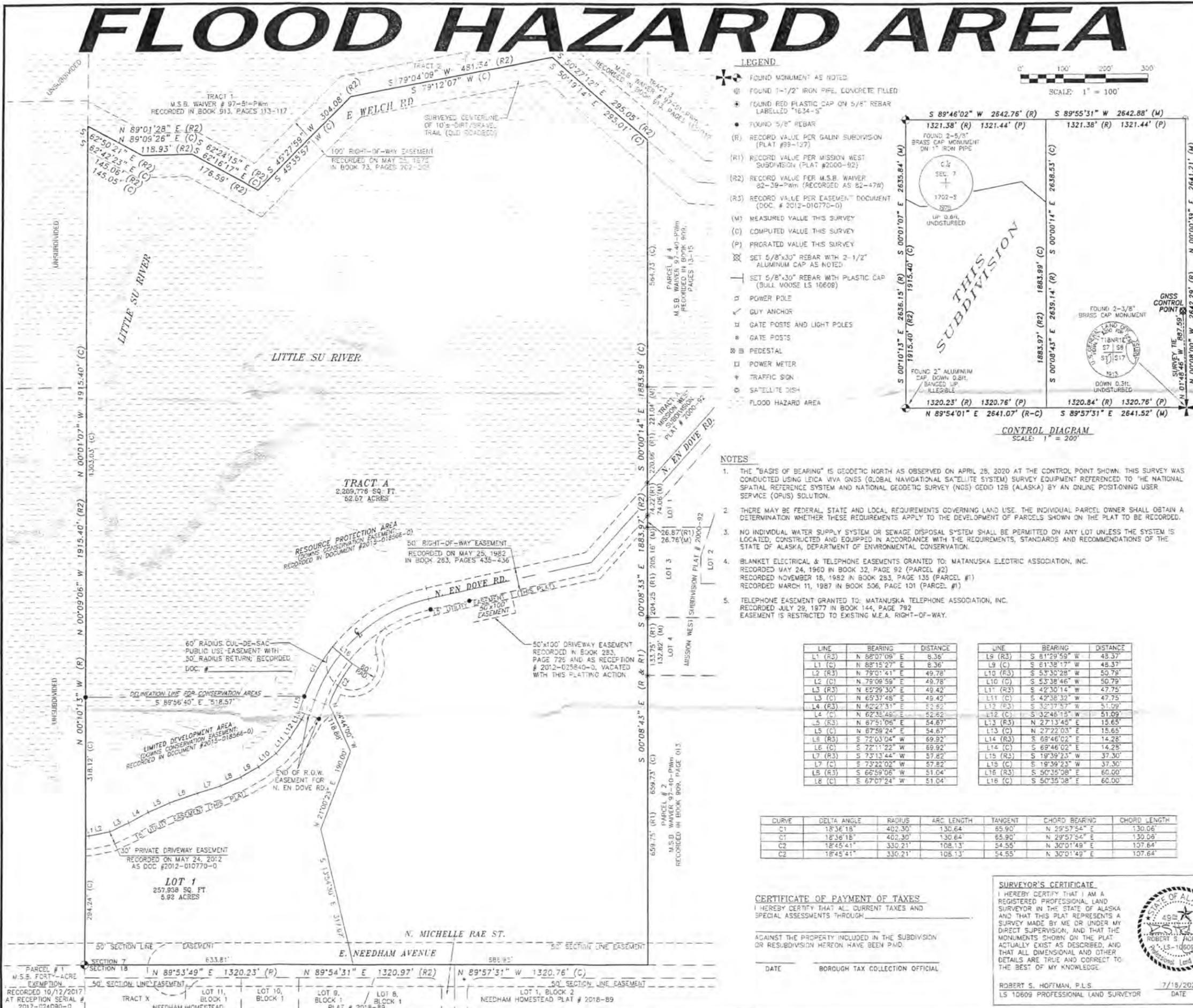
A PLAT OF  
**LITTLE SUSITNA RIDGE SUBDIVISION** RECEIVED  
A REPLAT OF:  
PARCELS 1 & 2, JUL 2 11 AM  
MSB WAIVER 82-39-PWm PLATTING  
RECORDED AS 82-47W

LOCATED WITHIN:  
SECTION 7, T18N R1E  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 58.5 ACRES MORE OR LESS

**BULL MOOSE SURVEYING**  
ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6557  
200 HYGRADE LANE bob@bullmoosesurveying.com  
WASILLA, ALASKA 99654

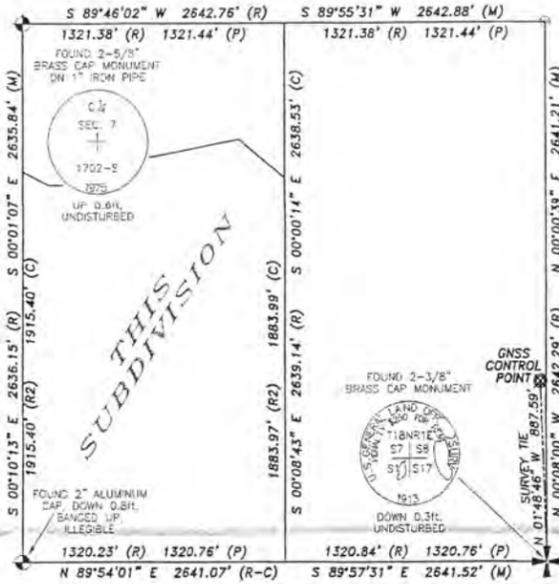
DRAWN BY EEO DRAWING SCALE: 1"=100'  
DATE 7/16/2020 SHEET  
CHECKED BY: RSH 1 OF 1

# FLOOD HAZARD AREA



### LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- ⊙ FOUND 1-1/2" IRON PIPE, CONCRETE FILLED
- ⊙ FOUND RED PLASTIC CAP ON 5/8" REBAR LABELLED "1634-S"
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER GALIN SUBDIVISION (PLAT #89-127)
- (R1) RECORD VALUE PER MISSION WEST SUBDIVISION (PLAT #2000-92)
- (R2) RECORD VALUE PER M.S.B. WAIVER 82-39-PWH (RECORDED AS 82-47W)
- (R3) RECORD VALUE PER EASEMENT DOCUMENT (DOC. # 2012-010770-0)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- (P) PRORATED VALUE THIS SURVEY
- ⊗ SET 5/8"x30" REBAR WITH 2-1/2" ALUMINUM CAP AS NOTED
- ⊕ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- ⊕ POWER POLE
- ⊕ GUY ANCHOR
- ⊕ GATE POSTS AND LIGHT POLES
- ⊕ GATE POSTS
- ⊕ PEDESTAL
- ⊕ POWER METER
- ⊕ TRAFFIC SIGN
- ⊕ SATELLITE DISH
- ⊕ FLOOD HAZARD AREA



CONTROL DIAGRAM  
SCALE: 1" = 200'

### NOTES

1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON APRIL 28, 2020 AT THE CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
2. THERE MAY BE FEDERAL STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
4. BLANKET ELECTRICAL & TELEPHONE EASEMENTS GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED MAY 24, 1960 IN BOOK 32, PAGE 92 (PARCEL #2) RECORDED NOVEMBER 18, 1982 IN BOOK 283, PAGE 135 (PARCEL #1) RECORDED MARCH 11, 1987 IN BOOK 506, PAGE 101 (PARCEL #1)
5. TELEPHONE EASEMENT GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED JULY 29, 1977 IN BOOK 144, PAGE 792 EASEMENT IS RESTRICTED TO EXISTING M.E.A. RIGHT-OF-WAY.

LINE	BEARING	DISTANCE
L1 (R3)	N 88°07'09" E	8.36'
L1 (C)	N 88°15'27" E	8.36'
L2 (R3)	N 79°01'41" E	49.78'
L2 (C)	N 79°08'59" E	49.78'
L3 (R3)	N 65°29'30" E	49.42'
L3 (C)	N 65°37'46" E	49.42'
L4 (R3)	N 62°27'31" E	52.62'
L4 (C)	N 62°35'49" E	52.62'
L5 (R3)	N 67°51'06" E	54.67'
L5 (C)	N 67°59'24" E	54.67'
L6 (R3)	S 72°03'04" W	69.92'
L6 (C)	S 72°11'22" W	69.92'
L7 (R3)	S 73°13'44" W	57.82'
L7 (C)	S 73°22'02" W	57.82'
L8 (R3)	S 66°59'06" W	51.04'
L8 (C)	S 67°07'24" W	51.04'

LINE	BEARING	DISTANCE
L9 (R3)	S 81°29'59" W	48.37'
L9 (C)	S 81°38'17" W	48.37'
L10 (R3)	S 53°30'28" W	50.79'
L10 (C)	S 53°38'46" W	50.79'
L11 (R3)	S 42°30'14" W	47.75'
L11 (C)	S 42°38'32" W	47.75'
L12 (R3)	S 32°37'57" W	51.09'
L12 (C)	S 32°46'15" W	51.09'
L13 (R3)	N 27°13'45" E	15.65'
L13 (C)	N 27°22'03" E	15.65'
L14 (R3)	S 69°46'02" E	14.28'
L14 (C)	S 69°46'02" E	14.28'
L15 (R3)	S 19°39'23" W	37.30'
L15 (C)	S 19°39'23" W	37.30'
L16 (R3)	S 50°35'38" E	60.00'
L16 (C)	S 50°35'38" E	60.00'

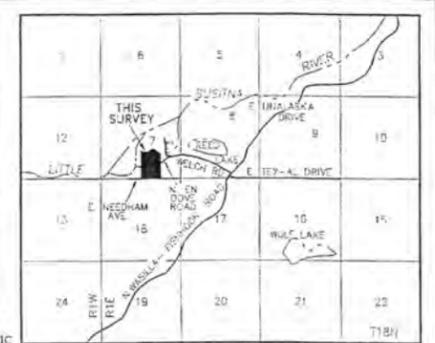
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	18°36'18"	402.30'	130.64'	65.90'	N 29°57'54" E	130.06'
C2	18°45'41"	330.21'	108.13'	54.55'	N 30°01'49" E	107.64'

### CERTIFICATE OF PAYMENT OF TAXES

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

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 ROBERT S. HOFFMAN, P.L.S. 7/15/2020  
 LS 10609 PROFESSIONAL LAND SURVEYOR DATE



### OWNERSHIP AND DEDICATION CERTIFICATE

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

JAY C. DUKE DATE  
 6701 N. EN DOVE ROAD  
 WASILLA, AK 99654

### NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 FOR JAY C. DUKE  
 NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

### PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY \_\_\_\_\_

PLAT RESOLUTION NO. \_\_\_\_\_  
 DATED \_\_\_\_\_  
 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: PLATTING CLERK

PRELIMINARY

A PLAT OF  
**LITTLE SUSITNA RIDGE SUBDIVISION**  
 A REPLAT OF:  
 PARCELS 1 & 2,  
 MSB WAIVER 82-39-PWH  
 RECORDED AS 82-47W  
 LOCATED WITHIN:  
 SECTION 7, T18N R1E  
 SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 56.5 ACRES MORE OR LESS  
**BULL MOOSE SURVEYING**  
 ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-8957  
 200 HYGRADE LANE bob@bullmoosesurveying.com  
 WASILLA, ALASKA 99654  
 DRAWN BY: EEG DRAWING SCALE: 1"=100'  
 DATE: 7/16/2020 SHEET 1 OF 1  
 CHECKED BY: RSH

60

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 17, 2020**

PRELIMINARY PLAT:     **J & R BULCHITNA NORTH**  
 LEGAL DESCRIPTION:   **SEC 4, T21N, R9W, SEWARD MERIDIAN, AK**  
 PETITIONER:           **JACK STOEENNER**  
 SURVEYOR:             **SEWARD & ASSOCIATES LAND SURVEYING**  
 ACRES:                 **129.69**                     **PARCELS:   3**  
 REVIEWED BY:           **PEGGY HORTON**                     **CASE: 2020-113**

**REQUEST**

The request is to divide Tract A OF Supplemental Cadastral Survey recorded as Plat 82-9 into three lots to be known as J & R Bulchitna North, containing 129.7 acres +/- . Access to the lots is fly-in to Bulchitna Lake. The property is located along the northwest shore of Bulchitna Lake and west of Lake Creek, within Section 4, Township 21 North, Range 9 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Maps           **Exhibit A**  
 Topo Narrative         **Exhibit B**

**COMMENTS:**

Public Works           **Exhibit C**  
 Planning               **Exhibit D**  
 MTA                     **Exhibit E**  
 Public                  **Exhibit F**  
 SOA DNR               **Exhibit G**

**DISCUSSION:**

MSB 43.20.100(B) states “Upon finding that no practical means of providing road access to a proposed subdivision exists and upon a showing that permanent public access by air, water, or railroad is both practical and feasible, the *platting board* shall waive the road requirements of subsection (A) of this section. If other than road access is approved, the mode of access shall be noted on the plat.”

This means that any plat that does not use road access for getting to the lots must come before the platting board. Bulchitna Lake is approximately 32 miles west of Willow and southeast of

Skwenta, and as noted on the plat, fly-in access to Bulchitna Lake provides legal access. The property is raw land; no improvements exist on the property.

The three lots range in size from 10 acres to 64 acres. The three lots are over 400,000 sq. ft. each and the surveyor provided a topographic narrative of the property (**Exhibit B**). No useable area certification is necessary per MSB 43.20.281(A)(1)(i)(i).

**Water Frontage:** Each lot has more than the minimum 125' of water frontage as required by MSB 43.20.340. For water frontage, Lot 1 has approximately 530', Lot 2 has approximately 770', and Lot 3 has approximately 1000'.

### **COMMENTS:**

**Borough:** DPW had no comment (**Exhibit C**). Planning has no objection (**Exhibit D**). They noted that wetlands are present (west, north, and SE portions) on the original parcel. If development is to occur across these wetlands, a permit to develop wetlands needs to be obtained from the U.S. Army Corps of Engineers.

**Utilities:** MTA had no comments (**Exhibit E**).

**Public:** Jeanine St. John, nearby owner to the south, supports this action (**Exhibit F**).

**State of Alaska:** the Survey Section of the Division of Mining, Land & Water commented that if section line easements exist, they should be shown on the final plat (**Recommendation #2**).

### **CONCLUSION**

The preliminary plat for J & R Bulchitna North is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat Submittal and Approval. This plat will create three lots out of a 129.69-acre parcel.

The lots have more than the required 125' of water frontage. The access for this subdivision is fly-in to Bulchitna Lake, as noted on the plat. The lots are over 400,000 sq. ft. and the surveyor provided a detailed topographic narrative as required by MSB 43.20.281(A)(1)(i)(i). There were no objections from Borough Departments, outside agencies or the public.

### **FINDINGS of FACT:**

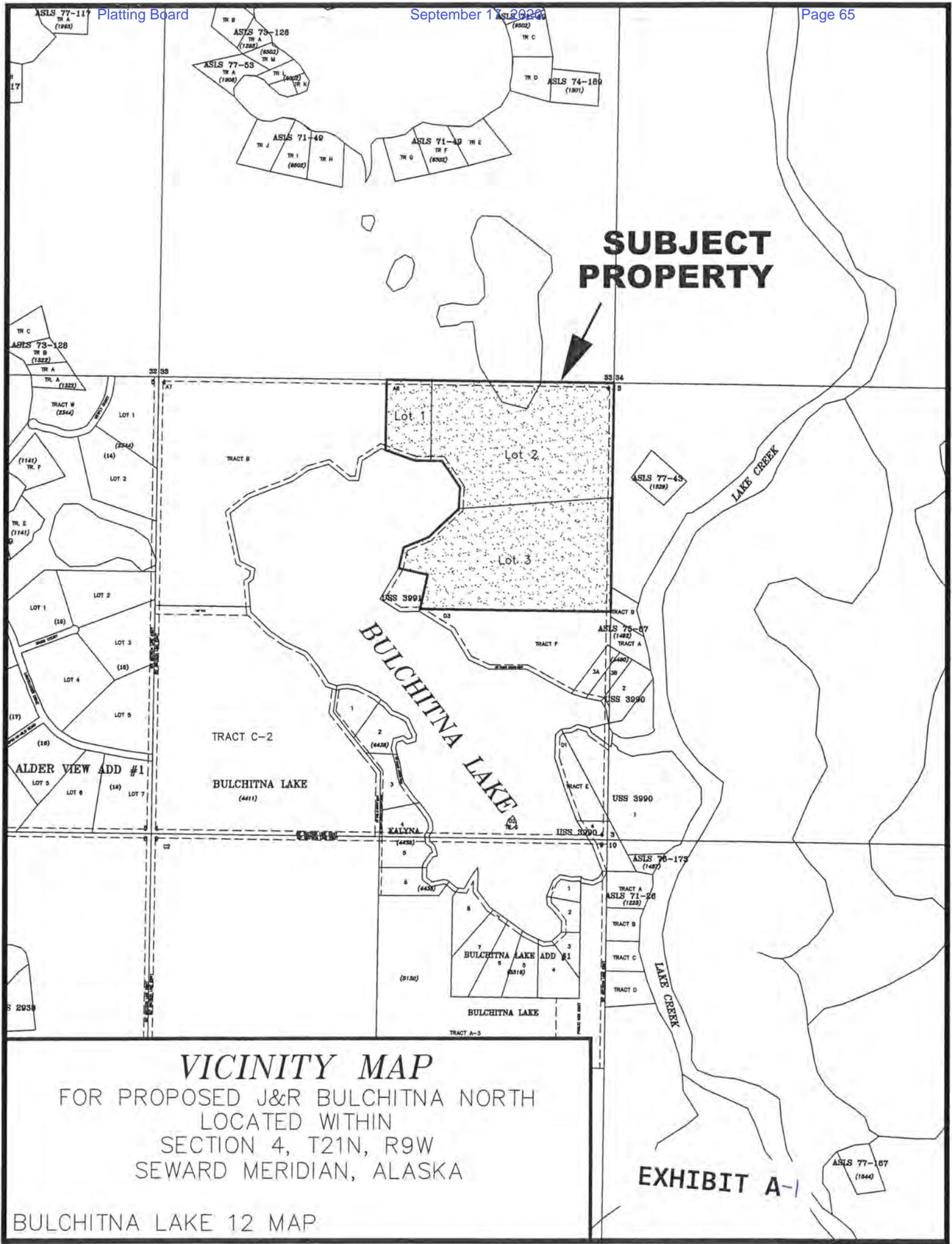
1. The plat of J & R Bulchitna North is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat Submittal and Approval.
2. The waters of Bulchitna Lake provide access to the lots as allowed in MSB 43.20.100 (B).

3. The lots are over 400,000 sq. ft. and the surveyor provided a detailed topographic narrative as required by MSB 43.20.281(A)(1)(i)(i). No useable area certification is necessary.
4. The surveyor placed the appropriate plat note for fly-in access as required by MSB 43.20.100(B).
5. Each lot has more than the required 125' of water frontage to all lots are consistent with MSB 43.20.340, *Lot Dimensions*.
6. There were no borough department, outside agency or public objections to this plat.

**RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

***Recommended motion: “I move to approve the preliminary plat of J & R Bulchitna North, located within Section 4, Township 21 North, Range 9 West, Seward Meridian, Alaska contingent on the following staff recommendations:”***

1. Submit the mailing and advertising fee.
2. Provide a surveyor’s determination and documentation concerning the status of section line easements within and adjoining this property.
3. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
4. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
5. Submit recording fee, payable to the State of Alaska, DNR.
6. 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.
7. Submit final plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

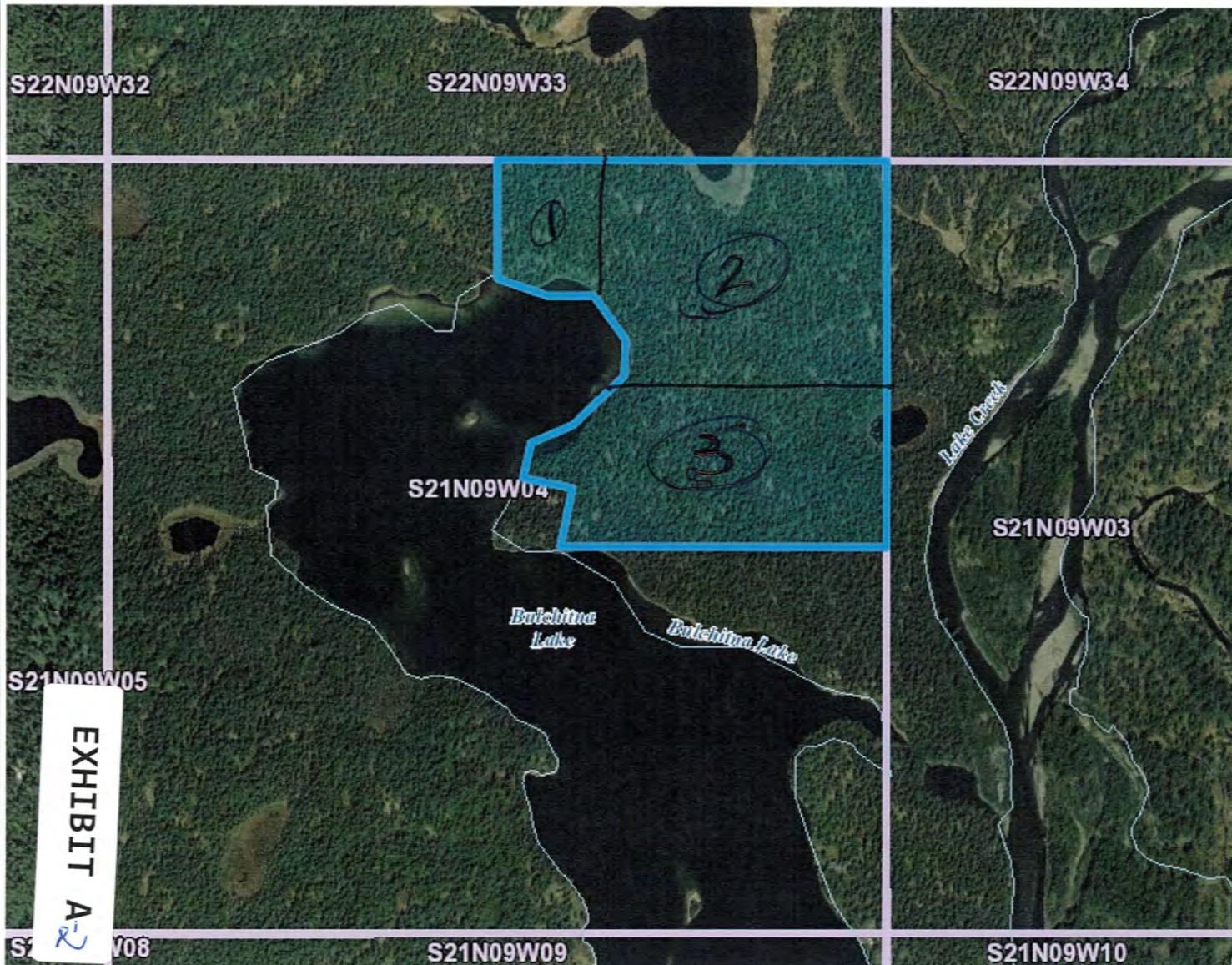
**VICINITY MAP**

FOR PROPOSED J&R BULCHITNA NORTH  
 LOCATED WITHIN  
 SECTION 4, T21N, R9W  
 SEWARD MERIDIAN, ALASKA

**EXHIBIT A-1**



# Matanuska-Susitna Borough



### Legend

- Road Mileposts
- Roads
  - Highway
  - Major Road
  - Medium Road
  - Minor Road
  - - - Primitive Road
  - - - Private Road
- + Alaska Railroad
- ▭ Mat-Su Borough Boundary
- ▭ Incorporated Cities
- - - Government Lot Lines
- ▭ Parcels
- Streams
- ▭ Section Lines
- Flood Zone

- ① 10 Acres
- ② 70 Acres
- ③ 60 Acres

1: 25,557



0.8 0 0.40 0.81 Miles

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Matanuska-Susitna Borough

Reported on 07/25/2019 01:19 PM

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

### Notes

This map was automatically generated using Geocortex Essentials.

EXHIBIT A-2

**SEWARD & ASSOCIATES LAND SURVEYING**

PO BOX 770529

EAGLE RIVER, AK 99577

DUANE MARK SEWARD, OWNER

OFFICE PHONE: 694-0829 FAX: 694-0830 MOBILE: 244-3241

July 16, 2020

Mat.-Su. Borough

RE: Alaska Supplemental Cad. Survey, Sec. 4, T21N, R9W., Tract A, S.M.

Topographic Narrative.

This 129 Acre tract located on the NE Corner of Bulchitna Lake is covered with old growth Spruce and Birch Trees. Along the shoreline in the northern half the ground rises from the lake three to fifteen feet in the first 20 to 30 feet. Moving back from the lake the slopes rise from 2-7 degrees on average. Along the southern boundary the area to the SW is hilly and flattens out as you go east. The NE corner of this tract drops off down into the Lake Creek drainage. Approximately 0.3 of an acre is in this lower area. The only creek drainage on this tract is a 3-5 ft. creek running SE in the above noted low area in the NE corner of this tract.

Duane Mark Seward, RLS 6918

**EXHIBIT B**

**Peggy Horton**

---

**From:** Jamie Taylor  
**Sent:** Monday, August 31, 2020 12:39 PM  
**To:** MSB Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for comments for J & R Bulchitna North Case #2020-113 Tech: PH

No comment.

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

---

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Tuesday, August 4, 2020 4:40 PM  
**To:** James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; sarah.wilber@alaska.gov; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>  
**Subject:** Request for comments for J & R Bulchitna North Case #2020-113 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a three-lot subdivision along the shore of Bulchitna Lake. No RSA. Please review and provide any comments by August 27, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/person/peggy\\_horton\\_matsugov\\_us/EgF2YS580NdLjO\\_h9Goed78BD49InukTp8QJVQXMPBomVw?e=wU11VP](https://matsugovus-my.sharepoint.com/:f/g/person/peggy_horton_matsugov_us/EgF2YS580NdLjO_h9Goed78BD49InukTp8QJVQXMPBomVw?e=wU11VP)

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.

**EXHIBIT C**



# MATANUSKA-SUSITNA BOROUGH

## Planning and Land Use Department

### Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833 • Fax (907) 861-7876

[www.matsugov.us](http://www.matsugov.us) • [planning@matsugov.us](mailto:planning@matsugov.us)

**Owner/Agent:** Stoebner/J & R Bulchitna North

**Nature of Request:** The request is to divide Tract A of Supplemental Cadastral Survey recorded as Plat 82-9 into three lots to be known as J & R Bulchitna North, containing 129.70 acres +/- . Access to the lots is fly-in to Bulchitna Lake. The property is located along the northwest shore of Bulchitna Lake and west of Lake Creek.

**Location:** Section 4, Township 21 North, Range 9 West, Seward Meridian, Alaska.  
21N09W04A006

**Date/Due Date:** 25 August 2020

**MSB Staff Contact:** Peggy Horton

**Planner completing this Review:** Ted Eischeid, Ph. 861-8606, [ted.eischeid@matsugov.us](mailto:ted.eischeid@matsugov.us)

**Comm. Council:** Skwetna

**Case#:** 2020-113

**RSA:**

**Staff-Recommendation:**

*No objection*

**List Conditions (if applicable):**

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

**EXHIBIT D-1**

**GET THE BIG PICTURE (SEE THE FOREST FOR THE TREES)**

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

- a. Does the CC have a Comp Plan
  - i. If not, review land use sections in **Borough-wide Comp Plan & Core Area Comp Plan (if applicable) – SEE Appendix.**

**2. Environmental**

- a. Are there any anadromous fish streams or wetlands nearby that will be potentially adversely impacted?
  - i. Reference the BMP for Development around Waterbodies
  - ii. Reference MSB’s “Benefits of Wetlands”
  - iii. **Developing wetlands requires a permit** from the U.S. Army Corps of Engineers - learn more **HERE**.
- b. water quality area of concern? (wetlands, lakes, streams, any sort of ground water/aquafer)
- c. Plans to consider:
  - i. Wetlands Management Plan
  - ii. Stormwater Management Plan
  - iii. BMP’s for Development Near Water Bodies (attached)

**3. Cultural Resources Summary Comments:**

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

**Environmental**

Fish habitat permit: [http://www.adfg.alaska.gov/index.cfm?adfg=uselicense.do\\_i\\_need\\_permit](http://www.adfg.alaska.gov/index.cfm?adfg=uselicense.do_i_need_permit)

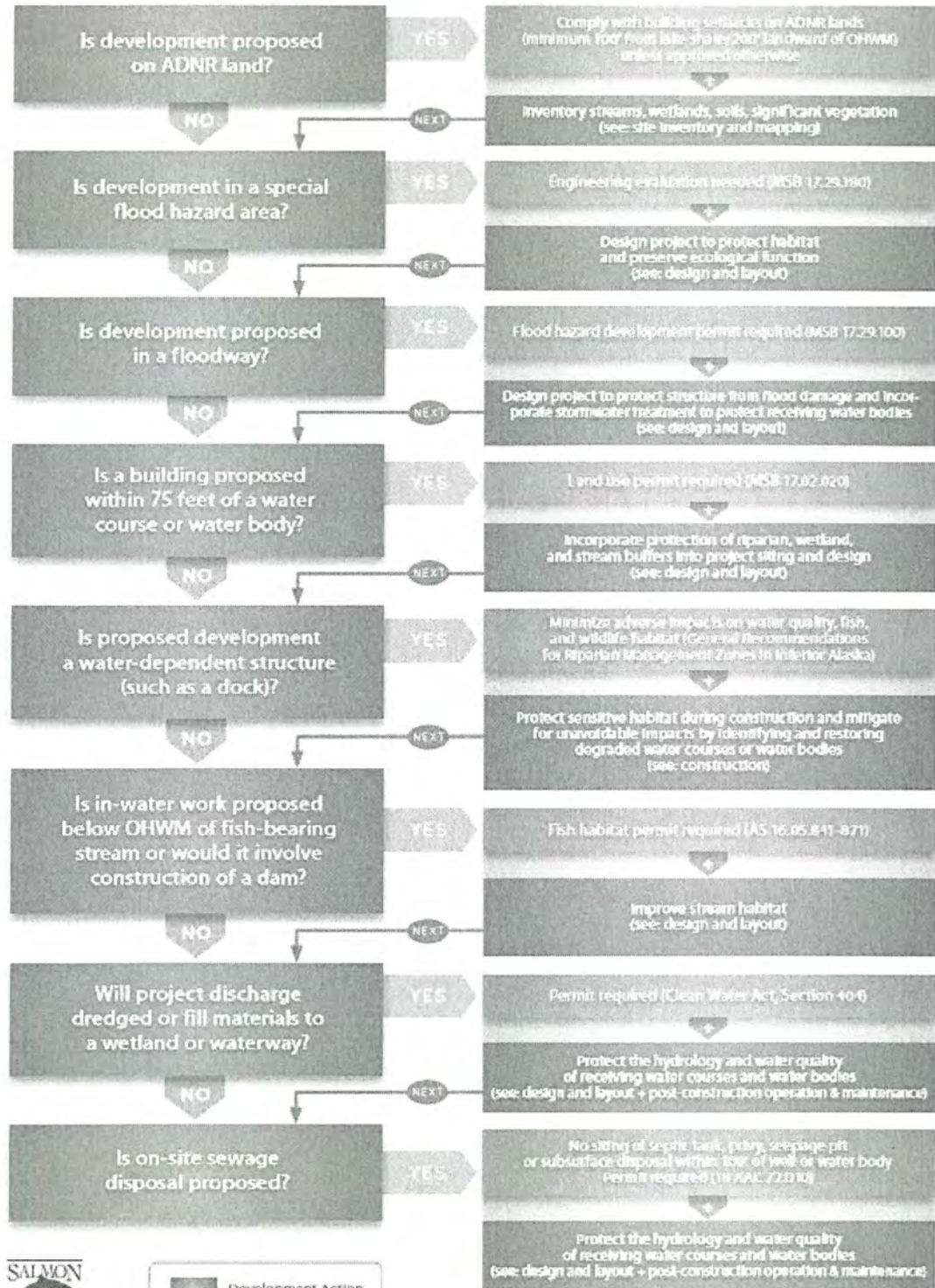
**Resources:**

- The *Best Management Practices for Development around Water Bodies* (attached)
- Wetlands in South-Central Alaska – a primer for landowners and developers:  
<http://cookinletwetlands.info/FAQ.htm>

**Wetlands** are present (**west, north, and SE portions**) on the original parcel. IF development is to occur across these wetlands, a permit to develop wetlands needs to be obtained from the U.S. Army Corps of Engineers. In addition, owners developing near wetlands should adhere to *The Best Management Practices for Development Around Water Bodies* which maintains a 75' setback and other recommended BMP activities to apply to wetlands properties as well as waterfront.

**Developing wetlands requires a permit** from the U.S. Army Corps of Engineers - learn more **HERE**.

Navigating Regulatory Compliance for Development In the Mat-Su Basin



Legend:

- Development Action
- Existing Regulations
- Above Compliance



## HOW CAN YOU HELP PROTECT WATER QUALITY?

### Voluntary Best Management Practices For Development around Waterbodies

Best Management Practice	Rationale
<p>Maintain the natural shoreline or riparian habitat.</p> <ul style="list-style-type: none"> <li>• Preserve a minimum 75 foot wide buffer of continuous, undisturbed native vegetation along at least 50% of the parcel’s shoreline or stream bank.</li> <li>• Along remaining 50% of shoreline, limit vegetation removal to what is necessary to accommodate paths, docks, or other limited development.</li> </ul>	<p>Protects water quality by reducing nutrient loading in lakes and minimizing temperature changes to stream environments.</p> <p>Provides flood control and reduces erosion and sedimentation.</p> <p>Protects fish and wildlife habitat by providing cover, nest sites and spawning areas.</p>
<p>Minimize impervious surfaces on shoreline lots.</p> <ul style="list-style-type: none"> <li>• Limit to maximum of 25% of lot area.</li> <li>• Minimize as much as possible within 75 feet of the water’s edge.</li> </ul>	<p>Impervious surfaces such as pavement, roof tops, and compacted soil allow runoff to enter waterbodies more readily.</p> <p>Runoff in residential or commercial areas may contain phosphorus and other nutrients that lead to oxygen deficits and algal blooms.</p>
<p>Avoid adding sand beaches or adding fill material to lakeshore, stream banks or wetland areas.</p>	<p>Sand or fill reduces water clarity, is harmful to aquatic life and may contain phosphorus that enriches waterbodies.</p>
<p>Adhere to the state of Alaska’s 100 foot waterbody separation for septic systems and outhouses, and keep septic systems in good working order.</p>	<p>Bacterial contamination from poorly maintained or leaking septic systems or outhouses is a human health concern.</p> <p>Nutrients from poorly functioning septic systems or outhouses are waterbody pollutants.</p>
<p>Use landscaping practices that will reduce degradation of waterbodies, including:</p> <ul style="list-style-type: none"> <li>• Test soils to see if fertilizers are needed and use sparingly.</li> <li>• Design a smaller lawn to reduce fertilizer use.</li> <li>• Use native species that grow well without fertilizer.</li> <li>• Avoid fertilizer use completely within 50 feet of the water’s edge.</li> </ul>	<p>Lawns are often over-fertilized, which leads to harmful levels of nutrients in the water.</p> <p>Lawns are not as effective as natural vegetation for pollution filtration.</p> <p>Lawns do not provide protective cover for fish and wildlife populations that are part of the waterbody system.</p>
<p>Maintain at least a 75 foot distance from the water’s edge for:</p> <ul style="list-style-type: none"> <li>• Additional permanent or accessory buildings.</li> <li>• Driveways, roads and other impervious surfaces.</li> <li>• Livestock or dog quarters or yards.</li> <li>• Manure or compost piles.</li> <li>• Long-term vehicle or equipment storage.</li> </ul> <p>Exceptions may include boathouses, floatplane hangers, marinas, piers and docks that need to be closer than 75 feet to serve their purposes.</p>	<p>Protects human health and water quality by reducing contamination from animal waste, compost, fuels, sediment and other substances that pollute waterbodies.</p>

Mat-Su Borough Ordinance 05-023 established voluntary measures that property owners can use to protect the quality of our lakes, streams and wetlands. For more information, contact the Matanuska-Susitna Borough, Department of Planning and Land Use at 861-8556.

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

Land Use: The Borough is comprised of over 24,000 square miles containing urbanized, suburban, rural, and remote areas. There are twenty-six recognized communities, each distinguished with unique life styles and community values. While the Borough is distinguished with diversity in land use patterns and communities, a common thread exists throughout the Borough that seeks to preserve and enhance existing qualities that make living and working within the Matanuska-Susitna Borough a chosen and welcomed lifestyle.

Balancing the different needs and desires related to land use decisions is challenging. Some land use decisions need to be addressed in a consistent fashion throughout the Borough because they have a common effect on the population as a whole. Consistent application of Borough-wide land use decisions results in an effective, efficient, equitable policy. For example, the Borough created a Borough-wide seventy-five foot (75') shoreline setback for habitable structures. Developing consistent standards for businesses wishing to locate in the Borough is another reason for making some land use decisions at the Borough-wide level. Consistent standards allow the business community to better plan their investments and allow for better predictability for both industry and residents alike. Many land use issues are best addressed at a Borough-wide level because of the very nature of the issue. Examples of such issues include watersheds, groundwater, and waste disposal which affect large areas and multiple communities.

While many issues are better addressed at a regional or Borough-wide level, it is necessary to recognize that some land use issues are better addressed at the local community level. This is due to the unique characteristics embodied within the Borough's communities. For instance, communities with water and sewer infrastructure may prefer small lot development, while those communities without such infrastructure and having sensitive groundwater supplies may prefer large lot development. Certain communities may wish to preserve important historical sites or promote certain economic opportunities which may be irrelevant to other communities.

Some of the key reasons to manage land uses are to limit residential and commercial sprawl, limit proximity of incompatible uses, and to encourage uses that support one another. For instance, while it may not be appropriate for a loud, externally illuminated, busy industrial use to be located next to a residential use, there are reasons to encourage a modest-sized grocery store to be located within close proximity to residential properties. To maintain a healthy and diversified economy it is necessary to provide places for all development, especially commercial and industrial development; hence, land use regulations should accommodate such uses and provide investors with a clear understanding, supported by consistent policies, of where and how they may develop their specific investments. To support this land-use framework, the following goals and recommendations are provided:

Goal (LU-6): New developments greater than five (5) units per acre should incorporate design standards that will protect and enhance the existing built and natural environment.

**Peggy Horton**

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**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, August 19, 2020 7:21 AM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for J & R Bulchitna North Subd Case #2020-113 Tech: PH

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

Hello,

MTA has reviewed the plat for J & R Bulchitna North Subdivision. MTA has no comments.

Thank you for the opportunity to comment.

**Holly Sparrow, Right of Way Agent**

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



Life. Technology. Together.

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Tuesday, August 18, 2020 2:31 PM  
**To:** George C Horton (george.horton@alaska.gov) <george.horton@alaska.gov>; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>  
**Subject:** Request for Comments for J & R Bulchitna North Subd Case #2020-113 Tech: PH

Good Afternoon,

**EXHIBIT E**

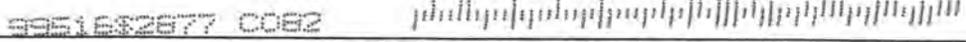


**MATANUSKA-SUSITNA BOROUGH**  
**PLATTING DIVISION**  
100 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED  
AUG 31 2020  
PLATTING

4U03990000L02 6  
ST JOHN BLAKE E  
ST JOHN JEANINE M  
4100 FURROW CREEK RD  
ANCHORAGE AK 99516

FIRST CLASS



**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: JACK STOEERNER**

**REQUEST:** The request is to divide Tract A of Supplemental Cadastral Survey recorded as Plat 82-9 into three lots to be known as **J & R BULCHITNA NORTH**, containing 129.70 acres +/- . Access to the lots is fly-in to Bulchitna Lake. The property is located along the northwest shore of Bulchitna Lake and west of Lake Creek (Tax ID #21N09W04A006), within Section 04, Township 21 North, Range 09 West, Seward Meridian, Alaska. In Community Council: Skewtna 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 **September 17, 2020**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances. To view the agenda or meeting packet please go to the following link:

<https://www.matsugov.us/boards/platting>. **Please follow all public mandates according to COVID-19.**

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](mailto: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. 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. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Peggy Horton** at (907) 861-7881.

No Objection     Objection     Concern

Name: Jeanine St. John Address: See Map

Comments: We support.

**EXHIBIT F**

**Peggy Horton**

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**From:** Horton, George C (DNR) <george.horton@alaska.gov>  
**Sent:** Friday, September 4, 2020 12:22 PM  
**To:** MSB Platting  
**Cc:** Bow, Kevin J (DNR)  
**Subject:** RE: Request for Comments for J & R Bulchitna North Subd Case #2020-113 Tech: PH

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

Hi Peggy,

If section-line easements exist within this subdivision the DNR, DML&W Survey Section requests that they be depicted and labeled on the final plat.

I'm sorry for this late comment.

Thank you for the opportunity to comment.

Best regards,

*George Horton, PLS, CFedS*

Land Surveyor I

DNR, DML&W, Survey Section

550 W. 7<sup>th</sup> AVE; Suite 650

Anchorage, Alaska 99501

(907) 269-8610

<http://dnr.alaska.gov/mlw/survey/>

*"It's a dangerous business going out of your door. You step into the Road, and if you don't keep your feet, there is no knowing where you might be swept off to." Bilbo Baggins*

**From:** MSB Platting <Platting@matsugov.us>

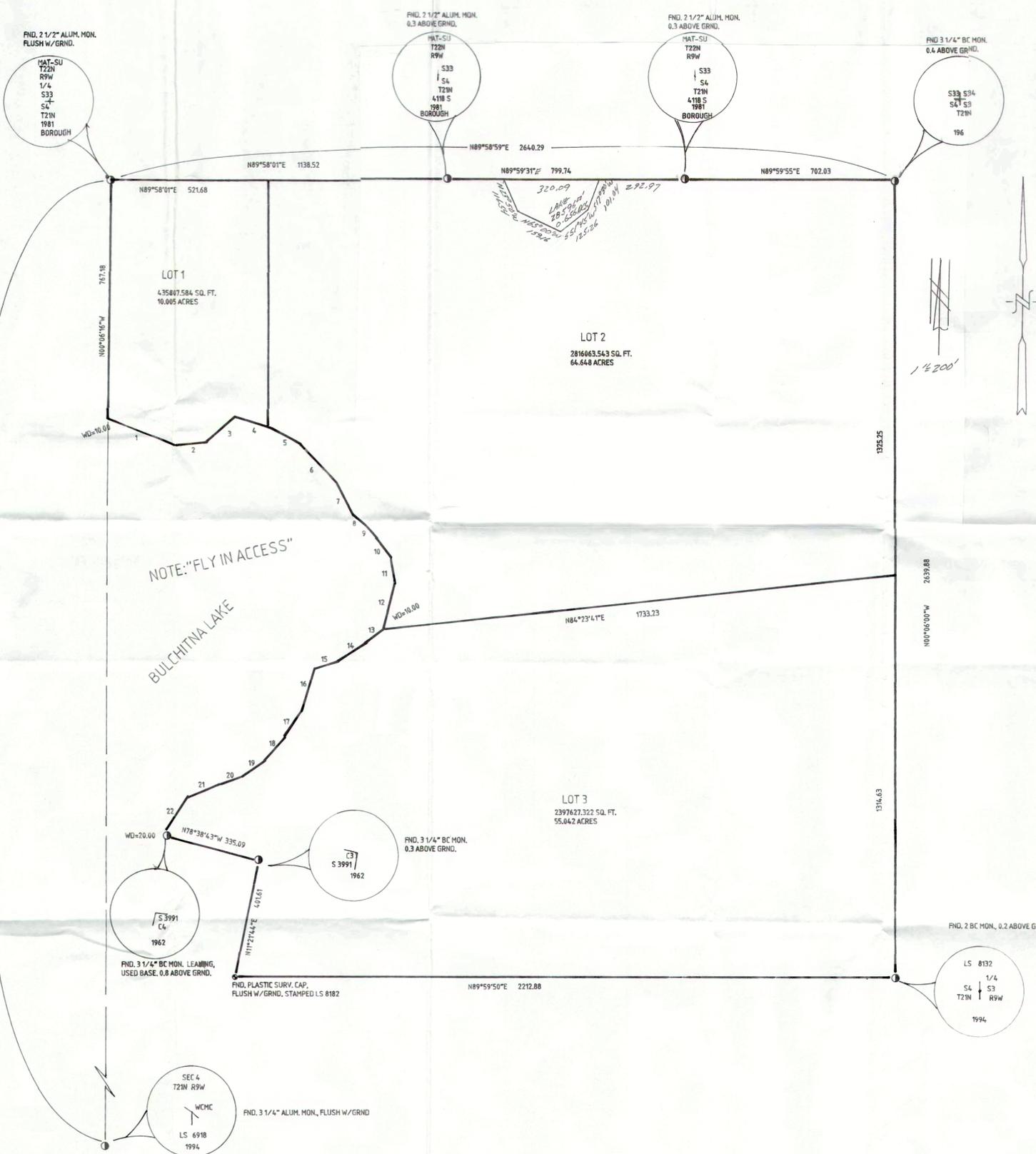
**Sent:** Tuesday, August 18, 2020 2:31 PM

**To:** Horton, George C (DNR) <george.horton@alaska.gov>; Walker, James H (DNR) <james.walker2@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; Jude Bilafer <jude.bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>

**Subject:** Request for Comments for J & R Bulchitna North Subd Case #2020-113 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a 3-lot subdivision on the shores of Bulchitna Lake. Not in an RSA. Please review and provide any comments by August 27, 2020.



MEANDERS

- 1 S63°51'42"E 232.20
- 2 N85°27'25"E 107.68
- 3 N52°38'36"E 116.97
- 4 S80°03'55"E 125.41
- 5 S64°51'50"E 112.40
- 6 S41°47'27"E 193.00
- 7 S26°39'53"E 114.26
- 8 S47°47'53"E 46.73
- 9 S49°42'12"E 59.57
- 10 S74°34'57"E 89.83
- 11 S07°11'00"E 77.81
- 12 S12°39'33"W 157.80
- 13 S52°06'49"W 85.39
- 14 S56°23'44"W 105.56
- 15 S73°47'06"W 71.77
- 16 S17°06'45"W 146.27
- 17 S32°48'49"W 102.23
- 18 S47°09'10"W 101.79
- 19 S53°46'16"W 87.66
- 20 S68°24'44"W 78.64
- 21 S70°59'28"W 121.38
- 22 S33°12'08"W 154.88

BASIS OF BEARING

N00°06'16"W 3701.51

NOTE: "FLY IN ACCESS"

BULCHITNA LAKE

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JACK STOEJNER (OWNER)  
18640 JAMIE DR.  
EAGLE RIVER, ALASKA 99577

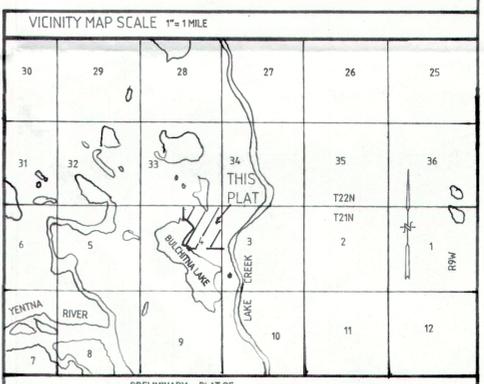
RONDA STOEJNER (OWNER)  
18640 JAMIE DR.  
EAGLE RIVER, ALASKA 99577

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

FOR: JACK STOEJNER RONDA STOEJNER

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC



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 THEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE \_\_\_\_\_

ALASKA DEPT. OF ENVIRONMENTAL CONS.

WASTEWATER DISPOSAL: CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. SUBJECT TO ANY NOTED RESTRICTIONS, THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATTING.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

TITLE \_\_\_\_\_

CERTIFICATE OF APPROVAL

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THIS PLAT HAS BEEN APPROVED BY PLATTING BOARD.

BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 2020, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKIETNA RECORDING DISTRICT IN WHICH THE PLAT IS LOCATED.

PLANNING DIRECTOR \_\_\_\_\_

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

CERTIFICATE OF PAYMENT OF TAXES

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

\_\_\_\_\_, 2020

TAX COLLECTION OFFICIAL (BOROUGH) \_\_\_\_\_

PRELIMINARY PLAT OF  
J & R BULCHITNA NORTH SUBDIVISION, LOTS 1, 2 & 3,  
A SUBDIVISION OF TRACT A, SECTION 4, T21N, R9W, MATANUSKA-SUSITNA BOROUGH, PLAT 81-118, REFILED AS PLAT 82-9.

TALKEETNA RECORDING DISTRICT CONTAINING 129.695 ACRES

SEWARD & ASSOCIATES LAND SURVEYING  
PO BOX 770529  
EAGLE RIVER, ALASKA 99577

GRID: N/A SCALE: 1"=200' DATE: JUNE 2020 BOOK: PAGE:  
DRAWN: DMS FILE NO: N/A SHEET 1 OF 1