

the project. The test hole was dug to minimum 12 feet; no groundwater was encountered. The majority of the soils were comprised of SM and SP-GP. He stated the proposed lots will have a minimum 10,000 sq. ft. contiguous septic area and 10,000 sq. ft. building area. Staff notes MSB 43.20.281(A)(1)(f) requires soils be clearly shown to be GM or SM under the Unified Soils Classification System by a sieve analysis; or by a percolation test conducted in accordance with ADEC regulations to have a percolation rate of 60 minutes per inch or less (faster) **(Recommendation #2)**.

Topography & As-Built: The surveyor's as-built and topographic information is shown on the preliminary plat. There are structures on the property, all setbacks appear to be met, and the closest structure to a right-of-way is further than 25 feet. There is a driveway onto S. Bodenburg Loop.

Comments: Planning recommends approval **(Exhibit C)**. DPW states all lots should take access from Doc McKinley **(Exhibit D)**. Fire Code has no issue with this **(Exhibit E)**. ADOT&PF had no comment **(Exhibit F)**. MEA wants two recorded easements included on the plat **(Exhibit G)**. MEA has no comments **(Exhibit H)**. Enstar had no comment **(Exhibit I)**. Col. Paul Muller, nearby owner, had no objections **(Exhibit J)**.

FINDINGS of FACT:

1. The proposed preliminary plat for T 194 is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough departments, outside agencies, or the public.
3. The engineer certified the required useable septic and building area exists on the proposed lots in accordance with MSB 43.20.281. SM soils were found, which requires a sieve analysis or percolation test performed.
4. The access roads, S. Bodenburg Loop and E. Doc McKinley Avenue are constructed and publicly maintained.
5. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of T 194, contingent upon:

1. Pay mailing and advertising fee.
2. Provide a sieve analysis or percolation test in accordance with MSB 43.20.281(A)(1)(f).
3. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.

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

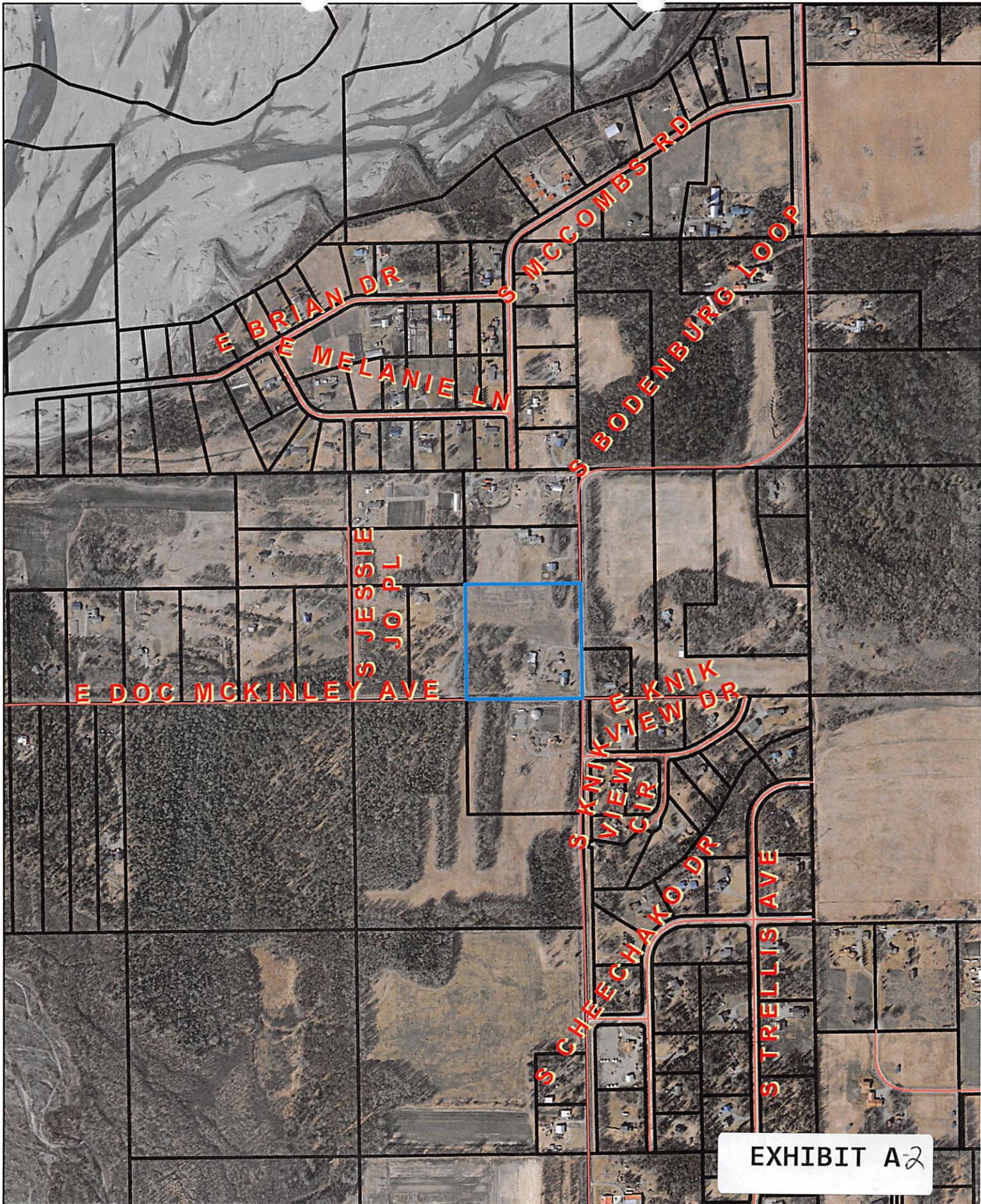


EXHIBIT A2



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED

JUN 23 2020

PLATTING

June 16, 2020

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

Re: *T 194 Subdivision*; Useable Areas
HE #20048

Dear Mr. Wagner:

At the request of project developer Darrin Hamming, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots from one existing lot. Our soils evaluation included logging 1 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 rectangle west of S. Bodenburg loop and north of E. Doc McKinley Avenue. The area is roughly level with a gentle slope to the south across the length of the project. The total elevation differential indicated from the provided topographical map is approximately 10'. No significant steep areas with slopes exceeding 25% exist within the project.

Soils & Vegetation. The proposed lot 3 and a portion of lot 2 contain residential related structures, with lot 3 containing having driveway access directly onto S. Bodenburg Loop. Most of the northern two lots, labeled lot 1 and lot 4, have been previously cleared and presently are open farm field. The native vegetation remaining on the parent parcel consists primarily of mature birch and willow, with lesser brush/grasses scattered throughout. As shown on the attached drawing one new testhole was dug near the center of the parcel 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 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 or in any low regions of the project. Separation to groundwater is not expected to be a limiting factor for any of the proposed lots.

EXHIBIT B-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 new lots 1-4 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Drainage Plan. All proposed lots will have access in the form of existing or newly constructed driveways onto existing roads. Existing drainage patterns are not expected to change as a result of any of the proposed new driveways, which will contain culverts where needed. 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: D. Hamming, LLC w/attachments



EXHIBIT B-2



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 1
 Performed For: Darrin Hamming
 Legal Description: T 194

Depth, feet	Soil Type
0 - 1	OL
1 - 2	ML, SP MIX (prev. stripped) NNF
2 - 7	NATIVE SANDY LOESS SM-ML, DENSE, DARK olive color
7 - 12	SP-GP OLIVE GRAY, CLEAN, SLOUGHY Rock to 5", few 12" Med- coarse SAND
12 - 22	No GWT

Slope

Site Plan

See attached testhole & topo map.

↑
N
↓

WAS GROUNDWATER ENCOUNTERED?
 - No
 IF YES, AT WHAT DEPTH?
 - N/A
 DEPTH AFTER MONITORING?
 - N/A

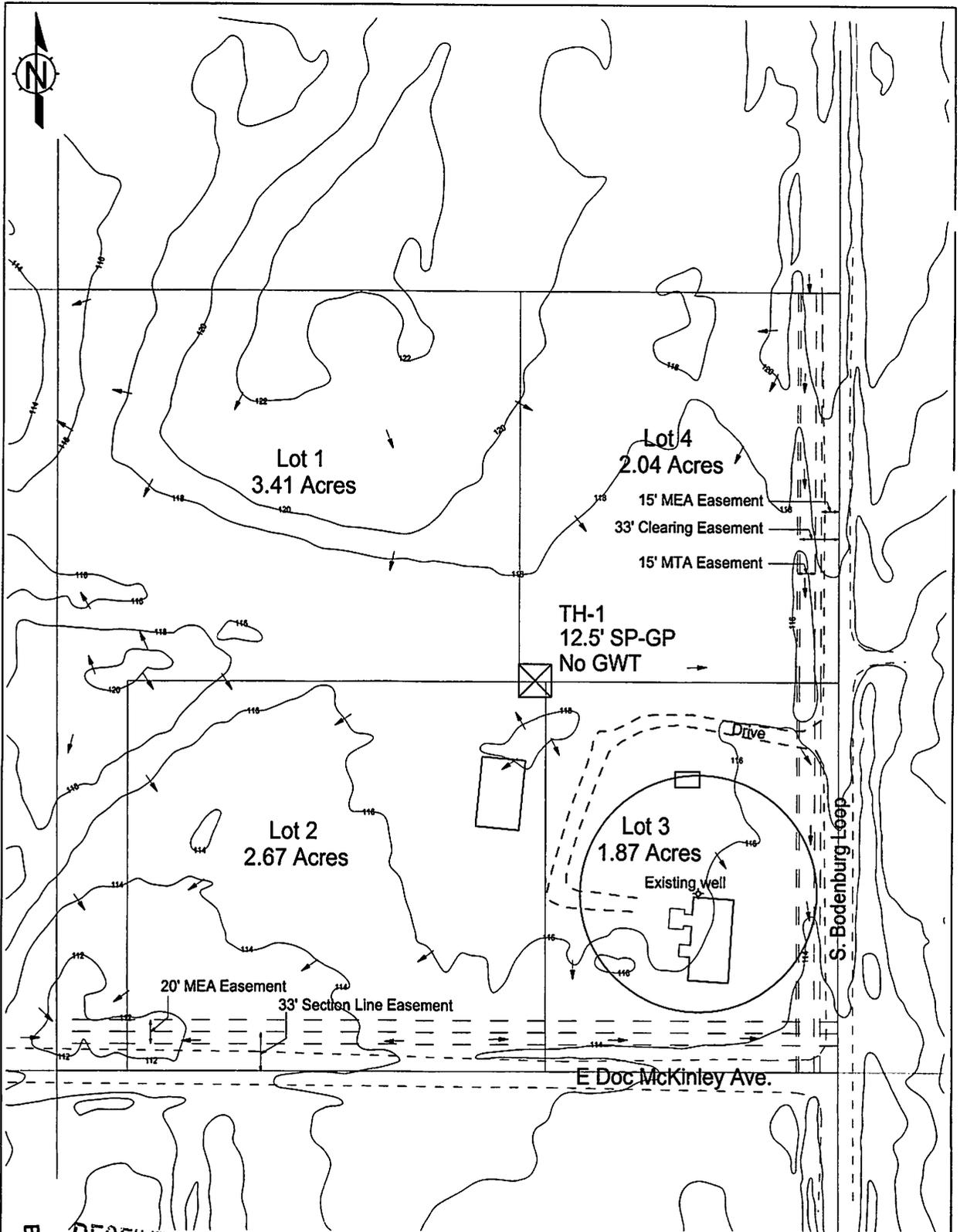
Slope

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

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - _____
 - PERFORMED BY: J. Wilkins

DATE: 6-8-2020

EXHIBIT B-3

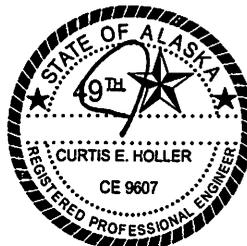


RECEIVED
JUN 23 2020
PLATTING
EXHIBIT B-1

T 194 Subdivision
Useable Area, Drainage and Topography Map

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 20048 Scale: 1"=80' 6/16/20



- 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.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

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

www.matsugov.us • planning@matsugov.us

Owner/Agent: T194 Subdivision/4 Square, LLC

Nature of Request: The request is to divide Tax Parcel C11 (Parcel 2 Waiver 83-66-PWm, recorded as 83-129W) into 4 lots to be known as T 194, containing 10 acres +/- . Located northwest of the intersection of E. Doc McKinley Ave and S. Bodenbug Loop; within the SE¼ SW¼ SW¼ Section 22, Township 17 North, Range 2 East, Seward Meridian, Alaska.

Location: Sec22, T17N, R2E, S.M, AK. 17N02E22C011

Date/Due Date: 6 August 2020

MSB Staff Contact: Peggy Horton

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

Comm. Council:

Case#: 2020-102

RSA: 26 Greater Butte

Staff-Recommendation:

Approve XX

List Conditions (if applicable):

Supporting Recommendations, Comments, and Information:

Environmental

- a. Is this an air quality area of concern? (Greater Butte Air Quality District): YES
- b. Plans to consider:
 - i. <https://www.matsugov.us/airquality>

EXHIBIT C-1

Cultural Resources Summary Comments:

☐ SPECIAL NOTE: CULTURAL RESOURCES SURVEY ADVISED

MSB Cultural Resources Division staff has reviewed the above application and finds that there are 2 known recorded sites on said property. This conclusion was derived through research of the documented sites on file in the Cultural Resources Division of the Matanuska-Susitna Borough and sites documented in Alaska Heritage Resource files at the State Office of History and Archaeology (RE: ANC-00500; ANC-00219).

While we have no objection to the proposed planning action, we advise a cultural resources survey for this parcel because of its location and topography, and due to the identification of sites on the property. The purpose of the survey is to locate, document and photograph any additional cultural resources for a confidential inventory of reported historic and prehistoric sites within the Borough. This helps archaeologists understand and interpret settlement patterns and life-ways of our area for current and future generations.

The survey will not affect ownership of sites or artifacts located within the property (they belong to the property owner) nor will it obstruct or delay the application process. Please ask the property owner to contact our office at (907) 861-8606 for a list of professionals that can conduct the survey. We appreciate your assistance in helping us document our borough's past.

Find a PDF version of the "Cultural Resources Specialist Contractor List":

<http://dnr.alaska.gov/parks/oha/grant/contractorlistcurrent.pdf>

Environmental

The Butte area has known air quality issues associated with wood smoke accumulation on cold, calm days in the winter months. Any future development should consider providing natural gas connections where feasible.

Air Quality: For areas within the Butte Community Council boundaries:

Environmental Concern – Air Quality:

- a. This parcel is located in an air quality area of concern? (Greater Butte Air Quality District = the Butte Community Council boundaries).
 - i. The Butte area has known air quality issues associated with wood smoke accumulation on cold, calm days in the winter months. Any future development should consider providing natural gas connections where feasible.
 - ii. Ordinance 19-032 prohibits outdoor burning in the Greater Butte Air Quality District on a days when an air quality advisory has been issued based on

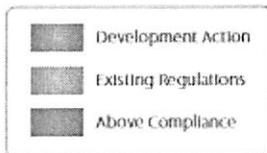
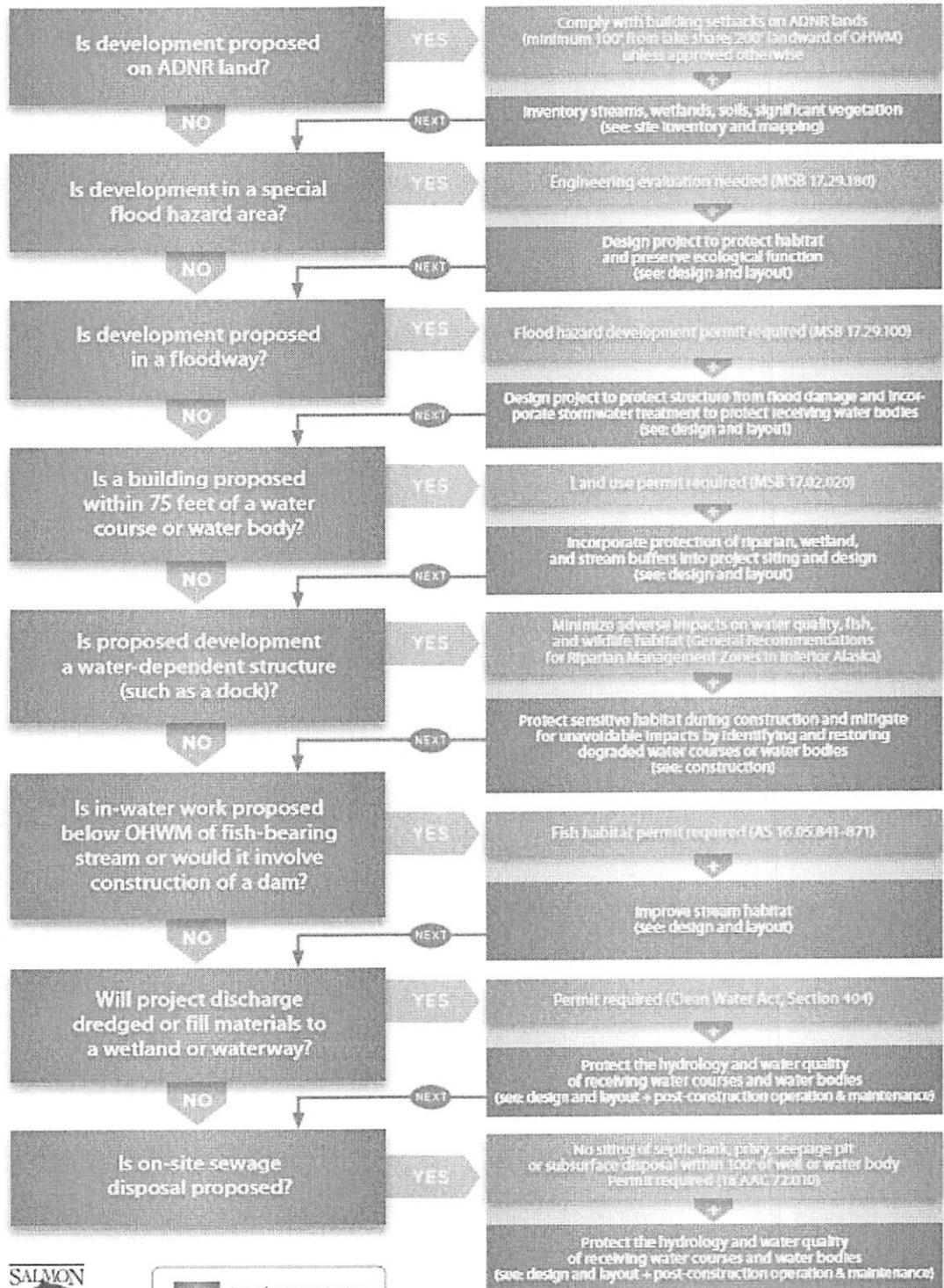
unhealthy readings at the Butte air quality monitor for fine particulate matter (PM2.5). These bad air advisories typically occur between 0-8 days each year, typically during cold air inversions during the months of November through February (average = 5).

iii.

More info:

- a. <https://www.matsugov.us/airquality>
- b. MSB Code 8.75

Navigating Regulatory Compliance for Development In the Mat-Su Basin



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

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

From: Jamie Taylor
Sent: Monday, August 10, 2020 2:22 PM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for T 194 Case #2020-102 Tech: PH

All lots should take access from Doc McKinley.

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

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, July 23, 2020 4:37 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Butte Community Council (butteakcc@gmail.com) <butteakcc@gmail.com>; Butte FSA (snowshark1@hotmail.com) <snowshark1@hotmail.com>; Greater Butte RSA (meshie@mtaonline.net) <meshie@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaledistrict1@gmail.com; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for T 194 Case #2020-102 Tech: PH

Good afternoon,

The link below will take you to a request for comments for a 4-lot subdivision in the Butte. RSA 26. Please review and provide any comments by August 10, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EkMY-drl6mtBnVDw2uDhSK0B_cyzUD7pdVXcaKUU6MSVVQ?e=sPPkma

EXHIBIT D

Peggy Horton

From: Fire Code
Sent: Thursday, August 13, 2020 2:17 PM
To: MSB Platting
Subject: RE: Request for Comments for North Country Estates RSB

Peggy,
Fire Code has no issue with this.



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

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, July 30, 2020 3:29 PM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; Fire Code <Fire.Code@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; browne@mtaonline.net; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; tedleonarddistrict4@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 North Country Estates RSB

The link below will take you to a request for comments for a minor lot line adjustment in the City of Wasilla. Please review and provide any comments by August 17, 2020.
https://matsugovus-my.sharepoint.com/:f:/g/personal/peggy_horton_matsugov_us/EmR8a_v9af9Lp47hiRQAM10BSxwqM24gyZonf5yxD7GfjA?e=sL6q65

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.

Regards,
Peggy Horton
Platting Technician
907-861-7881

EXHIBIT E



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

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

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

July 30, 2020

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Flying Crown Estates Plat #78-188 (Pugach)**
- **T 194 (4 Square LLC & Farmer Surveying)**
- **Uptown Estates Master Plan (Michael & Keystone Surveying)**

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

- **New Hope Estates Master Plan Revised (Sikes, James, & Denali North)**
 - No direct access will be granted to Wasilla-Fishhook Road.
 - We recommend that the petitioner dedicate the right of way for the section line easements in the property. The east-west section line easement needs to be preserved as it provides a possible connection between New Hope Street and Independence Ave.
- **Tax Map WA 05, Sec 20, T18N, R01W (Blake & Hanson Land Solution)**
 - Lot 1 and 2 must share a driveway. Lot 3 and 4 must share a driveway. Only two shared driveways will be granted to this subdivision.
 - We recommend that the petitioner dedicate the right of way for Schrock Road.
- **Tax Map PA 14, SEC 35, T17N, R20E (Truett)**
 - No direct access will be granted to Old Glenn Highway from either of the lots. As there is developed access along the southern edge of the lot via Snowbear Lane, all lots must access that road or via Cooper Street along the western edge of the lot.
 - All existing driveways must be removed.
- **Tax Map PA 05, SEC 32, T18N, R02E (Mountain Field Farm LLC & Farmer Surveying)**

- No direct access will be granted to the Glenn Highway from any of the lots. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Glenn Highway when there are alternative routes.
- We recommend that the petitioner dedicate the right of way for Scott Road.
- **Northgate Alaska (Northgate Alaska & All Points North)**
 - No direct access will be granted to Seldon Road.

All properties accessing ADOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

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

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc:

Tucker Hum, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Jude Bilafer, MSB Capital Projects Director
Allen Kemplen, Mat-Su Core Area Planner

EXHIBIT F-2

Peggy Horton

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Monday, August 10, 2020 11:11 AM
To: MSB Platting
Subject: RE: Request for Comments for T 194 Case #2020-102 Tech: PH
Attachments: 20200810_111607.pdf

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

Thank you.

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, July 23, 2020 4:37 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Butte Community Council (butteakcc@gmail.com) <butteakcc@gmail.com>; Butte FSA (snowshark1@hotmail.com) <snowshark1@hotmail.com>; Greater Butte RSA (meshie@mtaonline.net) <meshie@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaledistrict1@gmail.com; MEA_ROW <MEAROW@mea.coop>; 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 T 194 Case #2020-102 Tech: PH

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

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

Good afternoon,

EXHIBIT G-(



Return to-
Matanuska Electric Association, Inc.
PO Box 2929
Palmer AK 99645

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

DO NOT DETACH

EXHIBIT G2

Kenneth R. Berggren

(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Cooperative") whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly de-

scribed as follows:
SE 1/4 SW 1/4



Page 2 of 2
2020-018386-0

Being in Section 22 Township 17N Range 02E, S.M., and to construct, reconstruct, rephase, repair, operate, and maintain on the above described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system, aerial, underground, or both; to cut, trim and control the growth by chemical means, machinery or otherwise of trees, and shrubbery 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); and to license, permit, or otherwise agree to the joint use of occupancy of the line or system by any other person, association or corporation, for electrification or telephone purposes.

The undersigned agree that all poles, wires, buried cable, and other facilities including any main service entrance equipment, installed on the above described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

The undersigned covenant that they are the owners of the above described lands (and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:)

IN WITNESS WHEREOF the undersigned have set their hands and seals this 7 day of July, 19 75

(SEAL) Kenneth R. Berggren (SEAL)
(SEAL) (SEAL)

UNITED STATES OF AMERICA)
STATE OF ALASKA) ss.

THIS IS TO CERTIFY, that on this 7 day of July, 19 75 before me the undersigned, a Notary Public in and for the State of Alaska personally appeared

Kenneth R. Berggren each to me personally known

and to me known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same free for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 7 day of July, 19 75

EXHIBIT G3

MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

KNOW ALL BY THESE PRESENTS, that the undersigned, whether one or more,

4 Square, LLC

whose address is 655 N Natasha Rd Palmer, State AK, Zip 99645,
for good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto
MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the
"Grantee") whose post address is 163 E Industrial Way, Palmer, Alaska, 99645, and to its successors or
assigns, the right to enter upon the lands of the undersigned, within the Palmer Recording District, Third
Judicial District, State of Alaska, and more particularly described as:

[Insert lot, block, subdivision or township, range, section, quarter(s)]
The Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southwest one-quarter (SW 1/4)

being in Section 22 Township 17N Range 2E SM., to construct, reconstruct, re-phase, 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 and/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.

Grantors covenant and warrant that they will indemnify, defend and save Grantee harmless from
any and all claims of Grantor's heirs, remainderman, successors, beneficiaries, and devisees.

In Witness Whereof, the undersigned set their hand (s) and seal this 9 day of March, 2020

[Signature] Grantor [Signature] Grantor

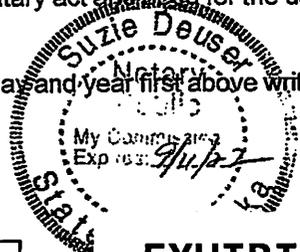
STATE OF ALASKA) SS-
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 9 day of March, 2020 before me, the undersigned, a
Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

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

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

[Signature] Notary Public in and of Alaska
My commission expires 9/11/22
SEAL Here



W/O 12272 Subd 7000144 Plat No.
P/S S Misc Map Quad
Pole Easement 20200256

EXHIBIT G-4

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, August 14, 2020 9:43 AM
To: MSB Platting
Subject: RE: Request for Comments for T 194 Case #2020-102 Tech: PH

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

Hello,

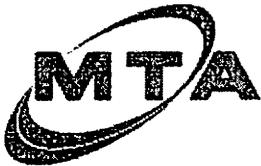
Sorry for the late response.

MTA has reviewed the plat for T 194. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, July 23, 2020 4:37 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Butte Community Council (butteakcc@gmail.com) <butteakcc@gmail.com>; Butte FSA (snowshark1@hotmail.com) <snowshark1@hotmail.com>; Greater Butte RSA (meshie@mtaonline.net) <meshie@mtaonline.net>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaledistrict1@gmail.com; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW



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

July 28, 2020

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

To whom it may concern:

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

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

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

Sincerely,

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

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

EXHIBIT I

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



U.S. POSTAGE PITNEY BOWES



ZIP 99645 \$ 000.50⁰
02 4W
0000368428 JUL 29 2020

117N02E22C016 12
MULLER PAUL L
474 SAND TURN RD
WEST KINGSTON RI 02892-1909

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: 4 SQUARE, LLC

REQUEST: The request is to divide Tax Parcel C11 (Parcel 2 Waiver 83-66-PWm, recorded as 83-129W) into four lots to be known as **T 194**, containing 10 acres +/- . The property is located northwest of the intersection of E. Doc McKinley Avenue and S. Bodenbug Loop (Tax ID #17N02E22C011); within the SE ¼ SW ¼ SW ¼ Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska. Community Council: Butte and in Assembly District #1 Tim Hale

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **August 19, 2020**, starting at 8:30 a.m. **Please follow all public mandates according to COVID-19**. We are sending you this notice as required by State Law and Borough Ordinances.

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

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

No Objection [] Objection [] Concern

Name: _____

Comments: _____

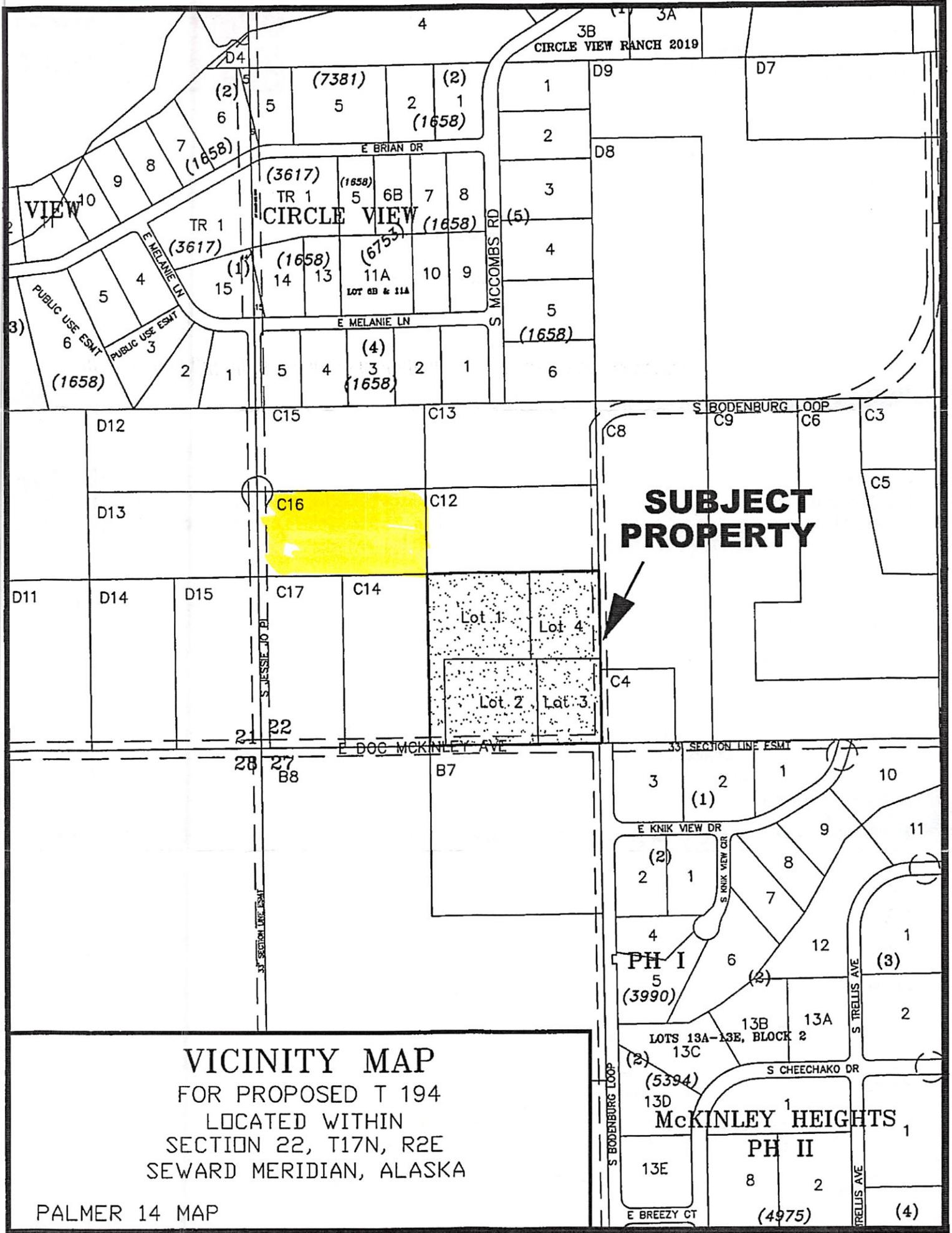


No objections - I see no reason for any issues, except maybe from the owners of C12 and C13.

Case # 2020-102 PH

Note: Vicinity map Located on Reverse Side

EXHIBIT J



VICINITY MAP
 FOR PROPOSED T 194
 LOCATED WITHIN
 SECTION 22, T17N, R2E
 SEWARD MERIDIAN, ALASKA

PALMER 14 MAP

**SUBJECT
 PROPERTY**



31' SECTION LINE ESMT

S BODENBURG LOOP

S TRELIS AVE

E BREEZY CT

PH I

PH II

LOTS 13A-13E, BLOCK 2

MCKINLEY HEIGHTS

CIRCLE VIEW RANCH 2019

VIEW

CIRCLE VIEW

PUBLIC USE ESMT
 (1658)

Lot 1
 Lot 2
 Lot 3
 Lot 4

PH I

PH II

LOTS 13A-13E, BLOCK 2

MCKINLEY HEIGHTS

CIRCLE VIEW RANCH 2019

VIEW

CIRCLE VIEW

PUBLIC USE ESMT
 (1658)

Lot 1
 Lot 2
 Lot 3
 Lot 4

PH I

PH II

LOTS 13A-13E, BLOCK 2

MCKINLEY HEIGHTS