

Area: All Points North provided a civil engineer's useable area determination for the smaller lot, Lot 2B (**Exhibit B**). They included a test hole performed in 2013 dug to 14 feet. Mr. Schillinger, P.E. certified Lot 2B will have a minimum of 10,000 square feet contiguous septic area and 10,000 square feet building area. Lot 2A is larger than 400,000 square feet and therefore does not require useable area certification as the engineer provide a detailed topographic narrative and contours were also shown on the preliminary plat.

Comments: DPW has no comment (**Exhibit C**). Planning had no comments (**Exhibit D**). ADOT&PF has no comment (**Exhibit E**). MTA has no objection (**Exhibit F**).

CONCLUSION: The preliminary plat of Laux #3 is consistent with AS 29.40.070, Preliminary Plats and MSB 43.15.025. This plat is dividing Lot 2 of Laux #2 into two new lots. The new lots have road frontage on Knik River Road, managed by ADOT&PF. The petitioners intend to protect the existing access to proposed Lot 2B with a private easement, just as they did with the previous subdivision. The civil engineer verified useable area meets MSB 43.20.281 requirements. Lot and Block design standards are met. There were no objections from any borough department, outside agency, or the public.

FINDINGS of FACTS:

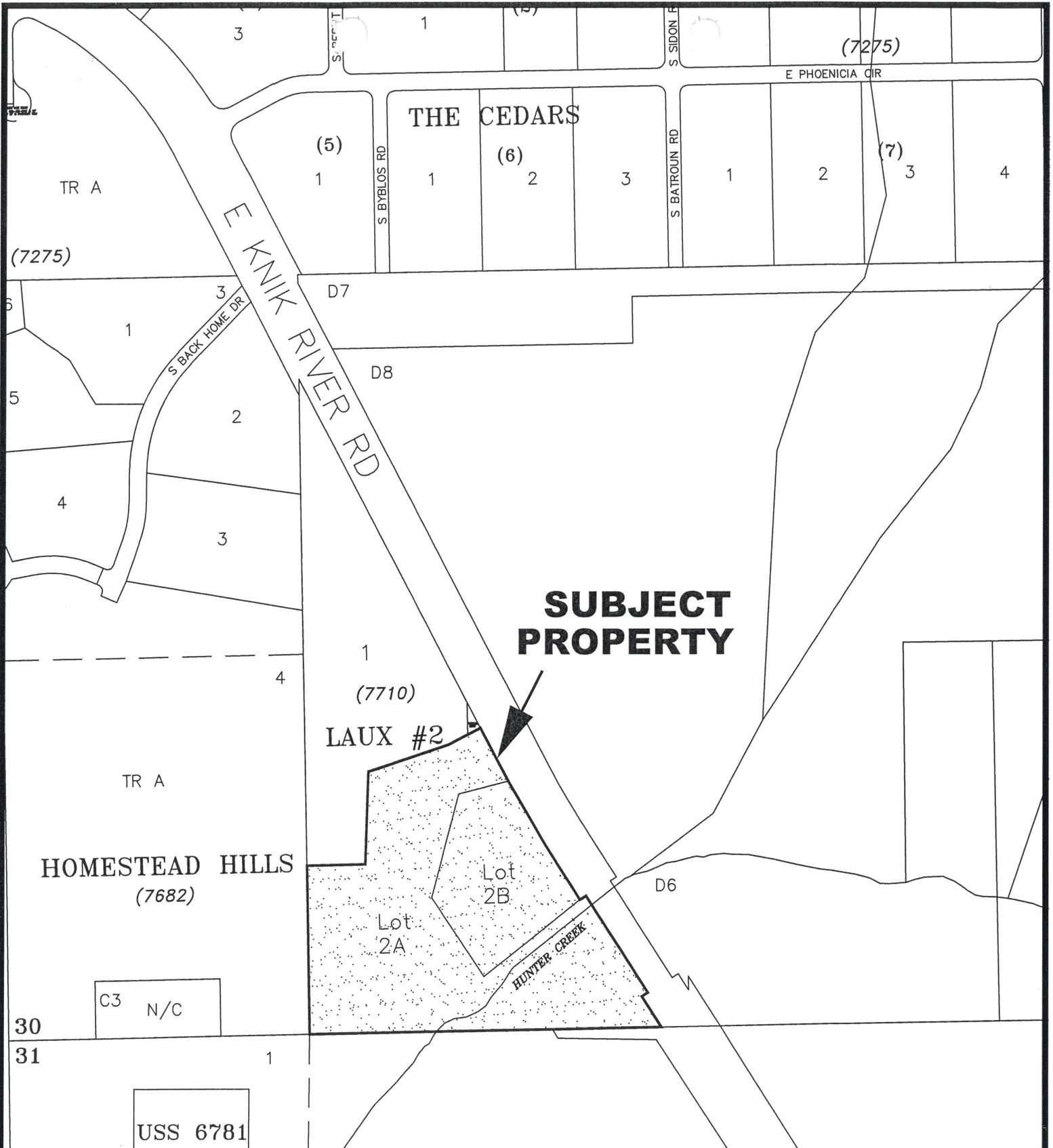
1. The proposed preliminary plat for Laux #3 is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough departments, outside agencies, or the public.
3. Access exists to each lot pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.
4. The petitioners recorded a private easement for that portion of the driveway for Lot 2 that crosses over Lot 1 of Laux #2, Plat 2017-101 and they intend to record a separate private easement over that portion of proposed Lot 2A for the driveway to proposed Lot 2B.
5. A civil engineer certified there is 10,000 sq. ft. of useable septic area and 10,000 sq. ft. of useable building area on proposed Lot 2B. Lot 2A is over 400,000 sq. ft. and does not require a useable area certification.
6. Knik River Road is managed by ADOT&PF.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Laux #3, contingent upon:

1. Pay the postage 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 prior to recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fees; payable to State of Alaska, DNR.
5. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

VICINITY MAP
 FOR PROPOSED LAUX #3
 LOCATED WITHIN
 SECTION 30, T16N, R04E
 SEWARD MERIDIAN, ALASKA

EXHIBIT A-1

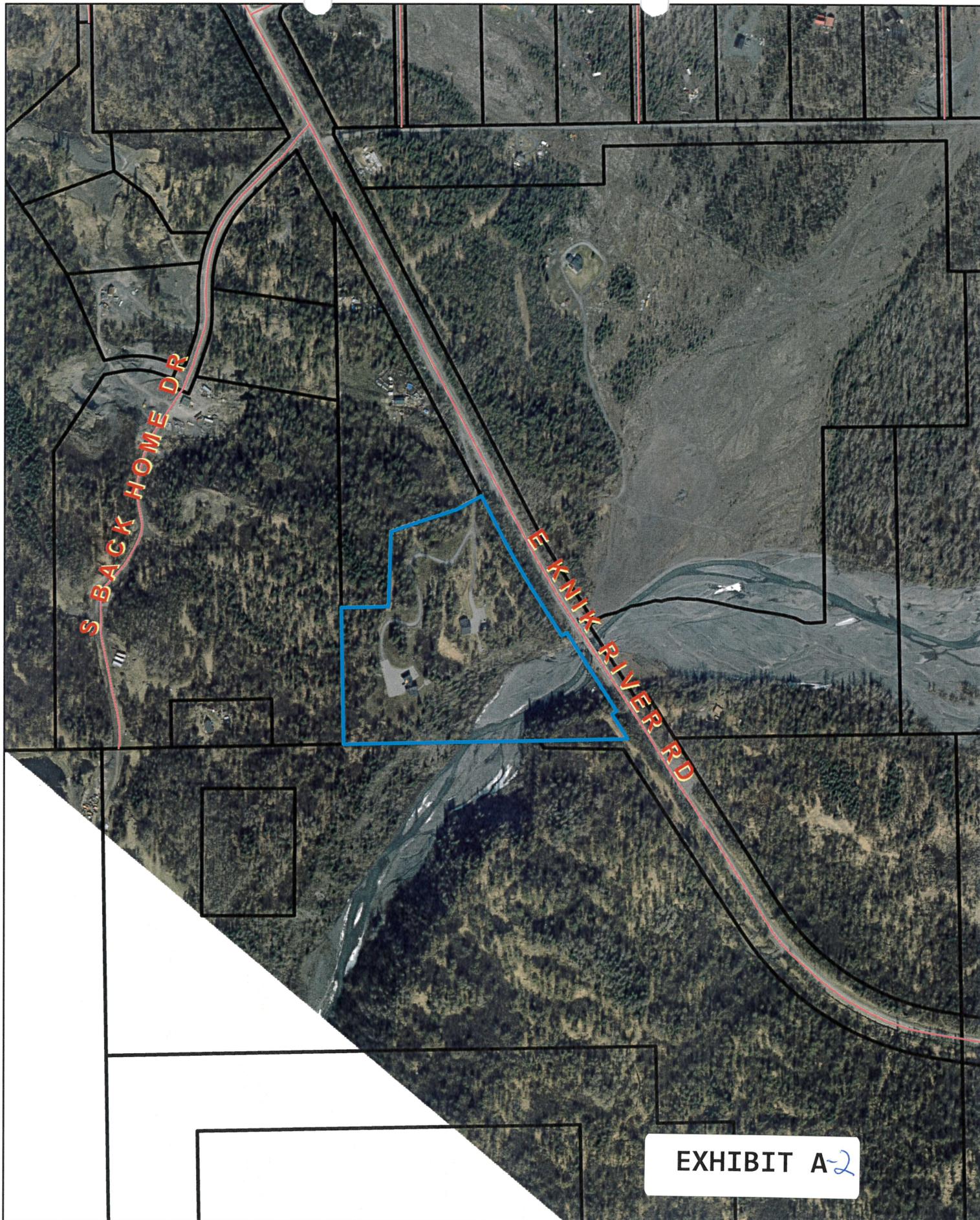


EXHIBIT A-2



LAND SURVEYING &
CIVIL ENGINEERING

RECEIVED

AUG 17 2020

PLATTING

P: 907-746-4185 F: 907-746-4186

To: **Matanuska Susitna Borough**
Platting Division
350 E. Dahlia Avenue
Palmer, Alaska, 99645

Date: **8/7/2020**

Job: **20-22 KRR Cichosz**

Subject: **M.S.B. Title 43 Geotechnical Investigation, Laux No. 3 Subdivision**

INTRODUCTION

Project Location

At the request of the Matanuska Susitna Borough, we have performed a soils and usable area investigation for the proposed Laux No.3 Subdivision. The subject parcel is located at 27966 E Knik River Rd, Palmer, Alaska. The M.S.B. Tax Identification Number is 7710000L002. The geographic location is approximately latitude N61°26'31", longitude W148°48'44".

Project Description and Overview Map

Laux No. 3 Subdivision is a division of one 19.1 acre parcel into one 4.6 acre and one 14.5 acre lots.



EXHIBIT B-1

Scope of Investigation

M.S.B. Title 43 includes definitions and regulations regarding septic and building usable areas. Title 43 requires that all lots have a minimum of 40,000 square feet, of which a minimum 10,000 feet shall be building area and a minimum 10,000 feet shall be contiguous septic field area. Title 43 requires soil borings or test holes be dug under the direction of an Alaska registered civil engineer, and that a report of the findings be written. This investigation used documents from the existing on-site wastewater disposal system and well to investigate the usable area of the 4.6 acre lot as seen on the attached preliminary plat. Proposed Lot 2A is larger than 400,000 square feet thus a soil test hole is not required as outlined in 43.20.231.

Vegetation, Topography, and Bedrock

Proposed Lot 2B includes mostly birch and spruce, and is sloped to the East. Additionally there is a steep drop to Hunter Creek which parallels the southern proposed lot line. Neither signs of standing water nor bedrock was noted. Note, each proposed lot currently has a functioning septic system and well located on it.

Soil Investigation

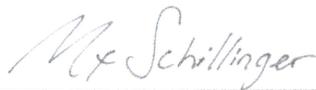
Per the June 2013 soil log included in the attached On-Site Wastewater Disposal System Letter of Verification by Alaska RIM Engineering, one test hole on proposed Lot 2B was dug to a depth of 14 feet. This hole was dug within 25' of the proposed (now existing) septic system. The hole yielded similar soil grain size distributions throughout and was classified as Sand, Gravel, and Cobbles (SW). Groundwater levels were absent at the time of exploration. Additionally, per the September 2012 Well Log, the soil is composed of Sand and Rock from a depth of 0-15 feet and bedrock from 15 to 212 feet.

EXHIBIT B-2

CONCLUSIONS

Based on existing Septic and Well documentation, the proposed Laux No. 3 Subdivision has adequate soils and topography such that ***proposed Lot 2B will have a minimum 10,000 square feet contiguous septic area and 10,000 square feet building area.*** The investigation identified the soil types to be is suitable for conventional bed and trench systems.

Please contact me should you have any questions about this usable area certification.



Max Schillinger, P.E.



Aug 7, 2020

EXHIBIT B-3



ALASKA RIM ENGINEERING, INC.
ENGINEERS – PLANNERS – SURVEYORS
9131 E Frontage Rd
Palmer, Alaska 99645
Telephone (907) 745-0222
Fax (907) 746-0222
Online at: www.alaskarim.com

ON-SITE
WASTEWATER DISPOSAL SYSTEM
LETTER OF VERIFICATION

12/3/2013

GARAGE/APT.

HD, Inc
Box 1712
Palmer, AK 99645

Re: T16N, R4E Sec. 30, Lot C005, SM., Alaska
Single-Family On-Site Wastewater Disposal System Documentation

You have requested verification that the wastewater disposal system has been sized for a three (3) bedroom, single-family dwelling on this property, and was designed in conformance with current wastewater disposal system regulations and ADEC policies.

We have conducted a subsurface soil investigation was conducted and an appropriate septic system was designed for this dwelling based on the soil conditions found on the date of investigation. The septic system was designed using normal and customary standard of care, taking into account all soil related factors discernable from the soils investigation that would affect the design of the septic system.

There is no implied warranty for extreme climate conditions that would affect the design or future operation of the septic system that are beyond the soils investigation ability to indicate. The construction of the septic system was completed by others in general conformance with ADEC standards.

This wastewater system was designed using the standard flow 150 gallons of waste water per day for each bedroom. Unless it is specifically noted in the record documents, it is not sized to handle wastewater discharges from hot tubs and large Jacuzzi tubs. It is the responsibility of the homeowner to properly operate and maintain the wastewater system and to prevent the discharge of grease, paint, and other deleterious substances into the wastewater system. Leaking faucets or other continuous water discharges will overload the wastewater system. The septic tank should be pumped at least every two years. Septic tank pumping records should be maintained to document the pumping of the septic tank. Alaska Rim Engineering, Inc. is not responsible for any problem with this wastewater system due to improper operations and maintenance or plumbing problems inside the house.

The enclosed documents were prepared based on periodic visual observations and information obtained from the installer during our construction observations. These documents indicate the septic tank and soil absorption system was adequately sized and installed in general conformance with current 18 AAC 72 Wastewater Disposal regulations and ADEC policies.

Alaska Rim Engineering, Inc. is not liable for any installer defects that were not observable during our standard inspections. This includes any site grading after our final inspection on the lot or adjacent lots that would affect the performance of the wastewater system.

The location of the wastewater disposal system relative to property lines, easements, or any restrictive covenants was based on information provided by others. A professional land surveyor was not retained the location of the septic system.

This report does not constitute a guarantee of any kind, explicit or implied, as to the future performance of this water supply or wastewater disposal system. It does accurately portray the conditions found on the date they were tested and/or documented.

NOTES:

- 1.
- 2.
- 3.
- 4.

If you have any questions regarding this application and the data represented herein please contact Alaska Rim Engineering, Inc.

Sincerely,



12/3/2013

Encl: Documentation of On-Site Wastewater Disposal System,
Soils Log(s)
Perk Test Form (If Applicable),
Diagram of System (2)

cc: ADEC
AK Rim File No.13-00598

**DOCUMENTATION
OF
WASTEWATER DISPOSAL SYSTEM**



I. GENERAL INFORMATION		AK Rim File No. 13-00598
Legal Description of the Location T16N, R4E Sec. 30, Lot C 5, SM., Alaska		
Applicant Name HD, Inc.		Applicant is: (Check one) <input checked="" type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer <input type="checkbox"/> Contractor <input type="checkbox"/> Bank
Mailing Address PO Box 1712		Type of Residence: <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family Total Number of Bedrooms: 3
City, State and Zip Code Palmer, AK 99645		Telephone

NEW SYSTEM

Name of Installer HD Inc		Date Installed: June 2013	
<input type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer No <input checked="" type="checkbox"/> Other contractor		Septic Tank Type - Manufacturer steel - Anchorage Tank	
Septic Tank Size (Gallons) 1000	Number of Compartments 2	Soil Type and Rating SW (well graded sand) 150 sf / bdrm (1.0gal/day/sf)	
Type Soil Absorption System absorption bed	Dimensions - Size Soil Absorption System 18' x 25 / 450 sq. ft.	Type Quantity Backfill Material Used for Soil Absorption System 3/4" - 1.5" sewer rock / 38 cu. yds.	
Percolation Test Results (Attach Copy of Report) n/a - visual (6/7/2013)	Percolation Test by (Name) visually rated by: Chuck Leet, Alaska Rim Engineering, Inc.		
Minimum Ground Cover over Absorption Area 4 Feet + 2" Insul.	Minimum Ground Cover over Septic Tank 4 Feet + 2" Insul.	Cleanout Pipes - Caps Installed on Septic Tank: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes - Caps Installed on Absorption System: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To >100 Feet	Water Supply Source on Lot >100 Feet	Nearest Water Supply Source on Adjacent Lot >100 Feet	Nearest Body of Water >100 Feet
Water Table Bedrock >4' / >6'		Lot Line >5 Feet	
Comments / Recommendations: A cleanout is located <input type="checkbox"/> inside <input checked="" type="checkbox"/> outside the foundation. This data represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.			

EXISTING SYSTEM

Name of Installer		Date Installed	
<input type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer No <input type="checkbox"/> Other		Septic Tank Type - Manufacturer	
Septic Tank Size (Gallons)	Number of Compartments	Soil Type and Rating	
Type Soil Absorption System	Dimensions - Size Soil Absorption System / sq. ft.	Type Quantity Backfill Material Used for Soil Absorption System / cu. yds.	
Adequacy Test Results (Attach Copy of Report) <input type="checkbox"/> Pass <input type="checkbox"/> Fail ()	Adequacy Test Performed By (Name)	Date Septic Tank Pumped (Attach Copy of Receipt)	
Minimum Ground Cover over Absorption Area	Minimum Ground Cover over Septic Tank	Cleanout Pipes - Caps Installed on Septic Tank: <input type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes - Caps Installed on Absorption System: <input type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance to	Water Supply Source on Lot	Nearest Water Supply Source on Adjacent Lot	Nearest Body of Water
Water Table Bedrock		Lot Line	
Comments - Recommendations: A cleanout is located <input type="checkbox"/> inside <input type="checkbox"/> outside of the foundation. Data Legend: (1) From site visit on (2) ADEC records (3)			

This documentation does not constitute a guarantee of any kind, explicit or implied, as to future performance of this water supply or wastewater disposal system. It does accurately portray the conditions found on the date they were tested and/or documented.

The information in sections I, and II is correct to the best of my knowledge.	
Signature 	Typed - Printed Name Charles A. Leet, P.E.
Reg. No. CE-10480	Date 12/2/2013

SOIL LOG



Project: **T16N, R4E Sec. 30, Lot C005, SM., Alaska**

Date: **June 7, 2013**

Logged By: **Chuck Leet**

TEST HOLE NO. 1

AK Rim File No. 13-00598

Depth (feet)	Description
1	Top Soil Removed Sand, Gravel, Cobbles (SW)
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom of Test Hole
15	
16	
17	
18	
19	
20	



TEST HOLE LOCATION:

Within 25' of proposed SAS

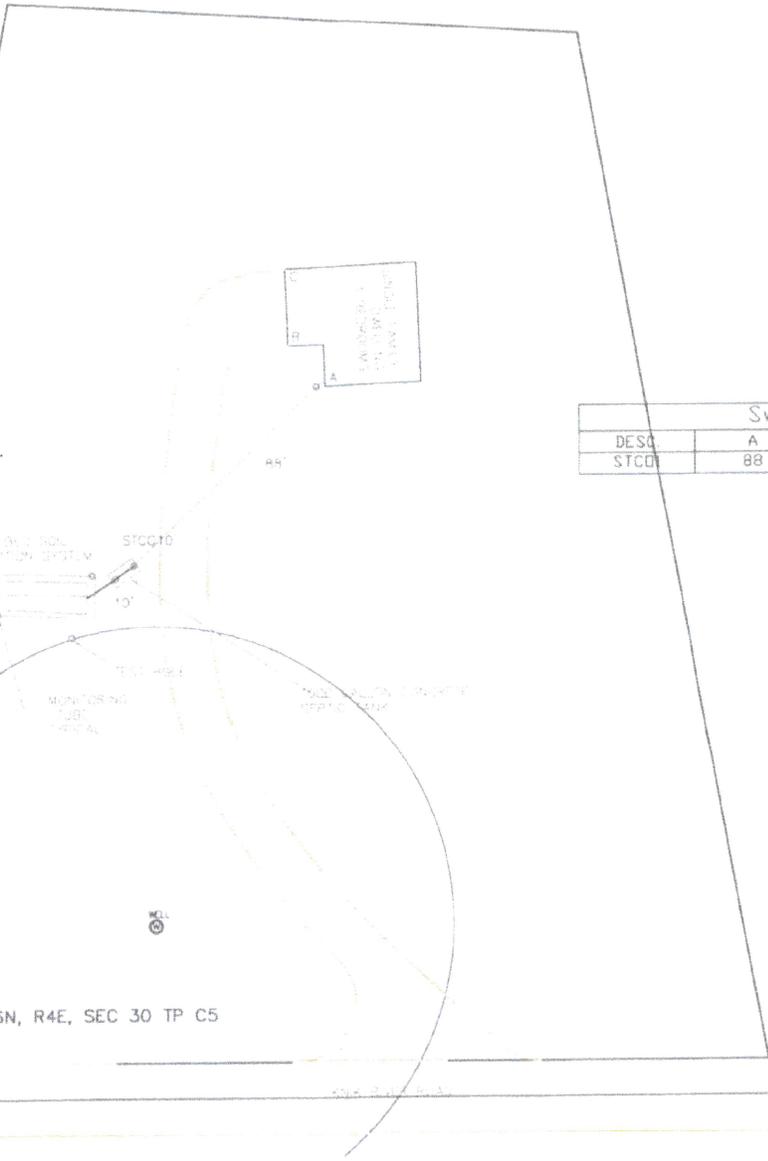
COMMENTS:

No water or impermeable layers were encountered

Callout, Color, Density, Moisture Continent, 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

RECORD DRAWING



Swing Ties			
DESC.	A	B	C
STCD	88	89	111.5

T16N, R4E, SEC 30 TP C5

NOTES:
 1 ALL CONSTRUCTION OF THE ON-SITE WASTEWATER DISPOSAL SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF ADEC 18 AAC 72 AND 18 AAC 80.

Server:projects-2013:1300598:116N:R4E:Sec:30:TP:C5:1300598:WWW:CAL:STB:dwg:SITE:PLAN:VIEW:21:12:3:2013:2:11:59:PM:Letter:1:1



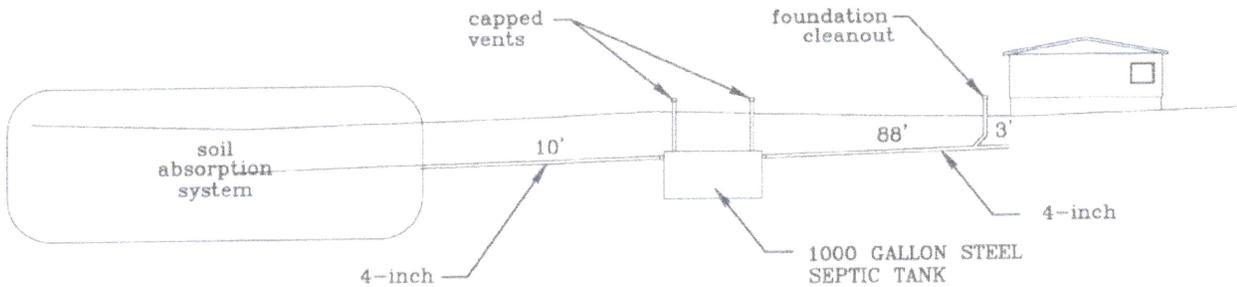
ALASKA RIM ENGINEERING, INC.
 9131 E. FRONTAGE ROAD, SUITE 1
 PALMER, AK 99645
 PH: (907)745-0222 : FAX: (907)746-0222
 EMAIL: akrim@alaskarim.com : WEB: www.alaskarim.com

WO: 13-00598	
PAGE: 2	

Conventional Single Family Residential
 T16N, R4E, SEC 30, LOT C5, SM, AK

EXHIBIT B-9 ©2013

RECORD DRAWING



SEPTIC SYSTEM PROFILE

Server: projects 2013_1300598 T16N R4E Sec 30 TP C5 1100598 WWCAL SITE.dwg, SITE PROEFILE VIEW, 12/3/2013 2:12:18 PM, Letter 11



ALASKA RIM ENGINEERING, INC.
9131 E. FRONTAGE ROAD, SUITE 1
PALMER, AK 99645
PH: (907)745-0222 FAX: (907)746-0222
EMAIL: ckrim@alaskarim.com WEB: www.alaskarim.com

WO: 13-00598
PAGE: 3
SCALE: NTS

Conventional Single Family Residential
T16N, R4E, SEC 30, LOT C5, SM, AK

GRIFFIN'S WELL DRILLING

P.O. Box 696
Willow Alaska 99658

(907) 852-8577 / 495-7297 / 354-8577

Well Log



Well Owner H D Inc. (John)
27906 E. Knick River Road Palmer
Well Location TS 16 NR 4E S30 Lot C5

Size Casing 6" Hole Depth 212 FT. Cased to 15 Feet Static Water Level _____ Feet

Well Test 1 Gallons Per Minute for 4 Hours Date of Completion 9/19/12

From 0 To 15 Feet Sand & Rock

From 15 To 212 Feet Bed Rock

From _____ To _____ Feet _____

From _____ To _____ Feet _____

From _____ To _____ Feet Set 200 feet of Reiner

From _____ To _____ Feet _____

Driller's Name Joe Griffin
Bill Griffin

AUTHORIZATION TO DRILL

I hereby authorize Griffin's Well Drilling to proceed with the above work, Payment is to be paid in the following manner:

Rig up Minimum 40 feet. @ \$ 40 per foot.

****BALANCE DUE UPON COMPLETION OF WELL UNLESS OTHER ARRANGEMENTS ARE MADE IN ADVANCE IN WRITING****

In the event it is necessary to institute legal proceedings to collect any amount due on this contract, I agree to pay an additk sum of fifteen percent (15%) of the original contract price, plus attorney's fees, and cost for legal proceedings

Name _____

Address P.O. Box 1712 Palmer Alaska

99654

Date 9/19/12

EXHIBIT B-11

Peggy Horton

From: Jamie Taylor
Sent: Thursday, September 3, 2020 6:02 PM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Laux Subdivision #3 Case #2020-118 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
<http://www.matsugov.us/>

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, August 20, 2020 4:52 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>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; 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>; skrcc.sec@gmail.com; Butte FSA (snowshark1@hotmail.com) <snowshark1@hotmail.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; 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>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; timhaldistrict1@gmail.com; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>
Subject: Laux Subdivision #3 Case #2020-118 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a two-lot subdivision in the South Knik River area. Outside of an RSA. Please review and provide any comments by September 4, 2020.

EXHIBIT C

Peggy Horton

From: Adam Bradway
Sent: Friday, August 28, 2020 11:15 AM
To: MSB Platting
Cc: Karol Riese
Subject: RE: Laux Subdivision #3 Case #2020-118 Tech: PH

Hi Peggy,

I do not have any comments to make on this subdivision request. Thank you for the opportunity to comment.

Adam Bradway

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

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, August 20, 2020 4:52 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>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; 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>; skrcc.sec@gmail.com; Butte FSA (snowshark1@hotmail.com) <snowshark1@hotmail.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; 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>; Mark Whisenhunt <Mark.Whisenhunt@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>
Subject: Laux Subdivision #3 Case #2020-118 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a two-lot subdivision in the South Knik River area. Outside of an RSA. Please review and provide any comments by September 4, 2020.

https://matsugovus-my.sharepoint.com/:f:/g/personal/peggy_horton_matsugov_us/EjCAEBOUaGZHgT7ec8mRcQ4BfR5lsVj9CjhKVfmGkqkYTA?e=onni6iG

EXHIBIT D



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

August 27, 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) has reviewed the following plats and has no comments:

- **Laux #3 (Cichosz)**
- **Tax Map PA 14, Sec 24, T17N, R02E (Surdyk)**
- **Greenridge II (Nugent, Montano, Haggerty, Strohmeyer)**

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

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

Sincerely,

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

Melanie Nichols
Mat-Su Area Planner

cc:

Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager

James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Jude Bilafer, MSB Capital Projects Director
Allen Kemplen, Mat-Su Core Area Planner

EXHIBIT E-2

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, August 25, 2020 1:13 PM
To: MSB Platting
Subject: RE: Laux Subdivision #3 Case #2020-118 Tech: PH

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

Hello,

MTA has reviewed the plat for Laux Subdivision #3. MTA has no comments.

Thank you for the opportunity to review and 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, August 20, 2020 4:52 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>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; 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>; skrcc.sec@gmail.com; Butte FSA (snowshark1@hotmail.com) <snowshark1@hotmail.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; 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>; Mark Whisenhunt <Mark.Whisenhunt@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>
Subject: Laux Subdivision #3 Case #2020-118 Tech: PH

Good Afternoon,

EXHIBIT F

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 16, 2020

PRELIMINARY PLAT: MOSSY HAVEN 2
LEGAL DESCRIPTION: SEC 20, T17N, R01W, SEWARD MERIDIAN AK
PETITIONERS: CHARLIE & DELISA RENIDEO
SURVEYOR/ENGINEER: KEYSTONE SURVEYING/PIONEER ENGINEERING INC.
ACRES: 8.62 ± PARCELS: 4
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-121

REQUEST: The request is to create four lots from Tract A, Mossy Haven, Plat No. 2019-120, to be known as **MOSSY HAVEN 2**, containing 8.62 acres +/- . The plat is located north of W. Edlund Road, south of S. Knik-Goose Bay Road, and directly west of S. Weeping Birch Street; within the NE ¼ Section 20, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBIT A – Petitioner’s Request for Continuance

Petitioner’s representative is requesting a continuance to Wednesday, September 30, 2020. Petitioner’s representative requests this time to review the proposed condition of approval for common access points.

Staff recommends continuing the case of Mossy Haven 2, MSB Case #2020-121, Section 20, Township 17 North, Range 01 West, to September 30, 2020.

Amy Otto-Buchanan

From: Gary LoRusso <garyl@mtaonline.net>
Sent: Friday, September 11, 2020 12:26 PM
To: Amy Otto-Buchanan
Cc: Delisa Renideo
Subject: Meeting Wednesday

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

Amy,

Please postpone the meeting slated for Wednesday the 16th until Wednesday the 30th. I will be out of town and I need to review the proposed condition of approval for common access points. I can't do this until then.

Thanks Amy

Sent from my iPhone