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STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 30, 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.

This case was continued from the September 16, 2020 hearing.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Geotechnical Report

EXHIBIT B – 6 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT C – 1 pg

Utilities

EXHIBIT D – 2 pgs

DISCUSSION: Proposed Lots 4-6 are 1.38 acres, 1.14 acres, and 1.06 acres respectively. Tract A-1 is 5.03 acres in size. All lots have the required frontage onto S. Weeping Birch Street. Flood Hazard Area is shown on the plat.

Soils Report: A soils report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A)(1). Bill Klebesadel, PE, Pioneering Engineering Inc., notes three testholes were excavated on May 21, 2019, to a depth of 6' to 13.5' depth. The testholes showed approximately one to two feet of topsoil overlaying sands and gravels. Clay and gravel was discovered in a pocket at the bottom of testhole #3, but was not enough to appreciably affect water infiltration. Groundwater was encountered at varying depths in all three testholes. Testhole logs and location map is attached. Currently, Lot 4 contains 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area. Lots 5 & 6 and Tract A-1 will need fill or regrading to create the useable septic area (see *Recommendation #5*).

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Pursuant to MSB 43.20.320 Frontage, each lot has the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) notes created useable areas for Lots 5 & 6 and Tract A-1 will need to be shown (see **Recommendation #5**). S. Weeping Birch Street on the north side of W. Edlund Road is classified as a Collector. ADOT&PF has plans to connect S. Weeping Birch Street to S. KGB Road. Direct residential access to S. Weeping Birch Street should be limited per SCM A06.1 (see **Recommendation #6**, which recommends a common access point at the common lot line of Lot 4 and Lot 5). Staff does not recommend limiting access to Tract A-1 to the common lot line with Lot 6, as Tract A-1 may be further subdivided in the future. This will allow for a common access driveway directly across from W. Jones Drive in the future.

Utilities: (**Exhibit D**) MTA requests the 30' MEA easement be a 30' T&E easement. Enstar has no comments or recommendations. MEA and GCI did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Knik-Fairview; Fire Service Area #130 Central mat-Su; Road Service Area #14 Fairview; MSB Emergency Services, Community Development, Capital Projects Department, Assessments, Development Services Division or Pre-Design Division; MEA or GCI.

CONCLUSION: The abbreviated plat of Mossy Haven 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).

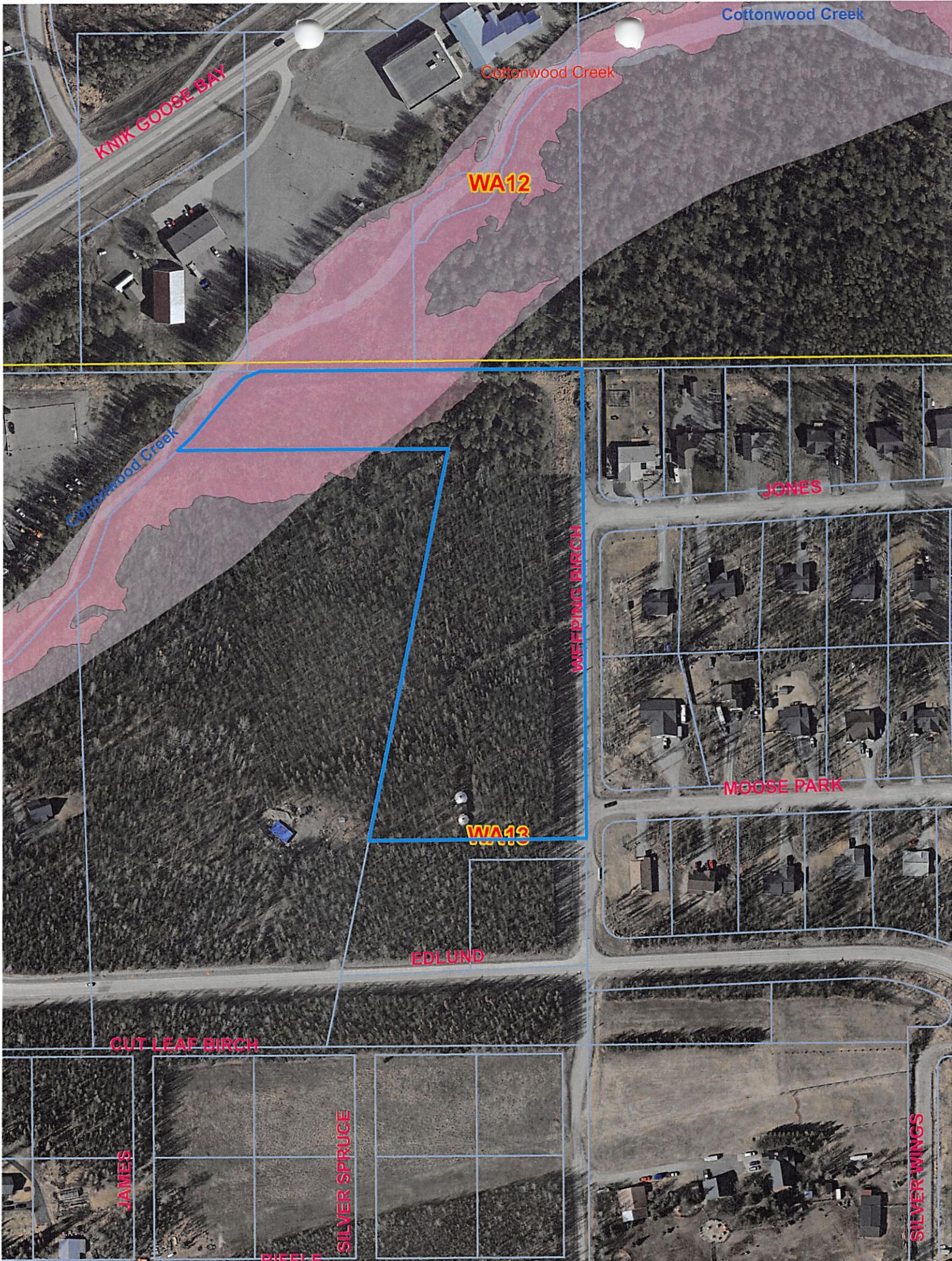
FINDINGS for PRELIMINARY PLAT

1. The plat of Mossy Haven 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Knik-Fairview; Fire Service Area #130 Central mat-Su; Road Service Area #14 Fairview; MSB Emergency Services, Community Development, Capital Projects Department, Assessments, Development Services Division or Pre-Design Division; MEA or GCI.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There were no objections from the public in response to the Notice of Public Hearing.
5. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i). Lots 5 & 6 and Tract A-1 will require fill or regrading to meet the requirement of 10,000 sf of contiguous useable septic area.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
7. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Provide an updated soils report, once the fill or regrading of Lot 5, Lot 6 and Tract A-1 are complete.
6. Provide Plat Note that Lot 4 and Lot 5 will share a common driveway access at the common lot line.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



Cottonwood Creek

Cottonwood Creek

KNIK GOOSE BAY

WA12

Cottonwood Creek

JONES

WEeping BIRCH

MOOSE PARK

WA13

EDLUND

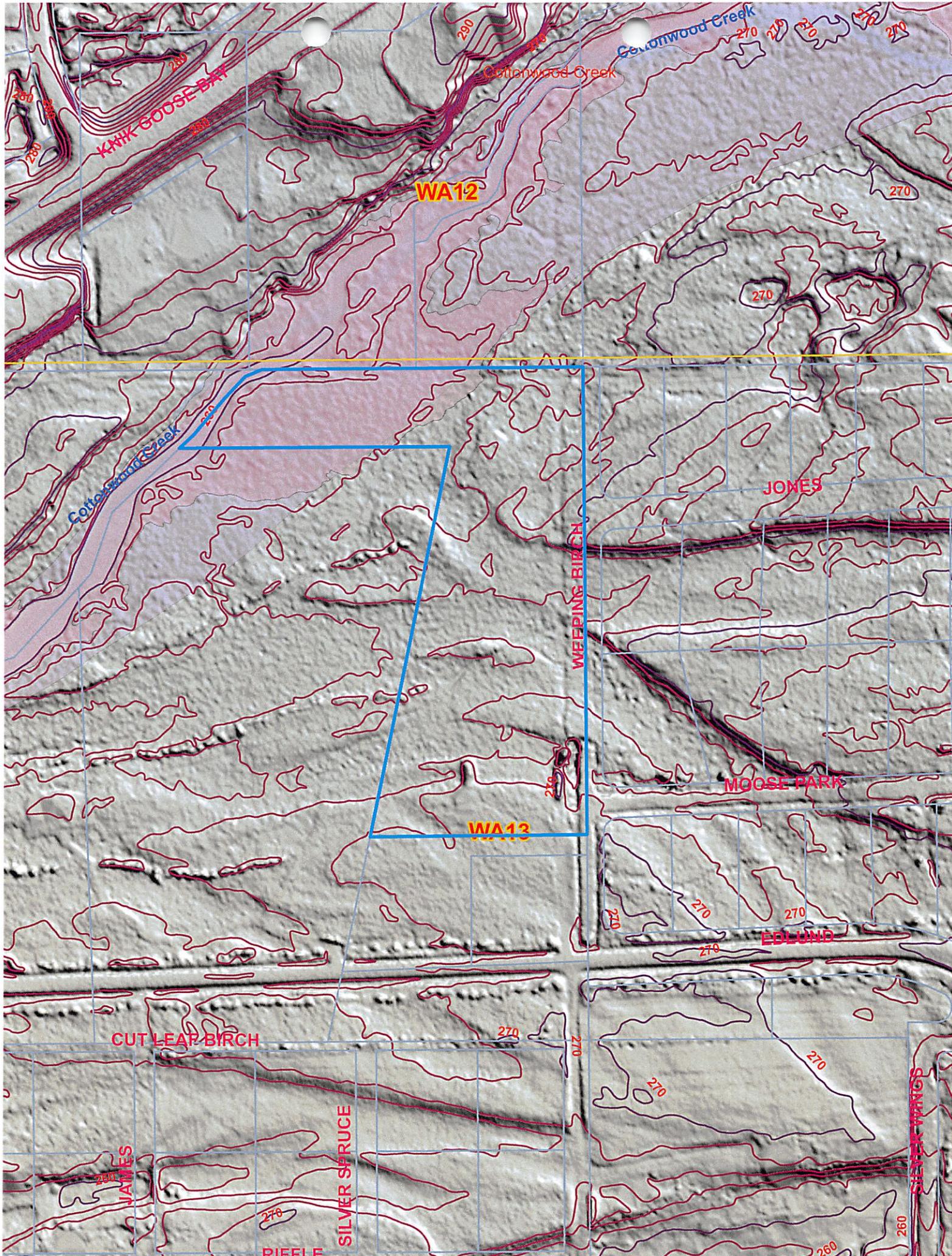
CUT LEAF BIRCH

JAMES

SILVER SPRUCE

RIFLE

SILVER WINGS



KNIK GOOSE BAR

WA12

Cottonwood Creek

Cottonwood Creek

Cottonwood Creek

JONES

WEeping BIRCH

MOOSE PARK

WA13

EDLUND

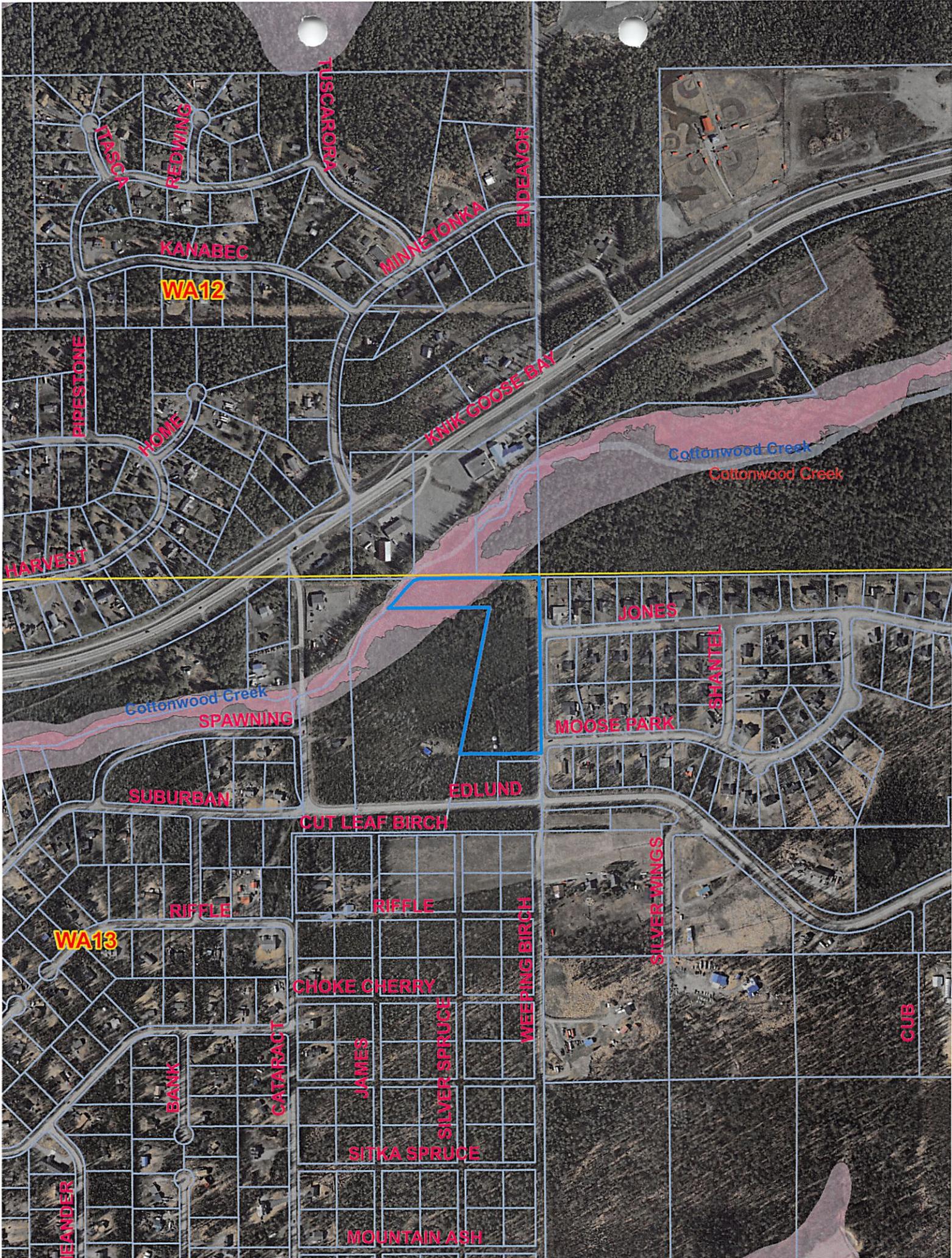
CUT LEAF BIRCH

JAMES

SILVER SPRUCE

RIFFLE

SILVER WINGS



WA12

WA13

Cottonwood Creek
SPAWNING

Cottonwood Creek
Cottonwood Creek



Pioneer Engineering LLC
Professional, Reliable, Local

August 12, 2020

**RE: Usable Area Report
T17N R1W Section 20
Mossy Haven 2 Subdivision**

Fred Wagner, PLS
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Mr. Wagner,

Introduction: Working on behalf of the owners and in coordination with Keystone Surveying, Pioneer Engineering LLC performed a soils investigation for the above-referenced proposed subdivision. The project plans to create 3 lots and 1 tract from Tract A. The lots will be approximately 1 acre each and the tract will be approximately 5 acres.

Topography: The parent tract slopes downhill to the north. There are gradual slopes across the parcel but none exceed 25% or 10' in height. Total elevation difference across the parcel is approximately four feet.

Test Holes: Three applicable test holes were excavated on 5-21-19. The test holes were 6'-13.5' deep and were sited to best represent the various soil conditions of the future parcels. The test holes showed approximately one to two feet of topsoil overlaying sands & gravels. Clay & gravel was discovered in a pocket at the bottom of test hole #3, but was not enough to appreciably affect water infiltration into the ground. Hence, no gradation or percolation test was performed. Groundwater was encountered at varying depths in all three of the test holes. The test hole logs are attached.

Useable Area: The proposed lots have limitations on areas defined by MSB Code as "useable septic area or useable building area". For instance, septic areas will be limited by lot lines, shallow groundwater, and various setback requirements. In regards to "building area" lot line and various setbacks will be the limiting factors.

Currently, proposed Lot 4 will contain 10,000 square feet of usable building area and at least 10,000 square feet of usable septic area without additional work. However, Lots 5 & 6 and Tract A-1 will need to be filled or re-graded to create the useable septic area.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, ***each lot can have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.***



Pioneer Engineering LLC
Professional, Reliable, Local

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645
907-863-2455



SOIL LOG

Job Number: 2019-GLO-003

Project Location: Mossy Haven

Logged By: Steve Wilson

Date: 5-21-19

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Sand (SP)
3	
4	
5	Groundwater @ 4'
6	Sand (SP)
7	Bottom of test hole
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

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 stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2019-GLO-003

Project Location: Mossy Haven

Logged By: Steve Wilson

Date: 5-21-19

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Sand (SP)
3	
4	
5	Groundwater @ 4'
6	Gravel (GP)
7	Bottom of test hole
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

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 stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2019-GLO-003

Project Location: Mossy Haven

Logged By: Steve Wilson

Date: 5-21-19

TEST HOLE NO. 3

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Gravelly sand (SW)
4	
5	
6	
7	
8	
9	
10	Groundwater @ 9'
11	Blue clay/gravel
12	Bottom of test hole
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

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 stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

**MOSSY HAVEN 2
TEST HOLE MAP**

FOUND 2 1/2" ALUMINUM CAP MONUMENT
0.3' ABOVE GROUND - GOOD CONDITION

T17N R1W	S17	S16
	S20	S21
	6925-S 1996	

N. NO. 1
67

APPROXIMATE BASE
FLOOD ELEVATION
= 264'

NOT
SUBDIVIDED

NOT
SUBDIVIDED

CENTERLINE
TONWOOD CREEK

APPROXIMATE
FLOOD HAZARD AREA
PER FEMA MAPPING

APPROXIMATE BASE
FLOOD ELEVATION
= 263'

**FLOOD
HAZARD
AREA**

TEST HOLE #1

TRACT A-1
5.03 acres
219107 sq ft

RCEL 2
SUSITNA BOROUGH
MUNICIPALITY SERIAL NO.
-50-PWm
BOOK 1126, PAGE 292

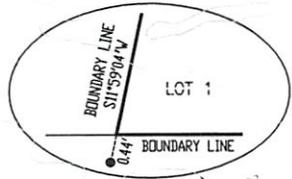
TEST HOLE #2

LOT 6
1.06 acres
46217 sq ft

LOT 5
1.14 acres
49869 sq ft

LOT 4
1.38 acres
60286 sq ft

TEST HOLE #3



FOUND 5/8" REBAR WITH PLASTIC CAP LS 7064
0.44' SOUTHERLY OF TERMINUS OF BOUNDARY LINE
HELD FOR WESTERLY SUBDIVISION LINE ONLY

MOSSY HAVEN PLAT #2019-120

MOSSY HAVEN PLAT #2019-120

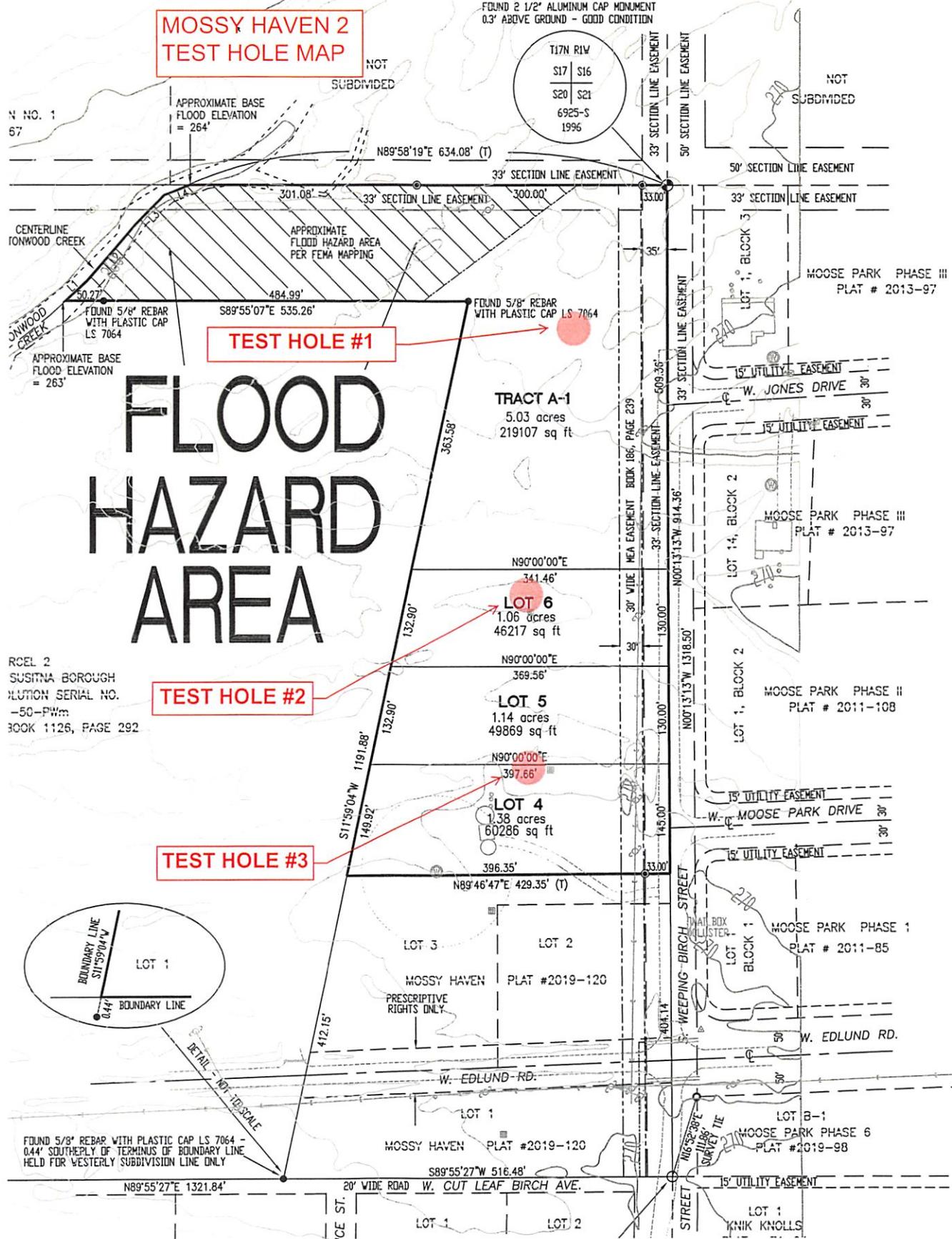
MOOSE PARK PHASE III
PLAT # 2013-97

MOOSE PARK PHASE III
PLAT # 2013-97

MOOSE PARK PHASE II
PLAT # 2011-108

MOOSE PARK PHASE I
PLAT # 2011-85

MOOSE PARK PHASE 6
PLAT #2019-98



Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, September 8, 2020 9:28 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Mossy Haven 2 2020-121

Show where useable area will be created on lots 5 & 6 and Tract A-1.

Weeping Birch Street on the north side of Edlund Road is classified as a Collector. DOT has plans to connect Weeping Birch Street to KGB. Direct residential access to Weeping Birch Street should be limited per SCM A06.1.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, August 26, 2020 10:04 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Mossy Haven 2 2020-121

The following contains a link for Mossy Haven 2. Comments are due by September 10, 2020. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EtcAJ40Ue IFmutYUOgBTNUB-piYjqfgoHT4ESPcP6INAw?e=zjZMqi

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, August 27, 2020 8:08 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Mossy Haven 2 2020-121

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

Good morning,

MTA has reviewed the plat for Mossy Haven. MTA would like to request the 30' MEA easement to be a 30' T&E easement.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, August 26, 2020 10:04 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; dmelliott@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Mossy Haven 2 2020-121

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

The following contains a link for Mossy Haven 2. Comments are due by September 10, 2020. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EtcAJ40Ue-IFmutYUOgBTNUB-piYjqfgoHT4ESPcP6INAw?e=zjZMqi

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872



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

September 11, 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 plat and has no comments or recommendations.

- **Mossy Haven 2**
(MSB Case # 2020-121)

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

Sincerely,

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

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

ЗВ

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 30, 2020**

ABBREVIATED PLAT: VALLEY WAY
LEGAL DESCRIPTION: SEC 33, T18N, R2E, SEWARD MERIDIAN, AK
PETITIONER: CLINTON MELIN FOR CM MECHANICAL, INC. AND
GORDON & SIMONE FLETCHER
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 0.53 PARCELS: 2
REVIEWED BY: PEGGY HORTON CASE: 2020-130

REQUEST

The request is to resubdivide Lots 10 & 11, Block 1, Roland Snodgrass, Plat 6-215, into two new lots to be known as Valley Way, containing .53 acres +/- . Located northeast of the intersection of E. Blueberry Ave. and S. Valley Way within the City of Palmer; lying within the NW¼ Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Maps **Exhibit A**
As-Built **Exhibit B**

COMMENTS

MSB DPW **Exhibit C**
City of Palmer **Exhibit D**
AKRR **Exhibit E**
Enstar **Exhibit F**
MTA **Exhibit G**

DISCUSSION

Location: This property is located within the City of Palmer and is served by municipal sewer and water systems.

Access: The City of Palmer maintains S. Valley Way and E. Blueberry Ave, which provide legal and physical road access to the proposed lots.

Topography & As-Built: The surveyor's as-built is shown on the preliminary plat. Topography was not required due to the aggregate amount of change to the property lines being less than 2,000 sq. ft.

Comments: MSB DPW had no comment (**Exhibit C**).

City of Palmer had no comments except to state the proposed lots are located within the Airport Influence Area (**Exhibit D**). Staff notes there are no setback requirements for this property as noted in City of Palmer Municipal Code 17.32.064.

Alaska Railroad has no general objection; they do have a clarification that they would like to see made on the plat (**Exhibit E**) Valley Way runs within the ARRC ROW but is not a platted roadway. It is allowed to run within the ARRC ROW via the terms of ARRC Blanket permit #8282 which ARRC has issued to the City of Palmer. ARRC would like to see a plat note to that effect on the plat (**Recommendation #4**).

Enstar has no comments or recommendations (**Exhibit F**). MTA has no comments (**Exhibit G**).

FINDINGS of FACT:

1. The proposed preliminary plat for Valley Way 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. City of Palmer maintains the access roads, S. Valley Way and E. Blueberry Ave.
4. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.
5. Alaska Railroad Corporation (ARRC) requested a plat note indicating S. Valley Way is an allowed right-of-way within the ARRC right-of-way via a permit with the City of Palmer.
6. There is a 25' encroachment, access and use easement on proposed Lot 1.
7. City of Palmer code 17.32.064 states there are no building setbacks for this property and the Community Development Department stated the proposed lots are located within the Airport Influence Area.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Valley Way, contingent upon:

1. Pay mailing and advertising fee.

2. Place a plat note that Valley Way is allowed to run within the Alaska Railroad Corporation (ARRC) right-of-way via the terms of ARRC Blanket Permit #8283 which ARRC has issued to the City of Palmer.
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.





HANSOY SNOODGRASS
REGISTERED PROFESSIONAL ENGINEER
LAND SURVEYING
300 E. FIFTH AVE.
FAIRBANKS, ALASKA 99701
(907) 454-7738

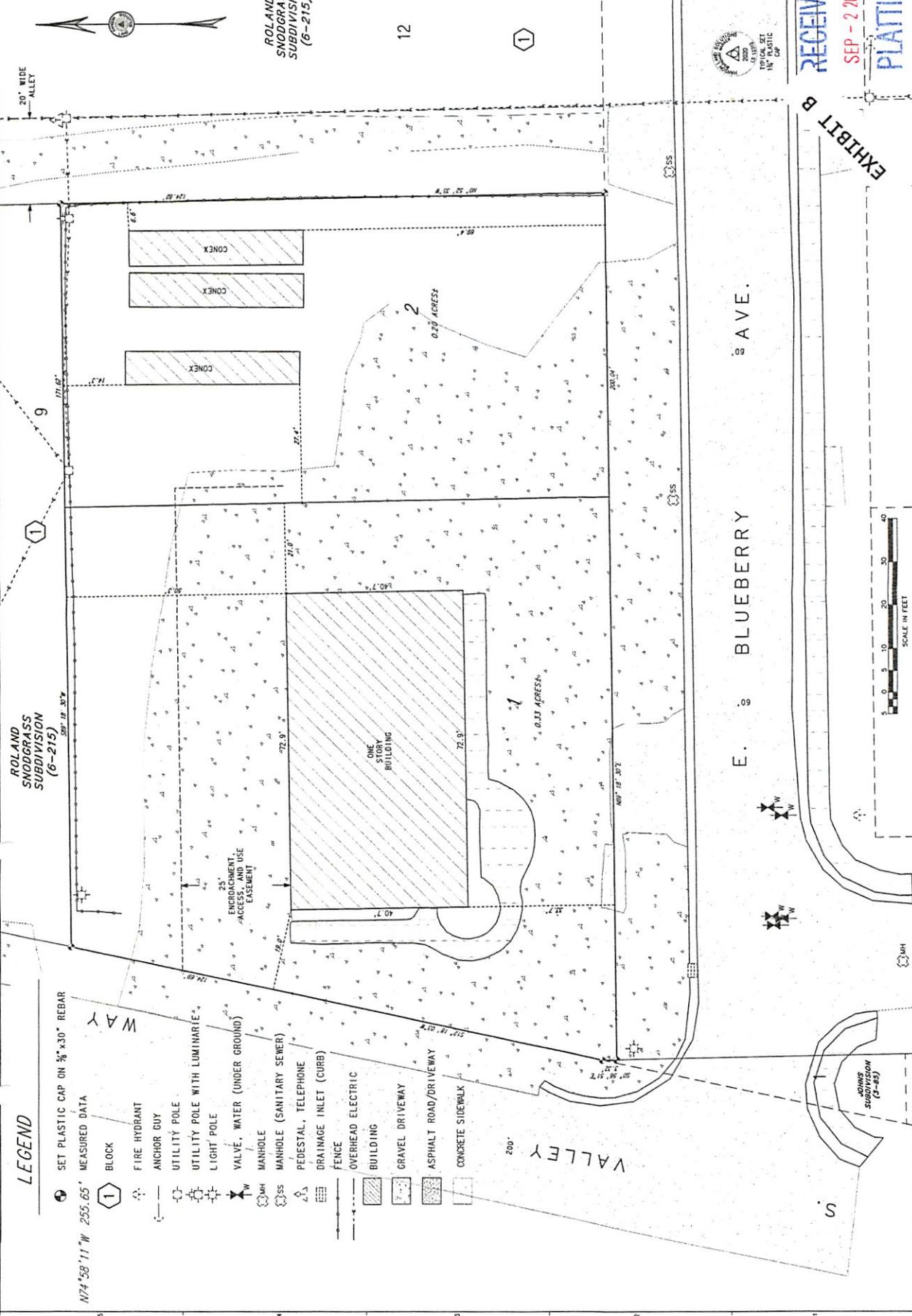


NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON APRIL 9, 2020. ALL MEASUREMENTS HAVE BEEN FOUND TO BE AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

PALMER, ALASKA
VALLEY WAYS SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 20-138C
DESIGN BY: CEH
CHECKED BY: CEH
SCALE: 1"=20'
DATE: 09-02-20
REVISION DATE: 09-02-20

REFERENCE NUMBER:
V-27
SHEET 2 OF 3



LEGEND

- SET PLASTIC CAP ON 3/4" x 30" REBAR
- MEASURED DATA
- BLOCK
- FIRE HYDRANT
- ANCHOR GUY
- UTILITY POLE
- UTILITY POLE WITH LUMINAIRE
- LIGHT POLE
- VALVE, WATER (UNDER GROUND)
- MANHOLE
- MANHOLE (SANITARY SEWER)
- PEDESTAL, TELEPHONE
- DRAINAGE INLET (CURB)
- FENCE
- OVERHEAD ELECTRIC
- BUILDING
- GRAVEL DRIVEWAY
- ASPHALT ROAD/DRIVEWAY
- CONCRETE SIDEWALK

RECEIVED
SEP - 2 2020
PLATING



EXHIBIT B

E. BLUEBERRY AVE.

ROLAND SNOODGRASS SUBDIVISION (6-215)

VALLEY WAYS SUBDIVISION (6-215)

VALLEY

VALLEY

VALLEY

Peggy Horton

From: Jamie Taylor
Sent: Tuesday, September 22, 2020 5:47 PM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Valley Way Case #2020-130 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: Wednesday, September 2, 2020 9:01 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>; Sarah Rennie (srennie@palmerak.org) <srennie@palmerak.org>; Joan Patterson (jpatterson@palmerak.org) <jpatterson@palmerak.org>; dmeneses@palmerak.org; Brad Hanson (bahanson@palmerak.org) <bahanson@palmerak.org>; John Aschenbrenner <John.Aschenbrenner@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>; Stephen Nowers <stephen.nowers@matsuresponders.us>; 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>; stephensd@akrr.com; maddyr@akrr.com
Subject: Request for Comments for Valley Way Case #2020-130 Tech: PH

Good Morning,

The link below will take you to a request for comments for a two-lot subdivision in the City of Palmer. Lots are served by city water and sewer. No RSA. Please review and provide any comments by September 21, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EpBkPg33dm5HrmOtT_uGZLoBk-tHVLQr4oKfofRi0IPfaq?e=40hMah

EXHIBIT C



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

David Meneses
Building Inspector

Beth Skow
Library Director

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Joan E. Patterson, Administrative Assistant
DATE: September 18, 2020
SUBJECT: Valley Way

Inside City Limits

Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No comment
2. Building Inspector: No comment.
3. Community Development: The proposed lots are located within the Airport Influence Area.
4. Fire Chief: No comment.
5. Public Works: No comment.
6. Planning and Zoning Commission: No comment.

EXHIBIT D

Peggy Horton

From: Douglas Stephens <StephensD@akrr.com>
Sent: Thursday, September 3, 2020 11:13 PM
To: MSB Platting
Subject: Re: Request for Comments for Valley Way Case #2020-130 Tech: PH

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

While the Alaska Railroad Corporation (ARRC) has no general objection to this subdivision there is one clarification that we would like to see made on the plat.

Valley Way runs within the ARRC ROW but is not a platted roadway. It is allowed to run within the ARRC ROW via the terms of ARRC Blanker Permit #8283 which ARRC has issued to the City of Palmer.

ARRC would like to see a note to that affect on the plat.

Please feel free to contact me if you have any questions or wish to discuss this further.

Regards,

Douglas A. Stephens, PLS
ARRC Land Service Manager

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, September 2, 2020 9:01:27 AM
To: Adam J. Dubour (adam.dubour@alaska.gov); regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov); Sarah Rennie (srennie@palmerak.org); Joan Patterson (jpatterson@palmerak.org); dmeneses@palmerak.org; Brad Hanson (bahanson@palmerak.org); John Aschenbrenner; Jill Irsik; Eric Phillips; Jude Bilafer; Cindy Corey; Debbie Bakic; Terry Dolan; Jim Jenson; Jamie Taylor; Charlyn Spannagel; Planning; Joseph Metzger; Alex Strawn; Fred Wagner; Permit Center; Mark Whisenhunt; Theresa Taranto; Andy Dean; Stephen Nowers; mearow@matanuska.com; MTA ROW (row@mta-telco.com); Enstar ROW (row@enstarnaturalgas.com); GCI ROW (ospdesign@gci.com); Douglas Stephens; Rachel Maddy
Subject: Request for Comments for Valley Way Case #2020-130 Tech: PH

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

Good Morning,
The link below will take you to a request for comments for a two-lot subdivision in the City of Palmer. Lots are served by city water and sewer. No RSA. Please review and provide any comments by September 21, 2020.



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

September 21, 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 plat and has no comments or recommendations.

- **Valley Way**
(MSB Case # 2020-130)

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

Sincerely,

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

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

EXHIBIT F

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, September 23, 2020 9:53 AM
To: MSB Platting
Subject: RE: Request for Comments for Valley Way Case #2020-130 Tech: PH

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

Hello,

MTA has reviewed the plat for Valley Way. MTA has no comments.

Thank you for the opportunity to comment. Sorry for the delay.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, September 2, 2020 9:01 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>; Sarah Rennie (srennie@palmerak.org) <srennie@palmerak.org>; Joan Patterson (jpatterson@palmerak.org) <jpatterson@palmerak.org>; dmeneses@palmerak.org; Brad Hanson (bahanson@palmerak.org) <bahanson@palmerak.org>; John Aschenbrenner <John.Aschenbrenner@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>; Stephen Nowers <stephen.nowers@matsuresponders.us>; 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>; stephensd@akrr.com; maddy@akrr.com
Subject: Request for Comments for Valley Way Case #2020-130 Tech: PH

EXHIBIT G