

# AGENDA

# MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

## PLATTING BOARD

Jordan Rausa, Chairman  
LaMarr Anderson  
George Thompson  
Pio Cottini  
Dennis Vau Dell  
Wilfred Fernandez  
John Shadrach  
Justin Hatley, Alt #1  
Vacant, Alt #2



## PLATTING DIVISION

Fred Wagner, Platting Officer  
Peggy Horton, Platting Technician  
Amy Otto-Buchanan, Platting Technician  
Cheryl Scott, Platting Technician  
Sloan Von Gunten, Platting Div. Specialist

*Assembly Chambers of the  
Dorothy Swanda Jones Building  
350 E. Dahlia Avenue, Palmer*

**OCTOBER 1, 2020  
REGULAR MEETING  
1:00 P.M.**

Ways to participate in Platting Board meetings:

**IN PERSON:** Should you wish to testify in person, please adhere to the 6-foot distance between yourself and others. It is highly recommended that you bring your own mask to wear.

**IN WRITING:** You can submit written comments by email to [platting@matsugov.us](mailto:platting@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

### TELEPHONIC TESTIMONY:

- Dial 1-855-225-1887; with Conference ID 8573#; You will hear "Joining conference" when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press \*3; you will hear "Your hand has been raised."
- When it is your turn to testify you will hear "Your line has been unmuted."
- State your name for the record, spell your last name, and provide your testimony.

### 1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

### 2. APPROVAL OF MINUTES

- A. September 3, 2020

### 3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

#### 4. UNFINISHED BUSINESS

*(There is no Unfinished Business)*

#### 5. RECONSIDERATIONS/APPEALS

*(There is no Reconsiderations/Appeals)*

#### 6. PUBLIC HEARINGS

**A. JERRY HARMAN:** This notice is being resent to revise the request to a 2-phase Master Plan. The 2-phase Master Plan creates 50 lots and 1 utility tract from Tax Parcel C8 (Parcel C, Waiver 2004-26-PWm) to be known as **STELLA RIDGE**, containing 60.0 acres +/- . Interior private roads will be constructed to provide access to all lots. The plat is located approximately ½ mile west of Wasilla-Fishhook Road and north of E. Pamela Drive (Tax ID # 18N01E18C008); within the SW ¼ Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Fishhook and in Assembly District #6 Jesse Sumner.

**B. ANN Z. CANADAY:** The request is to divide Lots 1 & 2, ASDIP, Plat 2017-135, into 5 lots to be known as **ASDIP SQUARED**, containing 30.6 acres +/- . The property is located between E. Valley Side Circle and E. Phainopepla Circle (Tax ID 7705000L001 & 7705000L002); within the NE ¼ Section 14, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4 Ted Leonard

**C. DON SHOWERS:** The request is to create seven lots from Lot 4, Block 2, Wasilla Creek Estates, Plat No. 86-17, to be known as **WASILLA CREEK ESTATES #2**, containing 10.431 acres +/- . The property is located northwest of E. Jensen Road, north of N. Bains Jordan Drive and east of Wasilla Creek (Tax ID # 53177B02L004); within the SW ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council: Fishhook and in Assembly District #1 Tim Hale.

**D. RODNEY & MARGARET HANSON:** The request is to create two lots from Lot 2, MSB Waiver 98-11-PWm, recorded Book/Page 949/313 (Tax Parcel B15), to be known as **HIDDEN LAKE ESTATES**, containing 14.2 acres +/- . The property is located north and east of N. Charley Drive at the eastern terminus of E. Charwood Lane (Tax ID # 118N01E29B015); within the NW ¼ Section 29, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council: North Lakes and in Assembly District #6 Jesse Sumner.

**E. KURT MACKENZIE & IAN MACKENZIE:** The request is to create three lots from Parcel #1, MSB Waiver 83-99-PWm, recorded as 83-216w, (Tax Parcel B11), to be known as **SEABORNE**, containing 7.5 acres +/- . The property is located east of S. Vine Road and south of W. Calico Drive, (Tax ID # 217N02W14B011); within the NW ¼ NE ¼ Section 14, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #4 Ted Leonard.

#### 7. ITEMS OF BUSINESS & MISCELLANEOUS

*(There is no Items of Business & Miscellaneous)*

#### 8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

- Definition: Law. To hear and settle an issue or a question regarding code.

B. Upcoming Platting Board Agenda Items *(Staff: Fred Wagner & Clerk: Sloan Von Gunten)*

- Introduction for the October 15, 2020 Platting Board Hearing (*Informational Only – Subject to change*)
  - Ravens Ridge 2020, Case 2020-126
  - Rancho Santa Fe 2020
  - New Hope Est MSP (Continued from 9/3/2020)
  - Reconsideration #1: Eureka Trailhead Estates
  - Reconsideration #2: Suslositna Place MSP

## 9. BOARD COMMENTS

## 10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **October 1, 2020** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting). **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.**

# MINUTES

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
SEPTEMBER 3, 2020**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 3, 2020, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:02 p.m. by Chair Jordan Rausa.

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

Platting Board members present and establishing a quorum:

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

Platting Board members absent and excused were:

Mr. John Shadrach, Alternate  
Mr. Justin Hatley, Alternate  
VACANT, District #3

Staff in attendance:

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

**B. THE PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Platting Board Member Pio Cottini.

Mr. Fernandez arrived at the meeting. (1:06 p.m.)

**C. APPROVAL OF THE AGENDA**

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

- Move Stella Ridge from 6E to 6A on the agenda.

GENERAL CONSENT: The agenda was approved with the changes without objection.

**2. APPROVAL OF MINUTES**

Chair Rausa inquired if there were any changes to the minutes for August 6, 2020.

- Add the word Vacation to page 6 for the description on the action being taken for the easement.

GENERAL CONSENT: The minutes for August 6, 2020 were approved with the changes without objections.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS (Three minutes per person, for items not scheduled for public hearing)****A. Persons to Be Heard (There is no persons to be heard)**

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
SEPTEMBER 3, 2020****4. UNFINISHED BUSINESS: Quasi-Judicial Matters***(There is no Unfinished Business)***5. RECONSIDERATIONS/APPEALS***(There is no Reconsiderations/Appeals at this time)***6. PUBLIC HEARINGS: Quasi-Judicial Matters**

*Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.*

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

Chair Rausa:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; There was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 43 public hearing notices were mailed out on August 13, 2020.

Ms. Cheryl Scott

- Gave an overview of the case, #2020-098.
- Staff would like to continue the case to October 1, 2020 for the petitioner to complete a redesign.

Chair Rausa invited the petitioner or/and the petitioner's representative for a brief overview.

Mr. Craig Hanson, the petitioner's representative, gave a brief overview.

Chair Rausa:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair kept the public hearing open.
- Asks the Platting Board for a motion to continue the public hearing.

**MOTION:** Platting Member Cottini moved to continue the preliminary plat for Stella Ridge to October 1, 2020. The motion was seconded by Platting Member Vau Dell.

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

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B. **EUREKA TRAILHEAD ESTATES**: The request is to divide Lot 1, US Survey 5809 into 33 lots and 1 tract, with interior private roads, to be known as **Eureka Trailhead Estates**, containing 159.96 acres +/- . The petitioner requests a variance from MSB 43.20.300(E)(4)(b) to allow the pole portion of six flag lots to be overlaid with Private Driveway Easements rather than Public Use Easements. The property is located at mile 132 of E. Glenn Hwy. (Tax ID #U05809000L01); lying within Sections 05 & 08, Township 02 North, Range 10 West, Copper River Meridian, Alaska. In Community Council: Glacier View and in Assembly District #1 Tim Hale (*Owner/Petitioner: Eureka Trailhead, LLC; Surveyor: McClintock; Staff: Peggy Horton*)

Chair Rausa:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; There was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 20 public hearing notices were mailed out on August 13, 2020.

TIME: 1:22 P.M.

CD: 0:20:52

BREAK – 15 minutes for telecommunication corrections.

TIME: 1:37 P.M.

CD: 0:35:17

Ms. Peggy Hortont

- Gave an overview of the case, #2020-106.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Rausa invited the petitioner or/and the petitioner's representative for a brief overview.

The Petitioner did not want to do an overview.

Chair Rausa:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- invited the petitioner or their representative to provide their comments.

Mr. William McClintock, the petitioner, agrees with all the recommendations and answered questions from the platting board.

Chair Rausa closed petitioner's comments and discussion moved to the Platting Board.

MOTION: Platting Member Anderson moved to approve the preliminary plat for Eureka Trailhead Estates, with 12 recommendations and adding finding #12. The motion was seconded by Platting Member Thompson.

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SEPTEMBER 3, 2020****FINDINGS:**

- Add #12: This property is outside the borough road service area or fire service area.

**VOTE:** The motion passed with all in favor by general consent. There are 12 findings.

- C. **BAUER ESTATES:** The request is to create five lots from Tax Parcel D16, to be known as **Bauer Estates**, containing 39.79 acres +/- . The property is located east of the Matanuska River, directly north of E. Doc McKinley Avenue and south of E. Brian Drive (Tax ID # 17N02E21D016); within the SW ¼ Section 21, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Community Council: Butte and Assembly District #1 Tim Hale (*Owner/Petitioner: Mark & Melissa Bauer / Hanson Land Solutions; Surveyor: Hanson; Staff: Cheryl Scott*)

**Chair Rausa:**

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; There was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 20 public hearing notices were mailed out on June 10, 2020 that was continued from the July 2, 2020 and August 6, 2020 platting board meeting.

Ms. Cheryl Scott

- Gave an overview of the case, #2020-074.
- Staff would like to continue the case to September 17, 2020 for the petitioner to complete detailed paperwork for the case report.

Chair Rausa invited the petitioner or/and the petitioner's representative for a brief overview.

Mr. Craig Hanson, the petitioner's representative, gave a brief overview.

**Chair Rausa:**

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair kept the public hearing open.
- Asks the Platting Board for a motion to continue the public hearing.

**MOTION:** Platting Member Cottini moved to continue the preliminary plat for Bauer Estates to September 17, 2020. The motion was seconded by Platting Member Vau Dell.

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

- D. **NEW HOPE ESTATES MASTER PLAN:** The request is create a 2-phase master plan of 21 lots and 2 road tracts from Lot 1, Block 1, Hatcher View Estates, Plat 77-7, and Tax Parcels C17 in Section 3 and B6 & B7 in Section 10 to be known as **New Hope Estates Master Plan**, containing 120 acres+/- . Petitioner is requesting private roads within the

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subdivision. The petitioner has encompassed Lot 1 Block 1 Hatcher View Subdivision within Tract A to satisfy MSB Resolution 85-14. The property is located directly south of mile 9.5 N. Wasilla-Fishhook Road (Tax ID #1280B01L001, 18N01E03C017, 18N01E10B006, 18N01E10B007); within the SE¼ SW¼ Section 3 and NW¼ Section 10, Township 18 North, Range 1 East, Seward Meridian. In Community Council: Fishhook and Assembly District #6 Jesse Sumner (*Owner/Petitioner: Merle & Patricia Sikes and John & Monica James; Surveyor: Denali North; Staff: Peggy Horton*)

Chair Rausa:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; There was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 81 public hearing notices were mailed out on February 13, 2020 that was continued from the March 5, 2020, and May 13, 2020 platting board meeting.

Ms. Peggy Hortont

- Gave an overview of the case, #2020-106.
- Staff recommends denial of the case.
- Answered questions from the platting board and the platting board discussed the denial.

Chair Rausa inquired if Platting Member Cottini needs to recuse himself from the case as he owns property near the platting action being taken.

The platting board members voted with 4 no's to recuse Platting Member Cottini (Thompson, Anderson, Fernandez, Vau Dell) and 1 yes to recuse Platting Member Cottini (Rausa).

Chair Rausa invited the petitioner or/and the petitioner's representative for a brief overview.

Mr. Wayne Whaley, the petitioner's representative, gave a brief overview.

Chair Rausa opened the public hearing for public testimony.

The following person spoke in regards about their concerns on the process for subdivision as it has been continued for so long: Ms. Toyna James.

The following person spoke in regards about their concerns on development, section line easement access, and Emergency Service access: Mr. Dylan Hellwich.

The following person spoke in regards about their concerns on interconnectivity and access: Monica James

There being no one else to be heard, Chair Rausa closed the public hearing.

Chair Rausa invited the petitioner or their representative to provide their comments.

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TIME: 2:27 P.M.

CD: 01:29:29

BREAK – Email petitioner’s representative exhibit handout to Platting Member Thompson.

TIME: 2:44 P.M.

CD: 01:42:06

Ms. Patricia Sikes, the petitioner’s representative, provided an exhibit handout to the board. She showed a new design plan for access. They are now asking for a variance. They agree in having the interconnectivity. They have not met with staff about the changes before the meeting.

Mr. Wayne Whaley, the petitioner’s surveyor, and Mr. John James, the petitioner, answered questions by the platting board.

**(Technical issues on the video conference were taking place.)**

Chair Rausa closed petitioner’s comments and discussion moved to the Platting Board.

MOTION: Platting Member Vau Dell moved to continue New Hope Estates Master Plan.  
The motion was seconded by Platting Member Cottini.

Discussion ensued by the platting board in regards to the gated community and for the redesign to be done correctly before it comes back to the board.

AMENDED

MOTION Platting Member Vau Dell moved to amend the motion to add the continuation date to October 15, 2020. Seconded by Platting Member Cottini

AMENDED

VOTE: The amended motion passed by roll call vote with all in favor.

MAIN MOTION

VOTE: The motion to continue New Hope Estates to October 15, 2020 passed with all in favor by general consent.

Due to the continuance of the New Hope Estates Master Plan the public hearing is being reopened and will stay open for the October 15, 2020 meeting.

Platting Member Fernandez let the board know he needs to leave by 5:00 p.m.

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

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Chair Rausa:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; There was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 42 public hearing notices were mailed out on August 13, 2020.

Ms. Peggy Hortont

- Gave an overview of the case, #2020-097.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

Chair Rausa invited the petitioner or/and the petitioner's representative for a brief overview.

Mr. Dierre Stragier, the petitioner's representative gave a brief overview.

Chair Rausa:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- invited the petitioner or their representative to provide their comments.

Mr. Henry Wessel, the petitioner, gave an explanation on the trailhead use and the easement for the trail. Answered questions from the platting board.

TIME: 4:01 P.M.

CD: 02:58:59

BREAK

TIME: 4:11 P.M.

CD: 03:08:00

Ms. Peggy Horton noted to the board to modify finding #7 and recommendation #4 for correct verbiage.

Chair Rausa closed petitioner's comments and discussion moved to the Platting Board.

**MOTION:** Platting Member Cottini moved to approve the preliminary plat for Wessel Heights Estates, with 11 recommendations modifying finding #7 and recommendation #4. The motion was seconded by Platting Member Thompson.

**AMENDED**

**MOTION:** Platting Member Cottini moved to amend the motion to modify finding #10 verbiage to add "multi-use" trail. The motion was seconded by Platting Member Thompson.

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## AMENDED

VOTE: The amended motion to modify finding #10 passed in favor by general consent.

Discussion by the platting members on the width of the easement.

## FINDINGS:

- Modify #7: MSB 43.20.140, Physical Access, requires roads used for access to be continued to SCM standards.
- Modify #10 verbiage: . . . well used multi-use trail on the property . . .

## RECOMMENDATIONS:

- Modify #4 to the end of the sentence: . . . to residential subcollector in accordance with MSB 43.20.140, Physical Access.

## MAIN MOTION

VOTE: The motion passed with all in favor by general consent. There are 11 findings.

TIME: 4:21 P.M.

CD: 03:19:22

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

## Chair Rausa:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; There was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 33 public hearing notices were mailed out on August 13, 2020.

Ms. Amy Otto-Buchanan

- Gave an overview of the case, #2020-100.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

Chair Rausa invited the petitioner or/and the petitioner's representative for a brief overview.

The Petitioner passed on giving an overview.

Chair Rausa opened the public hearing for public testimony.

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The following person spoke in regards about their concerns on public comments and everyone's concerns for the case: Mr. Charles Leonard.

The following person spoke in regards about their concern on increased traffic and weather issues. Concerned about the water table for all the lots and Emergency access with all the lots with connectivity: Ms. Debora Patton.

TIME: 4:40 P.M.

CD: 03:38:56

BREAK - Technical computer video difficulty. Verifying with IT on options.

TIME: 4:50 P.M.

CD: 03:49:00

Mr. Thompson left the platting hearing for the day.

The following person spoke in regards about the concerns on the well water and Emergency service access: Mr. William Hastings.

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

Chair Rausa invited the petitioner or their representative to provide their comments.

Mr. Craig Hanson, the petitioner's representative, answered questions on the public's concerns and answered questions from the Platting Board.

Chair Rausa closed petitioner's comments and discussion moved to the Platting Board.

**MOTION:** Platting Member Cottini moved to approve the preliminary plat for Suslositna Place Master Plan, with 7 recommendations. The motion was seconded by Platting Member Anderson.

Discussion by the platting members on code and approval of process.

**VOTE:** The motion failed with 3 against (Vau Dell, Anderson, Rausa) and 1 in favor (Cottini).

**FINDINGS FOR DENIAL:**

1. Suslositna subdivision will be in conflict with IFC once it becomes developed. MSB 43.10.060 (C)
2. The developer stated that a second access would not be constructed regardless of IFC compliance or non-compliance.

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3. Developer was unwilling to connect Central Road to Sushana in an effort to improve connectivity and public safety.
4. The Subdivision does not provide for or protect the long term safety interests for residents within the proposed subdivision, nor the long range transportation and connectivity interests of the Matanuska Borough on the plat design.

TIME: 5:20 P.M.

CD: 04:22:59

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

Chair Rausa:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; There was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 296 public hearing notices were mailed out on August 13, 2020.

Ms. Amy Otto-Buchanan

- Gave an overview of the case, #2020-100.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Rausa invited the petitioner or/and the petitioner's representative for a brief overview.

Mr. Gary LoRusso, the petitioner's representative gave a brief overview.

Chair Rausa opened the public hearing for public testimony.

The following person spoke in regards about their concerns on access to the property and traffic issues: Mrs. Jennifer Anderson.

The following person spoke in regards about their concern on high density development, theft in the neighborhood, and increased traffic: Mr. Richard Day.

The following person spoke in regards about their concern on roadway access on Peck Street and about updating the roadway before the subdivision: Ms. Patty Sullivan.

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The following person spoke in regards to their objection to the development of this case. Is concerned about due diligence by everyone: Mr. Mike Wilson.

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

Chair Rausa invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's Representative, and Mr. Curt Holler, the petitioner's engineer gave a briefing on the development of the property and the soils and well water system. Answered questions from the platting board.

Chair Rausa closed petitioner's comments and discussion moved to the Platting Board.

TIME: 6:11 P.M.

CD: 05:09:56

BREAK

TIME: 6:16 P.M.

CD: 05:14:16

**MOTION:** Platting Member Cottini moved to approve the preliminary plat for Uptown Estates Master Plan, with 12 recommendations. The motion was seconded by Platting Member Vau Dell.

**Discussion:** Chair Rausa commented on the subdivision.

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

TIME: 6:20 P.M.

CD: 05:17:30

Platting Board came back to 6F to write up the findings for denial. (List is under 6F)

TIME: 7:22 P.M.

CD: 06:20:24

**7. ITEMS OF BUSINESS & MISCELLANEOUS**

*(There is no Items of Business & Miscellaneous)*

**8. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Mr. Wagner provided an brief update on cases that will be coming before the Platting Board on September 17, 2020.

Ms. Von Gunten did not have any updates for the board.

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SEPTEMBER 3, 2020****9. BOARD COMMENTS**

- Platting Member Vau Dell asked if the vacant seat 3 has been filled.
- Platting Member Anderson commented that they all worked well with all the technical complications that came up.
- Platting Member Cottini had no comments.
- Platting Member Rausa thanked board for their time and work today.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 7:26 p.m. (CD: 06:24:26)

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JORDAN RAUSA,  
Platting Board Chair

ATTEST:

---

SLOAN VON GUNTEN,  
Platting Board Clerk

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

6A



**MATANUSKA-SUSITNA BOROUGH**  
• PLATTING DIVISION •  
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488  
PHONE 861-7874

**MEMORANDUM**

Date: October 1, 2020

To: Platting Board

To: Fred Wagner, Platting Officer

From: Cheryl Scott, Platting Technician *CS*

**RE: Stella Ridge Case #: 2020-098**

The petitioner's representative has requested a continuance until October 7, 2021 with the option to proceed earlier if all parties are ready. The continuance is being requested due to challenges associated with development. Platting Staff has no objection.

***Suggested motion: "I move to continue the public hearing for Stella Ridge until October 7, 2021 with the option to proceed earlier if all parties are ready."***

**Cheryl Scott**

---

**From:** Craig Hanson <ceh@hlsalaska.com>  
**Sent:** Thursday, September 17, 2020 10:10 AM  
**To:** Cheryl Scott  
**Subject:** Re: 20-132 Stella Ridge - Hearing postponement

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

Good morning, Cheryl,

Due to challenges associated with development, we would like to change the continuance to a some point in the future...say a year from now.

We would like to reserve the option to move th date ahead again at any time between now and then if circumstance warrants.

Respectfully,  
Craig Hanson, RLS  
Hanson Land Solutions, LLC  
305 E. Fireweed Ave.  
Palmer, AK 99645  
(907)746-7738

On 8/31/2020 8:14 AM, Cheryl Scott wrote:

Good morning –

I will prepare a continuance to October 1, 2020.

Thanks,

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

**From:** Craig Hanson <ceh@hlsalaska.com>  
**Sent:** Monday, August 31, 2020 8:05 AM  
**To:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Subject:** 20-132 Stella Ridge - Hearing postponement

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

Good morning, Cheryl,

The developer of Stella Ridge would like to postpone this week's scheduled hearing to the Oct. 1 hearing as he reconsiders design and the received public comments.

Respectfully,  
Craig Hanson, RLS

6B

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 1, 2020**

PRELIMINARY PLAT:     **ASDIP SQUARED**

LEGAL DESCRIPTION:    **SEC 14, T17N, R1W, SEWARD MERIDIAN, AK**

PETITIONER:            **ANN CANADAY**

SURVEYOR/ENGINEER:   **ALL POINTS NORTH**

ACRES:         **30.6**                                 **PARCELS:   5**

REVIEWED BY:            **PEGGY HORTON**                         **CASE: 2020-122**

**REQUEST**

The request is to divide Lots 1 & 2, ASDIP, Plat 2017-135, into 5 lots to be known as ASDIP Squared, containing 30.6 acres +/- . The property is located between E. Valley Side Circle and E. Phainopepla Circle, within the City of Wasilla; within the NE¼ Section 14, Township 17 North, Range 1 West, Seward Meridian, Alaska.

**EXHIBITS:**

|                                |                  |
|--------------------------------|------------------|
| Vicinity Maps                  | <b>Exhibit A</b> |
| Plan & Profile & Drainage Plan | <b>Exhibit B</b> |
| Engineer’s Report              | <b>Exhibit C</b> |

**COMMENTS:**

|              |                  |
|--------------|------------------|
| Public Works | <b>Exhibit D</b> |
| Assessments  | <b>Exhibit E</b> |
| MTA & MEA    | <b>Exhibit F</b> |
| Enstar       | <b>Exhibit G</b> |

**DISCUSSION:**

**Lot and Block Design:** The 5 lots range in size from 7.5 to 5.7 acres. Lot and Block design standards are met. The lots width to depth ratio is within standards. Each lot has a minimum of 60’ of road frontage, including those lots on the existing and proposed t-turnarounds.

**As-built Info:** As-Built information was provided within and outside the boundary as required by MSB 43.15.016. There is a shed across the proposed lot line between Lot 1 and 2 and is noted that this will be moved (**Recommendation #2**).

**Access:** The property lies within the City of Wasilla, but access to the subdivision is through borough roads from E. Fairview Loop. Per agreement with the City of Wasilla, the borough maintains E. Phainopepla Circle and E. Valley Side Circle. City of Wasilla road construction standards are required (**Recommendation #3**).

E. Phainopepla Circle is a Public Use Easement recorded at Book 1086, Page 501 for access to a subdivision of land by the waiver process. It contains a temporary cul-de-sac that will be automatically terminated when the road is extended to the west. The proposal is to end construction with a t-turnaround. The engineer provided plan and profile for the road construction, which also included a drainage plan (**Exhibit B**). The drainage plan shows proposed drainage arrows and ditching.

**Useable Area:** All Points North provided the engineer's report states the investigation included three test holes (**Exhibit C**). The engineer stated no groundwater was encountered and the test holes were dug to 12 feet. Each hole yielded similar soil grain size distributions throughout. The majority of the soil was comprised of sand and gravel trace silt as seen in the test logs and photos. The engineer certified that each lot will have a minimum 10,000 square feet contiguous septic area and 10,000 square feet building area.

#### **COMMENTS:**

**Borough:** Public Works comments mimicked the comments they had for the preapplication conference (**Exhibit D**). They suggest dedicating right-of-way to connect Valley Side Circle to Phainopepla Circle. Valley Side Circle is classified as a residential street, is over 3500 feet long, and provides access to 30 lots. As a road with no outlet, it should be classified as a residential subcollector, per the SCM A05.6. Dedicating ROW through would allow the road to remain residential. Without right-of-way connection, since Valley Side Circle is longer than 1000 feet the turnaround should meet residential subcollector standard, which needs an 85' diameter cul-de-sac. Would also prefer a cul-de-sac turnaround on Phainopepla Circle.

*Staff notes the Memorandum of Agreement between the City of Wasilla and the borough regarding the transfer of road maintenance states that management of the roads is not affected by the agreement and remains the responsibility of the owner of the roads, which in this case, is the City of Wasilla. Platting Staff discussed DPW comments with the city's Public Works and Planning Directors and they did not require changes to the proposed t-turnarounds and will not require the road connection due to topographic challenges for road construction. There is a sharp 40-foot elevation change on the property; see topographic contours on the preliminary plat.*

Assessments notes the preliminary plat does not show the correct ownership for Lot 1, according to borough records (**Exhibit E**). *Staff notes the Certificate to Plat title report indicated an issue with the legal descriptions on the deeds, and the title company requires the deeds be refiled with correct legal descriptions. That will be done prior to plat recordation, but Platting Staff has Owners Statements from all the owners indicating they are in support of this platting action (Recommendation #4).*

**Utilities:** MTA and MEA requested utility easements adjoining the turnaround (**Exhibit F**) (**Recommendation #5**). SCM Section I states the petitioner is responsible for satisfying any requests for utility easement during the platting process.

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

### **CONCLUSION**

The preliminary plat of ASDIP Squared is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat Submittal and Approval. This plat will create five lots out of a 30.6-acre parcel.

A professional engineer stated the proposed lots contain the required useable septic and useable building area. The petitioner is required to construct the extension of E. Phainopepla Circle to City of Wasilla standards. A drainage plan was submitted which meets the Subdivision Construction Manual standards. MTA and MEA requested utility easements adjoining the new t-turnaround off Phainopepla Circle. There were no objections from Borough Departments, outside agencies, or the public.

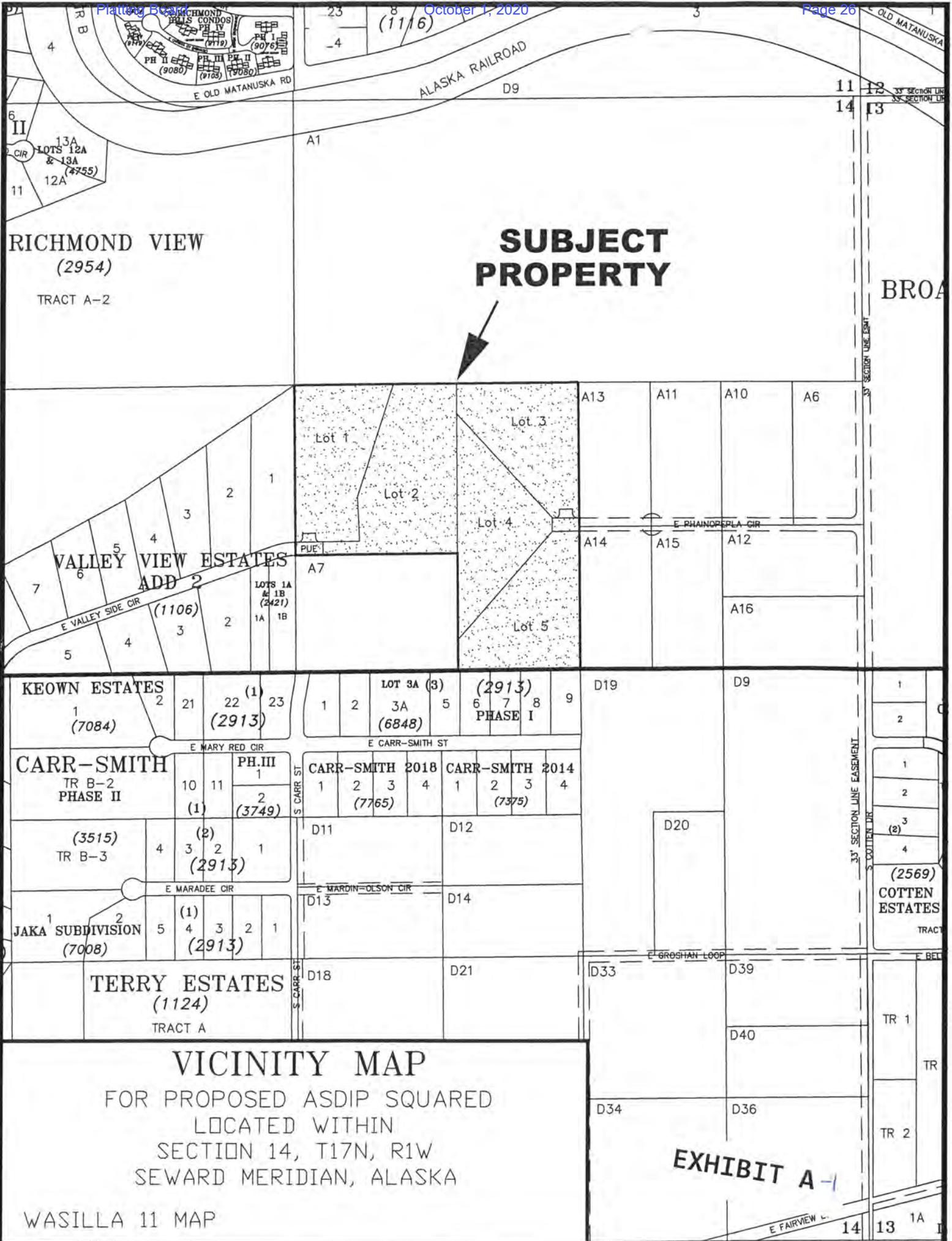
### **FINDINGS of FACT:**

1. The plat of ASDIP Squared is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat Submittal and Approval.
2. Lot sizes and block lengths are consistent MSB 43.20.300(A), *Lot and Block Design*.
3. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
4. There is a shed across the proposed lot line between Lots 1 & 2, which will need to be moved so the setback requirements are met per MSB 17.55, prior to recording the plat.
5. The property is located within the City of Wasilla. The access to the subdivision requires traveling on borough roads and the borough maintains both Valley Side Drive, and Phainopepla Circle; a Memorandum of Agreement exists between the City of Wasilla and the borough regarding the transfer of road maintenance.
6. The title report indicates problems with the former deed's legal descriptions, which will need to be resolved prior to recordation. Platting Staff has Owners Statements from all the owners indicating they are all in support of this platting action.
7. Both MTA and MEA have requested additional utility easements. SCM Section I states the petitioner is responsible for satisfying requests for easements from any utility company during the platting process.
8. There were no borough department, outside agency or public objections to this plat.

**RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

***Recommended motion:*** “I move to approve the preliminary plat of ASDIP Squared, located within Section 14, Township 17 North, Range 1 West, Seward Meridian, Alaska contingent on the following staff recommendations:”

1. Submit the mailing and advertising fee.
2. Move the shed located across the lot line of Lot 1 and 2 and provide an updated as-built or letter stamped by a surveyor stating there are no structural setback violations on the property.
3. Construct the extension of E. Phainopepla Circle including the t-turnaround to City of Wasilla road standards. Provide verification from an RLS that the constructed roadways are located within the proposed right-of-way per MSB 43.20.140 and obtain City of Wasilla Public Works Engineer signoff.
4. Record corrective deeds as noted in the Certificate to Plat dated August 4, 2020.
5. Provide utility easements within the subject property as requested by MEA and MTA and provide MEA and MTA signoff on the final plat.
6. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
7. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
8. Submit recording fee, payable to the State of Alaska, DNR.
9. 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.
10. Submit final plat in full compliance with Title 43.



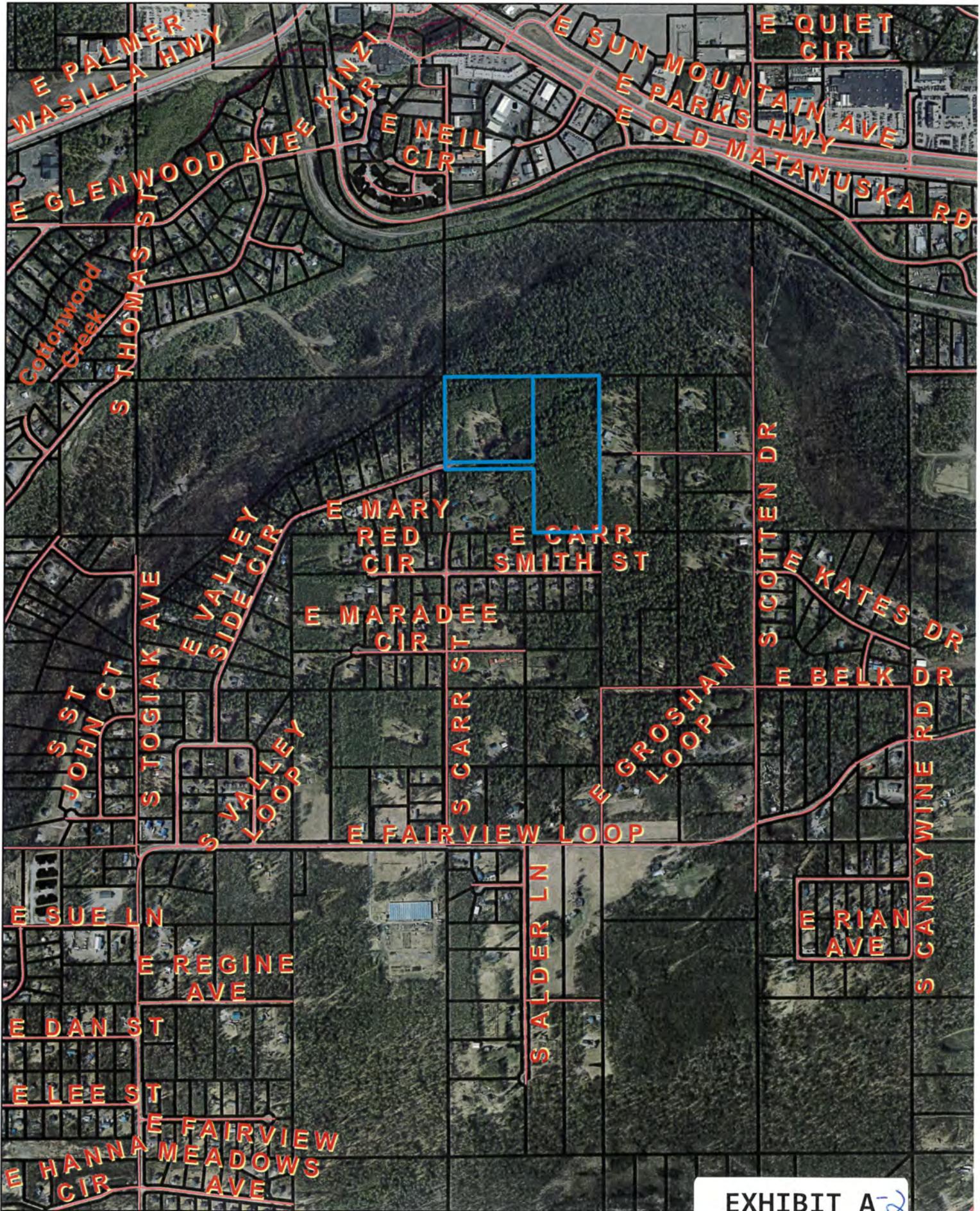
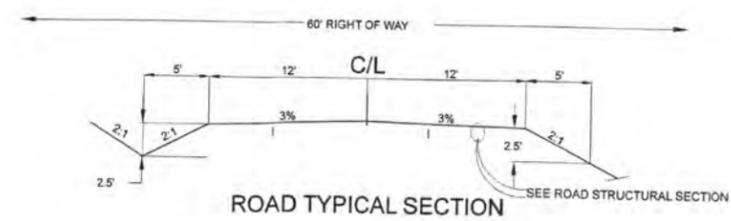
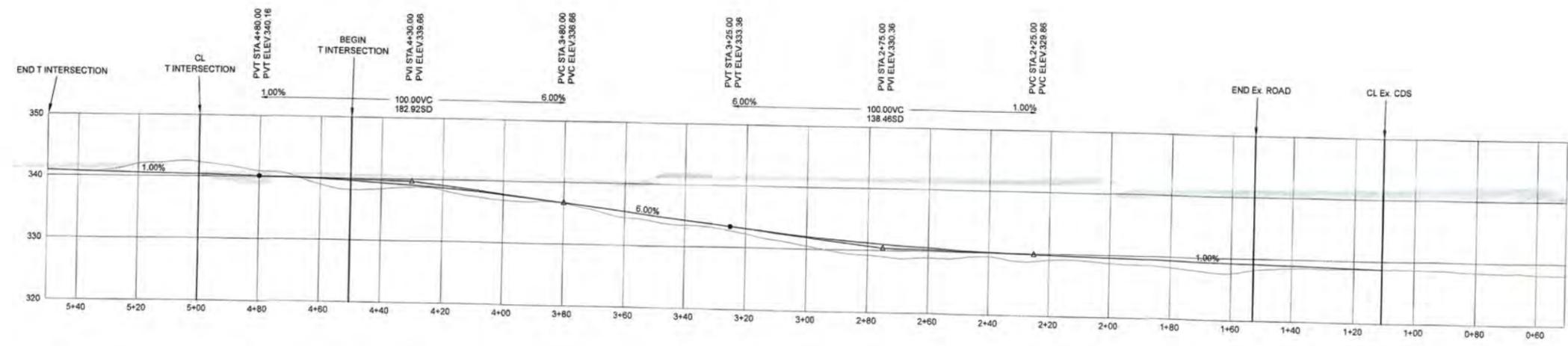
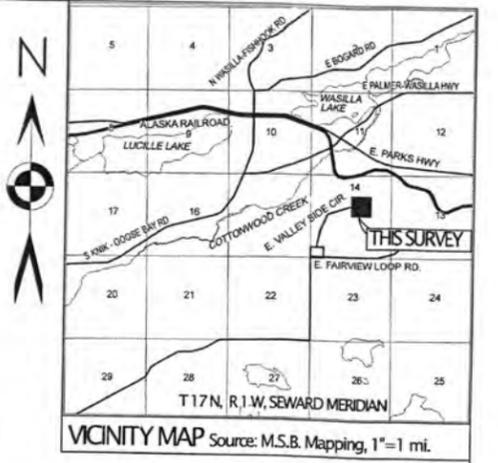
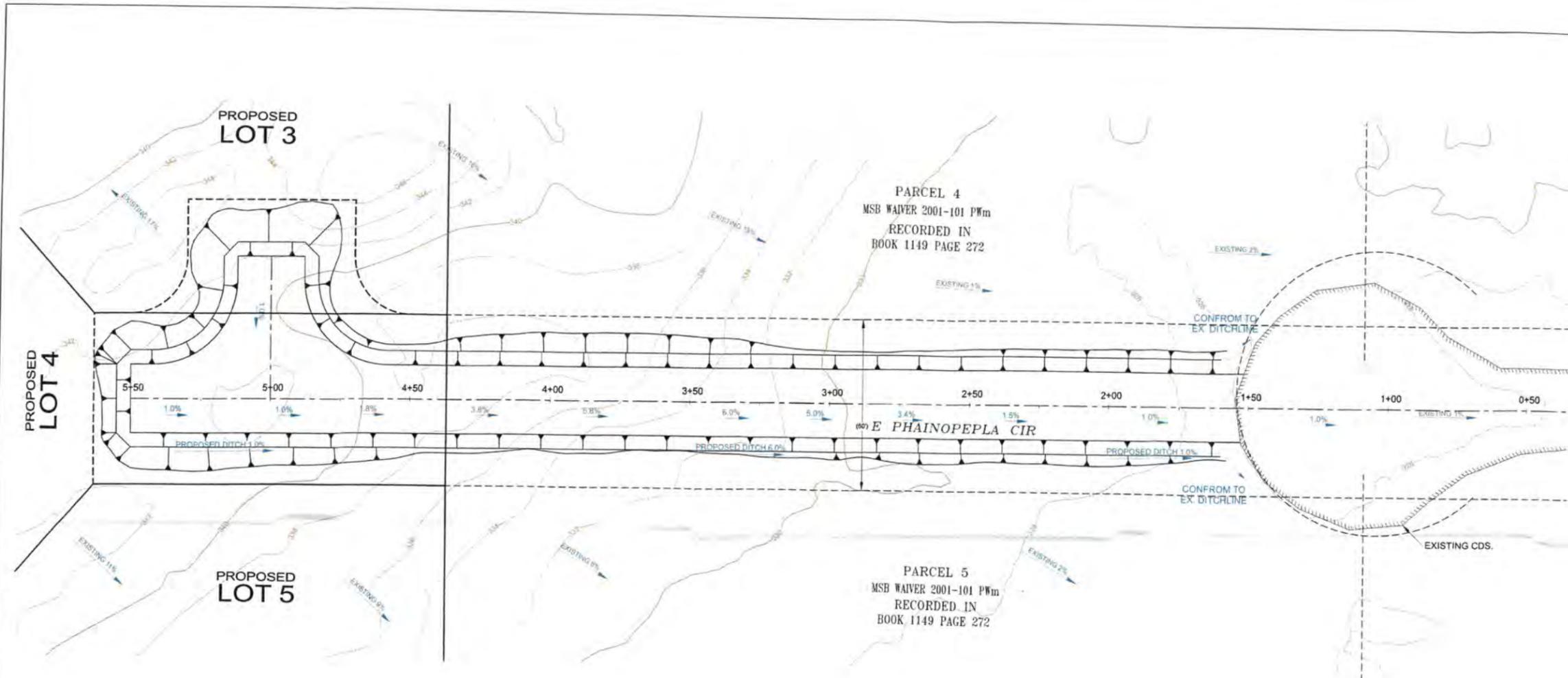
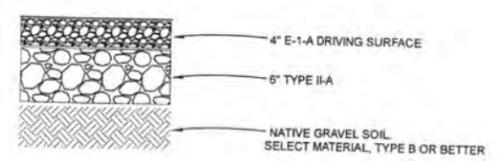


EXHIBIT A-2



SCALE: 1" = 20 Feet Horiz.  
1" = 10 Feet Vert.



ROAD STRUCTURAL SECTION

**ENGINEER**  
Max A. Schillinger  
All Points North  
17600 E. Rambling Rd.  
P.O. Box 4207  
Palmer, AK 99645  
907-746-4185



**EXHIBIT B**

RECEIVED  
AUG 20 2020  
PLATTING  
PRELIMINARY ROAD DESIGN & DRAINAGE PLAN FOR  
**ASDIP SQUARED SUBDIVISION**  
A RE-SUBDIVISION OF LAND DESCRIBED AS LOT #1 & #2, ASDIP  
SUBDIVISION, PLAT #2017-135 PALMER RECORDING DISTRICT  
CONTAINING 30.6 Acres  
WITHIN THE NE 1/4 OF SECTION 14, T 17 N, R 1 W, SEWARD MERIDIAN  
PALMER RECORDING DISTRICT, ALASKA  
Date: 8-20-2020 Scale: 1"=20' Sheet: 1 of 1



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: **8/17/2020**

Job: **19-100 Canaday**

Subject: **M.S.B. Title 43 Geotechnical Investigation, Asdip Squared Subdivision**

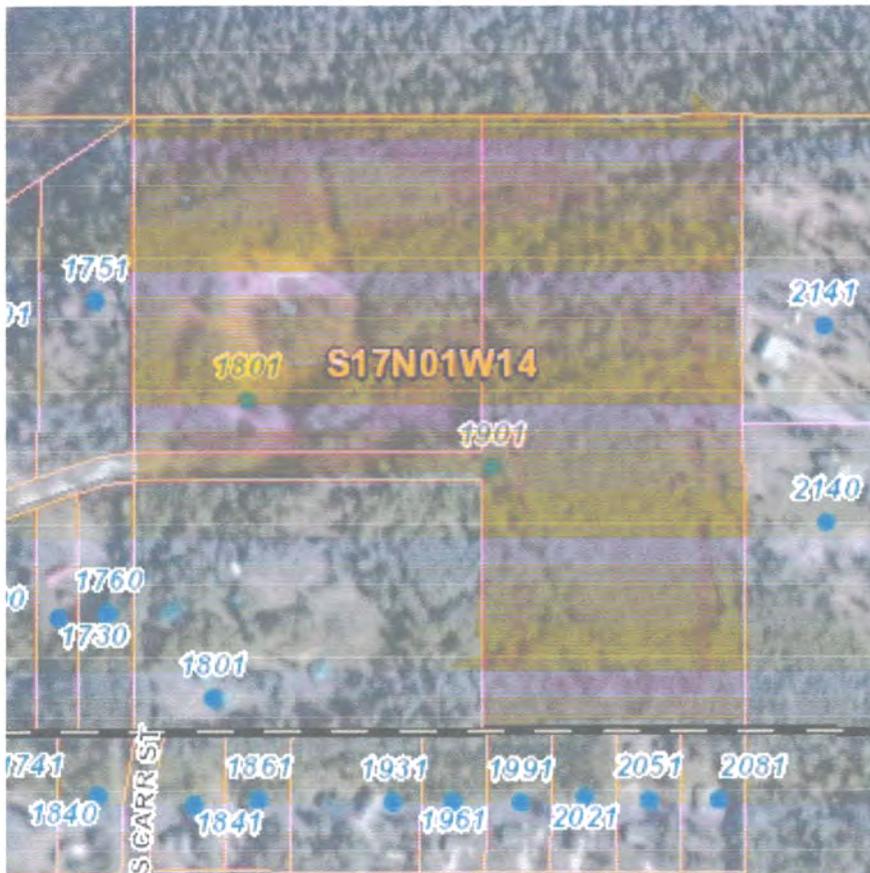
**INTRODUCTION**

**Project Location**

At the request of the Matanuska Susitna Borough, we have performed a soils and usable area investigation for the proposed Asdip Squared Subdivision. The subject parcels are located at 1801/1901 E Valley Side Cir, Wasilla, Alaska. The M.S.B. Tax Identification Numbers are 7705000L002/7705000L002. The geographic location is approximately latitude N61°33'56", longitude W149°24'13".

**Project Description and Overview Map**

Asdip Squared Subdivision is a re-subdivision of two parcels into one 6.0 acre, one 7.5 acre, and three 5.7 acre lots.



**EXHIBIT C-1**



LAND SURVEYING &  
CIVIL ENGINEERING

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

**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 chose three test holes to investigate the usable area of the site as seen on the attached preliminary plat.

**Vegetation, Topography, and Bedrock**

Proposed Asdip Squared includes mostly birch and spruce. Neither signs of standing water nor bedrock was noted.

**Soil Investigation**

Three test holes were dug to 12 feet deep. Each hole yielded similar soil grain size distributions throughout. The majority of the soil was comprised of sand and gravel, with trace silt as seen in the test logs and photos below. Groundwater levels were absent at the time of exploration. Gravel is defined as particles greater than no.4 sieve, or size greater than 4.75mm. Sand is defined as particles smaller than no.4 sieve but larger than no. 200 sieve, or 0.075mm-4.75mm. Silt and clay are particles finer than no. 200 sieve, or smaller than 0.075mm:

**HOLE #1**

| <u>Depth</u> | <u>Description (Unified Soil Classification)</u>  |
|--------------|---|
| 0'-1'        | Topsoil/Loam  |
| 1'-12'       | Well Graded Gravelly Sand (SW)<br>(20% gravel, 80% sand)<br><i>(Note: No groundwater encountered)</i> |





LAND SURVEYING &  
CIVIL ENGINEERING

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

**HOLE #2**

| <u>Depth</u> | <u>Description (Unified Soil Classification)</u>  |
|--------------|---|
| 0'-1'        | Topsoil/Loam  |
| 1'-12'       | Well Graded Gravelly Sand (SW)<br>(30% gravel, 70% sand)<br><b>(Note: No groundwater encountered)</b> |



**HOLE #3**

| <u>Depth</u> | <u>Description (Unified Soil Classification)</u>  |
|--------------|---|
| 0'-1'        | Topsoil/Loam  |
| 1'-12'       | Well Graded Gravelly Sand (SW)<br>(45% gravel, 55% sand)<br><b>(Note: No groundwater encountered)</b> |





LAND SURVEYING &  
CIVIL ENGINEERING

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

**CONCLUSIONS**

The proposed Asdip Squared Subdivision has adequate soils and topography such that each **lot 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 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 17, 2020

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that this subdivision plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by:

Plat Resolution Number: \_\_\_\_\_ Dated: \_\_\_\_\_

And that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Planning and Land Use Director \_\_\_\_\_ Dated: \_\_\_\_\_

Attest: Platting Clerk \_\_\_\_\_

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, if rough \_\_\_\_\_ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: \_\_\_\_\_

Dated: \_\_\_\_\_

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

OWNERSHIP CERTIFICATE

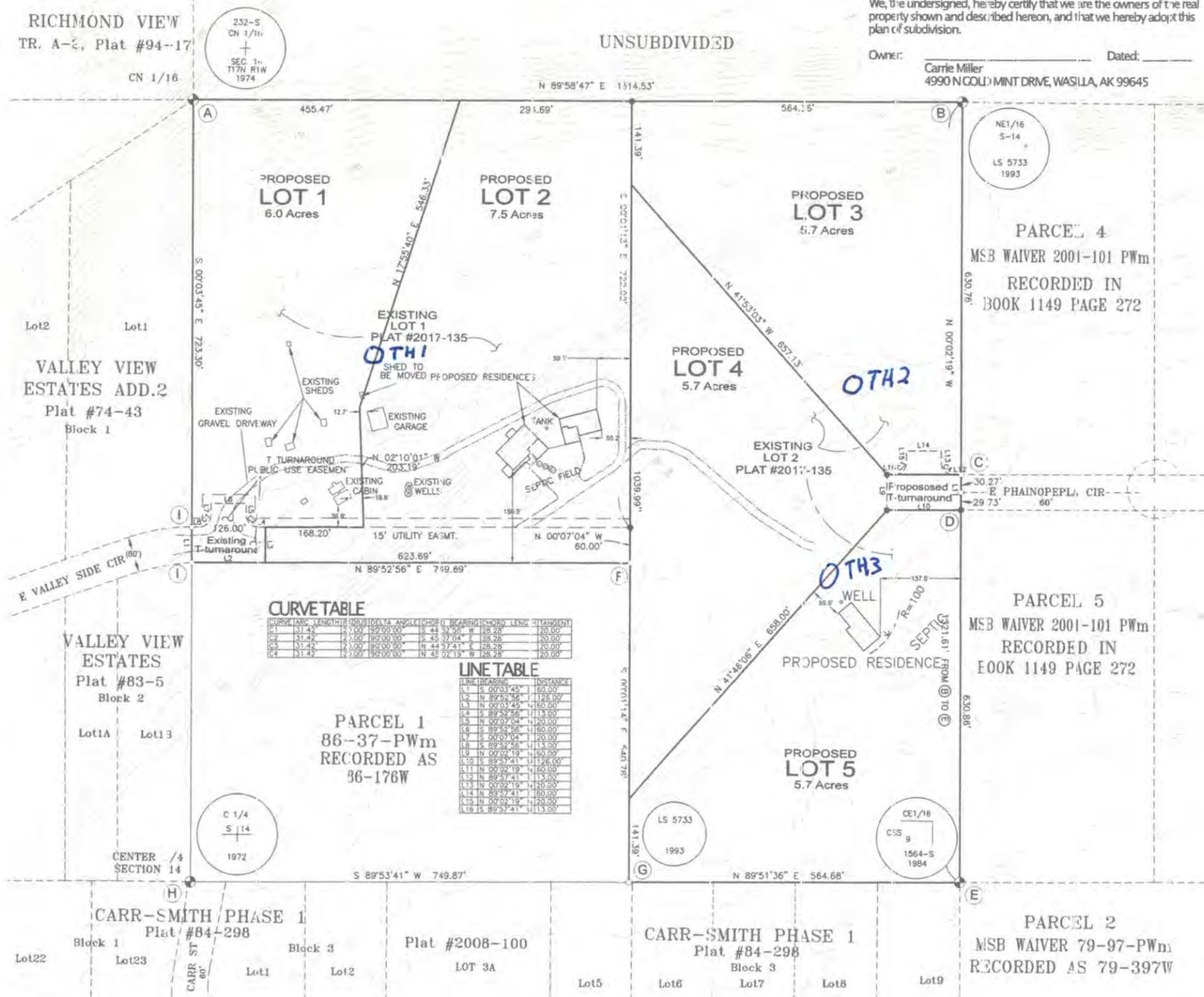
We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: JTC LLC, by Ann Z. Canaday, Owner. 3223 CASSIUS COURT, ANCHORAGE, AK 99508 Dated: \_\_\_\_\_

OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: Carrie Miller 4990 N GOLD MINT DRIVE, WASILLA, AK 99645 Dated: \_\_\_\_\_



CURVE TABLE and LINE TABLE with columns for curve data and line bearings/distances.

CORNER NOTES

- (A) Found 1-3/4" Brass cap on 1" Iron pipe, bent, tied base. See monument cap stampings.
(B) Found 3-1/4" Aluminium cap on 2-1/2" Aluminium post, bent, tied base. See monument cap stampings.
(C) Found 5/8" Rebar with orange plastic cap, stamped L55122.
(D) Found 5/8" Rebar with orange plastic cap, stamped L55122, bent, tied base.
(E) Found 2-1/2" Aluminium cap on 2-1/2" Aluminium post. See monument cap stampings.
(F) Found 5/8" Rebar with no cap.
(G) Found 5/8" Rebar with 1-1/4" Aluminium cap. See monument cap stampings.
(H) Found 2" Brass cap in 3-1/2" Iron pipe, set in concrete. See monument cap stampings.
(I) Found 1/2" Rebar with no cap.

SURVEYOR Max A. Schilling 49th All Points North 17600 E Rambling Rd. P.O. Box 4207 Palmer, AK 99645 907-746-4185



SURVEYORS STATEMENT

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: \_\_\_\_\_



VICINITY MAP Source: M.S.B. Mapping, 1"=1 mi.

NOTES

- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
2) No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance of the Alaska State Department of Environmental Conservation.
3) This subdivision is subject to Matanuska Electric Association blanket easements per Book 39 Page 136, recorded October 6, 1943, and in Document #2009-027646-0, recorded December 17, 2009.
4) This subdivision is subject to reservation and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof, per Book 11 at Page 305, recorded June 17, 1955.
5) This subdivision is subject to reservation of one-half of all oil, gas, minerals, etc., per Book 715 Page 310, recorded May 11, 1993.
6) Public use easements per Book 173, Page 211, and Book 448, Page 222 were vacated per M.S.B. Vacation Resolution Serial Number 98-10-V, recorded in Book 983, page 181 on 11/10/1998.
7) Subject to Easements per Book 7 Pages 211 & 212, recorded March 17, 1943.

LEGEND

- Found Primary Monument as described in corner notes.
Found Other Monument as described in corner notes.
Corner Note Designation, See Corner Notes.
Existing Adjoiner Lot Lines (Not Surveyed)
5/8" Rebar with plastic cap marked 'SCHILLINGER LS 1:039'

EXHIBIT C-5

A FLAT OF

ASDIP SQUARED SUBDIVISION A RE-SUBDIVISION OF LAND DESCRIBED AS LOT #1 & #2, ASDIP SUBDIVISION, PLAT #2017-135 PALMER RECORDING DISTRICT

CONTAINING 30.6 Acres WITHIN THE NE 1/4 OF SECTION 14, T 17 N, R 1 W, SEWARD MERIDIAN PALMER RECORDING DISTRICT, ALASKA

Date: 1-11-2020 Scale: 1"=100' Sheet: 1 of 1

SCALE: 1" = 100 Feet



## Peggy Horton

---

**From:** Jamie Taylor  
**Sent:** Thursday, September 3, 2020 7:21 PM  
**To:** MSB Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for Comments for ASDIP Squared Case #2020-122 Tech: PH

I still have the same concerns as with the pre-app. Dedicate ROW to connect Valley Side Circle to Phainopepla Circle. Valley Side Circle is classified as a residential street, is over 3500 feet long, and provides access to 30 lots. As a road with no outlet, it *should* be classified as a residential subcollector, per A05.6. Dedicating ROW through would allow the road to remain residential.

Without ROW connection, since Valley Side Circle is longer than 1000 feet the turnaround should meet residential subcollector standard, which needs an 85' diameter cul-de-sac. Would also prefer a cul-de-sac turnaround on Phainopepla Circle.

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

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Wednesday, August 26, 2020 1:46 PM  
**To:** 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; 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>; 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>; John Aschenbrenner <John.Aschenbrenner@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 ASDIP Squared Case #2020-122 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a 5-lot subdi Wasilla. RSA 14 (Per agreement with the city, MSB maintains both acc

**EXHIBIT D**

## Peggy Horton

---

**From:** Charlyn Spannagel  
**Sent:** Thursday, September 10, 2020 11:52 AM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for ASDIP Squared Case #2020-122 Tech: PH

Hi Peggy,

We have Karl & Carrie Miller Family Trust in title for Lot 1 but the prelim plat is listing Carrie Miller with no reference to the trust.

~Charley

ASSESSMENTS

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Wednesday, August 26, 2020 1:46 PM  
**To:** 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; 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>; 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>; John Aschenbrenner <John.Aschenbrenner@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 ASDIP Squared Case #2020-122 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a 5-lot subdivision in the City of Wasilla. RSA 14 (Per agreement with the city, MSB maintains both access roads). Due to topography and other reasons, the City of Wasilla does not see a need for a connection of the two access roads. Some road construction will be necessary to bring Phainopepla Circle into the eastern side.

Please review and provide any comments by September 11, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/Emf\\_Z5\\_BNylOlr4wUqgqh0YBwvEVs\\_51g8dPqvtdTJlbzq?e=IKlmaqV](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/Emf_Z5_BNylOlr4wUqgqh0YBwvEVs_51g8dPqvtdTJlbzq?e=IKlmaqV)

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

Thank you,  
 Peggy Horton

**EXHIBIT E**

## Peggy Horton

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, September 10, 2020 4:18 PM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for ASDIP Squared Case #2020-122 Tech: PH

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

Hello,

MTA has reviewed the plat for ASDIP Squared Subdivision. MTA would like to request a 15' utility easement around the turnaround for Lots 3,4 & 5. With the addition of the dedication block to the plat as well.

Thank you for the opportunity to comment.

### Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Wednesday, August 26, 2020 1:46 PM  
**To:** 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; 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>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>  
**Subject:** Request for Comments for ASDIP Squared Case #2020-122 Tech: PH

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

EXHIBIT F- |

**Peggy Horton**

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Thursday, September 10, 2020 9:45 AM  
**To:** MSB Platting  
**Subject:** RE: Request for Comments for ASDIP Squared Case #2020-122 Tech: PH  
**Attachments:** 20200910\_094724.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
MEA comments are to include easements as shown on the attached plat.

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

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Wednesday, August 26, 2020 1:46 PM  
**To:** 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; 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>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@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 ASDIP Squared Case #2020-122 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 F-2

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that this subdivision plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the planning authority by:

Plat Resolution Number: \_\_\_\_\_ Dated: \_\_\_\_\_

And that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Planning and Land Use Director \_\_\_\_\_ Dated: \_\_\_\_\_

Agent: Platting Clerk \_\_\_\_\_

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through \_\_\_\_\_ against the property located in the subdivision herein, have been paid.

Borough Tax Collection Official: \_\_\_\_\_

Dated: \_\_\_\_\_

NOTARY ACKNOWLEDGEMENT

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described herein, and that we hereby adopt this plan of subdivision.

Owner: JTC LLC, by Ann Z. Canaday, Owner 3225 CRESSLE COURT, ANCHORAGE, AK 99508

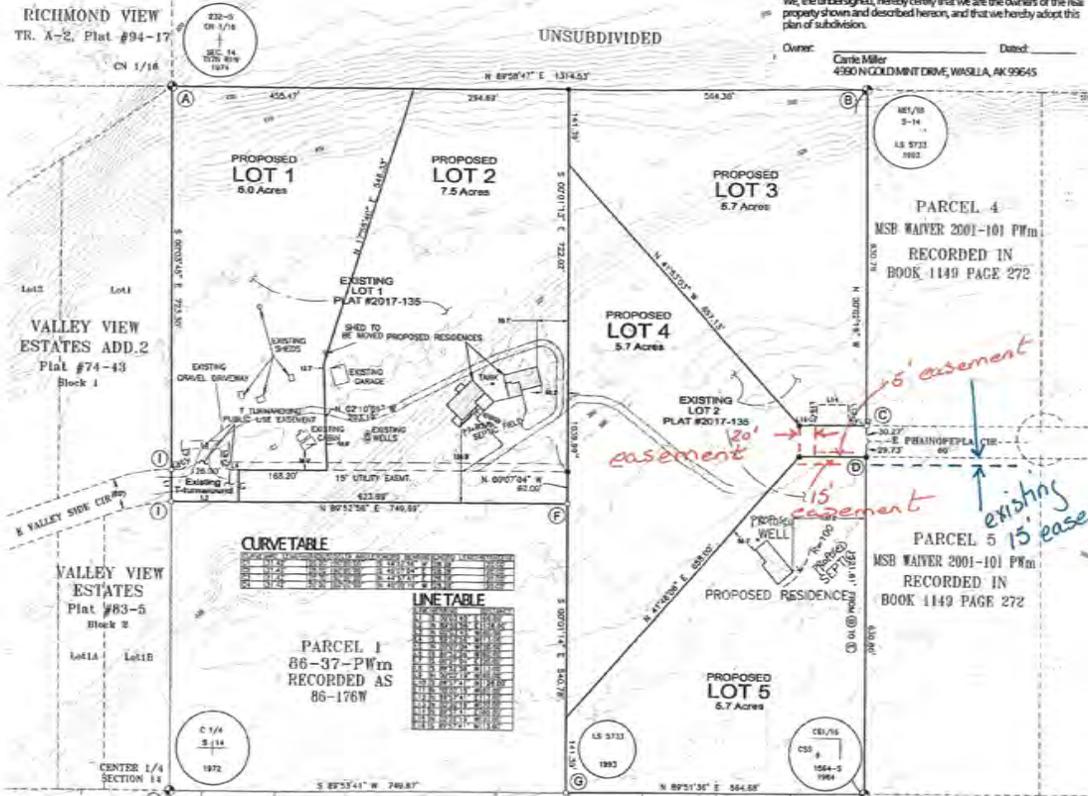
OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described herein, and that we hereby adopt this plan of subdivision.

Owner: Carrie Miller 4990 N GOLDMINT DRIVE, WASILLA, AK 99645

CORNER NOTES

- (A) Found 2-3/4" Brass cap on 1" Iron pipe, bent, tied base. See monument cap stampings.
(B) Found 3-1/4" Aluminum cap on 2-1/2" Aluminum post, bent, tied base. See monument cap stampings.
(C) Found 5/8" Rebar with orange plastic cap, stamped LS5122.
(D) Found 5/8" Rebar with orange plastic cap, stamped LS5122, bent, tied base.
(E) Found 2-1/2" Aluminum cap on 2-1/2" Aluminum post. See monument cap stampings.
(F) Found 5/8" Rebar with no cap.
(G) Found 5/8" Rebar with 1-1/4" Aluminum cap. See monument cap stampings.
(H) Found 2" Brass cap in 3-1/2" Iron pipe, set in concrete. See monument cap stampings.
(I) Found 1/2" Rebar with no cap.



SURVEYOR

Max A. Schilling
All Points North
17500 E. Ransburg Rd.
P.O. Box 4207
Palmer, AK 99645
907-746-4185



SURVEYORS STATEMENT

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown herein actually exist as described, and that all dimensions and other details are correct.

Date: \_\_\_\_\_

SCALE: 1" = 100 Feet



NOTES

- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown herein.
2) No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the Alaska State Department of Environmental Conservation.
3) This subdivision is subject to Matanuska Electric Association blanket easements per Book 39 Page 136, recorded October 6, 1949, and in Document #2009-027646-4, recorded December 17, 2009.
4) This subdivision is subject to reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof, per Book 11 at Page 305, recorded June 17, 1955.
5) This subdivision is subject to reservation of one-half of all oil, gas, minerals, etc., per Book 715 Page 310, recorded May 11, 1993.
6) Public use easements per Book 173, Page 211, and Book 448, Page 222 were vacated per M.S.B. Vacation Resolution (Serial Number 98-10-V), recorded in Book 983, Page 181 on 11/10/1998.
7) Subject to Easements per Book 7 Pages 211 & 212, recorded March 17, 1945.

LEGEND

- Found Primary Monument as described in corner notes.
Found Other Monument as described in corner notes.
Corner Note Designation, See Corner Notes.
Existing Adjoiner Lot Lines (Not Surveyed).
5/8" Rebar with plastic cap marked SCHILLINGER US 120397.

Agenda Copy

ASDIP SQUARED SUBDIVISION

A NE SUBDIVISION OF LAND DESCRIBED AS LOT #1 & #2, ASDIP SUBDIVISION, PLAT #2017-135 PALMER RECORDING DISTRICT, CONTAINING 30.6 ACRES WITHIN THE 1/4 OF SECTION 14, T17N, R11W, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, ALASKA

Date: 1-8-2020 Scale: 1"=100' Sheet: 1 of 1

EXHIBIT F-3



**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 plats and has no comments or recommendations.

- **ASDIP Squared**  
(MSB Case # 2020-122)
- **Seaborne**  
(MSB Case # 2020-124)
- **Hidden Lake Estates**  
(MSB Case # 2020-123)

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

Sincerely,

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

Andrew Fraiser  
Supervisor of ROW and Permitting  
ENSTAR Natural Gas Company

**EXHIBIT G**

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that this subdivision plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by:

Plat Resolution Number: \_\_\_\_\_ Dated: \_\_\_\_\_

And that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Planning and Land Use Director \_\_\_\_\_ Dated: \_\_\_\_\_

Attest: Platting Clerk \_\_\_\_\_

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through \_\_\_\_\_ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: \_\_\_\_\_

Dated: \_\_\_\_\_

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

OWNERSHIP CERTIFICATE

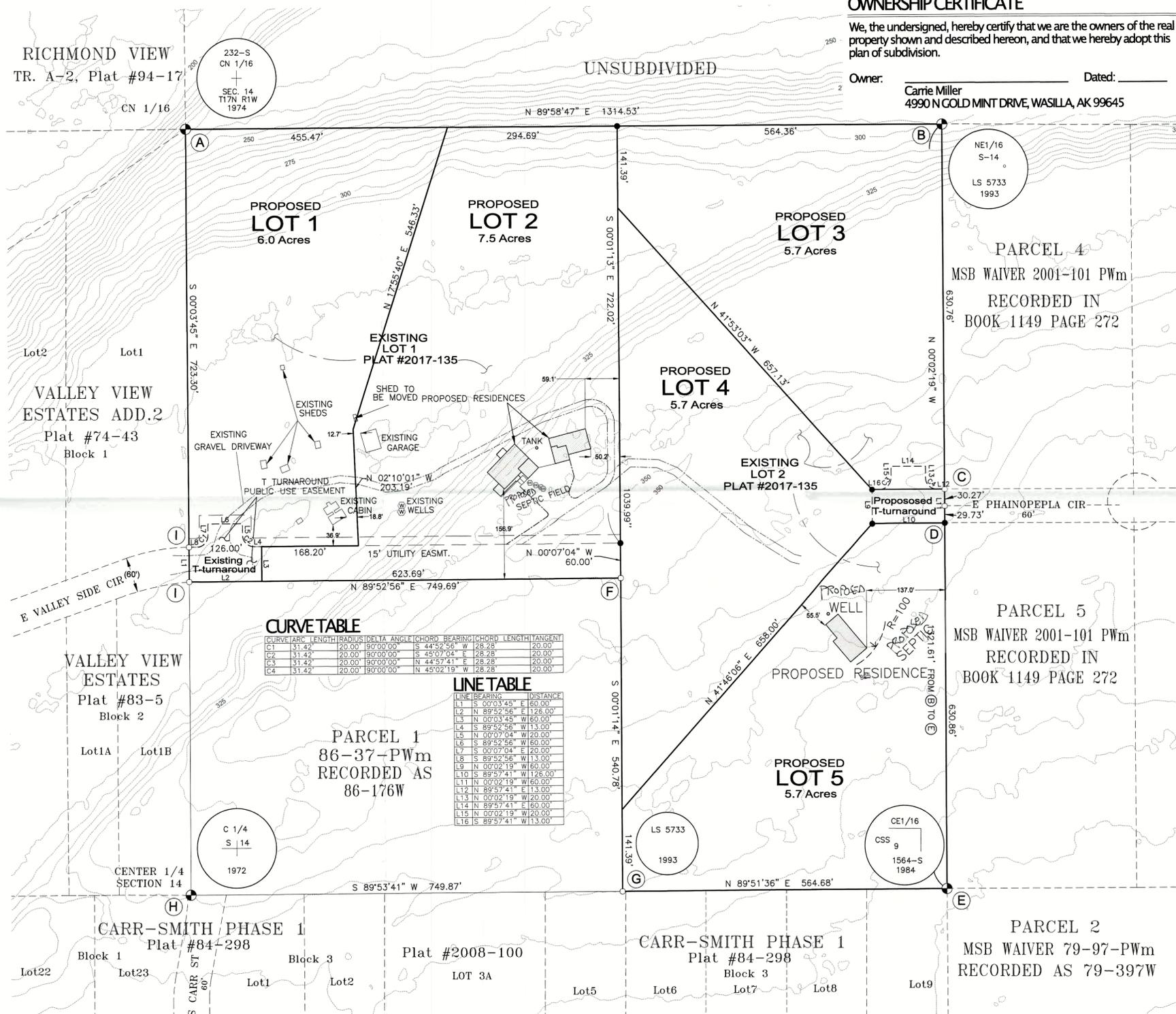
We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: \_\_\_\_\_ Dated: \_\_\_\_\_  
JTC LLC, by Ann Z. Canaday, Owner.  
3223 CASSIUS COURT, ANCHORAGE, AK 99508

OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: \_\_\_\_\_ Dated: \_\_\_\_\_  
Carrie Miller  
4990 N GOLD MINT DRIVE, WASILLA, AK 99645



CORNER NOTES

- (A) Found 2-3/4" Brass cap on 1" Iron pipe, bent, tied base. See monument cap stampings.
(B) Found 3-1/4" Aluminium cap on 2-1/2" Aluminium post, bent, tied base. See monument cap stampings.
(C) Found 5/8" Rebar with orange plastic cap, stamped LS5122.
(D) Found 5/8" Rebar with orange plastic cap, stamped LS5122, bent, tied base.
(E) Found 2-1/2" Aluminium cap on 2-1/2" Aluminium post. See monument cap stampings.
(F) Found 5/8" Rebar with no cap.
(G) Found 5/8" Rebar with 1-1/4" Aluminium cap. See monument cap stampings.
(H) Found 2" Brass cap in 3-1/2" Iron pipe, set in concrete. See monument cap stampings.
(I) Found 1/2" Rebar with no cap.

SURVEYOR

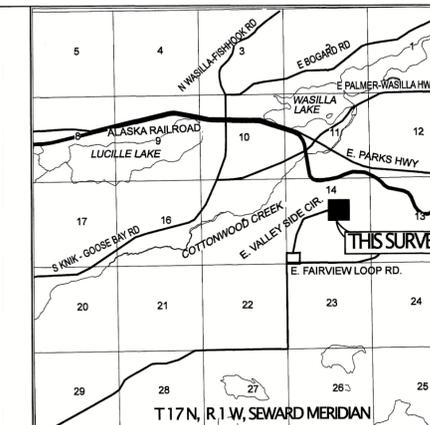
Max A. Schillinger
All Points North
17600 E. Rambling Rd.
P.O. Box 4207
Palmer, AK 99645
907-746-4185



SURVEYORS STATEMENT

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: \_\_\_\_\_



VICINITY MAP Source: M.S.B. Mapping, 1"=1 mi.

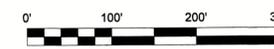
NOTES

- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
2) No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance of the Alaska State Department of Environmental Conservation.
3) This subdivision is subject to Matanuska Electric Association blanket easements per Book 39 Page 136, recorded October 6, 1949, and in Document #2009-027646-0, recorded December 17, 2009.
4) This subdivision is subject to reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof, per Book 11 at Page 305, recorded June 17, 1955.
5) This subdivision is subject to reservation of one-half of all oil, gas, minerals, etc., per Book 715 Page 310, recorded May 11, 1993.
6) Public use easements per Book 173, Page 211, and Book 448, Page 222 were vacated per M.S.B. Vacation Resolution Serial Number 98-10-V, recorded in Book 983, Page 181 on 11/10/1998.
7) Subject to Easements per Book 7 Pages 211 & 212, recorded March 17, 1949.

LEGEND

- Found Primary Monument as described in corner notes.
Found Other Monument as described in corner notes.
Corner Note Designation, See Corner Notes.
Existing Adjoiner Lot Lines (Not Surveyed)
5/8" Rebar with plastic cap marked 'SCHILLINGER LS 12039'

SCALE: 1" = 100 Feet



ASDIP SQUARED SUBDIVISION

A RE-SUBDIVISION OF LAND DESCRIBED AS LOT #1 & #2, ASDIP SUBDIVISION, PLAT #2017-135 PALMER RECORDING DISTRICT

CONTAINING 30.6 Acres
WITHIN THE NE 1/4 OF SECTION 14, T 17 N, R 1 W, SEWARD MERIDIAN PALMER RECORDING DISTRICT, ALASKA

Date: 1-8-2020 Scale: 1"=100' Sheet: 1 of 1

6C

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 1, 2020

PRELIMINARY PLAT: WASILLA CREEK ESTATES #2  
 LEGAL DESCRIPTION: SEC 12, T18N, R01E, SEWARD MERIDIAN AK  
 PETITIONERS: DON SHOWERS  
 SURVEYOR/ENGINEER: LOUNSBURY & ASSOCIATES/MARK HANSEN PE  
 ACRES: 10.431± PARCELS: 7  
 REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-116

**REQUEST:** The request is to create seven lots from Lot 4, Block 2, Wasilla Creek Estates, Plat No. 86-17, to be known as **WASILLA CREEK ESTATES #2**, containing 10.431 acres +/- . The property is located northwest of E. Jensen Road, at the intersection of N. Showers Street, north of N. Bains Jordan Drive and east of Wasilla Creek; within the SW ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska.

**EXHIBITS**

|   |                           |
|---|---------------------------|
| Vicinity Map and Aerial Photos                      | <b>EXHIBIT A</b> – 4 pgs  |
| Geotechnical Engineering Report                     | <b>EXHIBIT B</b> – 14 pgs |
| Preliminary Construction Plan                       | <b>EXHIBIT C</b> – 1 pgs  |
| <b><u>AGENCY COMMENTS</u></b>                       |                           |
| Department of Public Works Operations & Maintenance | <b>EXHIBIT D</b> – 1 pg   |
| Planning  | <b>EXHIBIT E</b> – 3 pgs  |
| Capital Projects                                    | <b>EXHIBIT F</b> – 1 pg   |
| Utilities   | <b>EXHIBIT G</b> – 3 pgs  |

**DISCUSSION:** The proposed subdivision is northwest of E. Jensen Road, at the intersection of N. Showers Street, north of N. Bains Jordan Drive and east of Wasilla Creek. Interior street will be constructed to residential street standards. Lots range in size from 1.2 acres to 1.5 acres; all will be accessed from the new street to be constructed. Lots 4D and 4E have the required waterbody frontage of 125’, pursuant to MSB 43.20.340 Lot Dimensions. All lots will have the required frontage onto a Borough standard street, pursuant to MSB 43.20.320 Frontage.

**Soils Report:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Mark Hansen, PE, notes soils observed consist primarily of Poorly Graded Gravel with Sand (SP); which are typically have high permeability and are adequate for on-site wastewater disposal. Groundwater was observed in four of the five testholes. Two of the lots will require placement of shallow fill to bring the contiguous useable area for septic to over 10,000 sf on each lot. Fill was later placed in the vicinity of Testhole #4 and #5 to increase the depth to groundwater. No bedrock or impermeable material was encountered. The eastern portion of the parcel is located on relatively flat terrain. The western portion of proposed Lots 4D and 4E

are at a lower elevation; Wasilla Creek flows along the western end of the subdivision. Three testholes were excavated on August 23, 2019 by Don Showers. Testholes were logged by Mark Hansen, PE. A perforated pipe was left in each testhole to monitor groundwater. After monitoring showed shallow water in Testhole #2, two additional testholes were excavated on November 3, 2019. Water was remeasured on June 12, 2020 to comply with the seasonal water measurement requirements. A sieve analysis was run on one sample considered typical of the soils at percolation depth. Testhole logs show the soil before fill was placed. Fill was placed in the vicinity of Testholes #4 and #5 to increase the depth to ground water. Testhole logs, testhole location map, sieve analysis report, and topography map are included in the report. Mr. Hansen concludes that each lot in the proposed subdivision has more than 10,000 sf contiguous septic area and an additional 10,000 sf suitable for building.

**Road Construction:** Preliminary construction plan is provide at **Exhibit C**. Plan includes notes on drainage plan.

**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. Access requirements will be met. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit D**) notes petitioner's engineer needs to show where useable area will be created (see **Recommendation #5**). The cul-de-sac will be constructed to minimum residential standards (see **Recommendation #4**). Planning Division (**Exhibit E**) notes this parcel has special flood hazard area and wetlands identified. Each of these areas require analysis and obtain a permit, if required. *Staff notes the flood hazard area is the creek. Compliance with MSB 17.29.160(A)(4)(b) is required per MSB 43.15.016(A)(1)(d) and MSB 43.15.052(B). Flood Hazard Area shall be labeled as such on final plat in bold, solid, one-inch-high letters. A Flood Hazard Development Permit is required for any and all development within a Special Flood Hazard Area (see Recommendation #9). Obtain a permit from US Army Corps of Engineers, if required.* Capital Projects (**Exhibit F**) does not support any direct access for any lots to either E. Jensen Road or N. Showers Street. All access must be to the unnamed internal street (see **Recommendation #8**).

**Utilities:** (**Exhibit G**) MTA has no comments. MEA requests a 15' wide utility easement adjoining the newly dedicated right-of-way and northwest adjacent to E. Jensen Road, as shown at **Exhibit G-2** (see **Recommendation #7**). Enstar and GCI did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Assessments, Pre-Design Division or Development Services; Enstar or GCI.

**CONCLUSION:** The preliminary plat of Wasilla Creek Estates #2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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 will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted,

pursuant to MSB 43.20.281(A). Waterbody frontage is greater than 125', pursuant MSB 43.20.340 Lot Dimensions

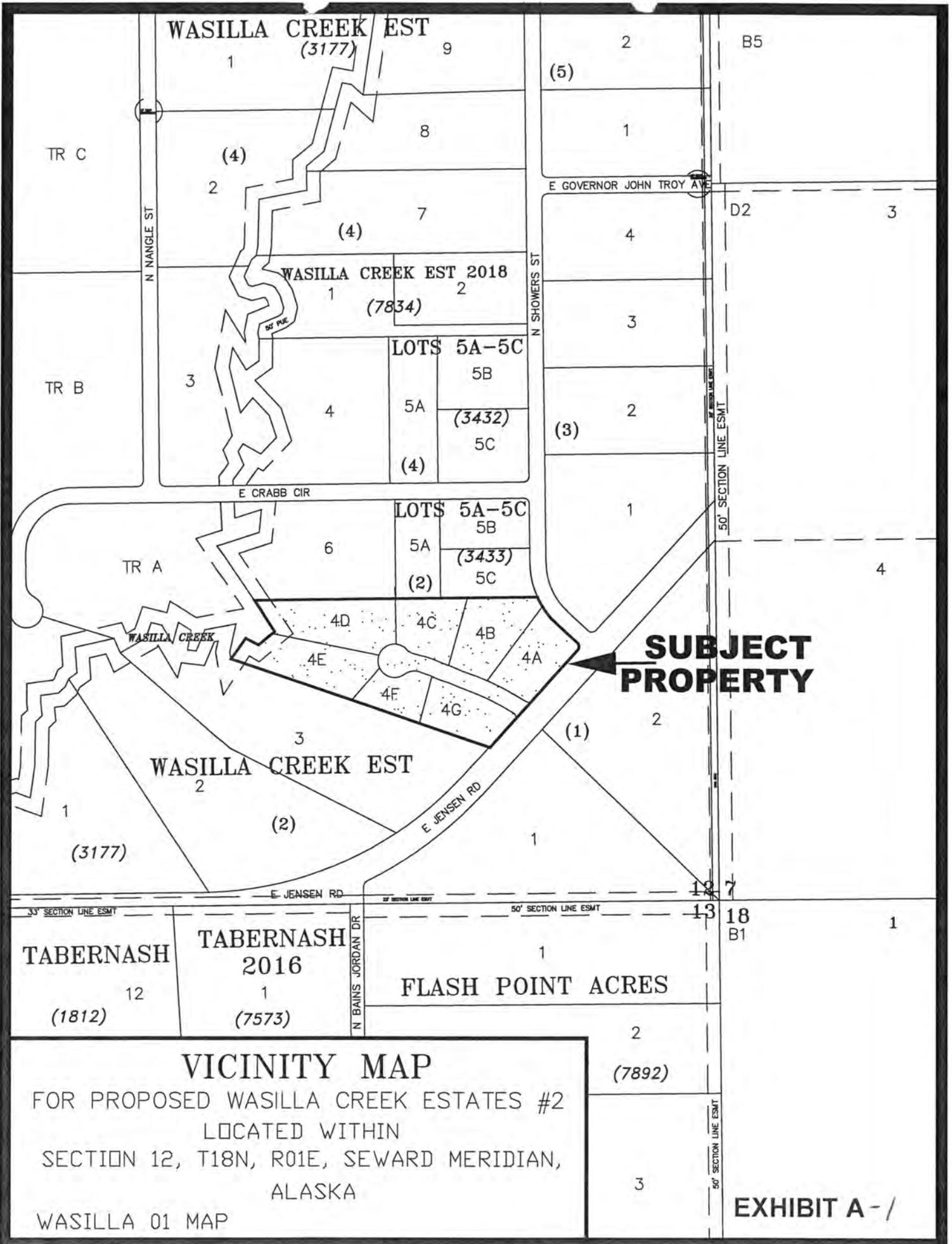
### **FINDINGS OF FACT**

1. The plat of Wasilla Creek Estates #2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A). Each lot has the required contiguous useable septic area and useable building area.
3. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage.
4. Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
5. Pursuant to MSB 43.20.340 Lot Dimensions, waterbody frontage is greater than 125'.
6. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Assessments, Pre-Design Division or Development Services; Enstar or GCI.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Wasilla Creek Estates #2, Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:**

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. Construct interior street to residential street standards;
  - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the No Engineer Left Behind for final road inspection.
  - b. Provide DPW acceptance of the roads to Platting staff.
  - c. Names of streets to be approved by Platting Assistant.
5. Engineer to provide a map that shows where useable area was created, in the vicinity of Testholes #4 & #5.
6. Show all easements of record on final plat.
7. Grant a 15' wide utility easement adjoining the newly dedicated right-of-way and northwest adjacent to E. Jensen Road.
8. Add a plat note to read "All lots must access from internal street. No direct access allowed to E. Jensen Road or N. Showers Street."
9. Show flood hazard area on final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit final plat in full compliance with Title 43.

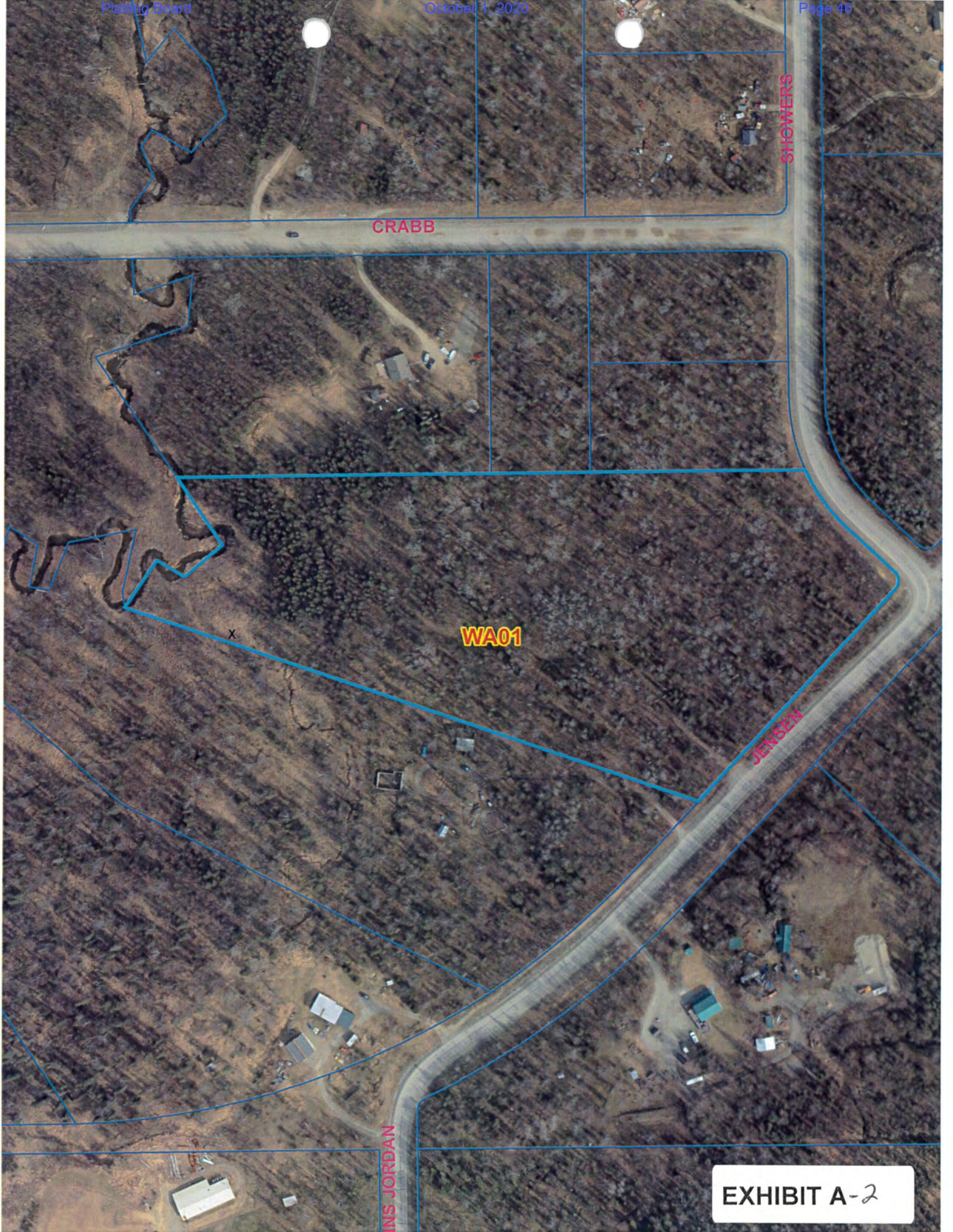


### VICINITY MAP

FOR PROPOSED WASILLA CREEK ESTATES #2  
 LOCATED WITHIN  
 SECTION 12, T18N, R01E, SEWARD MERIDIAN,  
 ALASKA

WASILLA 01 MAP

EXHIBIT A - /



CRABB

SHOWERS

WA01

JENSEN

INS JORDAN

x

EXHIBIT A-2

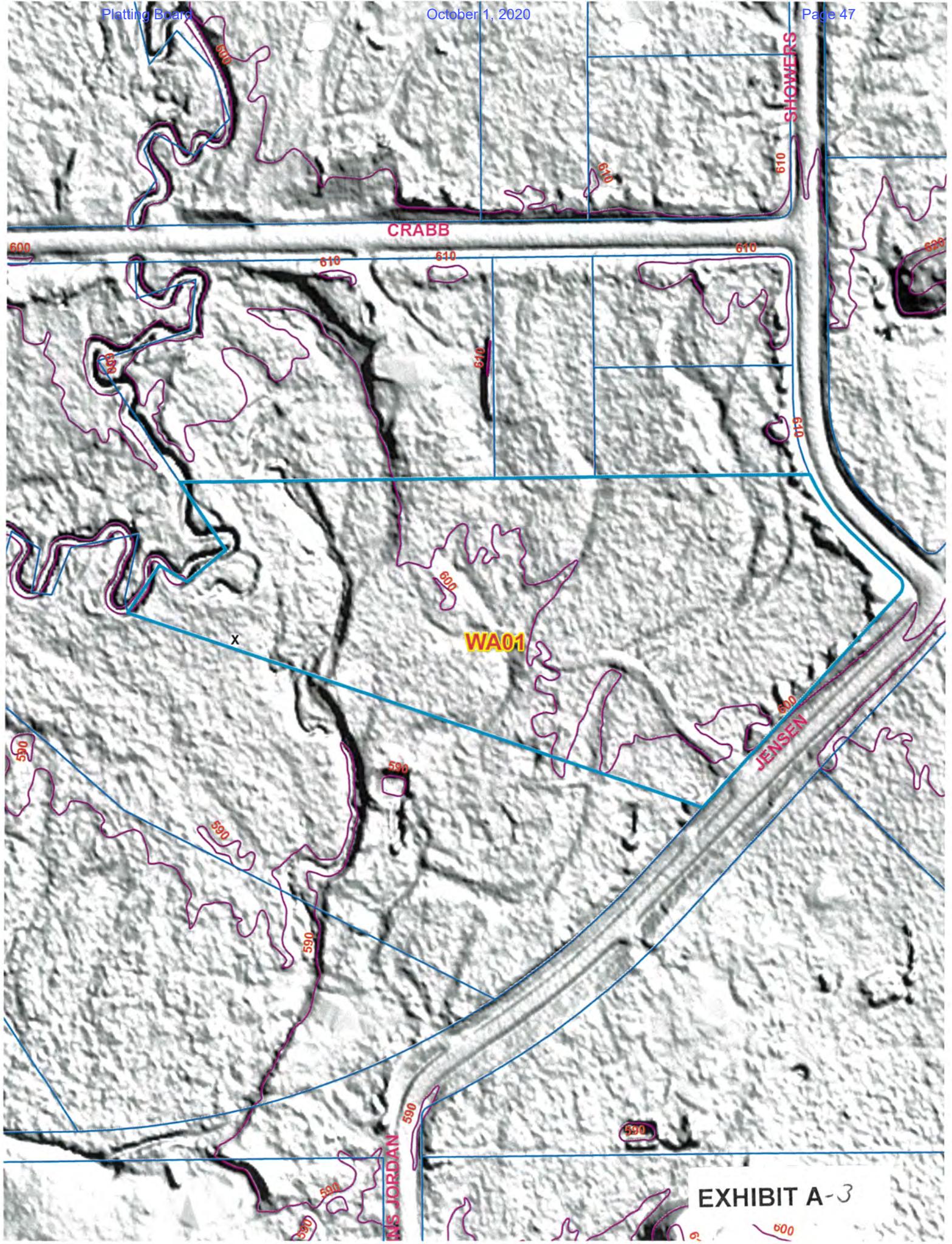


EXHIBIT A-3

600





# Lot 4 Block 2 Wasilla Creek Estates Palmer, Alaska

## Geotechnical Investigation

July 2020

### Location

The subject property is located near the intersection of Jensen Rd. and North Showers St. in the Palmer Fishhook area.

### Scope of Investigation

This investigation is to verify useable areas for platting purposes. The proposed subdivision breaks the approximate 10.4-acre lot into seven lots.

### Findings

1. The soils observed at percolation depth consist primarily of *Poorly Graded Gravel with Sand* (GP). These soils typically have high permeability. These soils are adequate for on-site wastewater disposal.
2. Ground water was observed in four of the five the test pits. The water is shallowest near Wasilla Creek at the west end of the subdivision and deepest toward the east end. Elevation of the ground water slopes away from the creek toward the southeast.
3. Two of the lots required placement of shallow fill to bring the contiguous usable area for septic to over 10,000 square feet on each lot.
4. No bedrock or impermeable material was encountered in the test pits

### General Topography

The eastern portion of the subdivision is located on relatively flat terrain. The western portion of proposed lots 4D and 4E is at a lower elevation than the remainder of the subdivision. Wasilla Creek flows along the western end of the subdivision.

### Useable Area

Each lot in the proposed subdivision has more than 10,000 contiguous square feet suitable for septic in addition to more than 10,000 square feet suitable for building.

### Field Exploration

Three test pits were excavated on August 23, 2019 using a Cat 225 excavator operated by Don Showers. The test holes were logged by Mark Hansen. The test pits were later located by Lounsbury survey. A perforated pipe was left in each test pit to monitor ground water. After monitoring showed shallow water in Test Pit #2, two additional test pits were excavated on November 3, 2019. Water was re-measured on June 12, 2020 to comply with the seasonal water measurement requirements of platting regulations.

A sieve analysis was run on one sample considered typical of the soils at percolation depth.

### Test pit Log

Descriptions of the soils encountered are recorded on the right side of the field log. Descriptions include frost class, unified classification and other properties such as cobble presence.

The logs show the soil before fill was placed. Fill was later placed in the vicinity of Test Pits #4 and #5 to increase the depth to ground water.

The water measurements table below shows the surface elevation after fill, the water depth and the water elevation.

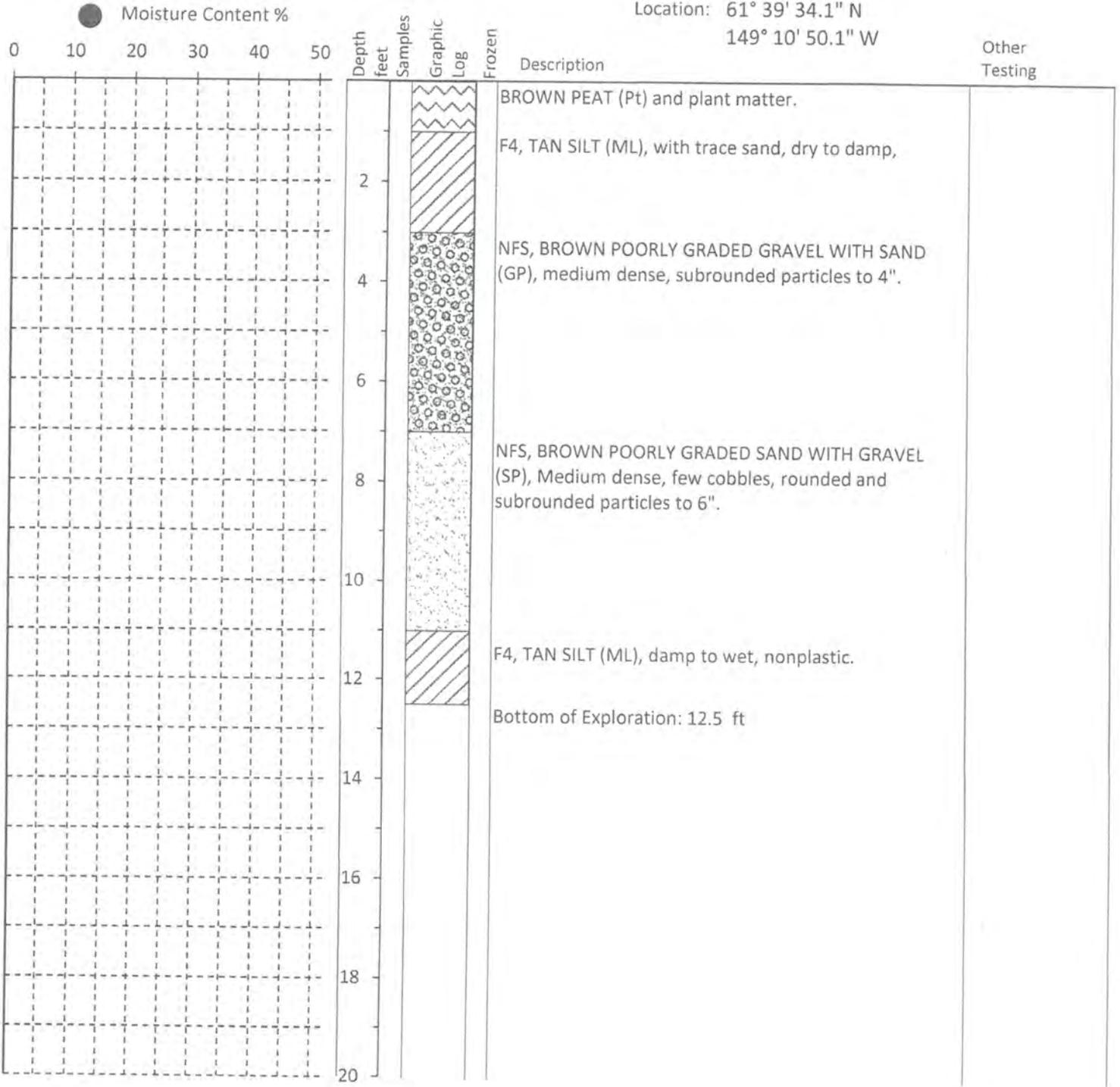
| Hole No | Ground Elevation | 6/12/20 Water Depth | 6/12/20 Water Elev. |
|---------|------------------|---------------------|---------------------|
| 1       | 602.6            | Dry                 | Deeper than 590.1   |
| 2       | 595.5            | 3.1                 | 592.4               |
| 3       | 600.1            | 12.9                | 587.2               |
| 4       | 599              | 10.8                | 588.2               |
| 5       | 600              | 9.2                 | 590.8               |



EXHIBIT B -2

# Log of Test Pit 1

Exploration: August 23, 2019  
 Equipment: Cat 225  
 Location: 61° 39' 34.1" N  
 149° 10' 50.1" W



● Moisture Content %

 Bulk Sample  
 Grab Sample



## MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY  
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
 e-mail: mhpe@mtaonline.net

Job No.: 19096

Date: June 2020

## Log of Test Pit 1

Wasilla Creek Estates  
 Lounsbury and Associates, Inc.

### EXHIBIT B-3

Plate  
**1**

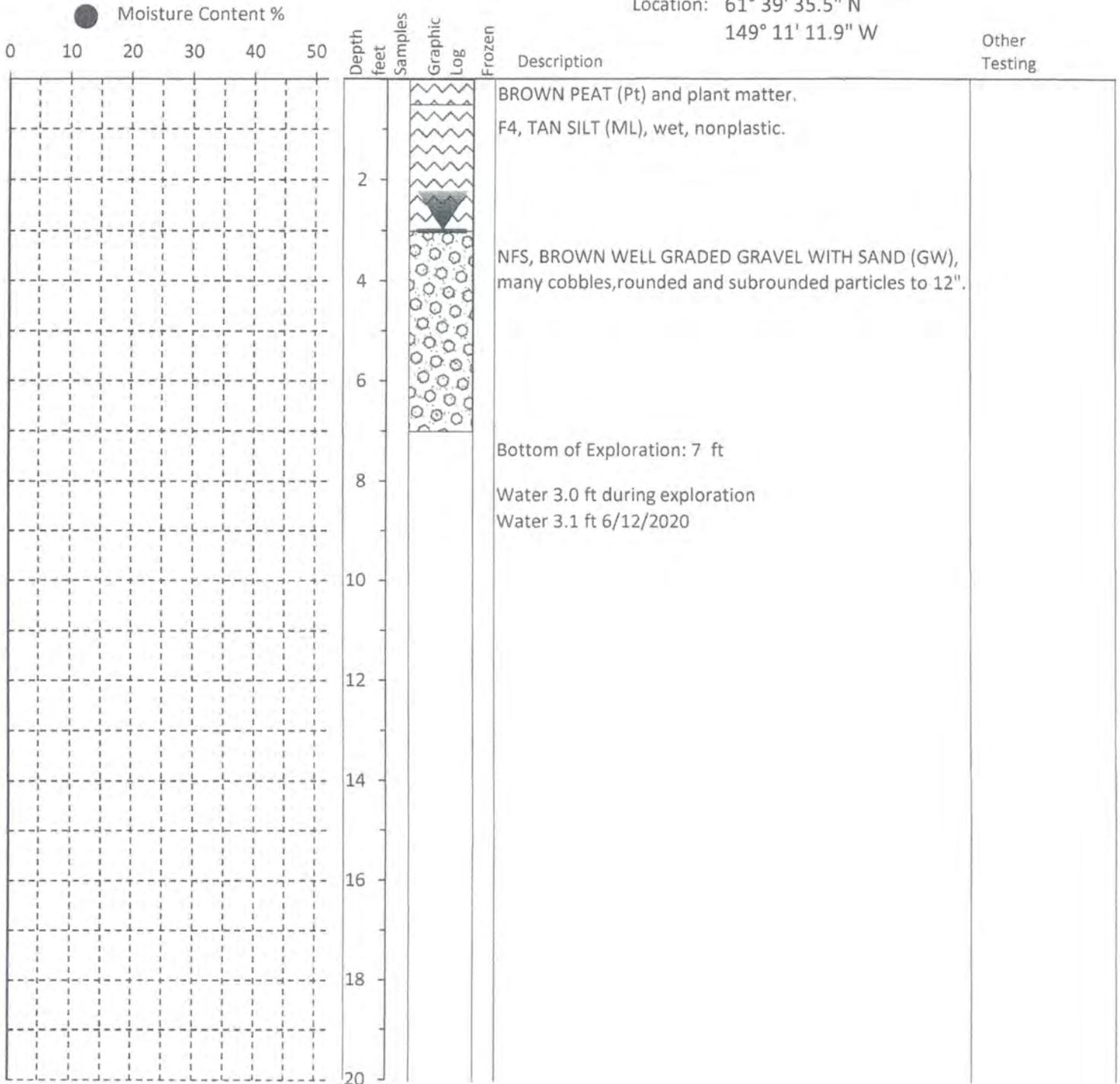
# Log of Test Pit 2

Exploration: August 23, 2019

Equipment: Cat 225

Location: 61° 39' 35.5" N

149° 11' 11.9" W



● Moisture Content %

 Bulk Sample  
 Grab Sample



## MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY  
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
 e-mail: mhpe@mtaonline.net

Job No.: 19096

Date: June 2020

## Log of Test Pit 2

Wasilla Creek Estates  
 Lounsbury and Associates, Inc.

### EXHIBIT B-4

# Plate 2

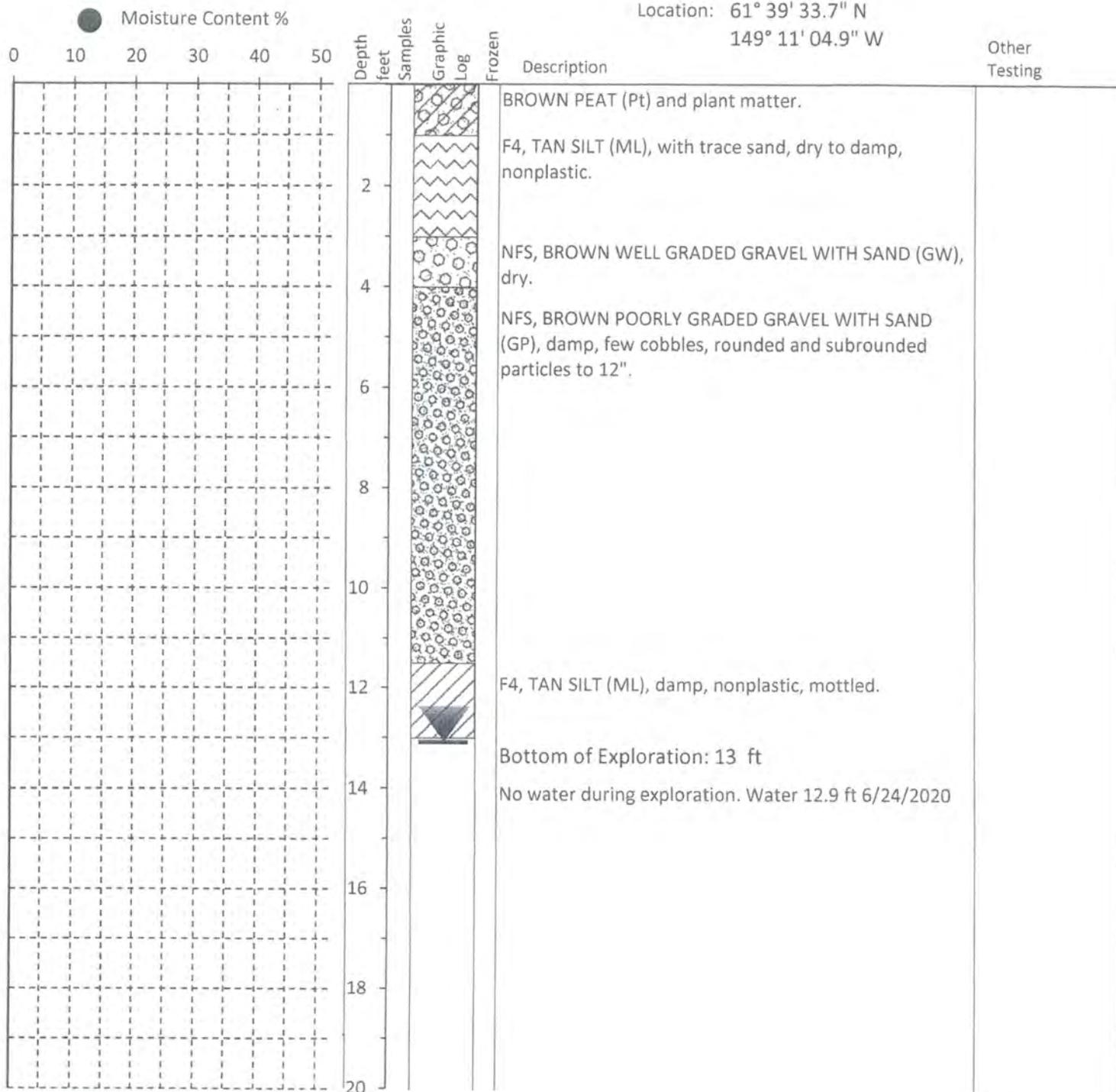
# Log of Test Pit 3

Exploration: August 23, 2019

Equipment: Cat 225

Location: 61° 39' 33.7" N

149° 11' 04.9" W



● Moisture Content %

 Bulk Sample  
 Grab Sample



## MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY  
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
 e-mail: mhpe@mtaonline.net

Job No.: 19096

Date:

## Log of Test Pit 3

**Wasilla Creek Estates**  
 Lounsbury and Associates, Inc.

# Plate 3

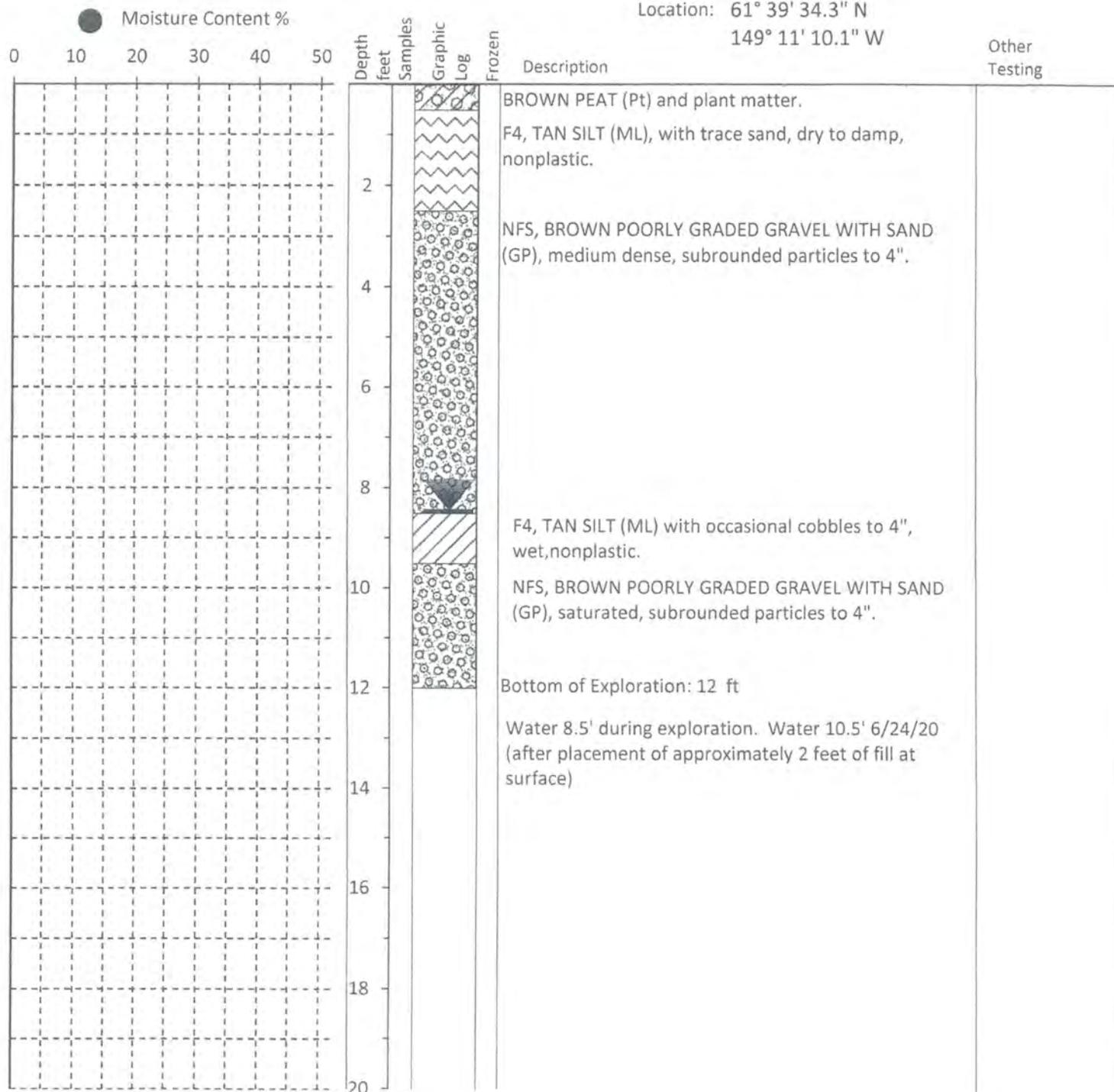
### EXHIBIT B-5

# Log of Test Pit 4

Exploration: November 3, 2019

Equipment: Cat 225

Location: 61° 39' 34.3" N  
149° 11' 10.1" W



● Moisture Content %

 Bulk Sample  
 Grab Sample



## MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY  
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
 e-mail: mhpe@mtaonline.net

Job No.: 19096

Date:

## Log of Test Pit 4

**Wasilla Creek Estates**  
 Lounsbury and Associates, Inc.

# Plate 4

### EXHIBIT B-6

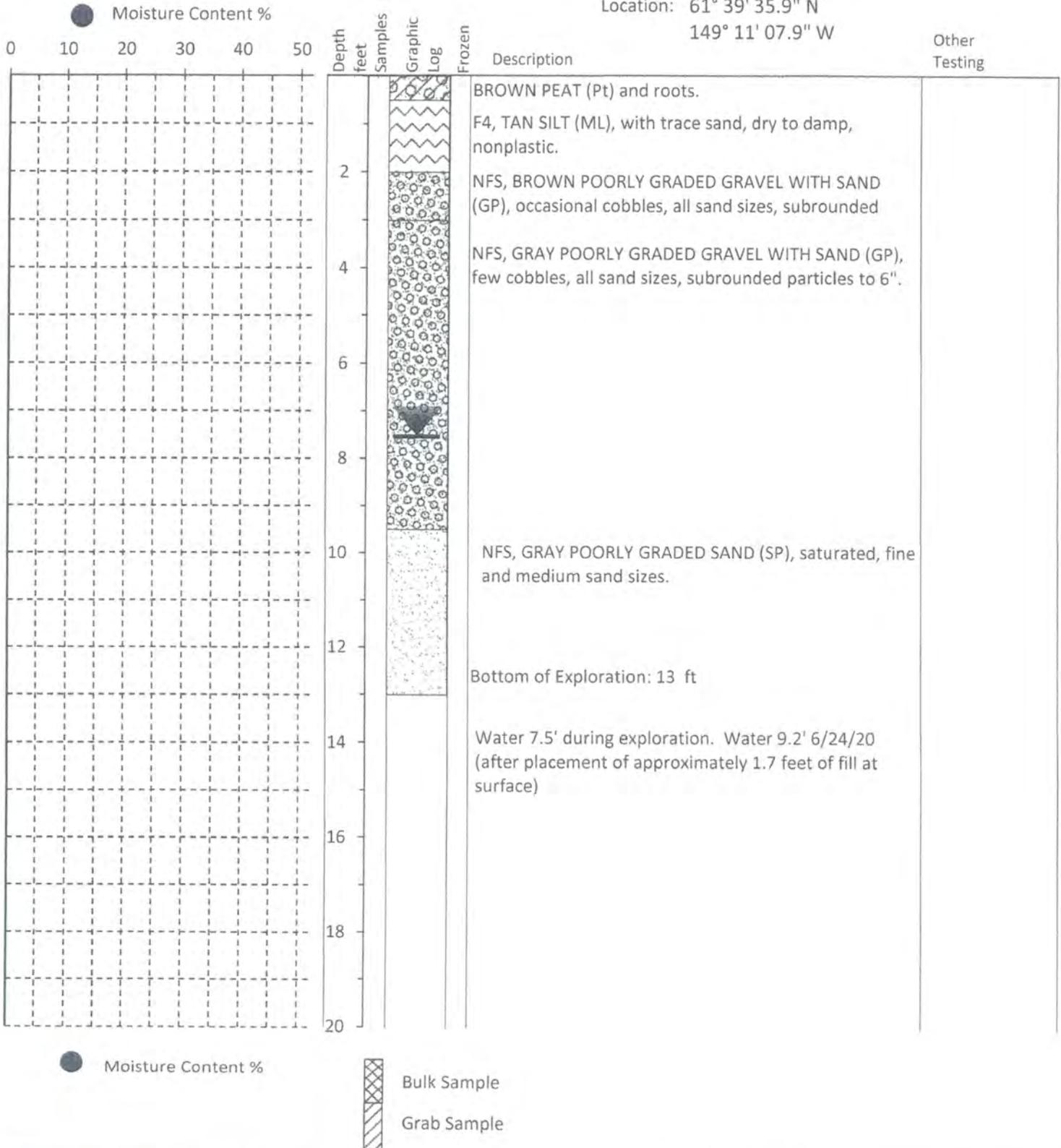
# Log of Test Pit 5

Exploration: November 3, 2019

Equipment: Cat 225

Location: 61° 39' 35.9" N

149° 11' 07.9" W



## MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY  
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net

## Log of Test Pit 5

Wasilla Creek Estates  
Lounsbury and Associates, Inc.

Job No.: 19096

Date:

### EXHIBIT B-7

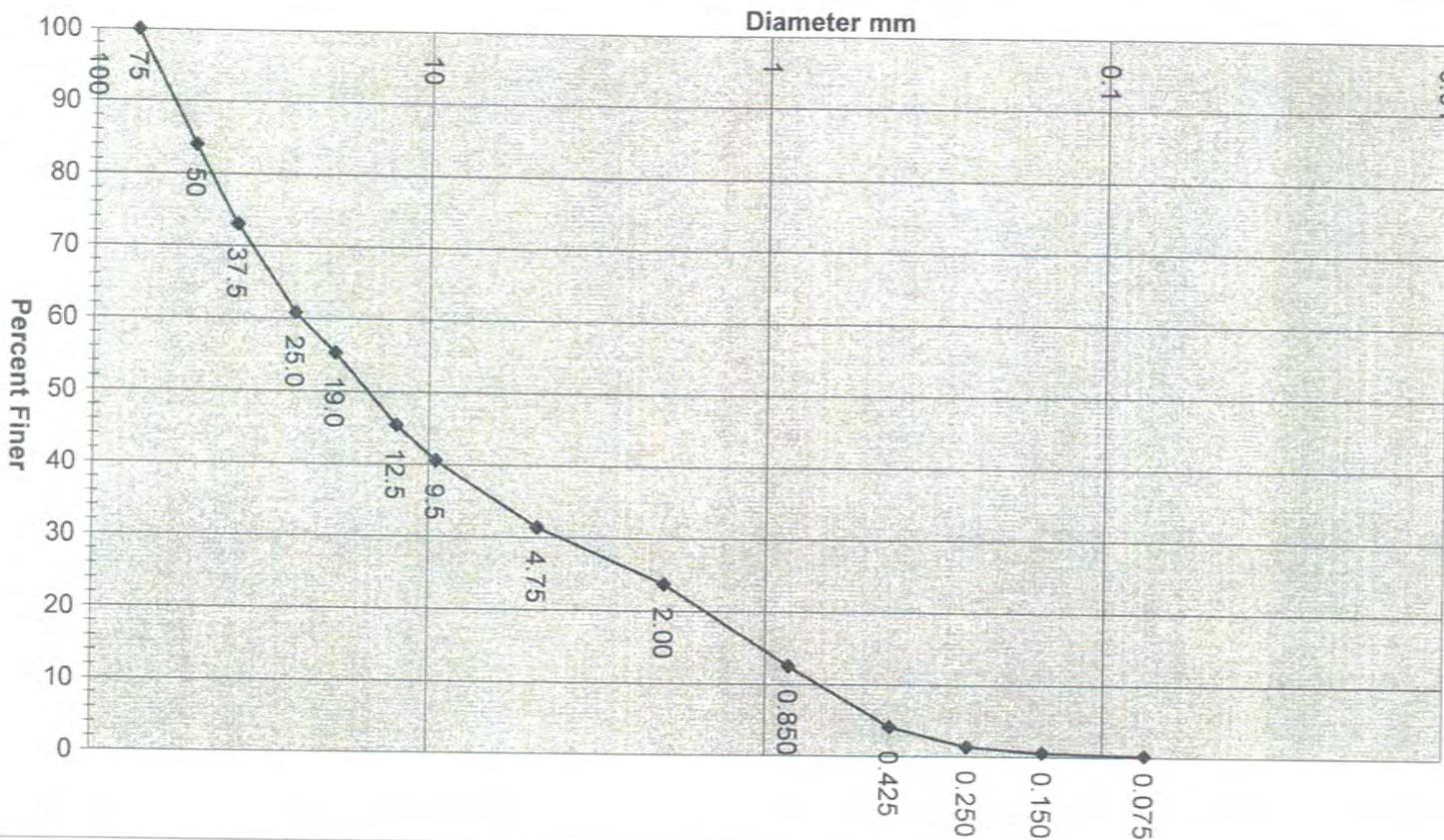
# Plate 5



# MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY  
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
 e-mail: mhpe@mtaonline.net

EXHIBIT B-8



| Sieve | Diameter mm | Percent Finer |
|-------|-------------|---------------|
| 3"    | 75          | 100           |
| 2"    | 50          | 84            |
| 1.5"  | 37.5        | 73            |
| 1"    | 25.0        | 61            |
| 3/4"  | 19.0        | 55            |
| 1/2"  | 12.5        | 45            |
| 3/8"  | 9.5         | 41            |
| #4    | 4.75        | 31            |
| #10   | 2.00        | 24            |
| #20   | 0.850       | 13            |
| #40   | 0.425       | 4             |
| #60   | 0.250       | 1             |
| #100  | 0.150       | 1             |
| #200  | 0.075       | 0.2           |

Client: **Lounsbury & Assoc.**

Soil Description: Poorly Graded Gravel with Sand

Project: Lot 7 Wasilla Creek Estates

Unified Classification: GP

Date: 7/7/2020

Sample Location: TP #1 @ 4' - 5'

$C_u = 32$

Sample Date: 7/6/2020

Sample has 3% cobbles over 3" not shown in gradation.

$C_c = 0.9$

Proj. no: 19096

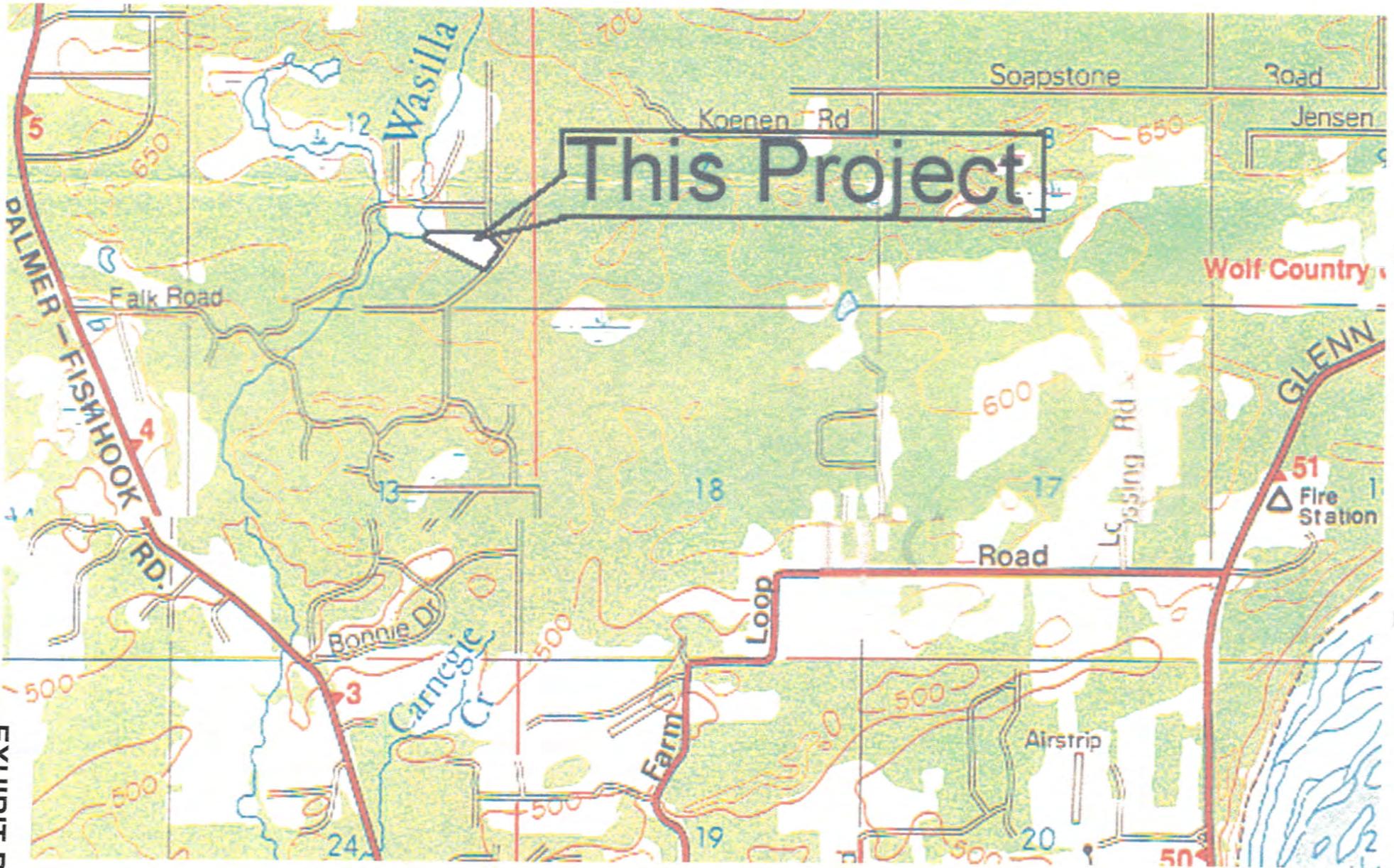


EXHIBIT B-9

Vicinity Map

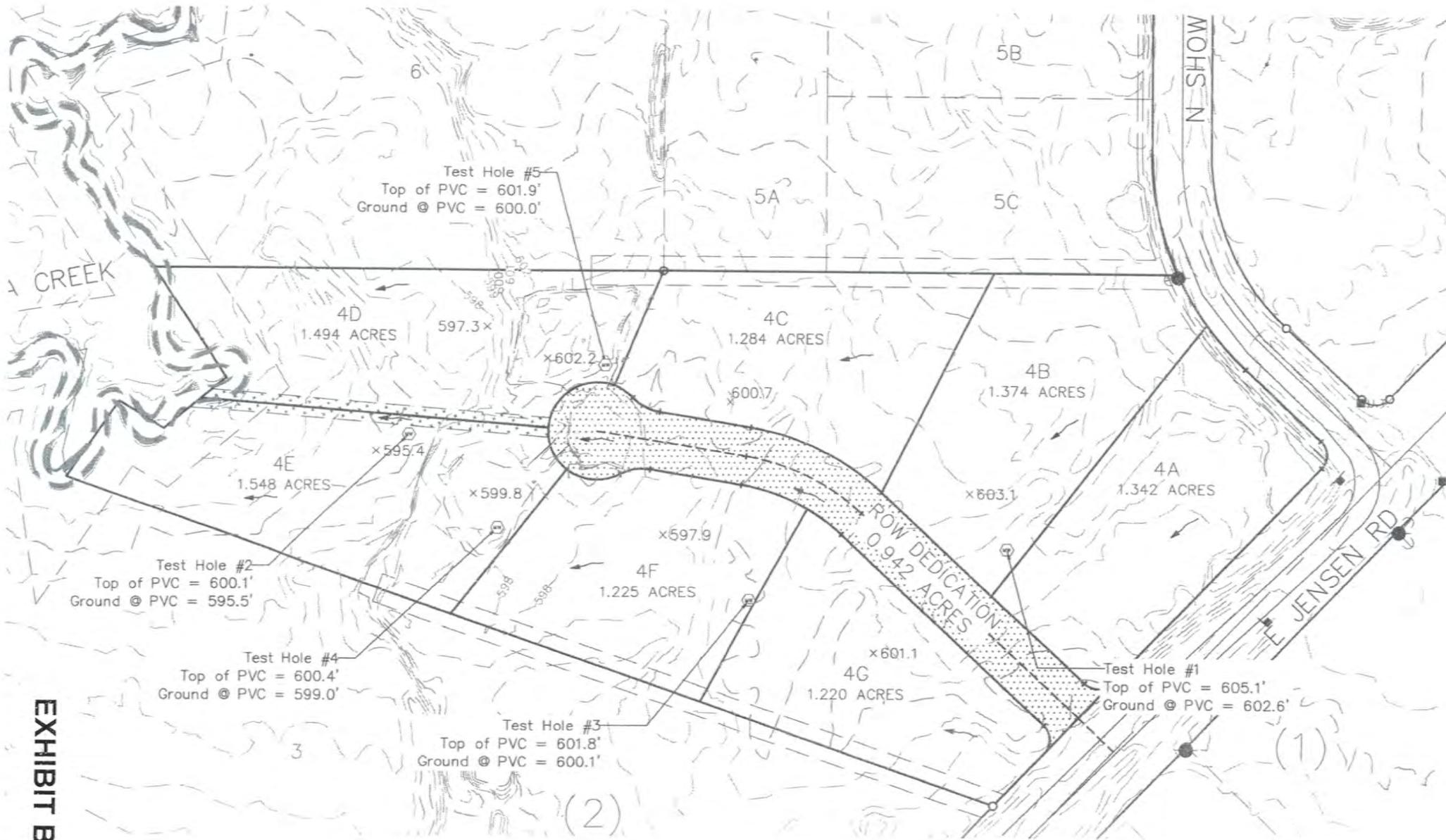


EXHIBIT B-10

# GRAPHICS LOG KEY

|    |   |  |
|----|---|--|
| GW |    | WELL GRADED GRAVEL, SANDY GRAVEL           |
| GP |    | POORLY GRADED GRAVEL, SANDY GRAVEL         |
| GM |    | SILTY GRAVELS, SILT SAND GRAVEL MIXTURES   |
| GC |    | CLAYEY GRAVELS, CLAY SAND GRAVEL MIXTURES  |
| SW |    | WELL GRADED SAND, GRAVELLY SAND            |
| SP |    | POORLY GRADED SAND , GRAVELLY SAND         |
| SM |    | SILTY SAND, SILT GRAVEL SAND MIXTURES      |
| SC |    | CLAYEY SAND, CLAY GRAVEL SAND MIXTURES     |
| ML |   | INORGANIC SILT, VERY FINE SAND, ROCK FLOUR |
| CL |  | GRAVELLY AND SANDY CLAY, SILTY CLAY        |
| OL |  | ORGANIC SILT AND CLAY OF LOW PLASTICITY    |
| MH |  | ORGANIC SILT                               |
| CH |  | INORGANIC CLAY, FLAT CLAY                  |
| OH |  | ORGANIC SILT, CLAY OF HIGH PLASTICITY      |
| Pt |  | PEAT AND OTHER HIGHLY ORGANIC SOILS        |
|    |  | ASPHALT CONCRETE PAVEMENT                  |
|    |  | ROCK                                       |
|    |  | CONCRETE                                   |

## ASTM Soil Classification Chart

| Criteria for assigning Group Symbols and Group Names Using Laboratory Tests <sup>A</sup> |  |  |  | Soil Classification   |                                   |
|--|--|--|--|---|-----------------------------------|
|  |  |  |  | Group Symbol  | Group name <sup>B</sup>           |
| Coarse-Grained Soils<br>More than 50% retained on No. 200 sieve                          | Gravels  | Clean Gravels                                      | $Cu \geq 4$ and $1 \leq Cc \leq 3^E$   | GW  | Well graded gravel <sup>F</sup>   |
|  | More than 50% of coarse fraction retained on No. 4 sieve.  | Less than 5% fines <sup>C</sup>                    | $Cu < 4$ and /or $1 > Cc \leq 3^E$   | GP  | Poorly graded gravel <sup>F</sup> |
|  |  | Gravel with Fines More than 12% fines <sup>C</sup> | Fines classify as ML or MH   | GM  | Silty gravel <sup>F,G,H</sup>     |
|  | Sands<br>50% or more of coarse fraction passed No. 4 sieve | Clean Sands  | $Cu \geq 6$ and $1 \leq Cc \leq 3^E$   | SW  | Well graded sand                  |
|  |  | Less than 5% fines <sup>D</sup>                    | $Cu < 6$ and /or $1 > Cc \leq 3^E$   | SP  | Poorly graded sand <sup>I</sup>   |
|  |  | Sands with fines                                   | Fines classify as ML or MH   | SM  | Silty sand <sup>G,H,I</sup>       |
|  |  | more than 12% fines <sup>D</sup>                   | Fines classify as CL or CH   | SC  | Clayey sand <sup>G,H,I</sup>      |
|  | Fine-Grained Soils<br>50% or more passes the No. 200 Sieve | Silts and Clays<br>Liquid limits less than 50      | Inorganic  | $PI > 7$ and plots on or above "A" <sup>J</sup> line <sup>J</sup> | CL                                |
| Organic  |  |  | Liquid limit - oven dried <span style="border: 1px solid black; padding: 2px;"><math>&lt; 0.75</math></span> |   | Organic Clay <sup>K,L,M,N</sup>   |
| Silts and Clays<br>Liquid limits 50 or more  |  | Inorganic  | $PI$ plots on or above "A" line  | CH  | Fat Clay                          |
|  |  | Organic  | Liquid limit - not dried <span style="border: 1px solid black; padding: 2px;"><math>&lt; 0.75</math></span>  | OL  | Organic silt <sup>K,L,M,O</sup>   |
|  |  | Inorganic  | $PI$ plots below "A" line  | MH  | Elastic silt <sup>K,L,M</sup>     |
|  |  | Organic  | Liquid limit - not dried <span style="border: 1px solid black; padding: 2px;"><math>&lt; 0.75</math></span>  | OH  | Organic silt <sup>K,L,M,O</sup>   |
| Highly organic soils   | Primarily organic matter, dark in color, and organic odor  |  |  | PT  | Peat                              |

<sup>A</sup> Based on the material passing the 3-in. (75-mm) sieve.

<sup>B</sup> If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name

<sup>C</sup> Gravels with 5 to 12% fines require dual symbols

GW-GM well-graded gravel with silt  
 GW-GC well-graded gravel with clay  
 GP-GM poorly graded gravel with silt  
 GP-GC poorly graded gravel with clay

<sup>D</sup> Sands with 5 to 12% fines require dual symbols

SW-SM well-graded sand with silt  
 SW-SC well-graded sand with clay  
 SP-SM poorly graded sand with silt  
 SP-SC poorly graded sand with clay

<sup>E</sup>  $Cu = D_{60}/D_{10}$      $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

<sup>F</sup> If soil contains  $\geq 15\%$  sand, add "with sand" to group name

<sup>G</sup> If fines classify as CL-ML, use dual symbol GC-GM or SC-SM

<sup>H</sup> If fines are organic, add "with organic lines" to group name.

<sup>I</sup> If soil contains  $\geq 15\%$  gravel, add "with gravel" to group name.

<sup>J</sup> If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil.

<sup>K</sup> If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

<sup>L</sup> If soil contains  $\geq 30\%$  plus No. 200, predominantly sand, add "sandy" to group name.

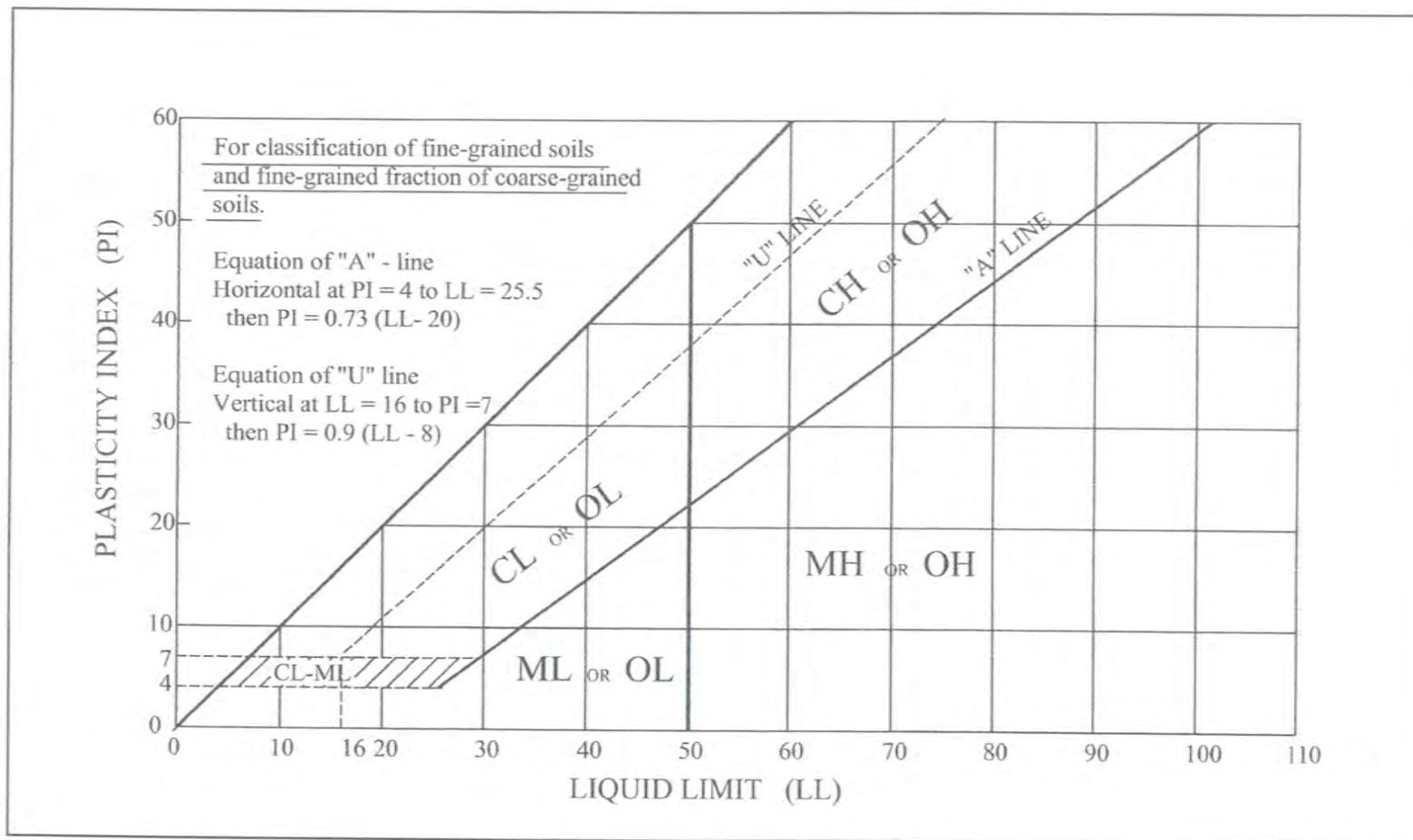
<sup>M</sup> If soil contains  $\geq 30\%$  plus No. 200, predominantly gravel, add "gravelly" to group name.

<sup>N</sup>  $PI \geq 4$  and plots on or above "A" line.

<sup>O</sup>  $PI < 4$  or plots below "A" line.

<sup>P</sup>  $PI$  plots on or above "A" line.

<sup>Q</sup>  $PI$  plots below "A" line.

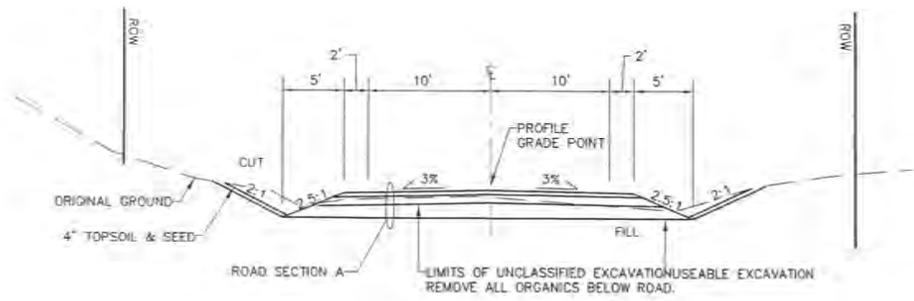


Plasticity Chart

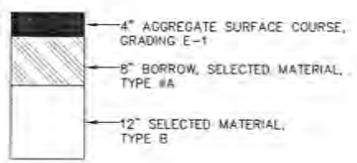
U.S. Corps of Engineers  
Frost Design Soil Classification

| Frost group | Soil Type  | Percentage finer than 0.02mm, by weight | Typical soil types under Unified Soil Classification System  |
|-------------|--|---|--|
| NFS         | Sands and Gravelly soils   | < 3                                     | SP, SW, GP, GW   |
| F1          | Gravelly soils   | 3 to 10                                 | GW, GP, GW-GM, GP-GM   |
| F2          | (a) Gravelly soils<br>(b) Sands  | 10 to 20<br>3 to 15                     | GM, GW-GM, GP-GM<br>SW, SP, SM, SW-SM, SP-SM   |
| F3          | (a) Gravelly soils<br>(b) Sands, except very fine silty sands<br>(c) Clays, PI >12                                     | >20<br>>15<br>----                      | GM, GC<br>SM, SC<br>CL, CH   |
| F4          | (a) All silts<br>(b) Very fine silty sands<br>(c) Clays, P1 <12<br>(d) Varved clays and fine-grained, banded sediments | ----<br>>15<br>----<br>----             | ML, MH<br>SM<br>CL, CL-ML<br>CL and ML<br>CL, ML, and SM;<br>CL, CH, and ML;<br>CL, CH, ML, and SM |

| NO. | DATE | REVISION | STATE  | PROJECT DESIGNATION | SHEET NO. | TOTAL SHEETS |
|-----|------|----------|--------|---------------------|-----------|--------------|
|     |      |          | ALASKA | TBD                 | 2020      | 1            |



**ROADWAY CONSTRUCTION**



**ROAD SECTION A**  
ALL ROADS

**PRELIMINARY CONSTRUCTION PLAN NOTES:**

- CLEARING SHALL BE ROW TO ROW UNLESS OTHERWISE NOTED. GRUBBING SHALL EXTEND 5 FEET BEYOND THE CATCH LIMITS.
- WHEN UNSUITABLE MATERIAL IS ENCOUNTERED AT THE REQUIRED DEPTH OF EXCAVATION, REMOVE UNSUITABLE MATERIAL TO A DEPTH AS DIRECTED BY THE BOROUGH REPRESENTATIVE AND REPLACED WITH SELECTED MATERIAL, BORROW B OR BETTER.
- ALL EXCAVATED MATERIAL MEETING THE REQUIREMENTS OF SELECTED MATERIAL BORROW B, MUST BE USED TO CONSTRUCT PROJECT FILLS BEFORE IMPORTING BORROW.
- ORGANIC AND UNCLASSIFIED EXCAVATION SUITABLE FOR TOPSOIL THAT MEETS THE PROJECT SPECIFICATIONS MAY BE STOCKPILED IN LOCATIONS APPROVED BY THE BOROUGH REPRESENTATIVE AND USED AS TOPSOIL.
- PLACE 4 INCHES OF TOPSOIL AND SEED FROM:
  - THE BOTTOM OF THE DITCH TO THE CATCH LIMITS IN A CUT SECTION.
  - THE BOTTOM OF SELECTED MATERIAL 4' FROM EDGE OF SHOULDER IN A FILL SECTION.
  - ALL GRUBBED AREAS.
  - ALL AREAS DISTURBED BY CONTRACTORS WITHIN THE PROJECT AREA AND/OR AS DIRECTED BY THE BOROUGH REPRESENTATIVE.
- DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

**DRAINAGE PLAN:**

- ALL CONSTRUCTION SHALL ADHERE TO SECTION D01 OF THE 1991 MAT-SU BOROUGH SUBDIVISION CONSTRUCTION MANUAL.
- ALL DITCHING THAT IS BUILT ADJACENT TO THE PROPOSED ROADWAY WITHIN THE DEDICATED RIGHT-OF-WAY SHALL PROVIDE POSITIVE DRAINAGE TOWARDS THE 20' DRAINAGE EASEMENT SITUATED BETWEEN PROPOSED LOTS 4D AND 4E.
- ALL FUTURE DRIVEWAYS SHALL BE BUILT WITH AN 18" CULVERT INSTALLED THAT MAINTAINS POSITIVE DRAINAGE WITHIN THE ROADWAY DITCHLINE.
- ALL DRIVEWAY CULVERTS SHALL BE INSTALLED WITH A MINIMUM OF 12" COVER.
- ALL DRIVEWAYS SHALL BE SWALED BELOW TRAFFIC WAY SHOULDER TO PROVIDE LONGITUDINAL DRAINAGE.

|  |   |
|--|---|
| <p><b>PRELIM. PLAT REVIEW</b><br/>8/5/2020</p>   | <p>MAT-SU BOROUGH<br/>PUBLIC WORKS DEPARTMENT</p> <p><b>WASILLA CREEK ESTATES II<br/>PRELIMINARY CONSTRUCTION PLANS</b></p> |
| <p><small>LOUNSBURY &amp; ASSOCIATES, INC.<br/>2230 S. G. ST., STE. 200<br/>ANCHORAGE, AK 99518<br/>(907) 732-5481<br/>CITY OF ANCHORAGE, AK 99501</small></p> |   |

EXHIBIT C

**Amy Otto-Buchanan**

---

**From:** Jamie Taylor  
**Sent:** Thursday, September 3, 2020 6:50 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Wasilla Crk Est #2 20-116

Show where useable area will be created. Construct cul-de-sac to minimum residential standards.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, August 12, 2020 10:01 AM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; brian.young@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; jmcnuttt@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>  
**Subject:** RFC Wasilla Crk Est #2 20-116

The following link contains a Request for Comments for Wasilla Creek Estates #2, Case #2020-116. Comments are due by **September 11, 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/EuOIO7r5i-5NuPF-HbUCPUsBI9XOHMBmNp7dTowzd0s16w?e=xAt2Ch](https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EuOIO7r5i-5NuPF-HbUCPUsBI9XOHMBmNp7dTowzd0s16w?e=xAt2Ch)

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

Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
861-7872

**Amy Otto-Buchanan**

---

**From:** Taunnie Boothby  
**Sent:** Wednesday, September 9, 2020 3:11 PM  
**To:** Karol Riese; Adam Bradway; Amy Otto-Buchanan  
**Subject:** RE: RFC Wasilla Creek Est. #2 Case #20-116; create seven lots 18N01E12 DUE: September 11, 2020

This parcel has special flood hazard area and wetlands identified, each of these area requires analysis and obtain a permit if required.

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

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

**From:** Karol Riese <Karol.Riese@matsugov.us>  
**Sent:** Tuesday, August 18, 2020 11:23 AM  
**To:** Karol Riese; Adam Bradway; Taunnie Boothby  
**Subject:** RFC Wasilla Creek Est. #2 Case #20-116; create seven lots 18N01E12 DUE: September 11, 2020  
**When:** Wednesday, September 9, 2020 12:00 AM to Thursday, September 10, 2020 12:00 AM (UTC-09:00) Alaska.  
**Where:**



## Amy Otto-Buchanan

---

**From:** Adam Bradway  
**Sent:** Thursday, September 10, 2020 9:02 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Karol Riese  
**Subject:** RE: RFC Wasilla Crk Est #2 20-116

Amy,

I have no comments to make on this subdivision. Thank you for the opportunity to comment.

### Adam Bradway

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, August 12, 2020 10:01 AM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; brian.young@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; jmcnuttt@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>  
**Subject:** RFC Wasilla Crk Est #2 20-116

The following link contains a Request for Comments for Wasilla Creek Estates #2, Case #2020-116. Comments are due by **September 11, 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/EuOIO7r5i-5NuPF-HbUCPU5BI9XOHMBmNp7dTowzd0s16w?e=xAt2Ch](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EuOIO7r5i-5NuPF-HbUCPU5BI9XOHMBmNp7dTowzd0s16w?e=xAt2Ch)

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

Amy Otto-Buchanan  
 Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
 861-7872

## Amy Otto-Buchanan

---

**From:** Jude Bilafer  
**Sent:** Tuesday, August 18, 2020 5:17 PM  
**To:** Amy Otto-Buchanan; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; timhaldistrict1@gmail.com; brian.young@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; jmcnuttt@palmerak.org; Jill Irsik; Eric Phillips; Cindy Corey; Terry Dolan; Jim Jenson; Jamie Taylor; Charlyn Spannagel; Planning; Joseph Metzger; Fred Wagner; Permit Center; Alex Strawn; Theresa Taranto; Andy Dean; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres'; row@enstarnaturalgas.com; 'OSP Design Group'  
**Cc:** Kim Sollien  
**Subject:** RE: RFC Wasilla Crk Est #2 20-116

The Capital Projects Department does not support any direct access for any lots to either E Jensen Rd or N Showers St. All access must be to the unnamed internal road/cul-de-sac.

Jude

Jude Bilafer  
 Director, Capital Projects  
 Matanuska-Susitna Borough  
 350 E Dahlia Ave  
 Palmer, Alaska  
 Office: (907) 861-7701  
 Cell: (907) 982-6590  
[Jude.bilafer@matsugov.us](mailto:Jude.bilafer@matsugov.us)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, August 12, 2020 10:01 AM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaldistrict1@gmail.com; brian.young@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; jmcnuttt@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>  
**Subject:** RFC Wasilla Crk Est #2 20-116

**Amy Otto-Buchanan**

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Tuesday, August 18, 2020 1:33 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Wasilla Crk Est #2 20-116  
**Attachments:** 20200818\_133928.pdf

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

Hello,

MEA comments to include easements as shown on the attach plat.

Thank you.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, August 12, 2020 10:01 AM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; brian.young@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; jmcnuttt@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA\_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>  
**Subject:** RFC Wasilla Crk Est #2 20-116

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

The following link contains a Request for Comments for Wasilla Creek Estates #2, Case #2020-116. Comments are due by **September 11, 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/EuOIO7r5i-5NuPF-HbUCPUsbI9XOHMBmNp7dTowzd0s16w?e=xAt2Ch](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EuOIO7r5i-5NuPF-HbUCPUsbI9XOHMBmNp7dTowzd0s16w?e=xAt2Ch)

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

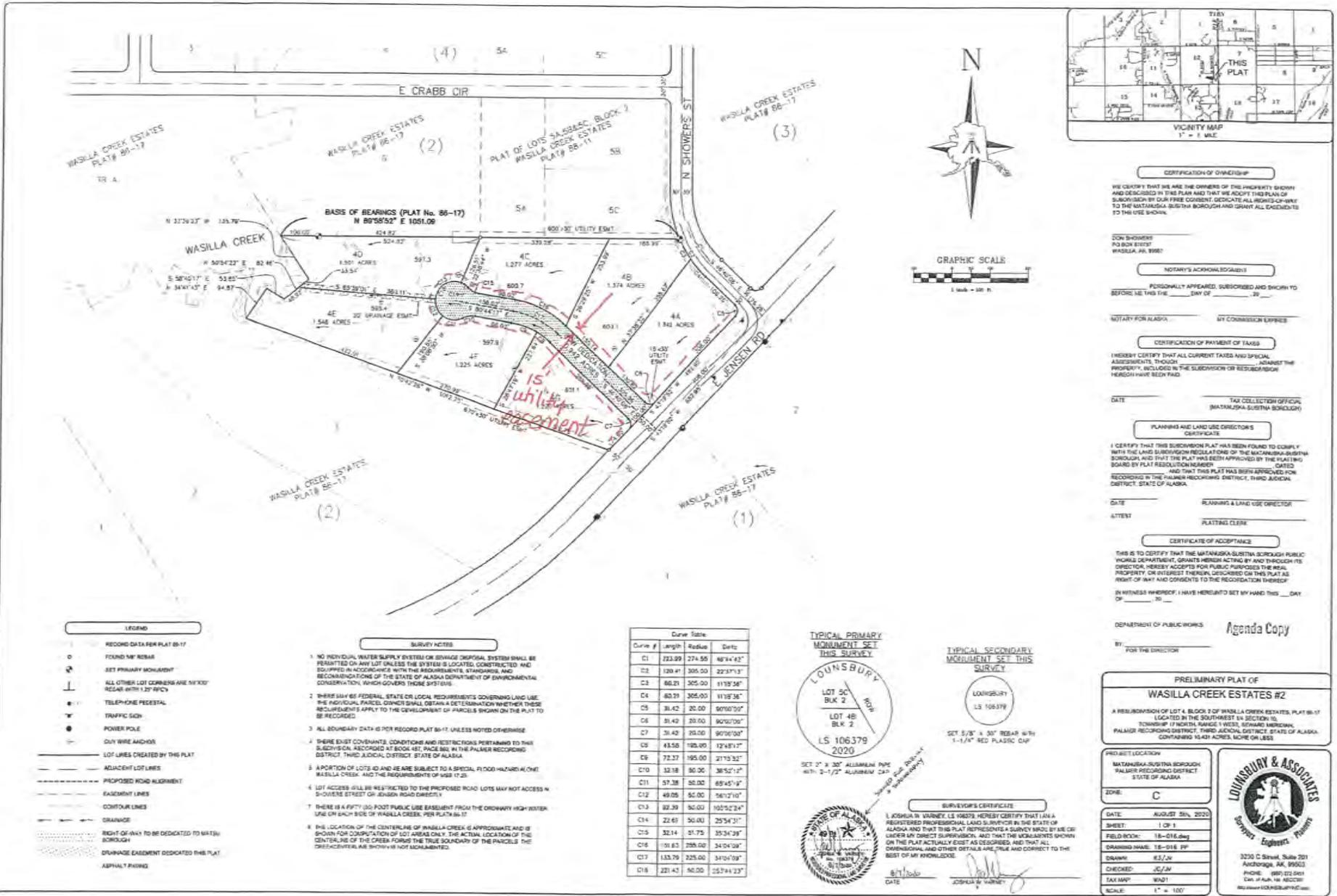
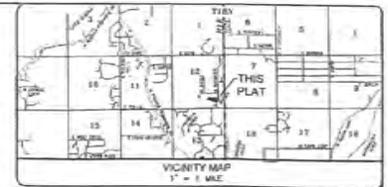


EXHIBIT G-2



**CERTIFICATION OF OWNERSHIP**

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ACCEPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEEDICATE ALL RIGHTS OF WENT TO THE MATANASKA SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SON SHOWERS  
NO BOX ERECT  
WASILLA, AK, 99502

**NOTARY'S ACKNOWLEDGMENT**

PERSONALLY APPEARED, SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY FOR ALASKA: \_\_\_\_\_ BY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATION OF PAYMENT OF TAXES**

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

DATE: \_\_\_\_\_ TAX COLLECTION OFFICIAL (MATANASKA SUSTINA BOROUGH)

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANASKA SUSTINA BOROUGH AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING BOARD BY PLAT RESOLUTION NUMBER: \_\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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

**CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY THAT THE MATANASKA SUSTINA BOROUGH PUBLIC WORKS DEPARTMENT, GRANTS HEREIN ACTING BY AND THROUGH ITS DIRECTOR, HEREBY ACCEPTS FOR PUBLIC PURPOSES THE REAL PROPERTY OR INTEREST THEREIN, DESCRIBED ON THIS PLAT AS RIGHT-OF-WAY AND CONSENTS TO THE RECORDED THEREOF.

IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DEPARTMENT OF PUBLIC WORKS  
BY: \_\_\_\_\_ FOR THE DIRECTOR

Agenda Copy

**PRELIMINARY PLAT OF WASILLA CREEK ESTATES #2**

A RESUBDIVISION OF LOT 4, BLOCK 2 OF WASILLA CREEK ESTATES, PLAT 86-17, LOCATED IN THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, CONTAINING 15.421 ACRES, MORE OR LESS.

**PROJECT LOCATION**  
MATANASKA SUSTINA BOROUGH  
PALMER RECORDING DISTRICT  
STATE OF ALASKA

**ZONE:** C

**DATE:** AUGUST 26th, 2020  
**SHEET:** 1 OF 1  
**FIELD BOOK:** 18-016.dwg  
**DRAWING NUMBER:** 18-016.dwg  
**DRAWN:** E.J./JW  
**CHECKED:** J.C./JW  
**TAX MAP:** W021  
**SCALE:** 1" = 100'

**LOUNSBURY & ASSOCIATES**  
Surveyors & Engineers

3230 C Street, Suite 201  
Anchorage, AK, 99503  
PHONE: 907-572-5011  
DATE OF PLAN: 8/17/2020  
REVISION: 10/1/2020

**Amy Otto-Buchanan**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, August 19, 2020 7:43 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Wasilla Crk Est #2 20-116

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

Hello,

MTA has reviewed the plat for Wasilla Creek Estates. MTA has no comments.

Thank you for the opportunity to comment.

**Holly Sparrow, Right of Way Agent**

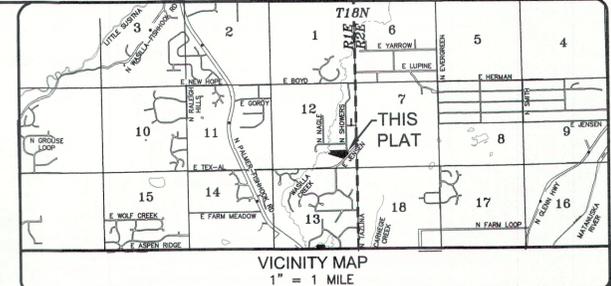
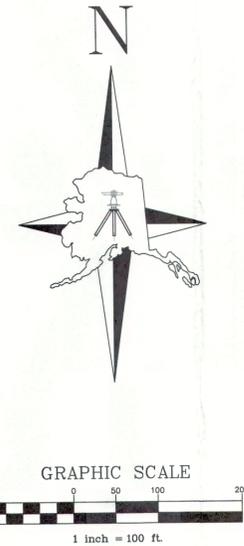
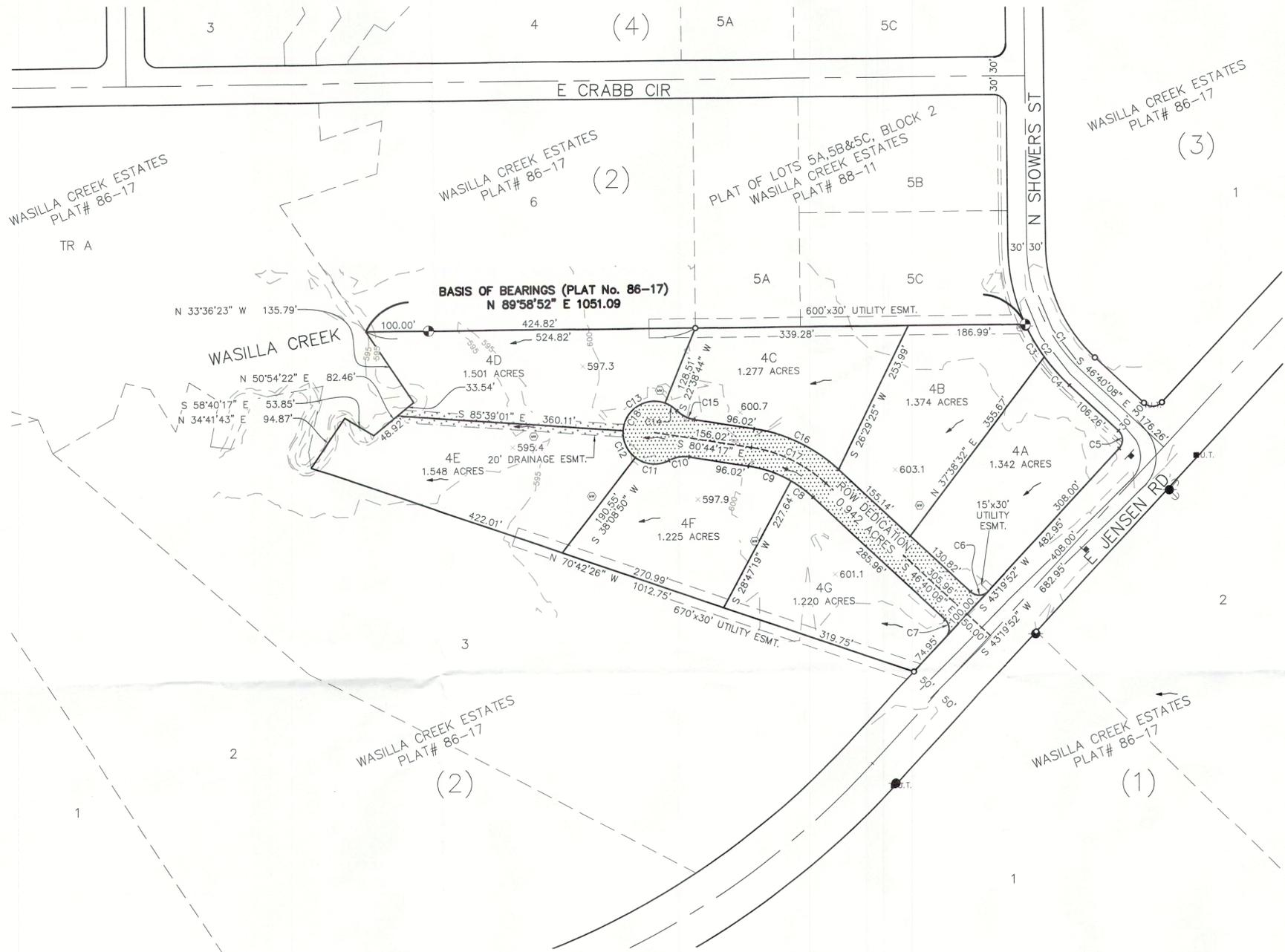
MTA | 1740 S. Chugach Street | Palmer, Alaska 99645  
office: 907-761-2599 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, August 12, 2020 10:01 AM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; brian.young@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; jmcnuutt@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; 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 Wasilla Crk Est #2 20-116

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



CERTIFICATION OF OWNERSHIP

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DON SHOWERS  
PO BOX 870757  
WASILLA, AK, 99687

NOTARY'S ACKNOWLEDGMENT

PERSONALLY APPEARED, SUBSCRIBED AND SWORN TO BEFORE ME THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_.

NOTARY FOR ALASKA \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFICATION OF PAYMENT OF TAXES

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

DATE \_\_\_\_\_ TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH)

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING BOARD BY PLAT RESOLUTION NUMBER \_\_\_\_\_ DATED \_\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR

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

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE MATANUSKA-SUSITNA BOROUGH PUBLIC WORKS DEPARTMENT, GRANTS HEREIN ACTING BY AND THROUGH ITS DIRECTOR, HEREBY ACCEPTS FOR PUBLIC PURPOSES THE REAL PROPERTY, OR INTEREST THEREIN, DESCRIBED ON THIS PLAT AS RIGHT-OF-WAY AND CONSENTS TO THE RECORDATION THEREOF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

DEPARTMENT OF PUBLIC WORKS

BY: \_\_\_\_\_ FOR THE DIRECTOR

**PRELIMINARY PLAT OF**  
**WASILLA CREEK ESTATES #2**  
A RESUBDIVISION OF LOT 4, BLOCK 2 OF WASILLA CREEK ESTATES, PLAT 86-17 LOCATED IN THE SOUTHWEST 1/4 SECTION 10, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 10.431 ACRES, MORE OR LESS

PROJECT LOCATION:  
MATANUSKA-SUSITNA BOROUGH  
PALMER RECORDING DISTRICT  
STATE OF ALASKA  
ZONE: **C**

DATE: AUGUST 5th, 2020  
SHEET: 1 OF 1  
FIELD BOOK: 18-016.dwg  
DRAWING NAME: 18-016 PP  
DRAWN: K3/JV  
CHECKED: JG/JV  
TAX MAP: WA01  
SCALE: 1" = 100'

**LOUNSBURY & ASSOCIATES**  
Surveyors - Engineers - Planners  
3230 C Street, Suite 201  
Anchorage, AK, 99503  
PHONE: (907) 272-5451  
Cert. of Auth. No. AEC391  
http://www.LOUNSBURYINC.com

LEGEND

- S 0°21'35" W 319.98' RECORD DATA PER PLAT 86-17
- FOUND 5/8" REBAR
- SET PRIMARY MONUMENT
- └ ALL OTHER LOT CORNERS ARE 5/8"x30" REBAR WITH 1.25" RPC'S
- U.T. TELEPHONE PEDESTAL
- ▣ TRAFFIC SIGN
- POWER POLE
- ⊙ GUY WIRE ANCHOR
- LOT LINES CREATED BY THIS PLAT
- ADJACENT LOT LINES
- - - PROPOSED ROAD ALIGNMENT
- - - EASEMENT LINES
- - - CONTOUR LINES
- DRAINAGE
- ⋯ RIGHT-OF-WAY TO BE DEDICATED TO MATSU BOROUGH
- ⋯ DRAINAGE EASEMENT DEDICATED THIS PLAT
- ▨ ASPHALT PAVING

SURVEY NOTES

1. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
2. THERE MAY BE FEDERAL, STATE OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
3. ALL BOUNDARY DATA IS PER RECORD PLAT 86-17, UNLESS NOTED OTHERWISE.
4. THERE EXIST COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, RECORDED AT BOOK 457, PAGE 860, IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
5. A PORTION OF LOTS 4D AND 4E ARE SUBJECT TO A SPECIAL FLOOD HAZARD ALONG WASILLA CREEK AND THE REQUIREMENTS OF MSB 17.29.
6. LOT ACCESS WILL BE RESTRICTED TO THE PROPOSED ROAD. LOTS MAY NOT ACCESS N SHOWERS STREET OR JENSEN ROAD DIRECTLY.
7. THERE IS A FIFTY (50) FOOT PUBLIC USE EASEMENT FROM THE ORDINARY HIGH WATER LINE ON EACH SIDE OF WASILLA CREEK, PER PLAT# 86-17.
8. THE LOCATION OF THE CENTERLINE OF WASILLA CREEK IS APPROXIMATE AND IS SHOWN FOR COMPUTATION OF LOT AREAS ONLY. THE ACTUAL LOCATION OF THE CENTERLINE OF THE CREEK FORMS THE TRUE BOUNDARY OF THE PARCELS. THE CREEK CENTERLINE SHOWN IS NOT MONUMENTED.

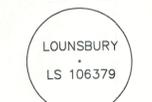
| Curve Table |        |        |            |
|-------------|--------|--------|------------|
| Curve #     | Length | Radius | Delta      |
| C1          | 223.99 | 274.55 | 46°44'42"  |
| C2          | 120.41 | 305.00 | 22°37'13"  |
| C3          | 60.21  | 305.00 | 11°18'36"  |
| C4          | 60.21  | 305.00 | 11°18'36"  |
| C5          | 31.42  | 20.00  | 90°00'00"  |
| C6          | 31.42  | 20.00  | 90°00'00"  |
| C7          | 31.42  | 20.00  | 90°00'00"  |
| C8          | 43.58  | 195.00 | 12°48'17"  |
| C9          | 72.37  | 195.00 | 21°15'52"  |
| C10         | 32.18  | 50.00  | 36°52'12"  |
| C11         | 57.38  | 50.00  | 65°45'19"  |
| C12         | 49.05  | 50.00  | 56°12'10"  |
| C13         | 92.39  | 50.00  | 105°52'24" |
| C14         | 22.61  | 50.00  | 25°54'31"  |
| C15         | 32.14  | 51.75  | 35°34'39"  |
| C16         | 151.63 | 255.00 | 34°04'09"  |
| C17         | 133.79 | 225.00 | 34°04'09"  |
| C18         | 221.43 | 50.00  | 253°44'23" |

TYPICAL PRIMARY MONUMENT SET THIS SURVEY



SET 2" X 30" ALUMINUM PIPE WITH 1/2" ALUMINUM CAP

TYPICAL SECONDARY MONUMENT SET THIS SURVEY



SET 5/8" X 30" REBAR WITH 1-1/4" RED PLASTIC CAP



**SURVEYOR'S CERTIFICATE**  
I, JOSHUA W. VARNEY, LS 106379, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
DATE: 8/1/2020  
JOSHUA W. VARNEY

6D

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 1, 2020**

PRELIMINARY PLAT: HIDDEN LAKE ESTATES

LEGAL DESCRIPTION: SEC 29, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: RODNEY & MARGARET HANSON

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING/HOLLER ENGINEERING

ACRES: 14.2+ PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-123

**REQUEST:** The request is to create two lots from Lot 2, MSB Waiver 98-11-PWm, recorded Book/Page 949/313 (Tax Parcel B15), to be known as **HIDDEN LAKE ESTATES**, containing 14.2 acres +/- . The property is located north and east of N. Charley Drive at the eastern terminus of E. Charwood Lane; within the NW ¼ Section 29, Township 18 North, Range 01 East, Seward Meridian, Alaska. Petitioner will be constructing a cul-de-sac for access.

**EXHIBITS**

|   |                          |
|---|--------------------------|
| Vicinity Map and Aerial Photos                      | <b>EXHIBIT A</b> – 4 pgs |
| Geotechnical Engineering Report                     | <b>EXHIBIT B</b> – 4 pgs |
| <b><u>AGENCY COMMENTS</u></b>                       |                          |
| Department of Public Works Operations & Maintenance | <b>EXHIBIT C</b> – 1 pg  |
| Planning  | <b>EXHIBIT D</b> – 1 pg  |
| Utilities   | <b>EXHIBIT E</b> – 2 pgs |

**DISCUSSION:** The proposed subdivision is north and east of N. Charley Drive at the eastern terminus of E. Charwood Lane. Petitioner will be dedicating additional right-of-way for a 60’ radius cul-de-sac, and the cul-de-sac will be constructed to Borough residential street standards (see **Recommendation #4**). Proposed Lot 2A is a flag lot, with a 60’ wide flag pole, pursuant to MSB 43.20.300(E). Proposed Lot 2B will have 45’ of frontage onto the cul-de-sac. Both lots will have the required frontage onto a Borough standard street, pursuant to MSB 43.20.320 Frontage. The split rail fence will need to be removed from the right-of-way (see **Recommendation #5**).

**Soils Report:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging one new testhole, review of provided topography information, review of aerial imagery and other observations on site. Testhole log and testhole location map are attached. Parent parcel slopes towards the south to the lake; total elevation differential is approximately 53’. A few minor steep areas with slopes exceeding 25% do exist. Lot 2A contains cleared areas relating to existing residential structures and Lot 2B is undergoing clearing for a home site. Native vegetation is mainly mature birch and spruce, with willows and lesser brush and grasses scattered throughout. One new testhole was dug close to the new proposed shared lot line. Near surface soils

included a thin organic mat and silty topsoils, over sand and gravels extending to 13.5'. No groundwater was encountered. Based on available soils and water table information, topography, code definitions and observations on site, the new lots will each contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area.

**Road Construction & Drainage Plan:** The new lots will have access to a new cul-de-sac which lies to the east of the intersection of E. Charwood Lane and N. Cedarwood Drive. With the cul-de-sac bulb, around 150' of road is proposed. The new cul-de-sac will be an upgrade of an existing temporary cul-de-sac and will not significantly change drainage patterns. Culverts will be required for any constructed driveways and general existing drainage patterns are shown on the map.

**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. Access requirements will be met. Pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots, each lot will have the required frontage. Pursuant to MSB 43.20.340 Lot Dimensions, each lot has the required 125' waterbody frontage.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit C**) notes the fence will need to be removed from the right-of-way (see **Recommendation #5**). Construct road extension and cul-de-sac to a minimum of residential standards (see **Recommendation #4**). Planning Division (**Exhibit D**) notes wetlands are identified on the wetlands inventory. Please contact US Army Corps of Engineers to determine permit requirements for development, if any.

**Utilities:** (**Exhibit E**) MTA has no comments. Enstar has no comments, recommendations or objections. MEA and GCI did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Community Council North Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Development Services; GCI or MEA.

**CONCLUSION:** The preliminary plat of Hidden Lake Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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 will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A). Waterbody frontage is greater than 125', pursuant MSB 43.20.340 Lot Dimensions.

### **FINDINGS OF FACT**

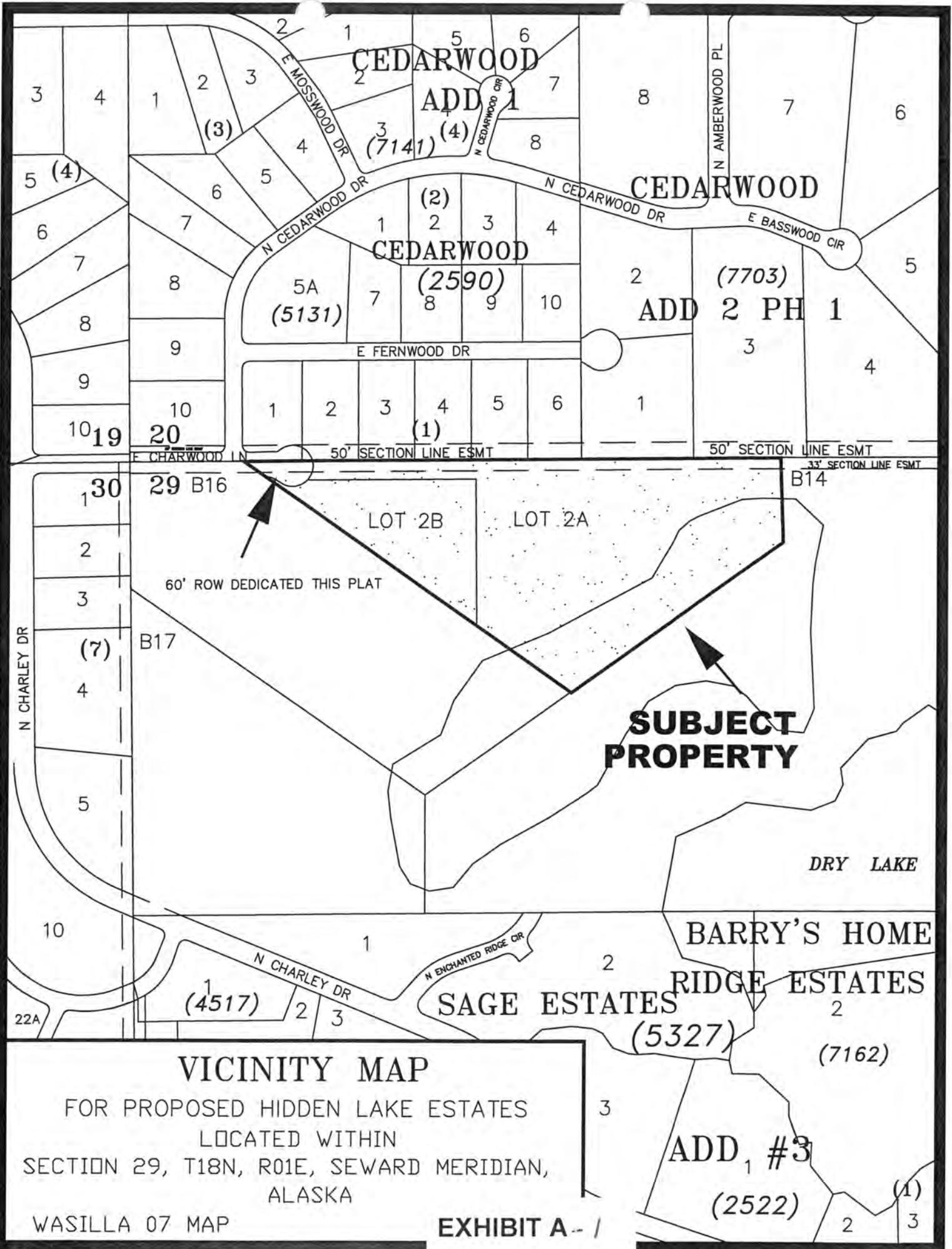
1. The plat of Hidden Lake Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A). Each lot has the required contiguous useable septic area and useable building area.

3. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
4. Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
5. Pursuant to MSB 43.20.340 Lot Dimensions, waterbody frontage is greater than 125'.
6. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Community Council North Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Development Services; GCI or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Hidden Lake Estates, Section 29, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:**

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. Construct interior street and cul-de-sac to residential street standards;
  - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the No Engineer Left Behind for final road inspection.
  - b. Provide DPW acceptance of the roads to Platting staff.
5. Remove the split rail fence from the new right-of-way and provide documentation to Platting staff.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



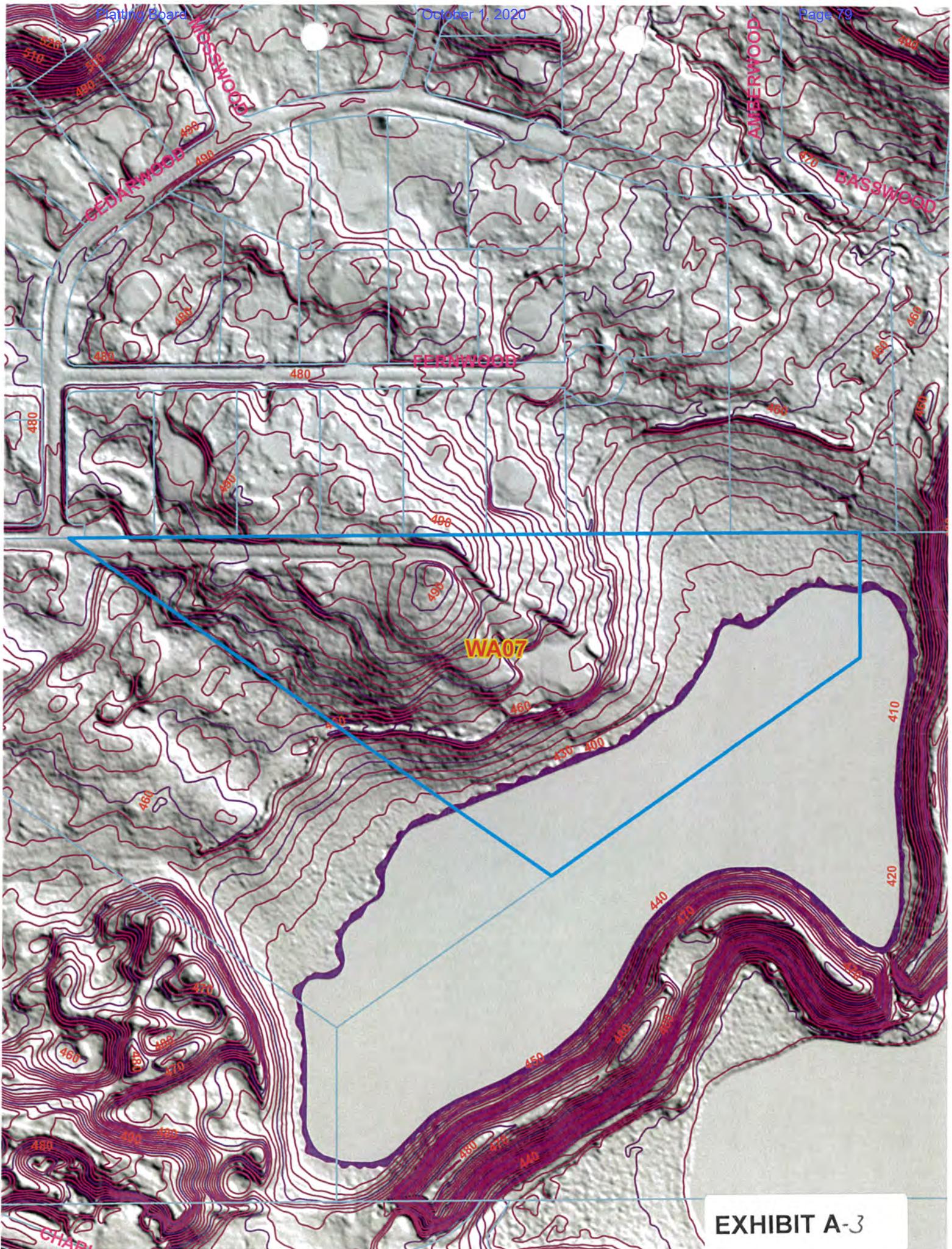
### VICINITY MAP

FOR PROPOSED HIDDEN LAKE ESTATES  
 LOCATED WITHIN  
 SECTION 29, T18N, R01E, SEWARD MERIDIAN,  
 ALASKA

WASILLA 07 MAP

EXHIBIT A - 1





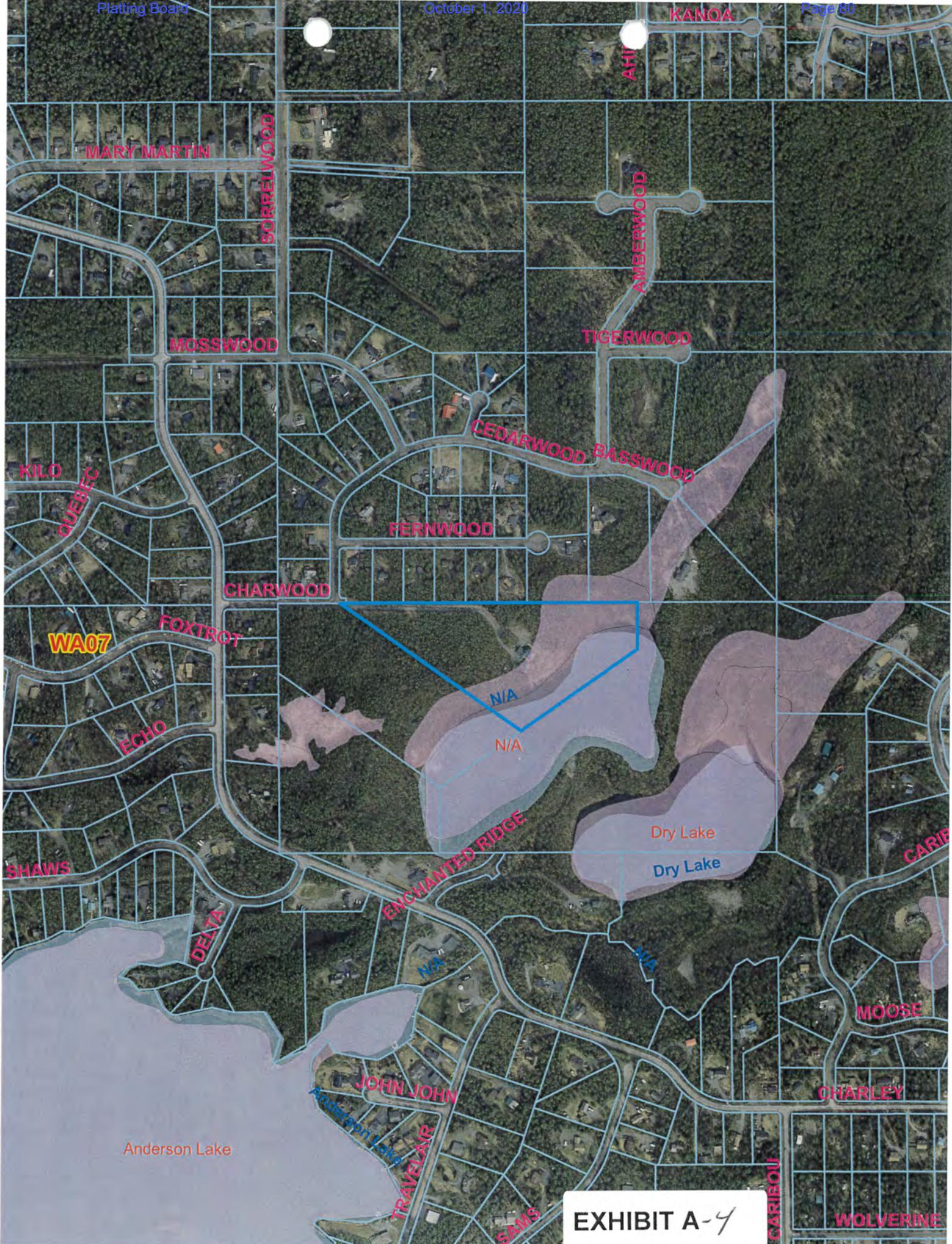


EXHIBIT A-4



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED

AUG 20 2020

PLATTING

August 18, 2020

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

Re: *Hidden Lakes Estates Subdivision; Useable Areas, Drainage & Road Access*  
HE #20086

Dear Mr. Wagner:

At the request of project owner Rod Hanson, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing lot with a total area of approximately 14 acres. Our soils evaluation included logging a 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 rough triangle southeast of the intersection of E. Charwood Lake and N. Cedarwood Drive, with its southeast border provided by an unnamed lake, the westernmost of the "Dry Lakes". There is a consistent modest slope towards the south, or towards the lake, throughout the majority of the project. The total elevation differential indicated from the provided topographical map is approximately 53'. A few minor steep areas with slopes just exceeding 25% exist within the project and have been delineated on the attached map.

Soils & Vegetation. The proposed lots will both have driveway access from a new proposed cul-de-sac just east of the aforementioned road intersection. Lot 2A contains cleared areas related to the existing residential structures, and proposed lot 2B is presently undergoing clearing for a home site. The native vegetation remaining on the parent parcel consists primarily of mature birch and spruce, with willows and lesser brush and grasses scattered throughout. As shown on the attached drawing one new testhole was dug near the center of the parcel, close to the new proposed shared lot line, to evaluate soil conditions. 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 13.5', which is typical for the area. Copies of the relevant testhole log and the location/topography map are attached.

Groundwater. Groundwater was not encountered in the testhole which was dug to a depth of 13.5'. An unnamed pond exists along the south eastern border of lot 2A, with that shoreline being the lowest area on the project. Separation to groundwater is not expected to be a significant limiting factor for the proposed lots.

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, steep areas, setbacks to an existing water well, and setbacks to existing structures. For useable building area, lotlines, utility easements, and ROW/PUE/water body 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 2A and 2B 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. The proposed lots will have access a proposed new cul-de-sac which lies to the east of the intersection of E. Charwood Lane and N. Cedarwood Drive. With the cul-de-sac bulb, around 150' of road is proposed. This new cul-de-sac will be mostly an upgrade of an existing temporary cul-de-sac and will not significantly change drainage patterns. Culverts will be required for any constructed driveways, and we have indicated general existing drainage patterns on the attached map.

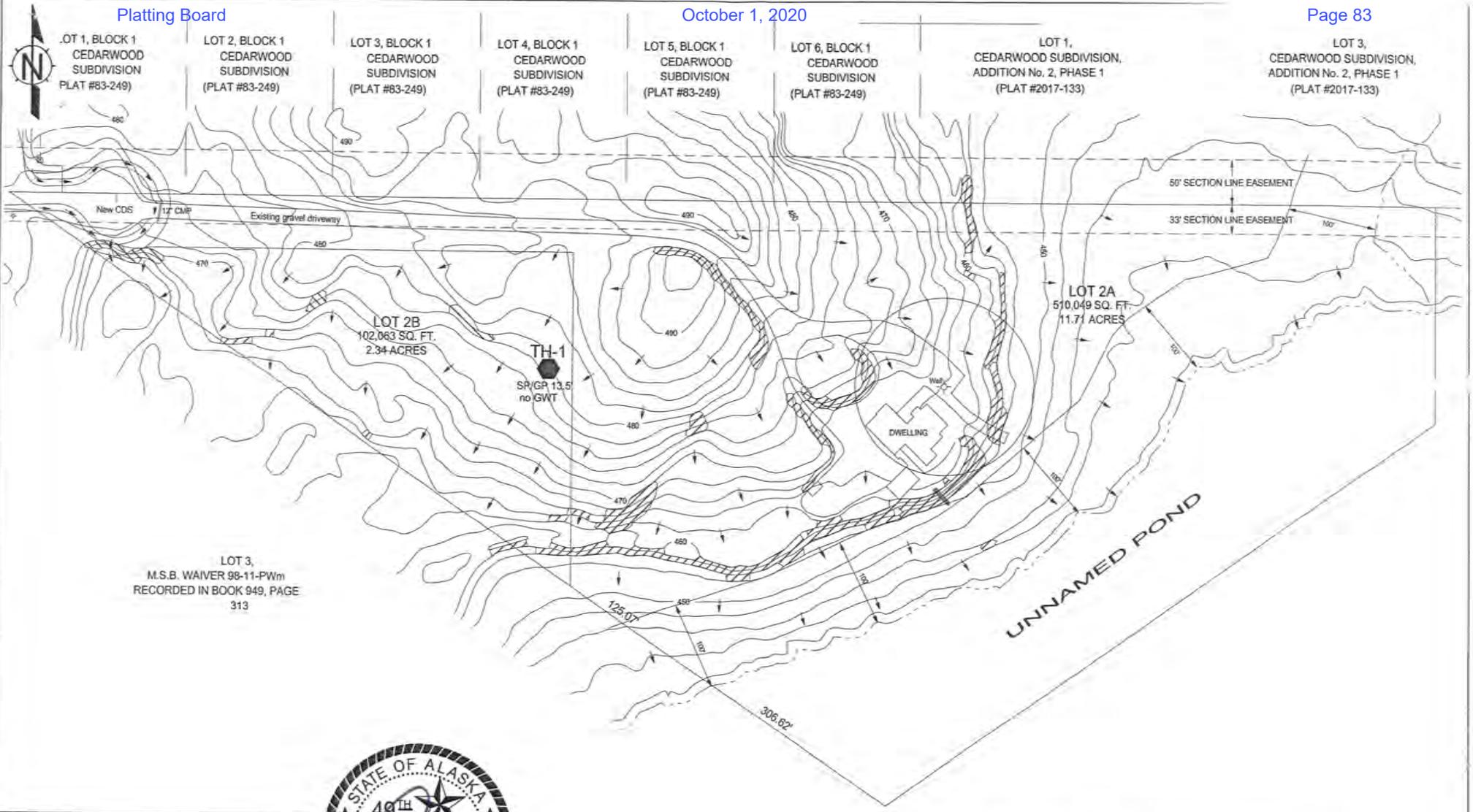
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: R. Hanson, LLC w/attachments





LOT 3,  
M.S.B. WAIVER 98-11-PWm  
RECORDED IN BOOK 949, PAGE  
313

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

Hidden Lake Estates  
Useable Area, Drainage and Topography Map

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

0086    Scale: 1" = 100'    8/17/20

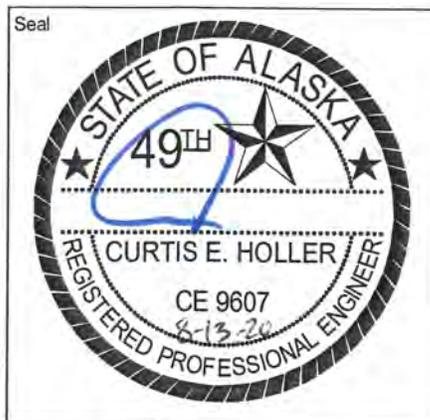


EXHIBIT B-3



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 1  
 Performed For: Rod Hanson  
 Legal Description: Lot 1 Hidden Lake

| Depth, feet | Soil Type                          |
|-------------|------------------------------------|
| 0 - 1       | OL                                 |
| 1 - 2       | ML, soft brown loess silt w/ roots |
| 2 - 3       |                                    |
| 3 - 4       | SP GP + SP w/ GP                   |
| 4 - 5       | IN BANDS                           |
| 5 - 6       | REL. CLEAN, MEDIUM SANDS           |
| 6 - 7       | olive, most rock to 6"             |
| 7 - 8       | w/ few to 10"                      |
| 8 - 9       |                                    |
| 9 - 10      |                                    |
| 10 - 11     |                                    |
| 11 - 12     |                                    |
| 12 - 13     | No GW                              |
| 13 - 14     |                                    |
| 14 - 15     |                                    |
| 15 - 16     |                                    |
| 16 - 17     |                                    |
| 17 - 18     |                                    |
| 18 - 19     |                                    |
| 19 - 20     |                                    |
| 20 - 21     |                                    |
| 21 - 22     |                                    |

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 1 FT AND \_\_\_\_\_ FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 - \_\_\_\_\_  
 - PERFORMED BY: C. Holler

DATE: 8-13-2020

### EXHIBIT B-4

**Amy Otto-Buchanan**

---

**From:** Jamie Taylor  
**Sent:** Thursday, September 3, 2020 6:58 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Hidden Lk Est #20-123

Remove fence from ROW. Construct road extension and cul-de-sac to minimum residential standards.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, August 27, 2020 12:13 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; North Lakes Community Council <northlakescommunitycouncil@gmail.com>; davemtp@mtaonline.net; hessmer@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>; MSB Farmers <MSB.Farmers@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 Hidden Lk Est #20-123

The following link contains a Request for Comments for Hidden Lake Estates. Comments are due by **September 11, 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/EtjAsWfXHOJKrHf5ONTNiEwBFTckKYc4uKbNQU5neuJTrg?e=gGz5kM](https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EtjAsWfXHOJKrHf5ONTNiEwBFTckKYc4uKbNQU5neuJTrg?e=gGz5kM)

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

Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
861-7872

**Amy Otto-Buchanan**

---

**From:** Taunnie Boothby  
**Sent:** Thursday, September 10, 2020 8:43 AM  
**To:** Karol Riese; Theodore Eischeid; Amy Otto-Buchanan  
**Subject:** RE: RFC Hidden Lake Est. Case #20-123 create two lots 18N01E29 DUE: September 11, 2020

Wetlands are identified on the wetlands inventory. Please contact the USACE to determine permit requirements for development.

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

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

**From:** Karol Riese <Karol.Riese@matsugov.us>  
**Sent:** Thursday, August 27, 2020 4:48 PM  
**To:** Karol Riese; Theodore Eischeid; Taunnie Boothby  
**Subject:** RFC Hidden Lake Est. Case #20-123 create two lots 18N01E29 DUE: September 11, 2020  
**When:** Wednesday, September 9, 2020 12:00 AM to Thursday, September 10, 2020 12:00 AM (UTC-09:00) Alaska.  
**Where:**

**Amy Otto-Buchanan**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, September 2, 2020 11:06 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Hidden Lk Est #20-123

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

Hello,

MTA has reviewed the plat for Hidden Lake Estates. MTA has no comments.

Thank you for the opportunity to comment.

**Holly Sparrow, Right of Way Agent**

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



Life. Technology. Together.

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, August 27, 2020 12:13 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; North Lakes Community Council <northlakescommunitycouncil@gmail.com>; davemtp@mtaonline.net; hessmer@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>; MSB Farmers <MSB.Farmers@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 Hidden Lk Est #20-123

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



**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 plats and has no comments or recommendations.

- **ASDIP Squared**  
(MSB Case # 2020-122)
- **Seaborne**  
(MSB Case # 2020-124)
- **Hidden Lake Estates**  
(MSB Case # 2020-123)

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

Sincerely,

A handwritten signature in black ink that reads "Andrew Fraiser".

Andrew Fraiser  
Supervisor of ROW and Permitting  
ENSTAR Natural Gas Company

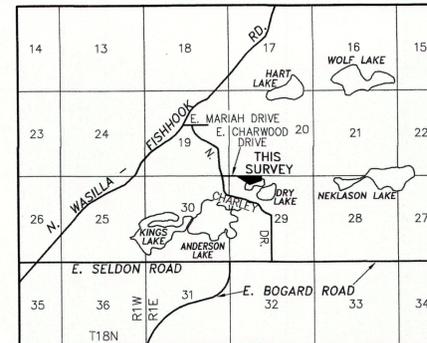
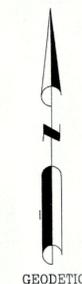
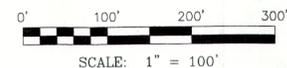
LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER M.S.B. WAIVER RESOLUTION SERIAL No. 98-11-PWm, RECORDED IN BOOK 949, PAGE 313
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- LC LAKE CORNER (SEE NOTE 6)
- ⊗ SET 5/8"x30" REBAR WITH 2 1/2" ALUMINUM CAP AS NOTED
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- ⚡ POWER POLE
- ⚓ GUY ANCHOR
- JUNCTION BOX
- ⊠ POWER METER
- ⊠ PEDESTAL
- ★ TRAFFIC SIGN

CERTIFICATE OF PAYMENT OF TAXES

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

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



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

RODNEY D. HANSON DATE \_\_\_\_\_  
4800 E. CHARWOOD LANE  
WASILLA, AK 99654

MARGARET A. HANSON DATE \_\_\_\_\_  
4800 E. CHARWOOD LANE  
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

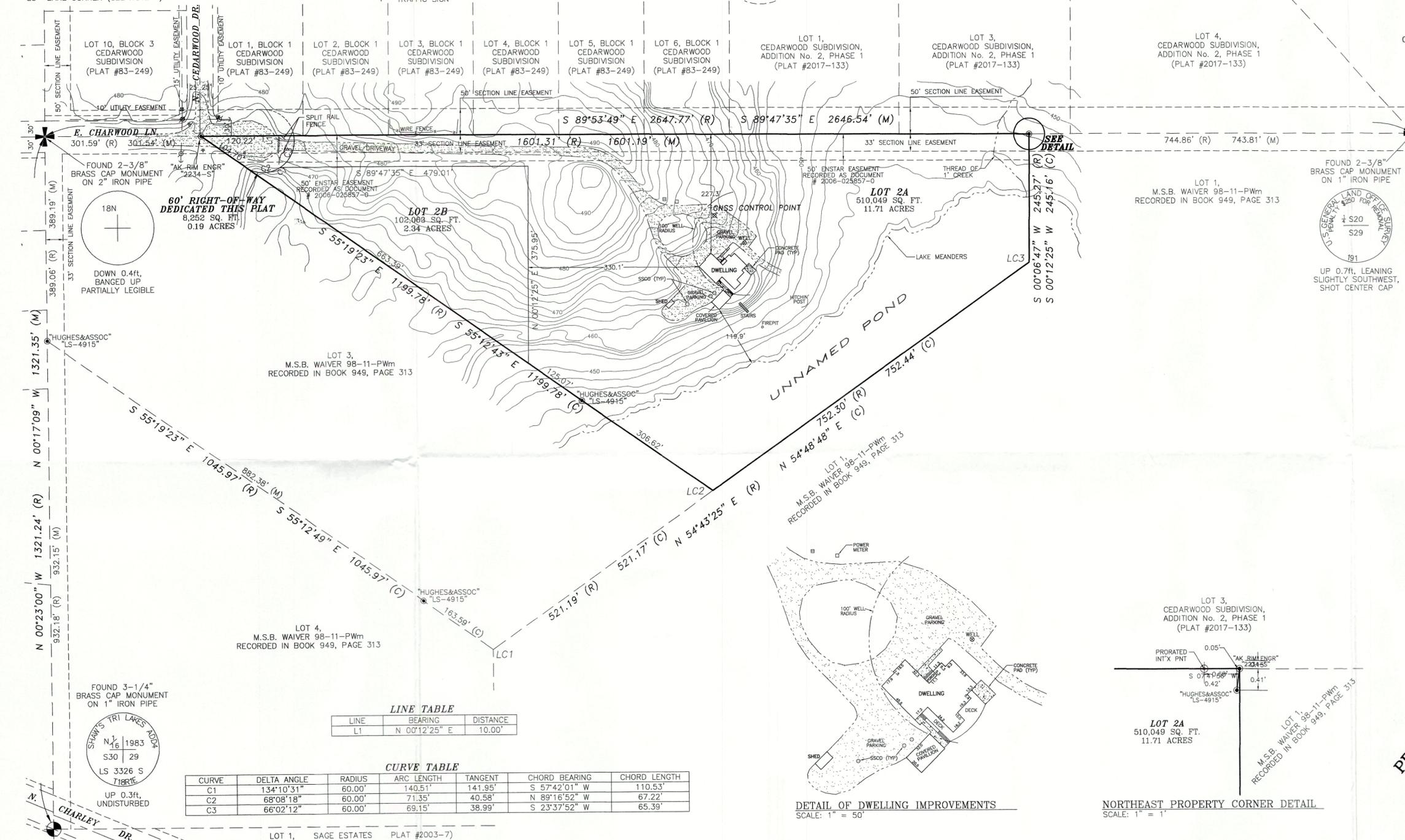
SUBSCRIBED AND SWORN BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

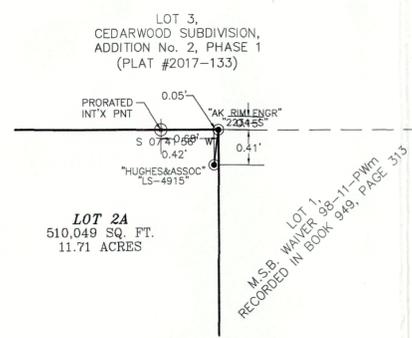
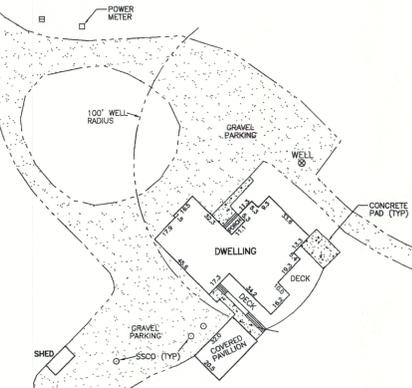


LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 00°12'25" E | 10.00'   |

CURVE TABLE

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | TANGENT | CHORD BEARING | CHORD LENGTH |
|-------|-------------|--------|------------|---------|---------------|--------------|
| C1    | 134°10'31"  | 60.00' | 140.51'    | 141.95' | S 57°42'01" W | 110.53'      |
| C2    | 68°08'18"   | 60.00' | 71.35'     | 40.58'  | N 89°16'52" W | 67.22'       |
| C3    | 66°02'12"   | 60.00' | 69.15'     | 38.99'  | S 23°37'52" W | 65.39'       |



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION NO. \_\_\_\_\_

DATED \_\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE \_\_\_\_\_

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

SURVEYOR'S CERTIFICATE

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

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



8/18/2020 DATE

PRELIMINARY

A PLAT OF

**HIDDEN LAKE ESTATES**

A REPLAT OF:  
LOT 2, WAIVER RESOLUTION SERIAL No. 98-11-PWm  
MATANUSKA-SUSITNA BOROUGH

LOCATED WITHIN:  
SECTION 29, T18N R1E  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 14.2 ACRES MORE OR LESS

**BULL MOOSE SURVEYING**  
ROBERT S. HOFFMAN P.L.S.  
200 HYGRADE LANE  
WASILLA, ALASKA 99654  
OFFICE: (907) 357-6957  
bob@bulmoosesurveying.com

DRAWN BY: EEG DRAWING SCALE: 1"=100'  
DATE: 8/18/2020 SHEET 1 OF 1  
CHECKED BY: RSH

NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON AUGUST 8, 2020 AT CONTROL POINT SHOWN (SET 6" SPIKE). CONTROL POINT HAS A LATITUDE OF 61°37'40.62271"N, A LONGITUDE OF 149°19'22.02736"W AND A SURVEY TIE OF N 75°56'11" E 628.50' TO THE NORTHEASTERN CORNER OF LOT 2A. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED APRIL 28, 1958 IN BOOK 25, PAGE 284 RECORDED NOVEMBER 8, 2005 AS SERIAL No. 2005-031993-0
- COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED: MAY 14, 1998 IN BOOK 949, PAGE 317
- DESCRIPTION OF SURVEY METHODOLOGY TO RE-ESTABLISH PROPERTY LINES: BULL MOOSE SURVEYING SURVEYED FOUND WITNESS CORNERS FOR LOTS 2-3 AND 3-4, HELD SURVEYED BEARINGS AND RECORD DISTANCES TO DETERMINE PROPERTY CORNERS THAT FALL IN THE UNNAMED POND (LAKE CORNERS 1-3; LC1-3) IN ORDER TO RE-ESTABLISH PROPERTY LINE IN UNNAMED POND. RECORD BEARING FOR EAST PROPERTY LINE OF LOT 2 WAS ROTATED TO BASIS OF BEARING AND INTERSECTION COMPUTED FOR LC3 BY BEARING-BEARING INTERSECTION.

6E

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 1, 2020

PRELIMINARY PLAT: SEABORNE

LEGAL DESCRIPTION: SEC 14, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: KURT MACKENZIE & IAN MACKENZIE

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 7.5+ PARCELS: 5

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-124

**REQUEST:** The request is to create three lots from Parcel #1, MSB Waiver 83-99-PWm, recorded as 83-216w, (Tax Parcel B11), to be known as **SEABORNE**, containing 7.5 acres +/- . The property is located east of S. Vine Road and south of W. Calico Drive; within the NW ¼ NE ¼ Section 14, Township 17 North, Range 02 West, Seward Meridian, Alaska. Petitioner will be creating a 60’ wide right-of-way and constructing to Borough residential street standards.

**EXHIBITS**

|                                 |                          |
|---------------------------------|--------------------------|
| Vicinity Map and Aerial Photos  | <b>EXHIBIT A</b> – 4 pgs |
| Geotechnical Engineering Report | <b>EXHIBIT B</b> – 7 pgs |

**AGENCY COMMENTS**

|  |                          |
|--|--------------------------|
| Department of Public Works Operations & Maintenance Planning | <b>EXHIBIT C</b> – 1 pg  |
| Development Services Permit Center                           | <b>EXHIBIT D</b> – 1 pg  |
| Utilities  | <b>EXHIBIT E</b> – 1 pg  |
|  | <b>EXHIBIT F</b> – 3 pgs |

**DISCUSSION:** The proposed subdivision is east of S. Vine Road and south of W. Calico Drive. Petitioner will be dedicating a 60’ wide right-of-way, ending in a 60’ radius cul-de-sac, with an adjoining 15’ wide utility easement on the east. There is an existing 15’ wide utility easement on the west. Street and cul-de-sac will be constructed to Borough residential street standards (see **Recommendation #4**). Lots range in size from .92 acres to 2.58 acres. All lots will have the required frontage onto a Borough standard street, once constructed, pursuant to MSB 43.20.320 Frontage.

**Soils Report:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging four new testholes, review of provided topography information, review of aerial imagery and other observations on site. Testhole log, with percolation test results, and testhole location map are attached. Parent parcel consists of slightly elevated plateau area at the north end with the remainder having a gentle slope towards the center of the parcel or to the west. Total elevation differential indicated is approximately 16’. A few minor steep areas with slopes exceeding 25% do exist. Proposed Lot 1 contains a residential building with related substructures and improvements. The other lots are relatively undeveloped and remain in a nearly native state. Native vegetation is mainly mature

birch and spruce, and lesser brush. Soils were consistently found to be silty sands and gravels with some minor reduction in silt content in the southernmost testholes. Four new testholes were dug to the depths of 16', with three encountering groundwater. Groundwater was encountered in Testholes 1, 4 and 2 at depths of 6', 9' and 13' respectively. Levels were monitored on August 5, 2020 and the depths were found to be 6.5', 8.5' and dry respectively. Based on available soils and water table information, topography, code definitions and observations on site, the new lots will each contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area.

**Road Construction & Drainage Plan:** Approximately 625' of new residential road including a permanent cul-de-sac will provided access to the proposed lots. Drainage for the roads and general existing drainage patterns are shown on the attached map. Drainage will generally run towards existing low areas or areas with natural storage.

**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. Access requirements will be met. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit C**) notes the cu-de-sac right-of-way needs a 60' radius. *Staff notes the cul-de-sac is a 60' radius; it was mislabeled on preliminary plat and will be corrected on final plat.* Driveway for Lot 1 will need to be relocated from W. Calico Drive to S. Seaborne Circle. Planning Division (**Exhibit D**) has no comments. Development Services (**Exhibit E**) notes this parcel has three driveways without permits onto W. Calico Drive. These driveways were existing prior to 2011. Fee for the application may be waived if received prior to October 7, 2020.

**Utilities:** (**Exhibit F**) MTA requests the 15' wide MEA easement on the north side of Lot 1 be a 15' wide utility easement. Enstar has no comments, recommendations or objections. MEA and GCI did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Community Council Meadow Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Community Development, Capital Projects, Assessments or Pre-Design Division; MEA or GCI.

**CONCLUSION:** The preliminary plat of Seaborne is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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 will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

### **FINDINGS OF FACT**

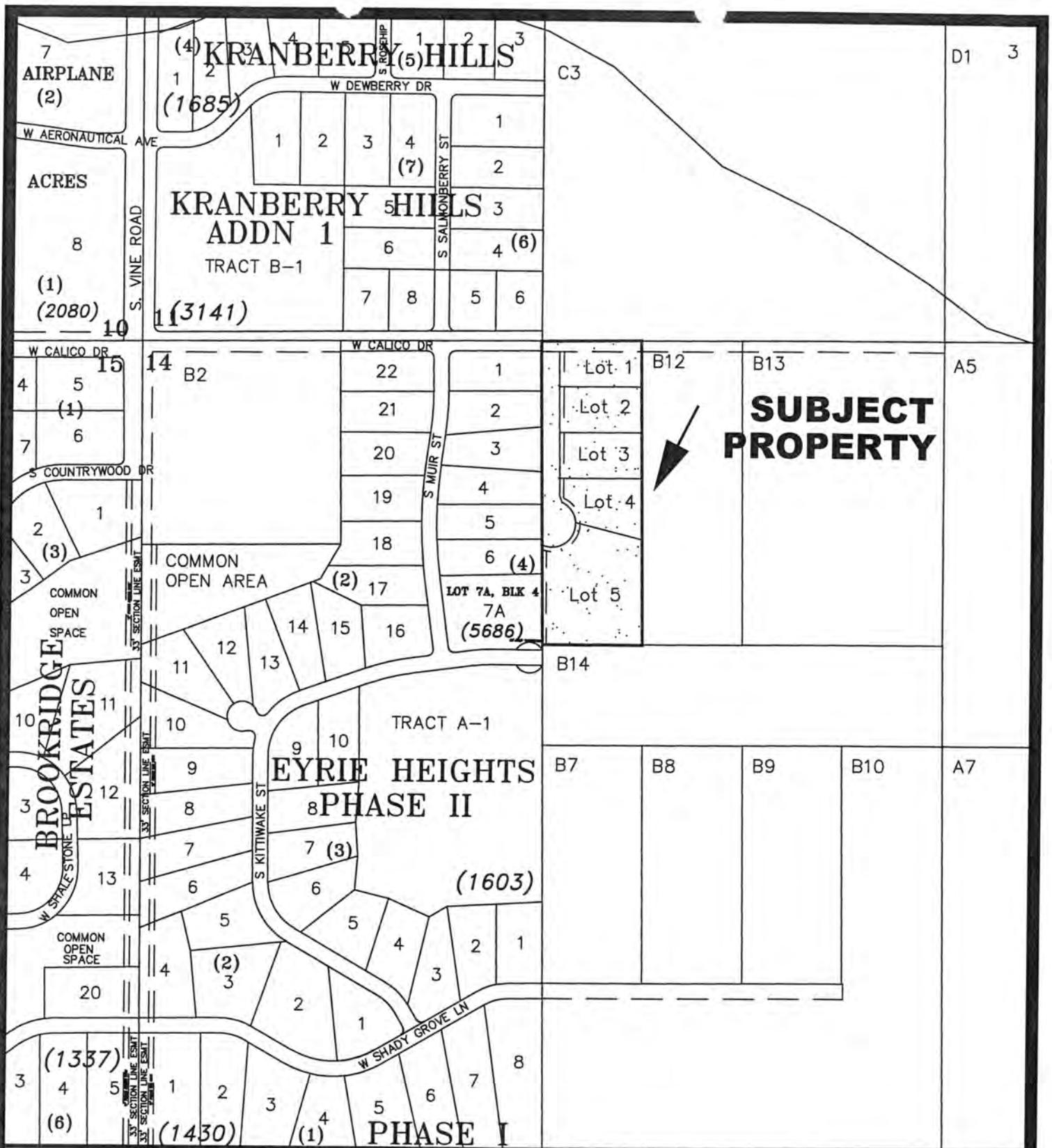
1. The plat of Seaborne is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A). Each lot has the required contiguous useable septic area and useable building area.

3. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
4. Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Community Council Meadow Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Community Development, Capital Projects, Assessments or Pre-Design Division; MEA or GCI.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Seaborne, Section 14, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:**

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. Construct interior street and cul-de-sac to residential street standards;
  - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the *No Engineer Left Behind* for final road inspection.
  - b. Provide DPW acceptance of the roads to Platting staff.
  - c. Road name to be approved by Platting staff.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



**SUBJECT PROPERTY**

C7

D1

**EXHIBIT A - /**

**VICINITY MAP**  
 FOR PROPOSED SEABORNE  
 LOCATED WITHIN  
 SECTION 14, T17N, R02W, SEWARD MERIDIAN,  
 ALASKA  
 HOUSTON 09 MAP

SALMONBERRY

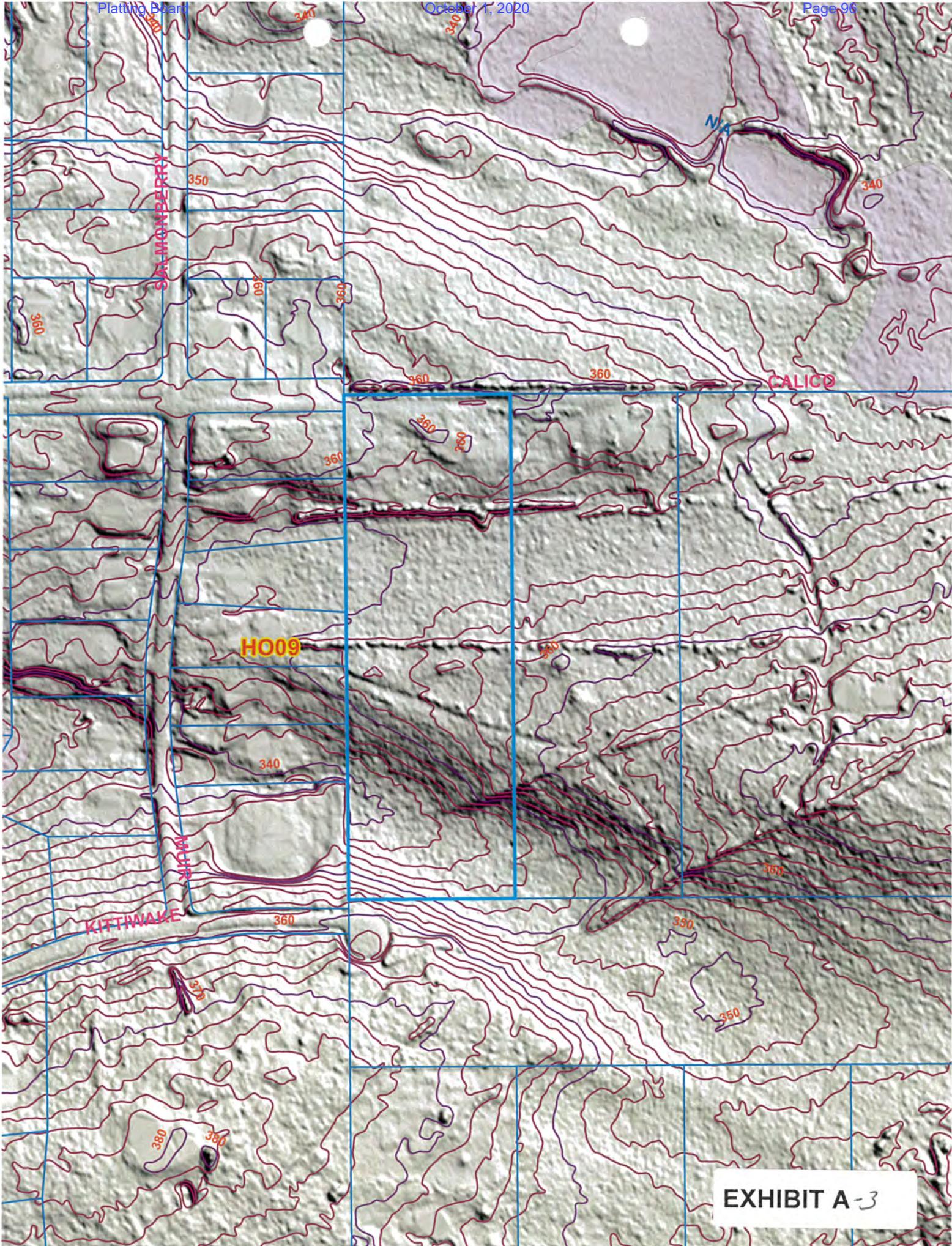
CALICO

HOO9

MISTY

KITTIWAKE

EXHIBIT A-2







# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED

AUG 19 2020

PLATTING

August 13, 2020

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

Re: *Seaborne Subdivision*; Useable Areas, Drainage & Road Construction  
HE #20024

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 5 new lots from one existing lot. Our soils evaluation included logging 4 new testholes on the parent parcel, performing 3 percolation tests, review of existing soils records, review of topography contours, 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 north-south oriented rectangle south of W. Calico Drive. The area consists of a slightly elevated plateau area at the north end, with the remainder having a gentle slope towards the center of the parcel or to the west. The total elevation differential indicated from the provided topographical map is approximately 16'. A few minor steep areas with slopes exceeding 25% exist on the parent parcel, and are delineated on the attached useable area drawing.

Soils & Vegetation. Proposed lot 1 contains a residential building with related sub-structures and improvements. The remaining proposed lots 2-5 are relatively undeveloped, and they remain in a nearly native state. Long ago two roads or paths were created crossing the parcel from west to east; the areas are well overgrown at this point. Based on the consistent size of trees, larger areas may have been cleared as well many years ago. Native vegetation consists primarily of mature birch and spruce trees and lesser brush. As shown on the attached drawing, seven testholes were previously dug on adjacent properties to the west for septic systems. Each of these testholes was accompanied by a percolation test, and provides supporting information for useable area determination. Soils were consistently found to be silty sands and gravels with some minor reduction in silt content in the southernmost testholes. Four new testholes were dug on the parent parcel to depths of up to 16', with 3 encountering groundwater. A copy of the testhole logs and percolation tests are included with this report. Near surface soils in the new testholes typically included a thin organic mat over silty sands and gravels

with moderate silt content. Similar conditions were recorded in existing neighboring soils data, existing open holes, and exposed cutbanks. Copies of the on-project testhole logs and the location/topography map are attached.

Groundwater. Groundwater was encountered in testholes 1, 4, and 2 at depths of 6', 9', and 13' respectively. Groundwater levels were monitored on 8/05/20 and the depths were found to be 6.5', 8.5' and dry respectively. Testhole 3 remained dry to 16' during excavation and monitoring. Neighboring testholes were dug to depths of 16'-20' or beyond, and generally did not encounter groundwater. Maintaining separation to groundwater will be a limiting factor for lots 2 and 3, however, each proposed lot still contains enough useable area to satisfy the useable area requirements.

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, areas with shallow groundwater, and setbacks to existing structures. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each proposed lot, adequate unencumbered area exists to 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 1-5 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 & Road Construction. Approximately 625' of new residential road including a permanent cul-de-sac is planned to provide access to the proposed lots. Drainage for the roads and general existing drainage patterns are shown on the attached map. Drainage will generally run towards existing low areas or areas with natural storage.

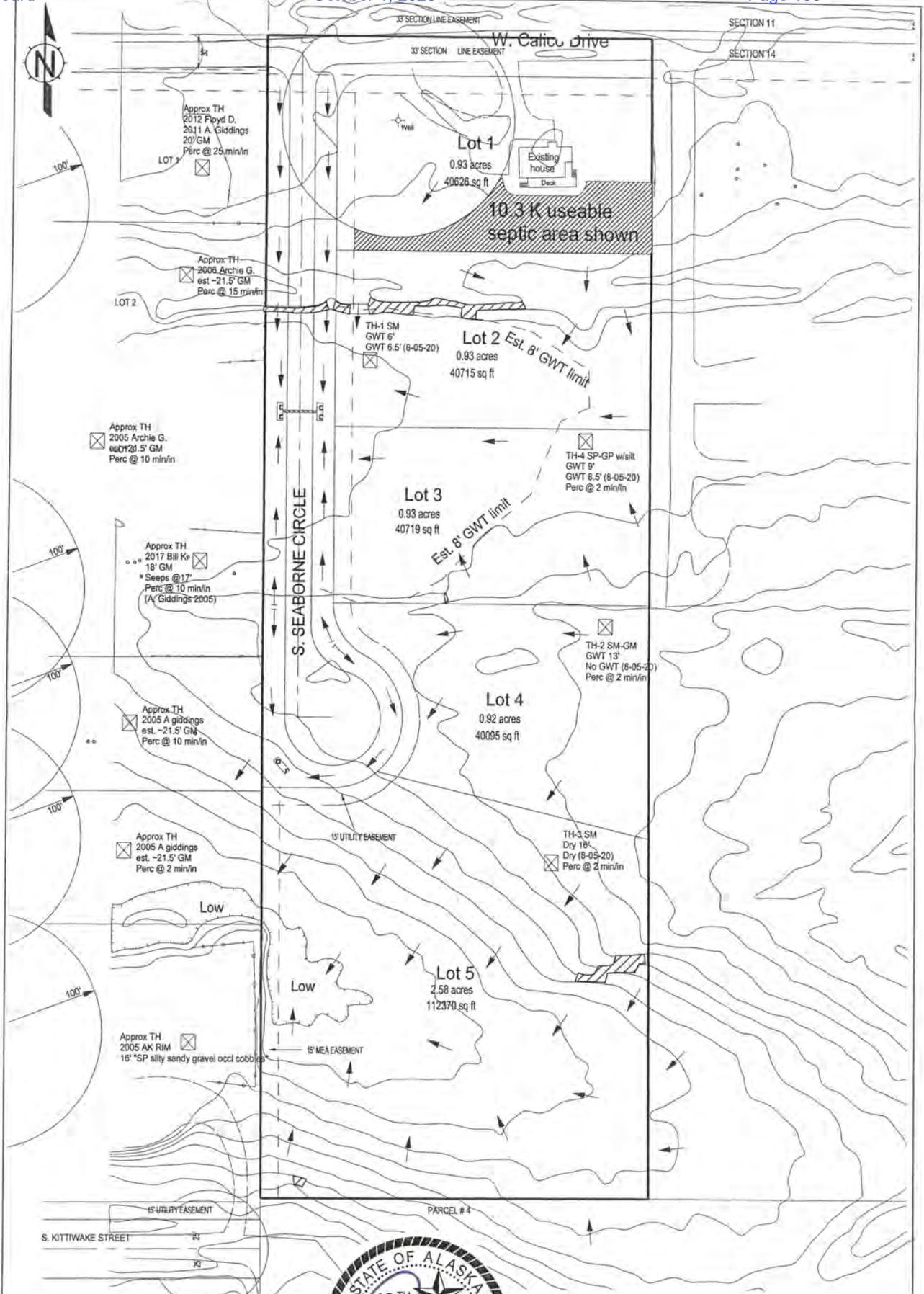
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: K. Mackenzie w/attachments





Seaborne Subdivision  
Useable Area, Drainage and Topography Map

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

Job # 20024      Scale: 1" = 75'      8/13/20



- Notes:**
1. Base drawing provided by surveyor.
  2. MSB 2011 2' LiDAR topo not verified.
  3. Arrows denote apparent drainage patterns.
  4. Testhole locations approximate.
  5. = 5' x 15' Rock filled infiltration pit.
  6. All CMP are 18" unless otherwise noted



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 4

Performed For: Kurt MacKenzie

Legal Description: TP B11 R2W T17N S14

| Depth, feet | Soil Type                |
|-------------|--------------------------|
| 1           | <u>α, α-ML</u>           |
| 2           | <u>SM-GM dark grey</u>   |
| 3           |                          |
| 4           |                          |
| 5           |                          |
| 6           | <u>SPGP w/silt, clay</u> |
| 7           |                          |
| 8           |                          |

Slope

Site Plan

↑  
N  
↓

See attached testhole & topo map

EST  
11K

WAS GROUNDWATER ENCOUNTERED?  
- Yes

IF YES, AT WHAT DEPTH?  
- 6' (7-2-20)

DEPTH AFTER MONITORING?  
- 6.5' (8-05-20)

Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: Testhole for wastewater system only, for any other use contact Holler Engi  
3" MT PIPE, PHOTOS

- PERFORMED BY: K. MacKenzie, J. Wilkins, C. Holler DATE: 7-1-2020, 7-2-2020

**EXHIBIT B-4**



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 4

Performed For: Kurt MacKenzie

Legal Description: TP B11 R2W T17N S14

| Depth, feet | Soil Type                 |
|-------------|---------------------------|
| 0 - 1       | OL, Root MAT              |
| 1 - 2       | ML, soft brown loess silt |
| 2 - 3       |                           |
| 3 - 4       | SP-GP W/SILT VARIES TO    |
| 4 - 5       | SM-GM, LOW SILT CONT      |
| 5 - 6       | ROCK TO 5"                |
| 6 - 7       |                           |
| 7 - 8       |                           |
| 8 - 9       |                           |
| 9 - 10      | SM-GM, DENSE, GRAY        |
| 10 - 11     | ROCK TO 5"                |
| 11 - 12     |                           |
| 12 - 13     |                           |
| 13 - 14     |                           |
| 14 - 15     |                           |
| 15 - 16     |                           |
| 16 - 17     |                           |
| 17 - 18     |                           |
| 18 - 19     |                           |
| 19 - 20     |                           |
| 20 - 21     |                           |
| 21 - 22     |                           |

Slope

Site Plan

See attached testhole & topo map

↑ N ↓

GWT

10'

WAS GROUNDWATER ENCOUNTERED? Yes  
 IF YES, AT WHAT DEPTH? 13'  
 DEPTH AFTER MONITORING? 9.9' (9-05-20)

Slope

| Reading | Date   | Gross Time | Net Time | Depth to Water | Net Drop  |
|---------|--------|------------|----------|----------------|-----------|
|         | 8/5/20 |            |          |                |           |
| 1       |        | 12:05      | 10min    | 10 - 1/16"     | 5 - 3/16" |
| 2       |        | 12:16      | 10min    | 9 - 14/16"     | 5 - 6/16" |
| 3       |        | 12:28      | 10min    | 9 - 12/16"     | 5 - 4/16" |
| 4       |        | 12:40      | 10min    | 9 - 12/16"     | 5 - 4/16" |
| 5       |        | 12:52      | 10min    | 9 - 11/16"     | 5 - 3/16" |
| 6       |        | 13:03      | 10min    | 9 - 11/16"     | 5 - 3/16" |

- PERCOLATION RATE 2 (min/inch) PERC HOLE DIAMETER 6"

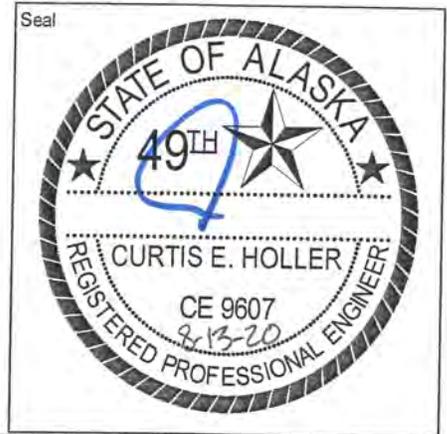
- TEST RUN BETWEEN 3.5 FT AND 4.5 FT DEPTH

- COMMENTS: Testhole for wastewater system only, for any other use contact Holler Eng  
3" MT PIPE, PHOTO J

- PERFORMED BY: K. MacKenzie, J. Wilkins

DATE: 7/2/20, 8/5/20

EXHIBIT B-5



**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 3 of 4  
 Performed For: Kurt MacKenzie  
 Legal Description: TP B11 R2W T17N S14

| Depth, feet | Soil Type   |
|-------------|---|
| 0 - 1       | CL, Root MAT  |
| 1 - 2       | ML, SOFT BROWN LOESS                                      |
| 2 - 3       | SM-GM<br>moderate silt content,<br>olive gray, rock to 4" |
| 3 - 4       |   |
| 4 - 5       |   |
| 5 - 6       |   |
| 6 - 7       |   |
| 7 - 8       |   |
| 8 - 9       |   |
| 9 - 10      |   |
| 10 - 11     |   |
| 11 - 12     |   |
| 12 - 13     |   |
| 13 - 14     |   |
| 14 - 15     |   |
| 15 - 16     |   |
| 16 - 17     |   |
| 17 - 18     |   |
| 18 - 19     |   |
| 19 - 20     |   |
| 20 - 21     |   |
| 21 - 22     |   |

Slope

Site Plan  
 See attached testhole & topo map  
 ↑ N ↓

WAS GROUNDWATER ENCOUNTERED?  
No  
 IF YES, AT WHAT DEPTH?  
dry  
 DEPTH AFTER MONITORING?  
dry (8-05-20)

Slope

| Reading | Date   | Gross Time | Net Time | Depth to Water | Net Drop |
|---------|--------|------------|----------|----------------|----------|
|         | 8/5/20 |            |          |                |          |
| 1       |        | 13:11      | 10 min   | 10-0/16"       | 5-4/16"  |
| 2       |        | 13:22      | 10 min   | 9-15/16"       | 5-5/16"  |
| 3       |        | 13:34      | 10 min   | 9-14/16"       | 5-4/16"  |
| 4       |        | 13:44      | 10 min   | 9-13/16"       | 5-3/16"  |
| 5       |        | 13:55      | 10 min   | 9-12/16"       | 5-2/16"  |
| 6       |        | 14:07      | 10 min   | 9-12/16"       | 5-2/16"  |

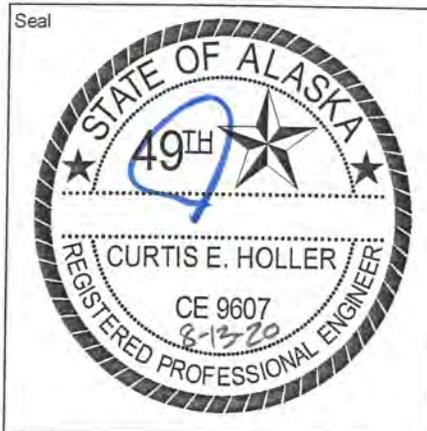
- PERCOLATION RATE 2 (min/inch) PERC HOLE DIAMETER 6"  
 - TEST RUN BETWEEN 2.5 FT AND 3.5 FT DEPTH  
 - COMMENTS: Testhole for wastewater system only, for any other use contact Holler Eng  
3" MT INSTALLED, PHOTOS  
 - PERFORMED BY: K. MacKenzie, J. Wilkins  
 DATE: 7/2/20, 8/5/20

**EXHIBIT B-6**



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 4

Performed For: Kurt MacKenzie

Legal Description: TP B11 R2W T17N S14

| Depth, feet | Soil Type                 |
|-------------|---------------------------|
| 0 - 1       | OL                        |
| 1 - 2       | ML                        |
| 2 - 4       | SM-GM, most rock < 4"     |
| 4 - 5       | Few 8" SANDIER WITH DEPTH |
| 5 - 6       |                           |
| 6 - 7       |                           |
| 7 - 8       |                           |
| 8 - 9       |                           |
| 9 - 10      |                           |
| 10 - 11     |                           |
| 11 - 12     |                           |
| 12 - 13     |                           |
| 13 - 14     |                           |
| 14 - 15     |                           |
| 15 - 16     |                           |
| 16 - 17     |                           |
| 17 - 18     |                           |
| 18 - 19     |                           |
| 19 - 20     |                           |
| 20 - 21     |                           |
| 21 - 22     |                           |

Slope

Site Plan  
See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED?  
- Yes  
IF YES, AT WHAT DEPTH?  
- 9'  
DEPTH AFTER MONITORING?  
- 8.5' (8-05-20)

Slope

| Reading  | Date          | Gross Time   | Net Time      | Depth to Water    | Net Drop          |
|----------|---------------|--------------|---------------|-------------------|-------------------|
|          | <u>8/5/20</u> |              |               |                   |                   |
| <u>1</u> |               | <u>11:33</u> | <u>10 min</u> | <u>10 - 4/16"</u> | <u>5 - 9/16"</u>  |
| <u>2</u> |               | <u>11:45</u> | <u>10 min</u> | <u>10 - 2/16"</u> | <u>4 - 14/16"</u> |
| <u>3</u> |               | <u>11:56</u> | <u>10 min</u> | <u>10 - 1/16"</u> | <u>4 - 13/16"</u> |
| <u>4</u> |               | <u>12:08</u> | <u>10 min</u> | <u>10 - 1/16"</u> | <u>4 - 13/16"</u> |
| <u>5</u> |               | <u>12:20</u> | <u>10 min</u> | <u>10 - 1/16"</u> | <u>4 - 13/16"</u> |
| <u>6</u> |               | <u>12:31</u> | <u>10 min</u> | <u>10 - 0/16"</u> | <u>4 - 13/16"</u> |

- PERCOLATION RATE 2 (min/inch)    PERC HOLE DIAMETER 6"

- TEST RUN BETWEEN 4 FT AND 5 FT DEPTH

- COMMENTS: Testhole for wastewater system only, for any other use contact Holler Eng  
3" MT INVAIRED, PHOTOS

- PERFORMED BY: K. MacKenzie, J. Wilkins    DATE: 7/2/20 8/5/20

EXHIBIT B-7

## Amy Otto-Buchanan

---

**From:** Jamie Taylor  
**Sent:** Tuesday, September 15, 2020 2:24 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Seaborne #20-124

Cul-de-sac ROW needs 60' radius.  
Relocate driveway for lot 1 to Seaborne Circle.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, August 27, 2020 12:02 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; tim.swezey@mlccak.org; psfisher@gci.net; davemtp@mtaonline.net; lana@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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@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 Seaborne #20-124

The following link contains a Request for Comments for Seaborne. Comments are due by **September 14, 2020**. Please let me know if you have any questions.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EpVTFUESzglmYYYxtRBdVgBg45Apk2TDS19ZXvrDABfhQ?e=e1rk5K](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EpVTFUESzglmYYYxtRBdVgBg45Apk2TDS19ZXvrDABfhQ?e=e1rk5K)

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

Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

**Amy Otto-Buchanan**

---

**From:** Adam Bradway  
**Sent:** Tuesday, September 8, 2020 1:52 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Karol Riese  
**Subject:** RE: RFC Seaborne #20-124

Amy,

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

**Adam Bradway**

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, August 27, 2020 12:02 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; tim.swezey@mlccak.org; psfisher@gci.net; davemtp@mtaonline.net; lana@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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@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 Seaborne #20-124

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

Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
861-7872

**Amy Otto-Buchanan**

---

**From:** Permit Center  
**Sent:** Wednesday, September 2, 2020 2:12 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Seaborne #20-124

Good Afternoon,

This parcel has three driveways without permits onto W Calico Dr. These driveways were existing prior to 2011. They can apply and have the fee waived if they do so by October 7, 2020.

*Thank you,*

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, August 27, 2020 12:02 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; tim.swezey@mlccak.org; psfisher@gci.net; davemtp@mtaonline.net; lana@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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@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 Seaborne #20-124

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[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EpVTFUESzglImYYYxtRBdVgBg45Apk2TDS19ZXvrDABfhQ?e=e1rk5K](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EpVTFUESzglImYYYxtRBdVgBg45Apk2TDS19ZXvrDABfhQ?e=e1rk5K)

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

Amy Otto-Buchanan

**Amy Otto-Buchanan**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, September 10, 2020 3:59 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Seaborne #20-124

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

Hi Amy,

MTA has reviewed the plat for Seaborne. MTA would like to request that the 15' MEA easement on the side North side of Lot 1 be a 15' utility 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](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, August 27, 2020 12:02 PM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; tim.swezey@mlccak.org; psfisher@gci.net; davemtp@mtaonline.net; lana@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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@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 Seaborne #20-124

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



**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 plats and has no comments or recommendations.

- **ASDIP Squared**  
(MSB Case # 2020-122)
- **Seaborne**  
(MSB Case # 2020-124)
- **Hidden Lake Estates**  
(MSB Case # 2020-123)

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

Sincerely,

A handwritten signature in black ink that reads "Andrew Fraiser".

Andrew Fraiser  
Supervisor of ROW and Permitting  
ENSTAR Natural Gas Company

CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KURT C. MACKENZIE DATE 3640 N. TRAVELAIR DRIVE WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

IAN C. MACKENZIE DATE 3640 N. TRAVELAIR DRIVE WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. 20 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 20 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE BOROUGH TAX COLLECTION OFFICIAL

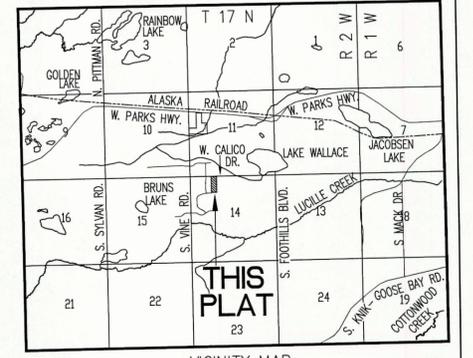
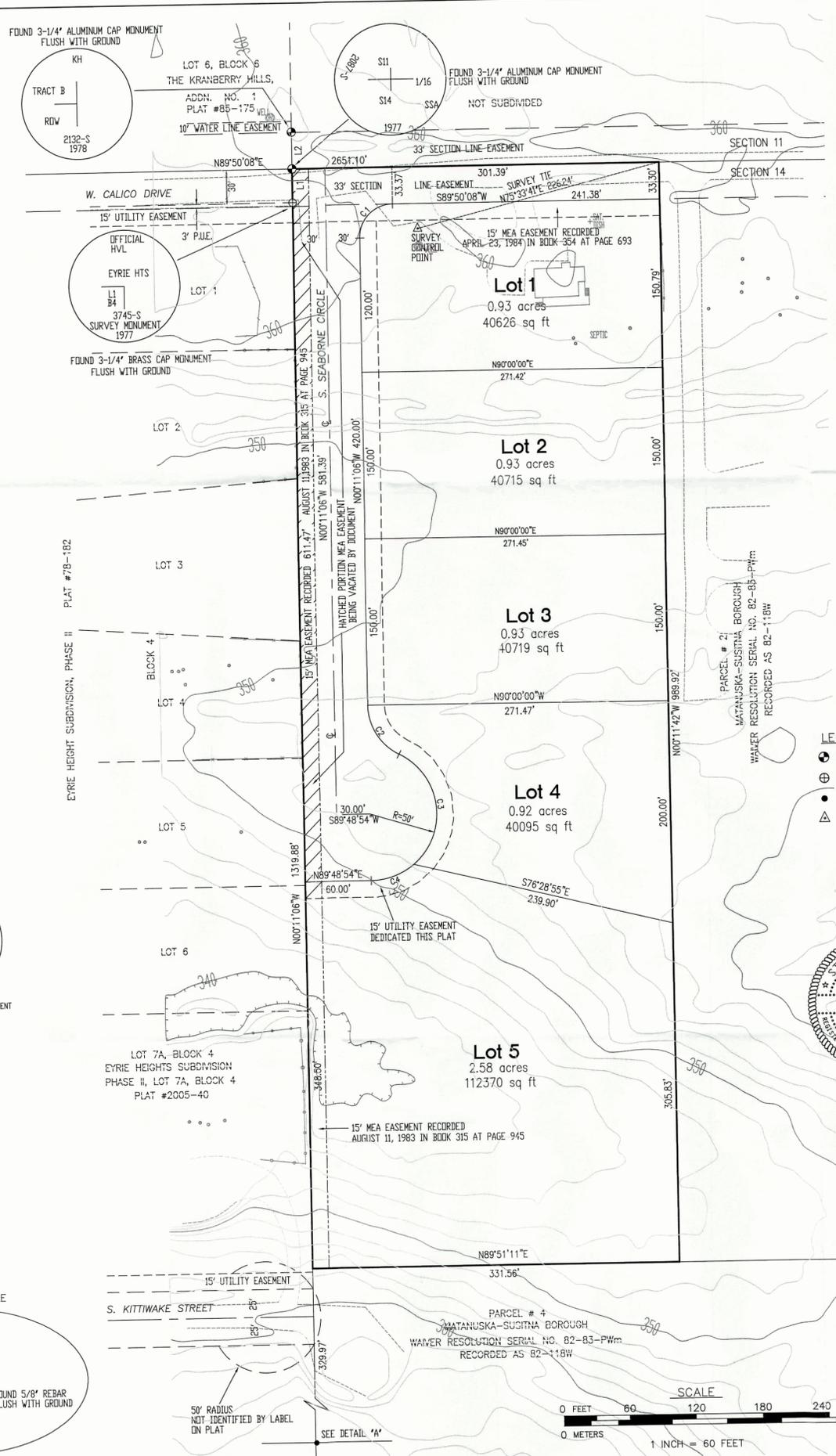
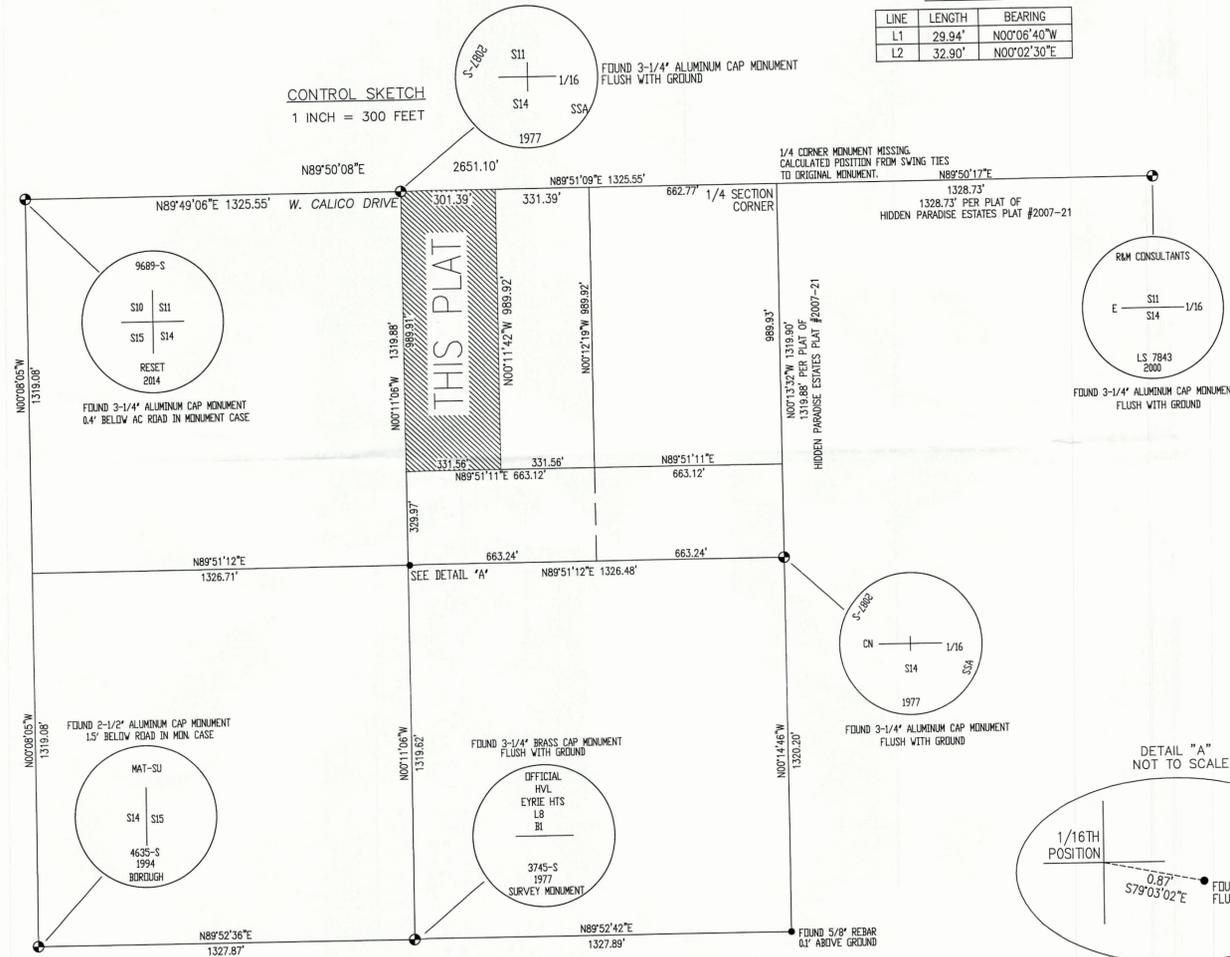
CURVE TABLE

Table with 7 columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Rows C1 through C4.

LINE TABLE

Table with 3 columns: LINE, LENGTH, BEARING. Rows L1, L2.

CONTROL SKETCH 1 INCH = 300 FEET



NOTES

- 1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE... 2. BASIS OF BEARING FROM G.P.S. OBSERVATION... 3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS... 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED... 5. EASEMENTS OF RECORD NOT PLOTTED HEREON...

LEGEND

- FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
FOUND 5/8" REBAR
SURVEY CONTROL POINT - STATE PLANE COORDINATES IN METERS...

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION...

7330-S GARY LoRUSSO REGISTERED LAND SURVEYOR DATE

A PLAT OF SEABORNE

A SUBDIVISION OF PARCEL #1 MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL #82-83-PWm, RECORDED AS 82-118W WITHIN THE NW1/4 NE1/4 SECTION 14, T. 17 N., R. 2 W. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 7.5 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR ALASKA BUSINESS LICENSE #134615 MAILING ADDRESS: P.O. BOX 2216 \* PALMER, ALASKA 99645 PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE \* PALMER, ALASKA 99645 PHONE: (907) 376-7811

Table with 3 columns: DRAWN BY, CHECKED BY, DATE, SCALE, DRAWING, SHEET. Includes names ICAD/J.L.L., GLo and dates 6/30/2020, 2020-15/Seaborne.