

# 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 15, 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 17, 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

**A. IGOR & NATALIYA ZHUCHKOV:** 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

**B. EUREKA TRAILHEAD, LLC:** The request is to divide Lot 1, US Survey 5809 into 33 lots, to be known as **EUREKA TRAILHEAD ESTATES**, containing 159.96 acres +/- . The petitioner requests the platting board reconsider its approval dated September 3, 2020 to allow for public roads instead of private and removal of the variance request. The property is located at mile 132 of E. Glenn Highway (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

#### 6. PUBLIC HEARINGS

**A. MERLE & PATRICIA SIKES and JOHN & MONICA JAMES:** The request is create a 2-phase master plan of 21 lots and 2 road tracts from Lot 1, Block 1, Hatcher View Estates, Plat 77-7, and Tax Parcels C17 in Section 3 and B6 & B7 in Section 10 to be known as **NEW HOPE ESTATES MASTER PLAN**, containing 120 acres+/- . Petitioner is requesting private roads within the subdivision. The petitioner has encompassed Lot 1 Block 1 Hatcher View Subdivision within Tract A to satisfy MSB Resolution 85-14. The property is located directly south of mile 9.5 N. Wasilla-Fishhook Road (Tax ID #1280B01L001, 18N01E03C017,18N01E10B006, 18N01E10B007); within the SE¼ SW¼ Section 3 and NW¼ Section 10, Township 18 North, Range 1 East, Seward Meridian. In Community Council: Fishhook and Assembly District #6 Jesse Sumner. Continued from the September 3, 2020 Platting Board Hearing.

**B. CYPHER LIVING TRUST:** The request is to create five lots from Lot 2, Rancho Santa Fe Estates, Plat No. 2004-213, to be known as **RANCHO SANTE FE 2020**, containing 24.77 acres +/- . The property is located east of N. Palmer-Fishhook Road and accessed by E. Santa Fe Circle, a private road, (Tax ID # 55644B01L002); within the SE ¼ Section 26, Township 19 North, Range 01 East, Seward Meridian, Alaska. Community Council: Fishhook and in Assembly District #6 Jesse Sumner.

**C. DANIEL T. LUCAS AND HEIRS OF MARGARET B. LUCAS:** The request is to create six lots from Lots 1 & 2, Ravens Ridge, Plat No. 2006-215, to be known as **RAVENS RIDGE 2020**, containing 7.47 acres +/- . The property is located west of S. Glenn Highway, south of E. Palmer-Wasilla Highway, and north of S. Margaret Court, (Tax IDs # 55981000L001 & L002); within the SE ¼ NE ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2 Stephanie Nowers.

#### 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 November 5, 2020 Platting Board Hearing (Informational Only – Subject to change)
  - Flash Point Acres 1, Case 2020-136
  - Mile 6 MSP & PUE, Case 2020-039

## 9. BOARD COMMENTS

## 10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **October 15, 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 17, 2020**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 17, 2020, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair Jordan Rausa.

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

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, Assembly District #1  
Mr. LaMarr Anderson, Assembly District #2  
Mr. Jordan Rausa, Assembly District #4, Chair  
Mr. Dennis Vau Dell, Assembly District #5  
Mr. George Thompson, Assembly District #7  
Mr. Justin Hatley, Alternate

Platting Board members absent and excused were:

Mr. Wilfred Fernandez, Assembly District #6, Vice Chair  
Mr. John Shadrach, Alternate  
VACANT, District #3

Staff in attendance:

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

**B. THE PLEDGE OF ALLEGIANCE**

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

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved without objection.

**2. APPROVAL OF MINUTES**

Chair Rausa inquired if there were any changes to the minutes for August 20, 2020.

GENERAL CONSENT: The minutes for August 20, 2020 were approved without objections.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS (Three minutes per person, for items not scheduled for public hearing)**

**A. Persons to Be Heard (There is no persons to be heard)**

**4. UNFINISHED BUSINESS: Quasi-Judicial Matters**

*(There is no Unfinished Business)*

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
SEPTEMBER 17, 2020****5. RECONSIDERATIONS/APPEALS**

*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. EUREKA TRAILHEAD ESTATES**

Ms. Peggy Horton:

- Gave an overview of the reconsideration, case #2020-106.
- The Petitioner would like to present the reconsideration on October 15, 2020.

The platting board discussed the letter of reconsideration from the petitioner.

**MOTION:** Platting Member Anderson moved to reconsider Eureka Trailhead Estates to October 15, 2020 Platting Board Hearing. The motion was seconded by Platting Member Cottini.

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

**B. SUSLOSITNA PLACE MASTER PLAN**

Ms. Amy Otto-Buchanan:

- Gave an overview of the reconsideration, case #2020-100.
- The Petitioner would like to present the reconsideration on October 15, 2020.

The platting board discussed the letter of reconsideration from the petitioner, and asked the petitioner to answer questions from the board.

Mr. Craig Hanson, the petitioner's representative, answered questions from the platting board.

**MOTION:** Platting Member Cottini moved to reconsider Suslositna Place Master Plan to October 15, 2020 Platting Board Hearing. The motion was seconded by Platting Member Thompson.

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

**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. 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 #

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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 August 26, 2020.

Ms. Cheryl Scott:

- Gave an overview of the case, #2020-074.
- Staff recommends approval of the case with findings of fact and conditions.

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

The petitioner's representative declined the 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. Craig Hanson, the petitioner's representative, 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 Bauer Estates, with 10 recommendations. The motion was seconded by Platting Member Vau Dell.

**VOTE:** The motion passed with all in favor by general consent. There are 9 findings of fact.

**B. LITTLE SUSITNA RIDGE:** The request is to divide Tax Parcels D12 & D13 (Parcels 1 & 2 of Waiver 82-39-PWm, recorded as 82-47W) into two lots to be known as **Little Susitna Ridge**, containing 58.5 acres +/- . The petitioner is dedicating a public cul-de-sac is necessary at the end of N. En Dove Road, where borough maintenance ends. Both proposed lots have road frontage on E. Needham Ave. The property is located directly north of E. Needham Ave. and one mile west of N. Wasilla-Fishhook Rd. (Tax ID #18N01E07D012 & 18N01E07D013); lying within the SE ¼ Section 07, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council: Fishhook and in Assembly District #6

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Jesse Sumner (*Owner/Petitioner: Jay Charles Duke; Surveyor: Bull Moose; 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 77 public hearing notices were mailed out on August 26, 2020.

Ms. Peggy Horton:

- Gave an overview of the case, #2020-107.
- Staff recommends approval of the case with findings of fact and conditions.

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

Mr. Ellery Gibbs, 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 right-of-way access and any changes happening on E. Welch Road: Thomas Purcell

The following person spoke in regards about their concerns on property access: Mr. William Tull.

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.

Mr. Jay Duke, 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.

**Main**

**MOTION:** Platting Member Hatley moved to approve the preliminary plat for Little Susitna Ridge, with 7 recommendations. The motion was seconded by Platting Member Thompson.

**Amended**

**MOTION:** Platting Member Hatley moved to amend finding #9. The motion was seconded by Platting Member Thompson.

**FINDINGS:**

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- **Modify #9:** There were no borough department, outside agency objections to this plat. There were 2 concerns and 1 objection from the public.

Amended

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

Main Motion

VOTE: The main motion passed with all in favor by general consent. There are 9 findings of fact.

**C. J & R BULCHITNA NORTH:** The request is to divide Tract A of Supplemental Cadastral Survey recorded as Plat 82-9 into three lots to be known as **J & R Bulchitna North**, containing 129.70 acres +/- . Access to the lots is fly-in to Bulchitna Lake. The property is located along the northwest shore of Bulchitna Lake and west of Lake Creek (Tax ID #21N09W04A006), within Section 04, Township 21 North, Range 09 West, Seward Meridian, Alaska. In Community Council: Skwentna and in Assembly District #7 Tam Boeve (*Owner/Petitioner: Jack Stoebner; Surveyor: Seward & Associates; 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 8 public hearing notices were mailed out on August 26, 2020.

Ms. Peggy Horton

- Gave an overview of the case, #2020-113.
- Staff recommends approval of the case with findings of fact and conditions.

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

Mr. Mark Seward, 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. Mark Seward, the petitioner's representative, 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.

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**MOTION:** Platting Member Cottini moved to approve the preliminary plat for J & R Bulchitna North, with 7 recommendations. The motion was seconded by Platting Member Vau Dell.

**VOTE:** The motion passed with all in favor by general consent. There are 6 findings of fact.

**7. ITEMS OF BUSINESS & MISCELLANEOUS**  
*(There are no Items of Business & Miscellaneous)***8. PLATTING STAFF & OFFICER COMMENTS**  
A. Adjudicatory *(if needed)*  
B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on October 1, 2020. Announced that there will be a joint meeting between the Planning Commission and the Assembly coming up. Touched on Title 43 white board list and let the board know of our new hired platting assistant.

Ms. Von Gunten let the board know once the SCM manual is finalized, we will have copies made for everyone. Mr. Shadrach has been approved by the assembly for the platting board seat 3 position.

**9. BOARD COMMENTS**

- Platting Member Vau Dell asked about the white boards on the sliding doors.
- Platting Member Anderson commented on e-mails sent earlier the day of the meeting.
- Platting Member Cottini had no comments.
- Platting Member Thompson thanked staff for fixing the computer issues from the last meeting.
- Platting Member Hatley had no comments.
- Platting Member Rausa had no comments.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
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**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 2:32 p.m. (CD: 01:31:56)

\_\_\_\_\_  
JORDAN RAUSA,  
Platting Board Chair

ATTEST:

\_\_\_\_\_  
SLOAN VON GUNTEN,  
Platting Board Clerk

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

DRAFT

5A

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 15, 2020**

PRELIMINARY PLAT: SUSLOSITNA PLACE MASTER PLAN  
LEGAL DESCRIPTION: SEC 21, T18N, R01W, SEWARD MERIDIAN AK  
PETITIONERS: IGOR & NATALIYA ZHUCHKOV  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 80.17± PARCELS: 70  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-100

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**REQUEST:** The request is to create 70 lots, by a four phase Master Plan, from Tax Parcel A7, to be known as **SUSLOSITNA PLACE MASTERPLAN**, containing 80.17 acres +/- . The property is located south of W. Schrock Road; within the NE ¼ NW ¼ and NW ¼ NE ¼ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska.

This case was denied by the Platting Board on September 3, 2020, Notification of Action dated September 11, 2020 (see **Exhibit One**). Petitioner requested and received a reconsideration from the Platting Board on September 17, 2020. Request for Reconsideration and Notification of Action dated September 25, 2020 at **Exhibit Two**.

As stated verbally at the Board hearing, petitioner will accept the Platting Board's determination regarding code requirements as they relate to construction of access. It is the responsibility of the Board to make the determination of what code requires for the subdivision as stated in MSB 43.10.060(C): "The platting authority shall approve an application after finding that the application conforms to the standards set forth in this title and other applicable statutes and ordinances. The findings of the platting authority shall be set forth in the notice approving the application" and (D) "The platting authority may approve an application subject to conditions that it finds necessary to implement the purposes of this title. The conditions shall be set forth in the motion and notice approving the application."

The Platting Board may modify Recommendation #4 for Conditions of Approval to include construction requirements for a secondary access. Staff notes the proposed subdivision provides legal access from proposed Central Road within the subdivision, to the 83' wide Section Line Easement on the north, which in turn provides legal access to the 80' wide dedicated right-of-way of N. Sushana Drive. The Section Line Easement and the right-of-way of N. Sushana Drive are unconstructed. Staff further notes the Platting Board may require, in lieu of construction, documentation from the petitioner's surveyor proving the legal access, (the Section Line Easement and the dedicated right-of-way of N. Sushana Drive to W. Schrock Road) is constructible to a MSB Subcollector Street standard.

As proposed, the Master Plan of Suslositna Place, meets the code requirements of MSB 43.20.016 and the requirements of Subdivision Construction Manual (SCM) A05 Residential Subcollector Streets.

**EXHIBITS**

Notification of Action (NOA), dated September 11, 2020  
 Reconsideration Request and NOA, dated September 25, 2020  
 Vicinity Map and Aerial Photos  
 Geotechnical Engineering Report  
 Topographic Mapping & As-Built  
 Plan & Profile

**EXHIBIT 1** – 3 pgs  
**EXHIBIT 2** – 5 pgs  
**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 21 pgs  
**EXHIBIT C** – 3 pgs  
**EXHIBIT D** – 20 pgs

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance  
 Department of Emergency Services  
 Planning  
 Utilities  
 Public Comment  
 Additional Public Comment (Hand-outs from previous hearing)  
 SCM A05 Residential Subcollector Streets (Hand-out  
 from previous hearing)

**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 1 pg  
**EXHIBIT G** – 2 pgs  
**EXHIBIT H** – 3 pgs  
**EXHIBIT I** – 19 pgs  
**EXHIBIT J** – 4 pgs  
  
**EXHIBIT K** – 5 pgs

**DISCUSSION:** The proposed subdivision is south of W. Schrock Road and accessed by N. Suslositna Street. The Master Plan will have four phases, for a total of 70 lots. Interior streets will be constructed to residential street standards. Petitioner is providing access to the unsubdivided parcels to the west and south.

**Soils Report:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Simon Gilliland, PE, Hanson Land Solutions, notes all lots are composed of at least 40,000 sf. Testholes were dug to at least 12'. Soils classifications are GW, with the exception of Testholes #8 & 9, classified as GM, and Testholes #4 & 7, classified as SM. No groundwater was encountered. All contain at least 10,000 sf of useable building area and 10,000 sf of useable septic area. Testhole logs and testhole map is attached.

**Road Construction:** Road construction will follow MSB Subdivision Construction Manual (SCM) residential standards. Plan & Profile at **Exhibit D**.

**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.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit E**): Construct N. Suslositna Street, W. Central Road and streets that stub to adjoining properties to residential subcollector street standards. For drainage, place cross culverts outside of curve returns – requires less culvert and reduces likelihood of culvert ends being crushed. May only need two cross culverts at four-way intersections. Drainage easements may be needed where runoff leaves roadside ditches. If there is any potential for commercial use of any of the proposed lots, it is recommended that N. Sushana Drive be constructed to provide a second access as required by International Fire Code.

Department of Emergency Services Fire Code (**Exhibit F**) notes the plat doesn't show how W. Central Road will connect to create a second access into the subdivision.

Planning Division (**Exhibit G**) notes a connected road system is encouraged wherever possible. Better connectivity can improve mobility, accessibility, traffic congestion reduction and reduce the need to improve arterial roadways. The Planning Division recommends that subdivisions be designed to allow connectivity through to adjoining parcels and to make accommodations to comply with the 2035 Long Range Transportation Plan goals and the Official Streets and Highways Plan. The parcel to the east has gone through the pre-application process to subdivide. *Staff notes preapplication was done in 2017, for a proposed Forty-Acre Exemption. The petitioner of this preapplication would most likely be required to submit another preapplication before going forward with the Forty-Acre Exemption, as the preapplication is over three years old.* The parcel to the south has not. To comply with MSB 43.20.060(D), which states subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and/or public safety, Planning suggest the applicant change one of the cul-de-sacs along the eastern boundary to a stub right-of-way, to allow for future connectivity to east adjacent parcel and to allow for the future connection of N. Sushana Drive. *Staff notes MSB 43.20.060(D) continues "if it is shown by the applicant to be unnecessary for future development and/or public safety, elimination of the requirement to provide access shall be applied."* *Staff recommends petitioner provide the documentation showing the stub road to the east is unnecessary or provide stub road to the east adjoining parcel. Petitioner's surveyor has provided documentation that Tax Parcel A8 to the east is already provided for by dedicated public rights-of-way and Section Line Easements (see Exhibit G-2). N. Sushana Drives traverses north from the northwest corner of said parcel. The constructed E. New Field Drive provides an easterly access route from the southwest corner of the same parcel. A 66' wide Section Line Easement provides yet another eastward access route from the northeast corner of Tax Parcel A8. A westward access route is likewise provided through the proposed Suslositna Subdivision via the 88' wide Section Line Easement which traverses the entire north 33' of the proposed Suslositna Subdivision. Further dedication through the proposed subdivision for Tax Parcel A8 is unnecessary for future development or safety, as the existing, buildable access routes (four total) already exceed current standards of required access if said Tax Parcel A8 was to be developed.* Planning also notes no FEMA mapped Special Flood Hazard Area or wetlands identified.

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

**Public Comment: (Exhibit I)**

Charles & Linda Cucullu, owners of Lot 2, Block 4, ASLS 72-26, north across W. Schrock Road, have objections and concerns regarding groundwater resources; the size of the lots and the impact on area resident lifestyles and values; increased traffic volume interfering with public safety in the W. Schrock Road area; and the impact on wildlife due to the density of the proposed subdivision. They recommend lot sizes be a minimum of 2-3 acres to keep with the average area property sites, which will help avoid overburdening area groundwater reserves, limit stress to wildlife and ensure property values.

Matt & Alicia Giacobbe, owners of Lot 1, Block 2, ASLS 72-26, to the north of the proposed subdivision, object, for the following reasons: 1. Failure to acknowledge and respect area residents' lifestyles and values; 2. May jeopardize available groundwater resources and long-term property values; 3. Increased traffic volume that compromises public safety within the W. Schrock Road transportation corridor; 4. Adverse impacts on area wildlife and wild lands due to a high-density residential neighborhood in critical wildlife habitat; and 5. Limited public safety and wildfire control issues. They recommend a reduction in the number

of building sites, keep the lot size to a minimum of 4+ acres. Fewer building sites will help avoid over-burdening area groundwater reserves, wildlife, public safety and will ensure property values. Possible alternative use would be a public park, golf course, or other low-impact proposal not currently under consideration.

Charles & Bonnie Leonard, owners of Lot 2, Block 2, ASLS 72-26, to the north, object, based on 1. Failure to acknowledge and respect area residents' lifestyles and values; 2. May jeopardize available groundwater resources and long-term property values; 3. Increased traffic volume that compromises public safety within the W. Schrock Road transportation corridor; 4. Adverse impacts on area wildlife and wild lands due to a high-density residential neighborhood in critical wildlife habitat; and 5. Limited public safety and wildfire control issues. They recommend a reduction in the number of building sites, keep the lot size to a minimum of 2+ acres. Fewer building sites will help avoid over-burdening area groundwater reserves, wildlife, public safety and will ensure property values. Possible alternative use would be a public park, golf course, or other low-impact proposal not currently under consideration.

Alice and Sean Colin Wear, owner of Lot 8, ASLS 72-26, to the north, "object to this development. We have a list of concerns as to why this is not a good idea. We are concerned about area groundwater. We have low producing wells in our area. We feel 70 homes is just too much for this rural area. W. Schrock Road is a dangerous road. And it is the last to be maintained. There are a lot of vehicle accidents. Every time I turn into my driveway, I fear I will be rear ended. I can't imagine all the cars coming on the new proposed road, along my property. We are also concerned about the high density population and crime. The list goes on and on."

Will Hastings, owner of Tax Parcel A08 to the east: "We are concerned about the current proposed plat regarding its single point of access/egress. In the event of a fire or other natural or manmade disaster, this road would become a chokepoint." *Staff notes full comments are at Exhibit I-17 through I-19.*

At the time of staff report write-up, there were no responses to the Request for Comments from ADOT&PF; US Army Corps of Engineers, ADF&G; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; GCI or MEA.

**CONCLUSION:** The preliminary plat of Suslositna Place Master Plan 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 objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, 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).

### **FINDINGS OF FACT**

1. Petitioner submitted a request for reconsideration in accordance with MSB 43.35.005 Reconsideration by the Platting Board.
2. The request for reconsideration was granted by the Platting Board on September 17, 2020 (Notification of Action dated September 25, 2020).

3. The plat of Suslositna Place Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
4. 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.
5. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
6. 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.
7. 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; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; GCI or MEA.
8. There were no objections from any federal or state agencies, or Borough departments.
9. There were 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 Suslositna Place Master Plan, Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, for each phase plat, 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, for each phase plat.
3. Pay postage and advertising fees.
4. Construct N. Suslositna Street, W. Central Road and streets that stub to adjoining properties to residential subcollector street standards. Construct remaining interior streets and cul-de-sacs 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, for each phase plat
  - b. Provide DPW acceptance of the roads to Platting staff, for each phase plat.
  - c. Names of streets to be approved by Platting Assistant.
  - d. Provide as-built of streets after construction.
5. Show all easements of record on final phase plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR), for each phase plat.
7. Submit phase plat in full compliance with Title 43.



# MATANUSKA-SUSITNA BOROUGH

## Platting Division

350 East Dahlia Avenue • Palmer AK 99645  
Phone (907) 861-7874 • Email: [platting@matsugov.us](mailto:platting@matsugov.us)

### NOTIFICATION OF ACTION

September 11, 2020

Igor & Nataliya Zhuchkov  
PO Box 872501  
Wasilla, AK 99687

Case #: 2020-100

Case Name: SUSLOSITNA PLACE MASTER PLAN

Action taken by the Platting Board on September 3, 2020 is as follows:

THE MASTER PLAN FOR SUSLOSITNA PLACE WAS DENIED. FINDINGS OF FACT ARE ALSO INCLUDED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING AUTHORITY SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Fred Wagner, PLS  
Platting Officer

sv

cc: DPW – Jamie Taylor

Hanson Land Solutions  
305 E. Fireweed Ave.  
Palmer, AK 99645  
**Additional Plat Reviews After 2<sup>nd</sup> Final are \$100.00 Each**

**Exhibit One- /**

William Hastings  
PO Box 870594  
Wasilla, AK 99687

Linda Cucullu  
PO Box 872853  
Wasilla, AK 99687

Matthew & Alicia Giacobbe  
5770 N. Sushana Drive  
Wasilla, AK 99654

Charles & Bonnie Leonard  
460 W. Schrock Road  
Wasilla, AK 99654

Alice & Sean Colin Wear  
STE 2 PMB 469  
3060 N. Lazy Eight Ct.  
Wasilla, AK 99654

Ms. Debora Patton  
5711 N. Seminale Circle  
Wasilla, AK 99654

Newell Helle  
PMB 802  
7362 W. Parks Hwy  
Wasilla, AK 99654

**Exhibit One-2**

**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.
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.



# MATANUSKA-SUSITNA BOROUGH

## Platting Division

350 East Dahlia Avenue • Palmer AK 99645  
Phone (907) 861-7874 • Email: [platting@matsugov.us](mailto:platting@matsugov.us)

### PLATTING BOARD ACTION LETTER

September 25, 2020

Igor & Nataliya Zhuchkov  
PO Box 872501  
Wasilla, AK 99687

Case #: **2020-100**

Case Name: **SUSLOSITNA PLACE MASTER PLAN**

Action taken by the Platting Board on September 17, 2020 is as follows:

**THE RECONSIDERATION ON THE MASTER PLAN FOR SUSLOSITNA PLACE WILL BE HEARD ON OCTOBER 15, 2020.**

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING AUTHORITY SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Fred Wagner, PLS  
Platting Officer

sv

cc: DPW – Jamie Taylor

Hanson Land Solutions  
305 E. Fireweed Ave.  
Palmer, AK 99645  
**Additional Plat Reviews After 2<sup>nd</sup> Final are \$100.00 Each**

**Exhibit Two -/**

William Hastings  
PO Box 870594  
Wasilla, AK 99687

Linda Cucullu  
PO Box 872853  
Wasilla, AK 99687

Matthew & Alicia Giacobbe  
5770 N. Sushana Drive  
Wasilla, AK 99654

Charles & Bonnie Leonard  
460 W. Schrock Road  
Wasilla, AK 99654

Alice & Sean Colin Wear  
STE 2 PMB 469  
3060 N. Lazy Eight Ct.  
Wasilla, AK 99654

Ms. Debora Patton  
5711 N. Seminale Circle  
Wasilla, AK 99654

Newell Helle  
PMB 802  
7362 W. Parks Hwy  
Wasilla, AK 99654

**Exhibit Two-2**

**Amy Otto-Buchanan**

---

**From:** Craig Hanson <ceh@hlsalaska.com>  
**Sent:** Wednesday, September 16, 2020 1:29 PM  
**To:** Amy Otto-Buchanan  
**Subject:** 20-118 SUSLSITNA-REQUEST FOR RECONSIDERATION  
**Attachments:** 2020-100 REQUEST FOR RECONSIDERATION.pdf

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

Amy,

Attached is our request for reconsideration of the Suslositna Plat.

We would like to have our request heard at tomorrow's hearing.

Please confirm receipt of this.

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

On 8/20/2020 4:14 PM, Amy Otto-Buchanan wrote:

Craig: The five page staff report has been changed and Exhibit I1-19 has been added. All other exhibits remain the same, so I did not send them to you again. Thanks, A.

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

**Request for Reconsideration  
Case #: 2020-100  
Suslositna Place Master Plan**

**43.35.005 B RECONSIDERATION BY PLATTING BOARD**

*(A) The platting board may reconsider its decision upon petition of any person entitled to appeal the decision under MSB 15.39.130 filed within ten days of the date the written “notification of platting board action” is issued.*

*(B) The platting board may reconsider its decision only if it finds:*

- (1) there was a clerical error in the decision;*
- (2) the decision resulted from fraud, misrepresentation, or mistake;*
- (3) there is newly discovered evidence or a change in circumstances which by due diligence could not have been discovered before the original hearing;*
- (4) the board acted without jurisdiction in the original proceeding; or*
- (5) there was substantial procedural error in the original proceedings.*

*(C) The petitioner shall state one or more of the bases for reconsideration listed in subsections (B)(1) through (5) of this section in the petition for reconsideration and briefly explain why those bases for reconsideration apply to the petition.*

The bases for this request are as follows:

**1. There was a substantial procedural error in the original proceedings:**

Finding for Denial #1 states: “Suslositna subdivision will be in conflict with IFC once it becomes developed.” MSB 43.10.060(C)”.

The referenced supporting code for this finding states: *The platting authority shall approve an application after finding that the application conforms to the standards set forth in this title and other applicable statutes and ordinances. The findings of the platting authority shall be set forth in the notice approving or disapproving the application.*

Proper procedure is established by the referenced code: “*The platting authority shall approve an application after finding that the application conforms to the standards...*”.

It is the petitioners’ contention that there was substantial procedural error in the original proceedings in that the Board did not follow the very code that they cite in their first finding.

This Finding for Denial is not based on a failure to conform to code as outlined in the referenced 43.10.060(C). It is based on an assumed future violation of a code by others. The assumed violation will not occur until 31 houses have been built.

Mat-Su Borough Fire Marshall Donald Cuthbert has stated on the record before this Platting Board that the IFC applies to structures only. As the current subdivision action involves only vacant land, which will still be vacant upon approval of the plat, there is no conflict with the IFC.

Given that such substantial procedural error was made, the petitioners believe they have been denied Due Process and therefore deserve to at least have the case Reconsidered.

**2. The decision resulted from a mistake.**

Finding For Denial #3 states that the “Developer was unwilling to connect Central Road to Shushana in an effort to improve connectivity and public safety.”

A. A mistake has been made in Finding #3 as “connection” between Central Rd and Shushana is in fact already being provided. According to Title 43, “*Interconnectivity*” means the provision for legal right of access granted to adjoining properties, at a location that is practical for future road construction, to plan or provide for a safe and efficient transportation system. Connection has in fact been made to the Section Line easement which in turn provides legal access to Shushana. Confusion arose during the hearing regarding the suitability of the ROW connection between Central Rd and Shushana. During the hearing, the petitioner’s representative spent considerable time clarifying that suitable legal access is in fact provided from Central Rd, through the Section Line Easement, to Shushana.

B. “Connection” in MSB code clearly and repeatedly refers to legal access, not constructed access. However, if the Board, in formulating their finding, intended for the use of the word “connection” to mean construction, then a mistake therein was likewise made. If we consider the IFC Code in the manner presently prescribed by the Board, construction from Central to Shushana would still result in a subdivision not meeting code. Shushana and its access to Schrock Rd. is composed of nearly 2,000’ of unconstructed ROW. In this case, Finding Number 3 mistakenly asserts that constructing a connection from Central Rd to Shushana would improve connectivity and public safety when it clearly would not.

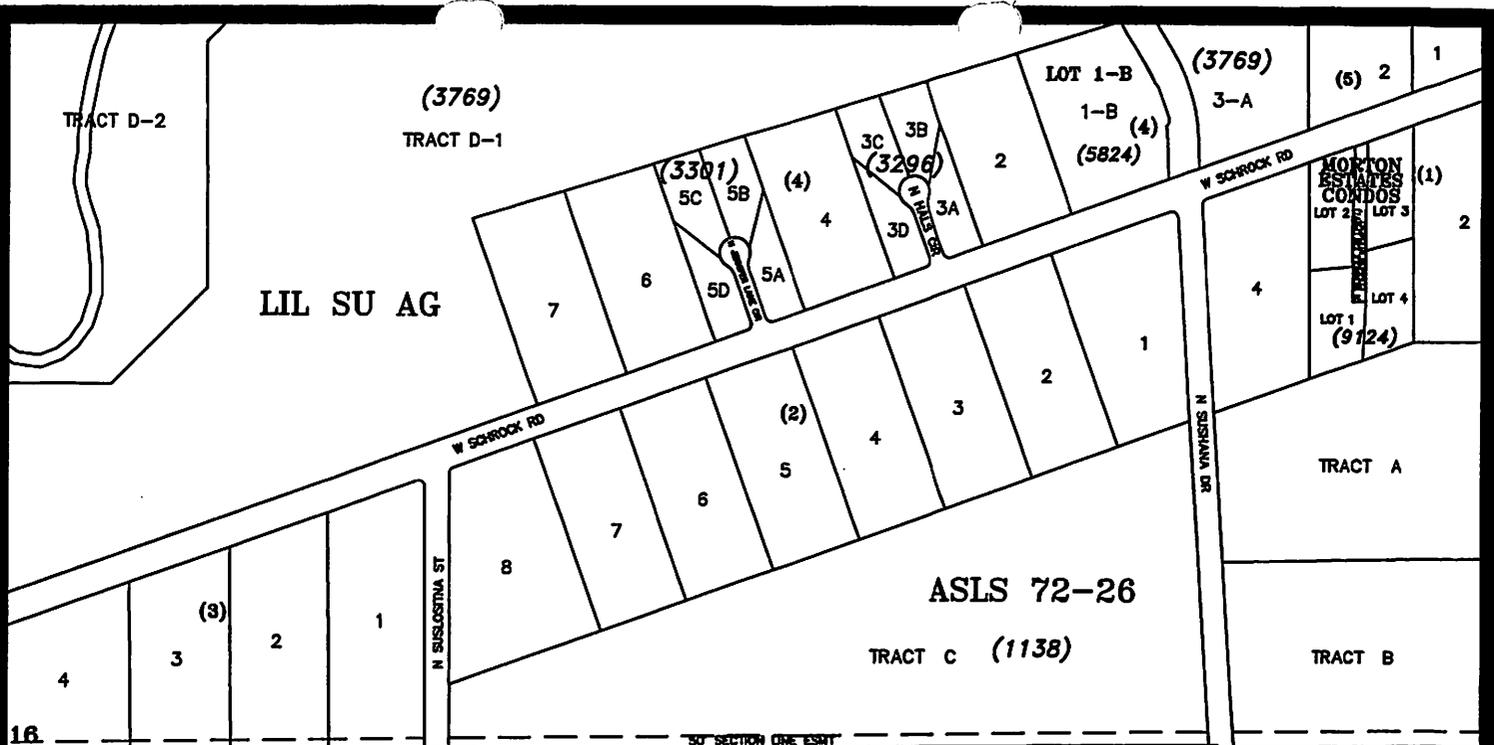
**3. There is a change in circumstances which by due diligence could not have been discovered before the original hearing.**

Prior to the hearing, the petitioners did not intend to construct any roads beyond Central Rd to establish a second access because the Platting Department, after investing considerable time and effort assessing the planned subdivision, determined that the subdivision meets code and does not require the second access. It was with Due Diligence that the petitioners assumed, prior to the hearing, that the Platting Department had rightly made their assessment and that they should not be required to build a second access.

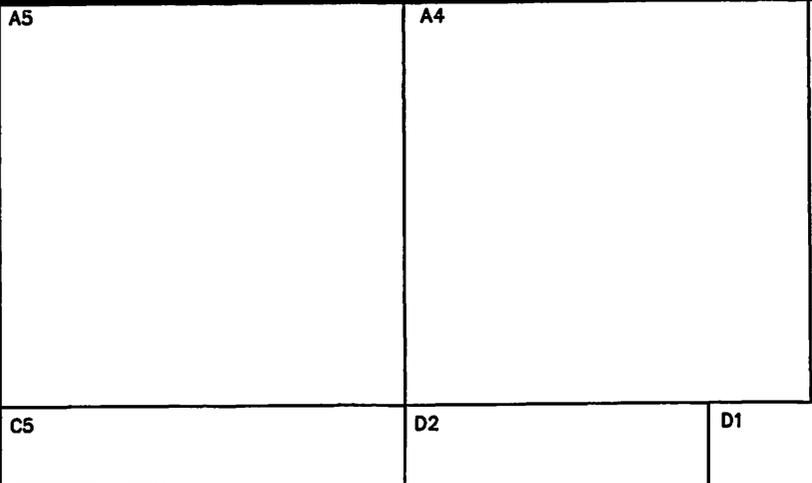
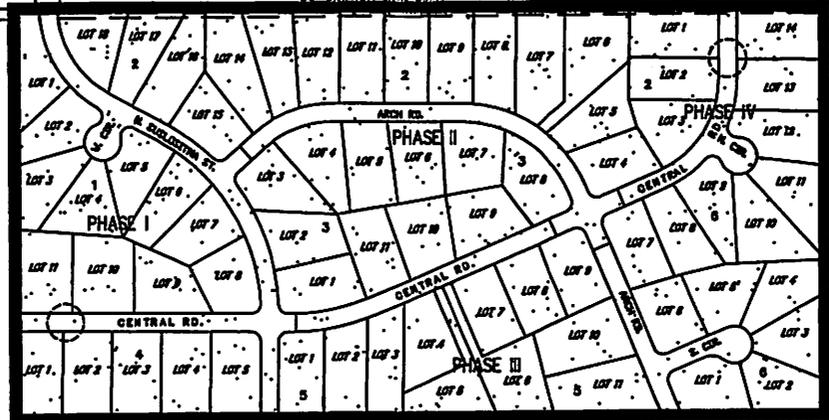
A change in circumstance has arisen in that the Platting Department’s assessment of code has now apparently been shown to be incorrect, as evidenced by the Board’s ruling. The Board has now determined that the Platting Department erred in its assessment of code compliance and that construction is required

Because of this change in circumstance, the petitioners are now agreeable to constructing the second access as requested, as the Master Plan is developed and construction becomes necessary for the fulfillment of code.

As construction of the second access appears to be the sole reason for denial, and as the petitioners now agree to provide the requested constructed access, the petitioners respectfully ask that this case be reconsidered.

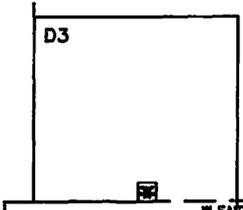


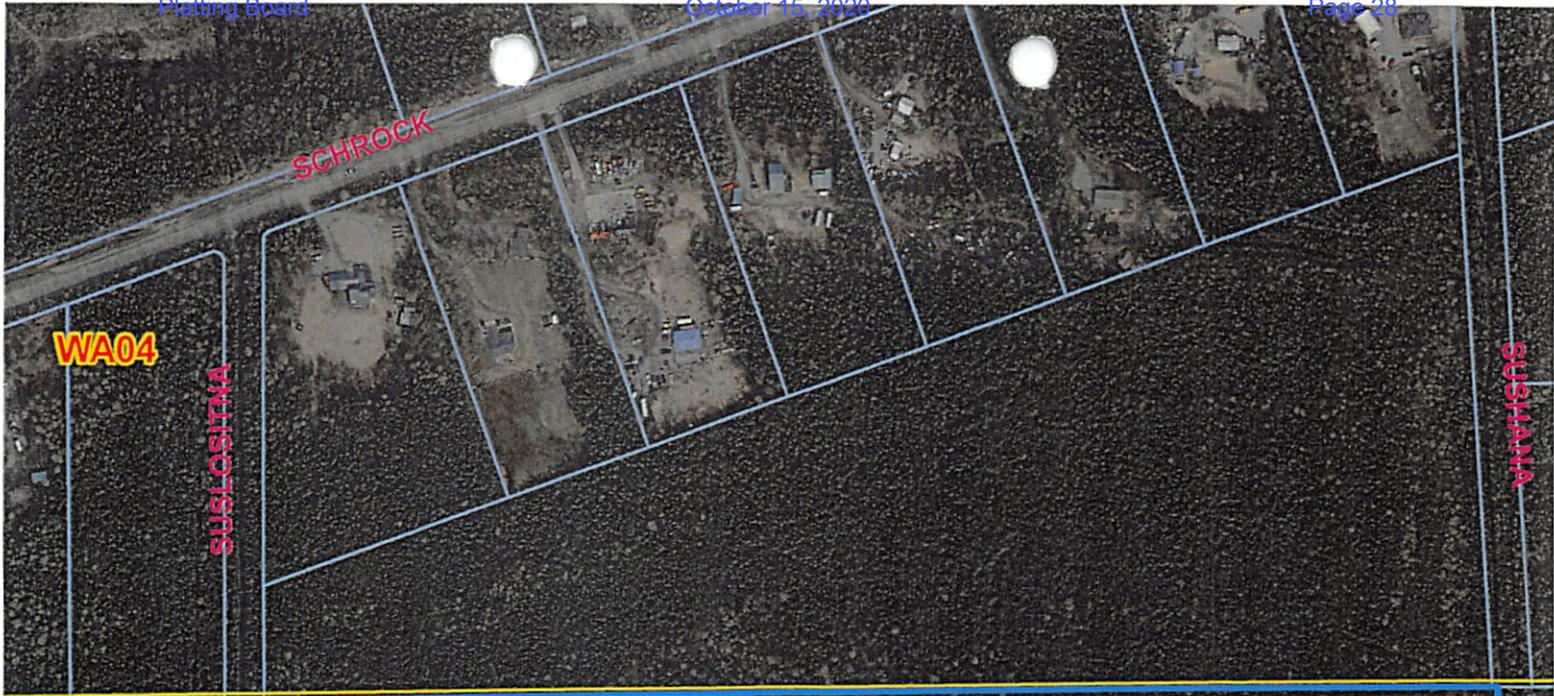
**SUBJECT  
PROPERTY**



**VICINITY MAP**  
 FOR SUSLOSTINA PLACE MASTER PLAN  
 LOCATED WITHIN  
 SECTION 21, T18N, R01W, SEWARD MERIDIAN,  
 ALASKA  
 WASILLA 05 MAP

**EXHIBIT A - 1**





**WA04**

SUSLOSITNA

SCHROCK

SUSHAMA



**WA05**



EXHIBIT A-2

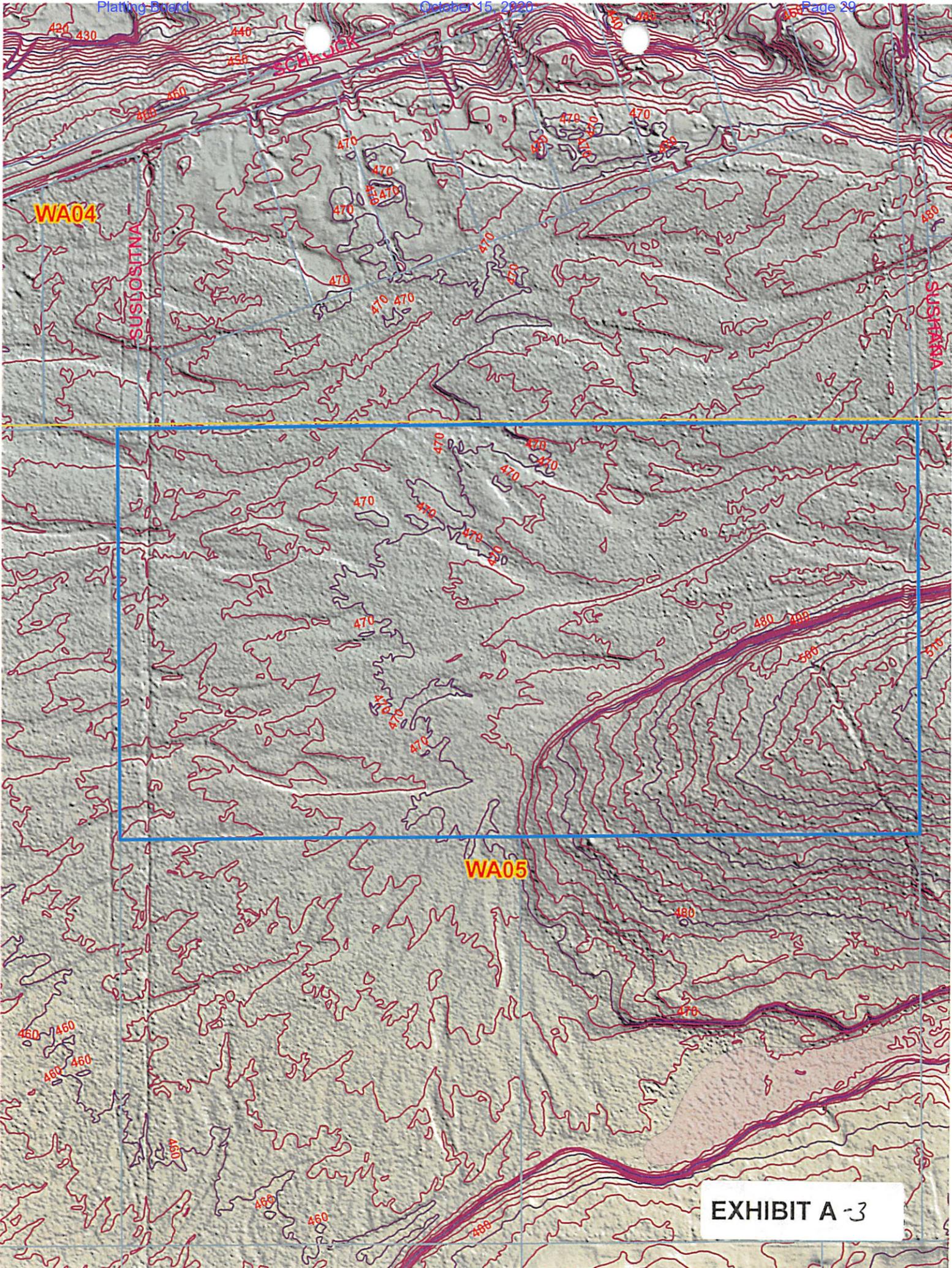
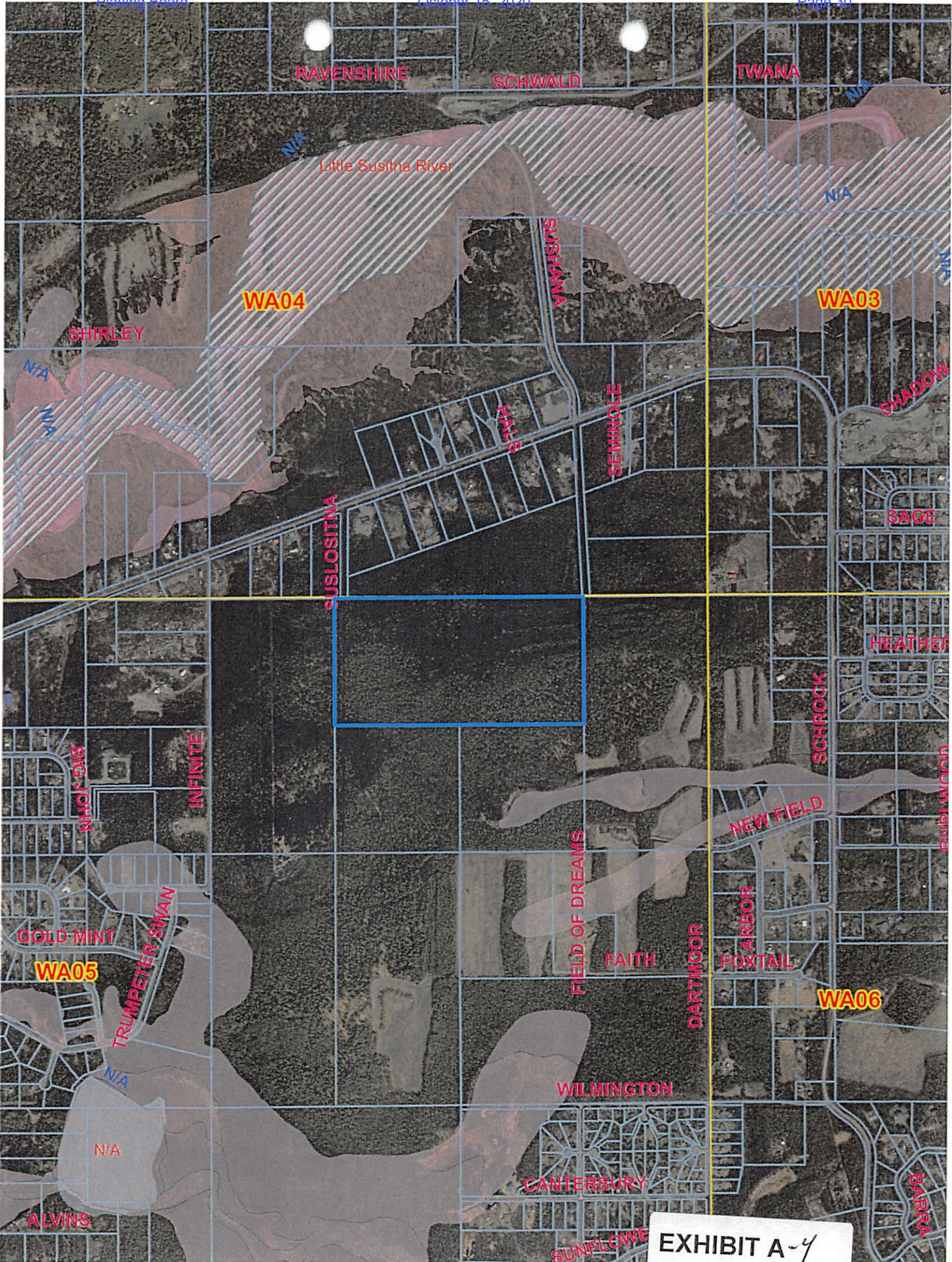


EXHIBIT A-3



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



**USEABLE AREA CERTIFICATION**

**SUSLOSITNA PLACE**

A SUBDIVISION OF

**NE1/4 NW1/4 AND NW1/4 NE1/4, SECTION 21 T18N R1W, SM, AK**

**INTRODUCTION TO INVESTIGATION**

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

**INDIVIDUAL LOTS: GEOMETRY**

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

EXCEPTIONS:

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

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

LOTS:

**USABLE BUILDING AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**USABLE SEPTIC AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**SOILS INVESTIGATION**

EXCAVATIONS

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

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

SOIL CLASSIFICATIONS

Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES: 1, 2, 3, 4, 6, 10, 11, 12, 13, 14

(GP) TEST HOLES: \_\_\_\_\_

(SW) TEST HOLES: \_\_\_\_\_

(SP) TEST HOLES: \_\_\_\_\_

Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES: 8, 9

(SM) TEST HOLES: 5, 7

Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES: \_\_\_\_\_

Bedrock, Clay, or other impermeable stratum was encountered.

TEST HOLES: \_\_\_\_\_

**GROUND WATER INVESTIGATION**

No groundwater was encountered in any of the Test Holes

Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October:

TEST HOLES: \_\_\_\_\_

Soil Mottling or Staining Analysis:

TEST HOLES: \_\_\_\_\_

Depth to seasonal high water is a min. of 8'

TEST HOLES: \_\_\_\_\_

Depth to seasonal high water is less than 8'

Fill will be required

A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

Additional Fill required to ensure 8' of coverage above water table

Lots: \_\_\_\_\_

The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

\_\_\_\_\_

Re-Grading will be required to eliminate slopes in excess of 25%

Lots: \_\_\_\_\_

No further action required to establish sufficient usable area.

*I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Useable Septic Area".*

*Simon Gilliland*

*2/28/20*

Simon Gilliland P.E.  
Professional Engineer

Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	NE1/4 NW1/4 AND NW1/4 NE1/4, SEICION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	1	Job # 20-118

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR						
3ft								
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
13ft			8					
14ft			9					
15ft			10					
16ft	11							
17ft	12							
18ft								
19ft								
20ft								

Perc. Hole Diam. (in.): \_\_\_\_\_  
 Test Run Between: \_\_\_\_\_  
 \_\_\_\_\_ ft and \_\_\_\_\_ ft Deep



COMMENTS:

Depth	
14ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG				
Parcel:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date:	02/25/20
Insp. By:	SIMON GILLILAND	2	Job #	20-118

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
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2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR						
3ft								
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
13ft			8					
14ft			9					
15ft			10					
16ft	11							
17ft	12							
18ft	Perc. Hole Diam. (in.):							
19ft	Test Run Between:							
20ft	ft	and	ft	Deep				



COMMENTS:

Depth	
12.5	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	NE1/4 NW1/4 AND NW1/4 NE1/4, SEICION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	4	Job # 20-118

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
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2ft								
3ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
13ft			9					
14ft			10					
15ft	11							
16ft	12							
17ft	Perc. Hole Diam. (in.):							
18ft	Test Run Between:							
19ft	ft	and	ft	ft	ft	ft		
20ft	COMMENTS:							



Depth	
12.5	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG			
Parcel:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECIION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	5	Job # 20-118

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2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR						
3ft								
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft	6							
12ft	SM	SILTY SANDS, SAND-SILT MIXTURES	7					
13ft			8					
14ft			9					
15ft			10					
16ft			11					
17ft			12					
18ft								
19ft								
20ft								

Perc. Hole Diam. (in.): \_\_\_\_\_  
 Test Run Between: \_\_\_\_\_  
 \_\_\_\_\_ ft and \_\_\_\_\_ ft Deep



COMMENTS:

Depth	
14ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL



**MECHANICAL GRAIN SIZE ANALYSIS REPORT**

SUSLOSITNA SUBDIVISION

A SUBDIVISION OF

NE1/4 NW1/4 AND NW1/4 NE1/4, SECTION 21 T18N R1W, SM, AK

**Mechanical Analysis**

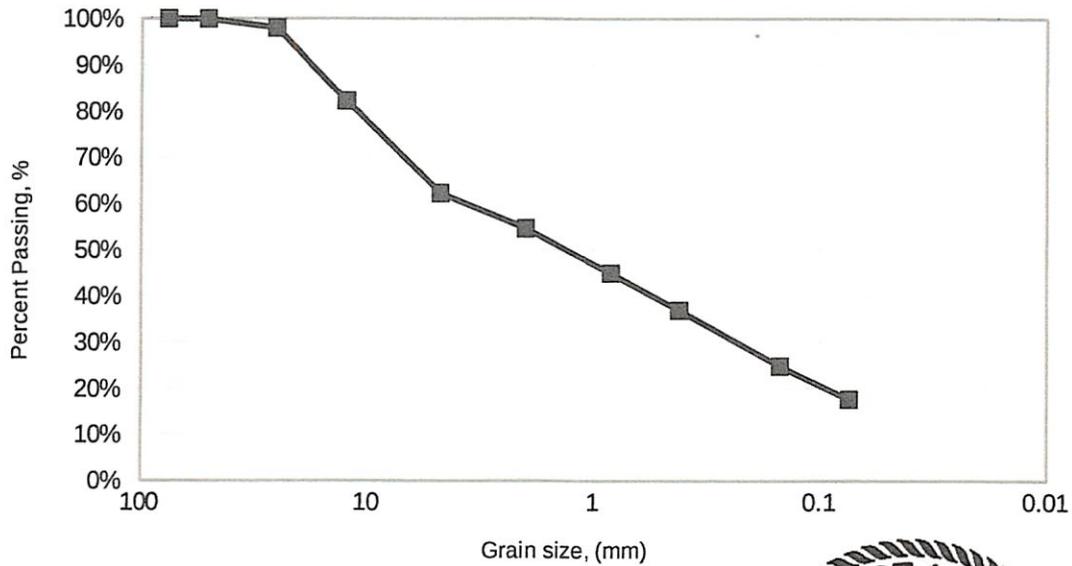
Date Sampled: 02/25/2020  
 Date Started: 02/27/2020  
 Date Completed: 02/28/2020

<b>TH-</b>	<b>5</b>
Sample depth:	11 ft

Project #: 20-118

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-5	100%	100%	98%	82%	62%	55%	45%	37%	25%	17.7%

Mechanical Analysis



Soil Classification: SM

PI=      LL=      PL=      Non-Plastic

*Simon Gilliland*      2/28/20  
 Simon Gilliland P.E.      Date  
 Professional Engineer



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

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG			
Parcel:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	6	Job # 20-118

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																															
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																																															
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR																																																
3ft																																																		
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST																																															
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop																																										
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7ft			2																																															
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COMMENTS:																																																		

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	7	Job # 20-118

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
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Depth	
13ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL



**MECHANICAL GRAIN SIZE ANALYSIS REPORT**

SUSLOSITNA SUBDIVISION

A SUBDIVISION OF

NE1/4 NW1/4 AND NW1/4 NE1/4, SECTION 21 T18N R1W, SM, AK

**Mechanical Analysis**

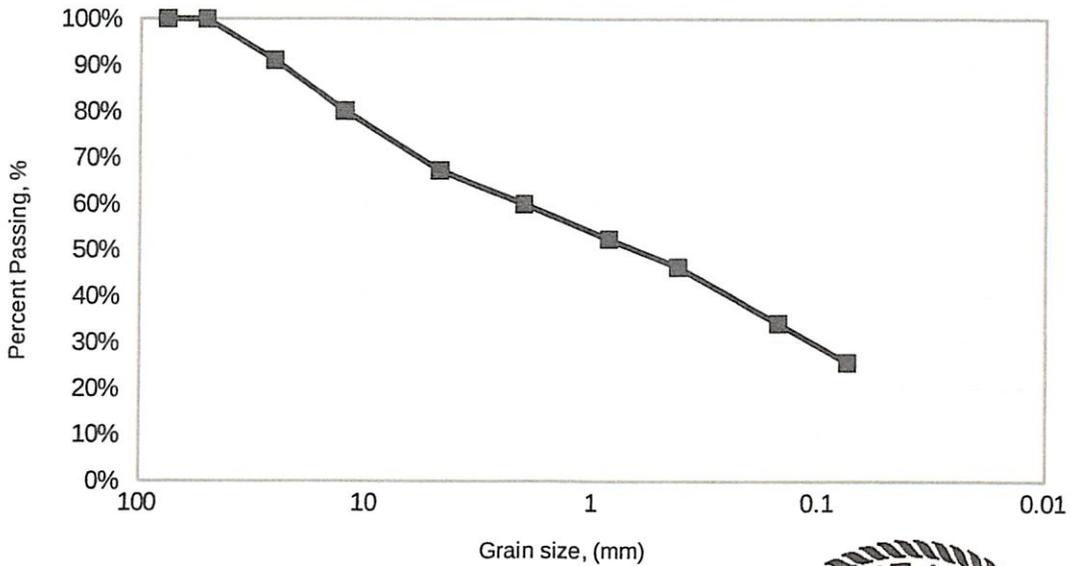
Date Sampled: 02/25/2020  
 Date Started: 02/27/2020  
 Date Completed: 02/28/2020

<b>TH-</b>	<b>7</b>
<b>Sample depth:</b>	8 ft

Project #: 20-118

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-7	100%	100%	91%	80%	67%	60%	52%	46%	34%	25.6%

Mechanical Analysis



Soil Classification: SM

PI=      LL=      PL=      Non-Plastic

*Simon Gilliland*      2/28/20  
 Simon Gilliland P.E.      Date  
 Professional Engineer



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECIION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	8	Job # 20-118

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																	
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																	
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR																		
3ft	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	PERCOLATION TEST																	
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop												
5ft			1																	
6ft			2																	
7ft			3																	
8ft			4																	
9ft			5																	
10ft			6																	
11ft			7																	
12ft			8																	
13ft	9																			
14ft	10																			
15ft	11																			
16ft	12																			
17ft																				
18ft																				
19ft																				
20ft																				
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COMMENTS:			<table border="1"> <thead> <tr> <th colspan="2">WATER LEVEL MONITORING</th> </tr> <tr> <th>Date</th> <th>WATER LEVEL</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>						WATER LEVEL MONITORING		Date	WATER LEVEL								
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Date	WATER LEVEL																			



**MECHANICAL GRAIN SIZE ANALYSIS REPORT**

SUSLOSITNA SUBDIVISION

A SUBDIVISION OF

NE1/4 NW1/4 AND NW1/4 NE1/4, SECTION 21 T18N R1W, SM, AK

**Mechanical Analysis**

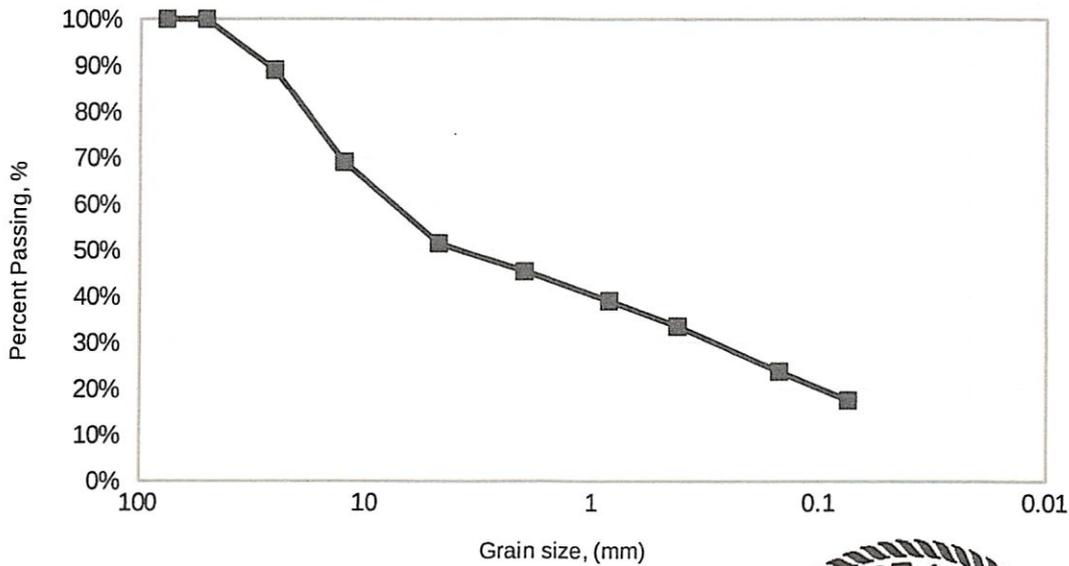
Date Sampled: 02/25/2020  
 Date Started: 02/27/2020  
 Date Completed: 02/28/2020

<b>TH-</b>	<b>8</b>
<b>Sample depth:</b>	8 ft

Project #: 20-118

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-8	100%	100%	89%	69%	52%	45%	39%	33%	24%	17.6%

Mechanical Analysis



Soil Classification: GM

PI=      LL=      PL=      Non-Plastic

*Simon Gilliland*      2/28/20  
 Simon Gilliland P.E.      Date  
 Professional Engineer







**MECHANICAL GRAIN SIZE ANALYSIS REPORT**

SUSLOSITNA SUBDIVISION

A SUBDIVISION OF

NE1/4 NW1/4 AND NW1/4 NE1/4, SECTION 21 T18N R1W, SM, AK

**Mechanical Analysis**

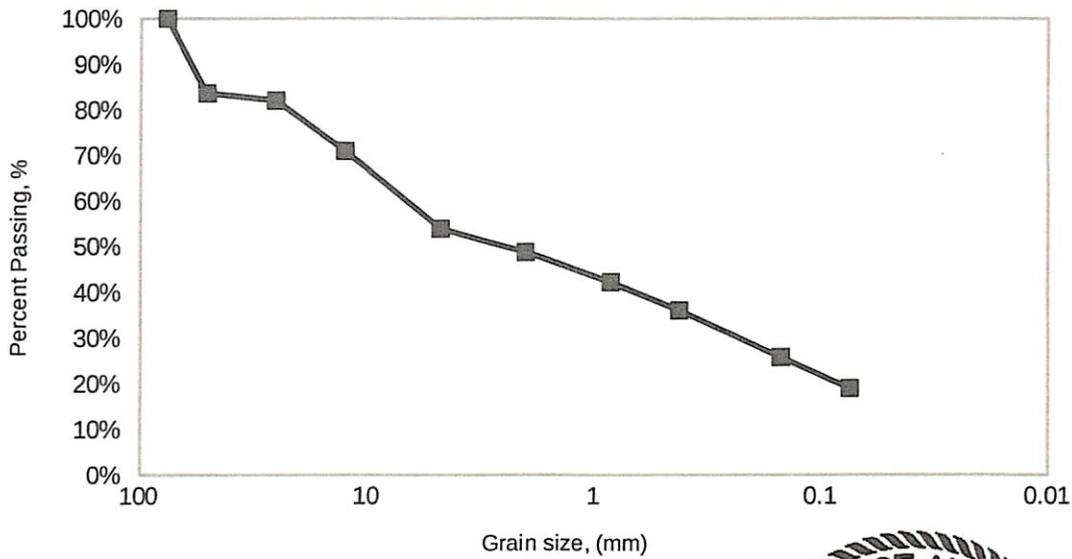
Date Sampled: 02/25/2020  
 Date Started: 02/27/2020  
 Date Completed: 02/28/2020

<b>TH-</b>	<b>9</b>
Sample depth:	8 ft

Project #: 20-118

	Percent Passing									
Sieve	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-9	100%	84%	82%	71%	54%	49%	42%	36%	26%	18.9%

Mechanical Analysis



Soil Classification: **GM**

PI=      LL=      PL=      Non-Plastic

*Simon Gilliland*  
 Simon Gilliland P.E.  
 Professional Engineer

2/28/20  
 Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	10	Job # 20-118

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR						
3ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
13ft			9					
14ft			10					
15ft	11							
16ft	12							
17ft			Perc. Hole Diam. (in.):					
18ft			Test Run Between:					
19ft			ft	and	ft	Deep		
20ft			COMMENTS:					



Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL









# HANSON LAND SOLUTIONS

*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

## TEST HOLE LOCATION EXHIBIT MAP

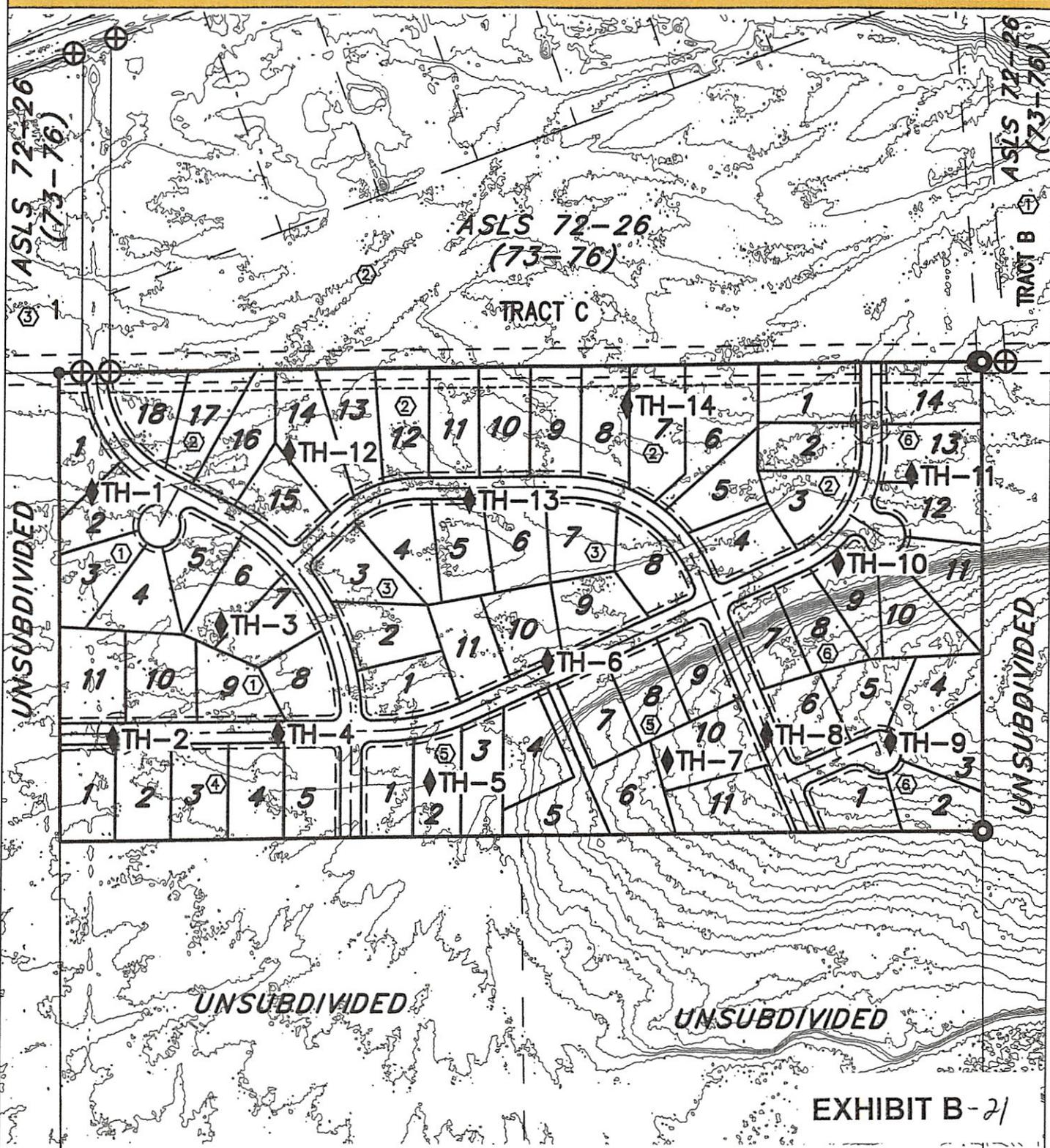


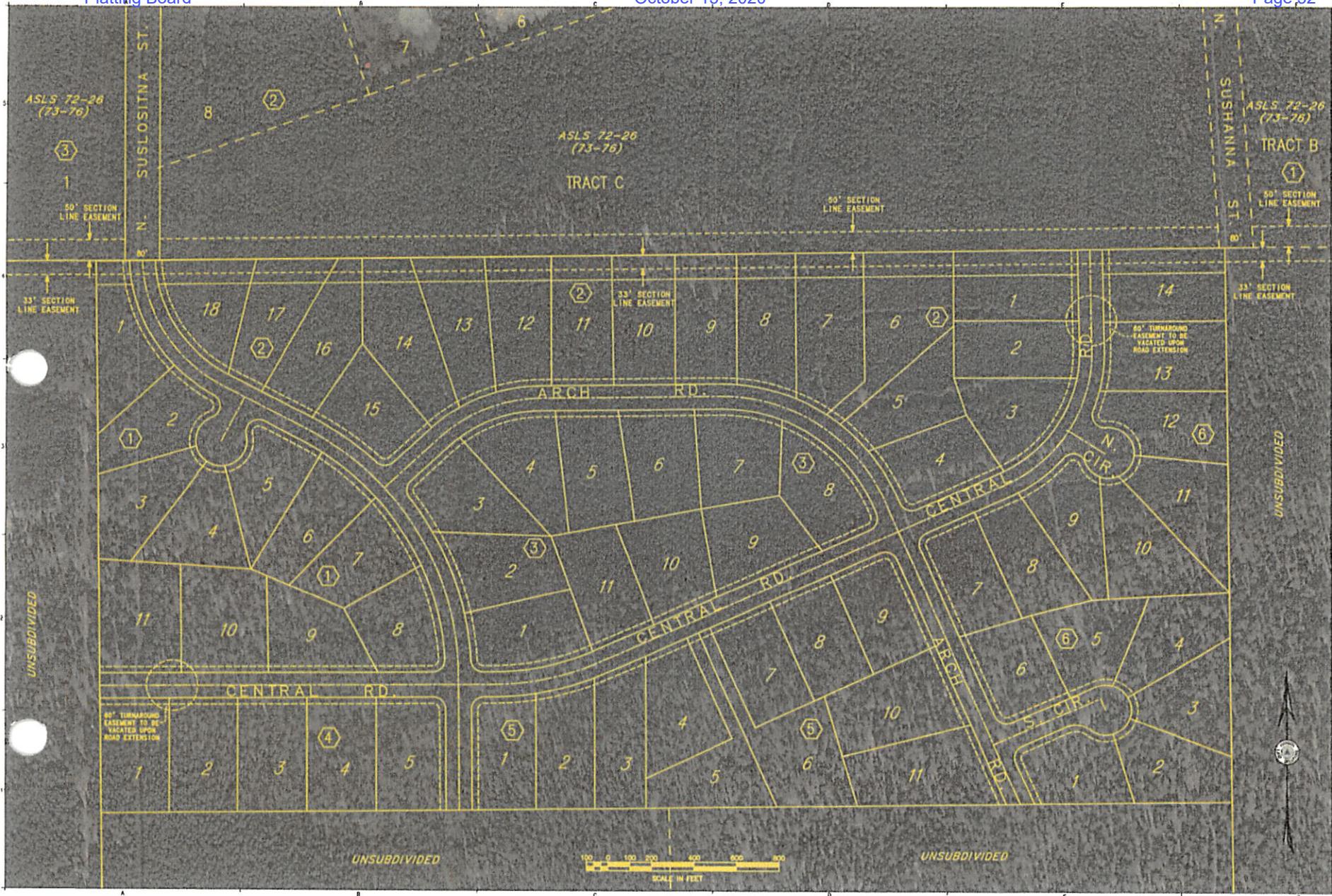
EXHIBIT B-2/

**LEGEND**

◆ TEST HOLE

SUSLOSITNA PLACE		
FILE: 20-118	DRAWN: ELF	06/26/20

**EXHIBIT A**



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



STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINERAL INVESTMENT

NOTES  
1. THE MAKE SHOW HEREON IS DERIVED FROM PUBLISHED DATA OF THE MEMORANDUM SECTION, DEPARTMENT OF NATURAL RESOURCES.  
2. THE HORIZONTAL DATUM IS NAD83 (GARMIN 2002.0)

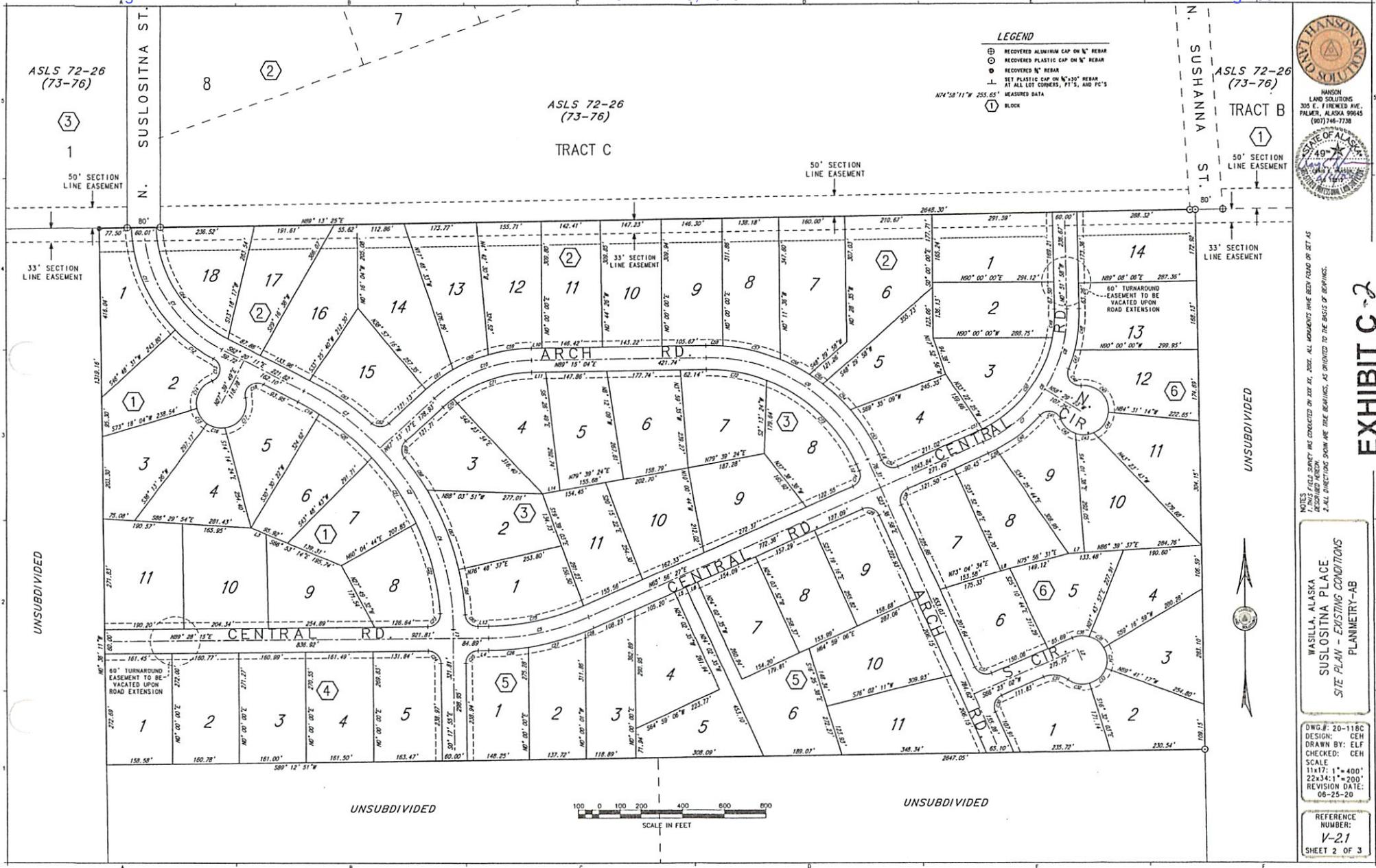
EXHIBIT C-1

WASILLA, ALASKA  
SUSLOSTINA PLACE  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW

DWG.#: 20-118C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
1"=400'  
22x34"=200'  
REVISION DATE:  
06-26-20

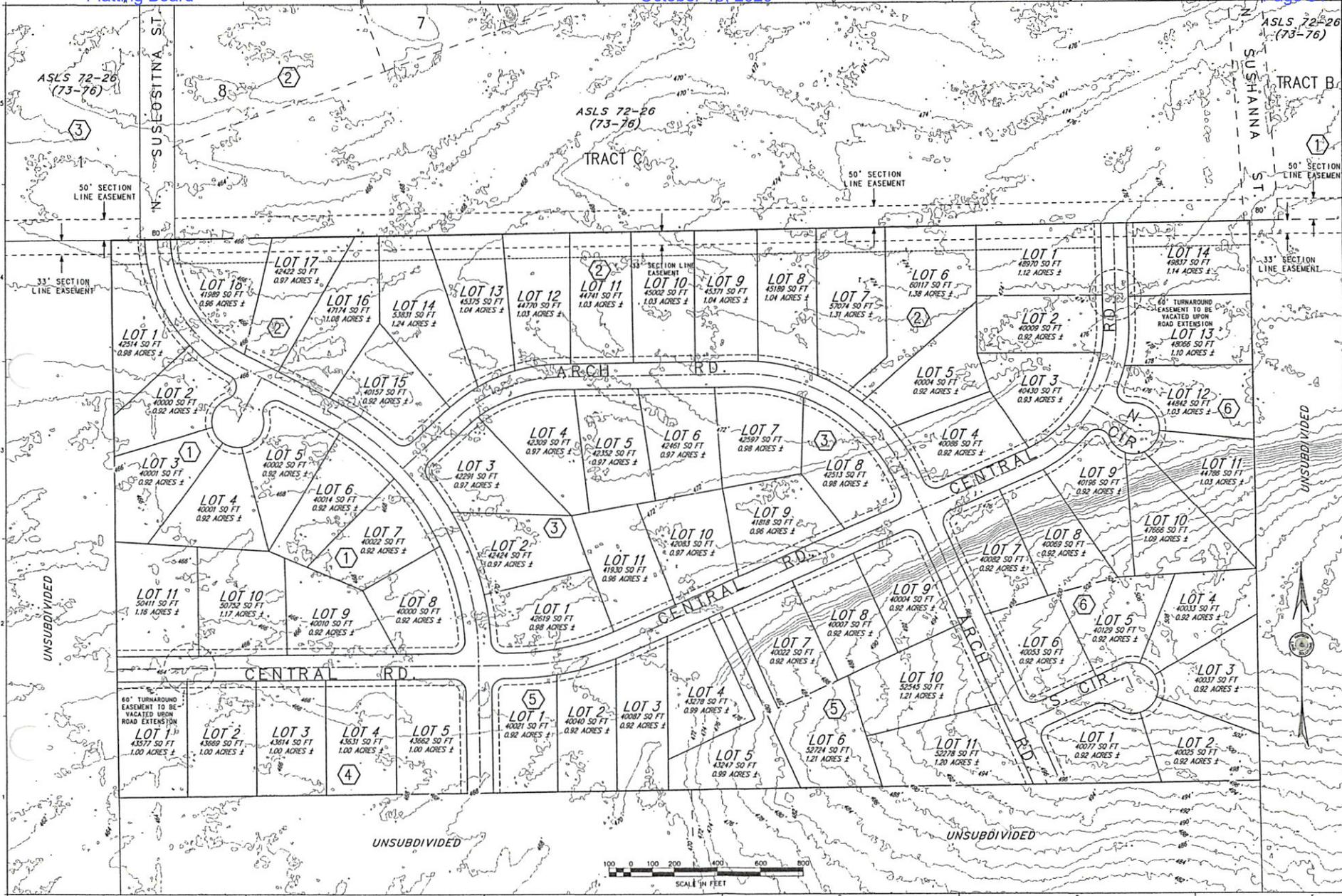
REFERENCE  
NUMBER:  
V-2.0  
SHEET 1 OF 3





NOTES  
 1. THIS SITE PLAN WAS CONDUCTED ON 2020. ALL DIMENSIONS HAVE BEEN FOUND BY SET AS PER THE SURVEY RECORDS.  
 2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS DERIVED TO THE BASIS OF BEARINGS.

EXHIBIT C-2



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



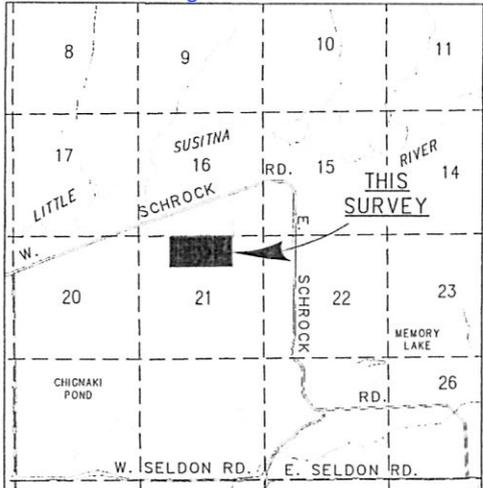
NOTES:  
1. PROPERTY DATA REFERRED TO WAS OBTAINED FROM PUBLIC DATA OF THE MULTICOUNTY DISTRICT BUREAU.  
2. THE HORIZONTAL DATUM IS NAD83 (GARMIN EPOCH 2002.0).  
3. THE VERTICAL DATUM IS MGD84 (GEOID2002).

WASILLA, ALASKA  
SUSLOSITNA PLACE  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

DWG#: 20-118C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=200'  
22x34: 1"=100'  
REVISION DATE:  
07-01-20

REFERENCE NUMBER:  
V-22  
SHEET 3 OF 3

EXHIBIT C-3



MSB TAX MAP WA00 SCALE 11x17: 1"=5280'  
22x34: 1"=2640'

**PLAN SET**  
**SUSLOSITNA PLACE**

**SHEETS**

1. G-1.0 COVER SHEET
2. D-1.0 SITE PLAN DESIGN - DRAINAGE PLAN
3. C-1.0 TYPICAL SECTIONS
- 4-20. C-2.1 - C-2.17 PLAN AND PROFILE

**LEGEND**

- ⊠ RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊕ RECOVERED ALUMINUM CAP ON 1/2" REBAR
- ⊕ RECOVERED PLASTIC CAP ON 1/2" REBAR
- RECOVERED 3/8" REBAR
- MEASURED DATA
- ① BLOCK
- ANCHOR GUY
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE
- OVERHEAD ELECTRIC
- ▭ GRAVEL ROAD/DRIVEWAY
- ▭ ASPHALT ROAD/DRIVEWAY
- ▭ INFILTRATOR
- CULVERT



ASLS 72-26  
(PLAT 73-76)

ASLS 72-26  
(PLAT 73-76)

TRACT C

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED



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

**EXHIBIT D-1**

WASILLA, ALASKA  
SUSLOSITNA PLACE  
PROJECT OVERVIEW

DWG. # 20-118C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED BY: CEH  
SCALE  
11x17: 1"=320'  
22x34: 1"=160'  
REVISION DATE:  
06-25-20

REFERENCE  
NUMBER:  
G-1.0  
SHEET 1 OF 20

ASLS 72-26  
(PLAT 73-76)

ASLS 72-26  
(PLAT 73-76)

TRACT C

N. SUSHANA DRIVE

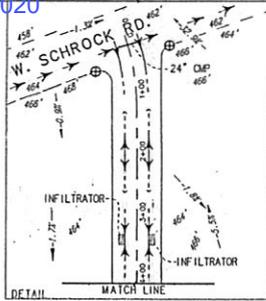
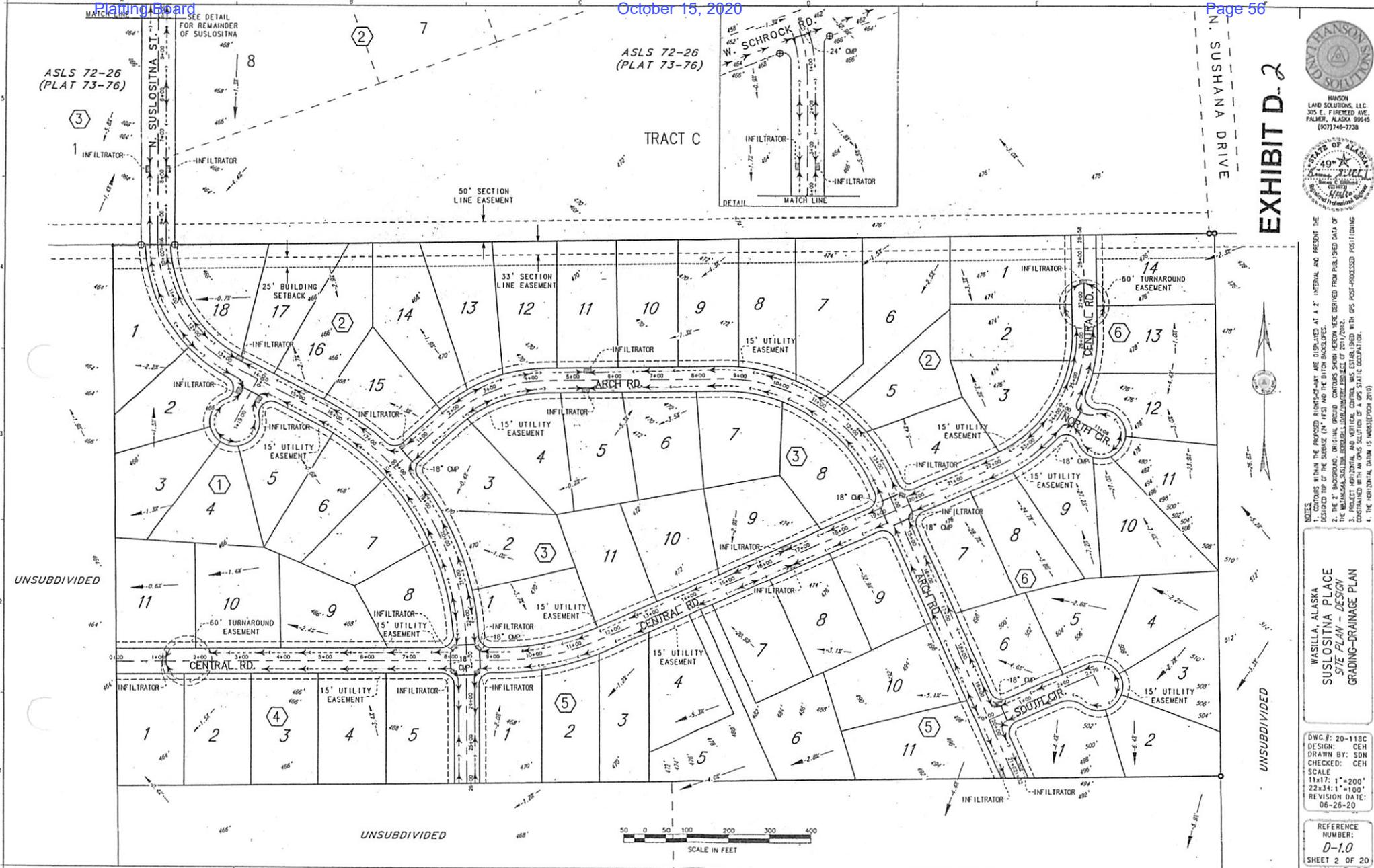


HANSON  
LAND SOLUTIONS, LLC  
305 E. FIREMEAD AVE.  
PALMER, ALASKA 99645  
(907) 746-7238



NOTES:  
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT 1'-2" INTERVAL AND PRESENT THE DECIPHERED TOP OF THE SURFACE (74' FSI) AND THE DITCH BACKSLOPE.  
2. THE 2" BACKGROUND, ORIGINAL, GRADED, CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE ALASKA STATE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT, DATE OF 2017/2018.  
3. THE BACKGROUND, ORIGINAL, GRADED, CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE ALASKA STATE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT, DATE OF 2017/2018.  
4. THE HORIZONTAL DATUM IS NAD83 (EPSG: 2160).

EXHIBIT D-2



WASILLA, ALASKA  
SUSLOSTINA PLACE  
SITE PLAN - DESIGN  
GRADING-DRAINAGE PLAN

DWG.#: 20-118C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED BY: CEH  
SCALE  
11413: 1"=200'  
22x34: 1"=100'  
REVISION DATE:  
06-26-20

REFERENCE  
NUMBER:  
D-1.0  
SHEET 2 OF 20

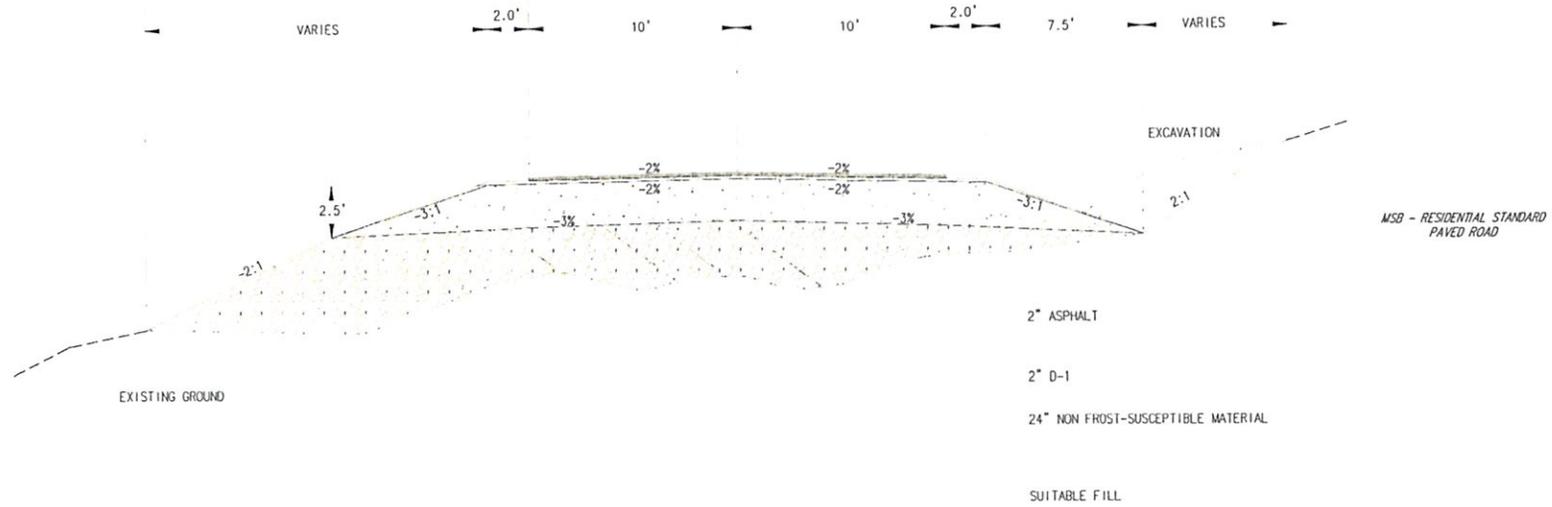


EXHIBIT D-3



NOTES

1. ROAD CONSTRUCTION TO FOLLOW MSB SUBDIVISION CONSTRUCTION MANUAL, RESIDENTIAL STANDARDS.

WASILLA, ALASKA  
SUSLOSITNA PLACE  
TYPICAL SECTIONS

DWG.#: 20-118C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=XXX'  
22x34: 1"=XXX'  
REVISION DATE:  
06-26-20

REFERENCE NUMBER:  
C-1.0  
SHEET 3 OF 20

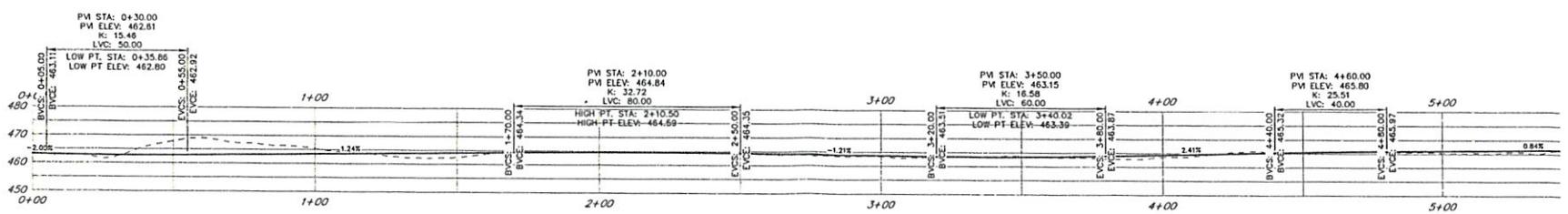
W. SCHRÖCK ROAD

N. SUSLOSITNA ST.

ASLS 72-26 (73-76)

ASLS 72-26 (73-76)

EXHIBIT D-4



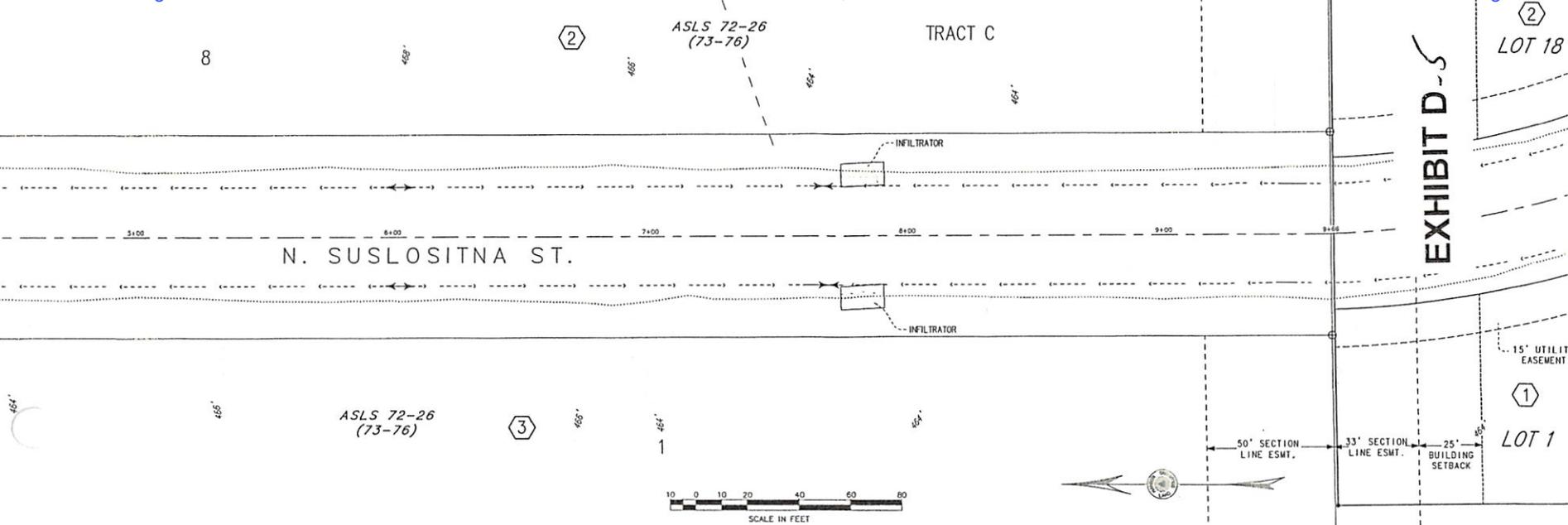
NOTES

1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LOCAL/MAJORY SUBJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA  
 SUSLOSITNA PLACE  
 PLAN AND PROFILE - DESIGN  
 N. SUSLOSITNA ST.

DWG. #: 20-118C  
 DESIGN: CEH  
 DRAWN BY: SDH  
 CHECKED: CEH  
 SCALE  
 1"=40'  
 2 1/2"=20'  
 REVISION DATE:  
 06-26-20

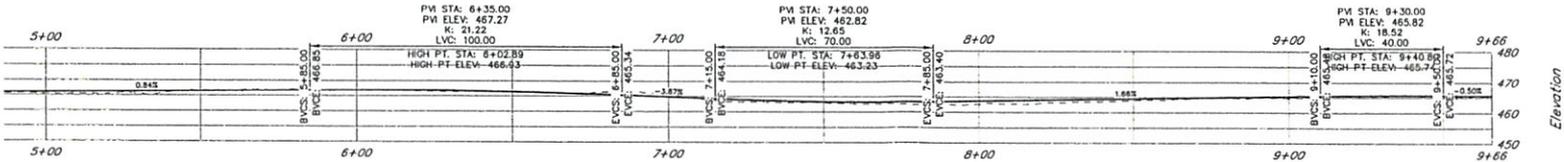
REFERENCE  
 NUMBER:  
 C-2.1  
 SHEET 4 OF 20



**EXHIBIT D-5**

LOT 18

LOT 1



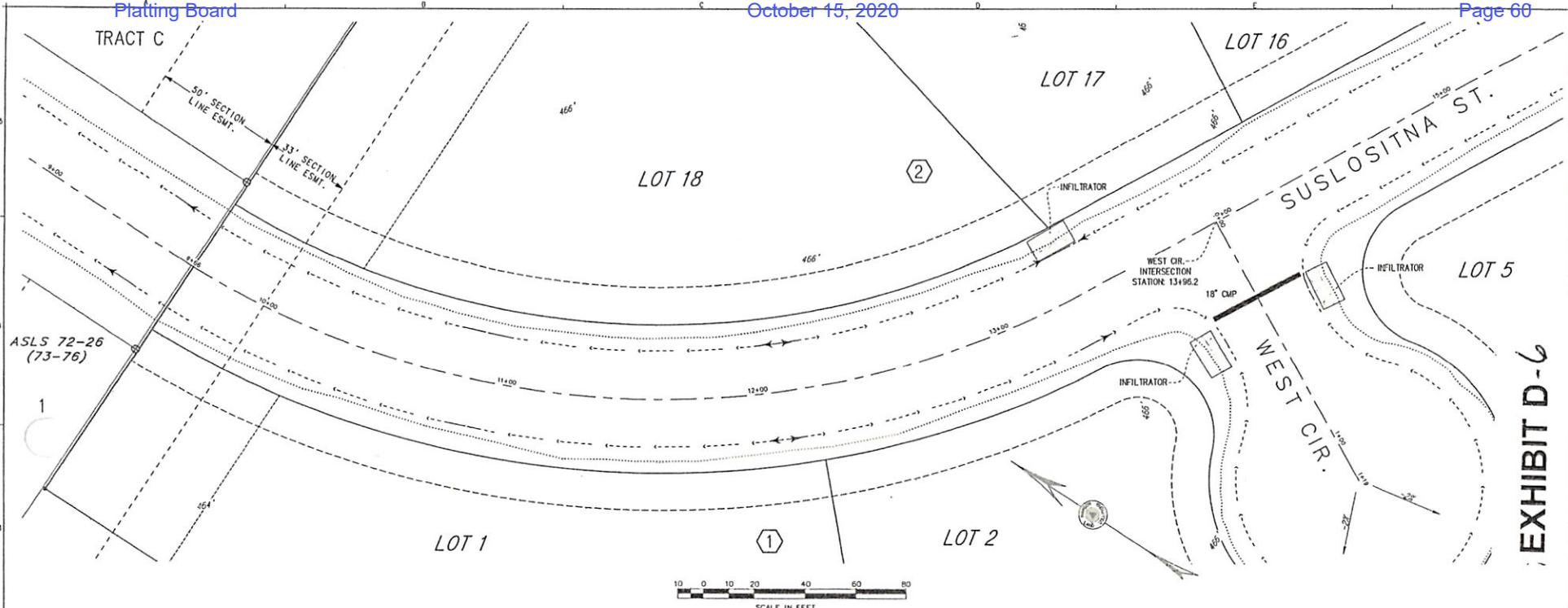
**NOTES**

1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANASKA, SUSLOITNA, BOROUGH, LODGE/MAGEEY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA  
**SUSLOITNA PLACE**  
 PLAN AND PROFILE - DESIGN  
 N. SUSLOITNA ST.

DWG #: 20-118C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=40'  
 22x34: 1"=20'  
 REVISION DATE:  
 06-26-20

REFERENCE NUMBER:  
 C-2.2  
 SHEET 5 OF 20

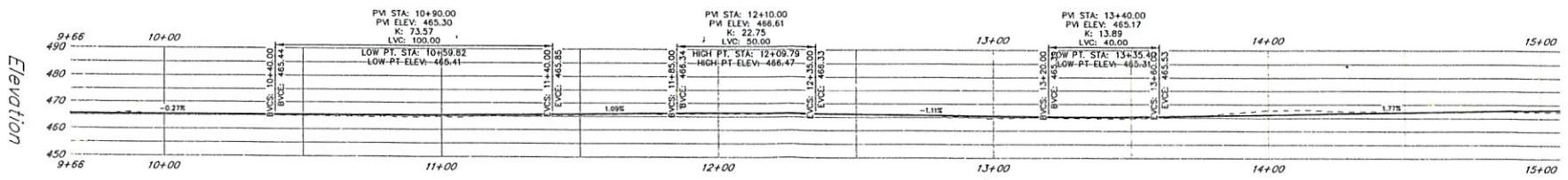


NOTES

1. ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTITNA BOROUGH. LIDAR/IMAGERY PROJECT OF 2011/2012.

2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

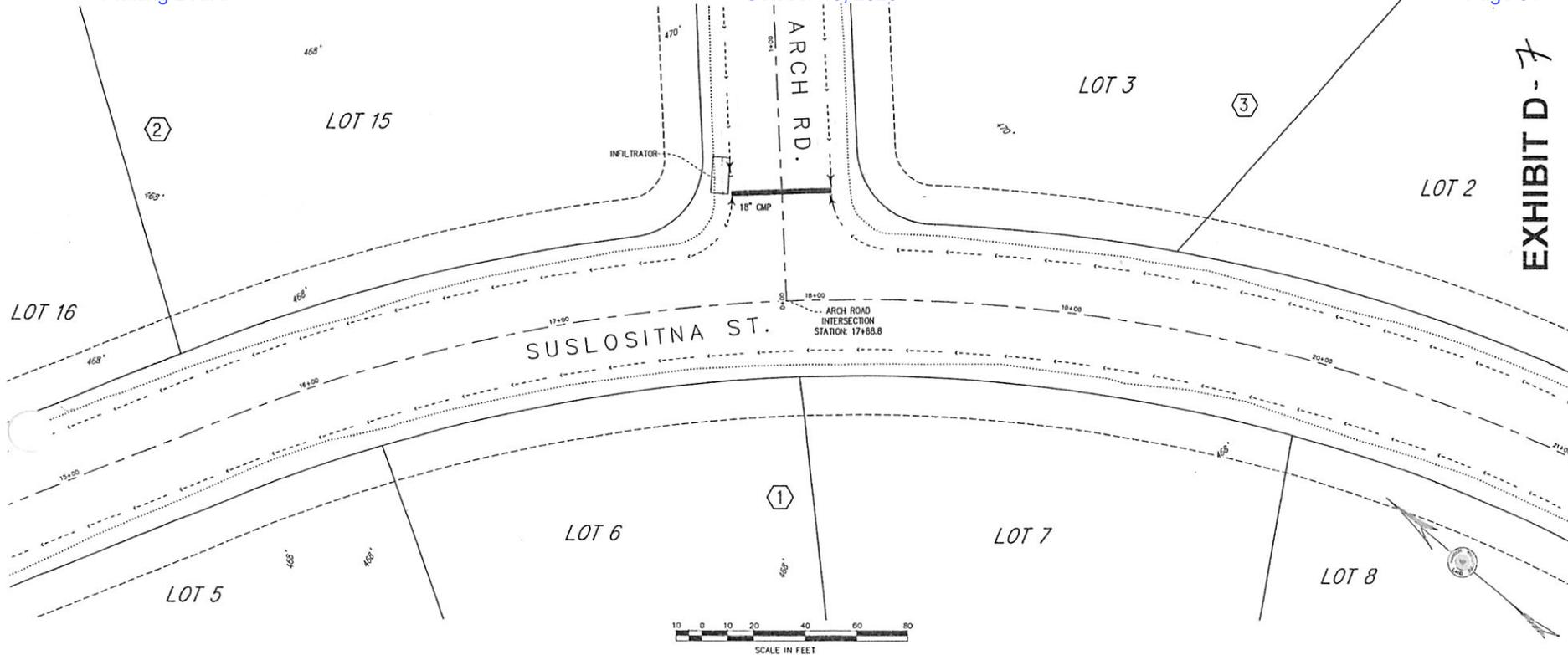
EXHIBIT D-6



WASILLA, ALASKA  
SUSLOSITNA PLACE  
PLAN AND PROFILE - DESIGN  
SUSLOSITNA STREET

DWG.#: 20-118C  
DESIGN: CEH  
DRAWN BY: SDH  
CHECKED: CEH  
SCALE  
11x17: 1"=40'  
22x34: 1"=20'  
REVISION DATE:  
06-26-20

REFERENCE  
NUMBER:  
C-23  
SHEET 6 OF 20



**EXHIBIT D-7**

NOTES

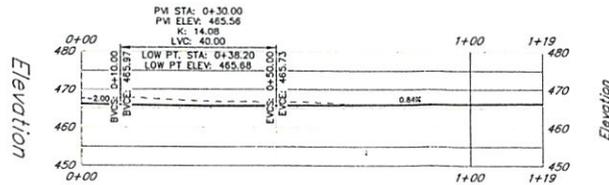
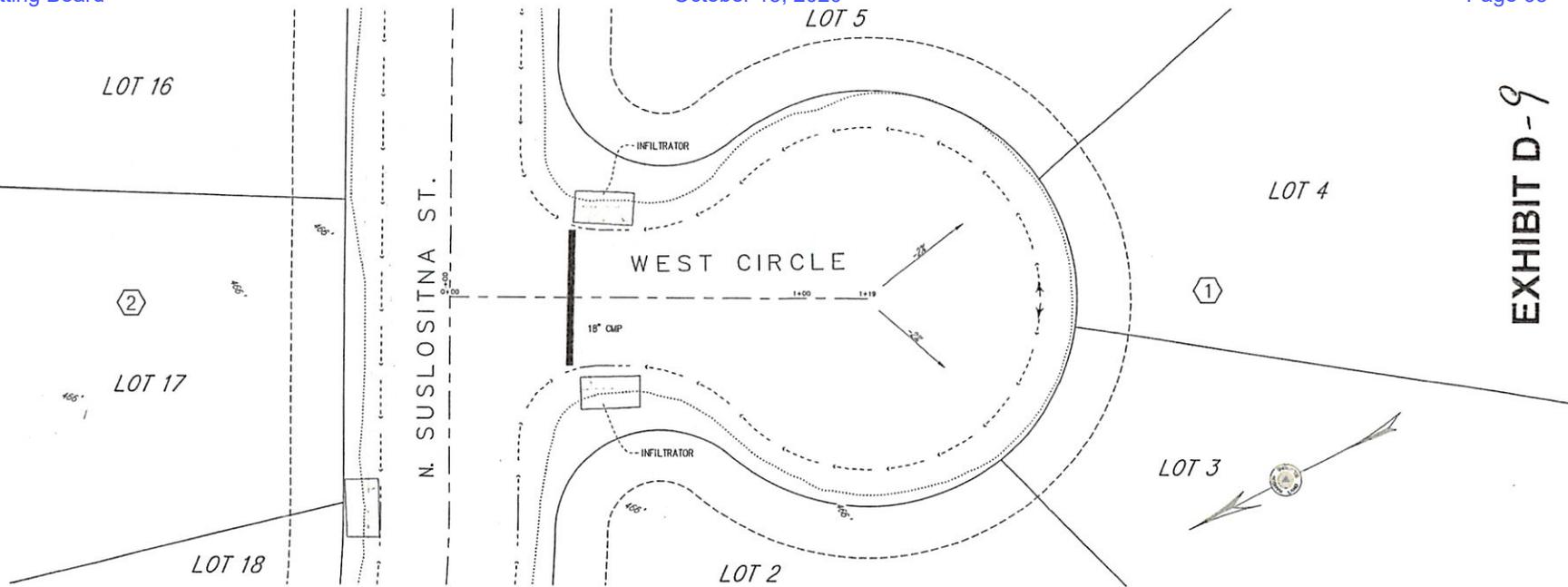
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTITNA BOROUGH LIDAR/MARSHLET PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA  
 SUSLOSTITNA PLACE  
 PLAN AND PROFILE - DESIGN  
 SUSLOSTITNA STREET

DWG.#: 20-118C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED BY: CEH  
 SCALE  
 11+17: 1"=40'  
 22+34: 1"=20'  
 REVISION DATE:  
 06-26-20

REFERENCE NUMBER:  
 C-24  
 SHEET 7 OF 20





WEST CIRCLE PROFILE



EXHIBIT D-9



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



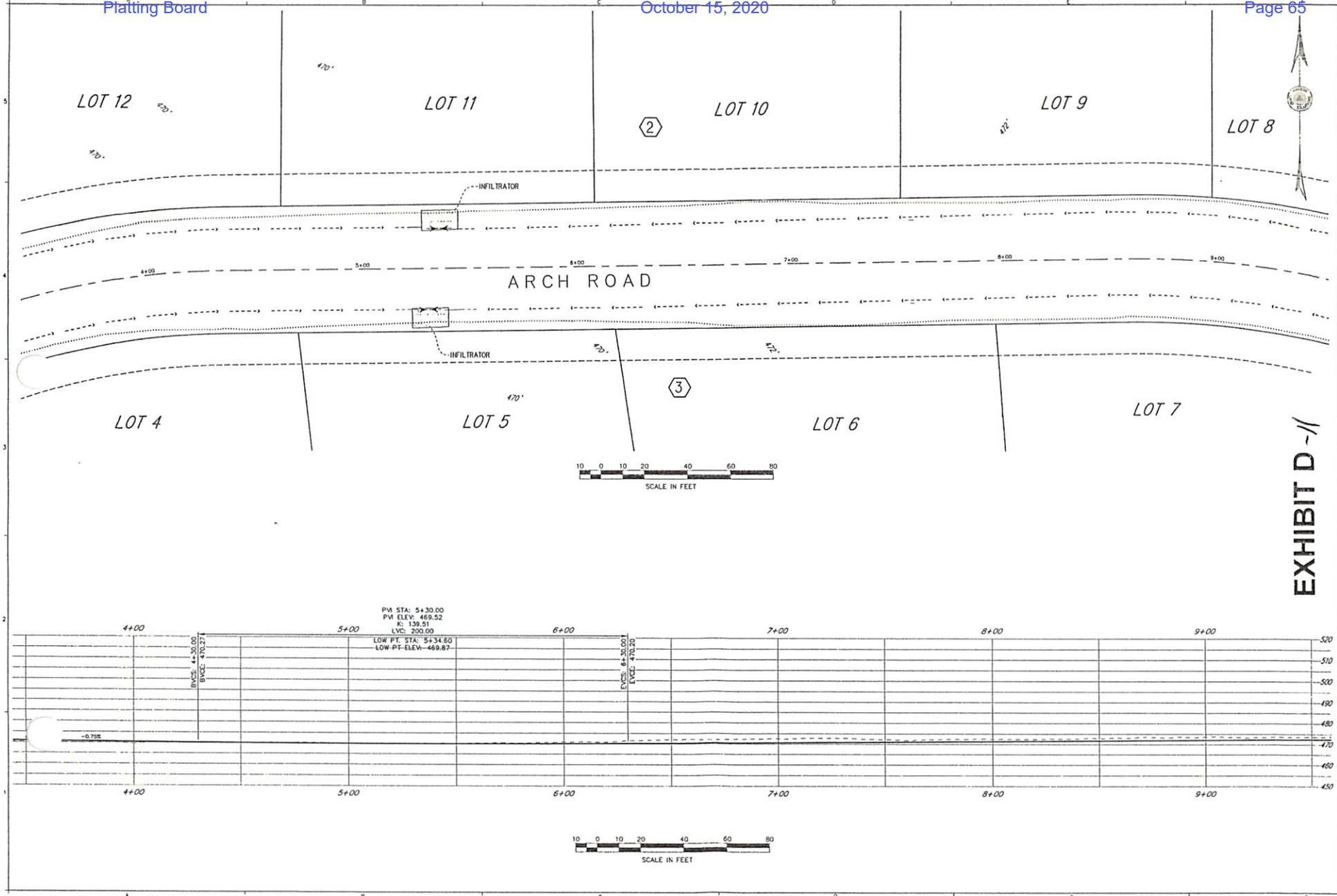
NOTES  
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTITNA BOROUGH CLERK/MAGERL DATED 2011/2012. CONTOUR ELEVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA  
SUSLOSITNA PLACE  
PLAN AND PROFILE - DESIGN  
WEST CIRCLE

DWG.#: 20-118C  
DESIGN: CEM  
DRAWN BY: SDN  
CHECKED: CEM  
SCALE  
11x17: 1"=32'  
22x34: 1"=16'  
REVISION DATE:  
06-26-20

REFERENCE  
NUMBER:  
C-2.6  
SHEET 9 OF 20





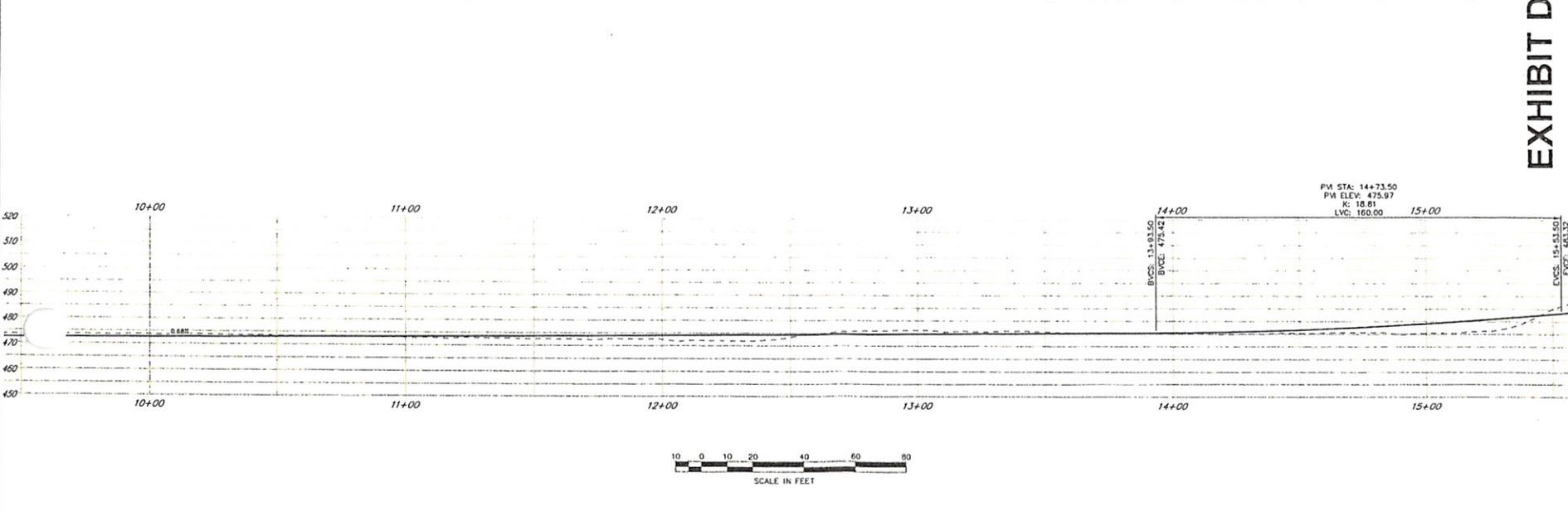
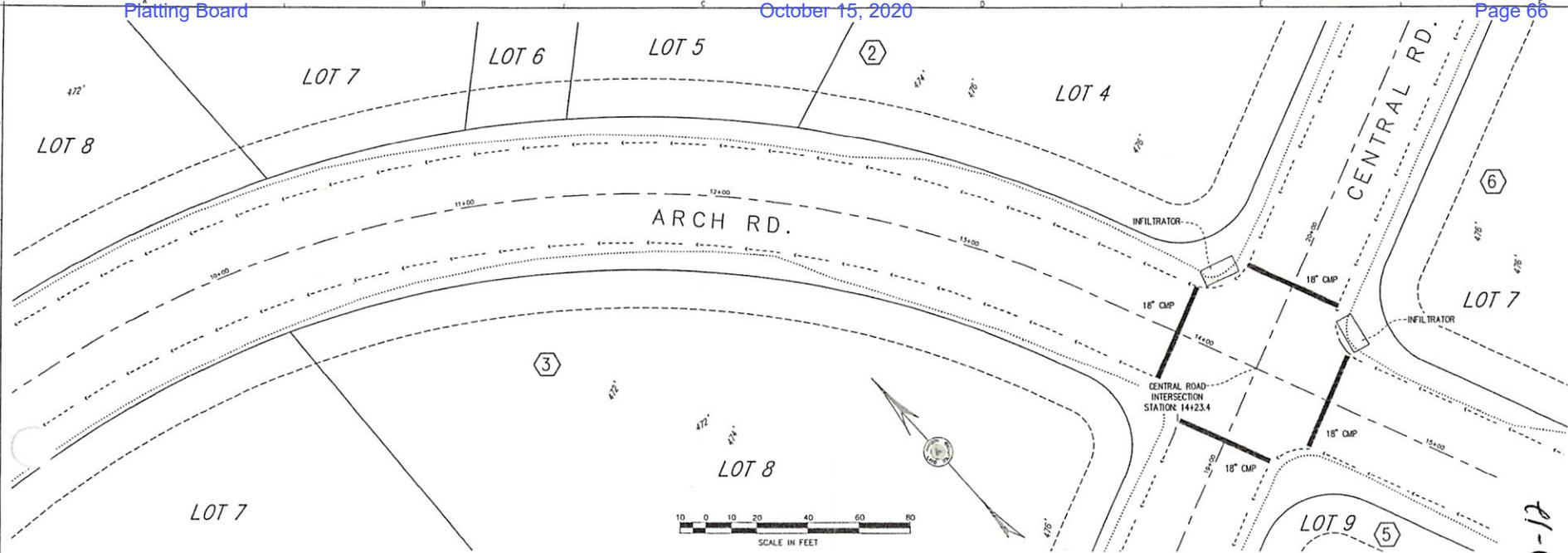
NOTES  
 1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA, SUSITNA, BERING, LIARD/JAGDELY EDDY OF 2011/2012.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

EXHIBIT D-11

WASILLA, ALASKA  
 SUSLOSTINA PLACE  
 PLAN AND PROFILE - DESIGN  
 ARCHING ROAD

DWG #: 20-118C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=40'  
 22x34: 1"=20'  
 REVISION DATE:  
 06-26-20

REFERENCE NUMBER:  
 C-2.8  
 SHEET 11 OF 20



NOTES  
 1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANASKA, SUSITNA, BEGONUI, LADAS/AMULET RIVERS OF 2017/2012.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

EXHIBIT D-12

WASILLA, ALASKA  
 SUSLOITINA PLACE  
 PLAN AND PROFILE - DESIGN  
 ARCH ROAD

DWG #: 20-118C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE: 11x17: 1"=40'  
 22x34: 1"=20'  
 REVISION DATE: 06-26-20

REFERENCE NUMBER:  
 C-2.9  
 SHEET 12 OF 20

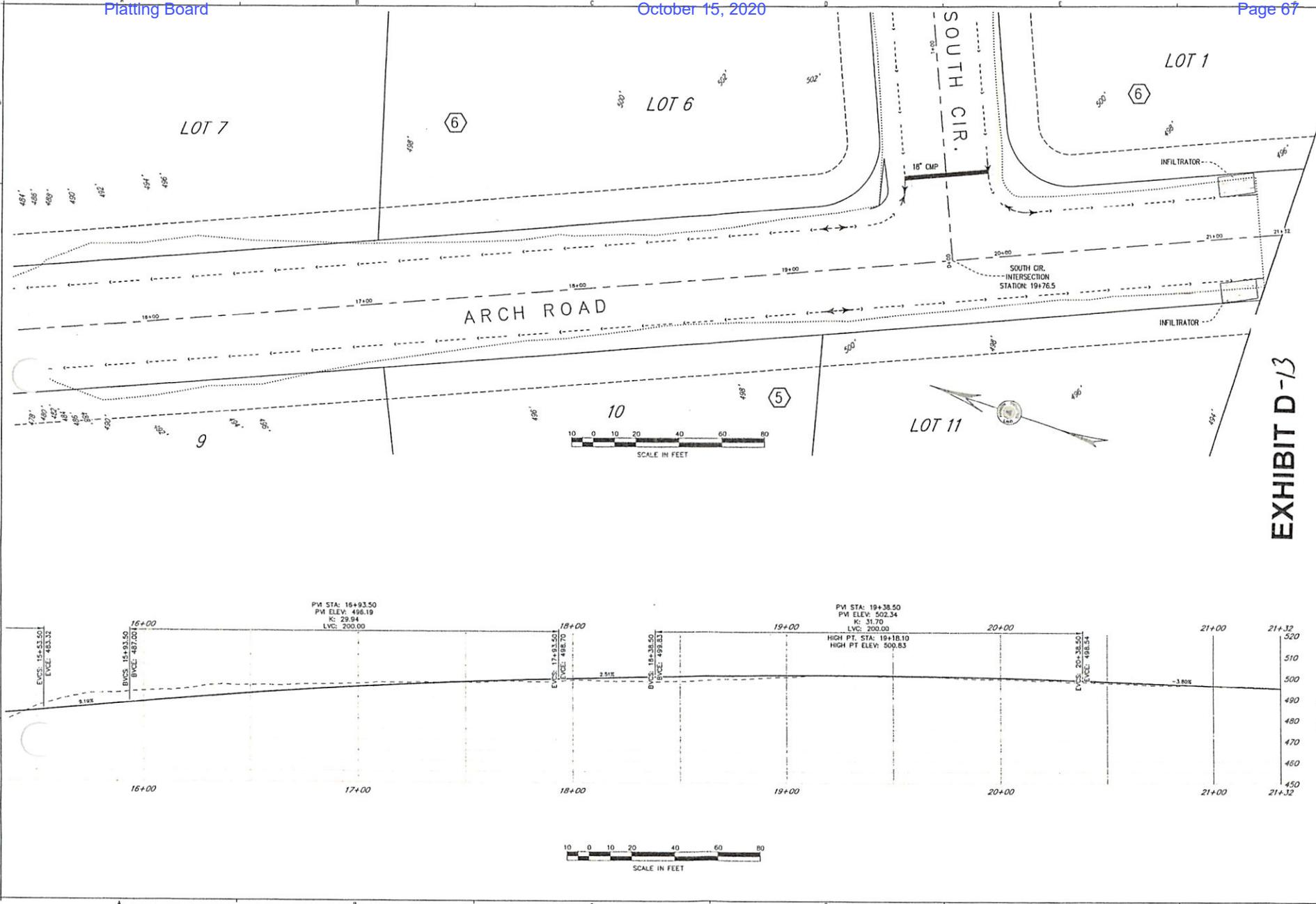


EXHIBIT D-13



NOTES

1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE FORESTRY DISTRICT, EDITION OF 2011/2012.
2. DESIGN ELEVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA  
 SUSLOITNA PLACE  
 PLAN AND PROFILE - DESIGN

DWG.#: 20-11BC  
 DESIGN: CEH  
 DRAWN BY: SDH  
 CHECKED: CEH  
 SCALE  
 1"=40'  
 22"=20'  
 REVISION DATE:  
 06-26-20

REFERENCE NUMBER:  
 C-2.10  
 SHEET 13 OF 20

EXHIBIT D-14



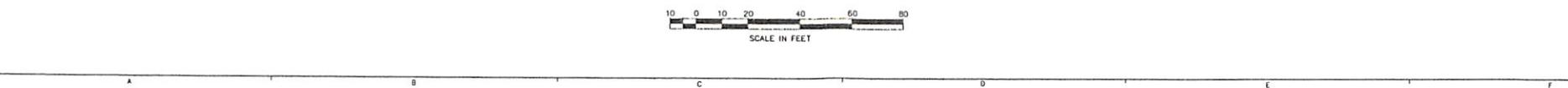
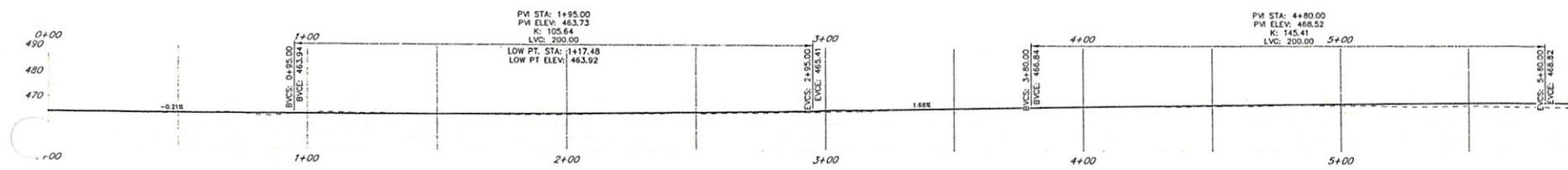
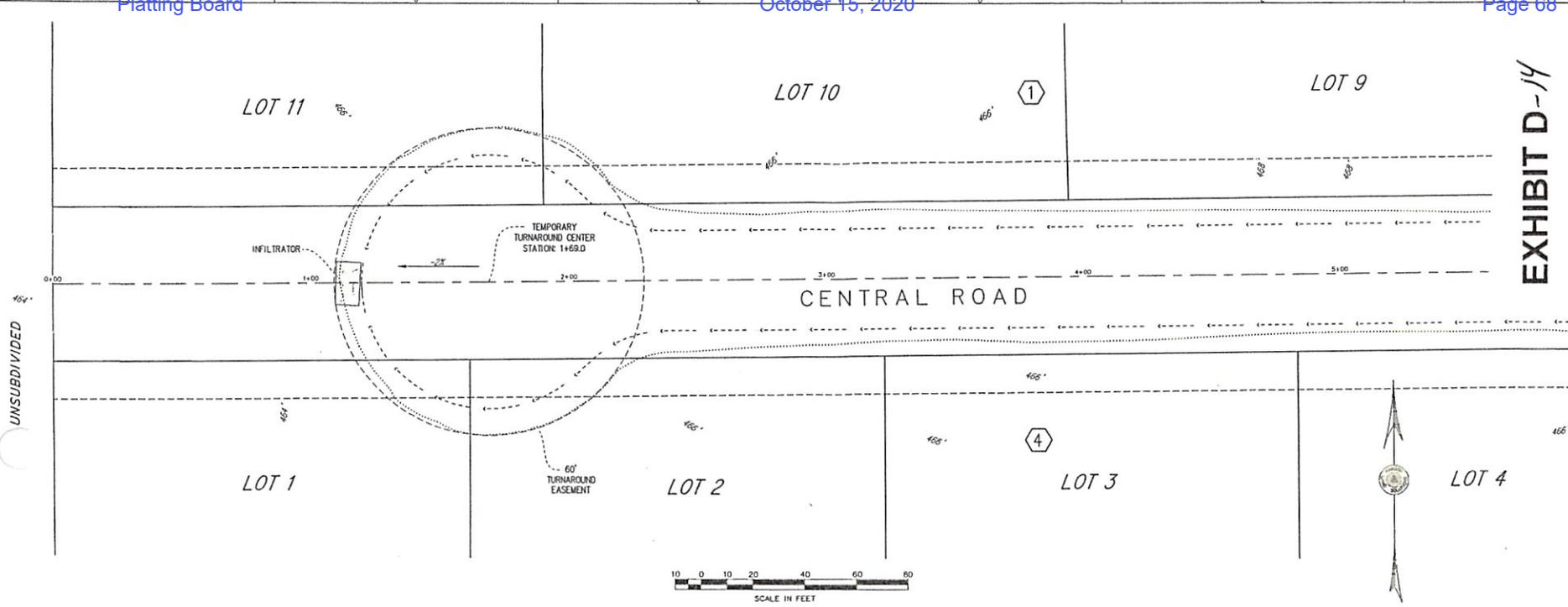
NOTES

1. ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUTLITA BOROUGH, LODGE/MADEY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA  
SUSLOSTINA PLACE  
PLAY AND PROFILE - DESIGN  
CENTRAL ROAD

DRG.#: 20-118C  
DESIGN: CEH  
DRAWN BY: SDH  
CHECKED: CEH  
SCALE  
11x17: 1"=40'  
22x34: 1"=20'  
REVISION DATE:  
05-26-20

REFERENCE  
NUMBER:  
C-2.11  
SHEET 14 OF 20



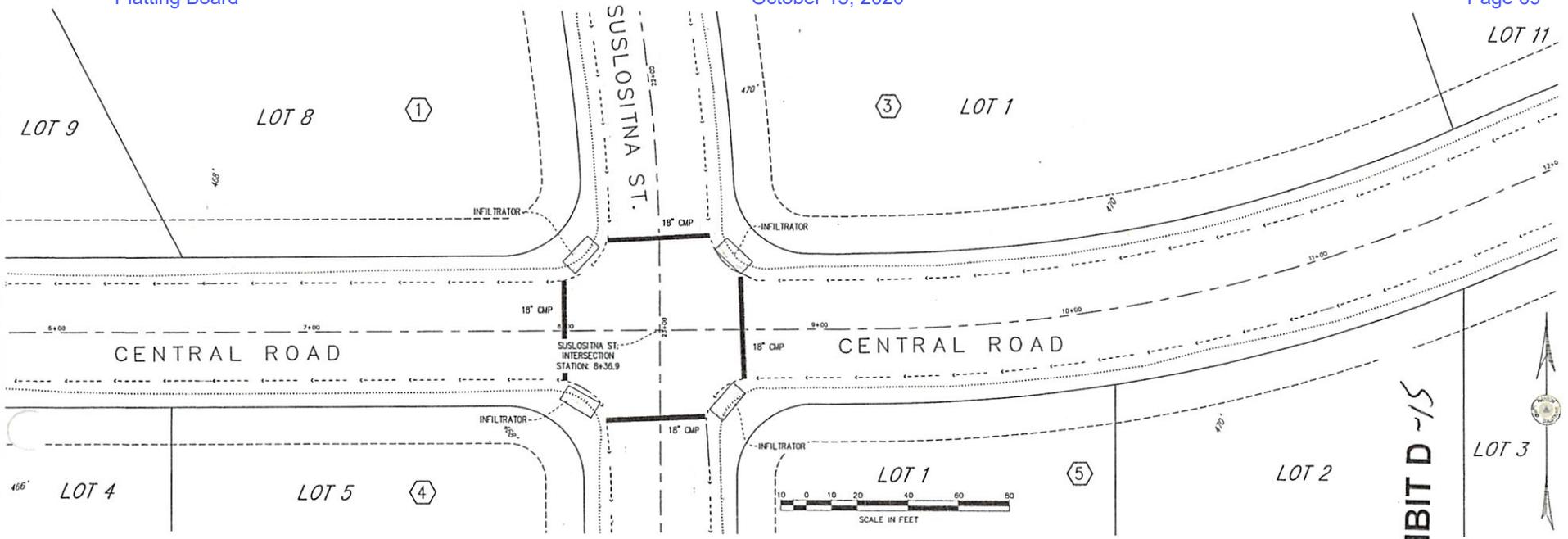
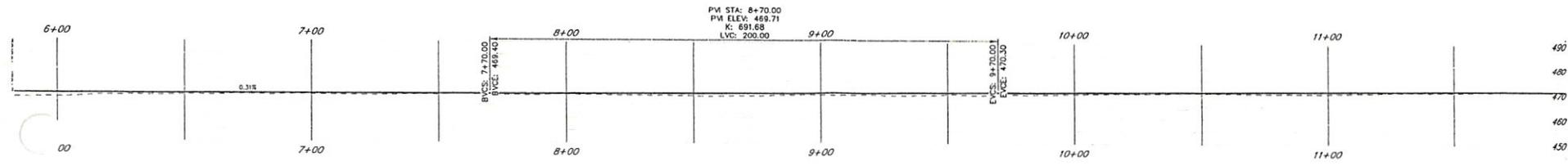


EXHIBIT D-15

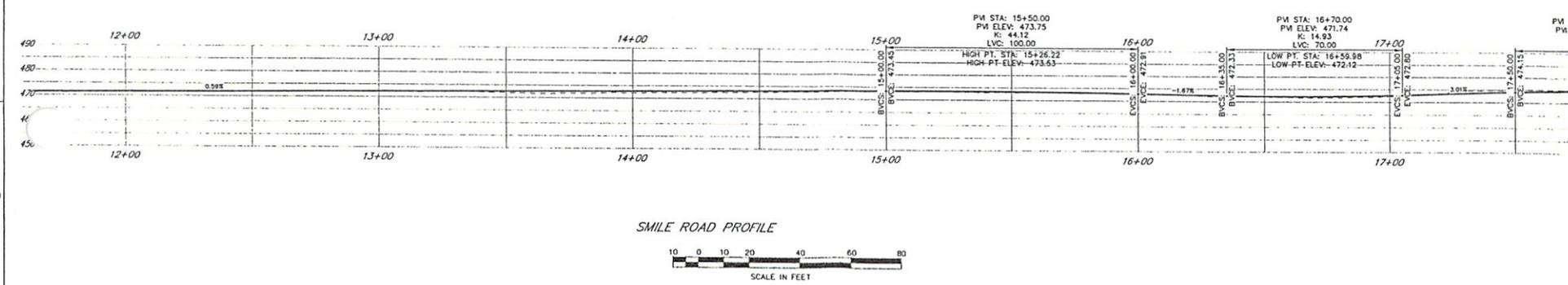
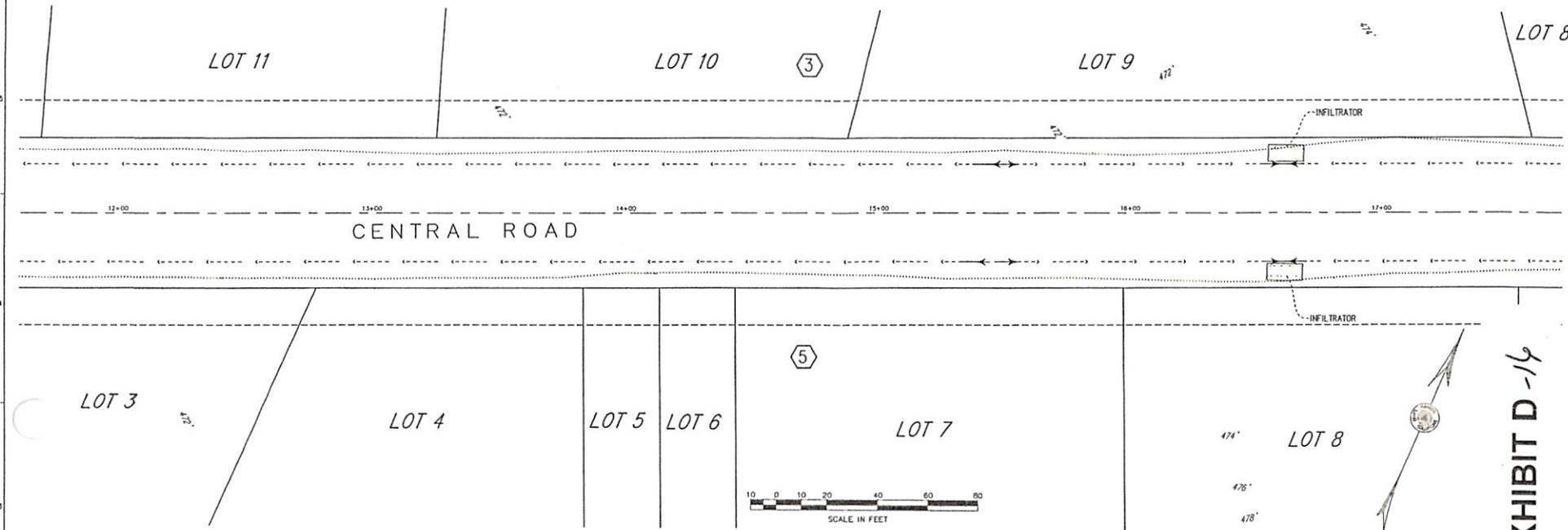


NOTES:  
 1. ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED CITY OF WILKINSON, ALASKA, GEOTECHNICAL ENGINEER, LORNE J. MARZELLE PROJECT OF 2011/2012.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA  
 SUSLOSTINA PLACE  
 PLAN AND PROFILE - DESIGN  
 CENTRAL ROAD

DWG.#: 20-118C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE:  
 11x17: 1"=40'  
 22x34: 1"=20'  
 REVISION DATE:  
 06-28-20

REFERENCE NUMBER:  
 C-2.12  
 SHEET 15 OF 20



NOTES

1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE SHED DATA OF THE MALANUSKA SUSTAINABLE BOGGOUGLE LIDAR/IMAGER PROJECT OF 2017/2018.

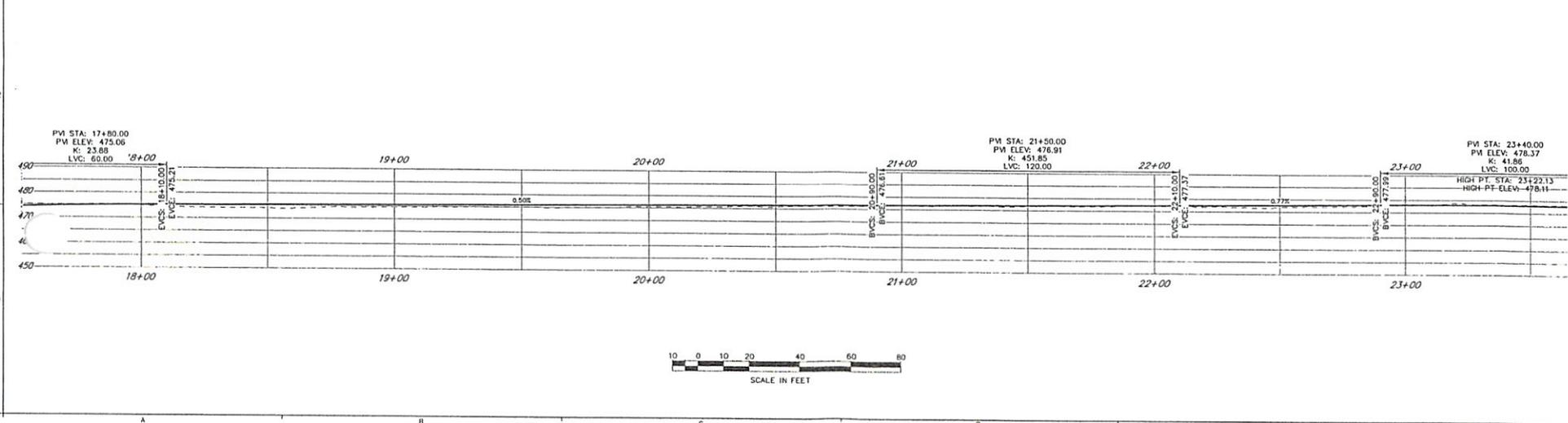
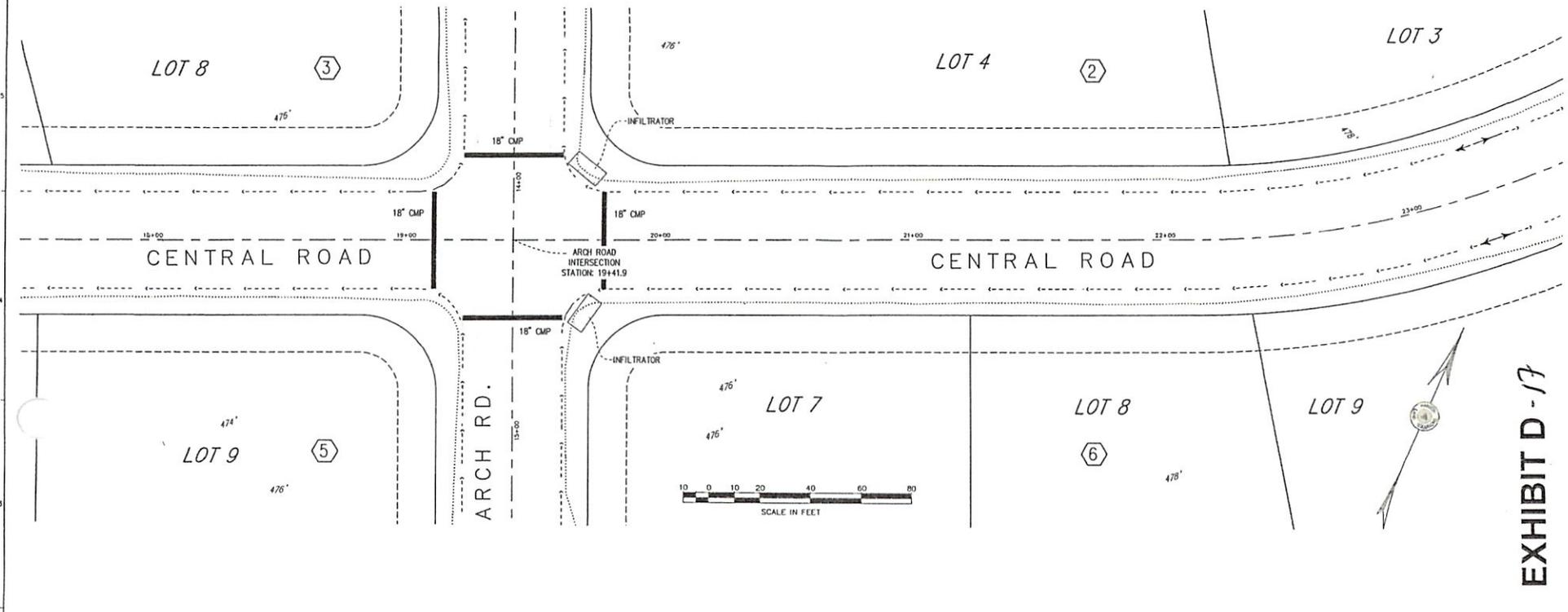
2. EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA  
SUSLOITINA PLACE  
PLAN AND PROFILE - DESIGN  
CENTRAL ROAD

DWG.#: 20-118C  
DESIGN: CEH  
DRAWN BY: SOM  
CHECKED: CEH  
SCALE  
11x17: 1"=40'  
22x34: 1"=20'  
REVISION DATE:  
06-26-20

REFERENCE  
NUMBER:  
C-213  
SHEET 16 OF 20

EXHIBIT D-16



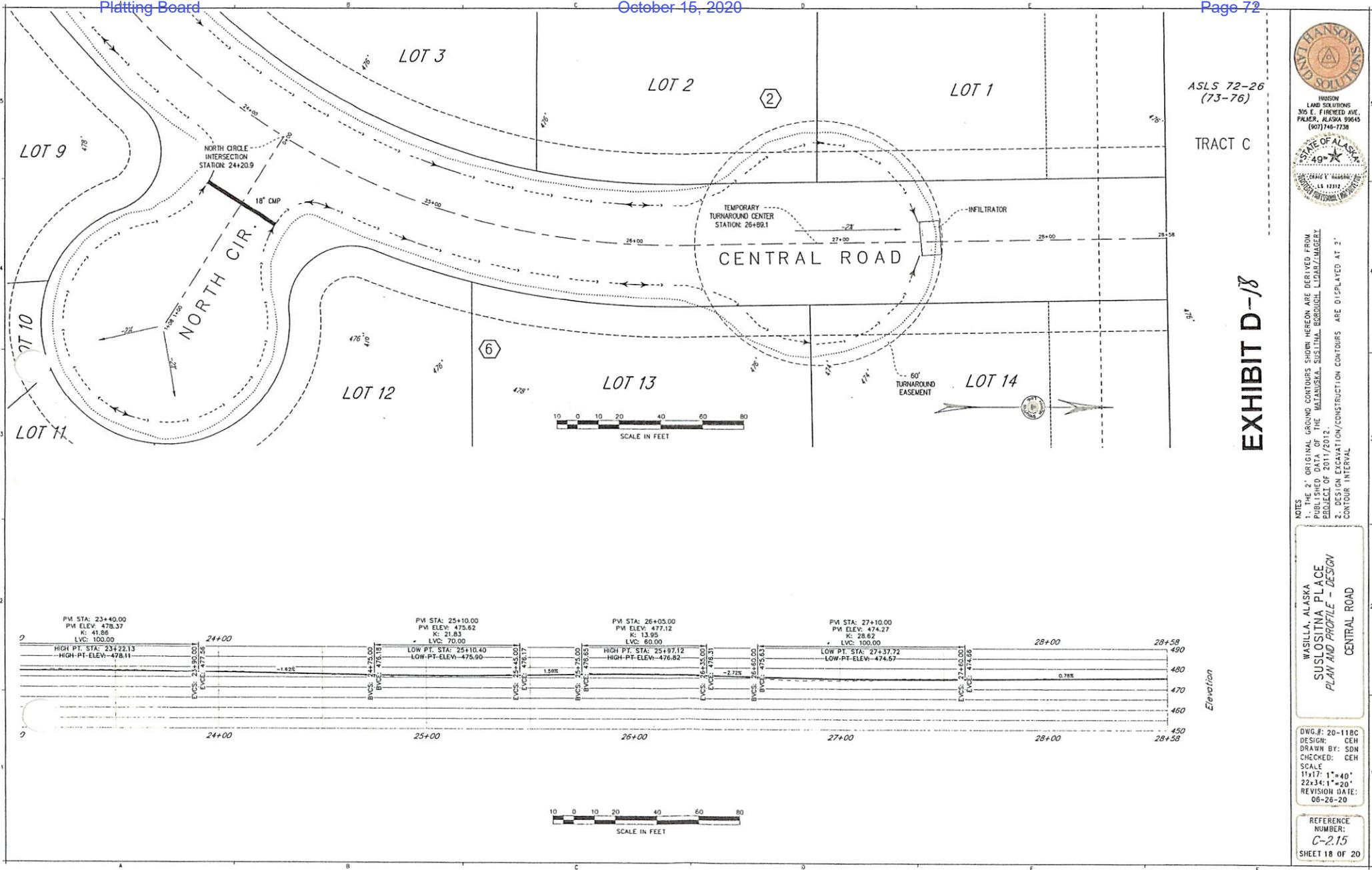
NOTES  
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PROJECT OF 2011/2012 THE MALINDUKAL SUSTAINABLE ECOLOGICAL CLEARING/REFORESTATION PROJECT.  
 2. DESIGN EXAMINATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA  
 SUSLOSITNA PLACE  
 PLAN AND PROFILE - DESIGN  
 CENTRAL ROAD

DWG. #: 20-118C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE  
 11:17: 1"=40'  
 22:34: 1"=20'  
 REVISION DATE:  
 06-26-20

REFERENCE  
 NUMBER:  
 C-214  
 SHEET 17 OF 20

EXHIBIT D - 17



ASLS 72-26  
(73-76)  
TRACT C

**EXHIBIT D-18**



**NOTES**  
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE GEOLOGICAL LIBRARY/MAGERL EDDJECT OF 2017/2012.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA  
 SUSLOITNA PLACE  
 PLAN AND PROFILE - DESIGN  
 CENTRAL ROAD

DWG #: 20-118C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE  
 11x17: 1" = 40'  
 22x34: 1" = 20'  
 REVISION DATE:  
 06-26-20

REFERENCE NUMBER:  
 C-2.15  
 SHEET 18 OF 20



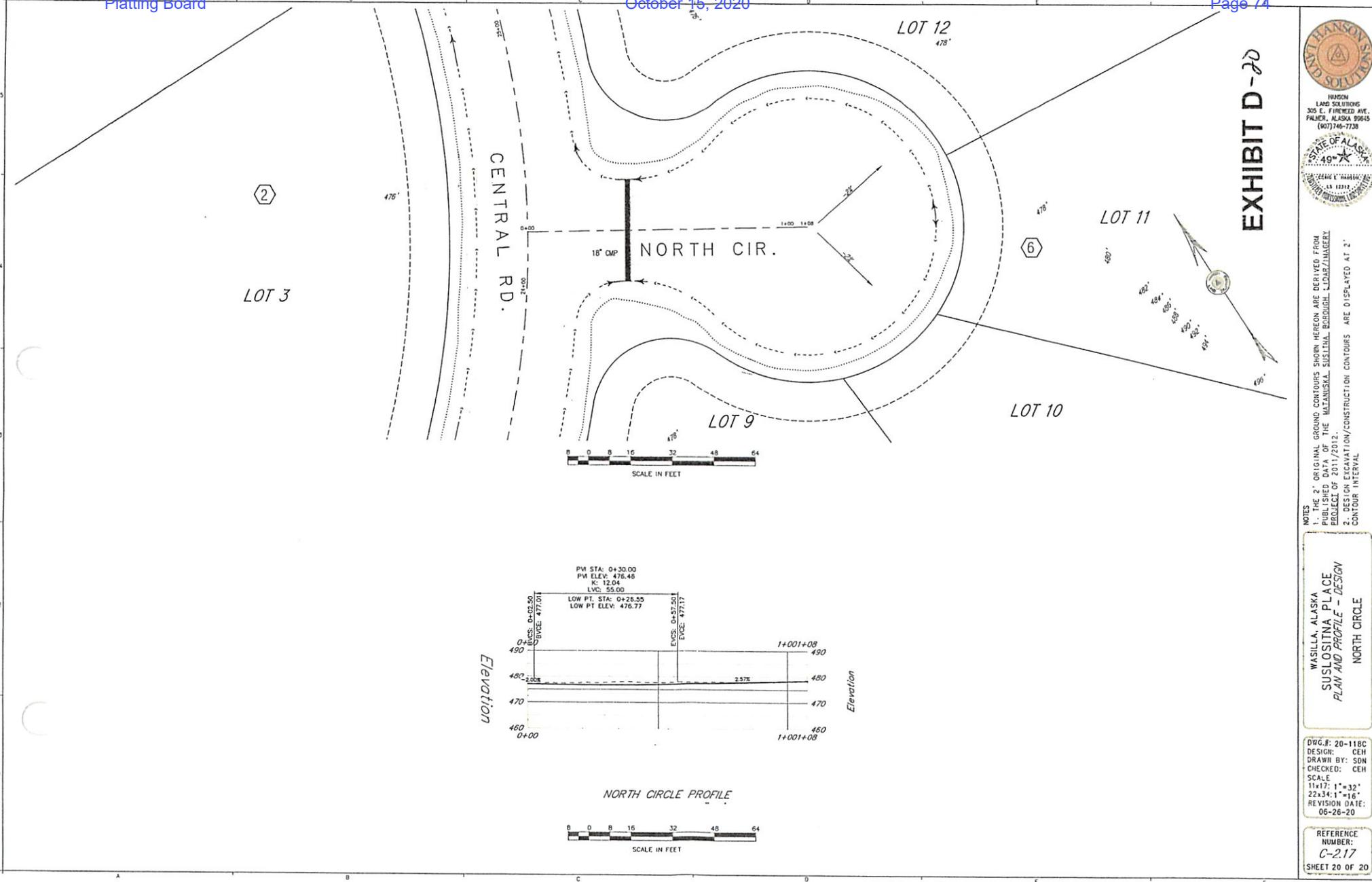


EXHIBIT D-20



HANSON  
LAND SOLUTIONS  
305 E. FIREWED AVE.  
PALMER, ALASKA 99615  
(907) 746-7738



NOTES

1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE 2011/2012 ALASKA STATEWIDE DIGITAL ELEVATION MODEL PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA  
SUSLOITINA PLACE  
PLAN AND PROFILE - DESIGN  
NORTH CIRCLE

DWG.#: 20-118C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=32'  
22x34: 1"=16'  
REVISION DATE:  
06-26-20

REFERENCE  
NUMBER:  
C-2.17  
SHEET 20 OF 20

## Amy Otto-Buchanan

---

**From:** Jamie Taylor  
**Sent:** Wednesday, July 29, 2020 7:26 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Suslositna Place Master Plan #20-100

- Construct Suslositna Street, Central Road, and streets that stub to adjoining properties to Residential Subcollector standard.
- Drainage Plan:
  - Place cross culverts outside of curve returns – requires less culvert and reduces likelihood of culvert ends being crushed
  - Probably only need 2 cross culverts at 4-way intersections
  - May need drainage easements where runoff will leave the roadside ditches
- If there is any potential for commercial use of any of the proposed lots, it is recommended that Sushana Drive be constructed to provide a second access as required by International Fire Code.

**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:** Tuesday, July 14, 2020 4:57 PM  
**To:** allen.kempen@alaska.gov; 'Nichols, Melanie A (DOT)' <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mschoming@crweng.com; browne@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>  
**Subject:** RFC Suslositna Place Master Plan #20-100

The following link contains a Request for Comments for Suslositna Place Master Plan, #2020-100. Comments are due by **July 31, 2020**. Please let me know if you have any questions. Thanks, A.

**Amy Otto-Buchanan**

---

**From:** Fire Code  
**Sent:** Tuesday, July 21, 2020 2:05 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Suslositna Place Master Plan #20-100

Amy,

The plat doesn't show Central Road will connect to create a second access into the subdivision.



*Donald Cuthbert*

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, July 14, 2020 4:57 PM  
**To:** allen.kemplen@alaska.gov; 'Nichols, Melanie A (DOT)' <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mschoming@crweng.com; browne@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>  
**Subject:** RFC Suslositna Place Master Plan #20-100

The following link contains a Request for Comments for Suslositna Place Master Plan, #2020-100. Comments are due by **July 31, 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/EnrOqrmEVRNOsUtMA1kKzssBrskTx\\_7YHKHQUvjwsCI0dQ?e=DWHAMc](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EnrOqrmEVRNOsUtMA1kKzssBrskTx_7YHKHQUvjwsCI0dQ?e=DWHAMc)

*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:** Kim Sollien  
**Sent:** Friday, July 31, 2020 12:55 PM  
**To:** Amy Otto-Buchanan  
**Subject:** FW: RFC Suslositna Place Master Plan #20-100 (draft)

### Planning Comments

#### Transportation

The Planning Division encourages a connected road system wherever possible. Better connectivity can improve mobility, accessibility, reduce traffic congestion, and reduce the need to improve arterial roadways. The Planning Division recommends that subdivisions be designed to allow connectivity through to adjoining parcels and to make accommodations to comply with the 2035 Long Range Transportation Plan goals and the Official Streets and Highways Plan.

The parcel to the east 218N01W21A008 has gone through the pre-application process to subdivided. The parcel to the south has not. To comply with the MSB code 43.20.060 (D), Planning suggests that the applicant change one of the cul-de-sacs along the eastern boundary to a stub ROW, to allow for future connectivity to this adjacent parcel and to allow for the future connection of N. Sushanna road.

MSB code 43.20.060 (D) states that subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and/or public safety.

**Kim Sollien**  
Planning Services Manager

Matanuska-Susitna Borough  
350 E. Dahlia Avenue  
Palmer AK 99645  
907-861-8514

---

**From:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>  
**Sent:** Tuesday, July 14, 2020 4:57 PM  
**To:** [allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov); 'Nichols, Melanie A (DOT)' <[melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov)>; 'Hurn, John T (DOT)' <[tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)>; [adam.dubour@alaska.gov](mailto:adam.dubour@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [brian.young@usps.gov](mailto:brian.young@usps.gov); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Jesse Sumner <[jessesumnerdistrict6@gmail.com](mailto:jessesumnerdistrict6@gmail.com)>; [mschoming@crweng.com](mailto:mschoming@crweng.com); [browne@mtaonline.net](mailto:browne@mtaonline.net); John Fairchild <[John.Fairchild@matsugov.us](mailto:John.Fairchild@matsugov.us)>; Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; Jill Irsik <[Jill.Irsik@matsugov.us](mailto:Jill.Irsik@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Jude Bilafer <[Jude.Bilafer@matsugov.us](mailto:Jude.Bilafer@matsugov.us)>; Cindy Corey <[Cindy.Corey@matsugov.us](mailto:Cindy.Corey@matsugov.us)>; Terry Dolan <[Terry.Dolan@matsugov.us](mailto:Terry.Dolan@matsugov.us)>; Jim Jenson <[James.Jenson@matsugov.us](mailto:James.Jenson@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Joseph Metzger <[Joseph.Metzger@matsugov.us](mailto:Joseph.Metzger@matsugov.us)>; Eileen Probasco <[Eileen.Probasco@matsugov.us](mailto:Eileen.Probasco@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Permit Center

**Amy Otto-Buchanan**

---

**From:** Craig Hanson <ceh@hlsalaska.com>  
**Sent:** Monday, August 3, 2020 1:34 PM  
**To:** Amy Otto-Buchanan  
**Subject:** 20-118 Re: FW: RFC Suslositna Place Master Plan #20-100 (draft)-

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

Amy,

Access to Tax parcel A8 to the east of the proposed Suslositna subdivision is already provided for by dedicated public Rights-of-Way and Section Line easements:

1. N. Sushana Dr. traverses north from the NW corner of said parcel;
2. The already constructed E. New Field Dr provides an easterly access route from the SW corner of the same parcel.
3. A 66' wide Section Line Easement provides yet another eastward access route from the NE corner of A8.
4. A westward access route is likewise already provided for through the proposed Suslositna Subdivision via the 88' wide Section line Easement which traverses the entire north 33' of the proposed Suslositna Sub.

Further dedication through the proposed Suslositna Subdivision for the described parcel A8 is unnecessary for future development or safety, as the existing, buildable access routes (4 total) already exceed current standards of required access if said parcel A8 was to be developed.

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

On 7/31/2020 12:27 PM, Amy Otto-Buchanan wrote:

Craig: See below #2. MSB 43.20.060(D) also states "if it is shown by the applicant to be unnecessary for future development and/or public safety, ... elimination of the requirement to provide access shall be applied..." So, I need a statement from you as to why it is unnecessary or add a stub road to the east. Thanks, A.

---

**From:** Kim Sollien <Kim.Sollien@matsugov.us>  
**Sent:** Friday, July 31, 2020 12:04 PM  
**To:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Subject:** RE: RFC Suslositna Place Master Plan #20-100 (draft)

Hi Amy,

Are these comments acceptable? Am I missing anything?  
Thanks

**Amy Otto-Buchanan**

---

**From:** Taunnie Boothby  
**Sent:** Thursday, July 30, 2020 10:23 AM  
**To:** Karol Riese; Kim Sollien; Amy Otto-Buchanan  
**Subject:** RE: RFC Suslositna Place Master Plan #20-100 18N01W21 DUE: July 31, 2020

This parcel has no FEMA mapped Special Flood Hazard Area or Wetlands identified.

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:** Wednesday, July 15, 2020 9:43 AM  
**To:** Karol Riese; Kim Sollien; Taunnie Boothby  
**Subject:** RFC Suslositna Place Master Plan #20-100 18N01W21 DUE: July 31, 2020  
**When:** Wednesday, July 29, 2020 12:00 AM to Thursday, July 30, 2020 12:00 AM (UTC-09:00) Alaska.  
**Where:**

**Amy Otto-Buchanan**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, July 15, 2020 8:14 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Suslositna Place Master Plan #20-100

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

Hi Amy,

MTA has reviewed the plat for Suslositna Place. 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:** Tuesday, July 14, 2020 4:57 PM  
**To:** allen.kempen@alaska.gov; 'Nichols, Melanie A (DOT)' <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mschoming@crweng.com; browne@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; 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 Suslositna Place Master Plan #20-100

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

July 28, 2020

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

To whom it may concern:

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

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

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

**Amy Otto-Buchanan**

---

**From:** Linda Cucullu <mylinisue@gmail.com>  
**Sent:** Thursday, August 13, 2020 11:17 PM  
**To:** MSB Platting  
**Subject:** Objection/Concern over "Suslositna Place Master Plan Tax I.D. # 218N01W21A007"

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

51138B04L002 7  
Cucullu Chas & Linda  
P. O. Box 872853  
Wasilla, Ak 99687-2853

August 13, 2020

To the Members of the Matanuska-Susitna Borough Platting Board:

My husband and I are writing to voice our OBJECTION and CONCERNS in regards to the SUSLOSITNA PLACE MASTER PLAN, Tax Parcel 7, which is proposed as a 4 phase Master Plan for Tax ID # 218N01W21A007.

Our objection has several public concerns:

1. As residents in the W Schrock area we are concerned about area ground water resources and the toll it could take with 70 new homes in the area.
2. This plan fails to consider the area residents lifestyle and values.
3. Increased traffic volume that will interfere with public safety in the W. Schrock Rd. area.
4. Wildlife in the area will be impacted due to the density of this subdivision.

**Concern #1. Ground water**

The W. Schrock road area is known through various drilling companies to have low producing and non producing groundwater areas.

The U.S. Environmental Protection Agency states "the average American family uses more than 300 gal. of water per day at home" The proposed SUSLOSITNA PLACE proposed residents would require 7.665 million gallons of water annually. We believe 7.665 million gallons of water is a substantial quantity on a finite resource. We are far removed from any local municipal water supply and costs to provide a reliable municipal supply would likely be prohibitively expensive. Future development of adjacent lands with similar high density housing developments would place an enormous burden on available local ground water resources that could result in aquifer depletion. Without water it would destroy area habitation and property values for all home and land owners.

**Concern #2**

In the W. Schrock area there are few homes with larger parcels of land. Most of us have been here for many, many years, some generations, year-round. We ourselves have been here just under 30 years.

The request to build this SUSLOSITNA PLACE Subdivision is contrary to our lifestyle and feel of the country we love about this area. This high density subdivision will adversely impact the nature,, and property values for the area residents.

We view the application for approval of the SUSLOSITNA PLACE as a disregard for residents in the areas interests; a precedent-setting and singular benefit for non sustainable land development that disregards the natural setting and availability of ground water resources, and public safety.

A decision from the Planning Commission to approve the SUSLOSITNA PLACE would FOREVER adversely affect the nature of the W. Schrock area at local residents expense. This proposed subdivision does not fit with the character of existing families and homes in the area.

#### Concern #3

W Schrock receives higher annual snow fall precipitation amounts and lower overnight winter temperatures than in other nearby areas, including the Lucille/Seldon areas, south ChurchRd., and within Wasilla city limits. The W. Schrock Rd. area is often one of the last roads cleared, contributing to difficult and dangerous driving conditions. We have more freeze- thaw conditions which often gives us slicker road conditions. Without exaggeration W. Schrock Rd. is a poorly lit and poorly maintained roadway. Traffic often exceeds the posted 45 MPH top speed limit as well as the lower speeds in the curves. The SUSLOSITNA PLACE entrances are near the middle of a long straight away that often has high traffic at those exceeded posted speed limits and traffic entering and exiting the subdivision would be doing so at peril. We have a lack of speed limit enforcement and police patrols. Which also gives us concerns for increased crime in the area with this subdivision. High density and relatively low cost housing sub divisions often result in increased crime and increased calls for public safety officers.

#### Concern #4

The proposed 80 acre SUSLOSITNA PLACE sub division will compromise Moose habitats. Area Moose remain through late winter and stay over in the spring where they birth calves and seek refuge from area predators, which include bears, wolves and coyotes. We have many bird species as well, which include Eagles. Loss of this habitat will negatively impact area wildlife.

We ask the Platting Board to carefully consider the lack of sensibility in allowing a precedence setting land use approval for our area. The current area residents will live with no tangible benefits and deal with the negative consequences.

#### Possible Recommendations to the Platting Board:

Keep the lot sizes to a minimum of 2-3 acres to keep with the average area property sizes.  
Fewer building sites will help avoid overburdening area ground water reserves, limit stress to wildlife, and ensure property values.

Respectfully,  
Charles and Linda Cucullu

**Amy Otto-Buchanan**

---

**From:** ALICIA GIACOBBE <ALICIA.GIACOBBE@MATSUK12.US>  
**Sent:** Friday, August 14, 2020 11:51 AM  
**To:** MSB Platting  
**Subject:** Objection to Suslositna Place Master Plan  
**Attachments:** scan\_ag021190\_2020-08-14-11-44-15.pdf

**Importance:** High

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

To Whom it May Concern,

We have attached our objections/concerns to the Suslositna Place Master Plan Section 21, T18N, R01W, Seward Meridian, Alaska. I will also bring by a hard copy for your records. Please let us know if you have any questions.

Respectfully,

Matt and Alicia Giacobbe

(254) 319 6482 (C)

(254) 495 - 7215 (C)

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



51138B02L001 12  
GIACOBBE MATTHEW P  
5770 N SUSHANA DR  
WASILLA AK 99654-0490

**FIRST CLASS**

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: IGOR & NATALIYA ZHUCHKOV**

**REQUEST:** 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

The Matanuska-Susitna Borough Platting Board will hold a public hearing in the Assembly Chambers at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Subdivision. The Public hearing is scheduled for August 20, 2020, starting at 1:00 p.m. Please follow all public mandates according to COVID-19. We are sending you this notice as required by State-Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m. (Noon)** To request additional information please contact the Platting Technician, Amy Otto-Buchanan at (907) 861-7872.

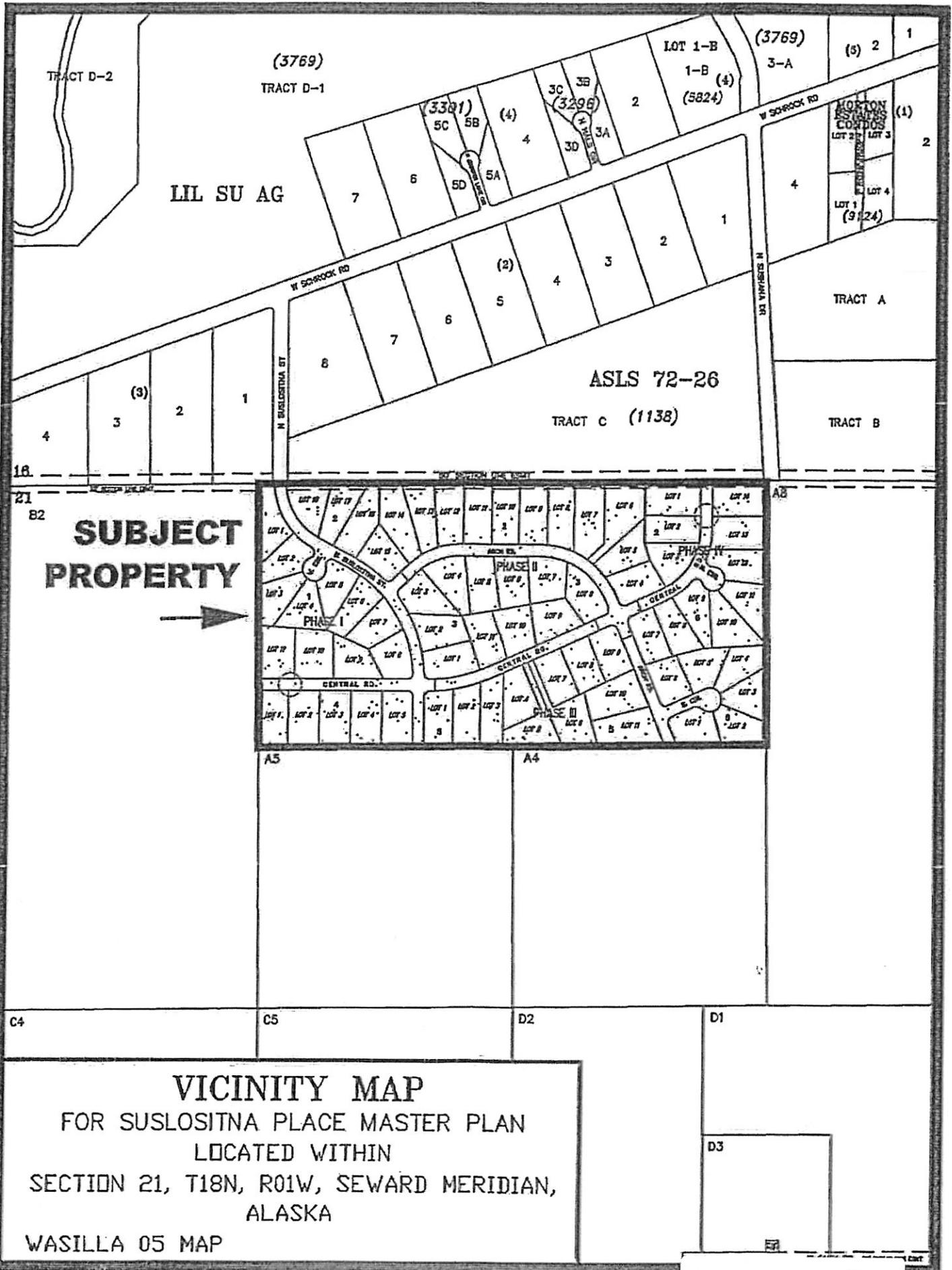
Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in exparte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

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

[ ] No Objection  Objection [ ] Concern

Name: Matthew Giacobbe Address: 5770 N Sushana Dr. Wasilla Ak  
99654

Comments: See attached document



**SUBJECT  
PROPERTY**



**VICINITY MAP**  
 FOR SUSLOSITNA PLACE MASTER PLAN  
 LOCATED WITHIN  
 SECTION 21, T18N, R01W, SEWARD MERIDIAN,  
 ALASKA  
 WASILLA 05 MAP

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

Matthew and Alicia Giacobbe

5770 N. SUSHANA DR.

WASILLA, AK 99654-9018

AUGUST 14, 2020

To members of the Matanuska-Susitna Borough Platting Board:

We are writing to you to voice our objection and concerns regarding the request to create 70 lots, by a four phase Master Plan, from Tax Parcel A7, to be known as the SUSLOSITNA PLACE MASTER PLAN proposal (Tax ID # 218N01W21A007).

Our objection is based on several areas of public concern:

1. Approval of a W. Schrock vicinity land-use plan that fails to acknowledge and respect area residents' lifestyles and values
2. Approval of a W. Schrock vicinity land-use plan that may jeopardize available groundwater resources and long-term property values
3. Increased traffic volume that will compromise public safety within the W. Schrock Road transportation corridor
4. Adverse impacts on area wildlife and wild lands due to the SUSLOSITNA PLACE MASTER PLAN request to establish a high-density residential neighborhood in critical wildlife habitat
5. Limited public safety and wildfire control resources.

**ABOUT THE W. SCHROCK ROAD AREA Concern**

**#1 - Failure to acknowledge and respect area residents' lifestyles and values.** The W. Schrock is a sparsely populated, low-density community that was established pre-Statehood in the 1950s. Private properties within the area are predominantly larger, multi-acre owner-occupied homesteads. Many of the area's residents are long-time, year-round Alaskans who have lived in the area for many years, even multiple decades and generations. By its nature the SUSLOSITNA PLACE request is contrary to the tone and tenor of the lifestyles and values of area residents who were drawn to the area for its solitude and Alaska country feel, recreational opportunities, and abundant wildlife. We are concerned that approval for the creation of this high-density sub-division will adversely impact the quality and nature of life, and property values for area residents. We view the application for approval of the SUSLOSITNA PLACE as an egregious disregard for area residents' interests; a precedent-setting affront with singular benefit for speculative, non-sustainable land development that disregards the nature of the setting, the availability of finite ground-water resources, and public safety. A Planning Commission decision to approve the

SUSLOSITNA PLACE would FOREVER adversely change the nature of the W. Schrock area at the expense of local residents. We view the proposed sub-division as definitively out of character with existing home and land parcels sizes in the area.

**AREA GROUNDWATER RESOURCES Concern #2** - A land-use plan that may jeopardize available groundwater resources and long-term property values. The W. Schrock area has a reputation among local well drilling companies as a notoriously low producing/non-producing groundwater area. Area well-log records, where available, support this assertion. Discussion with local, knowledgeable well-drilling companies can provide additional substantiation of our assertion. We have seen area residents who must haul water to their households, due to low and no-flow wells. According to the U.S. Environment Protection Agency, "the average American family uses more than 300 gallons of water per day at home." 1 Groundwater consumption rates for the proposed residences at SUSLOSITNA would require approximately 7.665 million gallons of water annually. We believe that 7.665 million gallons of water is a substantial quantity on a finite resource. The W. Schrock area is far removed from any local municipal water supply and costs to provide a reliable municipal supply would likely be prohibitively expensive. SAGE ROAD area well logs from the W. Schrock / E. Sage Rd demonstrate these average low well recovery rates. While anecdotal, these volumes are indicative of the area's low-flow rates. Future development of adjacent lands, with similar high-density housing developments, would place an enormous burden on available local ground-water resources that could result in aquifer depletion. You can live without a lot of things, but you can't live without water. Compromise of the W. Schrock aquifer would destroy area habitation and property values for all home and land owners.

Suslositna:

Groundwater Use Calculations 70 = number of proposed households 300 = average number of daily use gallons per household (EPA) 1 households x average gals./day = gallons/day 70 x 300 = 21,000 gals./day gals./day x 365 = gals./year 21,000 x 365 = 7,665,000 gallons per year

Well Log # Legal Description Reported Yield/GPM 48593 Tanaina Trails Phs. 3 Lot 1 Blk 6 15 50100

Tanaina Trails Phs. 2 Lot 3 Blk 4 aka 2034 E. Sage Rd n/a 51293 Tanaina Trails Phs. 3 Lot 2 Blk 3 aka 1963 E. Sage Rd .5 57534

Tanaina Trails Phs. 3 Lot 2 Blk 5 1.5 69297

Tanaina Trails Phs. 1 Lot 3 Blk 1 2 Source: Alaska Department of Natural Resources, Well Log Tracking System3 <https://dnr.alaska.gov/welts/>

**PUBLIC TRANSPORTATION CORRIDOR AND PUBLIC SAFETY Concern #3** - Increased traffic volume that will compromise public safety within the W. Schrock Road transportation corridor. Consider these statistics: 2 = average number of vehicles per U.S. household 2 70 x 2 = 140 additional vehicles on W. Schrock While there are a mere 56 residence addresses on W. Schrock, the miles-long roadway is a critical transportation link to lesser arterial roadways that provide access to outlying areas east of Schrock Road and north of the Little Susitna River. W. Schrock receives higher annual snowfall precipitation amounts and lower overnight winter temperatures than experienced in other nearby areas, including the Lucille/Seldon areas, south Church Road, and within the Wasilla city limits. With

more annual days with freeze-thaw conditions, W. Schrock often experiences slicker road conditions than are found elsewhere in the Wasilla area. We and other area residents can attest to the lack of sufficient winter road maintenance, including snow removal and sanding. When contrasted with other main artery roadways such as Lucille, Seldon, and Church Road, the W. Schrock area is often among the last roads cleared, contributing to difficult and dangerous driving conditions. Without exaggeration, W. Schrock road is a poorly lit and poorly maintained roadway. Surface traffic often exceeds the posted 45 MPH top-speed limit and recommended slower speeds in curved zones. As a vital public-transportation corridor that extends service to outlying areas, W. Schrock Road can be characterized as a hazardous winter driving roadway, with higher-than-posted speed-limit driving, and a lack of police patrols and speed-limit enforcement. The introduction of a 70-building-site sub-division at SUSLOSITNA PLACE, would more than double the number of residences on W. Schrock Road, and significantly increase daily traffic levels on an already dangerous roadway. The proposed Suslositna Place/W. Schrock confluence is near the middle third of one of the longest straight-away sections of W. Schrock Road. An area that often experiences heavy automobile, truck and motorcycle traffic that well exceeds the posted speed limit of 45 MPH. Traffic exiting and entering Suslositna Place will be doing so at peril.

Just alone on August 10, 2020, there was an accident where a vehicle hit a power line pole and shut down the electricity for the West Schrock RD area. Then, on August 13, 2020, there was a T bone accident at the intersection on N. Infinite and Schrock Rd. This accident shut down Schrock Rd for over an hour while Life Med landed and took off with the patients.

If the Suslositna Place is added the daily traffic levels will continue to increase the accidents on this dangerous roadway.

**WILDLIFE AND WILD LANDS Concern #4 - Adverse impacts on area wildlife and wild lands.** The W. Schrock Road area often experiences winter mountain-effect snowfalls that drive Hatcher Pass moose down from Bald Mountain and into the Little Susitna River flood plain and surrounding neighborhoods. Moose remain through late winter and stay over in the spring when this habitat provides calf birthing and nurturing grounds for moose seeking refuge from area predators including bears, wolves, and coyotes. Increased road traffic will likely result in additional vehicle/moose collisions. The proposed 80-acre SUSLOSITNA PLACE sub-division comprises a portion of a larger wild-lands area that is important habitat for area moose, as well as other numerous bird and wildlife species. Loss of this irreplaceable habitat could negatively impact area wildlife numbers.

**LIMITED PUBLIC SAFETY RESOURCES Concern #5 - Limited public safety and wildfire control resources.** According to the Anchorage Economic Development Corporation, unpredictable and potentially difficult economic times are likely in store for Alaska over the near term of several years. The combination of low oil prices, higher unemployment, lost State and local-area business revenues due to COVID-19, will likely have mid-to-long-term negative fiscal consequences. Foreseeable cuts for funding for law enforcement, area schools, and other vital services will likely occur as Juneau attempts to grapple with budget deficit spending. These factors have tangible negative impacts for all communities throughout our State. The greater Palmer-Wasilla area has over recent years experienced exponential growth in theft, burglaries, and other property crimes driven by opioid and other substance-related addictions. We are concerned that the very nature of high-density and (relative) low-cost housing sub-divisions often result in increased crime and increased calls for service for public safety officers.

We would ask the Platting Board to carefully consider the lack of sensibility in allowing a precedence setting land-use approval for our area; a high-density housing sub-division to be constructed in a rural-setting community area where local-area residents will receive no tangible benefits and will be compelled to live and deal with its negative consequences.

The only benefactor in this situation is the PETITIONER/OWNER: IGOR & NATALIYA ZHUCHKOV. All other residents of the W. Schrock area will be left to endure a legacy orchestrated by the short-term personal financial gain of the petitioner/owner. Recommendations to the Platting Board: - place a significant reduction in the number of building sites being proposed - keep the lot sizes to a minimum of 4+ acres, in keeping with average area property sizes as seen at nearby Country Ridge Estates on East Schrock Road - fewer building sites will help to avoid over-burdening area ground water reserves, wildlife, public safety, and will ensure property values - possible alternative use for the land including a public park, golf course, or other low-impact proposal not currently under consideration.

Respectfully,

Matthew and Alicia Giacobbe

References:

- 1.) How We Use Water - U.S. Environmental Protection Agency <https://www.epa.gov/watersense/how-we-use-water>
- 2.) Statista <https://www.statista.com/statistics/551403/number-of-vehicles-per-household-in-the-united-states/>
- 3.) Alaska Department of Natural Resources, Well Log Tracking System3 <https://dnr.alaska.gov/welts>

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



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460 W SCHROCK RD  
WASILLA, AK 99654-9018

**FIRST CLASS**

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: IGOR & NATALIYA ZHUCHKOV**

**REQUEST:** 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

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The Public hearing is scheduled for **August 20, 2020**, starting at **1:00 p.m.** Please follow all public mandates according to **COVID-19**. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m. (Noon)** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

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

[ ] No Objection [4] Objection [4] Concern

Name: Charles & Bonnie Leonard Address: 460 W. Schrock Rd, Wasilla

Comments: Details provided in a separate 4-page document included with this correspondence.

Charles C Leonard August 13, 2020



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

**51138B02I002      20  
LEONARD CHAS C & BONNIE F  
460 W SCHROCK RD  
WASILLA, AK 99654-9018**

**AUGUST 13, 2020**

To members of the Matanuska-Susitna Borough Platting Board:

We are writing to you to voice our objection and concerns regarding the request to create 70 lots, by a four phase Master Plan, from Tax Parcel A7, to be known as the SUSLOSITNA PLACE MASTER PLAN proposal (Tax ID # 218N01W21A007).

Our objection is based on several areas of public concern:

1. Approval of a W. Schrock vicinity land-use plan that fails to acknowledge and respect area residents' lifestyles and values
2. Approval of a W. Schrock vicinity land-use plan that may jeopardize available groundwater resources and long-term property values
3. Increased traffic volume that will compromise public safety within the W. Schrock Road transportation corridor
4. Adverse impacts on area wildlife and wild lands due to the SUSLOSITNA PLACE MASTER PLAN request to establish a high-density residential neighborhood in critical wildlife habitat
5. Limited public safety and wildfire control resources.

#### **ABOUT THE W. SCHROCK ROAD AREA**

*Concern #1 - Failure to acknowledge and respect area residents' lifestyles and values.*

The W. Schrock is a sparsely populated, low-density community that was established pre-Statehood in the 1950s. Private properties within the area are predominantly larger, multi-acre owner-occupied homesteads. Many of the area's residents are long-time, year-round Alaskans who have lived in the area for many years, even multiple decades and generations.

By its nature the SUSLOSITNA PLACE request is contrary to the tone and tenor of the lifestyles and values of area residents who were drawn to the area for its solitude and Alaska country feel, recreational opportunities, and abundant wildlife. We are concerned that approval for the creation of this high-density sub-division will adversely impact the quality and nature of life, and property values for area residents.

We view the application for approval of the SUSLOSITNA PLACE as an egregious disregard for area residents' interests; a precedent-setting affront with singular benefit for speculative, non-sustainable land development that disregards the nature of the setting, the availability of finite ground-water resources, and public safety.

**EXHIBIT 1-12**

A Planning Commission decision to approve the SUSLOSITNA PLACE would FOREVER adversely change the nature of the W. Schrock area at the expense of local residents. We view the proposed sub-division as definitively out of character with existing home and land parcels sizes in the area.

**AREA GROUNDWATER RESOURCES**

*Concern #2 - A land-use plan that may jeopardize available groundwater resources and long-term property values.*

The W. Schrock area has a reputation among local well drilling companies as a notoriously low-producing/non-producing groundwater area. Area well-log records, where available, support this assertion. Discussion with local, knowledgeable well-drilling companies can provide additional substantiation of our assertion. We have seen area residents who must haul water to their households, due to low and no-flow wells.

According to the U.S. Environment Protection Agency, "the average American family uses more than 300 gallons of water per day at home." <sup>1</sup> Groundwater consumption rates for the proposed residences at SUSLOSITNA would require approximately 7.665 million gallons of water annually.

**Suslositna: Groundwater Use Calculations**

70 = number of proposed households  
 300 = average number of daily use gallons per household (EPA)<sup>1</sup>

households x average gals./day = gallons/day  
 70 x 300 = 21,000 gals./day

gals./day x 365 = gals./year  
 21,000 x 365 = 7,665,000 gallons per year

We believe that 7.665 million gallons of water is an substantial quantity on a finite resource. The W. Schrock area is far removed from any local municipal water supply and costs to provide a reliable municipal supply would likely be prohibitively expensive.

SAGE ROAD area well logs from the W. Schrock / E. Sage Rd demonstrate these average low well recovery rates. While anecdotal, these volumes are indicative of the area's low-flow rates.

Future development of adjacent lands, with similar high-density housing developments, would place an enormous burden on available local ground-water resources that could result in aquifer depletion.

Well Log #	Legal Description	Reported Yield/GPM
48593	Tanaina Trails Phs. 3 Lot 1 Blk 6	15
50100	Tanaina Trails Phs. 2 Lot 3 Blk 4 aka 2034 E. Sage Rd	n/a
51293	Tanaina Trails Phs. 3 Lot 2 Blk 3 aka 1963 E. Sage Rd	.5
57534	Tanaina Trails Phs. 3 Lot 2 Blk 5	1.5
69297	Tanaina Trails Phs. 1 Lot 3 Blk 1	2

*Source: Alaska Department of Natural Resources, Well Log Tracking System<sup>3</sup>  
<https://dnr.alaska.gov/welts/>*

You can live without a lot of things, but you can't live without water. Compromise of the W. Schrock aquifer would destroy area habitation and property values for all home and land owners.

## **PUBLIC TRANSPORTATION CORRIDOR AND PUBLIC SAFETY**

*Concern #3 - Increased traffic volume that will compromise public safety within the W. Schrock Road transportation corridor.*

Consider these statistics:

2 = average number of vehicles per U.S. household <sup>2</sup>

70 x 2 = 140 additional vehicles on W. Schrock

While there are a mere 56 residence addresses on W. Schrock, the miles-long roadway is a critical transportation link to lesser arterial roadways that provide access to outlying areas east of Schrock Road and north of the Little Susitna River.

W. Schrock receives higher annual snowfall precipitation amounts and lower overnight winter temperatures than experienced in other nearby areas, including the Lucille/Seldon areas, south Church Road, and within the Wasilla city limits. With more annual days with freeze-thaw conditions, W. Schrock often experiences slicker road conditions than are found elsewhere in the Wasilla area.

We and other area residents can attest to the lack of sufficient winter road maintenance, including snow removal and sanding. When contrasted with other main artery roadways such as Lucille, Seldon, and Church Road, the W. Schrock area is often among the last roads cleared, contributing to difficult and dangerous driving conditions. Without exaggeration, W. Schrock road is a poorly lit and poorly maintained roadway.

Surface traffic often exceeds the posted 45 MPH top-speed limit and recommended slower speeds in curved zones. As a vital public-transportation corridor that extends service to outlying areas, W. Schrock Road can be characterized as a hazardous winter driving roadway, with higher-than-posted speed-limit driving, and a lack of police patrols and speed-limit enforcement.

The introduction of a 70-building-site sub-division at SUSLOSITNA PLACE, would more than double the number of residences on W. Schrock Road, and significantly increase daily traffic levels on an already dangerous roadway. The proposed Suslositna Place/W. Schrock confluence is near the middle third of one of the longest straight-away sections of W. Schrock Road. An area that often experiences heavy automobile, truck and motorcycle traffic that well exceeds the posted speed limit of 45 MPH. Traffic exiting and entering Suslositna Place will be doing so at peril.

## **WILDLIFE AND WILD LANDS**

*Concern #4 - Adverse impacts on area wildlife and wild lands.*

The W. Schrock Road area often experiences winter mountain-effect snowfalls that drive Hatcher Pass moose down from Bald Mountain and into the Little Susitna River flood plain and surrounding neighborhoods. Moose remain through late winter and stay over in the spring when this habitat provides calf birthing and nurturing grounds for moose seeking refuge from area predators including bears, wolves, and coyotes. Increased road traffic will likely result in additional vehicle/moose collisions.

The proposed 80-acre SUSLOSITNA PLACE sub-division comprises a portion of a larger wild-lands area that is important habitat for area moose, as well as other numerous bird and wildlife species. Loss of this irreplaceable habitat could negatively impact area wildlife numbers.

**LIMITED PUBLIC SAFETY RESOURCES*****Concern #5 - Limited public safety and wildfire control resources.***

According to the Anchorage Economic Development Corporation, unpredictable and potentially difficult economic times are likely in store for Alaska over the near term of several years.

The combination of low oil prices, higher unemployment, lost State and local-area business revenues due to COVID-19, will likely have mid-to-long-term negative fiscal consequences. Foreseeable cuts for funding for law enforcement, area schools, and other vital services will likely occur as Juneau attempts to grapple with budget deficit spending. These factors have tangible negative impacts for all communities throughout our State.

The greater Palmer-Wasilla area has over recent years experienced exponential growth in theft, burglaries, and other property crimes driven by opioid and other substance-related addictions. We are concerned that the very nature of high-density and (relative) low-cost housing sub-divisions often result in increased crime and increased calls for service for public safety officers.

We would ask the Platting Board to carefully consider the lack of sensibility in allowing a precedence-setting land-use approval for our area; a high-density housing sub-division to be constructed in a rural-setting community area where local-area residents will receive no tangible benefits and will be compelled to live and deal with its negative consequences. The only benefactor in this situation is the PETITIONER/OWNER: IGOR & NATALIYA ZHUCHKOV. All other residents of the W. Schrock area will be left to endure a legacy orchestrated by the short-term personal financial gain of the petitioner/owner.

**Recommendations to the Platting Board:**

- place a significant reduction in the number of building sites being proposed
- keep the lot sizes to a minimum of 2+ acres, in keeping with average area property sizes as seen at nearby Country Ridge Estates on East Schrock Road
- fewer building sites will help to avoid over-burdening area ground water reserves, wildlife, public safety, and will ensure property values
- possible alternative use for the land including a public park, golf course, or other low-impact proposal not currently under consideration.

Respectfully,  
Charles and Bonnie Leonard

**References:**

- 1.) *How We Use Water - U.S. Environmental Protection Agency*  
<https://www.epa.gov/watersense/how-we-use-water>
- 2.) *Statista*  
<https://www.statista.com/statistics/551403/number-of-vehicles-per-household-in-the-united-states/>
- 3.) *Alaska Department of Natural Resources, Well Log Tracking System<sup>3</sup>*  
<https://dnr.alaska.gov/welts/>

**Amy Otto-Buchanan**

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**From:** alice wear <wearhousex5@gmail.com>  
**Sent:** Wednesday, August 19, 2020 11:34 AM  
**To:** MSB Platting  
**Subject:** Suslositna Place Master Plan

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

Alice and Sean Colin Wear  
860 W Schrock Rd  
Lot 8

We object to this development. We have a list of concerns as to why this is not a good idea. We are concerned about area ground water. We have low producing wells in our area. We feel 70 homes is just too much for this rural area. Shrock Rd is a dangerous Rd. And it is the last to be maintained. There are a lot of vehicle accidents. Every time I turn into my driveway, I fear I will be rear ended. I can't imagine all the cars coming on the new proposed road, along my property. We also are concerned about the high density population and crime. The list goes on and on.

Sean and Alice Wear

Sent from my iPhone

**Amy Otto-Buchanan**

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**From:** hastings18811@mtaonline.net  
**Sent:** Wednesday, August 19, 2020 9:29 AM  
**To:** MSB Platting  
**Subject:** Hastings Comments to Case #2020-100 Suslositna Place Subdivision  
**Attachments:** Attachment 1 Borough Comment.pdf; Attachment 2 HLS Comment.pdf

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

Please accept these written comments to the Matsu Borough Platting board for Case # 2020-010 Suslositna Place Subdivision. Please let us know if you have any questions and please confirm receipt of these comments.

Thank you,  
 Will Hastings

-----Comments to the Matsu Platting Board-----

Good Day.

The following are our comments for consideration to the Matsu Borough Platting Board in regards to Case # 2020-100 Proposed Suslositna Place Subdivision.

My wife and I are the eastern adjacent landowners, parcel A8, to the proposed Suslositna Place Subdivision. 30 acres of our land is cleared and active farmland. The other 50 acres is woodland and a low-lying swamp, with heavy infestation of beetle-kill white spruce spread throughout our property. Our primary residence is on the south border, where the topography consists of high land surrounding a low swamp, gently sloping to the north up to a ridge that abruptly drops ~25ft into a low lying, black spruce and moss area. This land was originally owned by Gene Holmberg, who cleared and homesteaded this property in the late 40's after returning from WWII.

As adjacent landowners and property taxpayers of the Matsu-Borough, we are concerned about the current proposed plat regarding its single point of access/egress. In the event of a fire or other natural or manmade disaster, this road would become a chokepoint. I am not a traffic engineer, but I was an Intelligence Officer in the U.S. Air Force for 20 years, where I was trained to recognize and exploit chokepoints. Suslositna Drive fits the criteria and faces the high potential of 140+ vehicles trying to exit the subdivision in an emergency while simultaneously, the fire department attempts to enter and contain. Twice daily during the workweek, this single point of access will become congested, with 70+ families attempting to go/return from work and deliver/retrieve kids from school.

This past spring, the danger---and likelihood---of fire was literally quite close to home. I vividly remember looking North from my driveway to the Moose Meadows fire, less than 3 miles away. Several thoughts raced through my mind; foremost was how I was going to protect my home in the event the fire jumped. I also recall being singularly impressed by the amount of air activity, the command and control of the fire assets, the rapid and intense response, and finally, the amount of money being spent to contain this fire. This event occurred within the current COVID-19 pandemic and the issue of support from firefighters from the Lower 48 was already a limiting factor discussed frequently in the media, prior to this fire. I wondered whether there would be enough assets from Alaska to contain it. Whether we are dependent upon Alaska assets only or not, you do not want any chokepoints to impede these limited assets. It is my recollection two homes had to be evacuated during this event.

An ounce of prevention will help ensure the ability to rapidly evacuate this proposed subdivision and employ with the greatest speed fire assets to contain a fire (or other emergency event), prevent injury, loss of life, and expensive loss of property. During my time as a North Slope oil field worker, I remember a lecture from the federal OSHA office to Alaska. I

recall where he stated OSHA regulations were “written in blood”. All requirements in OSHA protocols are the result of a lesson learned from a fatal accident. Secondary means of access to a subdivision, especially one of this size, is a standard in other places in the country (Wyoming, with its sparse population like Alaska, is a good example). Agencies do not write regulations or establish codes on a whim. It is a deliberate process and the result of lessons learned from major accidents. A decision to not construct a secondary access from this physically land-locked subdivision should require an explanation, as this area does not have any unique features which would allow for rapid access/egress via an undeveloped route.

To ensure our comments and concerns are consistent with code, we researched International Fire Code, Alaska statutes, and Borough code, finding the following:

**Under International Fire Code Chapter 5 “Fire Service Features” Section 503.1.2**, “The Fire Code Official is authorized to *require* more than one fire apparatus road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.”

**Under Alaska Statute, 13 AAC 50.025** adopts chapter 5 of the International Fire Code “...by reference...” and adds, in **13 AAC 50.025 subpara 17** the following: “Chapter 5 Section 501.3 (Construction documents) of the IFC, is revised by adding a second paragraph to read: *The fire chief* of the registered department *may require fire apparatus access roads*, premises identification, key boxes, fire protection water supplies, fire protection and utility equipment identification and access, and emergency responder radio coverage in accordance with this chapter. Documentation shall be provided indicating that the fire chief has been involved in discussion regarding fire apparatus access roads, premises identification, key boxes, fire protection water supplies, fire protection and utility equipment identification and access, and emergency responder radio coverage.” Finally, **Borough code** adopted this section in its entirety under **section 8.45.010**.

These adopted codes appear to give the Fire Code Official, and individual Fire Chiefs, *the authority to require secondary access routes*. It also appears these decisions are not restricted, or limited, by the number of homes within a subdivision.

Though we could not find any conflicts with 13 AAC 50.025 it is certainly possible conflicts within law and code exist. Any conflicts of this type should be resolved by the Borough and State to see what has precedence. Our intent is to simply demonstrate our concerns are consistent with codes and statutes adopted by the State of Alaska and the Borough, and to ensure we are being reasonable in our approach.

It is not hard to visualize how climatic conditions could negatively affect the ability to respond and evacuate from a fire in or near this subdivision. Overland evacuation and response is impossible over the unimproved terrain in this area. 70+ families leaving together through a single road fits the definition of congestion. Additionally, families living here would likely include the elderly, infirm, special needs, etc which would require time and care to evacuate. Furthermore, commercial/personal businesses such as B&B’s, home day care, homeschooling, haircutting, etc, cannot be ruled out. Their presence will increase the daily traffic throughout the life of the subdivision.

The issue of commercial/personal businesses within the subdivision has also been noted by Jamie Taylor PE, Civil Engineer for the Matsu Borough Department of Public Works, Operations and Maintenance, in her 29 July 2020 (see attachment 1) email. In the email, Ms Taylor specifically states if “there is any potential for commercial use of any of the proposed lots, then it is recommended that Sushana Drive be constructed to provide a second access as required by International Fire Code.” A future Condition, Covenant, and Restriction might restrict residents from in-home commercial/personal business but enforcing the restriction would be problematic at best and require the enforcement in perpetuity; well after the petitioner has completed their business interests and discontinued their management and oversight of this subdivision. In the meantime, the actual number of people within this subdivision creates a predictable public safety hazard.

To ensure our comments are consistent with the platting of other subdivisions in the surrounding area, we researched a few subdivisions close to our location. Country Ridge Estates (Plat 2000-77, 2002-82, and 2004-101), which borders our home, has 27 lots ranging from 1.5 to 5 acres on a total of 47 acres. Country Ridge Estates has direct access to Schrock via both New Field Drive and East Country Ridge Road i.e. this is a smaller subdivision than the proposed Suslositna Place

with more access. Chignaki Pond Subdivision (Plat 2008-37) Phase 2 is 117 acres with 48 lots, each roughly an acre apiece. This subdivision, with less homes on a slightly larger parcel than the proposed Suslositna Place, appears to have three accesses to major roads: two accesses to Schrock via Infinite and Gold Mint Roads and a third access to N Church via W. Shapine Lane. Again, fewer homes with more access than the proposed Suslositna Place plat.

Finally, we respectfully submit that the response from Hanson Land Solutions does not address the public safety issue of secondary access in their email of 3 Aug 2020 (see attachment 2 and/or Exhibit G-2). The access points they describe exist on paper only. They do not physically exist. In regards to statement #3 of Exhibit G-2, "A 66' wide Section Line Easement provides yet another eastward access route from the NE corner of A8." This easement should be studied first before submitting it as a viable option for access, as there are topographic challenges which could impact ADOT and Public Facilities sight distance requirements. Additionally, the steep incline connecting this access to Schrock is considerable and therefore might not be constructable and/or economically feasible to develop in the future. All this being said, our own personal concerns about sufficient access to outside roads are met with the other points described in the email response. But we respectfully disagree that the safety issues for the proposed Suslositna Place subdivision are addressed by the HLS response, on the basis that dedicated public Rights-of-Way and Section Line easements do not provide anything until and unless they are physically constructed.

An additional note, Hanson Land Solutions states "Further dedication through the proposed Suslositna Subdivision for the described parcel A8 is unnecessary for future development or safety, as the existing, buildable access routes ( 4 total) already exceed current standards of required access *if said parcel A8 was to be developed.*"

We, as the owners of said parcel A8, have taken no action to develop. Neither the Borough nor the Platting Board should assume and therefore, should plan on us developing this land and thereby "solve" the issue of secondary access to Suslositna Place Subdivision or any other future subdivision. And therefore, as we are making this position clear now and, in fact, answering the "if" in the statement from Hanson Land Solutions, the Platting Board and Borough can now decide and act without any uncertainty on this point.

We are not saying do not build a subdivision. We are conveying a concern to develop this responsibly. We are aware our concerns affect the petitioner, surrounding landowners, and taxpayers, which is why we attempted to exercise due diligence and research codes, statutes, other subdivision layouts to ensure our comments were reasonable, responsible, and consistent. Please take the responsible, prudent course of action and require the construction of a second access to this subdivision be built *before* the subdivision expands into a pre-determined development Phase.

Will & Beth Hastings  
97 E New Field Dr  
Wasilla, AK 99623

PO Box 870594  
Wasilla, AK 99687

The Matanuska-Susitna Borough Platting Board will consider the following

**PETITIONER/OWNER: IGOR & NATALIYA ZHUCHKOV**

**REQUEST:** 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

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The Public hearing is scheduled for **September 3, 2020**, starting at **1:00 p.m.** Please follow all public mandates according to COVID-19. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m. (Noon)** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

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

No Objection  Objection  Concern

Name: Margaret Helle Address: 820 W. Schrock #1/B  
Comments: Water table concerns, traffic concerns, noise concerns, property value concerns.

Case # 2020-100 AOB

Note: Vicinity Map Located on Reverse Side

**ITEM # 6F 9/3/2020  
SUSLOSITNA PLACE MSP  
PAGE 1 OF 1  
HANDOUT #8**

parte contact with the applicant, other parties interested in the application presented in the application.

**The public can now participate in person at the Borough Building** to the following link: <https://www.matsugov.us/boards/platting>

No Objection  Objection  Concern

Name: NEWELL HELLE Address: ~~720~~ 820 W SCHROCK A/B  
Comments: Too many homes for area with deep/slow water wells - we have 3 wells on 5 ACRES 2 dry - one @ 200' one @ 400' 3rd is slow @ 400' 1.5 gal per min. - Also - property value concerns

Case # 2020-100 AOB

Note: Vicinity Map Located on Reverse Side

**EXHIBIT J-1**

**Amy Otto-Buchanan**

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**ITEM # 6F 9/3/2020  
SUSLOSITNA PLACE MSP  
PAGE 1 TO 3  
HANDOUT #9**

**From:** Linda Cucullu <mylinisue@gmail.com>  
**Sent:** Thursday, August 13, 2020 10:58 PM  
**To:** MSB Platting  
**Subject:** Objection/Concern over "Suslositna Place Master Plan Tax I.D. # 218N01W21A007"

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

51138B04L002 7  
Cucullu Chas & Linda  
P. O. Box 872853  
Wasilla, Ak 99687-2853

August 13, 2020

To the Members of the Matanuska-Susitna Borough Platting Board:

My husband and I are writing to voice our OBJECTION and CONCERNS in regards to the SUSLOSITNA PLACE MASTER PLAN, Tax Parcel 7, which is proposed as a 4 phase Master Plan for Tax ID # 218N01W21A007.

Our objection has several public concerns:

1. As residents in the W Schrock area we are concerned about area ground water resources and the toll it could take with 70 new homes in the area.
2. This plan fails to consider the area residents lifestyle and values.
3. Increased traffic volume that will interfere with public safety in the W. Schrock Rd. area.
4. Wildlife in the area will be impacted due to the density of this subdivision.

Concern #1. Ground water

The W. Schrock road area is known through various drilling companies to have low producing and non producing groundwater areas.

The U.S. Environmental Protection Agency states "the average American family uses more than 300 gal. of water per day at home" The proposed SUSLOSITNA PLACE proposed residents would require 7.665 million gallons of water annually. We believe 7.665 million gallons of water is a substantial quantity on a finite resource. We are far removed from any local municipal water supply and costs to provide a reliable municipal supply would likely be prohibitively expensive. Future development of adjacent lands with similar high density housing developments would place an enormous burden on available local ground water resources that could result in aquifer depletion.

Without water it would destroy area habitation and property values for all nome and land owners.

**Concern #2**

In the W. Schrock area have there are few homes with larger parcels of land. Most of us have been here for many, many years, some generations, year-round. We ourselves have been here just under 30 years.

The request to build this SUSLOSITNA PLACE Subdivision is contrary to our lifestyle and feel of the country we love about this area. This high density subdivision will adversely impact the nature,, and property values for the area residents.

We view the application for approval of the SUSLOSITNA PLACE as a disregard for residents in the areas interests; a precedent-setting and singular benefit for non sustainable land development that disregards the natural setting and availability of ground water resources, and public safety.

A decision from the Planning Commission to approve the SUSLOSITNA PLACE would FOREVER adversely affect the nature of the W. Schrock area at local residents expense. This proposed subdivision does not fit with the character of existing families and homes in the area.

**Concern #3**

W Schrock receives higher annual snow fall precipitation amounts and lower overnight winter temperatures than in other nearby areas, including the Lucille/Seldon areas, south ChurchRd., and within Wasilla city limits. The W. Schrock Rd. area is often one of the last roads cleared, contributing to difficult and dangerous driving conditions. We have more freeze- thaw conditions which often gives us slicker road conditions. Without exaggeration W. Schrock Rd. is a poorly lit and poorly maintained roadway. Traffic often exceeds the posted 45 MPH top speed limit as well as the lower speeds in the curves. The SUSLOSITNA PLACE entrances are near the middle of a long straight away that often has high traffic at those exceeded posted speed limits and traffic entering and exiting the subdivision would be doing so at peril. We have a lack of speed limit enforcement and police patrols. Which also gives us concerns for increased crime in the area with this subdivision. High density and relatively low cost housing sub divisions often result in increased crime and increased calls for public safety officers.

**Concern #4**

The proposed 80 acre SUSLOSITNA PLACE sub division will compromise Moose habitats.Area Moose remain through late winter and stay over in the spring where they birth calves and seek refuge from area predators, which include bears, wolves and coyotes. We have many bird species as well, which include Eagles. Loss of this habitat will negatively impact area wildlife.

We ask the Platting Board to carefully consider the lack of sensibility in allowing a precedence setting land use approval for our area. The current area residents will live with no tangible benefits and deal with the negative consequences.

**Possible Recommendations to the Platting Board:**

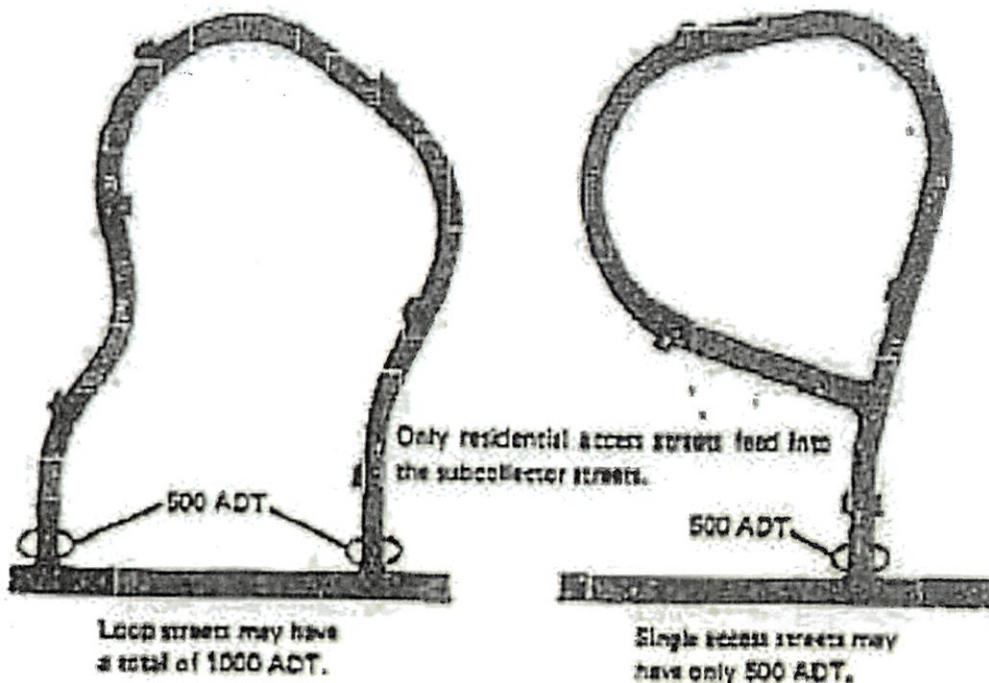
Keep the lot sizes to a minimum of 2-3 acres to keep with the average area property sizes. Fewer building sites will help avoid overburdening area ground water reserves, limit stress to wildlife, and ensure property values.

Respectfully,  
Charles and Linda Cucullu

**A05 RESIDENTIAL SUBCOLLECTOR STREETS**

**A05.1 SERVICE RESTRICTIONS.**

- a) A residential subcollector is a street which provides access to abutting properties and which may also move traffic from residential streets that intersect it.
- b) Each Residential subcollector street shall be designed so that no section of it will move a traffic volume greater than 500 ADT. (Each half of a loop residential subcollector street may be regarded as a single residential subcollector street and the total traffic volume moved on a loop street shall not exceed 1000 ADT).
- c) Residential Subcollector streets shall be designed to exclude all external through traffic which has neither origin nor destination on the residential subcollector or its tributary residential access streets. Adjacent parcels may acquire access if proven to be land locked by legal or terrain features or if such residential subcollector access can be demonstrated to be beneficial to the public.



Service restriction for residential subcollector streets.

A05.2 STREET ACCESS. Every residential subcollector must be provided with no fewer two access intersections to streets of higher classification if the total traffic volume exceeds 500 ADT on the street. For residential subcollector streets designed for 500 ADT or less, one access intersection to a street of higher classification is allowed.

Residential Subcollectors must take access from a street of higher order in the system - either from residential collectors or arterial roads. This restriction is to avoid the maze-like network of undifferentiated street types commonly found in many subdivisions. This restriction also ensures (when greater than 500 ADT) a multiplicity of access routes to the external street system. The advantages of multiple access points for residential subcollectors include: 1) reducing congestion and internal travel volumes by providing alternate access routes; 2) dispersing the impact of the development on the external road system; 3) providing alternate routes for emergency vehicles; 4) providing continuity in the internal street system for service, delivery, and maintenance vehicles, (such as snow plows); and 5) providing residents with an alternate open exit or access in the event that road or utility construction closes part of the residential subcollector. An additional consideration is that alternate exits and entrances provide greater traffic efficiency and opportunity for residents to get where they want to go by the shortest route.

A05.3 SHOULDERS. A two foot shoulder on each side will be provided on paved streets.

A05.4 MOVING LANES. All residential subcollector streets shall be provided with two continuous moving lanes within which no parking is permitted.

A05.5 ENGINEERING CRITERIA. Design criteria for residential subcollector streets are set forth below. Any unspecified design criteria shall meet or exceed the design criteria for a roadway speed of 30 miles per hour.

- a) Minimum ditch grade: 0.5%
- b) Maximum centerline grade: 10%

A04 Access Criteria

A04.1 Residential Street

- (a) A Residential street provides access to abutting properties.
- (b) The anticipated average daily traffic (ADT) volume on Residential streets shall not exceed 400. A loop street shall be designed such that the anticipated ADT at each terminus of the loop street does not exceed 400, see Figure A-1.
- (c) Residential streets may intersect or take access from an equal or higher order street. Both ends of a loop Residential street are encouraged to intersect the same collecting street and be designed to discourage through traffic.
- (d) Residential streets with only one inlet/outlet shall provide access to no more than 20 lots and not exceed 1000 feet in length (measured from the intersection point to the center point of the turnaround).

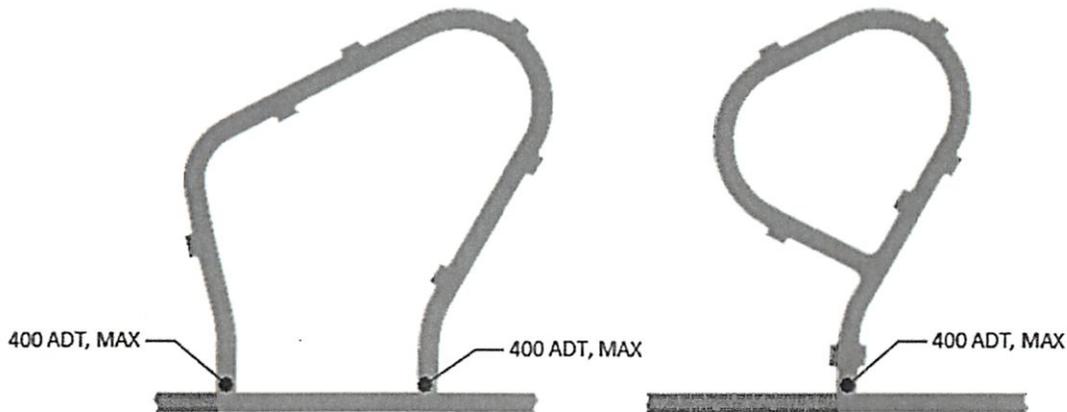


Figure A-1: Loop Residential Streets

A04.2 Residential Subcollector Street

- (a) A Residential Subcollector street provides access to abutting properties and may also move traffic from Residential streets that intersect it. Residential Subcollector streets are required when the ADT anticipated on the street will exceed the limits for Residential or when a street with only one inlet/outlet provides access to more than 20 lots or exceeds 1000 feet in length.
- (b) The anticipated ADT on Residential Subcollector streets shall not exceed 1000. A loop street shall be designed such that the anticipated ADT at each terminus of the loop street does not exceed 1000, see Figure A-2.
- (c) Residential Subcollector streets shall be designed to exclude all external through traffic that has neither origin nor destination on the Residential Subcollector or its tributary Residential streets. Adjacent parcels may acquire access if proven landlocked by legal or terrain features or if such Residential Subcollector access can be demonstrated to be beneficial to the public.
- (d) Residential Subcollector streets shall take access from a street of equal or higher classification.

SCM Committee FINAL DRAFT

January 23, 2020

- (e) Traffic calming elements should be considered for the design of Residential Subcollectors, such as avoiding long, straight segments and reducing the length of roadway from farthest lot to a collector.
- (f) Residential Subcollector streets shall be provided with two continuous moving lanes within which no parking is permitted.

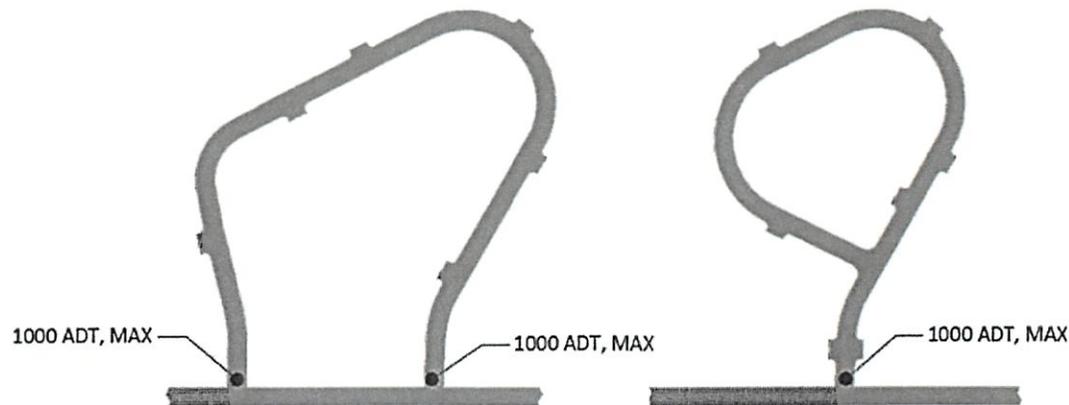


Figure A-2: Loop Residential Subcollector Streets

#### A04.3 Residential Collector Street

- (a) A Residential Collector street carries residential neighborhood traffic, but restricts or limits direct residential access. Residential Collector streets are required when the ADT anticipated on the street will exceed the limits for Residential Subcollectors.
- (b) Residential Collector streets should be designed to have as few residential lots directly fronting them as possible. When efficient subdivision design or physical constraints make this not possible, the average access point spacing shall be a minimum of 250 feet. Average access point spacing is calculated per segment and is equal to the segment length divided by the number of potential access points on both sides of the street. Undeveloped lots with only access to Residential Collector streets are counted as having at least one access point. When the average access point spacing on a segment of an existing Residential Collector street is less than 250 feet, the average access point spacing shall not decrease due to the subdivision.
- (c) Space shall be provided on these lots for turnaround so that vehicles will not have to back out onto Residential Collector streets.
- (d) Proposed access points on Residential Collector streets shall be shown on the preliminary plat.
- (e) Residential Collector streets shall be laid out to encourage connectivity within the transportation network.
- (f) If the anticipated ADT will exceed 3000, the street shall be classified at a higher level than Residential Collector by DPW.
- (g) Every Residential Collector shall be provided with no fewer than two access intersections to streets of equal or higher classification. If it is shown by the applicant that two accesses are not feasible, Residential Collector streets shall be provided with access to one street of equal or higher

## D107.1 One- or Two-Family Dwelling Residential Developments

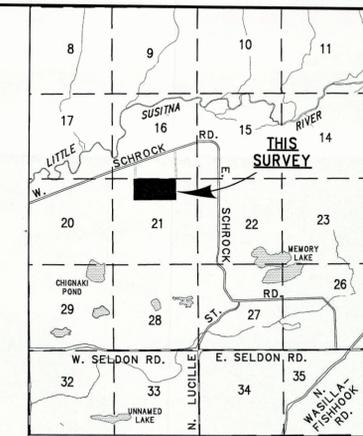
Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

### Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

**EXHIBIT K -5**





SOURCE: MSB TAX MAP WADO 1"=5280'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	369.69	350.00	60°31'06"	352.74	S31° 36' 03"E	204.19
C2	719.91	664.88	62°02'16"	685.26	S30° 50' 28"E	399.80
C3	230.50	664.88	19°51'48"	229.35	N51° 55' 42"W	116.42
C4	489.41	664.88	42°10'28"	478.44	N20° 54' 34"W	256.39
C5	247.81	603.43	23°31'48"	246.08	N78° 10' 57"E	125.68
C6	408.10	350.00	66°48'25"	385.37	N33° 00' 50"E	230.81
C7	207.41	350.00	33°57'15"	204.39	N49° 26' 26"E	106.85
C8	200.69	350.00	32°51'10"	197.95	N16° 02' 13"E	103.19
C9	489.73	417.97	67°07'57"	462.19	S56° 42' 21"E	277.34
C10	256.74	350.00	42°01'47"	251.03	N68° 42' 46"E	134.46
C11	277.21	379.78	41°49'15"	271.10	S22° 09' 51"E	145.11
C12	116.95	379.23	17°40'13"	116.49	N51° 51' 36"W	58.95
C13	67.90	30.00	129°41'03"	54.31	N4° 09' 01"E	63.88
C14	84.25	60.00	80°27'17"	77.50	N28° 45' 54"E	50.75
C15	45.00	60.00	42°58'19"	43.95	N32° 56' 54"W	23.62
C16	45.00	60.00	42°58'19"	43.95	N75° 55' 13"W	23.62
C17	99.73	60.00	95°14'04"	88.64	S34° 58' 36"W	65.75
C18	68.48	30.00	130°46'50"	54.55	S52° 44' 59"W	65.50
C19	58.87	618.61	5°27'10"	58.85	N59° 12' 13"W	29.46
C20	165.19	634.88	14°54'29"	164.73	N49° 05' 35"W	83.07
C21	194.12	635.89	17°29'27"	193.37	N32° 52' 47"W	97.82
C22	230.49	634.88	20°48'02"	229.22	S13° 43' 12"E	116.53
C23	48.83	30.00	93°16'01"	43.62	S43° 18' 50"W	31.76
C24	47.35	30.00	90°25'44"	42.59	S45° 02' 14"E	30.23
C25	46.94	30.00	89°38'23"	42.29	N44° 59' 52"E	29.81
C26	95.05	633.43	8°35'51"	94.96	N85° 38' 55"E	47.61
C27	143.28	632.35	12°58'58"	142.98	S74° 52' 11"W	71.95
C28	21.80	633.43	1°58'19"	21.80	N67° 24' 13"E	10.90
C29	47.36	30.00	90°26'34"	42.59	N68° 21' 40"W	30.23
C30	47.12	30.00	90°00'00"	42.43	N21° 51' 37"E	30.00
C31	62.83	60.00	60°00'00"	60.00	S83° 08' 23"E	34.64
C32	55.42	60.00	52°55'05"	53.47	S79° 35' 55"E	29.86
C33	55.66	60.00	53°09'14"	53.69	S47° 21' 55"W	30.02
C34	53.44	60.00	51°01'44"	51.69	N4° 43' 34"W	28.64
C35	45.00	60.00	42°58'19"	43.95	N51° 43' 35"W	23.62
C36	41.81	60.00	39°55'38"	40.97	N86° 49' 26"E	21.80
C37	47.12	30.00	90°00'00"	42.43	N68° 08' 23"W	30.00
C38	46.89	30.00	89°33'26"	42.26	S21° 38' 20"W	29.77

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C39	21.54	380.00	3°14'51"	21.53	S64° 47' 37"W	10.77
C40	136.65	380.00	20°36'15"	135.92	S52° 52' 04"W	69.07
C41	61.19	30.00	116°51'21"	51.12	N79° 00' 23"W	48.82
C42	51.26	60.12	48°51'12"	49.72	N45° 03' 22"W	27.30
C43	45.00	60.00	42°58'19"	43.95	S88° 58' 49"W	23.62
C44	64.44	60.00	61°32'19"	61.39	N36° 43' 31"E	35.72
C45	105.19	60.00	100°27'02"	92.23	N44° 16' 10"W	72.08
C46	61.19	30.00	116°51'21"	51.12	N36° 04' 00"W	48.82
C47	49.34	380.00	7°26'19"	49.30	N18° 38' 30"E	24.70
C48	101.55	380.00	15°18'43"	101.25	N7° 15' 59"E	51.08
C49	69.07	320.00	12°21'59"	68.93	S5° 47' 37"W	34.67
C50	291.71	320.00	52°13'47"	281.71	S38° 05' 30"W	156.87
C51	12.35	320.00	2°12'40"	12.35	N65° 18' 43"E	6.18
C52	47.36	30.00	90°26'34"	42.59	S68° 21' 40"E	30.23
C53	129.04	447.97	16°30'17"	128.60	S31° 22' 51"E	64.97
C54	91.25	447.97	11°40'15"	91.09	N45° 28' 07"W	45.78
C55	40.00	447.97	5°06'58"	39.99	N53° 51' 43"W	20.01
C56	80.00	447.97	10°13'56"	79.89	N61° 32' 10"W	40.11
C57	144.02	447.97	18°25'12"	143.40	S75° 51' 44"E	72.63
C58	40.66	447.97	5°12'00"	40.64	N87° 40' 20"W	20.34
C59	104.09	387.07	15°24'31"	103.78	N81° 57' 07"E	52.36
C60	93.28	388.75	13°44'52"	93.05	N66° 55' 19"E	46.86
C61	81.39	380.00	12°16'19"	81.23	N53° 50' 02"E	40.85
C62	44.78	30.00	85°31'59"	40.74	S89° 32' 08"E	27.75
C63	183.02	694.88	15°05'28"	182.50	S54° 18' 52"E	92.04
C64	337.45	320.00	60°25'14"	322.03	N31° 38' 59"W	186.32
C65	45.70	30.00	87°16'28"	41.41	N46° 24' 56"W	28.61
C66	112.39	694.88	9°16'01"	112.27	N7° 24' 42"W	56.32
C67	208.94	694.88	17°13'41"	208.15	S20° 39' 33"E	105.26
C68	97.02	694.88	8°00'00"	96.94	N33° 16' 23"W	48.59
C69	44.49	30.00	84°58'16"	40.52	N5° 12' 45"E	27.48
C70	32.19	320.00	5°45'49"	32.18	N50° 34' 48"E	16.11
C71	202.51	321.51	36°05'25"	199.18	N71° 35' 41"E	104.74
C72	149.01	387.97	22°00'23"	148.10	N79° 16' 09"W	75.44
C73	305.56	387.97	45°07'34"	297.73	N45° 42' 10"W	161.20
C74	46.89	30.00	89°33'26"	42.26	N21° 38' 20"E	29.77
C75	235.49	573.43	23°31'48"	233.84	S78° 10' 57"W	119.43

LINE TABLE		
LINE #	LENGTH	BEARING
L1	22.86	S0° 10' 40"W
L2	30.00	N23° 08' 23"W
L3	39.49	S66° 24' 39"E
L4	25.20	N89° 56' 51"E
L5	30.00	S66° 25' 03"W
L6	30.00	N66° 25' 03"E
L7	39.32	N87° 08' 12"E
L8	21.76	N73° 33' 09"E
L10	26.43	N89° 43' 40"E
L11	34.00	N89° 43' 40"E
L13	25.61	S89° 56' 51"W
L14	42.70	N79° 58' 09"E

A PLAT OF  
**SUSLOITNA PLACE**  
 A SUBDIVISION OF  
 NE 1/4 NW 1/4 & NW 1/4 NE 1/4  
 T.18N. R.1W., SEC. 21 SM, AK  
 PALMER RECORDING DISTRICT  
 STATE OF ALASKA  
 LOCATED WITHIN  
 N 1/2 SEC. 21, T.18N. R.1W. SM, AK  
 CONTAINING 80.17 ACRES MORE OR LESS  
**HANSON**  
**LAND SOLUTIONS**  
 305 EAST FIREWEED AVENUE  
 PALMER, ALASKA, 99645  
 (907)746-7738

5B



## MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Platting Division

350 East Dahlia Avenue • Palmer AK 99645

Phone (907) 861-7874

### MEMORANDUM

October 15, 2020

To: MSB Platting Board

From: Peggy Horton, Platting Technician

RE: Eureka Trailhead Estates Reconsideration Case #2020-106

### REQUEST:

On September 17, 2020, the Platting Board agreed to hear a reconsideration from the petitioner requesting to change the internal roads to public rather than private (**Exhibit A, Petitioner's Letter**).

### DISCUSSION

The Platting Board heard the original request for Eureka Trailhead Estates on September 3, 2020, written decision September 11, 2020 (**Exhibit B, Vicinity Map, Platting Board NOA and Minutes**). The platting board approved the preliminary plat with private roads and a variance to placing public access easements on six flag lots with pole portions adjoining.

The Platting Board approved the plat of 33 lots. The lot sizes range from 2.3 to 10 acres. Lots have adequate frontage on the roads to comply with MSB 43.20320, *Frontage*. The petitioner is not proposing any lot line or other lot and block design changes. The Platting Board agreed that the civil engineer certified useable area requirements for this subdivision.

MSB 43.20.100(F)(1) allows for subdivision of land outside of a road service area with access to the lots from pioneer standard roads (**Recommendation #4**). MSB 43.20.100(F)(1)(a) requires a parking area of sufficient size be reserved and constructed if no provisions are made for winter maintenance of the subdivision roads (**Recommendation #5**). The petitioner is willing to grant utility easements on the plat (**Recommendation #6**). The variance is no longer necessary, as the petitioner is granting public use easements over the pole portions of the six flag lots (**Recommendation #7**).

This property is outside of any Fire Service Area or Road Service Area. The petitioner is dedicating two connections to the Glenn Highway, one connection to an adjoining right-of-way

and one connection to adjacent state land. This property is located within the Glacier View Special Land Use District.

**Platting Staff recommends the following changes to the findings of fact in the written decision dated September 11, 2020:**

Finding #2 concerns the variance, which is no longer necessary as the petitioner is dedicating public roads. Staff recommends removing this finding.

Finding #3 concerns the private driveway easements, which the petitioner is replacing with public use easements as required by code. Staff recommends removal of this finding.

Finding #7 concerns road naming. Staff recommends changing the wording to, *“The roads will need to have road names; MSB 43.15.049(D) and MSB 11.20.1110(C) prohibit the duplication of street names.”* (Finding #7)

Platting Staff recommends an additional finding: *“The Platting Board agreed to reconsider the petitioner’s request for a change from private roads to public roads within this subdivision.”* (Finding #10)

**Platting Staff recommends the following changes to the conditions of approval in the written decision dated September 11, 2020:**

Platting Board Condition #5 reads, *“If gates are constructed within Tract A, install Knox Box access for Emergency Services access.”* Staff suggests removing this condition, as there are no gates allowed within public roads.

Platting Board Condition #6 reads, *“Provide a documented plan for private road maintenance per MSB 43.20.100(C)(4) stating:*

- a. What seasons road maintenance will be performed;*
- b. Contact information for road maintenance;*
- c. Length of the maintained roads in feet; and*
- d. The surface type.”*

Staff suggests removing this condition as the petitioner is dedicating public roads and Title 43 does not require private maintenance plans except for private road subdivisions.

Platting Board Condition #7 reads, *“Incorporate the two cul-de-sac bulbs within Tract A.”* Staff suggests removing this condition. Temporary cul-de-sacs, as proposed on the preliminary plat will replace the private cul-de-sacs. The construction of the cul-de-sacs is required in the Subdivision Construction Manual, which concerns building the roads to pioneer standards and obtaining Public Works approval (Recommendation #3).

Platting Board Condition #8 reads, *“Obtain utility easements from the servicing utility company and depict these on the final plat with the document’s recording number.”* Staff suggests replacing with *“Grant 15’ wide utility easements on both sides of the rights-of-way.”* (Recommendation #5)

Platting Staff discovered a missing portion of Recommendation #2 and recommend adding to the beginning, "*Submit cost estimate and schedule preconstruction meeting with DPW...*" **(Recommendation #2)**

Platting Staff recommends an additional condition of approval: "*Provide road names in conformance with MSB 43.15.049.*" **(Recommendation #6)**

Platting Staff recommends an additional condition of approval: "*Provide public use easement overlaying the pole portions extending into the flag portion an adequate distance to provide for a turnaround designed to Subdivision Construction Manual Standards as required by MSB 43.20.300(E)(4)(b). No construction is required.*" **(Recommendation #7)**

### **CONCLUSION:**

The petitioner requested a reconsideration based on MSB 43.35.005(B)(3), in that there is newly discovered evidence or a change in circumstances which by due diligence could not have been discovered before the original hearing. The Platting Board agreed to hear the reconsideration request on September 17, 2020.

The petitioners are requesting approval of the preliminary plat with public roads instead of private roads and they provided a letter listing the reasons for that change in circumstances. The petitioners applied for a variance for the original plat, which is unnecessary now that the roads will be public. Staff recommends modifying or removing several findings of fact and conditions of approval to transition the plat from private roads to public roads. Staff lists the recommended findings and recommendations below.

Platting Staff received no objections from borough departments or the public as a result of the public noticing for this or the original preliminary plat.

### **FINDINGS OF FACT:**

1. The plat of Eureka Trailhead Estates is consistent with AS 29.40.070, Platting Regulations; and MSB 43.15.016, Preliminary Plat Submittal and Approval.
2. Petitioner's engineer certified each lot has at least 10,000 sq. ft. of useable septic area and at least 10,000 sq. ft. of useable building area.
3. Lot sizes and block lengths are consistent with MSB 43.20.300(A), *Lot and Block Design*.
4. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
5. A calculation suggested by MSB Civil Engineer shows the size of the proposed parking are on Lot 1 Block 1 to be sufficient size. Staff notes this is in compliance with MSB 43.20.100(F)(1)(a), requirement for a staging area if winter road maintenance is not provided for.

6. The road between Block 3 and 4 is a stub road, created to break up the block length; Subdivision Construction Manual Paragraph A11.4 states no construction is required if physical access is provided to all lots by adjoining streets.
7. The roads will need to have road names; MSB 43.15.049(D) and MSB 11.20.1110(C) prohibit the duplication of street names.”
8. The preliminary plat has a plat note prohibiting direct access to the Glenn Hwy unless approved by ADOT&PF.
9. There were no borough department, outside agency or public objections to this plat.
10. The Platting Board agreed to reconsider the petitioner’s request for a change from private roads to public roads within this subdivision.

**RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

***Recommended motion:*** “I move to approve the preliminary plat of Eureka Trailhead Estates with public roads, located within Sections 5 & 8, Township 2 North, Range 10 West, Copper River Meridian, Alaska contingent on the following staff recommendations:”

1. Submit the mailing and advertising fee.
2. Submit construction cost estimate, schedule pre-construction meeting with DPW, pay inspection fee, and obtain Notice to Proceed in accordance with the Subdivision Construction Manual, Section E.
3. Construct the interior roads to minimum pioneer standards. Provide engineer’s final inspection report along with verification from an RLS that the constructed roadways are located within the proposed right-of-way per MSB 43.20.140 and obtain Public Works Engineer signoff.
4. Reserve on the plat and construct a parking area for off-highway parking of vehicles as required in MSB 43.20.100(F)(1)(a); obtain Public Works Engineer signoff.
5. Grant 15’ wide utility easements on both sides of the rights-of-way.
6. Provide road names in conformance with MSB 43.15.049.
7. Provide public use easement overlaying the pole portions extending into the flag portion an adequate distance to provide for a turnaround designed to Subdivision Construction Manual Standards as required by MSB 43.20.300(E)(4)(b).. No construction is required.
8. Obtain an approved approach road review from ADOT&PF for the Glenn Hwy intersection.

9. Provide updated title report executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
10. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
11. Submit final plat in full compliance with Title 43.

**Eureka Trailhead, LLC****16942 N. Eagle River Loop  
Eagle River, AK 99577**Matanuska-Susitna Borough  
Platting Division  
350 East Dahlia Ave.  
Palmer, AK 99645

September 15, 2020

Re: Platting Case # 2019-106 Eureka Trailhead Estates  
PETITION TO RECONSIDER

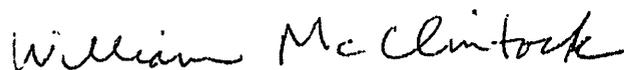
This case was heard by the Platting Board on September 3, 2020 and was conditionally approved. A notification of Action letter, dated September 11, 2020, was received today.

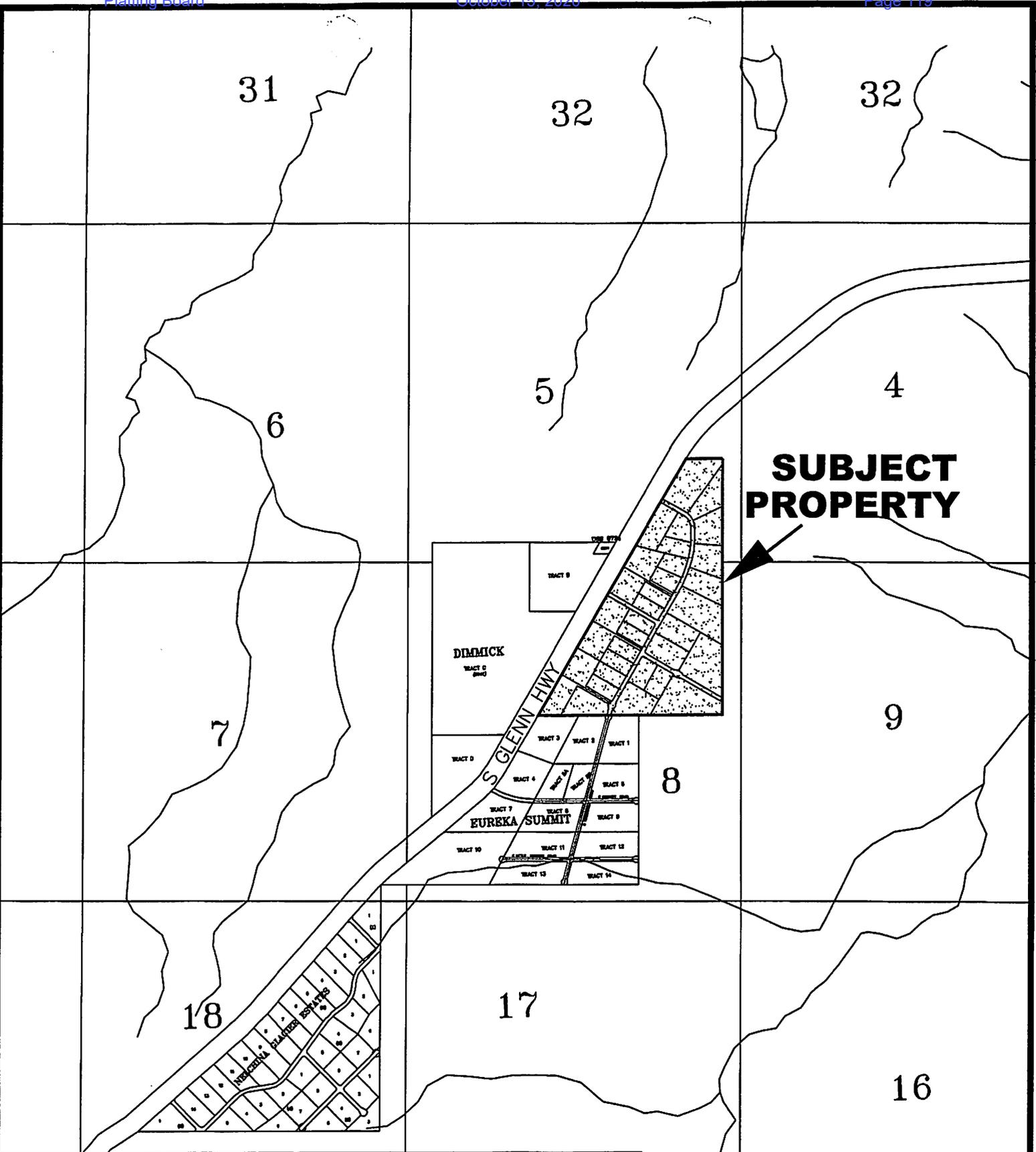
However, the Petitioner hereby requests that the Platting Board Reconsider the action and approve it with different conditions:

- Rather than retain Tract A as a Private Road, the Petitioner now desires to dedicate the road as a public right-of-way.
- Public Access Easements would be created over the 6 flag lot staffs per code rather than utilize the variance (which had been granted) to allow private easements.
- Temporary turn-around easements be allowed in two places as shown on the original preliminary plat.
- Utility easements to be granted on the plat.

This action is requested under MSB Code 43.35.005 (B)(3) *in that there is newly discovered evidence or a change in circumstances which by due diligence could not have been discovered before the original hearing.* Circumstances changed when unanticipated complications became apparent when the ownership of the private roads was advanced and discussed with title companies, and potential future owners. Discussions with MSB staff regarding future dedication of the roads also uncovered serious issues such as potentially needing to have the road construction be re-inspected and possibly held to future standards, problems with title to the private roads, taxation of private roads, and similar issues.

Respectfully Submitted,

William McClintock, President  
Eureka Trailhead LLC**EXHIBIT A**



**VICINITY MAP**  
 FOR PROPOSED EUREKA TRAILHEAD ESTATES  
 LOCATED WITHIN  
 SECTIONS 5 & 8, T2N, R10W  
 COPPER RIVER MERIDIAN, ALASKA  
 OLD MAN 14 MAP

**EXHIBIT B-1**



# MATANUSKA-SUSITNA BOROUGH

## Platting Division

350 East Dahlia Avenue • Palmer AK 99645  
Phone (907) 861-7874 • Email: platting@matsugov.us

### NOTIFICATION OF ACTION

September 11 2020

Eureka Trailhead, LLC  
16942 N. Eagle River Loop  
Eagle River, AK 99577

Case #: 2019-106

Case Name: EUREKA TRAILHEAD ESTATES

Action taken by the Platting Board on September 3, 2020 is as follows:

THE PRELIMINARY PLAT FOR EUREKA TRAIL HEAD ESATES WAS APPROVED AND WILL EXPIRE ON SEPTEMBER 11, 2026 SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL. FINDINGS OF FACT SUPPORTING THIS DECISION ARE ALSO INCLUDED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING AUTHORITY SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Fred Wagner, PLS  
Platting Officer

sv

cc: DPW – Jamie Taylor

McClintock land Associates, Inc.  
16942 N. Eagle River Loop  
Eagle River, AK 995777

**Additional Plat Reviews After 2<sup>nd</sup> Final are \$100.00 Each**  
Ralph Bendixen, PO Box 4734, Palmer, AK 99645

**EXHIBIT B-2**

**FINDINGS of FACT:**

1. The plat of Eureka Trailhead Estates is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat Submittal and Approval.
2. The petitioner applied for a variance from MSB 43.20.300(E)(4)(b) to allow private driveway easements be overlaid on the flag lots with pole portions adjoining instead of public use easements. This was presented to the platting board:
  - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property*

If this code section was strictly applied, the “Public Use Easements” would not connect to any public access since this subdivision is to be served by Private Roads, rather than by Public Roads. The strict application of the existing code would actually be injurious to the owners of the subdivision since any use of Public Use Easements would require users to trespass on private lands. If these easements are recorded on the plat as “Public Access Easements” it would encourage non-owners to believe they had legal access to these properties. Whereas in fact any access would require the public trespass on private lands and private roads to use the “Public Access Easements.”
  - B. *The variance request is based upon conditions of the property that are atypical to other properties.*

This subdivision is atypical in that any Public Use Easements on the Flag Lot Pole portions would not connect to any public access since this subdivision is to be served by Private Roads, rather than by Public Roads. The Public Use Easements would be “donut holes” in the middle of private land.
  - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

The strict application of this code section would create undue substantial hardship to the owners of the property since the listing of these easements as “Public Access Easements” would encourage non-owners to believe they had access to these properties. Whereas in fact any access would require that the public trespass on private lands and private roads to use the “Public Access Easements.” The owners, and the MSB itself, might be caught in a catch-22 situation where the “Public Use Easements” are in fact impossible to use by the public.
3. The petitioner is showing private driveway easements overlaid on the flag pole portions on the plat and a plat note indicating the subject lots will share a common access to Tract A.
4. Petitioner’s engineer certified each lot has at least 10,000 sq. ft. of useable septic area and at least 10,000 sq. ft. of useable building area.
5. Lot sizes and block lengths are consistent with MSB 43.20.300(A), *Lot and Block Design*.

**EXHIBIT B-3**

6. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
7. Tract A will need to have road names, MSB 43.15.049(D) and MSB 11.20.110(C) prohibit the duplication of street names.
8. A calculation suggested by MSB Civil Engineer shows the size of the proposed parking are on Lot 1 Block 1 to be sufficient size. Staff notes this is in compliance with MSB 43.20.100(F)(1)(a), requirement for a staging area if winter road maintenance is not provided for.
9. The road between Block 3 and 4 is a stub road, created to break up the block length; Subdivision Construction Manual Paragraph A11.4 states no construction is required if physical access is provided to all lots by adjoining streets.
10. The preliminary plat has a plat note prohibiting direct access to the Glenn Hwy unless approved by ADOT&PF.
11. There were no borough department, outside agency or public objections to this plat.
12. This property is outside of the borough road services area or fire service area.

**CONDITIONS of APPROVAL:**

The Platting Board approved the preliminary plat for Eureka Trailhead Estates, contingent upon the following:

1. Submit the mailing and advertising fee.
2. Pay inspection fee, and obtain Notice to Proceed in accordance with the Subdivision Construction Manual, Section E.
3. Construct the interior roads to minimum pioneer standards. Provide engineer's final inspection report along with verification from an RLS that the constructed roadways are located within the proposed right-of-way per MSB 43.20.140 and obtain Public Works Engineer signoff.
4. Reserve on the plat and construct a parking area for off-highway parking of vehicles as required in MSB 43.20.100(F)(1)(a); obtain Public Works Engineer signoff.
5. If gates are constructed within Tract A, install Knox Box access for Emergency Services access.
6. Provide a documented plan for private road maintenance per MSB 43.20.100(C)(4) stating:
  - a. What seasons road maintenance will be performed,
  - b. Contact information for road maintenance,
  - c. Length of the maintained roads in feet, and
  - d. The surface type.
7. Incorporate the two cul-de-sac bulbs within Tract A.

**EXHIBIT B-4**

8. Obtain utility easements from the servicing utility company and depict these on the final plat with the document's recording number.
9. Obtain an approved approach road review from ADOT&PF for the Glenn Hwy intersection.
10. Provide updated title report executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
11. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
12. Submit final plat in full compliance with Title 43.

**EXHIBIT B-5**

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

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.

**EXHIBIT B-6**

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
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

**EXHIBIT B-7**



6A



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

**MEMORANDUM**

Date: October 15, 2020

To: Platting Board

To: Fred Wagner, Platting Officer

From: Peggy Horton, Platting Technician PH

**RE: New Hope Estates Master Plan Case #: 2020-012**

Platting Staff recommends a continuance for 3 months to address subdivision and road design.

**Suggested motion: *"I move to continue the public hearing for New Hope Estates until January 7, 2021."***

6B

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 15, 2020**

PRELIMINARY PLAT: RANCHO SANTE FE 2020

LEGAL DESCRIPTION: SEC 26, T19N, R01E, SEWARD MERIDIAN AK

PETITIONERS: CYPHER LIVING TRUST

SURVEYOR/ENGINEER: DENALI NORTH

ACRES: 24.77± PARCELS: 5

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-129

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**REQUEST:** The request is to create five lots from Lot 2, Block 2, and Tract A, Rancho Santa Fe, Plat No. 2004-213, to be known as **RANCHO SANTE FE 2020**, containing 24.77 acres +/- . The property is located east of N. Palmer-Fishhook Road and accessed by E. Santa Fe Circle (Tract A), a private road; within the SE ¼ Section 26, Township 19 North, Range 01 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**  
 Geotechnical Engineering Report **EXHIBIT B – 6 pgs**

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance **EXHIBIT C – 1 pg**  
 Department of Emergency Services **EXHIBIT D – 1 pg**  
 Planning **EXHIBIT E – 7 pgs**  
 Assessments **EXHIBIT F – 1 pg**  
 Utilities **EXHIBIT G – 9 pgs**

**DISCUSSION:** The proposed subdivision is east of N. Palmer-Fishhook Road and is accessed by E. Santa Fe Circle, a private road, Tract A of Rancho Santa Fe Subdivision. Petitioner will be extending the private road into a t-turnaround, which will become Tract A-1. Tract A-1 encompasses the existing Tract A and the t-turnaround extension. The road will be constructed to MSB residential street standards (see *Recommendation #4a*). Lot 4 is a flag lot with a 60' wide flag pole, pursuant to MSB 43.20.300(E).

**Soils Report:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. James Rowland, PE, notes testhole logs and testhole location map along with a topography map, are attached. Soils conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements. Based on the testhole data and observations of topography, there is a minimum of 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area within each of the proposed lots in conformance with MSB Title 43. Lot 4 is over 9.2 acres and does not require a soils report, pursuant to MSB 43.20.281(A)(1)(i)(i). Drainage patterns will not be altered as a result of this subdivision.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required. MSB 43.20.100(C) allows for private roads, provided they conform to the requirements of the Subdivision Construction Manual for residential standards; emergency services shall be provided access to deliver services; there is no possibility or public necessity for through traffic and private road maintenance is guaranteed. MSB 43.20.100(C)(5) notes existing lots created within subdivisions recorded with platted private roads may be subdivided using the private roads as the legal and physical access. This plat is essentially lengthening the tract that provides access via the private road. Provide the updated guarantee of private maintenance to Platting staff (see **Recommendation #6**). Private road maintenance guarantee shall include what seasons maintenance will be performed, contact information for maintenance, length of the maintained road in feet and surface type. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

**Comments:**

Department of Public Works Operations & Maintenance (**Exhibit C**) notes centerline alignment that meets SCM horizontal alignment requirements for residential street, 225' minimum radius, 100' tangent needs to be shown. *Staff notes this refers to the centerline from the existing E. Santa Fe Circle into the new proposed t-turnaround.* Construct t-turnaround to residential standards; reclaim the cul-de-sac upon approval of t-turnaround (see **Recommendation #4a**). Provide road drainage plan (see **Recommendation #4a**). SM soils require sieve analysis or percolation test (see **Recommendation #5**).

Department of Emergency Services Fire Code (**Exhibit D**) has issues with the cul-de-sac radius and the extreme length and right angle of the pole section of the flag lot. *Staff notes the plat shows both the dimensions of the new t-turnaround and the width and length of the pole portion.*

Planning Division (**Exhibit E**) has no objections. The parcel is within the Fishhook Community Comprehensive Plan and provided a copy for review. Planning also provided a copy of Best Management Practices for development around waterbodies. Planning further notes there are wetlands identified on the parcel; contact the US Army Corps of Engineers Alaska Districts Regulatory Jurisdiction to request a jurisdictional determination.

Assessments (**Exhibit F**) notes a discrepancy on what is being subdivided between the plat, subdividing Tract A and Lot 2, and the Request for Comments, only subdividing Lot 2. *This plat is subdividing Lot 2 and creating Tract A-1, which is an extension of Tract A.* The plat is missing dimensions for the north boundary of Tract A-1 within the portion of Lot 2. *Staff notes this missing dimension will be addressed on final plat.*

**Utilities:** (**Exhibit G**) MTA questioned if E. Santa Fe Circle is remaining private. If so, MTA would like document 2006-018809-0 and 2006-018716-0 added to the plat notes (see **Recommendation #8**). *Staff notes neither of these easements are shown on the Certificate to Plat, but have added the copies of the easements to this report.* MEA requests their recorded easements be shown on the plat (see **Recommendation #7**). Enstar has no comments, recommendations or objections. 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 #136 Greater Palmer Consolidated; MSB Community Development, Capital Projects, Pre-Design Division or Code Compliance; or GCI.

**CONCLUSION:** The preliminary plat of Rancho Sante Fe 2020 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(C) 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 Rancho Sante Fe 2020 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. Lot 4 does not require a soils report pursuant to MSB 43.20.281(A)(1)(i)(i).
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. MSB 43.20.100(C)(5) notes existing lots created within subdivisions recorded with platted private roads may be subdivided using the private roads as the legal and physical access.
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 #136 Greater Palmer Consolidated; MSB Community Development, Capital Projects, Pre-Design Division or Code Compliance; 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 Rancho Sante Fe 2020, Section 26, Township 19 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

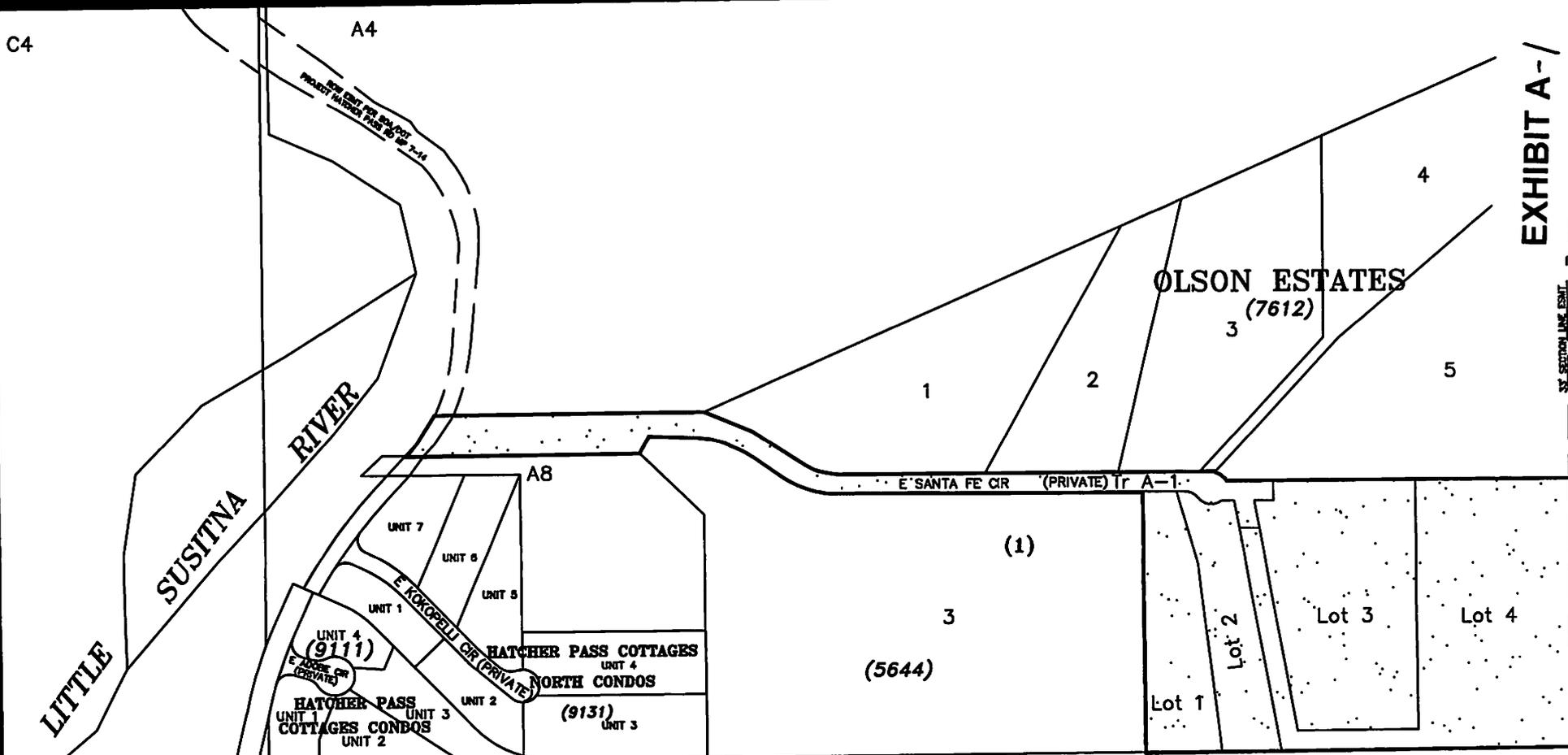
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct the T-turnaround 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. Provide sieve analysis or percolation test results for testholes with SM soils.

6. Update the guarantee of private road maintenance to Platting staff. Private road maintenance guarantee shall include what seasons maintenance will be performed, contact information for maintenance, length of the maintained road in feet and surface type.
7. Show all easements of record on final plat.
8. Add the recorded documents requested by MTA to final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.

C4

A4

EXHIBIT A-1



LITTLE SUSITNA RIVER

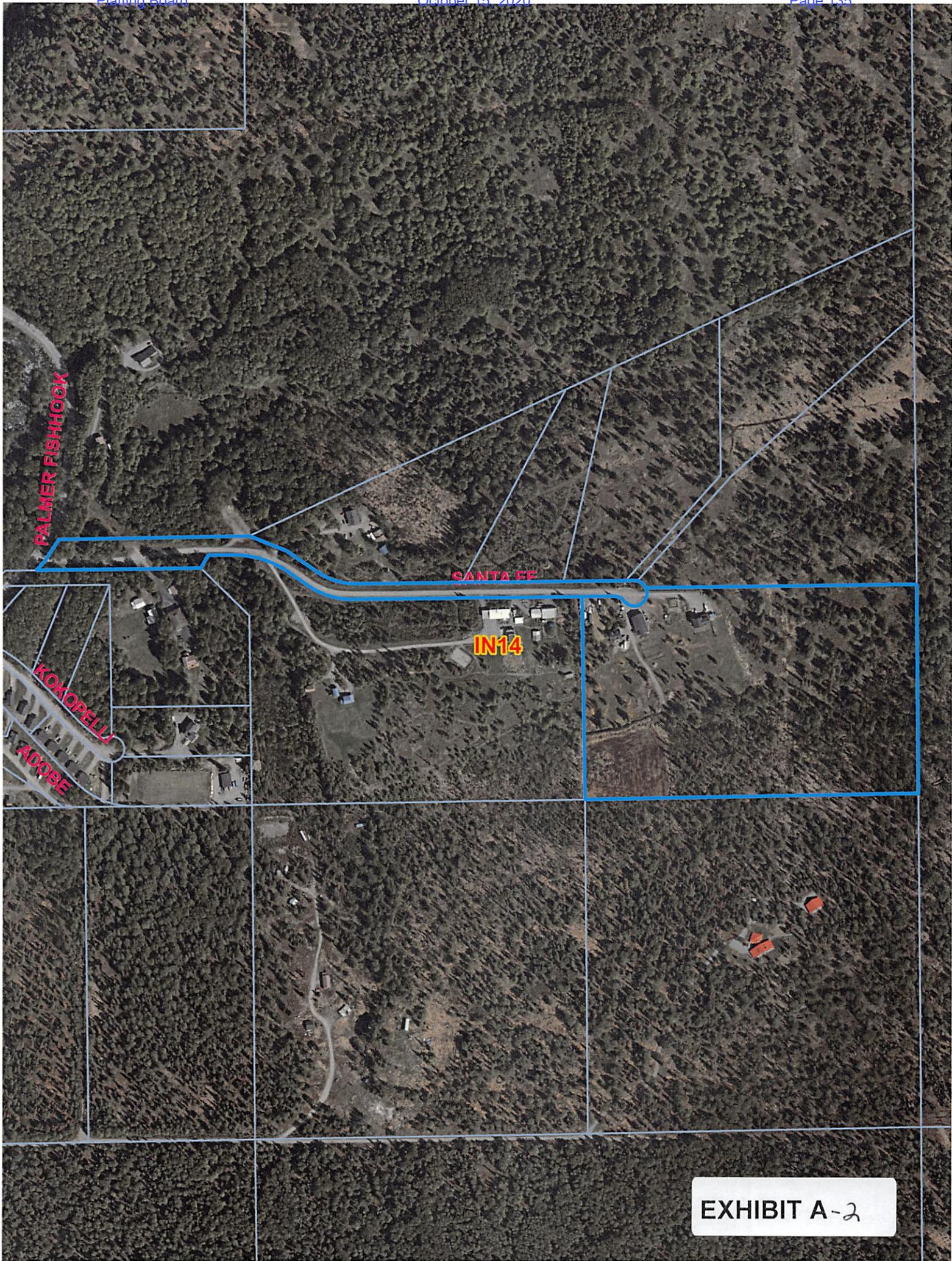
HATCHER PASS COTTAGES

NORTH CONDOS

OLSON ESTATES

**SUBJECT PROPERTY**

**VICINITY MAP**  
 FOR PROPOSED RANCHO SANTE FE 2020  
 LOCATED WITHIN  
 SECTION 26, T97N, R01E, SEWARD MERIDIAN,  
 ALASKA  
 INDEPENDENCE 14 MAP



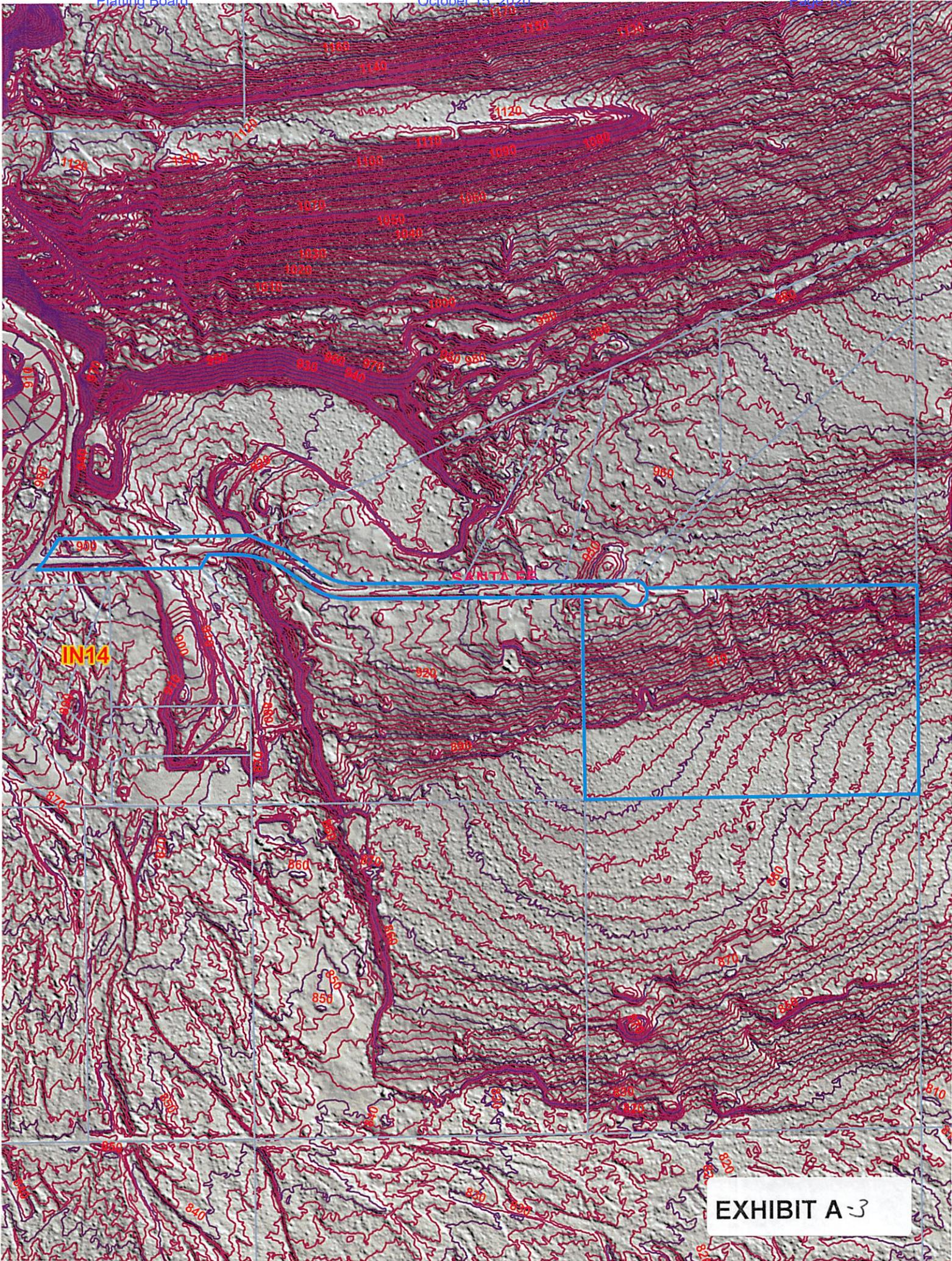


EXHIBIT A-3

IN11

IN14

SANTA FE

ADOBE

RESILIENCE

SOLID ROCK

EDGERTON PARKS

BYRONS

LAZER

PALMER FISHHOOK

DORO

SUN VALLEY

WENDT

BEMIS

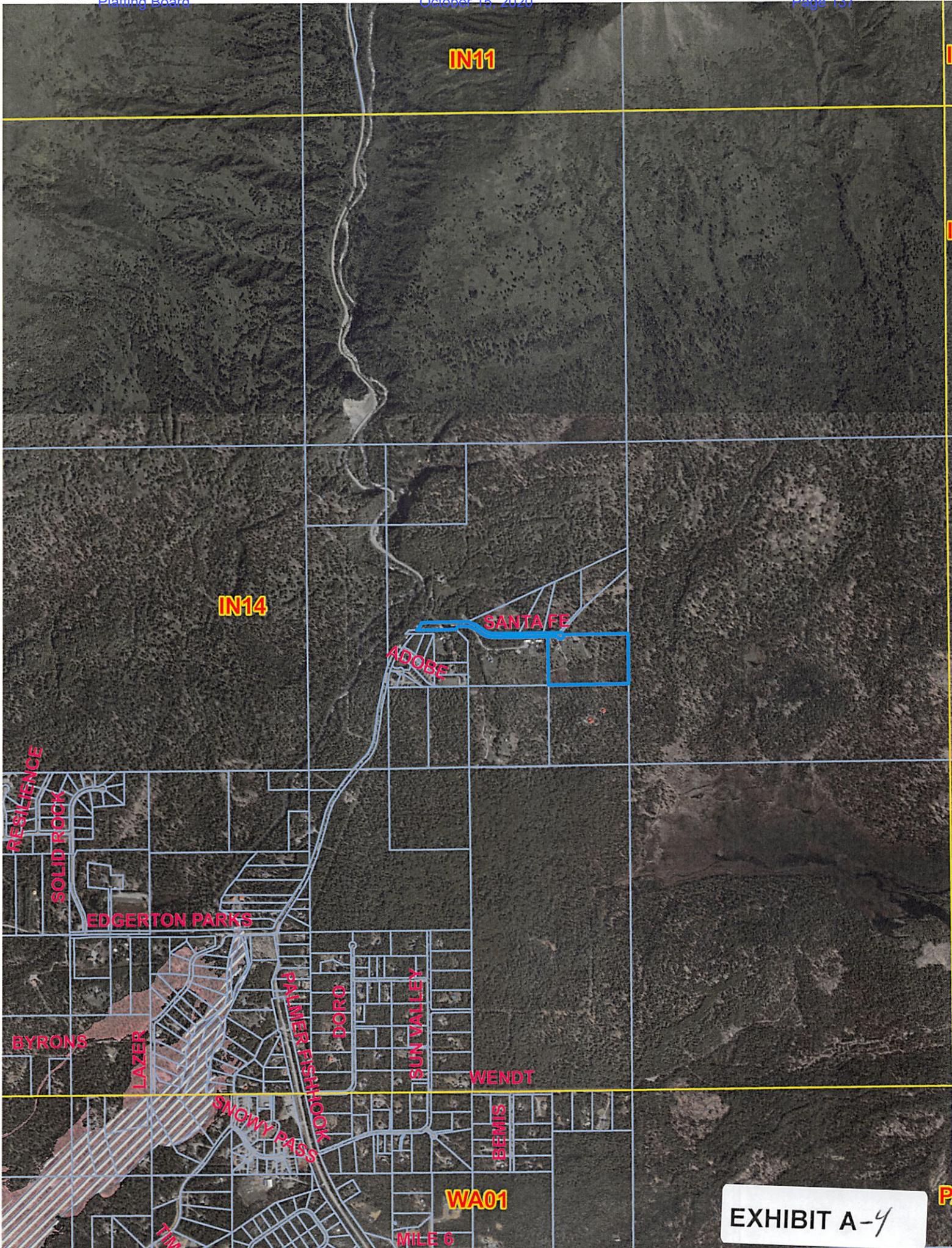
SNOWY PASS

WA01

MILE 6

TIMBER

EXHIBIT A-4



June 12, 2020

Platting Department  
350 E. Dahlia Ave.  
Palmer, AK 99645

RE: Rancho Sante Fe 2020

**SOILS INVESTIGATION:**

A soils investigation has been completed for the referenced proposed four lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.

Attached are test hole logs from September 4, 2019 located as shown on the attached soils map. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281. Lot 4 is over 9.2 acres.

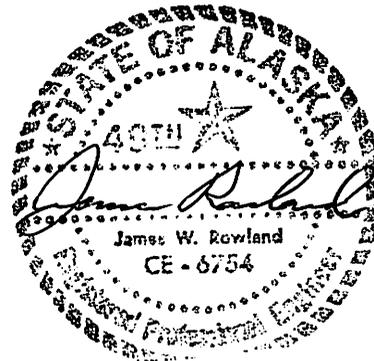
**SITE PLAN:**

In accordance with MSB 43.15.016(A) the soils/topo map is included with the test hole locations. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely

  
\_\_\_\_\_  
James Rowland, P.E.

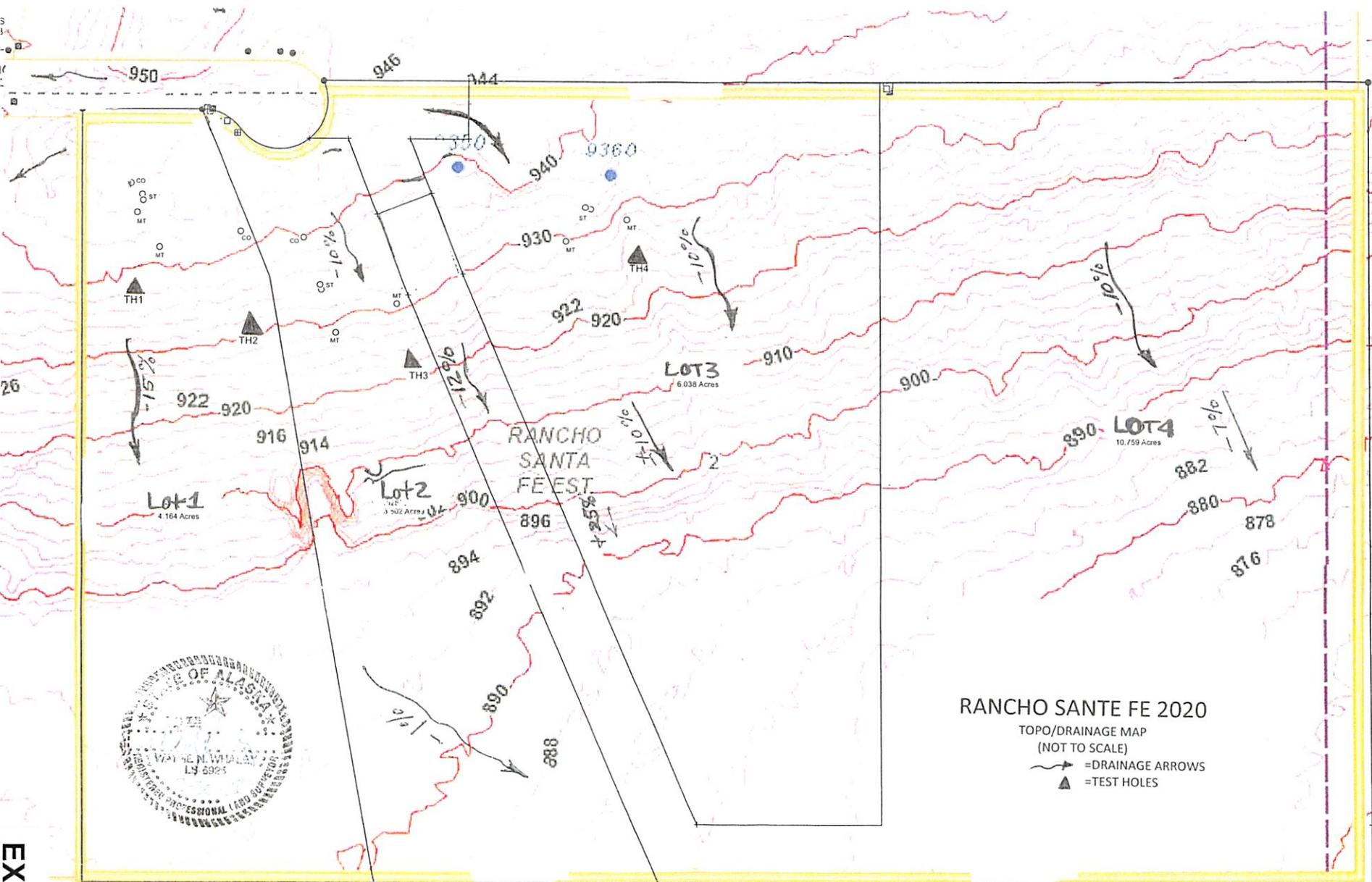


**EXHIBIT B -/**

### RANCHO SANTE FE 2020

TOPO/DRAINAGE MAP  
(NOT TO SCALE)

-  = DRAINAGE ARROWS
-  = TEST HOLES





TH # 2

# DENALI NORTH

## SOIL LOG

SOIL LOG

PERCOLATION TEST

847 W. Evergreen Avenue  
Palmer, Alaska 99645

## PERCOLATION TEST

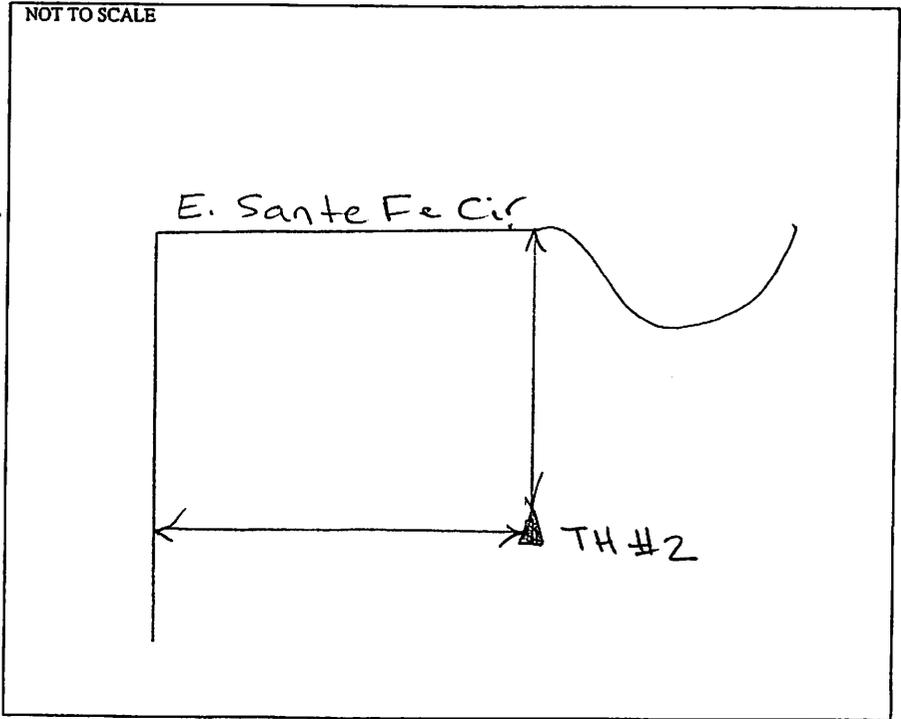
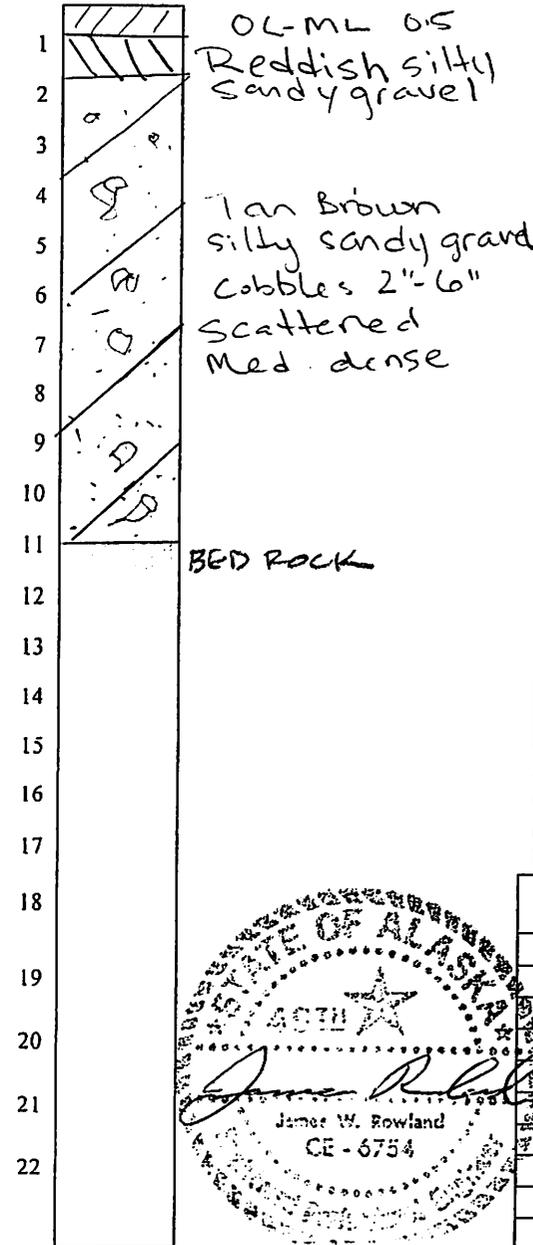
\_\_\_ BEDROOMS

JOB NUMBER: 19338

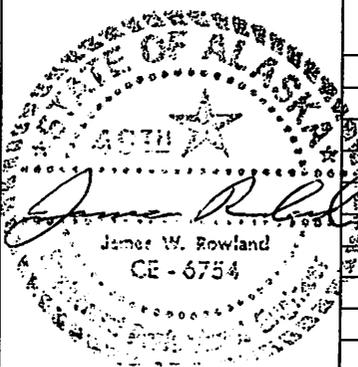
PERFORMED FOR: Jon Cypher

DATE PERFORMED: 9-4-19

LEGAL DESCRIPTION: Ranchos Sante Fe 2/1



WAS GROUND WATER ENCOUNTERED? -NO-  
IF YES, AT WHAT DEPTH? \_\_\_\_\_



Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1:07					

PERCOLATION RATE \_\_\_\_\_ (minutes/inches)  
TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT

COMMENTS \_\_\_\_\_

PERFORMED BY: WW CERTIFIED BY: JR DATE: 6-12-20

### EXHIBIT B-4





**Amy Otto-Buchanan**

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**From:** Jamie Taylor  
**Sent:** Monday, September 28, 2020 5:30 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Rancho Sante Fe 2020 #20-129

Show centerline alignment that meets SCM horizontal alignment requirements for residential streets(225' minimum radius, 100' tangent.

Construct T-turnaround to residential standards. Remove cul-de-sac upon approval of T-turnaround.

Need road drainage plan.

SM soils require sieve analysis or percolation test.

**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/>

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**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, September 1, 2020 9:14 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; jmcnutt@palmerak.org; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Joseph Metzger <Joseph.Metzger@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 Rancho Sante Fe 2020 #20-129

The following link contains a Request for Comments for Rancho Sante Fe 2020, Case #2020-129. Comments are due by **September 28, 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/EhUkttjU8f9HIPOq306X9LQBBZth06ps3ZrDMiuECj6SHA?e=64IT1O](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EhUkttjU8f9HIPOq306X9LQBBZth06ps3ZrDMiuECj6SHA?e=64IT1O)

*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:** Fire Code  
**Sent:** Wednesday, September 23, 2020 12:34 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Rancho Sante Fe 2020 #20-129

Amy,

The issues here are: 1, the cul-de-sac radius, existing or not does not call out the radius. Without that I don't know if emergency vehicles will have problems getting in and out. 2, the extreme length and right angle turn of the pole section of lot the flag created for lot 3 will be an issue for responding emergency vehicles. There are no dimensions called out for this pole section. My concern is that without spelled out dimensions and maintenance plan there is no way to know whether or not emergency vehicles will be able to access the lot.



*Donald Cuthbert*

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, September 1, 2020 9:14 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; jmcnutt@palmerak.org; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Joseph Metzger <Joseph.Metzger@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 Rancho Sante Fe 2020 #20-129

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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:** Taunnie Boothby  
**Sent:** Monday, September 28, 2020 8:36 AM  
**To:** Karol Riese; Theodore Eischeid; Amy Otto-Buchanan  
**Subject:** RE: RFC Rancho Sante Fe 2020 Case 20-129 Create five lots 19N01E26 DUE:  
September 28, 2020

There are wetland identified per the wetlands mapping.

Contact for development in the Wetland:

Below is a link to the USACE Alaska Districts Regulatory Jurisdiction page. The form to request a Jurisdictional Determination is located on this page and once completed, you can send the form to [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)

<https://www.poa.usace.army.mil/Missions/Regulatory/Jurisdiction-Section-Homepage/>

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

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

**From:** Karol Riese <Karol.Riese@matsugov.us>  
**Sent:** Friday, September 4, 2020 8:13 AM  
**To:** Karol Riese; Theodore Eischeid; Taunnie Boothby  
**Subject:** RFC Rancho Sante Fe 2020 Case 20-129 Create five lots 19N01E26 DUE: September 28, 2020  
**When:** Thursday, September 24, 2020 12:00 AM to Friday, September 25, 2020 12:00 AM (UTC-09:00) Alaska.  
**Where:**



# MATANUSKA-SUSITNA BOROUGH

## Planning and Land Use Department

### Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

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

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

**Owner/Agent:** Rancho Sante Fe/Cypher Living Trust

**Nature of Request:** The request is to create five lots fi'om Lot 2, Rancho Santa Ee, Plat No. 2004-213, to be known as RANCHO SANTEFE 2020, containing 24.77 acres +/- . The property is located east of N. Palmer-Eishhook Road and accessed by E.Santa Fe Circle, a private road; within the SE % Section 26, Township 19 North, Range 01 East, Seward Meridian, Alaska.

**Location:** Tax ID# 55644B01L002

**Date/Due Date:** 24 September 2020

**MSB Staff Contact:** Amy Otto-Buchanan

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

**Comm. Council:**                      **Case#:** 2020-129    **RSA:**

---

**Staff-Recommendation:**

No Objection

**List Conditions (if applicable):**

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

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

FISHHOOK

- a. Does the CC have a Comp Plan
  - i. Yes, review comp plan sections on land use. SEE ATTACHED.

**2. Environmental**

- a. Are there any anadromous fish streams or wetlands nearby that will be potentially adversely impacted? YES
  - i. Reference the BMP for Development around Waterbodies
  - ii. Reference MSB's "Benefits of Wetlands"
  - iii. **Developing wetlands requires a permit** from the U.S. Army Corps of Engineers - learn more HERE.
- b. Plans to consider:
  - i. Stormwater Management Plan
  - ii. BMP's for Development Near Water Bodies (attached)

**Environmental**

Resources:

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

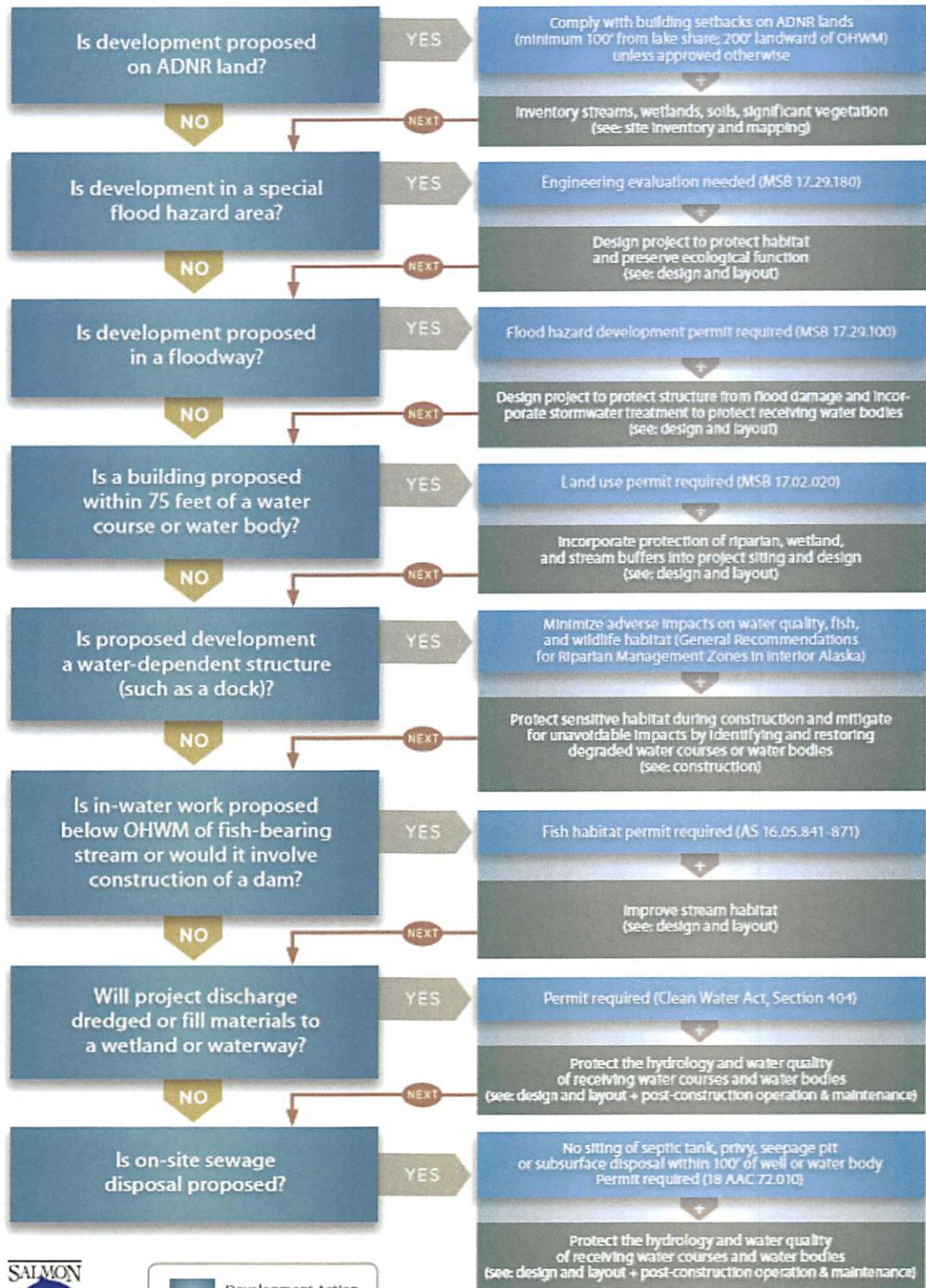
**Wetlands** (*discharge slope/forest-shrub wetlands*) are present in southern portions on the original parcel. IF development is to occur across this wetland, a permit to develop wetlands needs to be obtained from the U.S. Army Corps of Engineers. In addition, owners developing near wetlands should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

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

**Cultural Resources Summary Comments:**

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

Navigating Regulatory Compliance for Development In the Mat-Su Basin



Development Action  
 Existing Regulations  
 Above Compliance



## HOW CAN YOU HELP PROTECT WATER QUALITY?

### Voluntary Best Management Practices For Development around Waterbodies

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

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

**Fishhook Community Comprehensive Plan**

**Fishhook Community Comprehensive Plan - Land Use Goals from FCCP:**

**Goal 2:** Maintain the rural character of Fishhook. While difficult to define rural character exactly, residents suggest it includes a strong connection to nature, scenic views, low population density, farmlands and livestock, safe places close to home for kids to play, and the freedom to live your own lifestyle.

**Strategies to Achieve this Goal**

♣ Support development along roads and waterways that maintains a natural vegetative buffer to protect the scenic quality of our community, supports wildlife movement, and is unobtrusive  
Fishhook Comprehensive Plan Page 14 Adopted 3-21-17 Land Use

♣ Support the communities’ existing agricultural activities, encourage new agricultural development, and acknowledge agricultural land plays an important part in the rural lifestyle

♣ Encourage residential, agricultural, and commercial areas to develop and/or maintain visual buffers

♣ Guide Fishhook’s growth while protecting important environmental resources and community character

♣ Encourage new residential development to design open space within housing subdivisions to provide recreation opportunities (trails, and to maintain wildlife habitat)

♣ Protect open spaces throughout the community that serve as development buffers, provide connection between existing public lands to be used as recreational and wildlife corridors (see Natural Community Assets)

**Goal 3:** Maintain the area’s scenic, recreational, and residential qualities. Safeguarding the aesthetically pleasing environment can be supported by promoting development that is sensitive and complementary to natural settings. A comprehensive plan is not a zoning document; however, the planning team wanted to understand the preferences of the Fishhook Community on the important topic of managing growth as Borough population continues to climb. An overwhelming majority -- 90% -- of property owners indicated they believed that growth should be managed.

**Strategies to Achieve this Goal**

• Encourage the use of outdoor lighting that complies with International Dark Initiative standards.

• Encourage residential, agricultural, and commercial areas to develop and/or maintain visual buffers

- **Maintain a natural vegetative buffer along roadways to protect scenic qualities and to allow for wildlife movement**
- **Reserve enough high-quality public land to meet future community needs for public uses, such as schools, public safety buildings, recreational trails, and parks**
- **Discourage development that would impact access to public lands, fish and wildlife habitat and/or threaten groundwater and drinking water supplies.**

**Amy Otto-Buchanan**

---

**From:** Charlyn Spannagel  
**Sent:** Thursday, September 10, 2020 4:35 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Rancho Sante Fe 2020 #20-129

Hi Amy,

I noticed that the RFC listed only Lot 2 to be subdivided but the Plat also lists T/A. The plat is missing dimensions for the north boundary of Tract A1 within the portion of L/2.

~Charley

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, September 1, 2020 9:14 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; jmcnuitt@palmerak.org; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Joseph Metzger <Joseph.Metzger@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 Rancho Sante Fe 2020 #20-129

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

**Amy Otto-Buchanan**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Monday, September 14, 2020 2:31 PM  
**To:** Amy Otto-Buchanan  
**Subject:** FW: RFC Rancho Sante Fe 2020 #20-129

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

Hello,

MTA has reviewed the plat for Rancho Sante Fe 2020. Is Rancho Sante Fe Cir still remaining private? If so, MTA would like document 2006-018809-0 & 2006-018716-0 added to the notes.

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](mailto:Amy.Otto-Buchanan@matsugov.us)>  
**Sent:** Tuesday, September 1, 2020 9:14 AM  
**To:** [adam.dubour@alaska.gov](mailto:adam.dubour@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; [timhaledistrict1@gmail.com](mailto:timhaledistrict1@gmail.com); [brian.young@usps.gov](mailto:brian.young@usps.gov); [earl.almdale@gmail.com](mailto:earl.almdale@gmail.com); [retirees@mtaonline.net](mailto:retirees@mtaonline.net); [jmcnuttpalmerak.org](mailto:jmcnuttpalmerak.org); Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; Jill Irsik <[Jill.Irsik@matsugov.us](mailto:Jill.Irsik@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Jude Bilafer <[Jude.Bilafer@matsugov.us](mailto:Jude.Bilafer@matsugov.us)>; Cindy Corey <[Cindy.Corey@matsugov.us](mailto:Cindy.Corey@matsugov.us)>; Terry Dolan <[Terry.Dolan@matsugov.us](mailto:Terry.Dolan@matsugov.us)>; Jim Jenson <[James.Jenson@matsugov.us](mailto:James.Jenson@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Joseph Metzger <[Joseph.Metzger@matsugov.us](mailto:Joseph.Metzger@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Mark Whisenhunt <[Mark.Whisenhunt@matsugov.us](mailto:Mark.Whisenhunt@matsugov.us)>; Theresa Taranto <[Theresa.Taranto@matsugov.us](mailto:Theresa.Taranto@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; [mearow@matanuska.com](mailto:mearow@matanuska.com); Right of Way Dept. <[row@mtasolutions.com](mailto:row@mtasolutions.com)>; [andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com); 'Cassie Acres' <[Cassie.Acres@enstarnaturalgas.com](mailto:Cassie.Acres@enstarnaturalgas.com)>; [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'OSP Design Group' <[ospdesign@gci.com](mailto:ospdesign@gci.com)>  
**Subject:** RFC Rancho Sante Fe 2020 #20-129

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Amy Otto-Buchanan

Platting Technician

[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

861-7872

W/O 064745142  
SUBD  
PLAT  
EASEMENT



2006-018716-0

Recording Dist: 311 - Palmer  
7/6/2006 12:03 PM Pages: 1 of 1

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L  
A  
S  
K  
A



**Matanuska Telephone Association, Inc.**

**Grant of Easement**

KNOW ALL BY THESE PRESENTS:

That the undersigned Jon Cypher, (hereinafter called Grantor, whether one or more) whose address is 9350 Santa Fe Circle, Palmer, Alaska 99645, for benefit received, does hereby grant unto MATANUSKA TELEPHONE ASSOCIATION, INC., P.O. Box 3550, Palmer Alaska 99645, a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, rights of ingress and egress, an easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace aerial or buried telecommunications cables/lines, poles, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems by any other firm or corporation for telecommunications purposes, utilizing such facilities, under, upon, over, and through lands which the undersigned owns or in which the undersigned has an interest and/or in, upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises provided that GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the Palmer Recording District, Third Judicial District, State of Alaska, Section(s) 26 Township 19 North, Range 1 East, Seward Meridian, Alaska. Said easement is more particularly described as:

upon and within Tract A, Rancho Santa Fe Estates, Plat No. 2004-213, filed in the Palmer Recording District, State of Alaska.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said rights of ingress and egress, and easement herein granted and conveyed, and any part thereof, or interest herein. TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, with ingress to and egress from the premises for the purpose herein granted.

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

IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Jon Cypher Grantor

\_\_\_\_\_  
Grantor

STATE OF ALASKA ) SS  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 5<sup>th</sup> day of July, 2006 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared:

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

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

Notary Public in and of Alaska  
My commission expires: 9-19-09

Return to: MTA, PO Box 3550, Palmer, AK 99645

SEAL



EXHIBIT G-2

W/O 064745142  
SUBD  
PLAT  
EASEMENT



2006-018809-0

Recording Dist: 311 - Palmer  
7/7/2006 12:20 PM Pages: 1 of 1

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CC

Matanuska Telephone Association, Inc.

Grant of Easement

KNOW ALL BY THESE PRESENTS:

That the undersigned Ned Spaic and Teri Spaic, (hereinafter called Grantor, whether one or more) whose address is P.O. Box 871708, Wasilla, Alaska 99654, for benefit received, does hereby grant unto MATANUSKA TELEPHONE ASSOCIATION, INC., P.O. Box 3550, Palmer Alaska 99645, a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, rights of ingress and egress, an easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace aerial or buried telecommunications cables/lines, poles, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems by any other firm or corporation for telecommunications purposes, utilizing such facilities, under, upon, over, and through lands which the undersigned owns or in which the undersigned has an interest and/or in, upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises provided that GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the Palmer Recording District, Third Judicial District, State of Alaska, Section(s) 26 Township 19 North, Range 1 East, Seward Meridian, Alaska. Said easement is more particularly described as:

upon and within Tract A, Rancho Santa Fe Estates, Plat No. 2004-213, filed in the Palmer Recording District, State of Alaska.

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

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

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

IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this 5 day of July, 2006.

Ned Spaic Grantor  
Ned Spaic

Teri Spaic Grantor  
Teri Spaic

STATE OF ALASKA ) SS  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 5 day of July, 2006 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared:

**Ned Spaic and Teri Spaic**

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

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

Suzie DeJuser  
Notary Public in and of Alaska  
My commission expires: 8/16/08

Return to: MTA, PO Box 3550, Palmer, AK 99645

SEAL



EXHIBIT G - 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 24, 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 **Scotwood Estates Division VI Phase 3 (MSB Case No: 2020-127)** and advises that there is an existing natural gas service line that appears to cross proposed Lot 11C to serve proposed Lot 11A. Attached is an approximate ENSTAR as-built for your reference.

ENSTAR objects to the plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the approximate location of the service line on the map and add, "Approximate location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

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

- **Ravens Ridge**  
(MSB Case # 2020-126)
- **Rancho Sante Fe 2020**  
(MSB Case # 2020-129)

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

**Amy Otto-Buchanan**

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Monday, September 14, 2020 3:15 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Rancho Sante Fe 2020 #20-129  
**Attachments:** 20200914\_152026.pdf

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

MEA comments to include the attached 3 easements to the plat notes.

Thank you.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, September 1, 2020 9:14 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; jmcnutt@palmerak.org; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Joseph Metzger <Joseph.Metzger@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>; 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 Rancho Sante Fe 2020 #20-129

**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.

The following link contains a Request for Comments for Rancho Sante Fe 2020, Case #2020-129. Comments are due by **September 28, 2020**. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/person/amy\\_otto-buchanan\\_matsugov\\_us/EhUkttjU8f9HIPOq306X9LQBBZth06ps3ZrDMiuECj6SHA?e=64IT10](https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EhUkttjU8f9HIPOq306X9LQBBZth06ps3ZrDMiuECj6SHA?e=64IT10)

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

2010-017849-0

Recording Dist: 311 - Palmer  
9/10/2010 2:06 PM Pages: 1 of 2

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**MATANUSKA ELECTRIC ASSOCIATION, INC.**  
**RIGHT OF WAY EASEMENT**

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

JON L. CYPHER and LORI CYPHER

whose address is 9350 E SANTA FE CIRCLE, PALMER AK 99645  
for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto  
MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the  
"Grantee") whose post office address is Box 2929 Palmer, Alaska 99645, and to its successors or assigns,  
the right to enter upon the lands of the undersigned, situated in the Palmer Recording District,  
State of Alaska, and more particularly described as follows:

An easement within Lot 2, Block 1, Rancho Santa Fe Estates, (Plat 2004-213) as shown on the  
attached map. Underground facilities only.

being in Section 26, Township 19 N, Range 1E, S.M., and to construct, reconstruct, rephase, repair,  
operate and maintain on, over or under the above described lands and/or in, upon or under all streets,  
roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution  
line or system; to inspect and make such repairs, changes, alterations, improvements, removals from,  
substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including,  
by way of example and not by the way of limitation: the right to increase or decrease the number of  
conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to  
cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within 10 feet of  
the center line of said line or system, or that may interfere with or threaten to endanger the operation and  
maintenance of said line or system (including any control of the growth of other vegetation in the right of  
way which may incidentally and necessarily result from the means of control employed); to keep the  
easement clear of all buildings, structures or other obstructions.

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

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

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

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 19<sup>th</sup> day of  
August, 2010.

Jon L. Cypher  
Jon L. Cypher Grantor

Lori Cypher  
Lori Cypher Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 19<sup>th</sup> day of August, 2010 before me, the undersigned, a  
Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Jon L. Cypher

Lori Cypher

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

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

Tommy Lou Blain  
Notary Public in and of Alaska

SEAL  
My commission expires January 23, 2013

W/O 35507 Subd 5644 Plat 04-213  
P/S \_\_\_\_\_ Misc \_\_\_\_\_ Map \_\_\_\_\_ Quad \_\_\_\_\_  
Pole \_\_\_\_\_ Easement 20100650

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

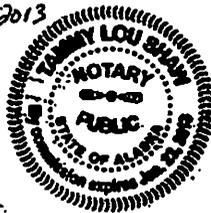
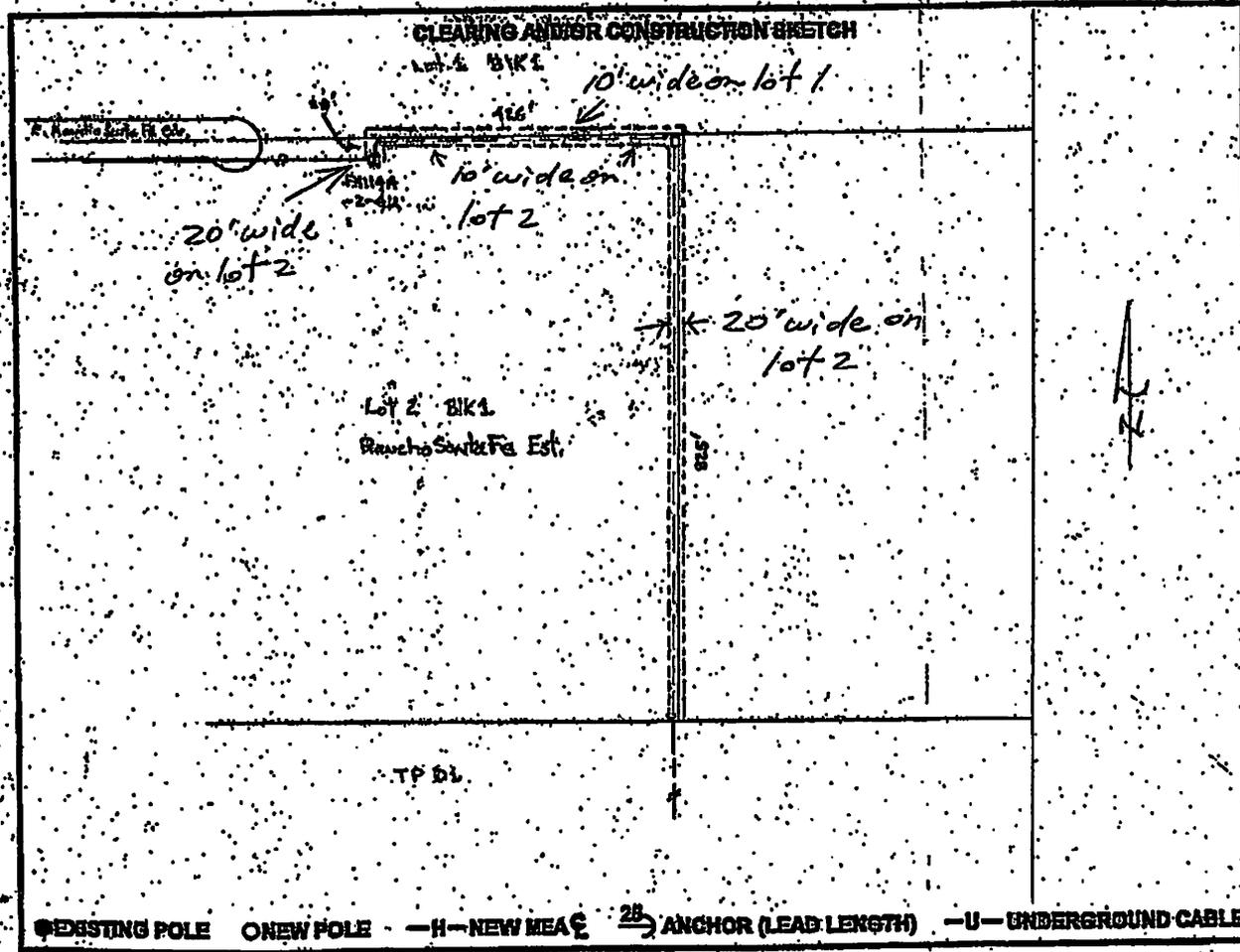


EXHIBIT G - 6



2 of 2  
2010-017049-0

2010-017852-0

Recording Dist: 311 - Palmer  
9/10/2010 2:06 PM Pages: 1 of 1



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**MATANUSKA ELECTRIC ASSOCIATION, INC.  
RIGHT OF WAY EASEMENT**

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

Christopher and Andrea Michl

whose address is 9228 Geese Cir. Eagle River AK 99577

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

T19N R1E S26 L01  
SE 1/4 SE 1/4

being in Section 26, Township 19 N, Range 1E, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation: the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions.

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

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

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

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 5 day of March, 2010.

Christopher Michl Grantor Andrea Michl Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 5 day of March, 2010 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

[Signature] Andrea Michl

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

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

[Signature]  
Notary Public in and of Alaska My commission expires 10/6/12 SEAL



WO 25507 Subd 7006636 Plat \_\_\_\_\_  
P/S \_\_\_\_\_ Misc \_\_\_\_\_ Map 19K9 Quad \_\_\_\_\_  
Pole \_\_\_\_\_ Easement 20100649

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

Rev. 2/05

EXHIBIT G-8

2006-015629-0

Recording Dist: 311 - Palmer  
06/08/2006 02:58 PM Pages: 1 of 1

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**MATANUSKA ELECTRIC ASSOCIATION, INC.  
RIGHT OF WAY EASEMENT**

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

Jonathan L Cypher  
whose address is 9350 Santa Fe Cir Palmer AK 99645  
for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska 99645, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly described as follows:

Rancho Santa Fe Estates L 2  
Plat 2004-213, Palmer Recording District

being in Section 26, Township 19 N, Range 1E, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation: the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions.

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

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

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

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 9 day of May, 2006.

Jonathan L Cypher Grantor \_\_\_\_\_ Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 9 day of May, 2006 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Jonathan L Cypher

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

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

Linda A. Bath  
Notary Public in and of Alaska My commission expires 4.5.2010

W/O <u>33022</u> / Subd <u>5644</u>	Plat <u>04-213</u>	SEAL State of Alaska NOTARY PUBLIC Linda A. Bath My commission expires: <u>4.5.2010</u>
P/S <u>P/S</u> Misc _____	Map <u>19K9</u> Quad _____	
Pole _____	Easement _____	

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

Rev. 2/06

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 SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH 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.

CERTIFICATION OF PAYMENT OF TAXES

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

DATE \_\_\_\_\_, 20\_\_\_\_ TAX COLLECTION OFFICIAL (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-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_ 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.

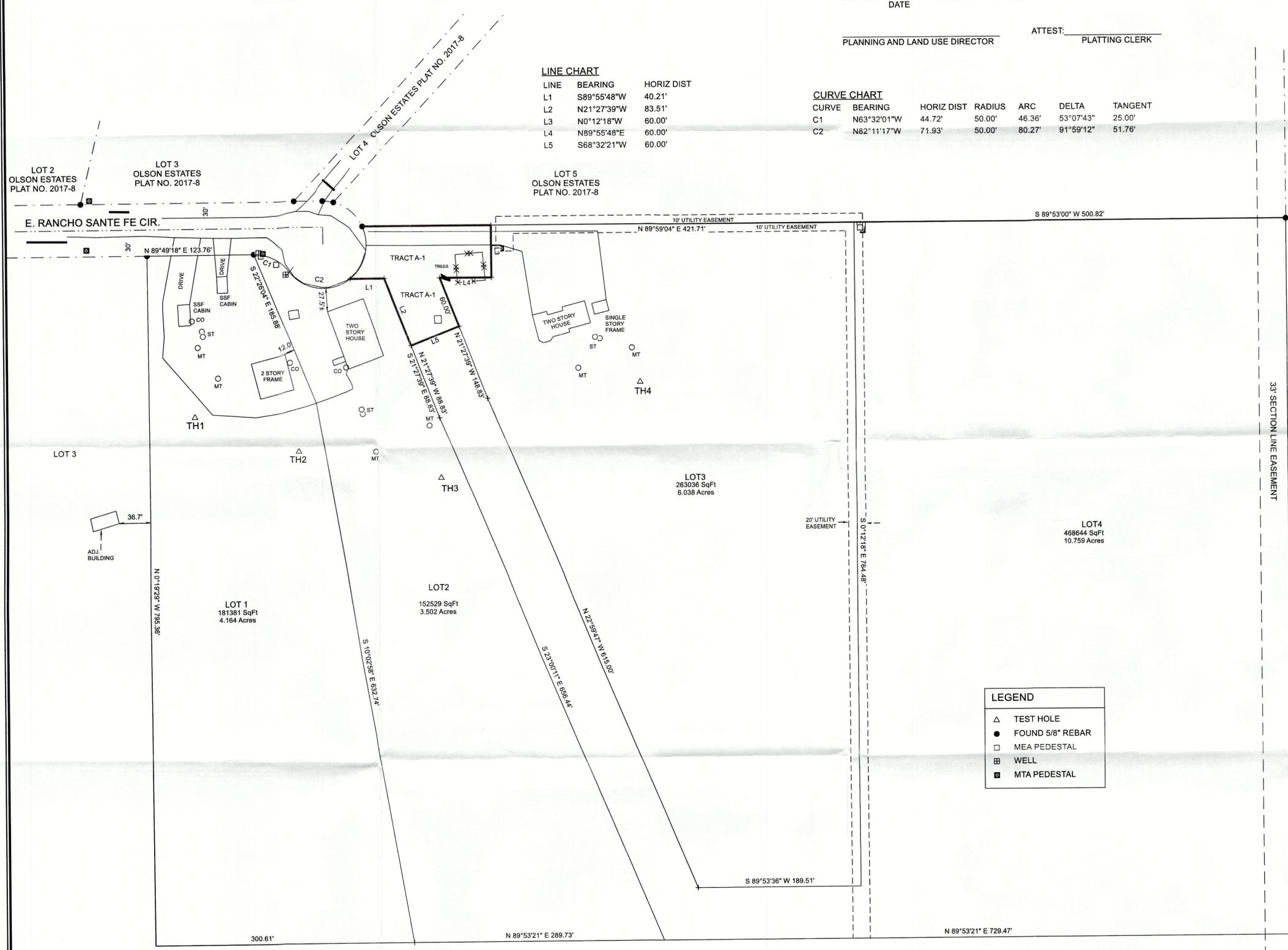
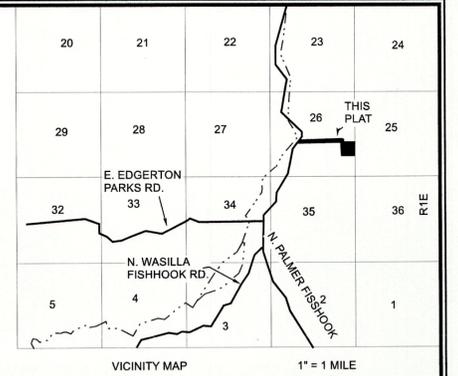
DATE \_\_\_\_\_, 20\_\_\_\_  
 PLANNING AND LAND USE DIRECTOR ATTEST: \_\_\_\_\_ PLATTING CLERK

LINE CHART

LINE	BEARING	HORIZ DIST
L1	S89°55'48"W	40.21'
L2	N21°27'39"W	83.51'
L3	N0°12'18"W	60.00'
L4	N89°55'48"E	60.00'
L5	S68°32'21"W	60.00'

CURVE CHART

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N63°32'01"W	44.72'	50.00'	46.36'	53°07'43"	25.00'
C2	N82°11'17"W	71.93'	50.00'	80.27'	91°59'12"	51.76'



**LEGEND**

- △ TEST HOLE
- FOUND 5/8" REBAR
- MEA PEDESTAL
- ⊞ WELL
- MTA PEDESTAL

CERTIFICATE OF OWNERSHIP & DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

NAME: CYPHER LIVING TRUST JONATHAN L. CYPHER (TRUSTEE) 9350 E. SANTE FE CIR. WASILLA, AK 99654 DATE: \_\_\_\_\_

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA

SURVEYOR'S CERTIFICATE

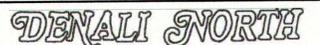
I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO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

DATE \_\_\_\_\_  
 WAYNE N. WHALEY REGISTERED LAND SURVEYOR REGISTRATION NO. 6925-S



PRELIMINARY PLAT

A PLAT OF  
**RANCHO SANTE FE 2020**  
 A REPLAT OF  
 TRACT A, LOT 2 BLOCK 1 RANCHO SANTE FE ESTATES PLAT NO. 2004-213  
 LOCATED WITHIN  
 SECTION 26 TOWNSHIP 19 NORTH RANGE 1 EAST S.M. AK  
 PALMER RECORDING DISTRICT CONTAINING 24.77 ACRES MORE OR LESS



PO BOX 874577 WASILLA, ALASKA 99654  
 PHONE (907) 376-9535, (907) 745-1110

JOB NO. 19-338	DATE: AUGUST 13, 2020	DWN HW	CHK	WW
SCALE 1" = 60'	FB. 6(WW)	PGS. 39	SHEET 1 OF 2	

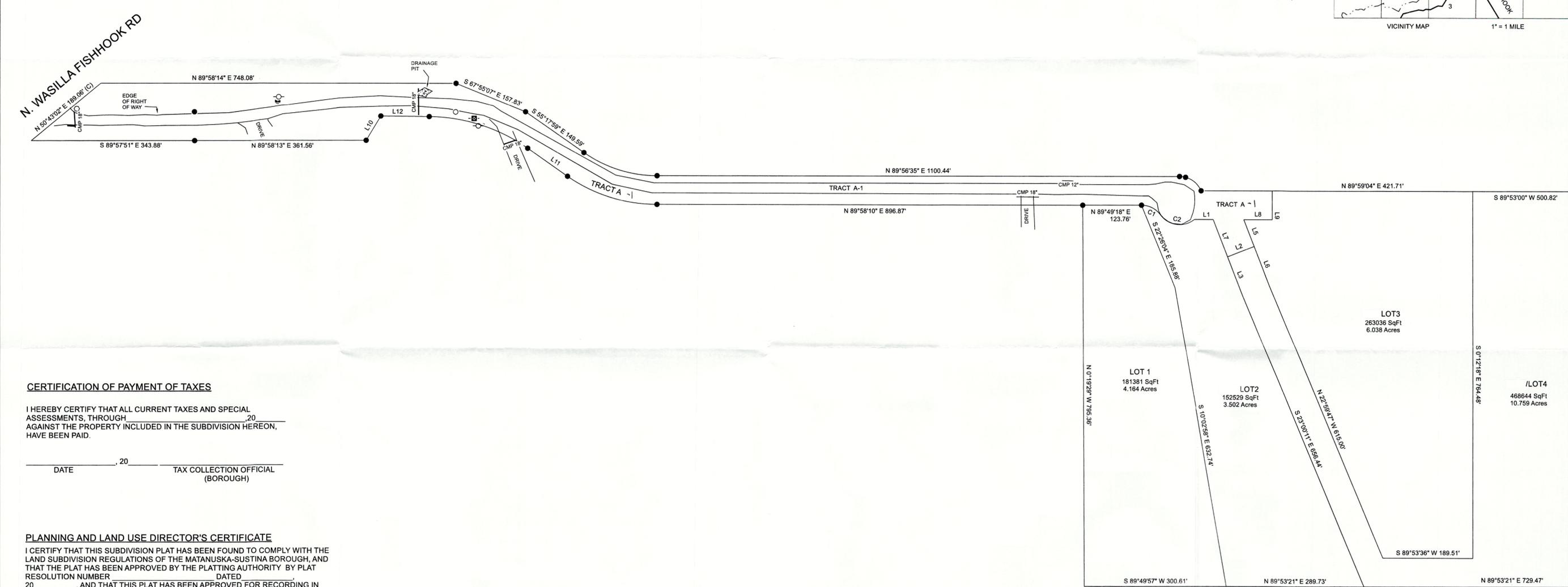
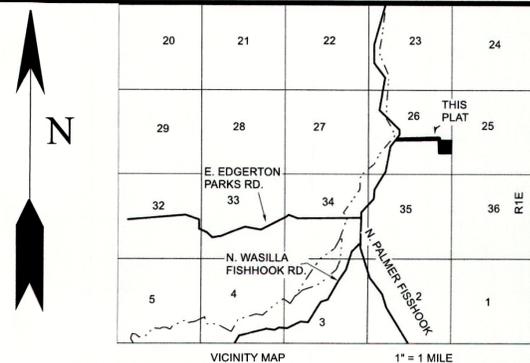
CERTIFICATE OF OWNERSHIP & DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

NAME: CYPHER LIVING TRUST JONATHAN L. CYPHER (TRUSTEE) 9350 E. SANTE FE CIR. WASILLA, AK 99654 DATE:

LEGEND

- POWER POLE W/ANCHOR
- MTA PEDESTAL
- FOUND 1/2" REBAR
- STOP SIGN
- FOUND 5/8" REBAR



CERTIFICATION OF PAYMENT OF TAXES

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

DATE, 20 TAX COLLECTION OFFICIAL (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-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER DATED 20, 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.

DATE, 20 PLANNING AND LAND USE DIRECTOR ATTEST: PLATTING CLERK

SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE WAYNE N. WHALEY REGISTERED LAND SURVEYOR REGISTRATION NO. 6925-S



Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N63°32'01"W	44.72'	50.00'	46.36'	53°07'43"	25.00'
C2	N82°11'17"W	71.93'	50.00'	80.27'	91°59'12"	51.76'

Line Table

LINE	BEARING	HORIZ DIST
L1	S89°55'48"W	40.21'
L2	S68°32'21"W	60.00'
L3	N21°27'39"W	88.83'
L4	S21°27'39"E	88.83'
L5	N21°27'39"E	148.83'
L6	N21°27'39"W	88.83'
L7	N21°27'39"W	83.51'
L8	N89°55'48"E	60.00'
L9	N0°12'18"W	60.00'
L10	N31°08'31"E	59.52'
L11	S55°09'01"E	102.16'
L12	S89°20'53"E	101.75'

PRELIMINARY PLAT  
A PLAT OF  
**RANCHO SANTE FE 2020**  
A REPLAT OF  
TRACT A & LOT 2 BLOCK 1 RANCHO SANTE FE  
ESTATES PLAT NO. 2004-213  
LOCATED WITHIN:  
SECTION 26 TOWNSHIP 19 NORTH  
RANGE 1 EAST S.M. AK  
PALMER RECORDING DISTRICT  
CONTAINING 24.77 ACRES MORE OR LESS  
**DENALI NORTH**  
PO BOX 874577 WASILLA, ALASKA 99654  
PHONE (907) 376-9535, (907) 745-1110

JOB NO: 3382519	DATE: JULY 10, 2020	DWN HWL CHK WJL
SCALE = 100'	FB. PGS.	SHEET 2 OF 2

6C



the southeast property line. Total elevation differential is approximately 78'. Steep areas within with slopes exceeding 25% have been delineated on the attached drawing. Parcel contains minor cleared and landscaped areas supporting several residential structures and their related driveway accesses. Much of the remaining areas are undisturbed, containing tall grasses interspersed between clusters of young and mature birch and spruce. Near surface soils logged included a thin organic mat and silty loess topsoils extending to 3' to 5'. Receiving soils were consistently clean sands with gravels extending to 12'. Groundwater was not 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:** Any new road construction or access improvements will meet City of Palmer standards. Drainage will not be significantly impacted and the portions of the project near the right-of-way run to existing ditches and drainage structures from the recent Glenn Highway upgrade project. No new drainage easements are anticipated and general existing drainage patterns have been indicated on the attached drawing.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required. MSB 43.20.100(C) allows for private roads, provided they conform to the requirements of the Subdivision Construction Manual for residential standards; emergency services shall be provided access to deliver services; there is no possibility or public necessity for through traffic and private road maintenance is guaranteed. This subdivision is within the City of Palmer - guarantee of private maintenance shall be provide to them (see ***Recommendation #5***). Private road maintenance guarantee shall include what seasons maintenance will be performed, contact information for maintenance, length of the maintained road in feet and surface type. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

**Comments:** Department of Public Works Operations & Maintenance (***Exhibit C***) has no comments. Department of Emergency Services Fire Code (***Exhibit D***) notes the map does not address the radius of the cul-de-sac nor the width of the pole sections of the flag lots. *Staff notes both the radius of the cul-de-sac and the width of the poles sections are shown on the plat.* Planning Division (***Exhibit E***) has no objection, but does advise a cultural resources survey be done.

**ADOT&PF:** (***Exhibit F***) notes no direct access will be granted to S. Glenn Highway from any of the lots. According to the Alaska Preconstruction Manual Section 1190, access cannot be granted to S. Glenn Highway when there are alternative routes. All lots must access the frontage road and any existing driveways must be removed. *Staff notes all lots will access from Tract A, which will be a private road and cul-de-sac. The accesses shown on the aerial map (Exhibit A-2) were removed at the time the Glenn Highway improvements were accomplished; they no longer exist.*

**City of Palmer:** (***Exhibit G***) City of Palmer Building Inspector and Fire Chief note any driveway 150' or longer must have approved fire apparatus turnaround. Community Development notes the proposed lots are located within the Airport Influence Area. All other City of Palmer departments had no comment.

**Utilities:** (***Exhibit H***) MTA requests the 15' wide MEA easement be changed to either a 15' T&E easement or a utility easement. Enstar has no comments, recommendations or objections. MEA and GCI did not respond.

**Public Comment:** (Exhibit I) Matt & Adina Pinckert, owners of Lot 20, Block 3, Greatland Terrance Phase I, to the north “believe the owners have the freedom to do what they desire with their land.”

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; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; MEA or GCI.

**CONCLUSION:** The preliminary plat of Ravens Ridge 2020 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(C) 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).

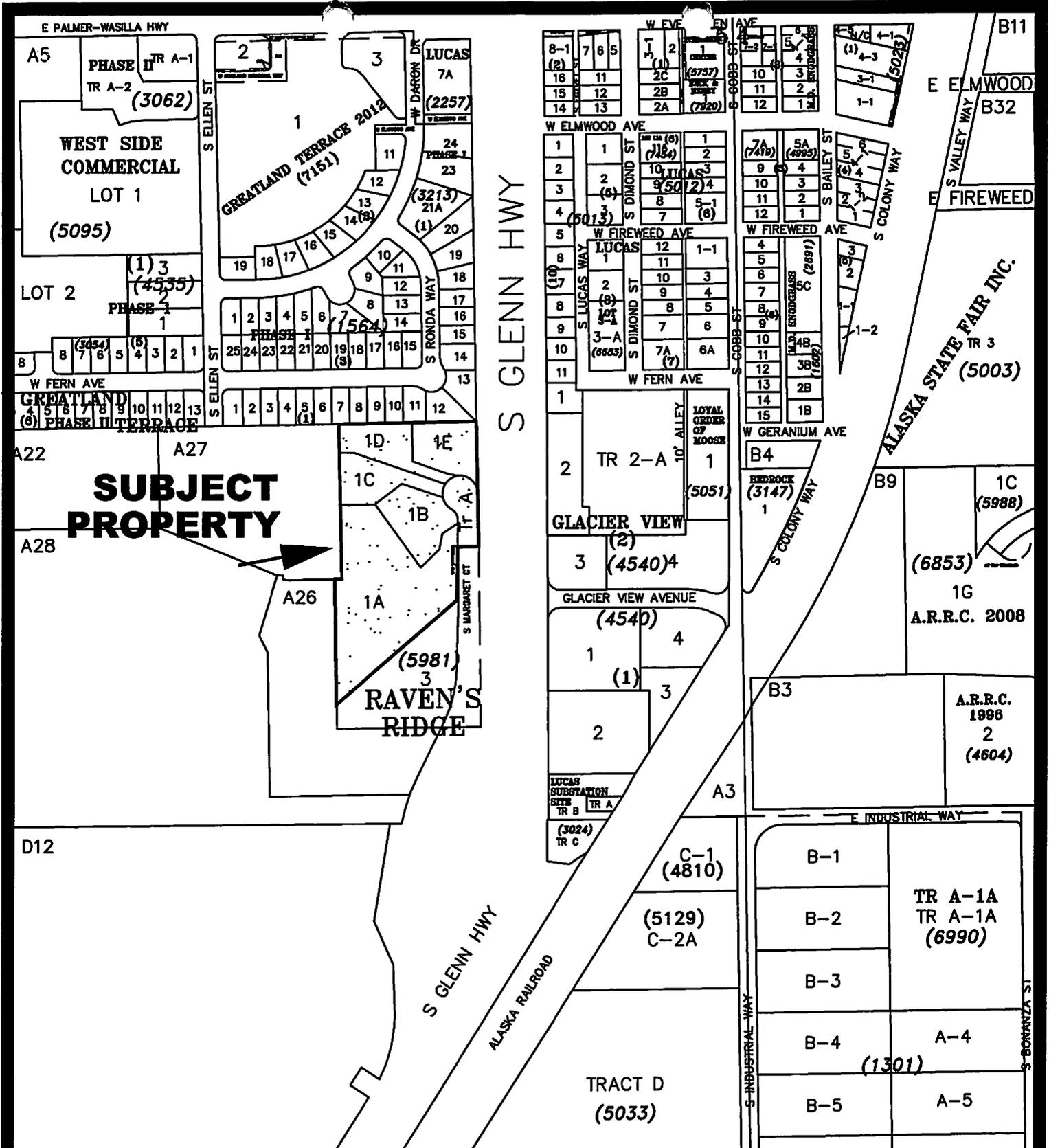
### **FINDINGS OF FACT**

1. The plat of Ravens Ridge 2020 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; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; 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 Ravens Ridge 2020, Section 05, Township 17 North, Range 02 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. Provide City of Palmer sign-off on the private street.
5. Provide City of Palmer with guarantee of private street maintenance and provide a copy 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 RAVENS RIDGE 2020  
LOCATED WITHIN

SECTION 05, T17N, R02E, SEWARD MERIDIAN,  
ALASKA

PALMER 12 MAP

(1301) E-1 E-2

2A (7167)

PALMER INDUSTRIAL PARK  
TRACTS G2-A & G2-B  
TR G2-A TR G2-B  
(1432)

EXHIBIT A-1

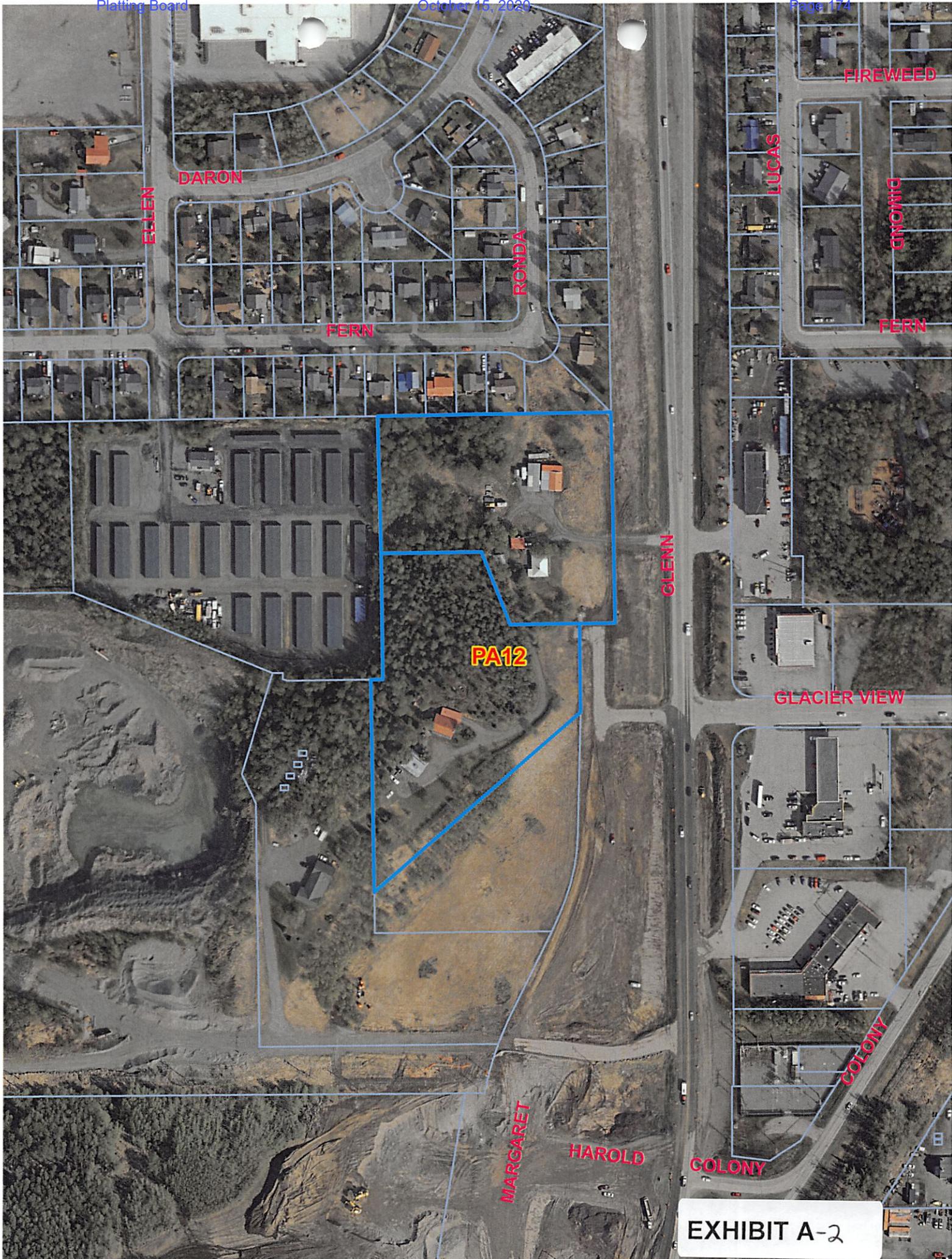
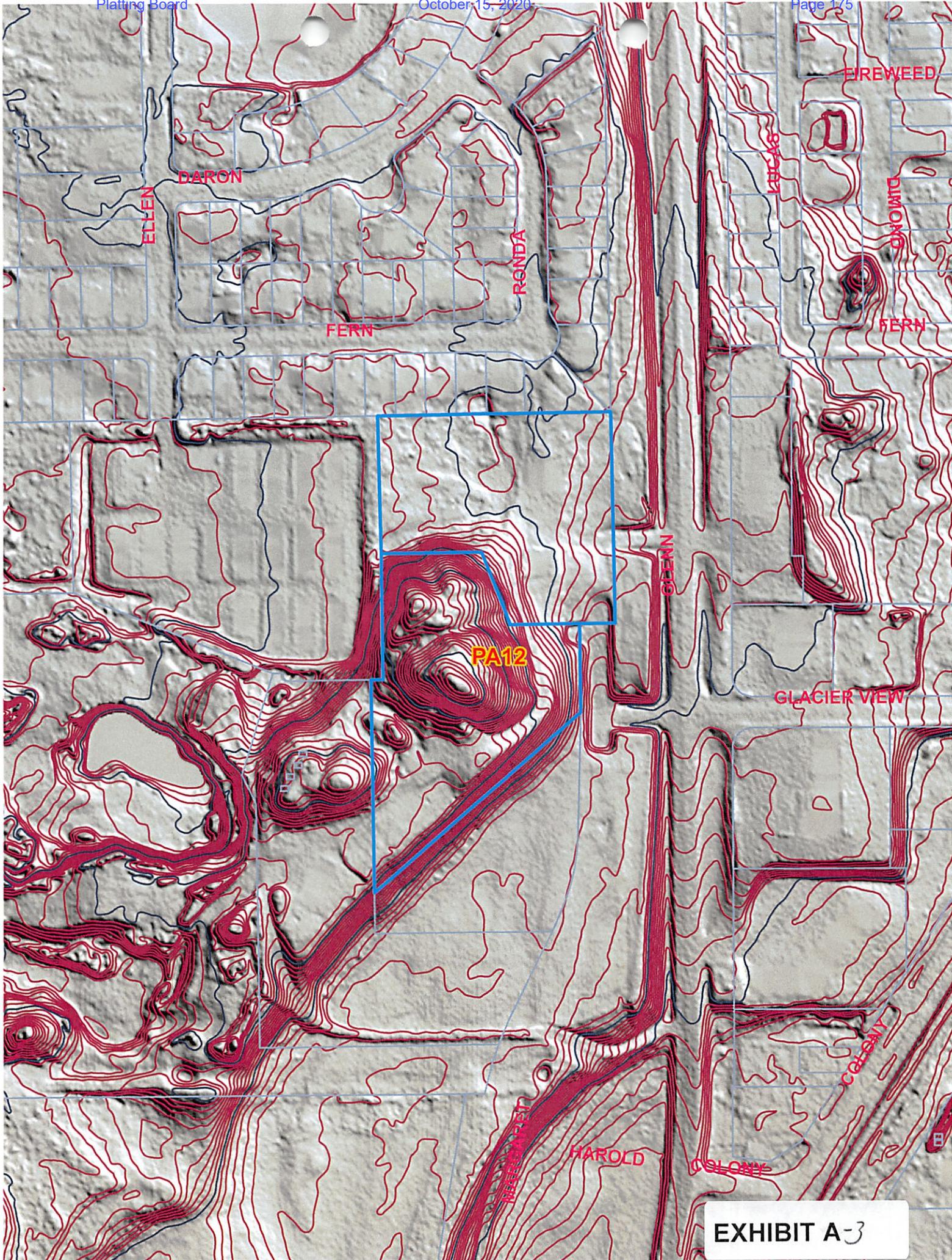


EXHIBIT A-2



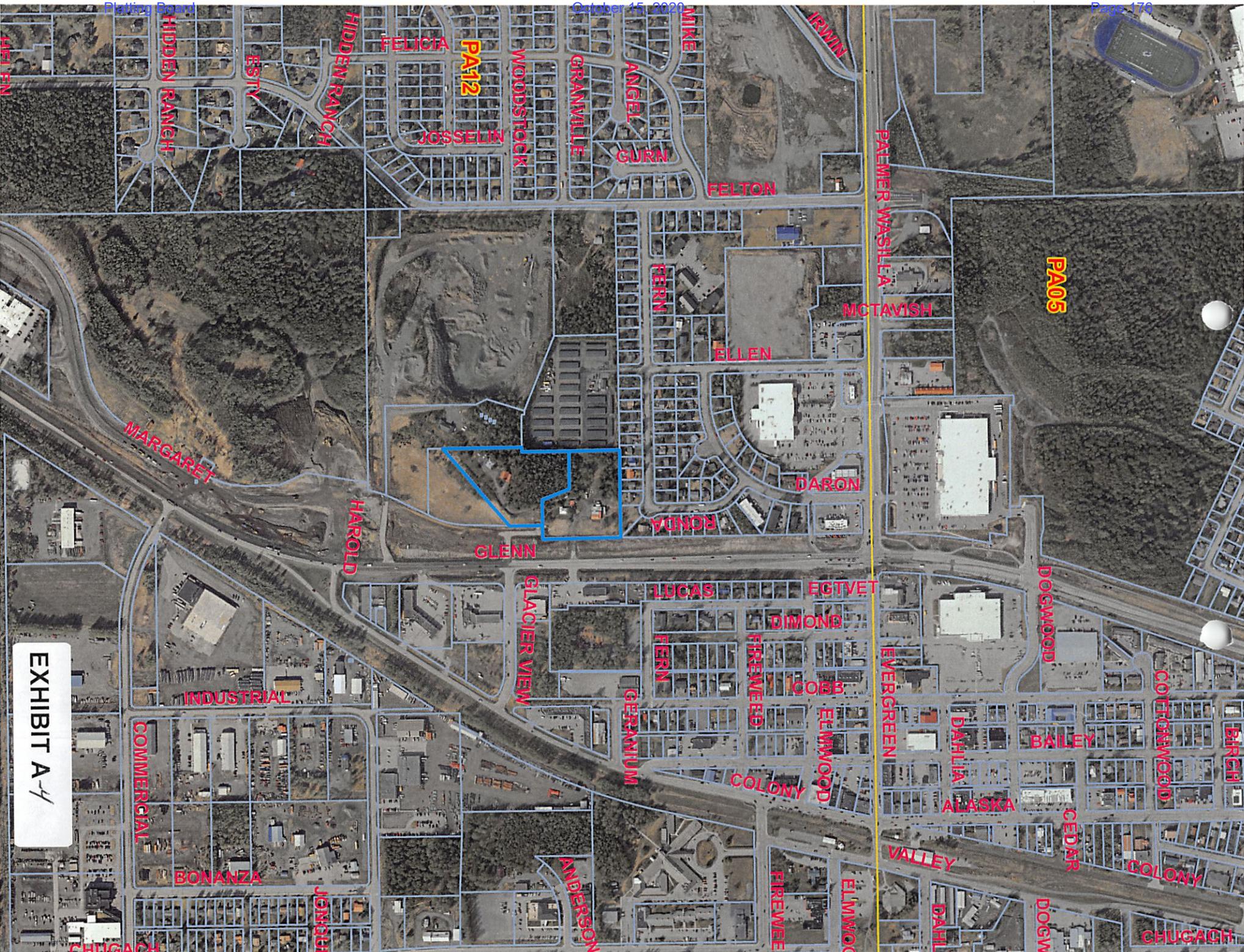


EXHIBIT A-4



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

August 24, 2020

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

Re: *Raven's Ridge Subdivision 2020*; Useable Areas  
HE #20070

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 5 new lots from two existing parcels totaling 7.5 acres. Our soils evaluation included logging 3 new testholes on the project, observation of a long exposed cut bank near the east border, observation of an existing testhole located on a steep slope, 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 an irregular/incomplete rectangle west of S. Glenn Highway and is accessed by the north end of the new frontage road extension of S. Margaret Court. A prominent ridge feature bisects the property, and there are no significant low areas. Steep slopes exist along the north and southeast flank of the ridge, with a substantial terrace formed along the southeast property line. The total elevation differential indicated from the provided topographical map is approximately 78'. Steep areas within the project with slopes exceeding 25% have been delineated on the attached drawing.

Soils & Vegetation. The parent parcel contains minor cleared and landscaped areas around and supporting several residential structures and their related driveway access. Although there are substantial landscaped areas, much of the remaining areas remain undisturbed. Native vegetation is primarily tall grasses interspersed between clusters of young and mature birch and spruce trees, with some willow and poplar. Three new testholes were dug on the parent parcels. Near surface soils logged in both testholes included a thin organic mat and silty loess topsoils extending down 3' to 5', typical for the area. Receiving soils under the silts were consistently clean sands with gravels extending down to 12'. Similar conditions were observed during 2019 construction of the recent S. Glenn Highway improvements along the east border of the northernmost

lots, and in leftover spoil piles from a 2019 testhole on a steep slope just southeast of the project. A copy of the testhole logs and the location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the referenced testholes or cut areas, which were dug to depths of 12' or beyond. Groundwater is not expected to be a limiting factor for any of 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, setbacks to existing water wells, steep areas and related setbacks, and setbacks to existing structures. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the 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, *each of the five proposed lots labeled 1A-1E 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 and Roads. Any new road construction or access improvements will meet City of Palmer standards. Drainage will not be significantly impacted by any upgrades, and the portions of the project near the ROW run to existing ditches and drainage structures from the recent Glenn Highway upgrade project. No new drainage easements are anticipated, and general existing drainage patterns have been indicated on the attached drawing.

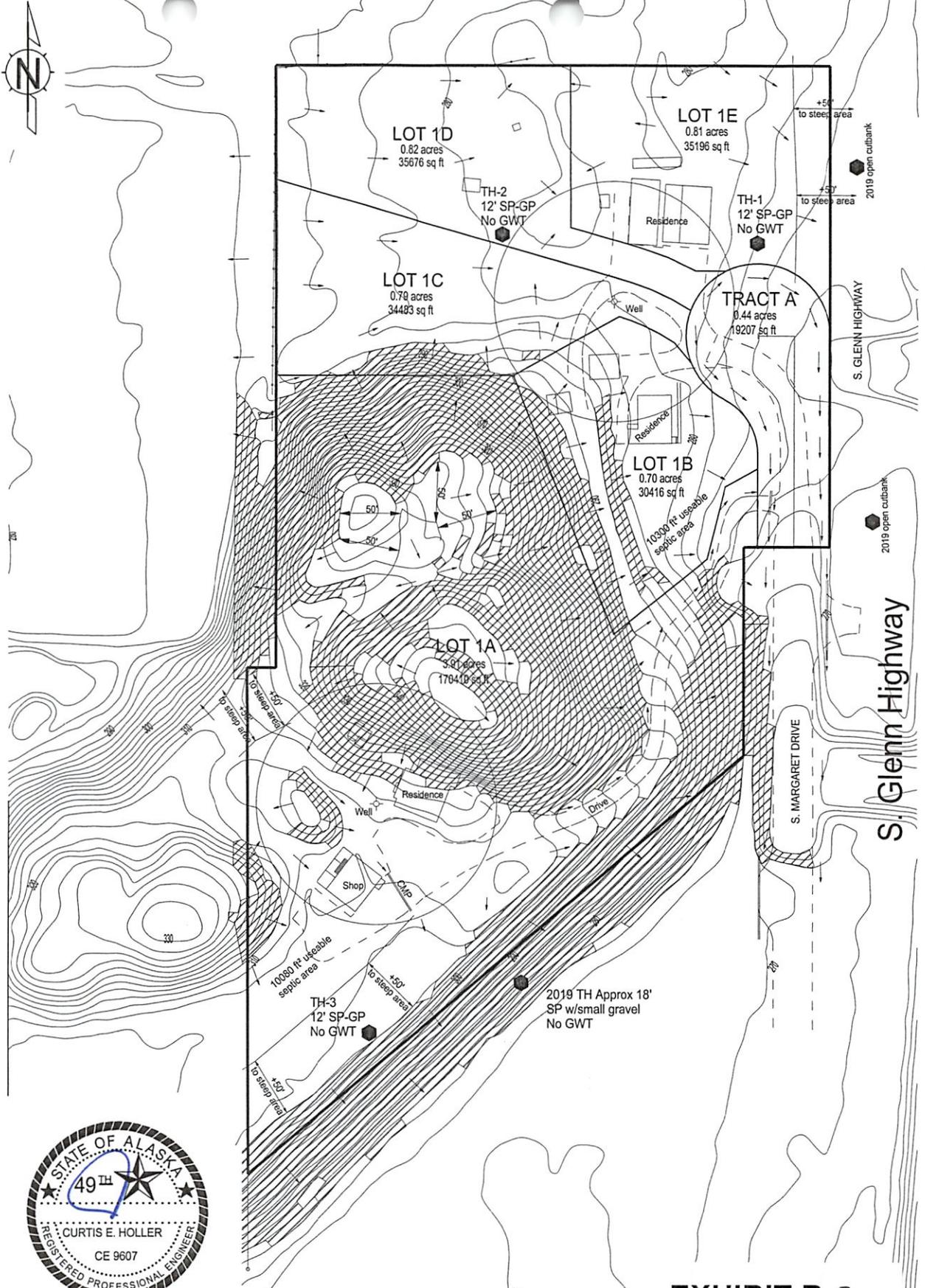
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: L. Lucas, w/attachments





8/24/20

### EXHIBIT B-3

L1 Raven's Ridge Subdivision  
Useable Area, Drainage and Topography Map



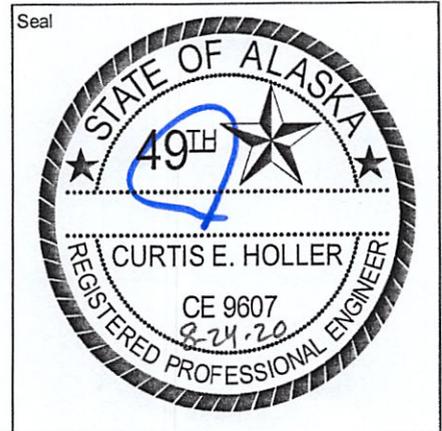
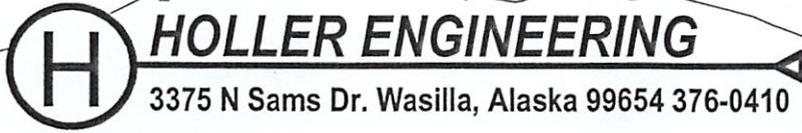
Job # 20070

Scale: 1" = 75'

8/24/20

#### Notes:

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



**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 1 of 3  
 Performed For: Larry Lucas  
 Legal Description: L1 Raven's Ridge Subdivision

Depth, feet	Soil Type
1	OL, grasses
2	ML, varies to SM-ML, light brown
3	
4	
5	SP-GP, olive gray, rock to 4", few 20"+, one 36"+ boulder, sloughs.
6	
7	
8	
9	
10	
11	
12	No Groundwater No Impermeables
13	
14	
15	
16	
17	
18	
19	
20	
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    FT AND    FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

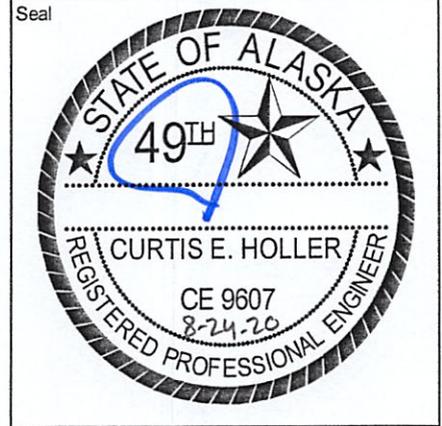
DATE: 6/30/20

**EXHIBIT B-4**



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 3

Performed For: Larry Lucas

Legal Description: L1 Raven's Ridge Subdivision

Depth, feet	Soil Type	Slope	Site Plan																																																																							
1	OL, grasses		See attached testhole & topo map. <div style="text-align: right;">↑ N ↓</div>																																																																							
2	ML, varies to SM-ML, light brown																																																																									
3																																																																										
4																																																																										
5																																																																										
6	SP-GP, varies to GP-SP. rock to 3", few 8"+	WAS GROUNDWATER ENCOUNTERED? <u>No</u> IF YES, AT WHAT DEPTH? <u>N/A</u> DEPTH AFTER MONITORING? <u>N/A</u>																																																																								
7																																																																										
8																																																																										
9	SP-GP, varies to SP with GP, olive gray, rock to 12", few 24"+, sloughs																																																																									
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- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN    FT AND    FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

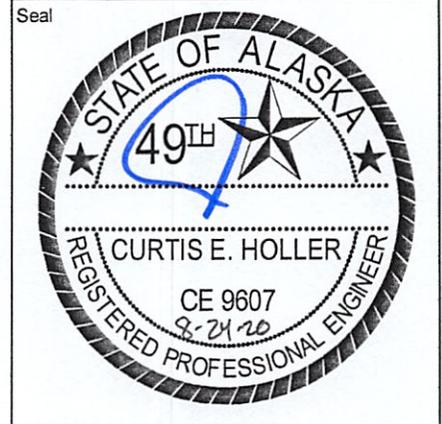
DATE: 6/30/20

**EXHIBIT B-5**



# HOLLER ENGINEERING

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

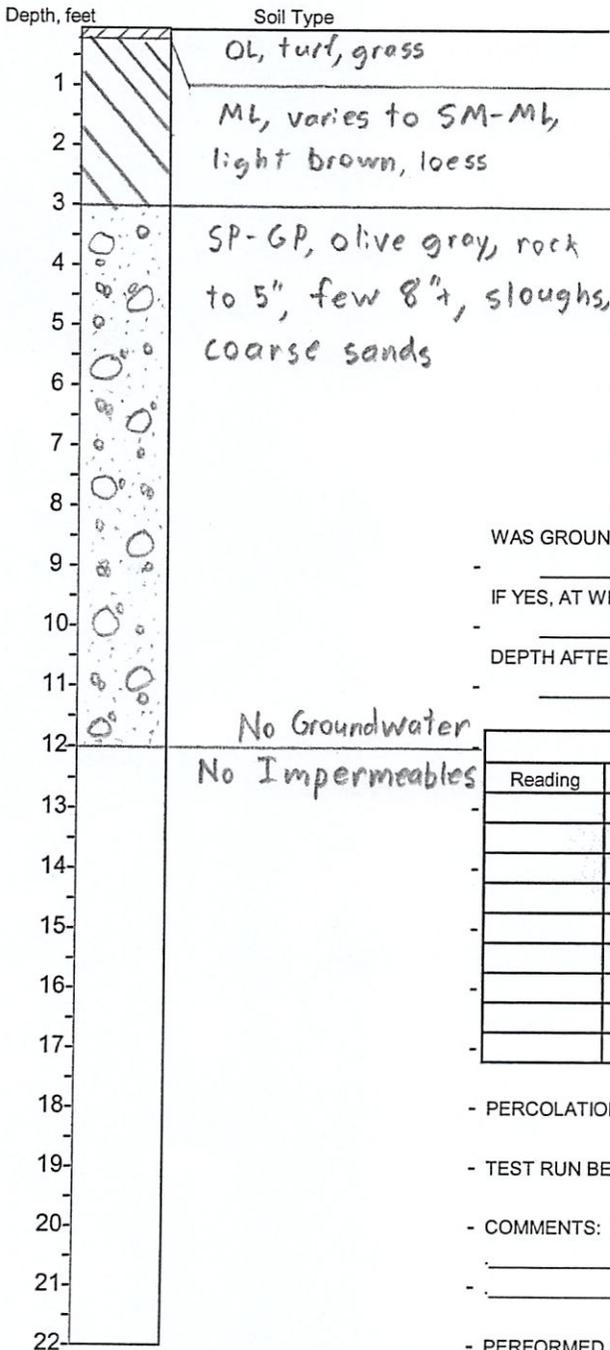


## SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 3

Performed For: Larry Lucas

Legal Description: Raven's Ridge L1 Subdivision



Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

WAS GROUNDWATER ENCOUNTERED?  
- No

IF YES, AT WHAT DEPTH?  
- N/A

DEPTH AFTER MONITORING?  
- N/A

Slope

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

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

- TEST RUN BETWEEN    FT AND    FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

DATE: 8/17/20

**EXHIBIT B-6**

## Amy Otto-Buchanan

---

**From:** Jamie Taylor  
**Sent:** Friday, September 25, 2020 5:39 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Ravens Rdg 2020 #20-126

No comment.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, August 28, 2020 9:29 AM  
**To:** allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; srennie@palmerak.org; jpatterson@palmerak.org; bahanson@palmerak.org; Fire Code <Fire.Code@matsugov.us>; jmcnutt@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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>; Alex Strawn <Alex.Strawn@matsugov.us>; Joseph Metzger <Joseph.Metzger@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 Ravens Rdg 2020 #20-126

The following link contains a Request for Comments for Ravens Ridge 2020, Case #2020-126. Comments are due by **September 25, 2020**. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/person/amy\\_otto-buchanan\\_matsugov\\_us/EvgC5MSKNJ1ClYsZPCX\\_hQBbv37huOZaVE1gpU0nUx0pQ?e=91raf5](https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EvgC5MSKNJ1ClYsZPCX_hQBbv37huOZaVE1gpU0nUx0pQ?e=91raf5)

*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:** Fire Code  
**Sent:** Wednesday, September 23, 2020 12:26 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Ravens Rdg 2020 #20-126

Amy,

The map does not address the radius of the cul-de-sac nor the width of the pole sections of the flag lots. I can guess but without definite numbers I have concerns for emergency vehicle traffic in and around this sub division.



*Donald Cuthbert*

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, August 28, 2020 9:29 AM  
**To:** allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; srennie@palmerak.org; jpatterson@palmerak.org; bahanson@palmerak.org; Fire Code <Fire.Code@matsugov.us>; jmcnutt@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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>; Alex Strawn <Alex.Strawn@matsugov.us>; Joseph Metzger <Joseph.Metzger@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 Ravens Rdg 2020 #20-126

The following link contains a Request for Comments for Ravens Ridge 2020, Case #2020-126. Comments are due by **September 25, 2020**. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/person/amy\\_otto-buchanan\\_matsugov\\_us/EvgC5MSKNJ1ClyYsZPCX\\_hQBbv37huOZaVE1gpU0nUx0pQ?e=91rafS](https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EvgC5MSKNJ1ClyYsZPCX_hQBbv37huOZaVE1gpU0nUx0pQ?e=91rafS)

*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



## MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

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

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

**Owner/Agent:** Lucas/Keystone/Holler

**Nature of Request:** The request is to create six lots from Lots 1 & 2, Ravens Ridge, Plat No. 2006-215, to be known as RAVENSRIDGE 2020, containing 7.47 acres +/- . The property is located west of S. Glenn Highway, south of E. Palmer-Wasilla Highway, and north of S. Margaret Drive, within the city limits of Palmer; within the SE Va NE Va Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska.

**Location:** Tax ID# 55981000L001-L002

**Date/Due Date:** 23 September 2020

**MSB Staff Contact:** Amy Otto-Buchanan

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

**Comm. Council:**                      **Case#:** 2020-126    **RSA:**

---

**Staff-Recommendation:**

No Objection XX

**List Conditions (if applicable):**

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

**EXHIBIT E-1**

1. **Note Community Council area, City, or SPUD: City of Palmer**
  - a. It is in a City? PALMER
    - i. If Yes, review comp plan from affected City – SEE ATTACHED.

2. **Environmental**
  - a. Plans to consider:
    - i. [Stormwater Management Plan](#)

3. **Cultural Resources Summary Comments:**

**SPECIAL NOTE: CULTURAL RESOURCES SURVEY ADVISED**

MSB Cultural Resources Division staff has reviewed the above application and finds that there are 2 known recorded sites on or near said property. This conclusion was derived through research of the documented sites on file in the Cultural Resources Division of the Matanuska-Susitna Borough and sites documented in Alaska Heritage Resource files at the State Office of History and Archaeology. These are cataloged as ANC-00689 and ANC-03451.

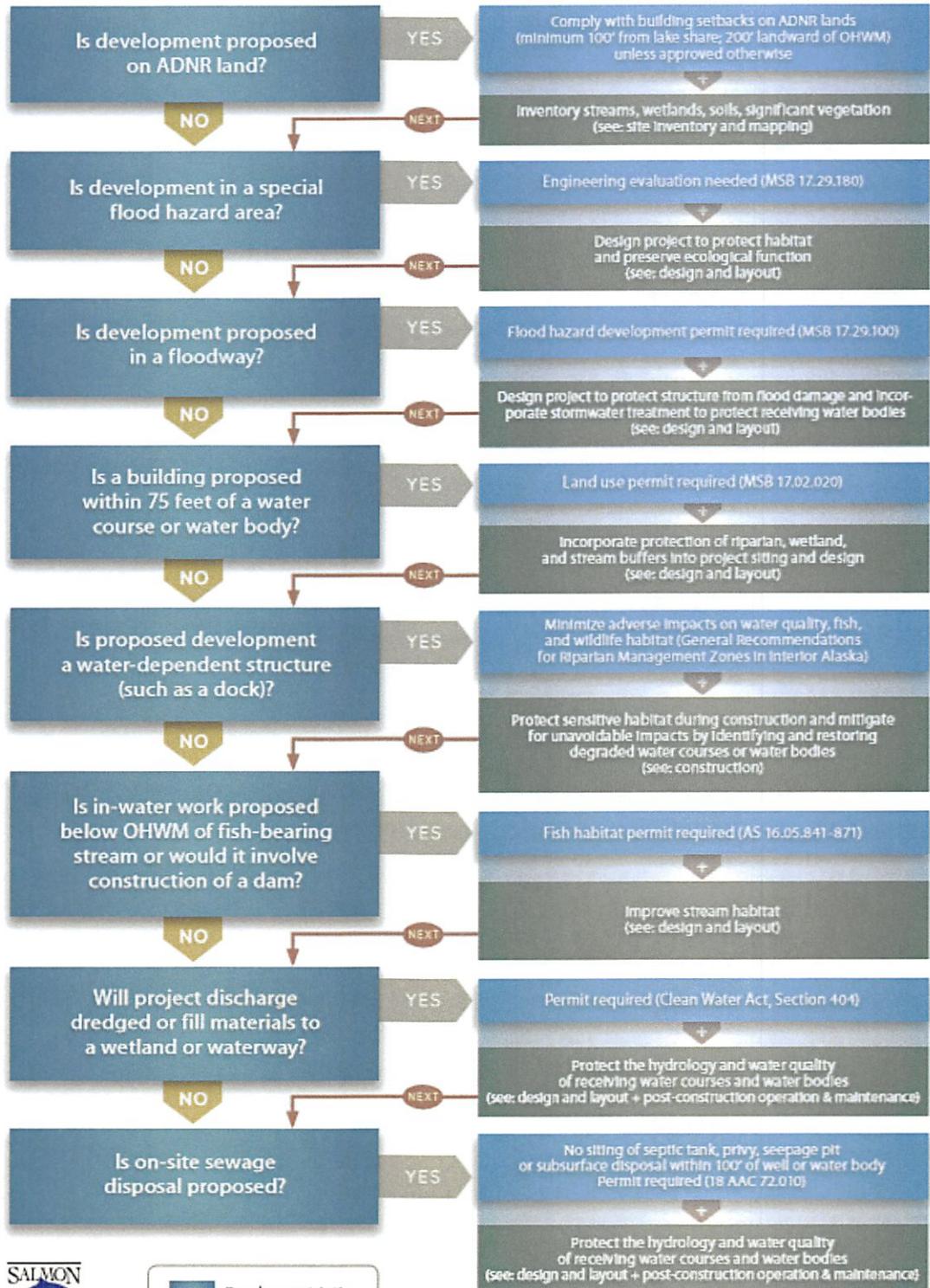
While we have no objection to the proposed planning action, we advise a cultural resources survey for this parcel because of its location and topography, and due to the identification of sites on the property. The purpose of the survey is to locate, document and photograph any additional cultural resources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

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

\*\*\* **PLANNER NOTE: Find a PDF version of the "Cultural Resources Specialist Contractor List:**

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

Navigating Regulatory Compliance for Development In the Mat-Su Basin



Legend:

- Development Action (Dark Blue)
- Existing Regulations (Light Blue)
- Above Compliance (Dark Grey)





## HOW CAN YOU HELP PROTECT WATER QUALITY?

### Voluntary Best Management Practices For Development around Waterbodies

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

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

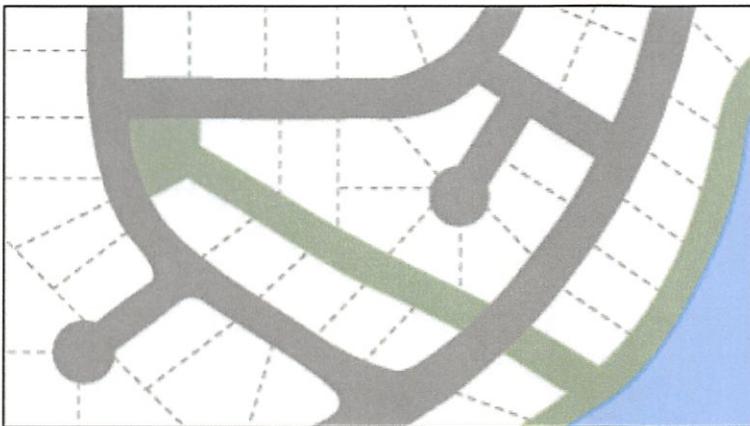
City of Palmer Comprehensive Plan – Land Use:

Objective D: Develop “open space/clustered housing subdivision” standards to encourage new subdivisions to cluster development and provide open space, trails, stormwater management and other community amenities.



Standard Subdivision (Top) Approx 45 lots, 1-2 acres each. All available land is used for lots.

Open Space Subdivision (Bottom) Same number of lots as above. Average lot size is slightly smaller. The difference is used to retain land for open space, trails, and stream buffers. Done correctly, this approach increases access to amenities and produces higher average values for all lots.



Residential land near Westchester Lagoon in Anchorage is an urban example of this concept. Lots located two-to-three tiers away from the waterfront are highly desirable because of their ready access to the lagoon, and its trails and picnic areas.

**To be most successful, open spaces need to be aligned with similar open space in adjoining properties, e.g. to establish a contiguous river or trail corridor. The City of Palmer, Borough, a Homeowners Association or similar party needs to manage and hold legal title to the land.**



THE STATE  
of ALASKA  
GOVERNOR MICHAEL J. DUNLEAVY

## Department of Transportation and Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

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

September 03, 2020

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Raven's Ridge 2020 (Lucas)**
  - As per our comments on July 22, 2020, no direct access will be granted to the Glenn Highway from any of the lots. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Glenn Highway when there are alternative routes. All lots must access the frontage road and any existing driveways must be removed.
- **Tax Map MO 03, SEC 14, T24N, R05W (Miller)**
  - Only one driveway will be granted onto the Parks Highway. Both lots must share that access.

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

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

Sincerely,

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

Melanie Nichols  
Mat-Su Area Planner

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT F-1**

**cc:**

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

## DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
DirectorDavid Meneses  
Building InspectorBeth Skow  
Library Director

## MEMORANDUM

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

 Inside City Limits Outside City Limits

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

1. City Manager: No comment.
2. Building Inspector: Any driveway 150' or longer must have approved fire apparatus turn-a-round.
3. Community Development: The proposed lots are located within the Airport Influence Area.
4. Fire Chief: Same as Building Inspector.
5. Public Works: No comment.
6. Planning and Zoning Commission: No comment.

---

**EXHIBIT G**



**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 24, 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 **Scotwood Estates Division VI Phase 3 (MSB Case No: 2020-127)** and advises that there is an existing natural gas service line that appears to cross proposed Lot 11C to serve proposed Lot 11A. Attached is an approximate ENSTAR as-built for your reference.

ENSTAR objects to the plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the approximate location of the service line on the map and add, "Approximate location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

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

- **Ravens Ridge**  
(MSB Case # 2020-126)
- **Rancho Sante Fe 2020**  
(MSB Case # 2020-129)

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

**EXHIBIT H -/**

**Amy Otto-Buchanan**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Monday, August 31, 2020 8:07 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Ravens Rdg 2020 #20-126

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

Hello Amy,

MTA has reviewed the plat for Ravens Ridge. MTA would like to request the 15' MEA easement to be changed to either a 15' T & E or Utility easement.

Thank you for the opportunity to review and comment.

**Holly Sparrow, Right of Way Agent**

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



Life. Technology. Together.

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, August 28, 2020 9:29 AM  
**To:** allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; srennie@palmerak.org; jpatterson@palmerak.org; bahanson@palmerak.org; Fire Code <Fire.Code@matsugov.us>; jmcnuttt@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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>; Alex Strawn <Alex.Strawn@matsugov.us>; Joseph Metzger <Joseph.Metzger@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 Ravens Rdg 2020 #20-126

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 Ravens Ridge 2020, Case #2020-126. Comments are due by **September 25, 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/EvgC5MSKNJ1ClyYsZPCX\\_hQBbv37huOZaVE1gpU0nUx0pQ?e=91rafS](https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EvgC5MSKNJ1ClyYsZPCX_hQBbv37huOZaVE1gpU0nUx0pQ?e=91rafS)

*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

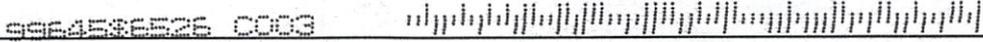


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**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

51564B03L020 116  
PINCKERT MATTHEW & ADINA  
657 W FERN AVE  
PALMER AK 99645

**FIRST CLASS**



**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: DANIEL T. LUCAS AND HEIRS OF MARGARET B. LUCAS**

**REQUEST:** The request is to create six lots from Lots 1 & 2, Ravens Ridge, Plat No. 2006-215, to be known as **RAVENS RIDGE 2020**, containing 7.47 acres +/- . The property is located west of S. Glenn Highway, south of E. Palmer-Wasilla Highway, and north of S. Margaret Court, (Tax IDs # 55981000L001 & L002); within the SE ¼ NE ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2 Stephanie Nowers.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The Public hearing is scheduled for **October 15, 2020**, starting at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [plattting@matsugov.us](mailto:plattting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m. (Noon)** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. 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 mandates according to COVID-19 for public participation.**

No Objection [ ] Objection [ ] Concern

Name: Matt & Adina Pinckert Address: 657 W Fern Ave Palmer, AK 99645

Comments: We believe the owners have the freedom to do what they desire with their land.



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.

DANIEL T. LUCAS DATE
P.O. BOX 855
PALMER, ALASKA 99645-0855

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS...
DAY OF ... 20 ...
FOR ...

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES ...

SIGNATURE DATE

NAME/TITLE
THE HEIRS AND DEVEISEES OF MARGARET B. LUCAS
P.O. BOX 2341
PALMER, ALASKA 99645

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. ...

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.

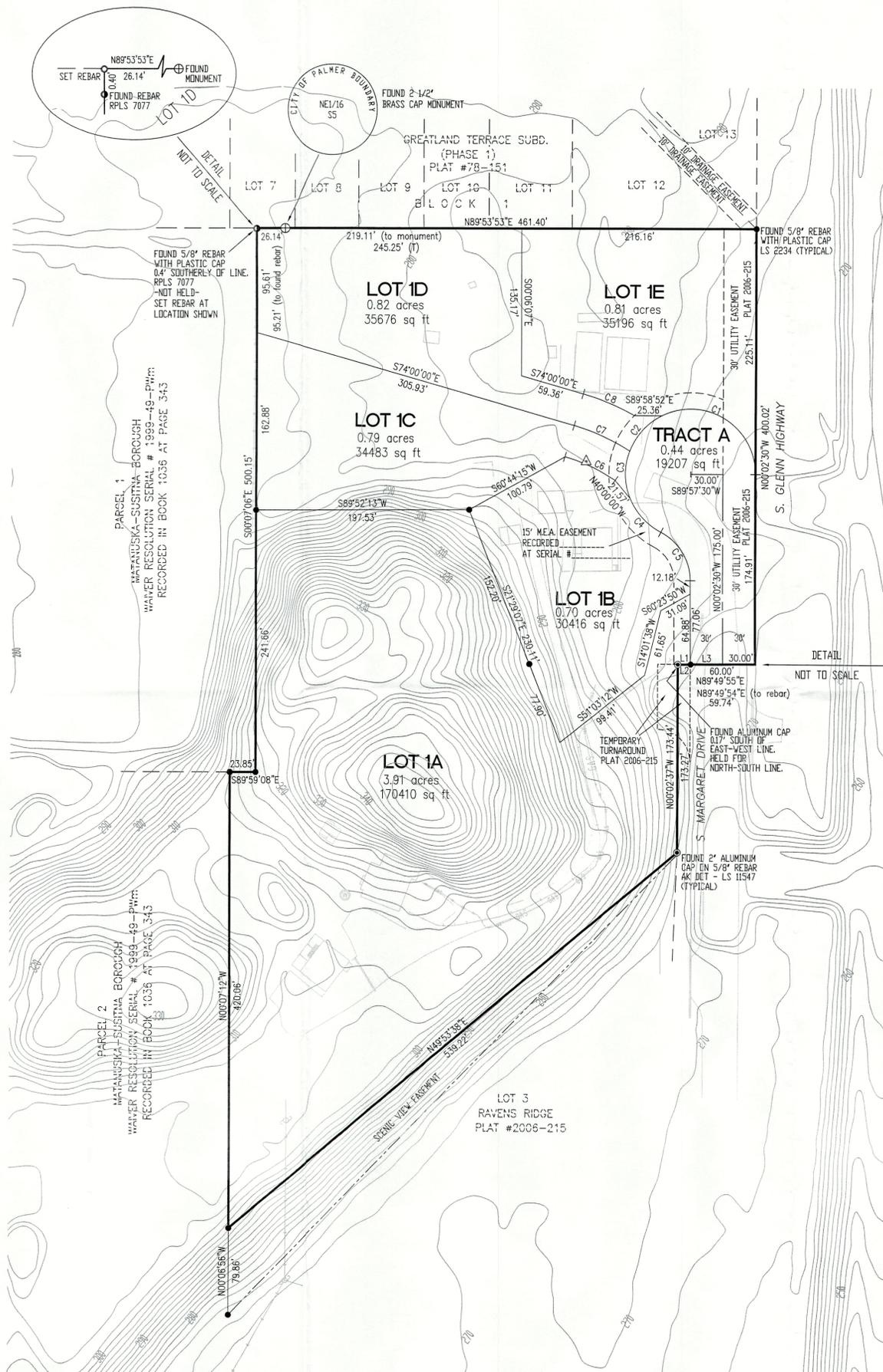
DATE BOROUGH TAX COLLECTION OFFICIAL

LINE TABLE

Table with 4 columns: LINE, LENGTH, BEARING, and notes. Includes lines L1, L2, and L3.

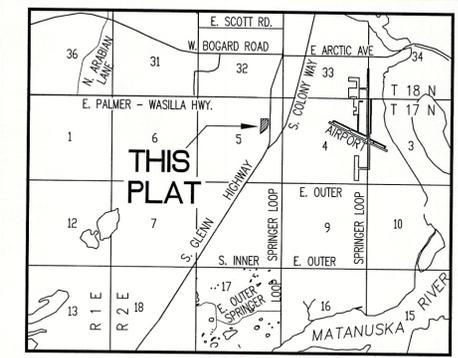
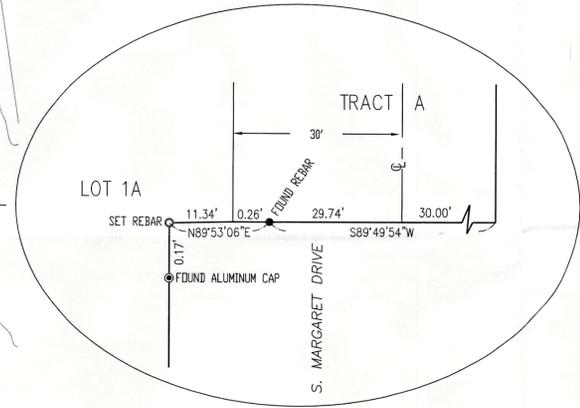
CURVE TABLE

Table with 7 columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, and CHORD BEARING. Lists curves C1 through C8.



LEGEND

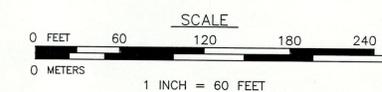
- FOUND 2-1/2" BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
FOUND 5/8" REBAR WITH PLASTIC CAP - LS 2234
FOUND 5/8" REBAR WITH PLASTIC CAP - RPLS 7077
FOUND 2" ALUMINUM CAP ON 5/8" REBAR - AK DOT LS11547
SET 5/8" x 30" REBAR WITH SELF IDENTIFYING PLASTIC CAP
SURVEY CONTROL POINT - DATA: SPC (5004 AK4), NORTHING METERS = 846,135.745, EASTING METERS = 546,493.433



VICINITY MAP SCALE 1" = 1 MILE

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 PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
a) M.E.A. EASEMENT RECORDED OCTOBER 21, 1982 IN BOOK 279 AT PAGE 429
b) M.E.A. EASEMENT RECORDED SEPTEMBER 3, 1988 IN BOOK 556 AT PAGE 795
c) M.E.A. EASEMENT RECORDED JUNE 8, 2006 AS INSTRUMENT #2006-015633-0
d) M.E.A. EASEMENT RECORDED JUNE 23, 2017 AS INSTRUMENT #2017-011977-0
e) DRIVEWAY EASEMENT TO DAN T. LUCAS RECORDED JUNE 6, 2002 AS INSTRUMENT #2002-015096-0
7. LOTS 1B-1E ARE SERVED BY CITY OF PALMER WATER. NO ON SITE WATER SYSTEMS ARE ALLOWED.
8. SURVEY TIE FROM SURVEY CONTROL POINT TO NORTHEAST CORNER OF THIS SUBDIVISION IS N36°03'19"E 264.43'



Plat title block containing: A PLAT OF RAVENS RIDGE 2020, A SUBDIVISION OF LOTS 1 AND 2, RAVENS RIDGE PLAT #2006-215, EXCEPTING THAT PORTION DEEDED TO THE STATE OF ALASKA BY DEED DATED JANUARY 20, 2017 RECORDED AT RECEPTION SERIAL #2017-001092-0, LOCATED WITHIN THE SE1/2 NE1/4 SECTION 5, T. 17 N., R. 2 E., SEWARD MERIDIAN, ALASKA, PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 7.47 ACRES, MORE OR LESS. Includes Keystone Surveying & Mapping contact info and a table with drawing details.



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.
7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE