REQUEST: The request is to create three lots from Parcel #2, MSB Waiver 83-35-PWm, recorded at Serial No. 2009-0248140-0, Section 32, Township 18 North, Range 02 West, SM AK, to be known as BOENSCH SUBDIVISION, containing 6.06+ acres. Access is N. Larry Trail for Lot 1; N. Meadow Lakes Drive for Lots 2 and 3.

EXHIBITS
Vicinity Map, Aerial Photos, Bare Earth Imagery
Topography Mapping
Geotechnical Report
Exhibit A – 3 pgs
Exhibit B – 1 pg
Exhibit C – 9 pgs

AGENCY COMMENTS
Department of Public Works
Code Compliance
Planning
Land & Resource Management Division
Cultural Resources
Department of Emergency Services & #136 FSA West Lakes
Utilities
Exhibit D - 1 pg
Exhibit E – 1 pg
Exhibit F - 1 pg
Exhibit G - 1 pg
Exhibit H – 1 pg
Exhibit I – 1 pg
Exhibit J – 3 pgs

DISCUSSION: The subject parcel is located east of N. Larry Trail, west of N. Meadow Lakes Drive and north of W. Skyview Drive. Lot 1 is approximately 3.68 acres; Lot 2 is approximately 1.3 acres; Lot 3 is approximately 1.08 acres. Access for Lot 1 is from N. Larry Trail; access for Lots 2 & 3 will be from N. Meadow Lakes Drive. Both streets are Borough owned and maintained.

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at Exhibit C. Archie Giddings, CE, states based on the testhole information and his observation of topography, there is a minimum of 10,000 sf of contiguous usable septic area and 10,000 sf of building area within each lot in conformance with Title 43.20.281. An attached site plan shows the location of testholes excavated and his report provides the soils log. Since the soils are classified as GM, a sieve analysis was requested. Mark Hansen, PE, provided the sieve analysis documentation.
Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Pursuant to MSB 43.20.320 Frontage, each lot has over 60' frontage onto N. Larry Trail and N. Meadow Lakes Drive. When petitioner applied for driveway permits for the existing driveways, a conversation with the Right-of-Way Coordinator ensued. It was determined during that conversation the Right-of-Way Coordinator would permit a future driveway for proposed Lot 2 at the northern lot line of proposed Lot 2. Therefore, a plat note will be added to state that Lot 2's driveway shall be at the northern lot line (see Recommendation #5).

Comments: Department of Public Works Operations & Maintenance (Exhibit D) notes Lot 2 should gain access from N. Larry Trail, if possible. Staff notes access for Lot 2 will be from N. Meadow Lakes Drive, with a plat note that states its access should be on the northern boundary line (see Recommendation #5). Access onto N. Larry Trail would not have sufficient intersection spacing from the N. Larry Trail and W. Skyview Drive intersection. Code Compliance notes (Exhibit E) this parcel is in FIRM #8045, Zone X, no open cases, not in a SpUd, and has no further comments. Planning Division (Exhibit F) notes structures should be in compliance with setback requirements. Land and Resource Management Division (Exhibit G) notes no MSB owned lands are affected and has no objection to the subdivision. Cultural Resources (Exhibit H) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered. Department of Emergency Services and #136 Fire Service Area West Lakes has no objection; access meets required minimum (Exhibit I).

Utilities: (Exhibit J) Enstar has required a 10' wide natural gas easement centered on the natural gas service line that crosses proposed Lot 1, providing service to proposed Lot 2, and potentially to proposed Lot 3. Exact location of the service line can be located by calling 811 to request a service line locate. If the service line does not enter into proposed Lot 3, no easement would be required for that portion. Staff notes an easement cannot be granted on an abbreviated plat; however, petitioner may record the easement by document and show location and recording information on final plat (see Recommendation #6). MTA has no objections. GCI approved as shown. MEA did not respond.

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G, Meadow Lakes Community Council; Road Service Area #27 Meadow Lakes; MSB Capital Projects Department, Assessments, Permit Center or Pre-Design Division; MEA or GCI.

CONCLUSION: The plat of Boensch is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, borough departments or utilities. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A) Area.
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be current prior to 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 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.

3. Pay postage and advertising fees of $68.24.

4. Show all easements of record on final plat.

5. Add a plat note to read: “Lot 2’s driveway access shall be at the northern lot line.”

6. Grant, by document, the 10’ wide natural gas easement as required by Enstar; show the location and recording information on final plat.

7. Submit recording fees, payable to SOA/DNR.

8. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Boensch is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.

2. There were no objections from the general public in response to the Notice of Public Hearing.

3. At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G, Meadow Lakes Community Council; Road Service Area #27 Meadow Lakes; MSB Capital Projects Department, Assessments or Pre-Design Division; or MEA.

4. A soils report was submitted, pursuant to MSB 43.20.281(A) Area. Engineer certified each lot has 10,000 sf of contiguous useable septic area and 10,000 sf of building area.

5. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required.

6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.

7. Enstar has required a 10’ wide natural gas easement overlaying the natural gas service line crossing Lot 1 to provide service for Lot 2, and potentially Lot 3.

8. Driveway permit applications for both existing driveways are on file with Platting staff.
VICINITY MAP
FOR PROPOSED BOENSCHE
LOCATED WITHIN
SECTION 32, T18N, R02W, SEWARD MERIDIAN,
ALASKA
HOUSTON 07 MAP
EXHIBIT A
A PLAT OF
BOENSCH SUBDIVISION
A SUBDIVISION OF
PARCEL NO. 2, MATANUSKA-SUSITNA BOROUGH
WAVER RESOLUTION SERIAL NO. 83-35 P.hin.
RECORRS AT 35 & 42 W PALMER RECORDING DISTRICT.
FIRST JUDICIAL DISTRICT, STATE OF ALASKA.
LOCATED WITHIN:
SE 1/4 SE 1/4 SECTION 32
TOWNSHIP 18 NORTH
RANGE 2 WEST SEWARD MERIDIAN,
ALASKA.
CONTAINING 6 ACRES MORE OR LESS

DEVALI NORTH
230 E. PAULSON AVE SUITE 48 WASSILLI, ALASKA 99603
PHONE (907) 376-8956, (907) 745-1110

 JOB NO: 15-430  DATE: FEBRUARY 11, 2016
 SCALE 1"=150'

EXHIBIT B
March 16, 2016

Matanuska-Susitna Borough
Platting Department
350 E. Dahlia Ave
Palmer, Alaska 99645

RE: Boensch Subdivision; SE1/4 SE1/4 Section 32 T18N R2W S.M.

ENGINEERING REPORT

USEABLE AREA: A soils investigation has been completed for the referenced subdivision, to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems and useable building area. The proposed subdivision consists of 3 lots containing between 1 and 4 acres each. The attached site plan shows the location of test holes excavated and inspected for these lots. The test holes are as follows:

<table>
<thead>
<tr>
<th>Test Hole 1</th>
<th>August 28, 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth Below Ground Surface</td>
<td>Soil Description</td>
</tr>
<tr>
<td>0.0-1.0 ft</td>
<td>Top Soil/Overburden</td>
</tr>
<tr>
<td>1.0-3.0 ft</td>
<td>Sandy Gravel (GP/SP)</td>
</tr>
<tr>
<td>3.0-12.0 ft</td>
<td>Silty Sandy Gravel (GM/GP)</td>
</tr>
<tr>
<td>12.0-14.0 ft</td>
<td>Dense Silty Gravel (GM)</td>
</tr>
<tr>
<td></td>
<td>Groundwater at 12 ft</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Test Hole 2</th>
<th>August 28, 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth Below Ground Surface</td>
<td>Soil Description</td>
</tr>
<tr>
<td>0.0-1.5 ft</td>
<td>Top Soil/Overburden</td>
</tr>
<tr>
<td>1.5-12.0 ft</td>
<td>Silty Sandy Gravel (GM/GP)</td>
</tr>
<tr>
<td></td>
<td>Groundwater at 11 ft</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Test Hole 3</th>
<th>August 28, 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth Below Ground Surface</td>
<td>Soil Description</td>
</tr>
<tr>
<td>0.0-1.0 ft</td>
<td>Top Soil/Overburden</td>
</tr>
<tr>
<td>1.0-12.0 ft</td>
<td>Silty Sandy Gravel (GM/GP)</td>
</tr>
<tr>
<td></td>
<td>No Groundwater Encountered</td>
</tr>
</tbody>
</table>

Based on the test hole information and my observation 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 lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.280.
DRAINAGE: Road access is existing for this subdivision. This subdivision will not change the existing drainage patterns.

Sincerely,

[Signature]

Archie Giddings, P.E.

Enclosure: Site Plan
SOIL LOG
PERCOLATION TEST

PERFORMED FOR: Bob Boensh
DATE PERFORMED: 3/28/15

LEGAL DESCRIPTION: SE1/4 SE1/4 Sec. 32 T16N R28W

<table>
<thead>
<tr>
<th>TS</th>
<th>TH1</th>
<th>%G</th>
<th>%S</th>
<th>%M</th>
<th>%M</th>
<th>%M</th>
<th>%M</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>40</td>
<td>60</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>2</td>
<td>TH1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>DM</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

NOT TO SCALE

WAS GROUND WATER ENCOUNTERED? YES
IF YES, AT WHAT DEPTH? 12'

<table>
<thead>
<tr>
<th>Date</th>
<th>Reading</th>
<th>Gross Time</th>
<th>Net Time</th>
<th>Depth to Water</th>
<th>Net Drop</th>
<th>Refilled</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/22</td>
<td>5.14'</td>
<td>5</td>
<td></td>
<td>5</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>3/22</td>
<td>5.51'</td>
<td>5</td>
<td></td>
<td>4</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>3/22</td>
<td>6.03'</td>
<td>5</td>
<td></td>
<td>4</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

PERCOLATION RATE: 2.5

TEST RUN BETWEEN 5 FT AND 60 FT

COMMENTS

PERFORMED BY: A. Biddings
CERTIFIED BY: A. Biddings
DATE: 3/22/16
PERCOLATION TEST

PERFORMED FOR: Bob Boensch
DATE PERFORMED: 8/28/15

LEGAL DESCRIPTION: Section 4, Section 32, Township 7 North, Range 2 West

<table>
<thead>
<tr>
<th>DEPTH (FEET)</th>
<th>TS</th>
<th>TH2</th>
<th>GY/M</th>
<th>1/2</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td>Silty Sandy Gravel</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>23</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

NOT TO SCALE

WAS GROUND WATER ENCOUNTERED? Yes
IF YES, AT WHAT DEPTH? 11

Data Reading Gross Time Net Time Depth to Water Net Drop Refilled
---
3/22/16 (1) 0:15 5 0 5/2  
3/22/16 (2) 0:20 5 5.5 1/2  
3/22/16 (3) 0:27 5 5.5 1/2  
3/22/16 (4) 0:30 5 5.5 1/2  
3/22/16 (5) 0:35 5 5.5 1/2  

PERCOLATION RATE: 10 (minute/inches)
TEST RUN BETWEEN 5 FT AND 60 FT

COMMENTS

PERFORMED BY: Archie Giddings
CERTIFIED BY: Archie Giddings
DATE: 3/22/16
**SOIL LOG**

**PERCOLATION TEST**

**PERFORMED FOR:** Bob Boensch

**DATE PERFORMED:** 8/20/15

**LEGAL DESCRIPTION:** Sec 4, Sec 3, T16N R22W

**NOT TO SCALE**

<table>
<thead>
<tr>
<th>Depth (Feet)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>TH3</td>
</tr>
<tr>
<td>2</td>
<td>Silty Sandy Gravel</td>
</tr>
</tbody>
</table>

**WAS GROUND WATER ENCOUNTERED?**

**IF YES, AT WHAT DEPTH?**

**DATE** | **READING** | **GROSS TIME** | **NET TIME** | **DEPTH TO WATER** | **NET DROP** | **REFILLED** |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>7/27/14</td>
<td>1</td>
<td>6.45</td>
<td></td>
<td>4</td>
<td>2</td>
<td>✔</td>
</tr>
<tr>
<td>7/27/14</td>
<td>2</td>
<td>6.44</td>
<td></td>
<td>4</td>
<td>2</td>
<td>✔</td>
</tr>
<tr>
<td>7/27/14</td>
<td>3</td>
<td>6.57</td>
<td></td>
<td>4</td>
<td>2</td>
<td>✔</td>
</tr>
</tbody>
</table>

**PERCOLATION RATE**

**TEST RUN BETWEEN** 5 FT AND 6 FT

**Comments**

**PERFORMED BY:** A. Gubbings

**CERTIFIED BY:**

**DATE:** 3/22/16
Client: Archie Giddings  
Project: Boensh Subdivision  
Sample Location: TH #1 @ 5'-6'  

Soil Description: Poorly Graded Gravel with Silt and Sand  
Unified Classification: GP-GM

<table>
<thead>
<tr>
<th>Sieve</th>
<th>Diameter</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>3&quot;</td>
<td>75</td>
<td>100</td>
</tr>
<tr>
<td>2&quot;</td>
<td>50</td>
<td>88</td>
</tr>
<tr>
<td>1.5&quot;</td>
<td>37.5</td>
<td>85</td>
</tr>
<tr>
<td>1&quot;</td>
<td>25.0</td>
<td>79</td>
</tr>
<tr>
<td>3/4&quot;</td>
<td>19.0</td>
<td>75</td>
</tr>
<tr>
<td>1/2&quot;</td>
<td>12.5</td>
<td>67</td>
</tr>
<tr>
<td>3/8&quot;</td>
<td>9.5</td>
<td>62</td>
</tr>
<tr>
<td>#4</td>
<td>4.75</td>
<td>52</td>
</tr>
<tr>
<td>#10</td>
<td>2.00</td>
<td>42</td>
</tr>
<tr>
<td>#20</td>
<td>0.850</td>
<td>29</td>
</tr>
<tr>
<td>#40</td>
<td>0.425</td>
<td>18</td>
</tr>
<tr>
<td>#60</td>
<td>0.250</td>
<td>13</td>
</tr>
<tr>
<td>#100</td>
<td>0.150</td>
<td>9</td>
</tr>
<tr>
<td>#200</td>
<td>0.075</td>
<td>6.5</td>
</tr>
</tbody>
</table>

Date: 3/28/2016  
C_u = 50  
C_e = 0.6  
Sample Date: 3/22/2016  
Proj. no: 16018
Client: Archie Giddings  
Project: Boensch Subdivision  
Sample Location: TH #2 @ 5'-6'

Soil Description: Silty Gravel with Sand  
Unified Classification: GM

Date: 3/28/2016  
Sample Date: 3/22/2016  
Proj. no: 16018
Client: Archie Giddings
Project: Boensch Subdivision
Sample Location: TH #3 @ 5'-6'

Soil Description: Well Graded Gravel with Silt and Sand
Unified Classification: GW-GM

Date: 3/28/2016
Cu = 59
Cc = 1.0
Proj. no: 16018

Cu = 59
Sample Date: 3/22/2016
Cc = 1.0
Proj. no: 16018

Sieve | Diameter | Percent
--- | --- | ---
3" | 75 | 100
2" | 50 | 100
1.5" | 37.5 | 98
1" | 25.0 | 75
3/4" | 19.0 | 67
1/2" | 12.5 | 57
3/8" | 9.5 | 53
#4 | 4.75 | 42
#10 | 2.00 | 31
#20 | 0.850 | 20
#40 | 0.425 | 14
#60 | 0.250 | 10
#100 | 0.150 | 8
#200 | 0.075 | 6.3
My comments are as follows:

• Lot 2 should gain access from Larry Trail if possible.

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Thursday, March 31, 2016 3:46 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Randall Kowalke; Tim Swezey (tim.swezey@mlccak.org); browne@mtaonline.net; lana@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dlehm@gci.com' (dlehm@gci.com)
Subject: Boensch #16-049 AOB

Attached is the Request for Comments for Boensch Subdivision, MSB Case #2016-049, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner’s Statement and preliminary plat. Comments are due by April 20, 2016. Please let me know if you have any questions. Thanks. A.
The request is to create three lots from Parcel #2, MSB Waiver 83-35-PWm, recorded at Serial No. 2009-0248140-0, Section 32, Township 18 North, Range 02 West, SM AK, to be known as **BOENSCH SUBDIVISION**, containing 6.06+ acres. Access is N. Larry Trail for Lot 1; N. Meadow Lakes Drive for Lots 2 and 3.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **April 20, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **April 27, 2016**.

Sincerely,

Amy Otto-Buchanan
Platting Technician
direct line: 861-7872
amy.otto-buchanan@matsugov.us

---

**Abbreviated Plat Request for Comments**

<table>
<thead>
<tr>
<th>Agency/Department</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>AK Dept. of Transportation - Anchorage</td>
<td>Open Cases Y or N, SpUD Y or N</td>
</tr>
<tr>
<td>AK Dept. of Transportation - Palmer</td>
<td>FIRM # 8045 Zone X</td>
</tr>
<tr>
<td>AK Dept. of Transportation - Aviation</td>
<td></td>
</tr>
<tr>
<td>AK DNR, Division of Mining/Land/Water</td>
<td></td>
</tr>
<tr>
<td>AK DNR, Public Access Defense</td>
<td></td>
</tr>
<tr>
<td>AK DNR, Division of Agriculture</td>
<td></td>
</tr>
<tr>
<td>AK DF&amp;G, Habitat Mgmt. &amp; Permitting</td>
<td></td>
</tr>
<tr>
<td>AK DF&amp;G, Division of Sport Fish</td>
<td></td>
</tr>
<tr>
<td>AK Railroad, Engineering Department</td>
<td></td>
</tr>
<tr>
<td>Corp of Engineers</td>
<td></td>
</tr>
<tr>
<td>U.S. Postmaster</td>
<td></td>
</tr>
<tr>
<td>City of</td>
<td></td>
</tr>
<tr>
<td>Community Council: Meadow Lakes</td>
<td></td>
</tr>
<tr>
<td>Fire Service Area: #136 West Lakes</td>
<td></td>
</tr>
<tr>
<td>Road Service Area: #27 Meadow Lakes</td>
<td></td>
</tr>
<tr>
<td>MSB - Borough Attorney</td>
<td></td>
</tr>
</tbody>
</table>

**Title:** BOENSCH

**Location:** SEC 32, T18N, R02W, S.M, AK

**Petitioner:** ROBERT M. BOENSCH

**Address:** 1831 N. LARRY TRAIL WASILLA AK 99623

**Surveyor:** DENALI NORTH

**Address:** 230 E. PAULSON AVENUE SUITE #68 WASILLA AK 99654

**Engineer:** ARCHIE GIDDINGS, CE

**Address:** PO BOX 872024 WASILLA AK 99687

---

Case #: 2016-049  Tax ID: 218N02W32C009  Tax Map #: HO 07  Pre-App Date: 09/24/2015

**EXHIBIT E**
From: Susan Lee
Sent: Friday, April 01, 2016 8:01 AM
To: Platting
Subject: RE: Boensch #16-049 AOB

Structures should be in compliance with setback requirements.

Susan

Susan Lee
Planner II
Matanuska-Susitna Borough
907-861-7862 (Direct Line)
907-861-7876 (FAX)

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Thursday, March 31, 2016 3:46 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Randall Kowalke; Tim Swezey (tim.swezey@mlccak.org); browne@mtaonline.net; lana@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighly@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com'
Subject: Boensch #16-049 AOB

Attached is the Request for Comments for Boensch Subdivision, MSB Case #2016-049, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner’s Statement and preliminary plat. Comments are due by April 20, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsu.gov.us
Phone: 861.7872 (direct line)
MEMORANDUM

DATE: April 1, 2016

TO: Fred Wagner, Platting Officer

FROM: Land & Resource Management

SUBJECT: Preliminary Plat Comments / Case #2016-048

Platting Tech: Amy Otto-Buchanan

Public Hearing: April 27, 2016

Applicant / Petitioner: Boensch

TRS: 18N02W32
Tax ID: 18N02W32C009
Subd: Boensch
Tax Map: HO 07

Comments:

- No borough-owned land affected.
- No objection to the proposed subdivision.
MEMORANDUM

DATE: 14 April 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Abbreviated Plat
TITLE: Robert Boensch
LEGAL: Section 32, T18N, R2W, SM
TAX MAP: HO 07

NO OBJECTION

Cultural Resources Division staff has reviewed the above application and finds there are no known recorded sites on said property. This conclusion was derived through research of the documented sites on file in the Cultural Resources Division of the Matanuska-Susitna Borough and sites documented in Alaska Heritage Resource files at the State Office of History and Archaeology.

While we have no objection to the proposed Platting action on the said property, and our records are not complete, we recommend caution during construction or related activities in the event cultural remains may come to light or be recovered. If cultural resources are found as a result of the above mentioned activity we would appreciate the chance to document them to augment our knowledge of local history. Cultural remains may include features such as cache pits, house pits, garbage pits, depressions and/or other non-removable indications of human activity, as well as, artifacts, buildings, machinery, etc.

Recording of cultural resources or other remains does not change ownership status of materials found, they belong to the property owner, nor does it prohibit your activity request. If cultural remains are located please contact this office at (907) 861-8655 as soon as possible. This would enable us to photograph and record any cultural materials that may be observed. Thank you for your cooperation. We appreciate you helping us learn more about our past.

Sincerely,

Sandra Cook
Architectural Historian

NOTE: A.S. 11.46.482(a) of the Alaska Statutes states that
A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...

(3) If a person knowingly
(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

EXHIBIT H
West Lakes FSA and DES has no objections. Access meets the minimum required.

Sent from my iPad

On Mar 31, 2016, at 7:46 PM, Platting <Platting@matsugov.us> wrote:

Attached is the Request for Comments for Boensch Subdivision, MSB Case #2016-049, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner’s Statement and preliminary plat. Comments are due by April 20, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

<RFC Boensch 16-049 AOB.pdf>
<Boensch.PDF>
Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Tuesday, April 05, 2016 7:51 AM
To: Platting
Cc: Jessica Thompson
Subject: RE: Boensch #16-049 AOB

Amy,

MTA has reviewed the preliminary plat for Boensch. MTA has no objections.

Thank you for the opportunity to review and comment.
Becky Glenn
MTA

From: Amy Otto-Buchanan [mailto:Amy.Otto-Buchanan@matsugov.us] On Behalf Of Platting
Sent: Thursday, March 31, 2016 3:46 PM
To: Zafian, Holly K (DFG) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Randall Kowalke <Randall.Kowalke@matsugov.us>; Tim Swezey (tim.swezey@mlccak.org) <tim.swezey@mlccak.org>; browne@mtaonline.net; lana@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Michael Weller <Michael.Weller@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <meagrow@matanuska.com>; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: Boensch #16-049 AOB

Be wary of unsolicited attachments, even from people you know - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

Attached is the Request for Comments for Boensch Subdivision, MSB Case #2016-049, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by April 20, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

EXHIBIT J
April 1, 2016

Amy Otto-Buchanan, Platting Technician
Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

Subject: Abbreviated Plat Request for Comments – Boensch (Case No. 2016-049)

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject Abbreviated Plat and advises that there is an existing natural gas service line which forks in order to provide gas to proposed Lot 1 (left fork) as well as either proposed Lot 2 or 3 (right fork). Please call 811 to request a service line locate in order to determine which proposed lot the right fork will serve. This service is free of charge.

ENSTAR requires a 10 FT natural gas easement centered on the line where it crosses proposed Lot 1, not including the left portion of the line after it forks.

If the natural gas service line crosses over the proposed lot lines to provide service to proposed Lot 3, ENSTAR requires that the 10 FT natural gas easement continue where the line crosses proposed Lot 2. If, however, the natural gas service line provides service to proposed Lot 2, there will be no additional easements required. I have attached a drawing showing the approximate locations of the natural gas line and possible easements.

If you have any questions, please feel free to contact me at 334-7944 or by email at cassie.wohlgemuth@enstarmaturalgas.com.

Sincerely,

Cassie Wohlgemuth
Right-of-Way and Compliance Technician
ENSTAR Natural Gas Company
Approximate location of required natural gas easement as it crosses proposed Lot 1.

No easement necessary on this portion of the line.

Approximate location of possibly required natural gas easement as it crosses proposed Lot 2.