

AGENDA

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

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



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*

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA JULY 18, 2019

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. June 6, 2019
- B. June 20, 2019

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

4. UNFINISHED BUSINESS

- *Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*
 - A. **JOAN B. DASTOU TRUST B** (owner/petitioner): The request is to extend the approval date for proposed **HOUSTON SHORES MASTER PLAN** to December 31, 2025. Houston Shores is a subdivision of the SW¼ NE¼ into 24 lots, containing 37.76 acres +/- . Original approval date was August 2, 2007. Located within NE¼ Sec 11, T17N, R03W, S.M., Alaska. Lying on the north shore of Long Lake ¼ mile west of S. Kenlar Road. In the City of Houston, Assembly District #7 Tam Boeve *(Surveyor: Farpoint; Staff: Peggy Horton)*

5. RECONSIDERATIONS/APPEALS

- A. A Letter of Reconsideration regarding Berry's Bluff.

6. PUBLIC HEARINGS

- *Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*

A. **OLGA PALKO** (owner/petitioner): The request is to divide Tax Parcel D2 into a 4-phase Master Plan containing 24 lots to be known as **PALKO PARADISE**, containing 29.2 acres +/- . Located in the SE¼ SE¼ Sec 24, T18N, R01W, S.M. AK, lying west of Wasilla-Fishhook Road between E. Paradise Lane and N. Tanis Road. Assembly District #6 Jesse Sumner (*Surveyor: Hanson; Staff: Peggy Horton*)

- *Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*

B. **WM CONSTRUCTION, LLC / HANSON LAND SOLUTIONS** (owner/petitioner): The request is to subdivide Tax Parcel D2 into 29 lots to be known as **HART LAKE SUBDIVISION**, containing 40 acres +/- . The petitioner is proposing to construct borough standard streets to provide access to all lots. Pamela Drive will be extended through the subdivision connecting to W. Talgach View Drive. Located within the SE ¼ Sec 17, T18N, R01E, S.M. AK, lying northwest of Hart Lake and south of N. Talgach View Drive. Community Council: Fishhook, Assembly District #6 Jesse Sumner (*Surveyor: Hanson; Staff: Cheryl Scott*)

- *Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*

C. **PAUL H. FOWLER; ANGIE FITCH, DURABLE POWER OF ATTORNEY** (owner/petitioner): The request is to create two lots from Tax Parcel A4 (Government Lot 1), to be known as **PAUL FOWLER HOMESTEAD**, containing 24.24 acres +/- . Petitioner will be dedicating a t-turnaround and upgrading the existing street to pioneer standards. Located within Sec 19, T24N, R04W, S.M. AK, lying west of S. Paul Fowlers Lane and south of E. Sunshine Road. Community Council: Susitna, Assembly District #7 Tam Boeve (*Surveyor: Pilch; Staff: Amy Otto-Buchanan*)

- *Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*

D. **BILL AND TODD'S EXCELLENT VENTURE LLC** (owner/petitioner): The request is to create six lots from Tract C-1-C and Tract C-1-D, the Ranch Phase 3A-1 2017, Plat No. 2017-56, to be known as **EPIC VIEW**, containing 75.17 acres +/- . Petitioner will be constructing interior cul-de-sacs to Borough standards. Located within Sec 20 & 21, T17N, R01E, S.M. AK, lying south of E. Nelson Road. Community Council: Gateway, Assembly District #3 George McKee (*Surveyor: Besse; Staff: Amy Otto-Buchanan*)

- *Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*

E. **ARNIE HRNCIR AND CHARLOTTE MOSSGROVE** (owner/petitioner): The request is to create 29 lots, in a two-phase Master Plan, from the S ½ NW ¼, NE ¼ NW ¼, E ½ NE ¼ SW ¼ and that portion of the E ½ SE ¼ SW ¼ lying north of the W. Glenn Highway, to be known as **FORTRESS RIDGE MASTER PLAN**, containing 140.2 acres +/- . Petitioner has submitted a variance from MSB 43.20.100(C)(3) to allow for private pioneer standard streets. Petitioner will be creating a Public Use Easement by document across Tax Parcel C5 for access to N. Glenn Highway. Located within Sec 21, T20N, R09E, S.M. AK, lying north of W. Glenn Highway. Community Council: Glacier View, Assembly District #1 Jim Sykes (*Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

- *Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*

F. **CHAD F. & LYNETTE M. KUDLACEK** (owner/petitioner): The request is to create two lots from Parcel #2, Deed Parcel recorded at #2013-021945-0, to be known as **DRIFT INN ESTATES**, containing 5.04 acres +/-, Petitioner has submitted a variance from MSB 43.20.200(C) to allow for a greater than a 4:1 depth to width ratio. Located within the SW ¼ NW ¼ Sec 28, T19N, R03E, S.M. AK, lying north and south of N. Glenn Highway. Community Council: Sutton/Alpine, Assembly District #1 Jim Sykes (*Surveyor: Farmer; Staff: Amy Otto-Buchanan*)

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Special Meeting Session on Title 43 White Board List

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*)

- Platting Board Policies and Procedures Manual.
- Introduction for the August 1, 2019 Platting Board Hearing (*Informational Only – Subject to change*)
 - Pittman Fits, Case 2019-080
 - Nordic Park, Case 2019-085
 - Campus by Cottroll, Case 2019-090/091/092

9. BOARD COMMENTS

10. ADJOURNMENT

11. ADJOURNMENT

*In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an **interested party**. See MSB 15.39.010 for definition of "**Interested Party**." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.*

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **July 18, 2019** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. If you would like to send comments regarding the proposed action, please mail to MSB, Platting Division, 350 E. Dahlia Ave, Palmer, AK 99645 or E-mail to: 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.

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JUNE 6, 2019**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 6, 2019, 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. Gregory Pugh, Assembly District #3, Vice Chair
Mr. Jordan Rausa, Assembly District #4, Chair
Mr. Dennis Vau Dell, Assembly District #5
Mr. George Thompson, Assembly District #7
Mr. John Shadrach, Alternate #2

Platting Board members absent and excused were:

VACANT, Assembly District #6
VACANT, Alternate #1

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member George Thompson.

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 May 2, 2019.

GENERAL CONSENT: The minutes for May 2, 2019 were approved without objection.

3. AGENCY/STAFF REPORTS

(There were no agency/staff reports.)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 6, 2019****4. UNFINISHED BUSINESS: 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. THE RANCH MASTER PLAN:** The request is to modify **The Ranch Master Plan**, removing 88 lots within Phase 1 south of E. Nelson Road and all of Phase 2, now that the petitioner sold those tracts of land. The petitioner also requests an adjustment to the phase lines within the westernmost area of the property, known as Phase 5, containing 973.21 acres +/- . The Master Plan is located lying south of the Alaska Railroad and bisected by E. Nelson Road (Tax ID# 7647000TOOC-1-A. 7174000T001, 7812000TOOA.); within Sections 17, 19, 20 & 21, Township 17 North, Range 1 East, Seward Meridian; Community Council is Gateway and Assembly District #3 George McKee (Owner/Petitioner: Ingeborg Turner, on behalf of Arctic Devco, LLC and Rick Besse, Surveyor; Staff: Peggy Horton)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Board Member Cottini

- Stated that he knows the engineer & petitioner.
- He does not have a substantial interest for this case, and has no financial consequence to his business; and
- Stated that he can be impartial in a decision.

The Platting Board ruled that there is no conflict of interest.

There was no objection noted.

Chair Rausa read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 342 public hearing notices were mailed out on May 15, 2019.

Ms. Horton provided a staff report.

- Gave an overview of the case, #1984-416.
- Staff recommended approval of the case with findings & conditions.

Platting Board questioned staff regarding multiple accesses to the subdivision, and access to public lands to the south.

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Chair Rausa opened the public hearing for public testimony.

(There were no persons to be heard.)

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

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

Mr. Rick Besse, the Petitioner's Representative, provided a brief description of the changes to the master plan.

Staff questioned the petitioner's representative regarding:

- Clarification on the boundary lines and to add recommendation #12.

Chair Rausa closed the applicants comments and discussion moved to the Platting Board.

MOTION: Platting Member Pugh moved to approve the revision of The Ranch Master Plan, removing Phase 1 south of E. Nelson Road and Phase 2 and changing the phasing plan with Phase 5, with 12 recommendations. The motion was seconded by Platting Member Vau Dell.

RECOMMENDATIONS:

- Add #12: Adjust phase lines and phase 5 as requested by DPW engineer.

VOTE: The main motion passed with all in favor. There are 7 findings.

TIME: 1:26 P.M.

CD: 0:26:02

5. 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. BERRY'S BLUFF:** The request is to divide Tax Parcel C7 into 27 lots to be known as **Berry's Bluff**, containing 39.95 acres +/- . The petitioner is constructing interior streets to borough standards. Access to the subdivision will be constructed from S. Twin Peaks Drive and W. Bluff View Drive. The plat is located southeast of E. Fairview Loop, east of S. Coleman Drive and west of S. Well Site Road (Tax ID #17N01W28C007); within the SW 1/4 Section 28, Township 17 North, Range 1 West, Seward Meridian; Community Council is Knik-Fairview and Assembly District #3 George McKee. (Owner/Petitioner: Nugent Properties, LLC; Surveyor: Besse Engineering; Staff: Cheryl Scott)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;

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- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Board Member Cottini

- Stated that he worked with the engineer in the past.
- He does not have a substantial interest for this case, and has no financial consequence to his business; and
- Stated that he can be impartial in a decision.

The Platting Board ruled that there is no conflict of interest.

There was no objection noted.

Chair Rausa read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 95 public hearing notices were mailed out on May 15, 2019.

Ms. Scott provided a staff report

- Gave an overview of the case, #2019-061.
- Staff recommended approval of the case with findings & conditions.

Platting Board Members questioned staff regarding:

- Asked about who would do the upgrades to the roads.
- There are two developers working on the same road, asked who will be doing the main work.
- Asked about sub-collector roads and any updates to be done.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regarding concerns on the roadways and traffic count: Mr. Jason Childers.

The following person spoke regarding concerns about the traffic issues and the wildlife in the area: Mr. Neal Ainsworth.

The following person spoke regarding concerns about access and increased traffic count: Mr. Joey Crum.

The following person spoke regarding concerns about the access regarding the selection line and would like to be more involved in the decision process: Mr. Joseph Wilson.

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The following person spoke regarding concerns about the traffic increase on the roadways and objection to the connectivity of the roads: Ms. Nicole Marsh.

The following person spoke regarding objections to the road access connection being made; and concerns about traffic safety and future roadways: Mr. Jim Marsh.

The following person spoke regarding concerns about future traffic and their experience on road safety: Ms. Carol Halsey.

The following person spoke regarding concerns about future traffic and safety issues: Ms. Pat Wilson.

The following person spoke regarding concerns about the development of the lots and access: Mr. Craig Mespelt.

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 and to respond to questions and statements from the audience.

Mr. Howard Nugent, the petitioner, and Mr. Rick Besse, the petitioner's representative, provided a brief description of the development and answered questions regarding the subdivision.

Platting Board Members questioned the petitioner regarding:

- Residential sub-collector roads and upgrades to the roads.
- ADT count and if recommendation #8 & #9 need to be changed.

Staff questioned the petitioner's representative regarding:

- Clarification on the boundary lines and to add finding of facts #17.

Chair Rausa closed the petitioners comments and discussion moved to the Platting Board.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Berry's Bluff, with 13 recommendations. The motion was seconded by Platting Member Vau Dell.

Platting Board Member Vau Dell asked if Coleman road can be used for access to the lots.

Discussion followed on the subject of roadways and sub collector roads.

FINDINGS OF FACTS:

- Add #17: Nicolas and Amanda Strickler, owner of Lot 8, Block 4, Sunrise Mountain Estates, Phase 2; Carol Treat, owner of Lot 9, Block 5, Bluff View Acres; Jim & Nicole Marsh, owner of Lot 7, Block 5, Bluff View Acres; Daniel Johnston, owner of Lot 12, Block 5, Bluff View Acres; and one unnamed resident all object to the subdivision for the following reasons: Increased traffic, speed, noise, crime and population. Concern for the

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safety of the children playing in the streets. Concerned about street maintenance and repair and the additional traffic deteriorating the roads. Concerned about migratory bird population and the active eagles nest, and suggests that the subdivision should only have one access point.

VOTE: The main motion passed with Platting Member Pugh in objection. There are 17 findings.

TIME: 2:53 P.M.

CD: 01:51:56

BREAK

TIME: 3:01 P.M.

CD: 01:52:07

B. IRON HORSE RUN: The request is to create 31 parcels for the finalization of the Port MacKenzie Rail Extension, to be known as **Iron Horse Run Subdivision**, containing 168.88 acres +/- . Once the plat is recorded, land will be quitclaimed to MSB. The plat is located west of Big Lake, Horseshoe Lake and West Lake; within Sections 01, 02, 10, 11, 15, 16, 20, 21, 29 and 30, Township 17 North, Range 4 West, Seward Meridian.; Community Council is Big Lake and Assembly District #5 Dan Mayfield. (*Owner/Petitioner: Alaska mental Health Trust Land Office; Surveyor: Survbase LLC; Staff: Fred Wagner*)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Board Member Vau Dell

- Stated that he was approached & had contact with a nonprofit group on the trails.
- He did not share his thoughts or did not speak to them.
- He does not have a substantial interest for this case, and has no financial consequence to his business; and
- Stated that he can be impartial in a decision.

The Platting Board ruled that there is no conflict of interest.

There was no objection noted.

Chair Rausa read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 5 public hearing notices were mailed out on May 15, 2019.

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Mr. Wagner provided a staff report:

- Gave an overview of the case, #2019-061.
- Staff recommended approval of the case with findings & conditions.

Chair Rausa opened the public hearing for public testimony.

(There were no persons to be heard.)

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

Chair Rausa invited the petitioner or their representative to provide their comments and to respond to questions and statements.

Ms. Dayna Rumfelt (MSB Capital Projects), the Petitioner's Representative, provided a brief description of the road corridor.

Platting Board Members questioned the petitioner regarding:

- What the road corridor is made of.

Chair Rausa closed the petitioners comments and discussion moved to the Platting Board.

MOTION: Platting Member Pugh moved to approve the preliminary plat for Iron Horse Run and variances from MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, MSB 43.20.140 Physical Access, from MSB 43.20.281 Area, and from MSB 43.20.300 Lot and Block Design, with 5 recommendations. The motion was seconded by Vau Dell.

VOTE: The main motion passed with all in favor. There are 8 findings.

TIME: 3:13 P.M.

CD: 02:03:25

C. CHUNILHA ESTATES AT TALKEETNA LAKES: The request is to create three lots from Lot 67, Paper Subdivision, Plat No. 66-4, to be known as **Chunilna Estates at Talkeetna Lakes**, containing 8.9 acres +/- . Petitioner will be granting a Public Use Easement for one access to all three lots. The plat is located east of S. Talkeetna Spur (Tax ID # 56239000OL067); within the NE ¼ Section 7, Township 25 North, Range 4 West, Seward Meridian; Community Council is Talkeetna and Assembly District #7 Tam Boeve. *(Owner/Petitioner: John Roger & Andrea Kelsey Cashier Lilliland; Surveyor: Gary LoRusso; Staff: Amy Otto-Buchanan)*

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;

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- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Board Member Cottini

- Stated that he worked with the engineer in the past.
- He does not have a substantial interest for this case, and has no financial consequence to his business on this case; and
- Stated that he can be impartial in a decision.

There was an objection by Platting Member Vau Dell.

The Platting Board ruled that there is no conflict of interest with 4 in favor and Platting Member Thompson & Platting Member Shadrach in objection.

Chair Rausa read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 76 public hearing notices were mailed out on May 15, 2019.

Ms. Otto-Buchanan provided a staff report.

- Gave an overview of the case, #2019-050.
- Staff recommended approval of the case with findings & conditions.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regarding objections to the development of the lots, the placement of the easement and access, and having no green space between her place and the driveway: Pamela Crane.

The following person spoke regarding objections to the development and the platting action being taken on the easement & development. Has concerns about the safety of the area: Ruth Herring.

There being no more persons to be heard, Chair Rausa closed the public hearing.

Chair Rausa invited the petitioner or their representative to provide their comments and to respond to questions and statements.

Mr. Gary LoRusso, the Petitioner's Representative, provided a brief description of the development and answered questions regarding the lots.

Platting Board Members questioned the petitioner regarding:

- The section line easement.
- The placement of the Driveway.

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Chair Rausa closed the petitioners comments and discussion moved to the Platting Board.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Chunilna Estates at Talkeetna Lakes, with 8 recommendations. The motion was seconded by Platting Member Pugh.

Discussion followed on the subject of changing the road placement.

FINDINGS of FACTS:

- **Modify #4:** There is one objection from the public in response to the Notice of Public Hearing.

VOTE: The main motion passed with all in favor. There are 8 findings.

TIME: 3:45 P.M.

CD: 02:34:13

D. COLONIAL FIELDS MASTER PLAN: The request is to create 73 lots and two tracts in a four-phased master plan from Lot 4, Block 2, Nelson Farms Phase 2, Plat No. 2014-136 and Lot 4A, Block 1 and Tract A-2, Nelson Farms 2017, Plat No. 2018-81, to be known as **Colonial Fields Master Plan**, containing 143.7 acres +/- . Petitioner will be constructing interior streets to Borough standards. The plat is located south of S. Bodenburg Loop (Tax ID # 57330B02L004/57771B01L004A/57771000T00A-2); within Section 34, Township 17 North, Range 2 East, Seward Meridian; Community Council is Butte and Assembly District #1 Jim Sykes. (Owner/*Petitioner: David J. Miller, Nortake Farms LLC and Colonial Fields LLC; Surveyor: Gary LoRuss; Staff: Amy Otto-Buchanan*)

Platting Chair Rausa

- Stated that he knows the petitioner and has been hired to do the design work on the homes on the lots.
- He does have a substantial interest for this case.

The Platting Board ruled that there is a conflict of interest.

Chair Rausa recused himself from Colonial Fields Master Plan and the Vice Chair Pugh took over Chair's seat for the remainder of the meeting.

Platting Board Member Cottini

- Stated that he knows the petitioner & has worked with the engineer in the past.
- He does not have a substantial interest for this case, and has no financial consequence to his business on this case; and
- Stated that he can be impartial in a decision.

The Platting Board ruled that there is no conflict of interest.

There was no objection noted.

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Vice Chair Pugh read the title into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 54 public hearing notices were mailed out on May 15, 2019.

Amy Otto-Buchanan, Platting Technician, provided a staff report:

- Gave an overview of the case, #2019-058.
- Staff recommended approval of the case with findings & conditions.
- Would like to remove recommendation #7d.

Platting Board Members questioned staff regarding:

- The road placement in the subdivision.

Vice Chair Pugh opened the public hearing for public testimony.

The following person spoke regarding concerns about the development of the subdivision, traffic impacts, wildlife habitat, and well water & septic systems: Ms. Sandy Allen.

The following person spoke regarding objections to the lot size and the number of parcels being developed in the subdivision: Ms. Laura Shones.

The following person spoke regarding concerns about public safety on the road placement in the subdivision, and the increase of wells and drainage: Mr. John Akers.

The following person spoke regarding concerns as a realtor and agrees that the lots are too small on this master plan: Ms. Stephanie Koontz

The following person spoke regarding concerns about public safety regarding EMS/Fire response and support: Ms. Kelsey Akers.

The following person spoke regarding concerns about lot size for the master plan, future traffic, and the roadways for the master plan. The current roadway does not support bike paths: Ms. Kathy Harrington

The following person spoke regarding concerns about health & public safety in the area: Ms. Camilla Potts.

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

Vice Chair Pugh invited the petitioner or their representative to provide their comments and to respond to questions and statements from the audience.

Mr. David Miller, the petitioner, and Mr. Gary LoRusso, the petitioner's representative, provided a brief overview of the master plan development and answered questions regarding the subdivision.

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Platting Board Members questioned the petitioner & the representative regarding:

- The distance on the roads in the design.
- Design function.
- Snow removal.

Vice Chair Pugh closed the petitioners comments and discussion moved to the Platting Board.

MOTION: Platting Member Anderson moved to approve the preliminary plat for Colonial Fields Master Plan, with 9 recommendations and the removal of recommendation #7d. The motion was seconded by Platting Member Shadrach.

RECOMMENDATIONS:

- Remove #7d.

VOTE: The main motion passed with all in favor. There are 9 findings.

TIME: 4:32 P.M.

CD: 03:20:02

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

The following person spoke regarding an update about platting board changes & procedures:
Ms. Eileen Probasco

- We will be trying a new seating arrangement at the next meeting for staff and the platting board.
- Staff will be presenting the cases before the board in a different manner.
- We will be providing a new procedure manual for the platting board.
- The staff report will have some changes made in regards to format and reading.
- Gave an update on planning and more presentations will be brought to the meetings.

The following person spoke asking the board if Berry's Bluff passed or failed, as he was not at the hearing earlier: Mr. Daniel Trent.

6. ITEMS OF BUSINESS & MISCELLANEOUS

- A. Special Meeting Session on Title 43 White board List
- The platting board will look at the list at the next meeting.

7. RECONSIDERATIONS/APPEALS

(*There were no reconsiderations/appeals.*)

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JUNE 6, 2019****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.

Ms. Von Gunten updated the board on changes to the agenda and asked for the board's decision on when the chair would like to close the public hearing on the agenda.

9. BOARD COMMENTS

Platting Board Member Cottini commented on recusals.

Platting Board Member Anderson would like to have law at the next meeting for more information regarding recusals.

Platting Board Member Thompson shared his appreciation for those who served on D-Day.

Platting Board Member Vau Dell updated the board on Mr. Johnson's condition.

Platting Board Member Shadrach commented on the history of recusals.

Platting Board Member Pugh appreciated the boards work done for the day.

10. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Gregory Pugh adjourned the meeting at 5:06 p.m. (CD: 3:52:40)

ATTEST:

JORDAN RAUSA, Platting Board Chair

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 20, 2019**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 20, 2019, 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 Vice Chair Gregory Pugh.

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. Gregory Pugh, Assembly District #3, Vice Chair
Mr. Dennis Vau Dell, Assembly District #5
Mr. John Shadrach, Alternate #2

Platting Board members absent and excused were:

Mr. Jordan Rausa, Assembly District #4, Chair
Mr. George Thompson, Assembly District #7
VACANT, Assembly District #6
VACANT, Alternate #1

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member John Shadrach.

C. APPROVAL OF THE AGENDA

Vice Chair Pugh inquired if there were any changes to the agenda.

- Change the order of the cases to be heard.

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

2. APPROVAL OF MINUTES

Vice Chair Pugh inquired if there were any changes to the minutes for May 16, 2019.

GENERAL CONSENT: The minutes for May 16, 2019 were approved without objection.

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

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 20, 2019**

(There were no audience participation.)

4. UNFINISHED BUSINESS: 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.

(There is no Unfinished Business.)

5. 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. LALEN LAKE B/3 L/14:** The request is to eliminate a 10' drainage easement on the south boundary of **Lot 14, Block 3, Lalen Lake**, Plat #77-16. A 10' wide replacement drainage easement has been acquired on Lot 15, Block 3, adjacent to an existing 10' wide drainage easement on the north boundary. The Plat is located east of Lalen Lake and west of Seymour Lake directly west of N. Larry Trail (Tax ID # 1270B03L014); within SW ¼ Section 32, Township 18 North, Range 2 West, Seward Meridian; Community Council is Meadow Lakes and Assembly District #7 Tam Boeve. (*Owner/Petitioner: Michael C. & Son H. Dail; Surveyor: MSB; Staff: Cheryl Scott*)

Vice Chair Pugh:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

There was no objection noted.

Vice Chair Pugh read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 77 public hearing notices were mailed out on May 30, 2019.

Ms. Scott provided a staff report

- Gave an overview of the case, #2019-069.
- Staff recommended approval of the case with findings of fact & Conditions.

Vice Chair Pugh opened the public hearing for public testimony.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 20, 2019**

(There were no persons to be heard.)

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

Vice Chair Pugh invited the petitioner or their representative to provide their comments and to respond to questions and statements.

Ms. Shiela Armstrong, representative from MSB Pre Design Department, provided a brief description of the drainage easement action.

(There were no questions from the Platting Board Members)

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

MOTION: Platting Member Anderson moved to approve the elimination of the 10' wide Drainage Easement granted on Lot 14, Block 3 for Lalen Lake, with 6 recommendations. The motion was seconded by Platting Member Shadrach.

VOTE: The main motion passed with all in favor. There are 6 Findings of Fact.

TIME: 1:10 P.M.

CD: 0:08:22

B. GRANITE RIDGE 2019: The request is to divide Lots 1 & 2, Block 2, Granite Ridge Ph 1, Plat 2016-14, into 4 lots to be known as **Granite Ridge 2019**, containing 4.06 acres +/- . The petitioner is also requesting modification of a drainage easement and elimination of an unused utility easement, both along the north side of Granite Ridge Road. The plat is located west of N. Farm Loop (Tax ID #7507B02L001 & L002); within NW ¼ Section 19, Township 18 North, Range 2 East, Seward Meridian; Assembly District #6 Jesse Sumner. *(Owner/Petitioner: Ken & Beht Kincaid; Surveyor: Gary LoRusso; Staff: Peggy Horton)*

Vice Chair Pugh:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

There was no objection noted.

Vice Chair Pugh read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 46 public hearing notices were mailed out on May 30, 2019.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 20, 2019**

Ms. Horton provided a staff report:

- Gave an overview of the case, #2019-071/072.
- Staff recommended approval of the case with findings & conditions.

Vice Chair Pugh opened the public hearing for public testimony.

(There were no persons to be heard.)

There being no persons to be heard, Vice Chair Pugh closed the public hearing.

Vice Chair Pugh invited the petitioner or their representative to provide their comments and to respond to questions and statements.

Mr. Gary LoRusso, the Petitioner's Representative, provided a brief description of the case.

Vice Chair Pugh closed the petitioners and the representative comments and discussion moved to the Platting Board.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Granite Ridge 2019 with utility easement elimination and drainage easement modification, with 10 recommendations. The motion was seconded by Platting Member Vau Dell.

VOTE: The main motion passed with all in favor. There are 8 findings.

TIME: 1:16 P.M.

CD: 0:14:07

6. ITEMS OF BUSINESS & MISCELLANEOUS**A. Special Meeting Session on Title 43 White board List**

- The platting opened the session on the White Board List.

Item #3: Discussion ensued starting with Item #3.

TIME: 1:47 P.M.

CD: 0:43:10

BREAK

TIME: 1:50 P.M.

CD: 0:43:15

Item #3: Discussion ensued between the platting board members regarding item #3.

MOTION: Platting Member Vau Dell moved to approve the changes to white board list item #3. The motion was seconded by Platting Member Cottini.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JUNE 20, 2019**

VOTE: The main motion passed with all in favor.

Item #4: The Platting Board put item #4 on hold.

Item #5: Discussion ensued between the platting board members regarding item #5.

MOTION: Platting Member Vau Dell moved to approve the changes to white board list item #5. The motion was seconded by Platting Member Shadrach.

VOTE: The main motion passed with all in favor.

Item #6: Discussion ensued between the platting board members regarding item #6.

MOTION: Platting Member Cottini moved to not add white board list item #6. The motion was seconded by Platting Member Shadrach.

VOTE: The main motion passed with 4 in favor and Platting Member Vau Dell in Objection.

Vice Chair Pugh moved the Platting Board to the next agenda item.

TIME: 2:45 P.M.

CD: 01:30:29

BREAK

TIME: 3:00 P.M.

CD: 01:30:34

7. RECONSIDERATIONS/APPEALS

(There were no reconsiderations/appeals.)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

Ms. Sears from the Mat-Su Borough Law Department answered questions regard recusals and ex parte.

B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board. Updated the board on the construction manual.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JUNE 20, 2019**

Ms. Von Gunten updated the board about the changes being made to the agenda procedures and will be giving the board a print out of the Policy & Procedure Manual at the next meeting. Updated the board on the new platting board member who will be starting in July.

9. BOARD COMMENTS

Platting Board Member Anderson thanked staff for inviting Legal to speak at the meeting.

Platting Board Member Vau Dell asked for clarification regarding the white board list.

Platting Board Member Pugh thanked staff for their work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Gregory Pugh adjourned the meeting at 3:20 p.m. (CD: 1:48:37)

GREGORY PUGH, Platting Board Vice Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
July 18, 2019

PRELIMINARY PLAT: **HOUSTON SHORES**

LEGAL DESCRIPTION: **SEC. 11, T17N, R3W, SEWARD MERIDIAN, AK**

PETITIONER: **ASBURY C. MOORE IV**

SURVEYOR: **FARPOINT SURVEYING**

ACRES: **37.76±** PARCELS: **24**

REVIEWED BY: **PEGGY HORTON** CASE: 2006-283

REQUEST

The request is to extend the approval date for proposed Houston Shores Master Plan to December 31, 2025. Houston Shores is a subdivision of the SW¼ NE¼ into 24 lots. Original approval date was August 2, 2007. Located within NE¼ Section 11, Township 17 North, Range 3 West, Seward Meridian, Alaska. Lying on the north shore of Long Lake ¼ mile west of S. Kenlar Road.

EXHIBITS

Vicinity Maps **EXHIBIT A**
Petitioner's Letter **EXHIBIT B**
Previous NOAs & Minutes **EXHIBIT C**

COMMENTS:

Enstar **EXHIBIT D**
MTA **EXHIBIT E**
GCI **EXHIBIT F**

DISCUSSION:

This property is within the City of Houston and would create a total of 24 lots in two phases. The plat was approved under Title 16.

HISTORY:

August 2, 2007 Platting Board approved Master Plan and ROW Vacation.
April 28, 2009 Platting Officer granted a 1-year administrative extension.
June 4, 2009 Platting Board approved a redesign and 3-year extension.
November 26, 2012 Platting Officer granted a 5-year administrative extension.

Current approval to expire December 31, 2019.

REQUEST: Pursuant to MSB 16.15.015, the petitioner has written a letter explaining the circumstances as to why this development has not progressed further and his future plans (**Exhibit B**). Staff notes, the developer has completed some of the conditions of approval, basically up to the point where road construction is now the next step in the process.

The property has been rezoned by the City of Houston into an R-1 district which will allow residential housing. The Houston City Council also approved the vacation of a 50' wide Public Access Easement that will be shown on the first phase plat.

COMMENTS:

Utilities:

Enstar has no comments, recommendations, or objections (**Exhibit D**). MTA has no comments (**Exhibit E**). GCI has no comments (**Exhibit F**).

No other comments were received.

CONCLUSION:

The request for an extension is pursuant to MSB 16.15.015(B)(2) wherein...only the platting board has authority to grant additional extensions and may only do so if it finds that the conditions supporting approval of the preliminary plat have not materially changed. The conditions for supporting the Master Plan approval have not changed.

The original approval date was August 2, 2007. If granted, the expiration date will be December 31, 2025.

FINDINGS OF FACT:

1. The request for an extension is pursuant to MSB 16.15.015(B)(2) wherein...only the platting board has authority to grant additional extensions and may only do so if it finds that the conditions supporting approval of the preliminary plat have not materially changed. The conditions for supporting the Master Plan approval have not changed.
2. Original approval date was August 2, 2007. Current approval expires December 31, 2019. The plat has received three extensions, two administrative and one by the Platting Board.
3. The City of Houston has rezoned the property, allowing for residential development. The city council also approved the ROW Vacation along the north boundary which was approved by the Platting Board at the August, 2007 hearing.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Recommended motion: “I move to approve the extension of Houston Shores Master Plan until December 31, 2025 contingent upon staff’s recommendations.

1. Comply with the existing conditions of approval.
2. Pay postage and advertising fee.

HOUSTON
JR/SR
SCHOOL

CACHE

(3479)

CACHE

**SUBJECT
PROPERTY**



HOMESTEADERS
CENTER SUB
(476)

CAPITOL

CORRIDORS

LONG LAKE

LONG LAKE ADD NO 1 7
(6566)
W BIRCH RD
MICHAEL SHORES
(3111)

BOGUS SUB
(5712)

VICINITY MAP

FOR PROPOSED HOUSTON SHORES
MASTER PLAN LOCATED WITHIN
SECTION 11, T17N, R3W
SEWARD MERIDIAN, ALASKA

HOUSTON 11 MAP

EXHIBIT A-1

SWINGLE

(276)

LAKEW

(5178)

5



EXHIBIT A-2



5/4/2019

RECEIVED
MAY 24 2019
PLATTING

Peggy Horton
Mat-Su Borough Platting
350 E. Dahlia Ave.
Palmer, AK 99654

Re: Case #2006-283 and 2008-037 Houston Shores Master Plan and ROW Vacation

Mat-Su Borough Platting Board,

I am requesting a platting board hearing to extend the master plan approval that will expire December 31st 2019.

I am sorry to have to tell you that in 2014 our youngest daughter Bree was murdered by her boyfriend. Since that time, in the last 5 years we have spent the majority of our time and resources to pass 2 different laws requiring education for our children in Alaska. In an effort to reduce sexual assault domestic violence we have reduced teen dating violence by 50% in Alaska in just a few years. Alaska is still #1 in men killing woman, sexual assault, domestic violence and so many other horrible categories. We hope to bring those numbers down.

I will continue to do real estate development in the Mat-Su, however I have found it a crippling experience and have been virtually unable to work at real estate development. I have recently started picking up some of those pieces and working on a few projects. I believe I could have this subdivision completed by the end of the year 2025 at the latest.

Please extend this plat until December 31st 2025.

I have attached a check for \$500 and I would like to be heard before the Platting Board.

Thank you,


Butch Moore
205 E Dimond Blvd #550
Anchorage, AK 99515
Cell 907-242-7883

EXHIBIT B

**MATANUSKA-SUSITNA BOROUGH****Planning and Land Use Department****Platting Division**

350 East Dahlia Avenue • Palmer AK 99645

Phone (907) 745-9874 • Fax (907) 746-7407

June 11, 2009

NOTIFICATION OF PLATTING BOARD ACTION

Asbury C. Moore IV
1225 E. Int'l Airport Rd, #107
Anchorage, AK 99518

RE: HOUSTON SHORES**CASE: 2006-283**

Action taken by the Platting Board on June 4, 2009 is as follows:

THE EXTENSION FOR HOUSTON SHORES WAS APPROVED AND WILL EXPIRE ON DECEMBER 31, 2014, CONTINGENT UPON THE FOLLOWING CONDITIONS/REASONS (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER 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,

Paul Nicodemus
Mr. Terry Nicodemus
Platting Board Chair

cc;

MSB/DPW

Mike Horne
Sentec, Inc.
6132 Farpoint Dr.
Anchorage, AK 99507

City of Houston
PO Box 940027
Houston, AK 99694-0027

EXHIBIT C-1

CONDITIONS OF APPROVAL:

The Platting Board approved the extension of the Houston Shores Master Plan until December 31, 2014 contingent upon:

1. Comply with the original conditions of approval.
2. Pay postage and advertising fee.

FINDINGS

1. The request for an extension is pursuant to MSB 16.15.015(B)(2) wherein...only the platting board has authority to grant additional extensions and may only do so if it finds that the conditions supporting approval of the preliminary plat have not materially changed. The conditions for supporting the Master Plan approval have not changed.
2. There was one public objection received with no reasons stated for the objection.
3. A final Master Plan has been submitted and reviewed showing the development containing only 2 phases as opposed to the 3 phase Master Plan originally submitted.
4. The petitioner requested a 3-year extension to August of 2014. Platting Staff supports an extension to the end of 2014, to allow for road construction and approval during the final construction season.
5. Original approval date was August 2, 2007. A one-year administrative extension has been granted with an expiration of August 9, 2011.
6. The City of Houston Planning Commission supports the extension request to allow for time to discuss and plan a joint development with the city's property adjacent to the west.
7. A large portion of the original conditions of approval have been completed or complied with.
8. Petitioner is in agreement with the recommendations.

EXHIBIT C-2

DISCUSSION:

- Concern was voiced about the treatment of neighbors by the developer.
- Clarification that the Platting Board cannot dictate behavior between parties.
- Clarification regarding the need for redesign because the cul-de-sac became a through road.
 1. A handout was provided for further illustration.
 2. DPW weighed in on a prior meeting and determinations regarding design.
- The duration of the extension based on the volume of work to be completed.

MOTION:

- Mr. Smith moved to approve the extension of the Master Plan for Wasilla Creek Commons to December 31, 2014. Mr. Buzard seconded.

VOTE:

- The motion passed with all in favor. There were 10 findings. Finding #8 changed to 2014. Added Finding #11 The letters of objection have been received, discussed and addressed.

CD 9:52:35 AM

BREAK

CD 10:10:00 AM

C. HOUSTON SHORES

Ms. Croswhite (Secretary)

- Stated that 12 public hearing notices were mailed out on May 15, 2009, to this date there have been one return, one objection, no non-objections and no concerns.

Ms. Fowler (Platting Technician)

- Gave a brief overview
- This subdivision is located along the north shore of Long Lake within the City of Houston.
- The petitioner has written a detailed letter listing the conditions of approval that have been completed and what the status is for the remaining items.
- A final Master Plan has been submitted and reviewed showing the development containing only 2 phases as opposed to the 3 phase Master Plan originally submitted.
- The petitioner has had the property rezoned by the City of Houston into an R-1 district which will allow residential housing.
- The City of Houston also approved the vacation of a 50' wide Public Access Easement.
- The Chairman of the Houston Planning Commission has also provided a letter of support for this extension request. Petitioner has been working with the City of Houston on a joint development that would include the City's forty acres adjacent to the west. He stated the city has plans for "City Center" to include a public park, theater, indoor community center and possibly a cemetery in the northern portion of their property.
- Talks are ongoing and as the city stated in their letter, this process can be quite time consuming. The extension would be necessary to allow for the complete planning and proper discussions to proceed.
- The petitioner has given an approximate timeline for development. He states it will be about 2 years for the plans to be finalized and funds secured/appropriated by the City of Houston.
- Construction can then begin on Phase 1 in the summer of 2011-2012 which should make

Phase 1 lots available for sale 2012±. Phase 2 would then have construction completed and lots would be released for sale no later than 2014.

- Comments were not requested from other departments within the borough as this property is located in the City of Houston limits and there has been no material change to the original Master Plan.
- There was one public objection received from Lynda Plettner, she did not state a reason for her objection.

Mr. Buzard stated that he is on the Houston Planning Commission and asked that he be recused.

Mr. Nicodemus (Chair)

- Opened the public hearing and asked any members of the public wishing to speak to come forward, seeing no members of the public wishing to speak, closed the public hearing and asked the petitioner and/or representative to come forward.

Asbury C. (Butch) Moore IV (Petitioner)

- Outlined current events that impact this project.
- Adjoining access to the property may change in an effort to work with the City of Houston on a joint development to the benefit of the community.

MOTION:

- Ms. Larson moved to approve extension of the Master Plan for Houston Shores to December 31, 2014. Mr. Spangler seconded

VOTE:

- Passes with all in favor. There were 7 Findings. Added #8: Petitioner is in agreement with the recommendations.

CD 10:21:50 AM

Mr. Buzard rejoined the table.

D. CROCKER CREEK MASTER PLAN

Ms. Croswhite (Secretary)

- Stated that 171 public hearing notices were mailed out on May 14, 2009, to this date there have been thirteen returns, no objections, no non-objections and no concerns.

Ms. Fowler (Platting Technician)

- Gave a brief overview
- The request is to extend the Master Plan approval for one year till May 1, 2010 so that they can finalize the last phase of this plan, Phase V.
- The petitioner is also requesting to modify the Master Plan by eliminating some of the lots within Phase V, decreasing the number of lots to 11. Also within the revision is the elimination of the extension of Fly By Night Street and Vandenburg Drive.
- Four of the phases have recorded creating 91 lots and one tract.
- This is the second extension request to the Platting Board.
- At the last extension hearing, the petitioner stated that the down turn in the present housing

**MATANUSKA-SUSITNA BOROUGH****Planning and Land Use Department****Platting Division**

350 East Dahlia Avenue • Palmer AK 99645

Phone (907) 745-9874 • Fax (907) 746-7407

August 9, 2007

NOTIFICATION OF PLATTING BOARD ACTION**RE: HOUSTON SHORES MASTER PLAN AND VACATION****ASBURY C. MOORE, IV****3705 ARCTIC #569****ANCHORAGE AK 99503-8588****CASE: 2006-283**

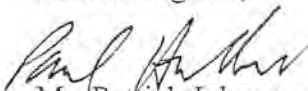
Action taken by the Platting Board on August 2, 2007 is as follows:

THE PRELIMINARY PLAT OF HOUSTONS SHORES MASTER PLAN AND VACATION WAS APPROVED CONTINGENT UPON THE FOLLOWING CONDITIONS/REASONS (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER 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,

for 
Mr. Patrick Johnson
Platting Board Chair

CC:

SENTEC

2525 GAMBELL STREET #200

ANCHORAGE AK 99503

MSB/DPW and CITY OF HOUSTON

EXHIBIT C-5

REASONS/CONDITIONS

The Platting Board approved the vacation for a 50' wide Public Access Easement (PAE) located on the north boundary line of the subject property contingent upon the following:

1. Obtain City of Houston approval within 30 days of Platting Boards written Notification of Action;
2. Graphically show and label the areas of the rights-of-way being vacated on the final plat or record a Vacation Resolution simultaneously with the final plat.
3. Petitioner will redesign plat to show B Street connecting with the 30' easement to the east, resolving road alignment and lot redesign with staff.

FINDINGS FOR VACATION OF PUBLIC ACCESS EASEMENT

1. The vacation requested is from MSB Title 16.15.035 (B) a dedication to public use of land or interest in land may be vacated if the dedication is no longer necessary for present or future public use.
2. All agencies who commented stated no objection to the variance
3. The Corp of Engineers did not make any determination.
4. There are 6 public objections and two of them are by the same person (Lynda Plettner) received from the Notification of Public Hearing.
5. There were no responses to the request for comments from FSA #130 Big Lake, EMS Houston, Planning/Planners, Enstar & GCI.
6. Equal or better access is to be provided under MSB 16.15.035(B)(1)(a) code. Vacation is pursuant to AS 29.40.120 through AS 29.40.160 and MSB 16.15.035.

VARIANCE

Due to the requirement of extending "B St" to the east boundary, the variance to block length is no longer needed.

REASONS/CONDITIONS

The Platting Board approved the preliminary plat of HOUSTON SHORES, Master Plan contingent upon the following:

1. Pay MSB taxes and any special assessments due to City must be paid in full prior to final sign-off on the plat and obtain an affidavit from the City of Houston for each phase;
2. Obtain a *Certificate to Plat* and *Beneficiary Acknowledgement*, if any for each phase;
3. Submit recording fee making check payable to SOA DNR for each phase;
4. Rezoned and then obtain a LAND USE PERMIT from the city of Houston, which must be obtained prior to plat recordation in accordance with MSB Chapter 17.41;
5. Add a plat note according to MSB 27.15.150 (F) There shall be a plat note referring to MSB 17.55.020 for those subdivisions where shoreland setbacks for structures and subsurface sewage disposal systems apply. Resolve wording with staff.
6. Add Plat Note, "Utility facilities may only be placed within rights-of-way, a temporary cul-de-sac, drainage easement, slope easement or snow storage and maintenance easement with a utility permit."

7. To comply with Title 17.29, add plat note: "There is more than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year". Graphically show and label Flood Hazard Areas.
8. Provide an as-built survey showing the location of the existing trails located on the subject property.
9. Relocate the temporary cul-de-sac further north on proposed "A" Street and construct a 60' radius temporary cul-de-sac located 60' beyond the last lot common lot line to prevent utilities being installed within the cul-de-sac to be vacated upon extension of ROW;
10. Resolve with staff the necessity to obtain necessary permits for creek crossings and construct driveway for Lot 9, Block 1 down the flagpole a minimum of 60' prior to recordation of plat and Provide an engineers report verifying driveway has been installed according to any agency requirements;
11. Dedicate a 10' utility easement on each side of the common lot line of Lot 10 & 11, Block 1 or resolve with utility company;
12. Resolve utility easement for Tax parcel A17 connecting to the proposed subdivision;
13. Dedicate the 60' wide PUE within the proposed subdivision as shown;
14. Dedicate the 5' snow storage and Maintenance easement adjacent to the Cul-de-sac bulb, between the ROW and the Utility Easement.
15. Construct internal roads, cul-de-sacs and roads used for access to MSB residential standard minimum and adding additional culverts to proposed "B" street.
16. Construct all roads under the supervision of a professional Engineer, provide copies to DPW for review with the City of Houston signed off for acceptance of roads;
17. Obtain the proper permits necessary with the Corp of Engineers prior to any road construction within the jurisdictional wetlands;
18. Obtain road names approval from Platting Clerk;
19. Submit two copies of Master Plan for review;
20. Submit four copies of signed Master Plan bearing the applicable MSP notes & certificates;
21. Submit final plat in full compliance with Title 16.

FINDINGS

1. The preliminary plat of HOUSTON SHORES, Master Plan is consistent with AS 29.40.070 Platting Regulations, MSB 16.15.015 Platting Regulation and MSB 16.20 Subdivision Development Standards to create 24 lots within 3 phases and a Vacation from MSB 16.15.035 (B) (1) (c) for a 50' wide PAE lying on the north boundary line of subject parcel.
2. This case is being heard under MSB Title 16 as it was accepted on December 28, 2006.
3. The proposed subdivision is located within the city of Houston.
4. This report was prepared by Paul E. Pinard Professional Engineer, with Pinard Engineering dated November 29, 2006. He states the proposed lots range from 1.0 to 3.3 acres in size, easily meeting the Borough's minimum lot size requirement of 40,000 square feet for development with on-lot water supply and wastewater disposal systems.
5. The lots have at least 20,000 square feet of contiguous useable area, as defined by

suitable soils, a depth to seasonal high water table of 8 feet or more, a depth to impermeable strata of 10 feet or more, having ground slopes less than 25 percent and being located outside the 100 foot setback from surface water and the minimum protective radii of any public water supply wells.

6. The Corp of Engineers did not make any determination.
7. All agencies who responded stated no objection to the preliminary plat.
8. All development must comply with the city of Houston Land Use Ordinance, MSB Chapter 17.41.
9. The vacation was approved.
10. There are 6 public objections and two of them are by the same person (Lynda Plettner) received from the Notification of Public Hearing.
11. There were no responses to the request for comments from FSA #130 Big Lake, EMS Houston, Planning/Planners, Enstar & GCI.
12. The variance was not needed as dedication of right-of-way was provided.
13. The petitioner indicated agreement to recommendations as amended.

EXHIBIT C-8

Matanuska-Susitna Borough
Platting Board

August 2, 2007
Regular Meeting

CD: 9:01:09

B. HOUSTON SHORES MASTER PLAN

Ms. Otto Larsen (Acting Secretary)

- Stated that on July 11, 2007, 63 notices were mailed and to date, there have been two returns and three objections.

Ms. Swanger-Jensen (Platting Technician)

- Gave a review of the request and agency comments.
- Being heard under Title 16; proposed subdivision is within Houston City limits.
- Purchased in MSB land sale 2005
- 50' easements on north, west and shoreline.
- It is the north 50' easement that petitioner is requesting to vacate.
- Adjoining parcels to the north A17 & A16 have 50' PUEs on their west lot lines.
- MEA utility easements – request resolve utilities on west side of A17, MEA is requesting 20' T&E
- Intersection north for entrance also entrance to Houston High School off of Hawk Lane. Professional engineer Archie Giddings states that the west access can be constructed, there is sufficient right-of-way and it meets sight distance requirements.
- The Planning Commission will hear the rezoning issue on 8/20/07.
- As-built shows existing trails on property. None designated as historical trails, may be trespass issues to be resolved.
- Soils adequate according to title.
- City of Houston has no objections.

Discussion: Questions as to plat needs to show transmission poles within the utility easements, if trails need to be shown and which topographic features need to be included. Also question as to whether adjacent properties should be shown. Board was concerned that there is no replacement easement for the requested vacated easement, and there was no easement connecting to the east side 30' right-of-way to promote interconnectivity.

Ms. Jensen stated that the proposed vacated easement is currently used as a trail, not an egress/ingress, or east-west access.

Mr. Johnson (Chair)

- Opened the public hearing.

Mr. Roger Purcell (Owner of B/2 L/3 and Tract 9)

- Concerned about proportion of lakefront lots.
- Concerned about placement of septic on Lots 7 & 8 with stream crossing lots.
- Would like to see buffer areas for preservation.
- Community opposed to lakefront lot design, not subdivision.

EXHIBIT C-9

Matanuska-Susitna Borough
Platting Board

August 2, 2007
Regular Meeting

Mr. Paul Pilch (Pilch Land Surveying)

- Surveyed boundary of this parcel, physical witness to topography. North boundary easement has 25' relief. In the air photo, the trail goes out of easement to south due to steepness. East boundary line is marsh, with a creek. It would be difficult to extend road to the east, it would take special construction.

Mr. Johnson (Chair)

- Closed the public hearing and asked the petitioner to come forward.

Mr. Asbury Cummings Moore IV (Petitioner)

- Agreed with the recommendations as amended.
- Power line poles 100' outside of property boundary.
- Tried to obtain access to east & north, property owner was not willing.
- Corps of Engineers would give permit to construct if no other access available. The stream on Lots 8 & 9 is not an actual stream, but a drainage ditch per Mr. Pinard.
- Lake front lots meet MSB code, smallest lot 1.03 acres. Could bring street farther south to make lots more uniform, but lots are larger than others in area.
- Easement on northern boundary was present when purchased – Mushing trail is trespass, but has discussed with other property owner, and will be happy to relocate to north when roads are constructed.
- Forty acres adjacent to west is owned by City of Houston, and they will have access to this previously inaccessible acreage once roads are built. City of Houston has future plans of a park.

CD: 10:04:12

Discussion: The consensus of the Board felt that B Street should continue to connect to the 30' row to east. The Board also decided that there should be a replacement easement for the requested vacation of the northern boundary easement. In lieu of continuing the case, the Board decided that staff can assist in the reworking and make that a condition of approving the vacation.

MOTION: Mr. Nicodemus moved to approve the vacation of right-of-way with two recommendations with one added recommendation: #3: Petitioner will redesign plat to show B Street connecting with the 30' easement to the east, resolving road alignment and lot redesign with staff. Mr. Spangler seconded.

VOTE: The motion passed with all in favor. There were 6 findings, with one added: #7. Equal or better access is to be provided under MSB 16.15.035(B)(1)(a) code. Vacation is pursuant to AS 29.40.120 through AS 29.40.160, and MSB 16.15.035.. Finding #4 was moved to findings of the preliminary plat.

NOTE: The variance was not addressed. Due to the recommendation of the right-of-way dedication, the variance is no longer needed.

EXHIBIT C-10

Matanuska-Susitna Borough
Platting Board

August 2, 2007
Regular Meeting

MOTION: Mr. Nicodemus moved to approve the preliminary master plan plat of Houston Shores with 21 recommendations as modified and read and reread into the record. Modified as follows: 1. Pay MSB taxes and special assessments due to City must be paid in full prior to final sign-off on the plat and obtain an affidavit from the City of Houston for each phase. Add "for each phase" to #2 & #3; #4. Rezone and then obtain a Land Use Permit from the City of Houston, which must be obtained prior to plat recordation in accordance with MSB Chapter 17.41 for each phase. #7. To comply with Title 17.29, add plat note: "There is more than a one percent chance that a portion of the platted area will be inundated by the Base Flood Event in any given year." Graphically show and label Flood Hazard Areas. #10. Resolve with staff the necessity to obtain necessary permits for creek crossings and construct driveway for Lot 9, Block 1 down the flagpole a minimum of 60' prior to recordation of plat and provide an engineers report verifying driveway has been installed according to any agency requirements. #16. Construct all roads under the supervision of a Professional Engineer, provide copies to DPW for review with the City of Houston signed off for acceptance of roads. Add #19: Submit two copies of Master Plan for review. #20. Submit four copies of signed approved Master Plan bearing the applicable MSP notes and certificates. #21. Submit final plat in full compliance with Title 16. Mr. Spangler seconded.

VOTE: The motion passed with all in favor. There were 11 findings, with two added findings: #12. The variance was not needed as dedication was provided. #13. Petitioner indicated agreement. #9 was modified to read: The vacation was approved.

CD: 10:33:44 Break
10:47:38 Back

C. SUN ACRES ADDITION #2

Ms. Otto Larsen (Acting Secretary)

- Stated that on July 11, 2007, 60 notices were mailed, and to date, there have been three returns and two objections.

Mr. Hulbert (Platting Officer) for Peggy Fowler, Platting Technician

- Gave a review of the agency comments and request.
- Creating three lots from existing two lots – all lots have legal and physical access. Meets and exceed title for lot size.
- Read hand-out objection into record.

Mr. Johnson(Chair)

- Opened the Public Hearing.

Mr. Johnson (Chair)

EXHIBIT C-11



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

June 10, 2019

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

Subject: Preliminary Plat Request for Comments – **Houston Shores Master Plan**
 (Case No. 2006-183 & 2008-037)

Dear Ms. Horton:

ENSTAR Natural Gas Company has reviewed the Subject Preliminary Plat request for an extension on approval date and has no comments, recommendations or objections.

Thank you for the opportunity to review and comment. If you have any questions, please feel free to contact me at 334-7944 or by email at cassie.acres@enstarnaturalgas.com.

Sincerely,

Cassie Acres
 Right-of-Way and Compliance Technician
 ENSTAR Natural Gas Company

EXHIBIT D

Peggy Horton

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, June 20, 2019 10:42 AM
To: Peggy Horton
Subject: RE: Request for Comments for Houston Shores MSP Case #2006-283 Tech: PH

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Hi Peggy, we have no comments for this plat.

Thanks!

Joshua Swanson | *Technician II, GIS Mapping*
Network Services Access & HFC Engineering
(907) 868-6133

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Monday, June 10, 2019 8:15 AM
To: samantha.carroll@alaska.gov; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; sarah.wilber@alaska.gov; adam.dubour@alaska.gov; sdukes@houston-ak.gov; Raymond Russell <RRussell@houston-ak.gov>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; pamela.j.melchert@usps.gov
Subject: Request for Comments for Houston Shores MSP Case #2006-283 Tech: PH

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

Good Afternoon,

Attached is a request for comments for an extension request on a subdivision that was first approved in 2007 under Title 16. The 24-lot subdivision is in the City of Houston and they are requesting an extension to December 31, 2025.

Please review and provide any comments by June 26, 2019.

Thank you,

Peggy Horton
Platting Technician
907-861-7881

EXHIBIT E

Peggy Horton

From: Holly Sparrow <hsparrow@mta-telco.com>
Sent: Wednesday, June 12, 2019 7:37 AM
To: Peggy Horton
Subject: RE: Request for Comments for Houston Shores MSP Case #2006-283 Tech: PH

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

Good Morning,

MTA has reviewed the plat for Houston Shores Subdivision. 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



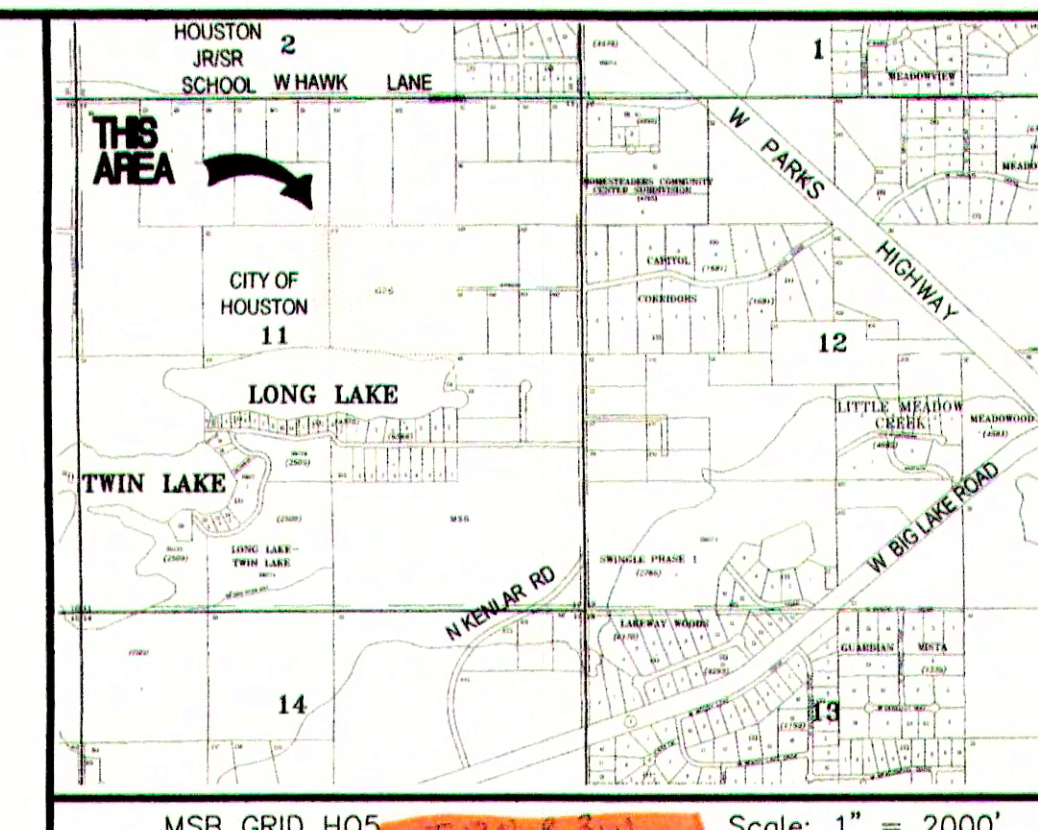
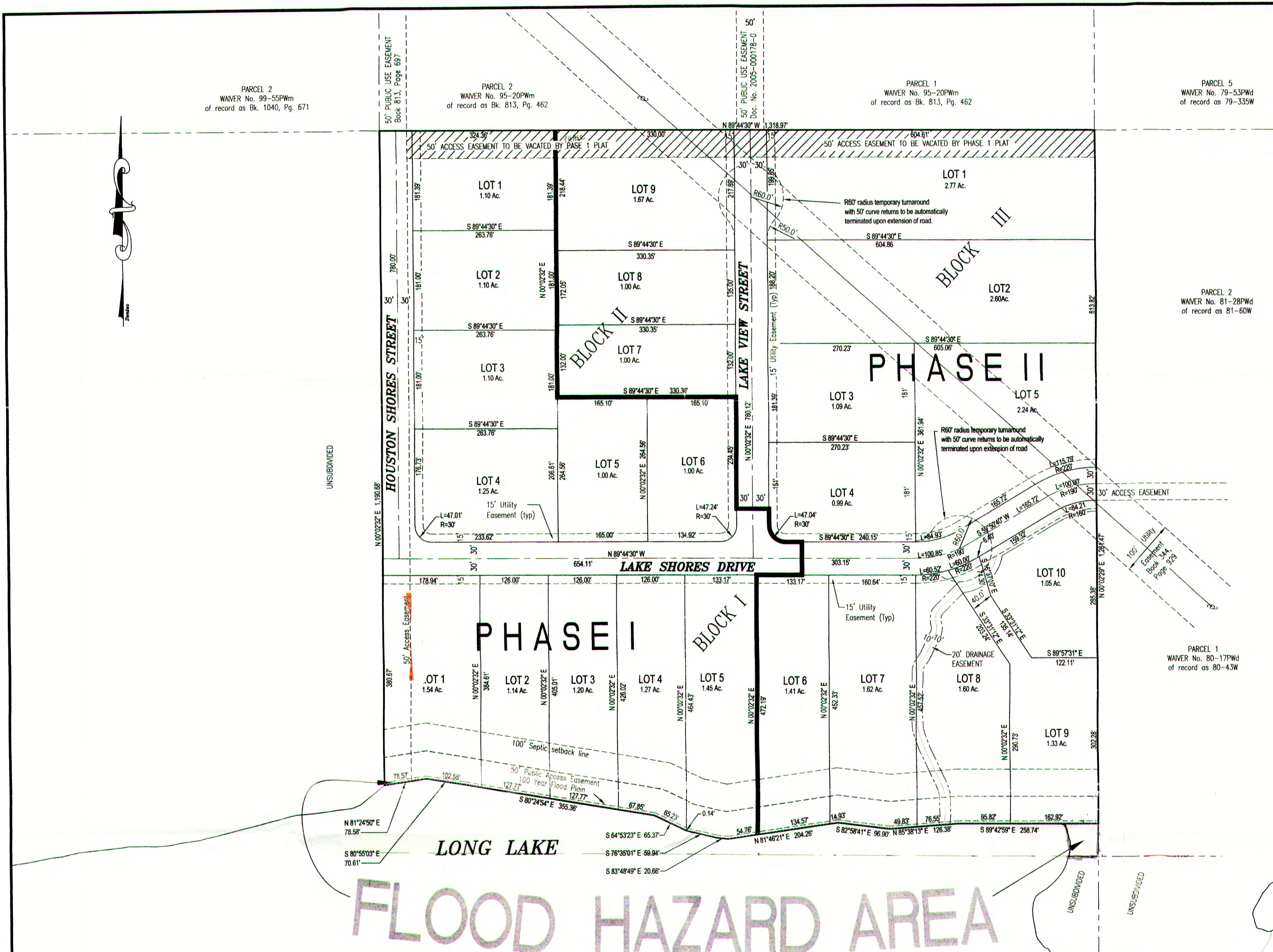
Life. Technology. Together.

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Monday, June 10, 2019 8:15 AM
To: samantha.carroll@alaska.gov; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; sarah.wilber@alaska.gov; adam.dubour@alaska.gov; sdukes@houston-ak.gov; Raymond Russell <RRussell@houston-ak.gov>; mearow@matanuska.com; Right of Way Dept. <row@mta-telco.com>; row@enstarnaturalgas.com; ospdesign@gci.com; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; pamelaj.melchert@usps.gov
Subject: Request for Comments for Houston Shores MSP Case #2006-283 Tech: PH

Good Afternoon,

EXHIBIT F

Attached is a request for comments for an extension request on a subdivision that was first approved in 2007 under Title 16. The 24-lot subdivision is in the City of Houston and they are requesting an extension to December 31, 2025.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I HEREBY AGREE TO THIS MASTER PLAN AND PLEDGE TO DEDICATE TO THE MATANUSKA-SUSITNA BOROUGH ALL PROPOSED AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREET, ALLEYS, THOROUGHFARES, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON IN EACH PHASE AS EACH PHASE IS RECORDED WITH THE MATANUSKA-SUSITNA BOROUGH. ANY COVENANTS OR RESTRICTIONS APPEARING HEREON IN EACH PHASE SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS PROPERTY AS EACH PHASE IS SUBDIVIDED AND RECORDED WITH THE MATANUSKA-SUSITNA BOROUGH.

Date _____ ASBURY C. MOORE IV
1225 E. int'l Airport Rd. #107
Anchorage, Alaska 99518

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this _____ day of _____, 2009, for _____

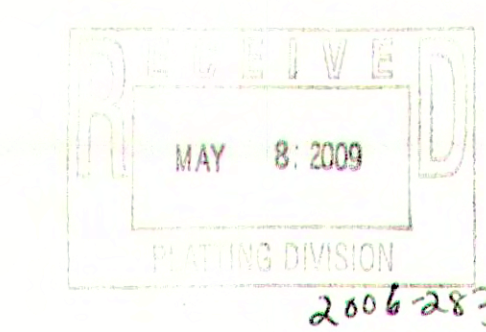
Notary Public for the State of Alaska
My Commission Expires: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE MASTER PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE MASTER PLAN HAS BEEN APPROVED BY THE PLATTING BOARD, BY RESOLUTION No. _____, ON _____, AND SHALL BE IN EFFECT FOR A PERIOD OF THREE YEARS FROM THIS DATE, TO EXPIRE _____

Date _____ Planning and Land use Director

Attested: _____
Platting Clerk



NOTES

- 1) As per FIRM Panel #020021-9630 C and #020021 9630 C, the constructable areas of the subject parcel are outside the Flood Hazard Boundary.
- 2) 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.
- 3) No part of a subsurface sewage disposal system shall be closer than one hundred (100') feet from any body of water or water course.
- 4) 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.
- 5) The subject parcel borders Long Lake. Lots along lake have 5' banks. The elevation of the meander line is 175'. The estimated base flood elevation is 178', the top bank elevation is 180'. Based on the estimated base flood elevation, there is a greater than one percent chance that any part of the plotted area will be inundated by the base flood event in any given year.
- 6) Utility facilities may only be placed within rights-of-way, a temporary cut-de sac, drainage easement, slope easement or snow storage and maintenance easement with a utility permit.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT THIS MASTER PLAN OF SUBDIVISION HAS BEEN DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION. THE DATA SHOWN HEREON IS A MASTER PLAN FOR SUBDIVISION DEVELOPMENT ONLY. NO FIELD SURVEY HAS BEEN CONDUCTED TO ESTABLISH ANY SUBDIVISION CORNERS.

Date _____
Michael J. Horne,
R.L.S.
LS-5318
Registration Number

Agenda Copy

A Master Plan of
Houston Shores Subdivision
A Subdivision of Parcel 5 of MSB Waiver
No. 80-17-PWd of record as 80-43W,
Located within SW ¼ NE ¼, Section 11

Township 17 North Range 3 West
Palmer Recording District
Containing ±37.76 Acres

SENTEC
Surveying Engineering
2525 Gambel Street, Suite 200, Anchorage, Alaska 99503
Tel: (907) 563-3835 Fax: (907) 563-3817 sentec@sentec.net

Drawn: SPU	Scale: 1" = 100'	Date: 5/5/09	Sheet: 1 of 1
Checked: MJH	File No: NEW3.DWG	W.O.#: 06-4442	

5A

**MATANUSKA-SUSITNA BOROUGH****• PLATTING DIVISION •**

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

MEMORANDUM

Date: July 18, 2018

To: Platting Board

Thru: Fred Wagner, Platting Officer

From: Cheryl Scott, Platting Technician

RE: Reconsideration Request for Berrys Bluff
Case # 2019-061

REQUEST

A petition to reconsider the approval of Berrys Bluff was received on June 25, 2019 from the owners of nine lots in Bluff View Acres. Bluff View Acres is directly west of Berrys Bluff and contains 57 lots. The Platting Board approved the preliminary plat of Berrys Bluff on June 6, 2019 and written decision was completed on June 15, 2019, which complies with the ten day filing deadline.

Pursuant to MSB 43.35.005, *Reconsideration by Platting Board* (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.

The petitioners request the reconsideration under MSB 43.35.005(B)(1), there was a clerical error in the decision. The petitioners stated the clerical error was in the Notification of Public Hearing. The errors include an incorrect street map depicting Coleman Drive inaccurately and complete subdivision maps were not provided; Glacier View Estates showed undeveloped. The second reason for reconsideration noted was MSB 43.35.005(B)(5), there was substantial procedural error in the original proceedings. The motion to approve the preliminary plat of Berrys Bluff, contingent upon staff recommendations, was approved with recommendations that would significantly impact property owners who had no voice at the meeting, i.e.: residents on the west side of Coleman Drive did not receive any notification of possible action affecting their road.

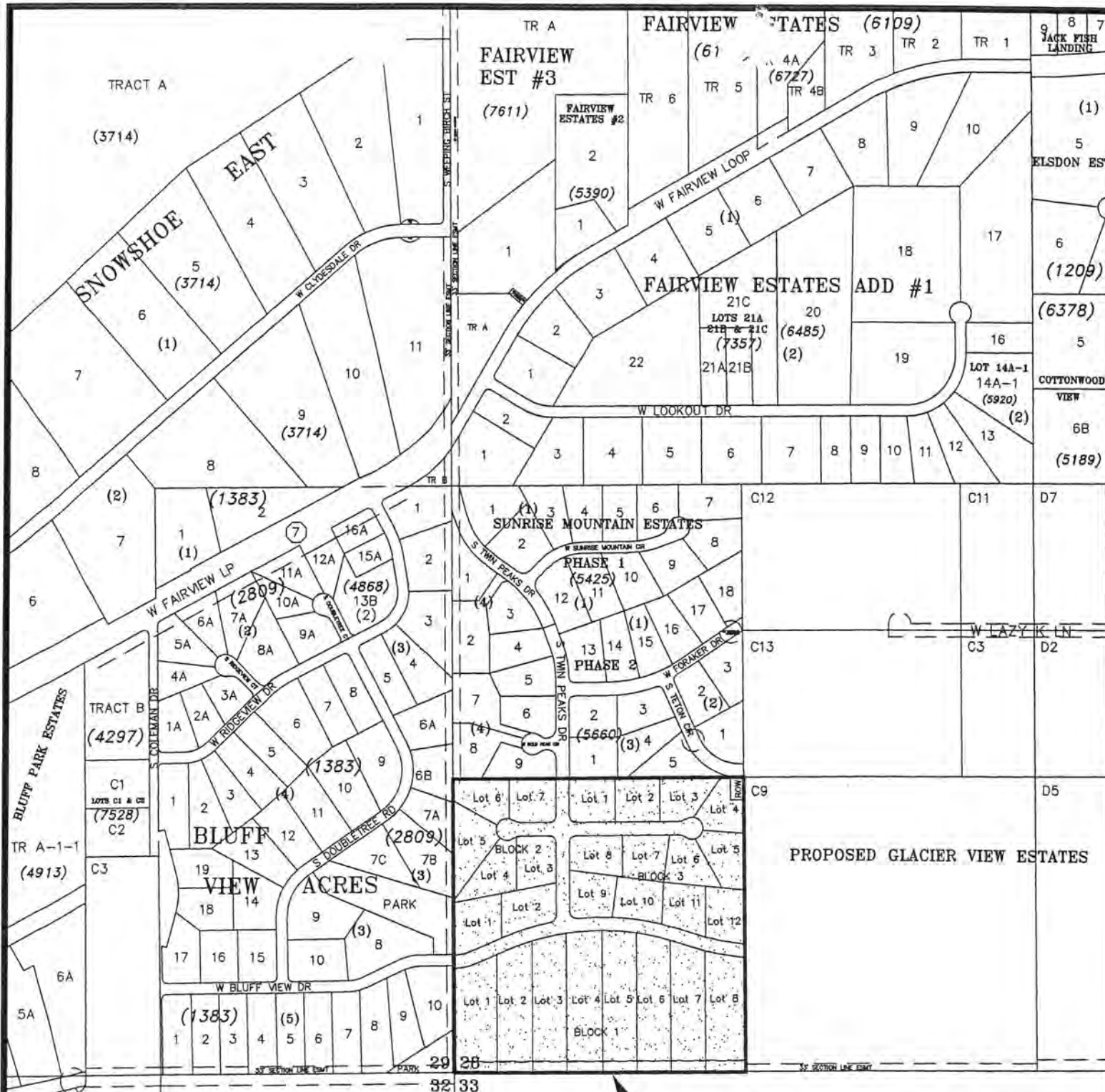
Staff does not agree with the reasons listed in the request for reconsideration. The petitioner stated there was a clerical error in the public notice vicinity map with Coleman Road not being shown correctly and Glacier View Estates labeled as undeveloped. The portion of code discussing what is required in a public notice is found in MSB 43.10.065(C), *Every notice required by this section shall state the date, time and location of the public hearing, a description of the action requested, a description of the property that is the subject of the application, the names of the applicants, and owners of the subject property.* Staff notes the public notice contained all of the above required items and a vicinity map, which is not a requirement of code. The vicinity map is provided for reference only to show the area of the proposed subdivision. Coleman Drive is shown on the vicinity map and Glacier View Estates is undeveloped and was labeled at "Proposed Glacier View Estates". These items were shown correctly.

The petitioner also stated there was substantial procedural error in the original proceedings due to public noticing not being sent to the residents on the west side of Coleman Drive. Public Noticing requirements are located at MSB 43.10.065(B)(1), *Forms of notice are as follows: publication in a newspaper of general circulation in the borough one week prior to the public hearing and (2)(a) notices shall be mailed at least 21 days before the public hearing to all record owners of property within a distance of 1,200 feet of the exterior boundary of the property that is the subject of the application, or to the record owners of at least the five tax parcels nearest the property that is the subject of the application, whichever is the greater number of persons; and (b) if the property described in the application lies within a recorded subdivision, to all record owners within that subdivision.* Staff notes all record owners of property within 1,200 feet were noticed 21 days prior to the public hearing and a publication was in the Frontiersman. The residents on the west side of Coleman Drive are outside of the 1200' notification area. If it is determined that Coleman Drive is to be upgraded to residential subcollector standards, it will be done within the existing right-of-way. If additional right-of-way is needed, the developer will need to acquire that right-of-way through a platting process, which will require public noticing. Staff further notes additional noticing is discussed at MSB 43.10.065(B)(4) stating, the platting officer or the platting board, at its discretion, may request additional public noticing be sent but the choice to not request additional noticing shall not affect the validity of any proceeding under this title.

If the platting board decides to hear the reconsideration, the earliest date hearing date would be August 15, 2019.

ATTACHMENTS

- | | |
|---|------------------|
| • Vicinity map | Exhibit A |
| • Petition to Request Reconsideration | Exhibit B |
| • Notice Of Platting Board Action with Findings | Exhibit C |
| • Meeting minutes | Exhibit D |



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED BERRY'S BLUFF
LOCATED WITHIN
SECTION 28, T17N, R1W, SEWARD MERIDIAN,
ALASKA

WASILLA 13 MAP

EXHIBIT A

June 22, 2019

Matanuska-Susitna Borough
Attention: Platting Board Division
350 East Dahlia Avenue
Palmer, AK 99645

Re: Notification of Action dated 6/15/19
Case Name: Berry's Bluff

RECEIVED
JUN 25 2019
PLATTING

Ladies and Gentleman of the Platting Board:

The interested parties listed in the Notification of Action dated June 15, 2019 are requesting reconsideration of the action for the following reasons.

The borough code states in MSB 43.35.005 that the platting board may reconsider its decision for any of 5 listed reasons. We feel, at the least, the following reasons apply:

Reason (1) there was a clerical error in the decision: We feel the Notification of Public Hearing had inaccurate information.

- a. Correct street maps were not provided – Coleman Drive is very inaccurate
- b. Complete subdivision maps were not provided - Glacier View Estates showed undeveloped

Reason (5) there was a substantial procedural error in the originals proceedings: The motion to approve the preliminary plat of Berry's Bluff, contingent upon staff recommendations, was approved with recommendations that would significantly impact property owners who had no voice at the meeting, ie: residents on the west side of Coleman Drive - who did not receive any notification of possible action affecting their road.

Signature	Name (Printed)	Address	Date:
	JOSEPH WILSON	200 Box 875109 - mailing 1330 W. Bluff View Dr.	6-22-19
	STEVE BROWN	1305 Ridgeview Dr. PO Box 875256	6-22-19
	JASON Childers	1325 W. Bluffview Dr. P.O. Box 875376	6-22-19
	CRAIG MESPLET	1431 W RIDGEVIEW WASILLA, AK 99654	6-22-19
	PAT WILSON	1300 W. Bluffview WASILLA, AK	6-22-19
	Monica Droz	1240 W. Ridgeview Dr. Wasilla, AK 99654	6-22-19
	Carol Treat	1230 Bluffview Dr. PO Box 1133 Chickadee, AK 99674	6-24-2019
	David Treat	P.O. Box 1133 Chickadee, AK 1230 Bluffview Dr.	6-24-2019
	Vaillancourt, Michael	PO Box 876291 Wasilla 4370 Ridgeview Court Wasilla	6-24-2019
	James W. Marsh	1300 W. Bluffview Dr.	6-24-19
	Nicole L. Marsh	1300 W. Bluffview Dr.	6-24-19



MATANUSKA-SUSITNA BOROUGH

Platting Division

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

NOTIFICATION OF ACTION

June 15, 2019

Nugent Properties, LLC
Howard Nugent
4237 E. Meridian Loop
Wasilla, AK 99654

Case #: **2019-061**

Case Name: **BERRY'S BLUFF**

Action taken by the Platting Board on June 6, 2019 is as follows:

THE PRELIMINARY PLAT FOR BERRY'S BLUFF WAS APPROVED AND WILL EXPIRE ON JUNE 13, 2025 CONTINGENT UPON THE FOLLOWING CONDITIONS / REASONS (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER 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,

Jordan Rausa

Mr. Jordan Rausa
Platting Board Chairman

sv

cc: DPW – Jamie Taylor

Besse Engineering
1890 Jaime Marie Circle
Wasilla, AK 99654

Additional Plat Reviews After 2nd Final are \$100.00 Each

Jason Childers
PO Box 875376
Wasilla, AK 99687

DJ
alaskacorn98@gmail.com

Neal Ainsworth
(No Address)

Daniel Johnston
4580 S. Doubletree Road
Wasilla, AK 99654

Joey Crum
4543 S. Twin Peaks Drive
Wasilla, AK 99654

Carol Trent
1230 Bluff View Drive
Wasilla, AK 99654

Joseph Wilson
PO Box 875109
Wasilla, AK 99687

Michael Vaillancourt
msdefense@mtaonline.net
PO Box 876291
Wasilla, AK 99687

Nicole & Jim Marsh
1300 W. Bluff View Drive
Wasilla, AK 99654

Carol Halsey
PO Box 870727
Wasilla, AK 99687

Pat Wilson
PO Box 875109
Wasilla, AK 99687

Craig Mespelt
1431 W. Ridgeview Drive
Wasilla, AK 99654

Daniel Trent
PO Box 1133
Chickaloon, AK 99674

Monica Droz
1260 W. Ridgeview Drive
Wasilla, AK 99654

Steve Brown
Aksun247@mtaonline.net
PO Box 875256
Wasilla, AK 99687

Nicolas Strickler
1140 W. Bold Peak Circle
Wasilla, AK 99654

CONDITIONS of APPROVAL:

The Platting Board approved the preliminary plat for Berry's Bluff, contingent upon the following:

1. Pay postage and advertising fees.
2. Taxes and special assessments must be paid in full through the year of recording prior to recording the plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
3. Provide updated Certificate to Plat executed within 7 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
4. Show or list all easements of record.
5. Obtain Platting Assistant's approval of road names and subdivision name.
6. Submit an updated useable area report for Lot 1, Block 2 stating the building and septic area requirements are met and testhole #8 complies with code prior to plat recordation.
7. Show temporary cul-de-sac on the eastern side of Bluff View Drive in a location that provides the required frontage for the Lots 8 & 12.
8. Provide a new design reducing the number of lots or a more in depth traffic analysis so Twin Peaks Drive complies with the ADT for a Residential Subcollector Street or provide sign-off from Department of Public Works based on the current report.
9. Provide certification by a professional engineer that S. Twin Peaks Drive was upgraded to Residential Subcollector standards and if determined necessary, provide the same for W. Bluff View Drive and S. Coleman or provide sign-off from Department of Public Works.
10. Provide a 15' utility easement adjacent to all right-of-ways as request by MTA and MEA or obtain sign-off from MEA & MTA on the final plat.
11. Construct all right-of-ways within Berrys Bluff including the connection and temporary cul-de-sac on the east end of Bluff View Drive and the connections to S. Twin Peaks Drive and W. Bluff View Drive outside of the subdivision to borough street standards as determined by Department of Public Works:
 - 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 for each phase. Submit the *No Engineer Left Behind* for final road inspection.
 - b. Provide verification of roadways per MSB 43.20.140(A)(2)(a) & (b).
 - c. Provide DPW acceptance of the roads to Platting staff.
 - d. Provide updated drainage plan as DPW deems necessary.
12. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
13. Submit final plat in full compliance with Title 43.

FINDINGS of FACTS:

1. The plat of Berrys Bluff is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The engineer provided a useable area report stating all lots except Lot 1, Block 2 have 10,000 sq. ft. of useable building area and 10,000 sq. ft. of contiguous useable septic area pursuant to MSB 43.20.281. An updated useable area report for Lot 1, Block 2 stating the requirements for useable area exist and testhole #8 complies with code will be required prior to plat recordation. With this updated useable area report, all requirements of MSB 43.20.281 will be met.
3. Frontage for the subdivision lots will exist pursuant to MSB 43.20.320 *Frontage*.
4. Legal and physical access will be provided to the proposed lots from S. Twin Peaks Drive and W. Bluff View Drive, consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, MSB 43.20.140 *Physical Access*.
5. Lot & Block Design requirements including the 4:1 depth to width ratio are consistent with MSB 43.20.300.
6. Utility easements are required per SCM Section I. MEA & MTA are requesting 15' utility easements adjacent to all right-of-ways or utility sign-off is required.
7. Streets named on subdivision plats are subject to MSB 11.20, *Street Names and Address Numbers*. Road names and Subdivision name require approval from the Platting Assistant.
8. Drainage requirements have been addressed as required by the Subdivision Construction Manual and if there are any additional requirements, the developer and borough engineer will resolve that in the pre-construction meeting.
9. Traffic Routing Study stated the ADT for Twin Peaks Drive is over what is allowed for a residential subcollector Street. A redesign of the subdivision, reducing the lots by 9 or providing a further traffic study showing the traffic being dispersed to the west is required to comply with SCM.
10. Twin Peaks Drive needs to be upgraded and certified to residential subcollector Street standards to support the ADT from Berrys Bluff.
11. S. Coleman Drive and W. Bluff View Drive may need to be upgraded and certified to residential subcollector standards if the ADT is found to be over the allowed ADT for residential streets to comply with the SCM.
12. There were no objections to the plat from any outside agencies or borough departments.
13. Monica Brennan, owner of Lot 3, Block 3, Bluff View Acres, objects to the proposed subdivision because of the increased traffic and if approved, she suggests more stop signs and/or speed bumps.

14. Steve Brown, owner of Lot 13B, Block 2, Bluff View Acres is concerned about the connection to Bluff View Drive from the proposed subdivision. His concerns include speeding, increased traffic and increased crime.
15. Michael Vaillancourt, owner of Lot 4A, Block 2, Bluff View Acres objects to the proposed subdivision due to the connection to Bluff View Drive. He believes the neighborhood will no longer be wonderful and quiet and there will be increased traffic and crime.
16. The proposed subdivision borders state land to the south, which is part of the Palmer Hay Flats State Game Refuge.
17. Nicolas and Amanda Strickler, owner of Lot 8, Block 4, Sunrise Mountain Estates, Phase 2; Carol Treat, owner of Lot 9, Block 5, Bluff View Acres; Jim & Nicole Marsh, owner of Lot 7, Block 5, Bluff View Acres; Daniel Johnston, owner of Lot 12, Block 5, Bluff View Acres; and one unnamed resident all object to the subdivision for the following reasons: Increased traffic, speed, noise, crime and population. Concern for the safety of the children playing in the streets. Concerned about street maintenance and repair and the additional traffic deteriorating the roads. Concerned about migratory bird population and the active eagles nest, and suggests that the subdivision should only have one access point.

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Chair Rausa opened the public hearing for public testimony.

(There were no persons to be heard.)

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

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

Mr. Rick Besse, the Petitioner's Representative, provided a brief description of the changes to the master plan.

Staff questioned the petitioner's representative regarding:

- Clarification on the boundary lines and to add recommendation #12.

Chair Rausa closed the applicants comments and discussion moved to the Platting Board.

MOTION: Platting Member Pugh moved to approve the revision of The Ranch Master Plan, removing Phase 1 south of E. Nelson Road and Phase 2 and changing the phasing plan with Phase 5, with 12 recommendations. The motion was seconded by Platting Member Vau Dell.

RECOMMENDATIONS:

- Add #12: Adjust phase lines and phase 5 as requested by DPW engineer.

VOTE: The main motion passed with all in favor. There are 7 findings.

TIME: 1:26 P.M.

CD: 0:26:02

5. 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. BERRY'S BLUFF:** The request is to divide Tax Parcel C7 into 27 lots to be known as **Berry's Bluff**, containing 39.95 acres +/- . The petitioner is constructing interior streets to borough standards. Access to the subdivision will be constructed from S. Twin Peaks Drive and W. Bluff View Drive. The plat is located southeast of E. Fairview Loop, east of S. Coleman Drive and west of S. Well Site Road (Tax ID #17N01W28C007); within the SW 1/4 Section 28, Township 17 North, Range 1 West, Seward Meridian; Community Council is Knik-Fairview and Assembly District #3 George McKee. *(Owner/Petitioner: Nugent Properties, LLC; Surveyor: Besse Engineering; Staff: Cheryl Scott)*

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;

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- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Board Member Cottini

- Stated that he worked with the engineer in the past.
- He does not have a substantial interest for this case, and has no financial consequence to his business; and
- Stated that he can be impartial in a decision.

The Platting Board ruled that there is no conflict of interest.

There was no objection noted.

Chair Rausa read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 95 public hearing notices were mailed out on May 15, 2019.

Ms. Scott provided a staff report

- Gave an overview of the case, #2019-061.
- Staff recommended approval of the case with findings & conditions.

Platting Board Members questioned staff regarding:

- Asked about who would do the upgrades to the roads.
- There are two developers working on the same road, asked who will be doing the main work.
- Asked about sub-collector roads and any updates to be done.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regarding concerns on the roadways and traffic count: Mr. Jason Childers.

The following person spoke regarding concerns about the traffic issues and the wildlife in the area: Mr. Neal Ainsworth.

The following person spoke regarding concerns about access and increased traffic count: Mr. Joey Crum.

The following person spoke regarding concerns about the access regarding the selection line and would like to be more involved in the decision process: Mr. Joseph Wilson.

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The following person spoke regarding concerns about the traffic increase on the roadways and objection to the connectivity of the roads: Ms. Nicole Marsh.

The following person spoke regarding objections to the road access connection being made; and concerns about traffic safety and future roadways: Mr. Jim Marsh.

The following person spoke regarding concerns about future traffic and their experience on road safety: Ms. Carol Halsey.

The following person spoke regarding concerns about future traffic and safety issues: Ms. Pat Wilson.

The following person spoke regarding concerns about the development of the lots and access: Mr. Craig Mespelt.

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 and to respond to questions and statements from the audience.

Mr. Howard Nugent, the petitioner, and Mr. Rick Besse, the petitioner's representative, provided a brief description of the development and answered questions regarding the subdivision.

Platting Board Members questioned the petitioner regarding:

- Residential sub-collector roads and upgrades to the roads.
- ADT count and if recommendation #8 & #9 need to be changed.

Staff questioned the petitioner's representative regarding:

- Clarification on the boundary lines and to add finding of facts #17.

Chair Rausa closed the petitioners comments and discussion moved to the Platting Board.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Berry's Bluff, with 13 recommendations. The motion was seconded by Platting Member Vau Dell.

Platting Board Member Vau Dell asked if Coleman road can be used for access to the lots.

Discussion followed on the subject of roadways and sub collector roads.

FINDINGS OF FACTS:

- Add #17: Nicolas and Amanda Strickler, owner of Lot 8, Block 4, Sunrise Mountain Estates, Phase 2; Carol Treat, owner of Lot 9, Block 5, Bluff View Acres; Jim & Nicole Marsh, owner of Lot 7, Block 5, Bluff View Acres; Daniel Johnston, owner of Lot 12, Block 5, Bluff View Acres; and one unnamed resident all object to the subdivision for the following reasons: Increased traffic, speed, noise, crime and population. Concern for the

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safety of the children playing in the streets. Concerned about street maintenance and repair and the additional traffic deteriorating the roads. Concerned about migratory bird population and the active eagles nest, and suggests that the subdivision should only have one access point.

VOTE: The main motion passed with Platting Member Pugh in objection. There are 17 findings.

TIME: 2:53 P.M.

CD: 01:51:56

BREAK

TIME: 3:01 P.M.

CD: 01:52:07

B. IRON HORSE RUN: The request is to create 31 parcels for the finalization of the Port MacKenzie Rail Extension, to be known as **Iron Horse Run Subdivision**, containing 168.88 acres +/- . Once the plat is recorded, land will be quitclaimed to MSB. The plat is located west of Big Lake, Horseshoe Lake and West Lake; within Sections 01, 02, 10, 11, 15, 16, 20, 21, 29 and 30, Township 17 North, Range 4 West, Seward Meridian.; Community Council is Big Lake and Assembly District #5 Dan Mayfield. (Owner/Petitioner: Alaska mental Health Trust Land Office; Surveyor: Survbase LLC; Staff: Fred Wagner)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Board Member Vau Dell

- Stated that he was approached & had contact with a nonprofit group on the trails.
- He did not share his thoughts or did not speak to them.
- He does not have a substantial interest for this case, and has no financial consequence to his business; and
- Stated that he can be impartial in a decision.

The Platting Board ruled that there is no conflict of interest.

There was no objection noted.

Chair Rausa read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 5 public hearing notices were mailed out on May 15, 2019.

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 18, 2019**

PRELIMINARY PLAT: **PALKO PARADISE**
LEGAL DESCRIPTION: **SEC 24, T18N, R1W, SEWARD MERIDIAN, AK**
PETITIONER: **OLGA PALKO**
SURVEYOR/ENGINEER: **HANSON LAND SOLUTIONS**
ACRES: **29.2** PARCELS: **23**
REVIEWED BY: PEGGY HORTON CASE: 2019-083

REQUEST

The request is to divide Tax Parcel D2 into a 4-phase Master Plan containing 24 lots to be known as Palko Paradise, containing 29.2 acres more or less. Located in the SE¼SE¼ Section 24, T18N, R01W, S.M. AK, lying west of Wasilla-Fishhook Road between E. Paradise Lane and N. Tanis Road.

EXHIBITS:

Vicinity Maps	EXHIBIT A
Phasing Plan	EXHIBIT B
As-Built	EXHIBIT C
Topographic Contours	EXHIBIT D
Aerial Image	EXHIBIT E
Drainage Plan	EXHIBIT F
Engineer's Report	EXHIBIT G

COMMENTS:

DPW Engineer	EXHIBIT H
ROW Coordinator	EXHIBIT I
Fire Code	EXHIBIT J
ADOT&PF	EXHIBIT K
Enstar	EXHIBIT L
MEA	EXHIBIT M
MTA	EXHIBIT N

DISCUSSION:

Master Plan Phasing Plan: The phasing plan shows the 4 phases of this project (**Exhibit B**). Each phase contains 5-6 lots.

Lot and Block Design: The 23 lots range in size from 0.92 acres to 1.7 acres. Lot and Block design standards are met. None of the lots exceed the 3:1 ratio for width to depth. Each lot has a minimum of 60' of road frontage or 45' on a cul-de-sac.

The parent parcel's boundary extends to the centerline of E. Paradise Lane, N. Tanis Road and N. Wasilla-Fishhook Road according to the title report. This plat is dedicating portions of those three roads as shown on the plat (**Recommendation #1**).

As-built Info: The surveyor provided as-built information within and outside the boundary as required by MSB 43.15.016 (**Exhibit C**). There is a connex within proposed Lot 2, Block 2 that will need to be moved outside the setback to the ROW of N. Allda Way (**Recommendation #2**). The surveyor provided topographic contours and aerial imagery (**Exhibit D & E**)

Access: N. Wasilla-Fishhook to E. Paradise Lane and to N. Tanis Road provides legal and physical access to the subdivision. The borough maintains E. Paradise Lane and N. Tanis Road. The State of Alaska DOT&PF maintains N. Wasilla-Fishhook Road. Residential road construction will be required for the internal roads (**Recommendation #4**). All lots will take access from the internal roads. The petitioner intends to remove the existing driveway onto Wasilla-Fishhook Road (**Recommendation #8**).

Drainage: The surveyor provided a drainage plan meeting the Subdivision Construction Manual standards (SCM Section D) (**Exhibit F**). The drainage plan shows the drainage along the proposed roads and general drainage patterns within the property. Proposed infiltration points are also shown.

Useable Area: The engineer's report provided by Hanson Land Solutions (**Exhibit G**). The engineer reviewed 6 test holes, all dug to 12 feet to show the subsurface conditions over the entire area of the subdivision, as required by MSB 43.20.281(A)(1)(b). No groundwater was encountered in any of the test holes. Mr. Gilliland certified each lot in the proposed subdivision has at least 10,000 sq ft of useable septic area and 10,000 sq ft of useable building area.

COMMENTS:

Borough:

DPW Engineer commented that a temporary turnaround will be necessary for Phase 3 (**Exhibit H**) (**Recommendation #5**). Dedicate drainage easement for any drainage facilities outside of ROW (**Recommendation #6**). May need to add cross culvert on Allda Way at Palko Circle to continue natural drainage patterns. *Staff notes this will be determined at final inspection.* Certify Tanis Road meets Residential Subcollector standard from Wasilla Fishhook to Palko Circle (**Recommendation #7**). Remove driveway on Wasilla Fishhook for Lot 2 Block 2 (**Recommendation #8**). Add corner radii to ROW intersections at Paradise Lane and Tanis Road (**Recommendation #9**).

ROW Coordinator commented that proper radius returns at Allda intersection with Paradise and on the southern side of Palko at Tanis (Seward Meridian Extension) where it can be made **(Exhibit I) (Recommendation #9)**. Restrict access to internal roads only. Remove the two existing accesses onto Wasilla-Fishhook **(Recommendation #8)**. During each phase plat, proper temporary turnarounds be used to turn around traffic appropriately **(Recommendation #5)**.

Fire Marshall Donald Cuthbert stated Phase III presents a problem for turning emergency equipment around if the road is not constructed to connect to Paradise Lane at the time phase III is constructed **(Exhibit J) (Recommendation 5)**. Phase I poses a similar problem for turning emergency vehicles around. *Staff notes the phase lines shown on Exhibit B show the t-intersection at Palko Circle and Allda Way, which will be constructed to provide turnaround capability for Phase I.*

State:

ADOT&PF stated no direct access will be granted to Wasilla-Fishhook **(Exhibit K)**. They recommend the petitioner dedicate additional right-of-way for Paradise Lane to be realigned so that the intersection with Wasilla-Fishhook Road is a 90-degree angle. There are no plans at present to realign that intersection, but recommend the petitioner dedicate the necessary right-of-way for the future possibility. *Staff notes this dedication is not a requirement of Title 43 and the petitioner declined to dedicate additional right-of-way for this.*

Utilities:

Enstar has no comments, recommendations, or objections **(Exhibit L)**. MEA comments include easements 15 feet on each side of overhead electric and 10 feet wide by 20 feet long easements for existing down guys and anchors **(Exhibit M) (Recommendation #10)**. MTA has no comments **(Exhibit N)**.

CONCLUSION:

The preliminary plat for Palko Paradise Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat Submittal and Approval. This master plan has 4 phases with 23 lots. The lot and block design standards are met and frontage requirements are met also.

A professional engineer stated the proposed lots contain the required useable septic and useable building area. Residential standard roads are required to provide physical access to the lots. A drainage plan was submitted which meets the Subdivision Construction Manual standards. There were no objections from Borough Departments, outside agencies, or the public.

FINDINGS of FACT:

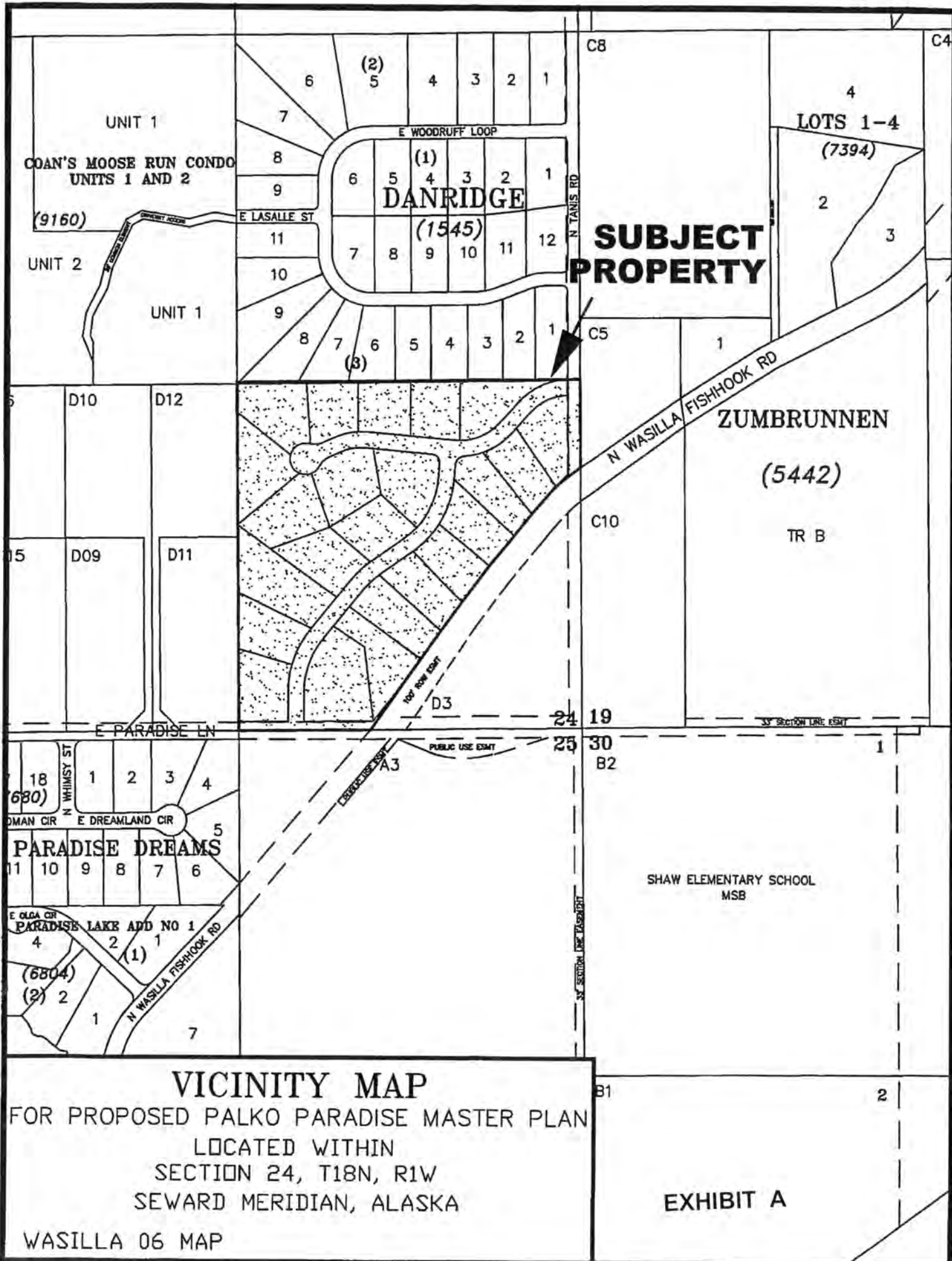
1. The plat of Palko Paradise Master Plan is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat Submittal and Approval.
2. Lot sizes and block lengths are consistent MSB 43.20.300(A), *Lot and Block Design*.
3. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
4. A professional engineer stated useable area is available for wastewater disposal and building in compliance with MSB 43.20.281.
5. There are 15' utility easements shown on the plat along both sides of the proposed right-of-ways consistent with the SCM standards for utilities. MEA recommended additional easements to cover the existing facilities on the property.
6. There is a connex located 22.9 feet from the proposed right-of-way, which will need to be moved or removed so the setback requirements are met per MSB 17.55.
7. All lots will take access from the internal roads. The existing driveways onto Wasilla-Fishhook will be removed.
8. Tanis Road from Wasilla-Fishhook to Palko Circle must be certified to Residential Sub-Collector due to the Average Daily Traffic count.
9. Residential road construction will be required for the internal roads to provide physical access to the lots.
10. There were no borough department, outside agency or public objections to this plat.

RECOMMENDED CONDITIONS OF APPROVAL:

Recommended motion: "I move to approve the preliminary plat of Palko Paradise, located within Section 24, Township 18 North, Range 1 West, Seward Meridian, Alaska contingent on the following recommendations for conditions of approval:"

1. Show the boundary of the property as described in the title report and dedicate those portions of N. Tanis Road, E. Paradise Lane and N. Wasilla-Fishhook Road.
2. Move or remove structures from the parent parcel to comply with MSB 17.55, *Setbacks*. Provide verification from a surveyor that there are no setback violations prior to recordation.

3. Submit construction cost estimate, schedule pre-construction meeting with Public Works Engineer, pay inspection fee, and obtain Notice to Proceed prior to any road or drainage construction in compliance with SCM, Section E.
4. Construct the interior roads to minimum residential 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.
5. Construction of the N. Allda Way within Phase III will require a temporary turnaround at the last lot served, unless N. Allda Way is constructed to E. Paradise Lane.
6. Dedicate drainage easements for any drainage facilities outside of the ROW.
7. Provide certification that Tanis Road meets Residential Subcollector standards from Wasilla-Fishhook to Palko Circle.
8. Remove existing driveways onto Wasilla Fishhook Road and restore the drainage swale.
9. Add corner radii to ROW intersections including Wasilla-Fishhook at Tanis and Paradise; Paradise at Allda; and Tanis at Palko.
10. Grant easements 15 feet on each side of overhead electric and 10 feet wide by 20 feet long easements for existing down guys and anchors, as recommended by MEA.
11. Submit the mailing and advertising fee.
12. Provide updated Certificate to Plat executed within 7 days, prior to recording each phase plat per MSB 43.15.053(E).
13. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with each phase plat.
14. Submit recording fee, payable to the State of Alaska, DNR for each phase plat.
15. Taxes and special assessments must be paid in full through the year of recording for each phase plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
16. Submit final phase plats in full compliance with Title 43.



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 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.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	206.80	255.00	46°27'59"	201.18	S66°31'34"W	109.47
C2	168.22	195.00	49°25'36"	163.05	S68°00'28"W	88.75
C3	10.02	195.00	2°56'35"	10.02	S85°48'26"E	5.01
C4	35.53	255.00	7°59'01"	35.50	N88°19'39"W	17.79
C5	94.61	255.00	21°15'30"	94.07	S77°03'05"W	47.86
C6	42.99	60.01	41°02'39"	42.08	S87°22'32"W	22.46
C7	96.03	60.00	91°42'04"	86.10	S61°54'40"W	61.81
C8	85.36	60.00	81°30'58"	78.34	S24°41'51"E	51.71
C9	47.53	60.00	45°23'10"	46.30	N88°08'56"W	25.09
C10	46.23	60.00	44°08'44"	45.09	S47°05'07"W	24.33
C11	43.36	60.05	41°22'13"	42.43	S45°43'03"W	22.67
C12	99.52	195.00	29°14'31"	98.45	S81°02'36"W	50.87
C13	46.64	30.00	89°04'42"	42.08	N39°47'48"W	29.52
C14	208.67	302.78	39°29'14"	204.57	N24°29'10"E	108.67
C15	62.78	302.78	11°52'48"	62.67	N50°10'11"E	31.50
C16	89.06	317.79	16°03'28"	88.77	N48°04'51"E	44.82
C17	157.98	380.00	23°49'10"	156.84	N28°08'33"E	80.15
C18	108.27	380.00	16°19'29"	107.90	S6°04'13"W	54.50
C19	224.21	320.00	40°08'39"	219.65	N19°58'48"E	116.93
C20	72.25	257.79	16°03'28"	72.01	N48°04'51"E	36.36
C21	145.05	362.78	22°54'32"	144.09	S44°39'19"W	73.51
C22	180.19	362.78	28°27'30"	178.34	S18°58'18"W	91.99
C23	44.21	30.00	84°25'45"	40.31	S46°57'26"W	27.22
C24	78.40	253.85	17°41'42"	78.09	S80°19'27"W	39.51
C25	125.67	255.00	28°14'12"	124.40	N57°24'46"E	64.14
C26	158.14	195.00	46°27'59"	153.84	S66°31'39"W	83.71
C27	182.47	225.00	46°27'59"	177.51	N66°31'39"E	96.59
C28	205.66	225.00	52°22'11"	198.57	N69°28'45"E	110.64
C29	114.83	225.00	29°14'31"	113.59	N81°02'36"E	58.70
C30	298.35	332.78	51°22'02"	288.46	N30°25'34"E	160.04
C31	80.65	287.79	16°03'28"	80.39	N48°04'51"E	40.59
C32	245.23	350.00	40°08'39"	240.24	N19°58'48"E	127.89

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 5 (POINT 706). A RECOVERED ALUMINUM MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61° 37' 55.02"N 149° 22' 02.63"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.



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.

REGISTERED LAND SURVEYOR

COAN'S MOOSE RUN CONDOS (2013-20)

MSB WAIVER 2005-233-PWm (2013-027774-0)

LINE TABLE

LINE #	LENGTH	BEARING
L1	2.22	N89° 54' 11"E
L2	27.36	N84° 20' 09"W
L3	59.53	N40° 03' 08"E
L4	35.62	N43° 17' 40"E
L5	67.71	N45° 36' 09"E
L6	66.25	S42° 40' 19"W
L7	72.79	S41° 14' 54"W
L8	38.00	N41° 14' 54"E
L9	69.86	N40° 25' 52"E
L10	14.78	N40° 25' 52"E
L11	73.39	N38° 48' 10"E
L12	62.07	N38° 06' 45"E
L13	16.37	N38° 06' 45"E
L14	85.60	N38° 29' 36"E
L15	70.05	N37° 36' 59"E
L16	90.58	N36° 34' 16"E
L17	43.78	N37° 10' 12"E
L18	30.62	S37° 10' 12"W
L19	101.52	S36° 26' 15"W
L20	13.06	S36° 26' 15"W
L21	88.01	S36° 54' 14"W
L22	101.31	S38° 09' 50"W
L23	95.90	S39° 19' 27"W
L24	16.87	N0° 01' 09"E
L25	43.62	N0° 01' 09"E
L26	28.60	S84° 20' 09"E
L27	1.45	S89° 45' 38"W

LEGEND

- RECOVERED BLU/OLV BRASS CAP ON IRON PIPE
- RECOVERED ALUMINUM MONUMENT
- RECOVERED IN" PLASTIC CAP ON N" REBAR
- RECOVERED N" REBAR
- RECOVERED S" REBAR
- SET PLASTIC CAP ON N" REBAR AT ALL PC'S, PC'S, AND CORNERS
- COMPUTED DATA



CERTIFICATE 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.

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) _____ DATE _____

WARRANTY DEED BK. 565, PG. 64

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SU BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

OLGA A. PALKO _____ DATE _____
P.O. BOX 873568
WASILLA, AK 99687

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 201____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
JUN 23 2019
PLATTING

MASTER PLAN PHASES

EXHIBIT B

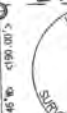
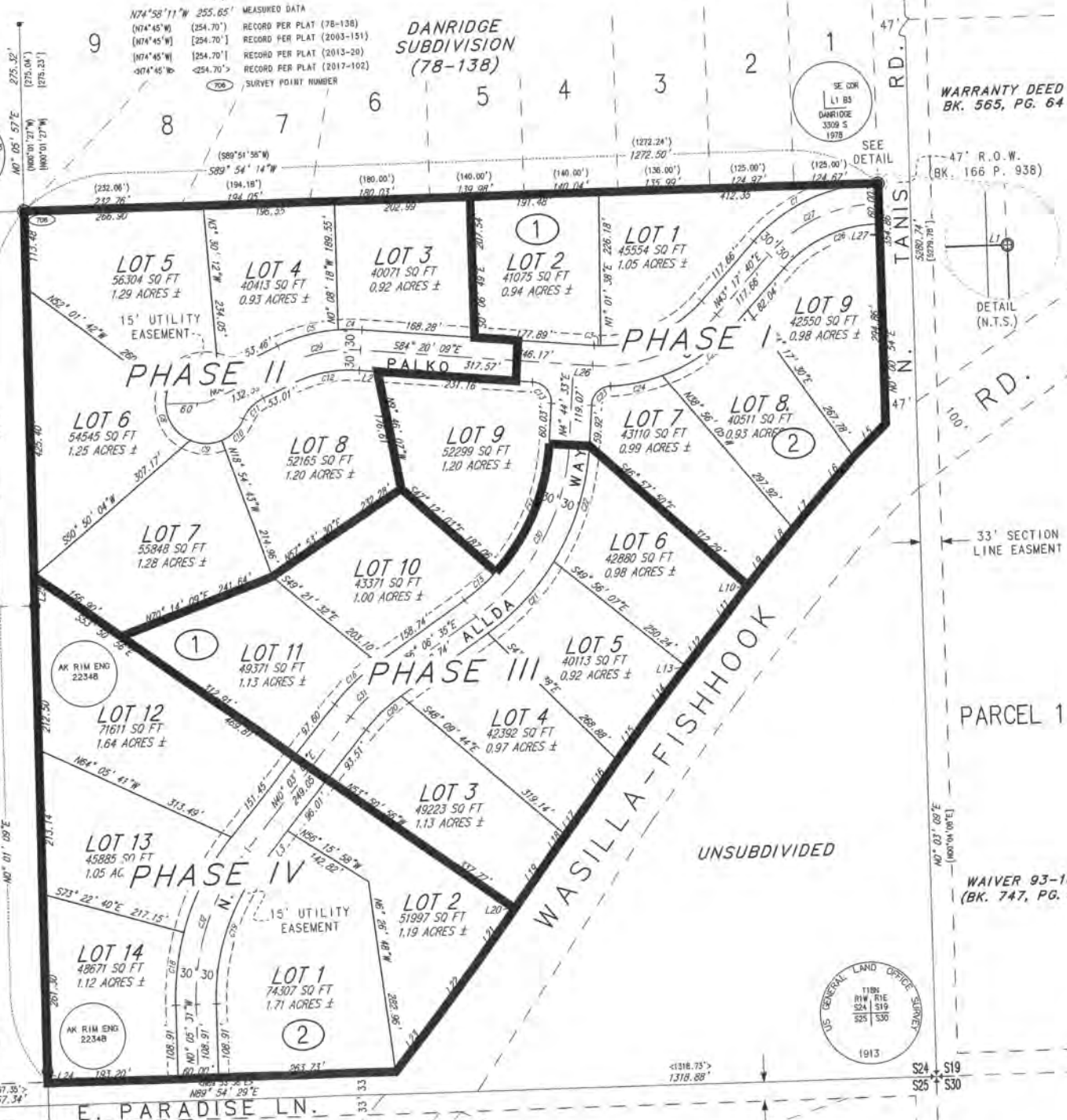
A PLAT OF PALKO PARADISE SUBDIVISION

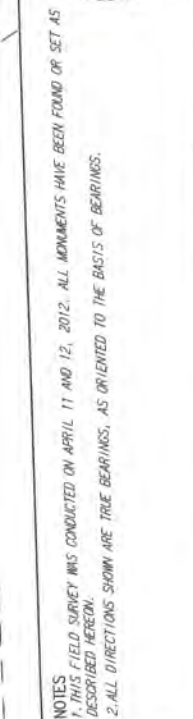
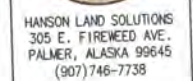
A SUBDIVISION OF
SE1/4 SEC. 24, T.18N. R.1W. SM. AK
LYING WEST OF WASILLA-FISHHOOK
PALMER RECORDING DISTRICT
STATE OF ALASKA

LOCATED WITHIN
SEC. 24, T.18N. R.1W. SM. AK
CONTAINING 29.2 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

FILE: FB15-126 OK: CEH SCALE: 1"=100' 06/03/19 1 OF 1





WASILLA, ALASKA
PALKO PARADISE
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 18-126C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
06-01-19

REFERENCE
NUMBER:
V-21
SHEET 2 OF 4

-  RECOVERED BLW BRASS CAP
-  RECOVERED ALUMINUM MONUMENT
-  RECOVERED PLASTIC CAP ON #5 REBAR
-  RECOVERED 3/4" REBAR
-  RECOVERED 1/2" REBAR
-  SET PLASTIC CAP ON #5 REBAR AT ALL PC'S, FC'S, AND CORNERS
-  WATER WELL
-  PEDESTAL, TELEPHONE
-  SEPTIC VENT/CLEANOUT
-  ANCHOR GUY
-  UTILITY POLE
-  ELECTRIC TRANSFORMER BOX
-  MAN HOLE
-  PUBLIC SIGN
-  PEDESTAL, TELEPHONE
-  UTILITY POLE WITH LUMINAIRE
-  OVERHEAD ELECTRIC
-  BUILDING
-  DRIVEWAY/DRIVEWAY
-  PAVED ROAD

UNIT 1

MSB WAIVER
2005-233-PWm
(2013-027774-0)

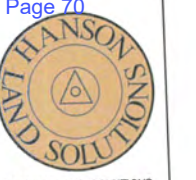
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	206.80	255.00	46°27'59"	201.18	S65° 58' 15"W	109.47
C2	168.22	195.00	49°25'36"	163.05	S67° 27' 04"W	89.75
C3	10.02	195.00	2°56'35"	10.02	S86° 21' 50"E	5.01
C4	35.53	255.00	7°59'01"	35.50	N88° 53' 03"W	17.79
C5	94.61	255.00	21°15'30"	94.07	S76° 29' 41"W	47.86
C6	42.99	60.01	41°02'39"	42.08	S86° 49' 08"W	22.46
C7	96.03	60.00	91°42'04"	86.10	S61° 21' 16"W	61.81
C8	85.36	60.00	81°30'58"	78.34	S25° 15' 15"E	51.71
C9	47.53	60.00	45°23'10"	46.30	N88° 42' 20"W	25.09
C10	46.23	60.00	44°08'44"	45.09	S46° 31' 43"W	24.33
C11	43.36	60.05	41°22'13"	42.43	S45° 09' 39"W	22.67
C12	99.52	195.00	29°14'31"	98.45	S80° 29' 12"W	50.87
C13	46.64	30.00	89°04'42"	42.08	N40° 21' 12"W	29.52
C14	208.67	302.78	39°29'14"	204.57	N23° 55' 46"E	108.67
C15	62.78	302.78	11°52'48"	62.67	N49° 36' 47"E	31.50
C16	89.06	317.79	16°03'28"	88.77	N47° 31' 28"E	44.82
C17	157.98	380.00	23°49'10"	156.84	N27° 35' 09"E	80.15
C18	108.27	380.00	16°19'29"	107.90	S7° 30' 49"W	54.50
C19	224.21	320.00	40°08'39"	219.65	N19° 25' 24"E	116.93
C20	72.25	257.79	16°03'28"	72.01	N47° 31' 28"E	36.36
C21	145.05	362.78	22°54'32"	144.09	S44° 05' 55"W	73.51
C22	180.19	362.78	28°27'30"	178.34	S18° 24' 54"W	91.99
C23	44.19	30.00	84°24'18"	40.31	S46° 23' 18"W	27.20
C24	78.41	252.62	17°47'00"	78.09	S79° 46' 58"W	39.52
C25	125.67	255.00	28°14'12"	124.40	N56° 51' 22"E	64.14
C26	158.14	195.00	46°27'59"	153.84	S65° 58' 15"W	83.71
C27	182.47	225.00	46°27'59"	177.51	N65° 58' 15"E	96.59
C28	205.66	225.00	52°22'11"	198.57	N68° 55' 21"E	110.64
C29	114.83	225.00	29°14'31"	113.59	N80° 29' 12"E	58.70
C30	298.35	332.78	51°22'02"	288.46	N29° 52' 10"E	160.04
C31	80.65	287.79	16°03'28"	80.39	N47° 31' 28"E	40.59
C33	245.23	350.00	40°08'39"	240.24	N19° 25' 24"E	127.89

LINE #	LENGTH	BEARING
L1	2.22	N89° 12' 14"E
L2	27.36	N84° 53' 33"W
L3	59.53	N39° 29' 44"E
L4	35.62	N42° 44' 16"E
L5	67.71	N45° 02' 45"E
L6	66.25	S42° 06' 55"W
L7	72.79	S40° 41' 30"W
L8	38.00	N40° 41' 30"E
L9	69.86	N39° 52' 28"E
L10	14.78	N39° 52' 28"E
L11	73.39	N38° 14' 46"E
L12	62.07	N38° 33' 21"E
L13	16.37	N38° 33' 21"E
L14	85.60	N37° 56' 12"E
L15	70.05	N37° 03' 35"E
L16	90.58	N36° 00' 52"E
L17	43.78	N36° 36' 48"E
L18	30.62	S36° 36' 48"W
L19	101.52	S35° 52' 51"W
L20	13.06	S35° 52' 51"W
L21	88.01	S36° 20' 50"W
L22	101.31	S37° 36' 26"W
L23	95.90	S38° 46' 03"W
L24	16.87	N0° 32' 15"W
L25	43.62	N0° 32' 15"W
L26	28.60	S84° 53' 33"E

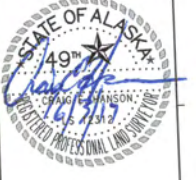
EXHIBIT C







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



RECEIVED
JUN 03 2019

WASILLA, ALASKA
PALCO PARADISE
SITE PLAN - EXISTING CONDITIONS

DWG.#: 18-126C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
06-01-19

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 4

EXHIBIT E



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



RECEIVED
JUN 13 2019

WAIVER 93-109W
(BK. 747, PG. 992)

PARCEL 1



NOTES:
1. THE 2" BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BROADBAND/LIDAR/IMAGERY PROJECT OF 2011/2012.
2. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONSTRAINED WITH AN OPUS SOLUTION OF A GPS STATIC OCCUPATION.
3. THE HORIZONTAL DATUM IS NAD83 (EPOCH 2010)

WASILLA, ALASKA
PALKO PARADISE
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN

DWG. #: 18-126C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
06-03-19

REFERENCE
NUMBER:
C-2.4
SHEET 4 OF 4

EXHIBIT F



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



RECEIVED

JUN 13 2019

PLATTING

USEABLE AREA CERTIFICATION

PALKO PARADISE SUBDIVISION

A SUBDIVISION OF

SE 1/4 SE 1/4 SECTION 24, T.18N. R.1E. 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):

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 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: 2, 4, 6

(GP) TEST HOLES: 1, 3, 5

(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:

(SM) TEST HOLES:

- ☐ 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:

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" or will have once the specified Fill, Re-Grading and Standard Septic Designs have been provided.

Simon Gilliland

Simon Gilliland P.E.

Professional Engineer

6/3/19

Date



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

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG

Parcel:	PALKO PARADISE SUBDIVISION	TEST HOLE NO.	Date:	05/08/19
Insp. By:	SIMON GILLILAND	1	Job #	18-126

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft		
3ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX. LITTLE FINES
4ft		
5ft		
6ft		
7ft		
8ft		
9ft		
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

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



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 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG

Parcel:	PALKO PARADISE SUBDIVISION	TEST HOLE NO.	Date:	05/08/19
Insp. By:	SIMON GILLILAND	2	Job #	18-126

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY						
2ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE FINES						
3ft								
4ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE NO FINES	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE NO FINES	2					
8ft			3					
9ft			4					
			5					
			6					
10ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE NO FINES	7					
11ft			8					
12ft			9					
			10					
			11					
			12					
13ft			Perc. Hole Diam. (in.):					
14ft			Test Run Between:					
15ft			ft and		ft Deep			
16ft								
17ft								
18ft								
19ft								
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 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG

Parcel:	PALKO PARADISE SUBDIVISION	TEST HOLE NO.	Date:	05/08/19
Insp. By:	SIMON GILLILAND	3	Job #	18-126

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	<table><tr><th colspan="6">PERCOLATION TEST</th></tr><tr><th>Reading</th><th>Date</th><th>Gross Time</th><th>Net Time</th><th>Depth to Water</th><th>Net Drop</th></tr><tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4</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></tr><tr><td>6</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></tr><tr><td>8</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></tr><tr><td>10</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></tr><tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr></table> Perc. Hole Diam. (in.): Test Run Between: ftandft Deep  COMMENTS:						PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	1						2						3						4						5						6						7						8						9						10						11						12					
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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:	PALKO PARADISE SUBDIVISION	TEST HOLE NO.	Date:	05/08/19
Insp. By:	SIMON GILLILAND	4	Job #	18-126

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP																																																																																					
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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:	PALKO PARADISE SUBDIVISION	TEST HOLE NO.	Date: 05/08/19
Insp. By:	SIMON GILLILAND	5	Job # 18-126

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Date	WATER LEVEL

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

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG

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Insp. By:	SIMON GILLILAND	6	Job #	18-126

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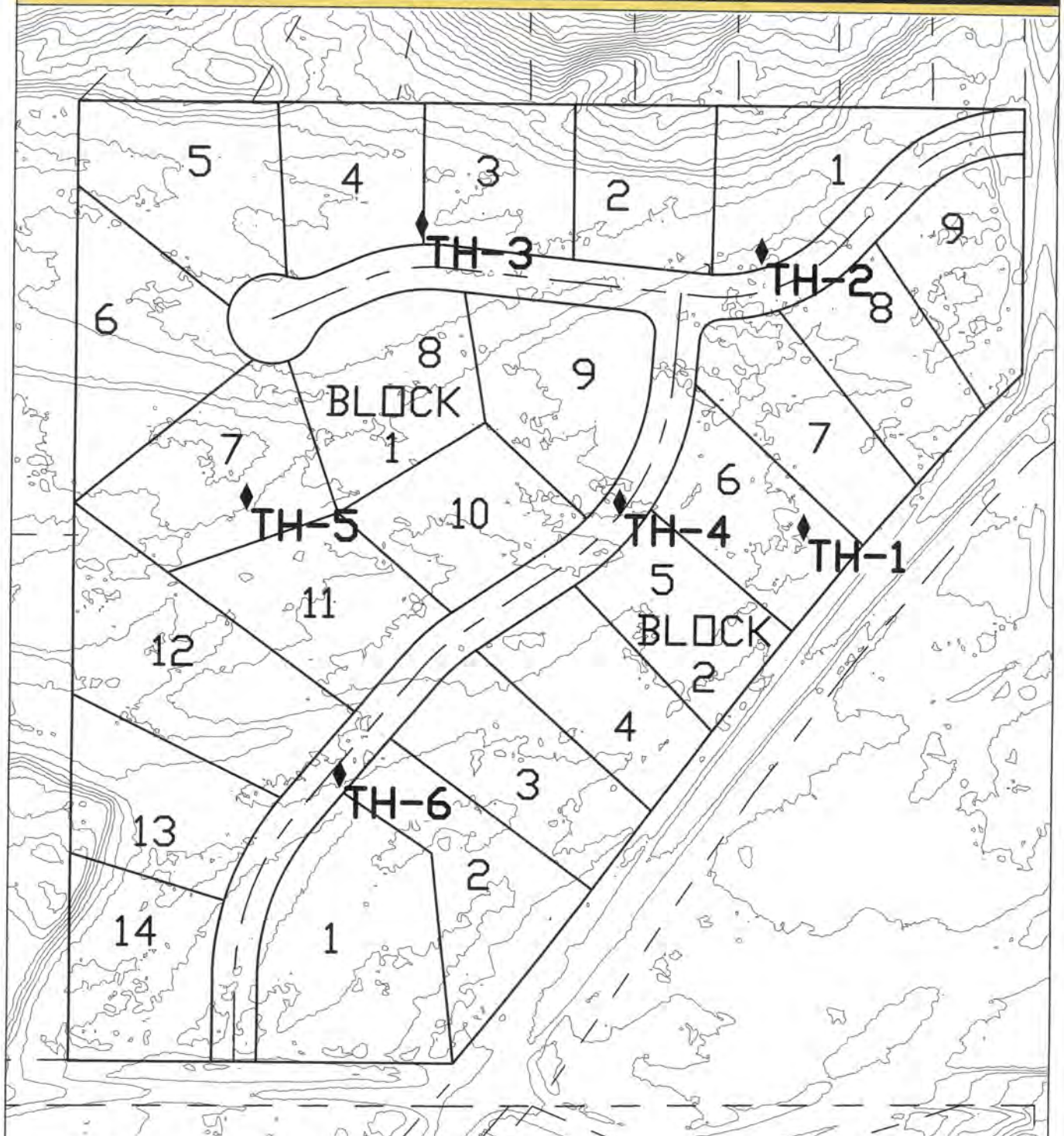
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HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

PALKO PARADISE SUBDIVISION

FILE: 18-126

DRAWN: SCG

6/3/19

EXHIBIT A

Page 1 of 1

EXHIBIT G-9

Peggy Horton

From: Jamie Taylor
Sent: Thursday, June 27, 2019 3:01 PM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Palko Paradise Master Plan Case #2019-083 Tech: PH

Need temporary cul-de-sac for phase 3.
Dedicate drainage easement for any drainage facilities outside of ROW.
May need to add cross culvert on Allda Way at Palko Circle to continue natural drainage patterns.
Certify Tanis Road meets Residential Subcollector standard from Wasilla Fishhook to Palko Circle.
Remove driveway to Wasilla Fishhook for Lot 2 Block 2.
Add corner radii to ROW intersections at Paradise Lane and Tanis Road.

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

From: MSB Platting <Platting@matsugov.us>
Sent: Tuesday, June 11, 2019 8:25 AM
To: Allen.kemplen (Allen.kemplen@alaska.gov) <Allen.kemplen@alaska.gov>; tucker.hurn@alaska.gov; Melanie.nichols@alaska.gov; kyler.hylton@alaska.gov; adam.dubour@alaska.gov; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jessesumnerdistrict6@gmail.com; pamela.j.melchert@usps.gov; mschoming@crweng.com; davemtp@mtaonline.net
Subject: Request for Comments for Palko Paradise Master Plan Case #2019-083 Tech: PH

Good Morning,

Attached is a request for comments for a 24-lot, 4 phase Master Plan off of Wasilla-Fishhook. Please review and provide any comments by June 28, 2019.

Thank you,

EXHIBIT H

Peggy Horton

From: Andy Dean
Sent: Wednesday, June 19, 2019 4:10 PM
To: MSB Platting
Subject: Request for Comments for Palko Paradise Master Plan Case #2019-083 Tech: PH
Attachments: Andy Dean2.vcf

Hello Platting,

Please ask that the surveyor or Engineer to provide for proper radius returns (possibly 20 foot radii minimum) at Allda Intersection with Paradise and on the southern side of Palko at Tanis (Seward Meridian Extension) where it can be made.

Ask that a comment or plat note be placed restricting direct access to Fishhook, Paradise, and Tanis unless otherwise approved by the Jurisdictional authority and that all accesses shall be made from the subdivision interior streets.'

Ask that the two existing accesses be moved to the existing interior roadway as well for safety.

Ask that during each phase plats, proper temp cul-de-sacs or hammerhead street areas be used to turn around traffic appropriately.

Respectfully,



From: MSB Platting <Platting@matsugov.us>
Sent: Tuesday, June 11, 2019 8:25 AM
To: Allen.kemplen (Allen.kemplen@alaska.gov) <Allen.kemplen@alaska.gov>; tucker.hurn@alaska.gov; Melanie.nichols@alaska.gov; kyler.hylton@alaska.gov; adam.dubour@alaska.gov; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jessesumnerdistrict6@gmail.com; pamela.i.melchert@usps.gov; mschoming@crweng.com; davemtp@mtaonline.net
Subject: Request for Comments for Palko Paradise Master Plan Case #2019-083 Tech: PH

EXHIBIT I

Peggy Horton

From: Fire Code
Sent: Friday, June 28, 2019 10:13 AM
To: MSB Platting
Subject: RE: Request for Comments for Palko Paradise Master Plan Case #2019-083 Tech: PH

Peggy,

Phase three presents a problem for turning emergency equipment around if the road is not constructed to connect to Paradise Lane at the time phase III is constructed. Phase I poses a similar problem for turning emergency vehicles around.



Donald Cuthbert
Fire Marshal
 Fire & Life Safety Division
 Central Mat-Su Fire Department
 (907) 861-8030
FireCode@matsugov.us

From: MSB Platting <Platting@matsugov.us>
Sent: Tuesday, June 11, 2019 8:25 AM
To: Allen.kempen (Allen.kempen@alaska.gov) <Allen.kempen@alaska.gov>; tucker.hurn@alaska.gov; Melanie.nichols@alaska.gov; kyler.hylton@alaska.gov; adam.dubour@alaska.gov; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jessesumnerdistrict6@gmail.com; pamela.j.melchert@usps.gov; mschoming@crweng.com; davemtp@mtaonline.net
Subject: Request for Comments for Palko Paradise Master Plan Case #2019-083 Tech: PH

Good Morning,

Attached is a request for comments for a 24-lot, 4 phase Master Plan off of Wasilla-Fishhook. Please review and provide any comments by June 28, 2019.

Thank you,

Peggy Horton
 Platting Technician
 907-861-7881

EXHIBIT J



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

July 1, 2019

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, Central Region Planning office has no comments on the following plats:

- **Hatcher Pass Vlg Ph 1 & 2 (Hanson for Neil Fox)**
- **Tax Map CA 07, Sec 29, T22N, R04W (Schaeffer)**
- **Drift Inn Estates (Kudlacek)**

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has the following comments:

- **Paper (Kelland)**
 - We recommend the petitioner extend the cul-de-sac to the western edge of Lot 38. This will provide for future access to the easement running along that side of Lot 38.
 - No direct access will be granted to Talkeetna Spur from Lot 21. All access must be via Kellard Circle.
- **Tax Map WI 06, Sec 25, T20N, R04W (Porsild)**
 - No direct access will be granted to the Parks Highway from the southern lot. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Parks Highway when there are alternative routes, and the southern lot has access to Dell M Road.
 - The northern lot's driveway must be located at the section line.
- **Fortress Ridge Master Plan (Arnie Hrncir)**
 - An approach road review is required for this development.

EXHIBIT K-1

"Keep Alaska Moving through service and infrastructure."

- **Pittman Flats (Foremost Construction / Filyuk)**
 - We recommend that the petitioner dedicate the Pittman Road right of way.
 - We recommend that the petitioner dedicate an easement that connects to Andrea Lane at the southern edge of the property to provide secondary access. As Andrea Lane was clearly established to provide that connection, this plat should utilize it for future alternate access into the subdivision.
 - Lot 1 & 2 must share a driveway.
 - Lot 3 & 4 must share a driveway.
- **Pinnacle View (Alford)**
 - We recommend the petitioner dedicate the Glenn Highway right of way.
 - Both lots must share a driveway with a single point of access to the Glenn Highway.
- **Palko Paradise Master Plan (Palko)**
 - No direct access will be granted to Wasilla-Fishhook Road. All lots must use internal circulation.
 - We recommend that the petitioner dedicate additional right of way for Paradise Lane to be realigned so that the intersection with Wasilla-Fishhook Road is a 90-degree angle. There are no plans at present to realign that intersection, but we recommend the petitioner dedicate the necessary right of way for the future possibility.

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

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

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Jude Bilafer, MSB Capital Projects Director

EXHIBIT K-2



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

June 11, 2019

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

Subject: Preliminary Plat Request for Comments – **Palko Paradise Master Plan**
 (Case No. 2019-083)

Dear Ms. Horton:

ENSTAR Natural Gas Company has reviewed the Subject Preliminary Plat and has no comments, recommendations or objections.

Thank you for the opportunity to review and comment. If you have any questions, please feel free to contact me at 334-7944 or by email at cassie.acres@enstarnaturalgas.com.

Sincerely,

Cassie Acres
 Right-of-Way and Compliance Technician
 ENSTAR Natural Gas Company

EXHIBIT L

Peggy Horton

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Monday, July 1, 2019 11:44 AM
To: MSB Platting
Subject: RE: Request for Comments for Palko Paradise Master Plan Case #2019-083 Tech: PH

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

MEA comments to include easements 15 feet on each side of overhead electric and 10 feet wide by 20 feet long easements for existing down guys and anchors.

Thank you.

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

From: MSB Platting <Platting@matsugov.us>
Sent: Tuesday, June 11, 2019 8:25 AM
To: Allen.kemplen (Allen.kemplen@alaska.gov) <Allen.kemplen@alaska.gov>; tucker.hurn@alaska.gov; Melanie.nichols@alaska.gov; kyler.hylton@alaska.gov; adam.dubour@alaska.gov; MEA_ROW <MEAROW@mea.coop>; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jessesumnerdistrict6@gmail.com; pamela.j.melchert@usps.gov; mschoming@crweng.com; davemtp@mtaonline.net
Subject: Request for Comments for Palko Paradise Master Plan Case #2019-083 Tech: PH

Good Morning,

Attached is a request for comments for a 24-lot, 4 phase Master Plan off of Wasilla-Fishhook. Please review and provide any comments by June 28, 2019.

Thank you,

Peggy Horton
Platting Technician
907-861-7881

EXHIBIT M

Peggy Horton

From: Holly Sparrow <hsparrow@mta-telco.com>
Sent: Tuesday, June 25, 2019 7:58 AM
To: MSB Platting
Subject: RE: Request for Comments for Palko Paradise Master Plan Case #2019-083 Tech: PH

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

Good morning,

MTA has reviewed the plat for Palko Paradise. 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



Life. Technology. Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Tuesday, June 11, 2019 8:25 AM
To: Allen.kemplen (Allen.kemplen@alaska.gov) <Allen.kemplen@alaska.gov>; tucker.hurn@alaska.gov; Melanie.nichols@alaska.gov; kyler.hylton@alaska.gov; adam.dubour@alaska.gov; mearow@matanuska.com; Right of Way Dept. <row@mta-telco.com>; row@enstarnaturalgas.com; ospdesign@gci.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jessesumnerdistrict6@gmail.com; pamela.j.melchert@usps.gov; mschoming@crweng.com; davemtp@mtaonline.net
Subject: Request for Comments for Palko Paradise Master Plan Case #2019-083 Tech: PH

Good Morning,

EXHIBIT N

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 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

PLANNING AND LAND USE DIRECTOR

DATE

ATTEST:

(PLATTING CLERK)

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	206.80	255.00	46°27'59"	201.18	S66° 31' 34"W	109.47
C2	168.22	195.00	49°25'36"	163.05	S68° 00' 28"W	89.75
C3	10.02	195.00	2°56'35"	10.02	S85° 48' 26"E	5.01
C4	35.53	255.00	7°59'01"	35.50	N88° 19' 39"W	17.79
C5	94.61	255.00	21°15'30"	94.07	S77° 03' 05"W	47.86
C6	42.99	60.01	41°02'39"	42.08	S87° 22' 32"W	22.46
C7	96.03	60.00	91°42'04"	86.10	S61° 54' 40"W	61.81
C8	85.36	60.00	81°30'58"	78.34	S24° 41' 51"E	51.71
C9	47.53	60.00	45°23'10"	46.30	N88° 08' 56"W	25.09
C10	46.23	60.00	44°08'44"	45.09	S47° 05' 07"W	24.33
C11	43.36	60.05	41°22'13"	42.43	S45° 43' 03"W	22.67
C12	99.52	195.00	29°14'31"	98.45	S81° 02' 36"W	50.87
C13	46.64	30.00	89°04'42"	42.08	N39° 47' 48"W	29.52
C14	208.67	302.78	39°29'14"	204.57	N24° 29' 10"E	108.67
C15	62.78	302.78	11°52'48"	62.67	N50° 10' 11"E	31.50
C16	89.06	317.79	16°03'28"	88.77	N48° 04' 51"E	44.82
C17	157.98	380.00	23°49'10"	156.84	N28° 08' 33"E	80.15
C18	108.27	380.00	16°19'29"	107.90	S8° 04' 13"W	54.50
C19	224.21	320.00	40°08'39"	219.65	N19° 58' 48"E	116.93
C20	72.25	257.79	16°03'28"	72.01	N48° 04' 51"E	36.36
C21	145.05	362.78	22°54'32"	144.09	S44° 39' 19"W	73.51
C22	180.19	362.78	28°27'30"	178.34	S18° 58' 18"W	91.99
C23	44.21	30.00	84°25'45"	40.31	S46° 57' 26"W	27.22
C24	78.40	253.85	17°41'42"	78.09	S80° 19' 27"W	39.51
C25	125.67	255.00	28°14'12"	124.40	N57° 24' 46"E	64.14
C26	158.14	195.00	46°27'59"	153.84	S66° 31' 39"W	83.71
C27	182.47	225.00	46°27'59"	177.51	N66° 31' 39"E	96.59
C28	205.66	225.00	52°22'11"	198.57	N69° 28' 45"E	110.64
C29	114.83	225.00	29°14'31"	113.59	N81° 02' 36"E	58.70
C30	298.35	332.78	51°22'02"	288.46	N30° 25' 34"E	160.04
C31	80.65	287.79	16°03'28"	80.39	N48° 04' 51"E	40.59
C32	245.23	350.00	40°08'39"	240.24	N19° 58' 48"E	127.89

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 5 (POINT 706), A RECOVERED ALUMINUM MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61° 37' 55.02"N 149° 22' 02.63"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.



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.

REGISTERED LAND SURVEYOR

COAN'S
MOOSE RUN
CONDOS
(2013-20)

UNIT 1

MSB WAIVER
2005-233-PWm
(2013-027774-0)

LINE TABLE		
LINE #	LENGTH	BEARING
L1	2.22	N89° 54' 11"E
L2	27.36	N84° 20' 09"W
L3	59.53	N40° 03' 08"E
L4	35.62	N43° 17' 40"E
L5	67.71	N45° 36' 09"E
L6	66.25	S42° 40' 19"W
L7	72.79	S41° 14' 54"W
L8	38.00	N41° 14' 54"E
L9	69.86	N40° 25' 52"E
L10	14.78	N40° 25' 52"E
L11	73.39	N38° 48' 10"E
L12	62.07	N39° 06' 45"E
L13	16.37	N39° 06' 45"E
L14	85.60	N38° 29' 36"E
L15	70.05	N37° 36' 59"E
L16	90.58	N36° 34' 16"E
L17	43.78	N37° 10' 12"E
L18	30.62	S37° 10' 12"W
L19	101.52	S36° 26' 15"W
L20	13.06	S36° 26' 15"W
L21	88.01	S36° 54' 14"W
L22	101.31	S38° 09' 50"W
L23	95.90	S39° 19' 27"W
L24	16.87	N0° 01' 09"E
L25	43.62	N0° 01' 09"E
L26	28.60	S84° 20' 09"E
L27	1.45	S89° 45' 38"W

33' SECTION
LINE EASEMENT33' SECTION
LINE EASEMENT

PARADISE
DREAMS
SUBDIVISION
(2017-102)

LEGEND

- RECOVERED BLW/GLO BRASS CAP ON IRON PIPE
- RECOVERED ALUMINUM MONUMENT
- RECOVERED 1/4" PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- RECOVERED 1/2" REBAR
- SET PLASTIC CAP ON 3/8" REBAR AT ALL PC'S, PC'S, AND CORNERS
- COMPUTED DATA

MEASURED DATA

- RECORD PER PLAT (78-138)
- RECORD PER PLAT (2003-151)
- RECORD PER PLAT (2013-20)
- RECORD PER PLAT (2017-102)
- SURVEY POINT NUMBER

**CERTIFICATE 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.

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

DATE

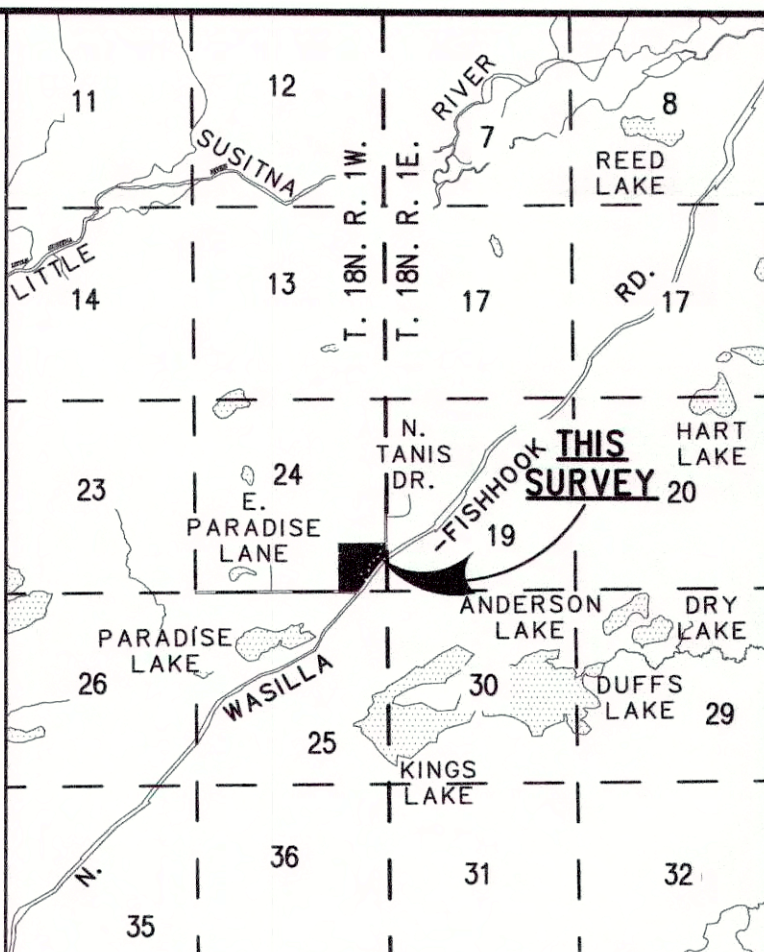
WARRANTY DEED
BK. 565, PG. 64

47' R.O.W.
(BK. 166 P. 938)

DETAIL
(N.T.S.)

PARCEL 1

WAIVER 93-109W
(BK. 747, PG. 992)



SOURCE: MSB TAX MAP WAOO

1"=300'

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SU BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

OLGA A. PALKO
P.O. BOX 873568
WASILLA, AK 99687

DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS

____ DAY OF _____, 201____.

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

RECEIVED
JUN 3 2019
PLATTING

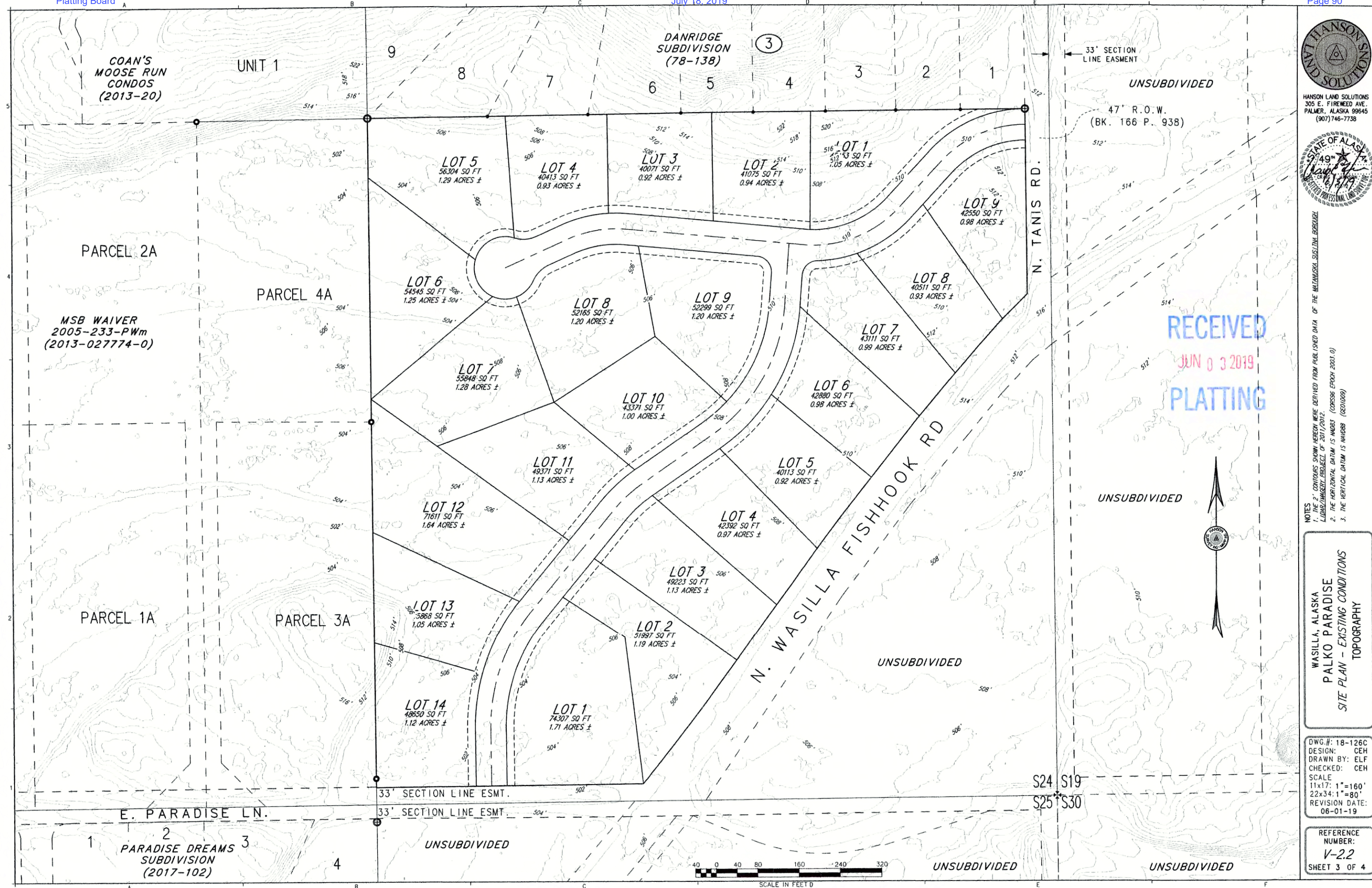
A PLAT OF
**PALKO PARADISE
SUBDIVISION**

A SUBDIVISION OF
SE 1/4 SE 1/4
SEC. 24, T.18N. R.1W. SM. AK
LYING WEST OF WASILLA-FISHHOOK
PALMER RECORDING DISTRICT
STATE OF ALASKA

LOCATED WITHIN
SE 1/4 SEC. 24, T.18N. R.1W. SM, AK
CONTAINING 29.2 ACRES MORE OR LESS

**HANSON
LAND SOLUTIONS**
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907) 746-7738

FILE: FB18-126 CK: CEH SCALE: 1"=100' 06/03/19 1 OF 1



6B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 18, 2019**

PRELIMINARY PLAT: **HART LAKE**
 LEGAL DESCRIPTION: **SEC 17, T18N, R01E, SEWARD MERIDIAN, AK**
 PETITIONER(S): **WM CONSTRUCTION, LLC/HANSON LAND SOLUTIONS**
 SURVEYOR/ENGINEER: **HANSON SURVEYING & MAPPING**
 ACRES: 40.0 PARCELS: **29**
 REVIEWED BY: CHERYL SCOTT CASE: 2019-079

REQUEST: The request is to divide Tax Parcel D2 into 29 lots to be known as Hart Lake, containing 40.0 acres more or less. Exterior and interior roads will be constructed to borough street standards to provide access to the lots. Located within SE1/4 Section 17, T18N, R01E, S.M. AK.

EXHIBITS

Vicinity Map and Aerial Photos	Exhibit A
Soils Report	Exhibit B
Project Overview, As-Built, Topography & Drainage Maps	Exhibit C
Road Plan & Profile	Exhibit D

COMMENTS

MSB Department of Public Works	Exhibit E
MSB Planning	Exhibit F
Army Corps of Engineers	Exhibit G
Enstar	Exhibit H
MTA	Exhibit I
MEA	Exhibit J
GCI	Exhibit K
Public	Exhibit L

DISCUSSION: The subject parcel is located directly south of N. Talgach View Drive, east of N. Wasilla-Fishhook Road and directly northwest of Hart Lake. The petitioner will be constructing interior roads to borough street standards and connecting to the existing right-of-ways of E. Pamela Drive and N. Weisgram Street to provide access to all lots. The roads will need to be named consistent with MSB 11.20, *Street Names and Address Numbers*. Road names and Subdivision Name approval from Platting is required. **(Recommendation #5)** Lots range in size from .92 acres to 1.86 acres.

Soils: Hanson Land Solutions submitted a soils report that includes a testhole map and seven testhole logs. **(Exhibit B)** All lots have at least 10,000 square feet of useable building area and 10,000 square feet of useable septic area except for Lot 13, which will have the required 10,000 square feet of useable septic area once the specified fill, re-grading and standard septic designs, have been provided. An updated soils report for Lot 13 will be required prior to plat recordation. **(Recommendation #6)**

Lot and Block Design: The soils report at Exhibit B stated Lots 1-7 and 12 exceed the 3-to-1 ratio. MSB 43.20.300(B)(1) states, lots of 40,000 square feet minimum shall have an average width of at least 125 feet when they exceed the 3:1 ratio due to unusable area or natural ground slope exceeding 25 percent. Each of these lots have an average width of at least 125' with the exception of Lot 2 which will require a lot line adjustment to meet the required average width. **(Recommendation #9).** All the lots listed above contain unusable area due to wetlands as seen on the topographic map at Exhibit C-3 and Army Corps of Engineers comments at Exhibit G. The lots will meet all the lot and block design requirements with the adjustment of the Lot 2 lot line.

As-Built: The surveyor provided as-built information shown at **Exhibit C-2**. There is a residential structure, outbuildings and driveways located on the parcel. All setback requirements appear to be met according to the MSB 17.55.

Drainage: The drainage map at **Exhibit C-4** shows the contours and natural drainage patterns over the proposed subdivision. The plan also shows 24" diameter culverts and drainage patterns for the road construction area. Infiltrators will be added as needed. The drainage plan is subject to minor field modifications and improvements during construction.

Access: Legal and physical access requirements will be met as required by MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access to the proposed subdivision is from N. Weisgram Street. With the construction of Weisgram Street and the interior streets, physical access requirements will be met providing access to all lots. The petitioner is providing interconnectivity by connecting to Pamela Drive, which is constructed just west of the proposed subdivision. With the proposed right-of-way to be dedicated within the subdivision and the 33' section line easement adjacent to the southern boundary of the parcel, there will be the required 60' right-of-way for the connection to Pamela Drive.

All lots have a minimum of 60' of road frontage or 45' on a cul-de-sac as required by MSB 43.20.320 *Frontage*.

Road Construction: Road Plans & Profile were provided at **Exhibit D** but are not required when the constructed grade is less than 6% per the Subdivision Construction Manual (SCM). The steepest constructed grade is just under 6 percent.

There are 29 lots, which create an average daily traffic (ADT) count of 174 trips, which is under the maximum 200 trips for a residential standard road in a subdivision with one access point. This subdivision will have two access points and the roads will be constructed to residential subcollector standards, which has an ADT of 500 trips. Residential Subcollector streets are required to take

access from a higher standard street. Talgach View Drive is classified as a collector and Pamela Drive is a minor collector. This requirement also ensures when the ADT is greater than 500, a multiplicity of access routes to the external street system exist reducing congestion internally, dispersing traffic on external roads, providing alternate routes for emergency vehicles, providing continuity for service and maintenance vehicles and providing residents with an alternate exit in the event of road closures.

Comments:

MSB Department of Public Works commented, construct Pamela Drive from Frost Circle to Talgach View Drive to Residential Subcollector standard, remove temporary cul-de-sac on Pamela, add cross culvert on cul-de-sac road and add drainage easement to accommodate runoff to the lakes. **(Exhibit E)** *Staff notes these issues will be addressed in the pre-construction meeting.* **(Recommendation #8)**

MSB Planning Division noted the proposed subdivision is within the Wolf Lake Airport aviation activity notice area. The developer should review MSB 17.10. **(Exhibit F)**

Army Corps of Engineers has preliminary determined that the subdivision contains approximately 1.66 acres of upland/wetland complex and 4.13 acres of Spring Fed mapped wetlands. It is advised that if any fill based impacts to those wetlands are anticipated as part of the development of the subdivision that the Corps be contacted or receive a permit application from the appropriate entity. **(Exhibit G)** *Staff notes the petitioner has designed the subdivision so no fill is required within the wetland areas. See map attached at Exhibit G-4 provided by the surveyor showing the useable septic area requiring fill, which is located outside of the wetlands.*

Enstar advises there is an existing natural gas service line, which appears to cross proposed Lots 29, 20, 19, 18 and 7 to serve proposed Lot 8. Enstar notes one of the following is needed: add a 10' wide natural gas easement, centered on the existing natural gas line or add a note stating, there is a 10' wide natural gas easement centered on the existing service line and show it on the plat. **(Exhibit H)** *Staff notes the petitioner is working with Enstar to resolve this issue. The petitioner will provide evidence this issue has been resolved prior to plat recordation or obtain Enstar sign-off on the final plat.* **(Recommendation #7)**

MTA has no comments. **(Exhibit I)**

MEA noted existing easements should be noted on the plat. **(Exhibit J)** *Staff notes all easements will be shown on the final plat.* **(Recommendation #4)**

GCI has no comments. **(Exhibit K)**

Joseph & Kimberly Seaboalt, owners of Lot 1, Block 3, Kennedy Lake Terrace have an objection to the name change of Weisgram Street and multiple concerns regarding road construction and utility installation in relation to their property. A summary of their concerns are safety, noise, pollution, the affect to their driveway and access to the residence with the road construction and utilities. Please see the attachment for a detailed list of their objection and concerns at **Exhibit L**. *Staff notes Mrs. Seaboalt's concerns were discussed with her at great length and explanations and*

answers were provided for most of her questions and she was directed to other sources that may help with other concerns not addressed in Title 43. Street name changes do occur when developers are providing interconnectivity. MSB Addressing provided an explanation and information in regards to Mrs. Seaboalt's concerns about the street name change at **Exhibit L-5**.

Laurence & Sheri Howell, owners of Lots 5 & 6, Block 1, Hart Lake Estates Phase 2 stated they object and have concerns to this subdivision. There concerns are construction noise, scaring of wildlife, traffic issues, electrical noise and groundwater depth. See the attachment for a detail description of the Howell's concerns. **(Exhibit L-7)** Staff notes a soils report was submitted compliant with MSB 43.20.281 in regards to the groundwater levels. Traffic counts and access points are in accordance with the Subdivision Construction Manual. Mr. Howell's other concerns are not addressed in Title 43.

B.A. Scheeler, owner of Tax Parcel C7 on Wasilla-Fishhook objects to the subdivision and is concerned about the water shortage and increased traffic in the area. **(Exhibit L-10)** Staff notes this preliminary plat meets the requirements of Title 43 and the Subdivision Construction Manual.

Kenneth Hills, owner of Lots 9, 10 & 11, Block 3, Talgach View Addition #1 objects to the subdivision and is concerned about the water supply, increased traffic and lot sizes should be a minimum of 5 acres. **(Exhibit L-11)** Staff notes this preliminary plat meets the requirements of Title 43 and the Subdivision Construction Manual.

No other outside agencies, MSB departments or the public have commented.

CONCLUSION: The preliminary plat of Hart Lake is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. 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. Frontage for the subdivision lots will exist pursuant to MSB 43.20.320, Frontage. A certified engineer provided a soils report and all lots meet the requirements of MSB 43.20.281(A) with the exception of Lot 13 which will require fill to meet the useable septic area requirements. An updated soils report on Lot 13 is required prior to plat recordation. All lot and block design requirements will be met pursuant to MSB 43.20.300 with the adjustment of Lot 2 lot line on the final plat. There were four public objections and concerns and no objections from any outside agencies or borough departments.

FINDINGS of FACT

1. The plat of Hart Lake is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The requirements for MSB 43.20.281 *Area* are met with all lots containing 10,000 sq. ft. of useable building area and 10,000 sq. ft. of contiguous useable septic area with the exception of Lot 13. Lot 13 will require fill to meet the 10,000 square foot useable area requirement. An updated useable area report for Lot 13 is required prior to plat recordation.
3. Frontage requirements have been met consistent with MSB 43.20.320,

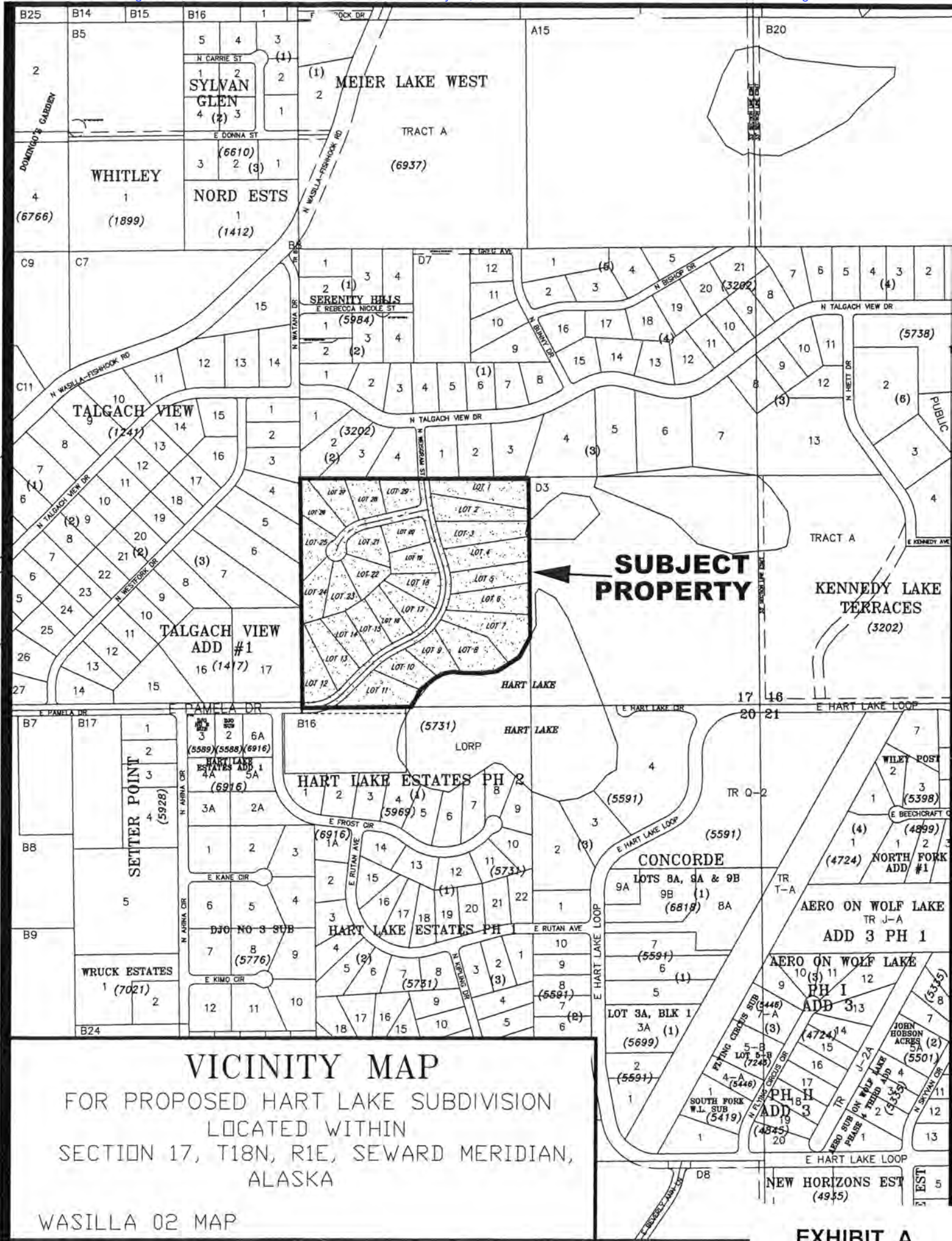
4. Legal and physical access will be provided to the proposed lots from N. Weisgram Street, E. Pamela Drive and the interior street, consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*.
5. Lot & Block Design requirements are consistent with MSB 43.20.300 including Lots 1-7 and 12, which exceed the 3:1 depth to width ratio. These lots meet code due to unusable area and the average width being 125 feet with the exception of proposed Lot 2, which will require a lot line adjustment on the final plat to be compliant with the 125' average width.
6. This platting action meets the requirements of the Subdivision Construction Manual including Average Daily Traffic counts.
7. Streets named on subdivision plats are subject to MSB 11.20, *Street Names and Address Numbers*. Road names and Subdivision name require approval from the Platting Assistant.
8. All setback requirements appear to be met pursuant to MSB 17.55.
9. The petitioner is working with Enstar to resolve their requests regarding the existing service line located within the proposed subdivision.
10. There were no objections to the plat from any outside agencies or borough departments.
11. Joseph & Kimberly Seaboalt, owners of Lot 1, Block 3, Kennedy Lake Terrace, Laurence & Sheri Howell, owners of Lots 5 & 6, Block 1, Hart Lake Estates Phase 2, B.A. Scheeler, owner of Tax Parcel C7 on Wasilla-Fishhook and Kenneth Hills, owner of Lots 9, 10 & 11, Block 3, Talgach View Addition #1 all have objections and concerns to the proposed subdivision.

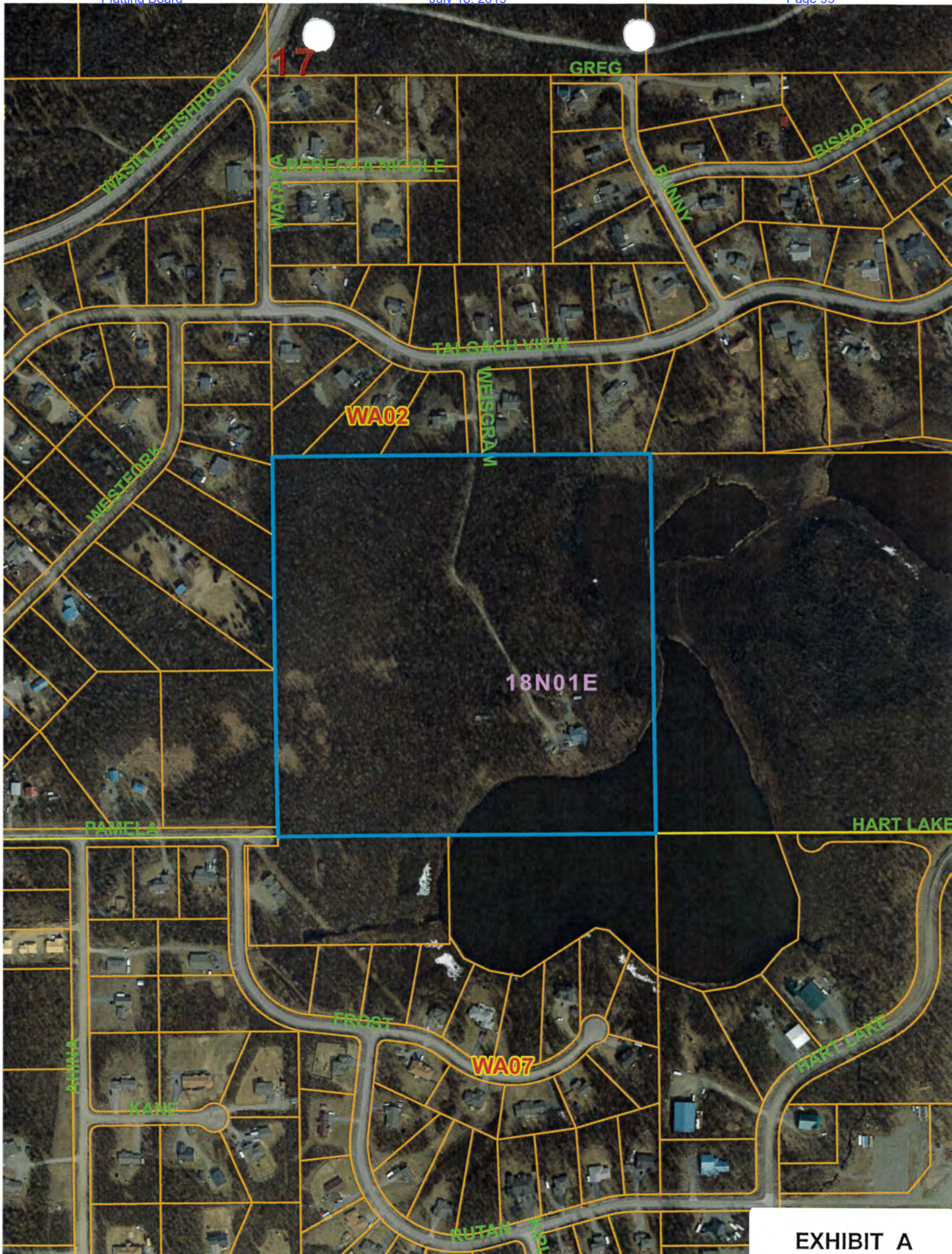
RECOMMENDED CONDITIONS OF APPROVAL

Suggested motion: "I move to approve the preliminary plat of Hart Lake Subdivision, Section 17, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Pay postage and advertising fees.
2. Taxes and special assessments must be paid in full through the year of recording prior to recording the plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
3. Provide updated Certificate to Plat executed within 7 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
4. Show or list all easements of record.
5. Obtain Platting Assistant's approval of road names and subdivision name.

6. Submit an updated useable area report for Lot 13 stating the septic area requirements are met pursuant to MSB 43.20.281 prior to plat recordation.
7. Resolve easement issue with Enstar for the existing service line or provide sign-off on the final plat.
8. Construct the north-south and east-west right-of-ways within the proposed subdivision, Weisgram Street to Talgach View and the connection to Pamela Drive to borough street standards as determined by the Department of Public Works. Also, remove of the temporary cul-de-sac on Pamela Drive.
 - 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 for each phase. Submit the No Engineer Left Behind for final road inspection.
 - b. Provide verification of roadways per MSB 43.20.140(A)(2)(a) & (b).
 - c. Provide DPW acceptance of the roads to Platting staff.
 - d. Provide updated drainage plan as DPW deems necessary.
9. Adjust Lot 2 lot line so the lot has the required average width of 125' to comply with MSB 43.20.300(B)(1).
10. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
11. Submit final plat in full compliance with Title 43.





Wetlands Map



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



RECEIVED
 JUN 03 2019
PLATTING

USEABLE AREA CERTIFICATION

HART LAKE SUBDIVISION

A SUBDIVISION OF

SW 1/4 SE 1/4 SECTION 17, T.18N. R.1E. 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: 1-7, 12

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 (test holes with permafrost or impermeable layer):

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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: 2, 3, 4, 5,

(GP) TEST HOLES:

(SW) TEST HOLES: 1, 7

(SP) TEST HOLES: 6

- ☐ 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:

(SM) TEST HOLES:

- ☐ 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: 2, 5

☐ Soil Mottling or Staining Analysis:

TEST HOLES:

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

TEST HOLES: 2, 5

- ☐ 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:

13

- ☐ 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:

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" or will have once the specified Fill, Re-Grading and Standard Septic Designs have been provided.

Simon Gilliland

Simon Gilliland P.E.

Professional Engineer

6/3/19

Date



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

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG					
Parcel:	HART LAKE		TEST HOLE NO.	Date:	05/09/19
Insp. By:	SIMON GILLILAND		1	Job #	19-143

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP	
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY		
2ft				
3ft				
4ft				
5ft				
6ft				
7ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX. LITTLE NO FINES.		
8ft				
9ft				
10ft				
11ft				
12ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE FINES.		
13ft				
14ft				
15ft				
16ft				
17ft				
18ft				
19ft				
20ft				

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

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



COMMENTS:

Depth	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:	HART LAKE	TEST HOLE NO.	Date:	05/09/19
Insp. By:	SIMON GILLILAND	2	Job #	19-143

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft		
3ft		
4ft		
5ft		
6ft		
7ft		
8ft		
9ft		
10ft		
11ft		
12ft		
13ft	GW	
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

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



COMMENTS:

Depth	
13ft	Total Depth of Test Hole
NONE	Depths where Seeps encountered
11ft	Depths where Ground Water encountered
NONE	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL
05/13/19	11'-7"

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

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG

Parcel:	HART LAKE	TEST HOLE NO.	Date:	05/09/19
Insp. By:	SIMON GILLILAND	3	Job #	19-143

TEST HOLE EXCAVATION ANALYSIS

TEST HOLE LOCATION MAP

Depth	Soil Description	PERCOLATION TEST
1ft	OL ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	Reading
2ft		Date
3ft		Gross Time
4ft		Net Time
5ft		Depth to Water
6ft		Net Drop
7ft	GW WELL-GRADED GRAVELS, GRAVEL-SAND MIX. LITTLE/NO FINES.	1
8ft		2
9ft		3
10ft		4
11ft		5
12ft		6
13ft		7
14ft		8
15ft		9
16ft		10
17ft		11
18ft		12
19ft		
20ft		

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	Notes
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 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG

Parcel:	ILART LAKE	TEST HOLE NO.	Date:	05/09/19
Insp. By:	SIMON GILLILAND	4	Job #	19-143

TEST HOLE EXCAVATION ANALYSIS

TEST HOLE LOCATION MAP

1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft		
3ft		
4ft		
5ft		
6ft		
7ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX. LITTLE NO FINES.
8ft		
9ft		
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

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

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

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG				
Parcel:	HART LAKE	TEST HOLE NO.	Date:	05/09/19
Insp. By:	SIMON GILLILAND	5	Job #	19-143

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft		
3ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES
4ft		
5ft		
6ft		
7ft		
8ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
9ft		
10ft		
11ft		
12ft		
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PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
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11					
12					

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



COMMENTS:

Depth	
11ft	Total Depth of Test Hole
NONE	Depths where Seeps encountered
9ft	Depths where Ground Water encountered
NONE	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL
05/13/19	8'-7"

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

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG

Parcel:	HART LAKE	TEST HOLE NO.	Date:	05/09/19
Insp. By:	SIMON GILLILAND	6	Job #	19-143

TEST HOLE EXCAVATION ANALYSIS

TEST HOLE LOCATION MAP

1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	PERCOLATION TEST						
2ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	
3ft									
4ft									
5ft									
6ft			GW	WELL-GRADED GRAVELLS, GRAVEL-SAND MIX, LITTLE NO FINES.	1				
7ft					2				
8ft					3				
9ft					4				
10ft					5				
	6								
			7						
			8						
			9						
			10						
11ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE NO FINES	11						
12ft			12						
13ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE NO FINES	Perc. Hole Diam. (in.):						
			Test Run Between:						
			ft	and		ft Deep			
14ft									
15ft									
16ft									
17ft									
18ft									
19ft									
20ft									
								COMMENTS:	

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

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

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG

Parcel:	ILART LAKE	TEST HOLE NO.	Date:	05/09/19
Insp. By:	SIMON GILLILAND	7	Job #	19-143

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6" style="text-align: center;">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</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></tr> <tr><td>6</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></tr> <tr><td>8</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></tr> <tr><td>10</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></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>						PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	1						2						3						4						5						6						7						8						9						10						11						12					
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Perc. Hole Diam. (in.): _____
 Test Run Between: _____
 ft and _____ ft Deep



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

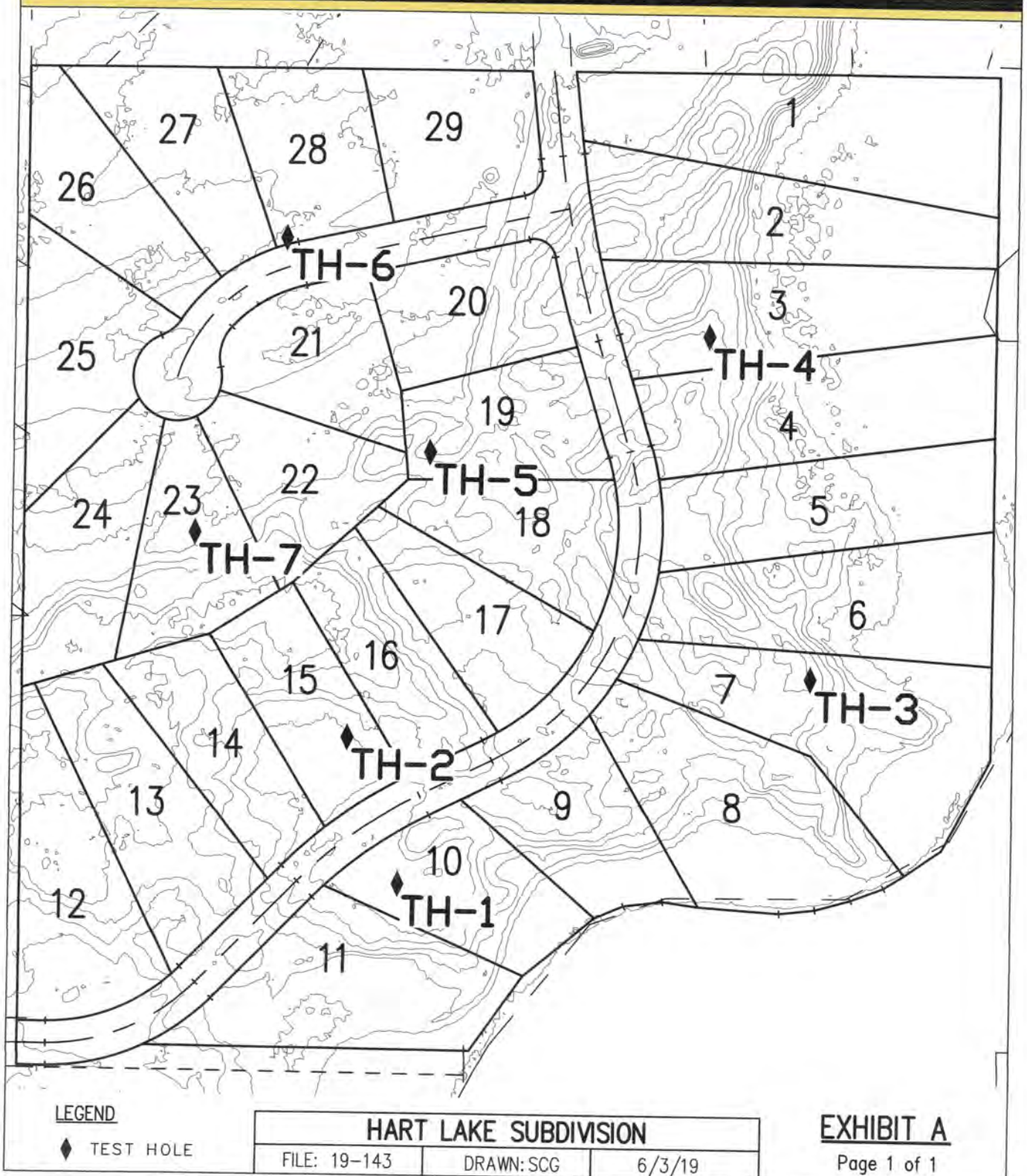


EXHIBIT B



EXHIBIT C

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	226.01	282.40	45°51'13"	220.02	N66° 52' 33"E	119.45
C2	203.64	606.54	19°14'11"	202.68	S53° 34' 02"W	102.79
C3	499.73	354.48	80°46'20"	459.36	N22° 47' 58"E	301.54
C4	183.44	1393.99	7°32'23"	183.31	S13° 49' 01"E	91.85
C5	72.22	1393.99	2°58'06"	72.21	S8° 33' 46"E	36.12
C6	239.67	225.51	60°53'32"	228.55	S46° 36' 42"W	132.55
C7	187.72	251.44	42°46'30"	183.39	N68° 30' 03"E	98.47
C8	14.32	252.40	3°15'00"	14.32	S45° 34' 27"W	7.16
C9	78.80	636.54	7°05'35"	78.75	S47° 29' 44"W	39.45
C10	131.11	636.54	11°48'04"	130.87	S56° 56' 33"W	65.79
C11	3.80	636.54	0°20'32"	3.80	N63° 00' 51"E	1.90
C12	24.42	324.48	4°18'45"	24.42	N61° 01' 45"E	12.22
C13	191.91	324.48	33°53'10"	189.12	S41° 55' 48"W	98.85
C14	210.64	324.50	37°11'31"	206.96	S6° 23' 23"W	109.18
C15	30.46	324.48	5°22'44"	30.45	S14° 53' 50"E	15.24
C16	125.63	1423.99	5°03'17"	125.59	N15° 03' 34"W	62.85
C17	47.34	30.00	90°24'37"	42.58	N57° 44' 13"W	30.22
C18	118.24	195.51	34°38'57"	116.44	N59° 44' 00"E	60.99
C19	58.85	60.00	56°12'00"	56.52	N14° 18' 31"E	32.04
C20	32.34	60.00	30°52'51"	31.95	N1° 38' 56"E	16.57
C21	48.02	60.00	45°51'32"	46.75	N40° 01' 07"E	25.38
C22	45.02	60.00	42°59'31"	43.97	N84° 26' 40"E	23.63
C23	45.02	60.00	42°59'26"	43.97	S52° 33' 41"E	23.63
C24	102.54	60.00	97°54'47"	90.51	S17° 53' 33"W	68.92
C25	35.16	60.00	33°34'17"	34.66	S50° 03' 49"W	18.10
C26	79.35	255.51	17°47'39"	79.04	S42° 10' 30"W	40.00
C27	85.19	255.51	19°06'14"	84.80	S60° 37' 26"W	43.00
C28	30.69	255.51	6°52'55"	30.67	S73° 37' 00"W	15.36
C29	44.43	30.00	84°51'15"	40.48	S34° 37' 51"W	27.42
C30	17.84	1423.99	0°43'04"	17.84	S7° 26' 15"E	8.92
C31	144.92	1363.99	6°05'15"	144.85	S10° 07' 21"E	72.53
C32	105.24	1363.99	4°25'14"	105.21	N15° 22' 35"W	52.64
C33	47.34	384.48	7°03'19"	47.31	S14° 03' 33"E	23.70
C34	126.61	384.48	18°52'01"	126.03	S1° 05' 53"E	63.88
C35	95.27	384.48	14°11'48"	95.02	N15° 26' 02"E	47.88
C36	61.28	384.48	9°07'53"	61.21	S27° 05' 52"W	30.70
C37	61.28	384.49	9°07'55"	61.22	S36° 13' 46"W	30.71
C38	150.25	384.21	22°24'21"	149.29	S51° 59' 26"W	76.10
C39	171.51	576.54	17°02'41"	170.88	S54° 39' 47"W	86.39
C40	22.05	576.54	2°11'30"	22.05	S45° 02' 42"W	11.03
C41	111.99	312.40	20°32'19"	111.39	S54° 13' 06"W	56.60

LINE #	LENGTH	BEARING
L1	18.00	S72° 58' 57"W
L2	38.94	S89° 48' 10"W
L3	42.82	N66° 22' 08"E
L4	53.03	N82° 14' 12"E
L5	48.62	S82° 27' 34"E
L6	110.70	S86° 49' 04"E
L7	49.14	N82° 44' 31"E
L8	49.29	N73° 41' 04"E
L9	48.27	N68° 31' 43"E
L10	33.27	N57° 15' 59"E
L11	61.44	N54° 39' 10"E
L12	18.26	S7° 04' 43"E
L13	38.83	S89° 48' 10"W

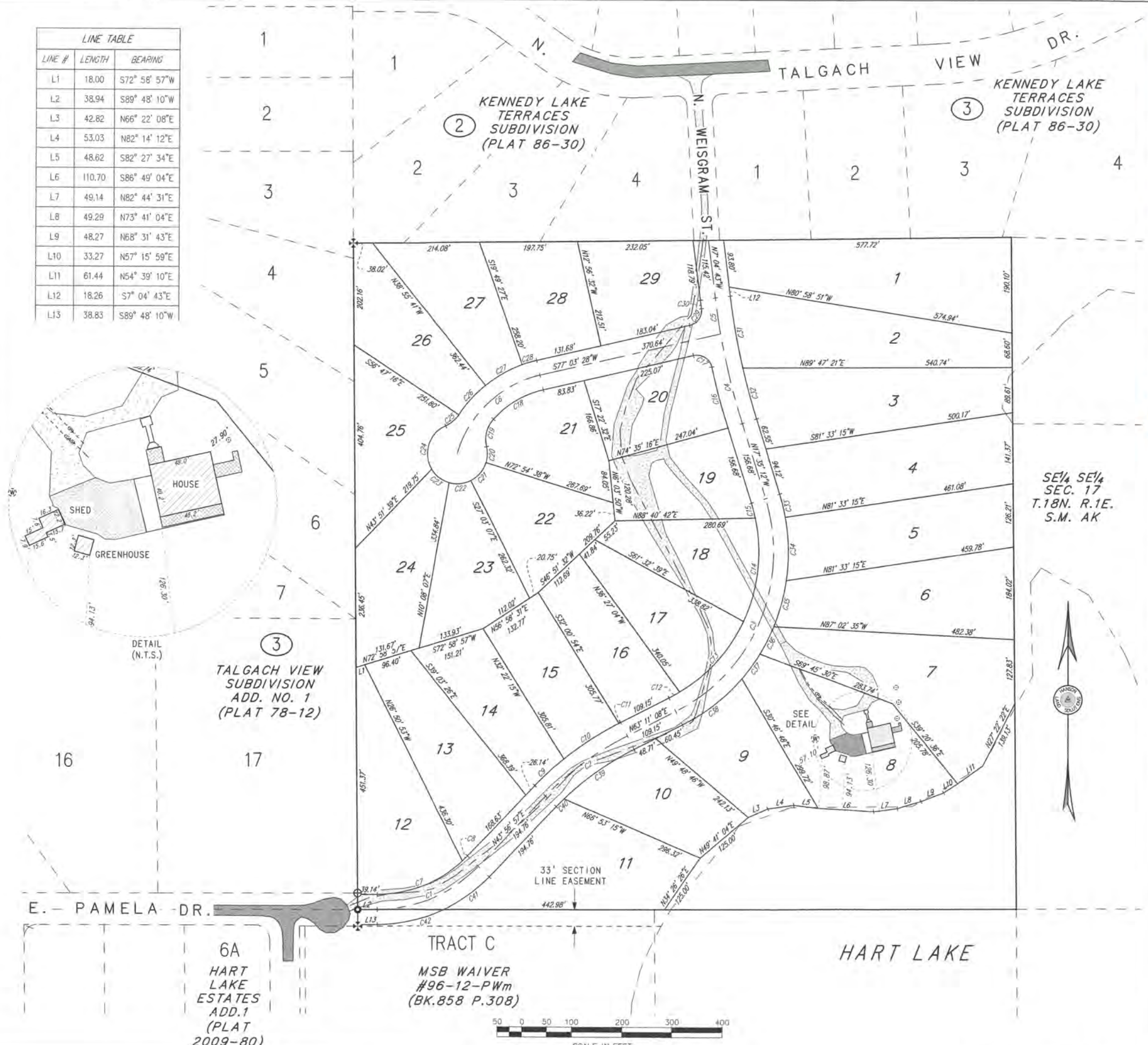


TALGACH VIEW SUBDIVISION ADD. NO. 1 (PLAT 78-12)

6A HART LAKE ESTATES ADD.1 (PLAT 2009-80)

TRACT C MSB WAIVER #96-12-PWm (BK.858 P.308)

- LEGEND**
- RECOVERED BLM BRASS CAP
 - RECOVERED ALUMINUM CAP
 - RECOVERED PLASTIC CAP ON #5 REBAR
 - RECOVERED #5 REBAR
 - WATER WELL
 - SEPTIC CLEANOUT
 - LIGHT
 - BUILDING
 - GRAVEL ROAD/DRIVEWAY
 - DECK/PORCH
 - CONCRETE PAD
 - ASPHALT ROAD/DRIVEWAY



NOTES

1. THIS FIELD SURVEY WAS CONDUCTED ON APRIL 15 AND 16, 2019. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.

2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

RECEIVED

JUN 10 2019

PLATTING

WASILLA, ALASKA

HART LAKE SUBDIVISION

SITE PLAN - EXISTING CONDITIONS

PLANIMETRY-AB

DWG.#: 19-143C

DESIGN: CEH

DRAWN BY: SDN

CHECKED: CEH

SCALE

11x17: 1"=200'

22x34: 1"=100'

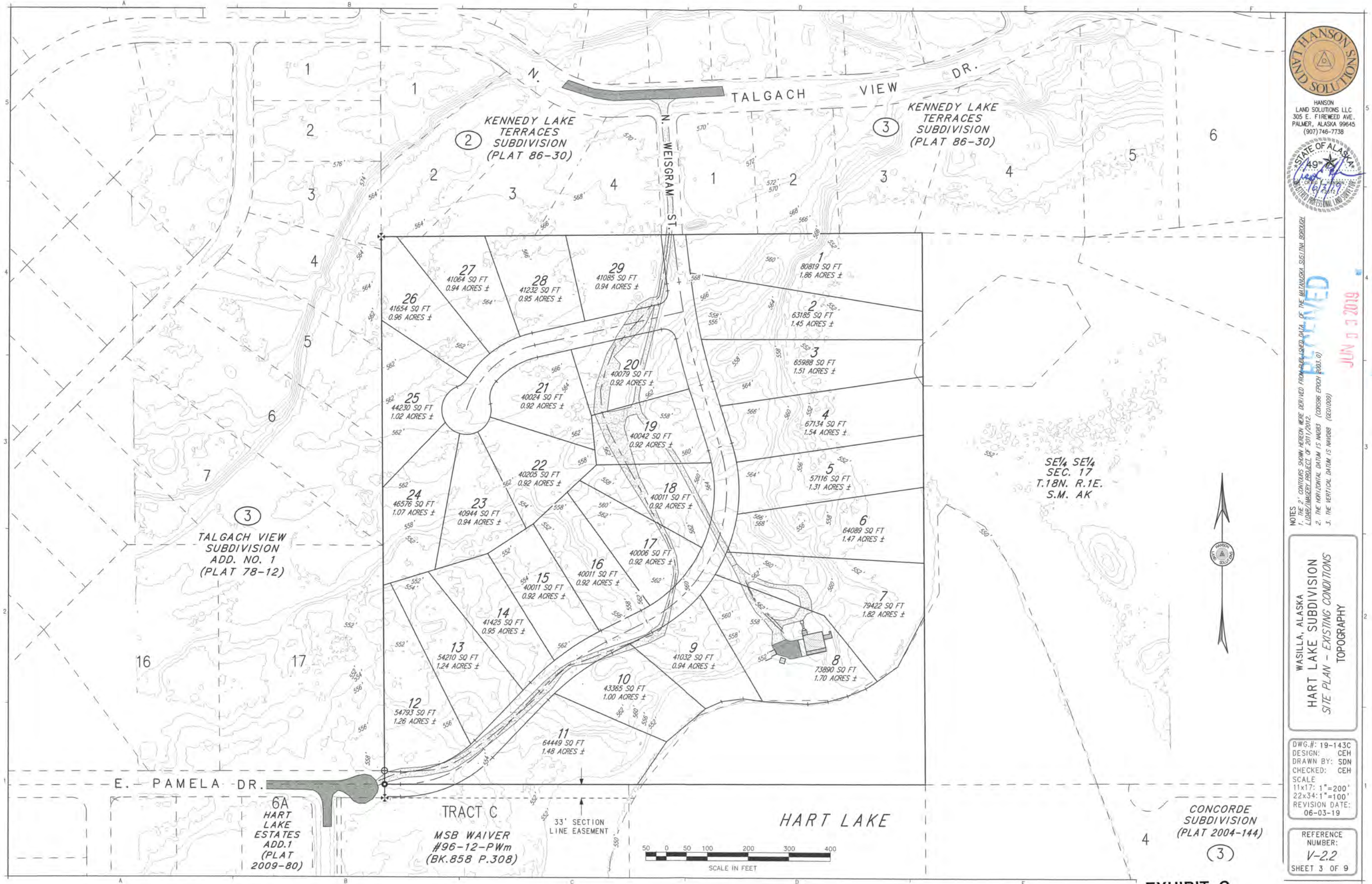
REVISION DATE:

06-03-19

REFERENCE NUMBER:

V-2.1

SHEET 2 OF 9



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

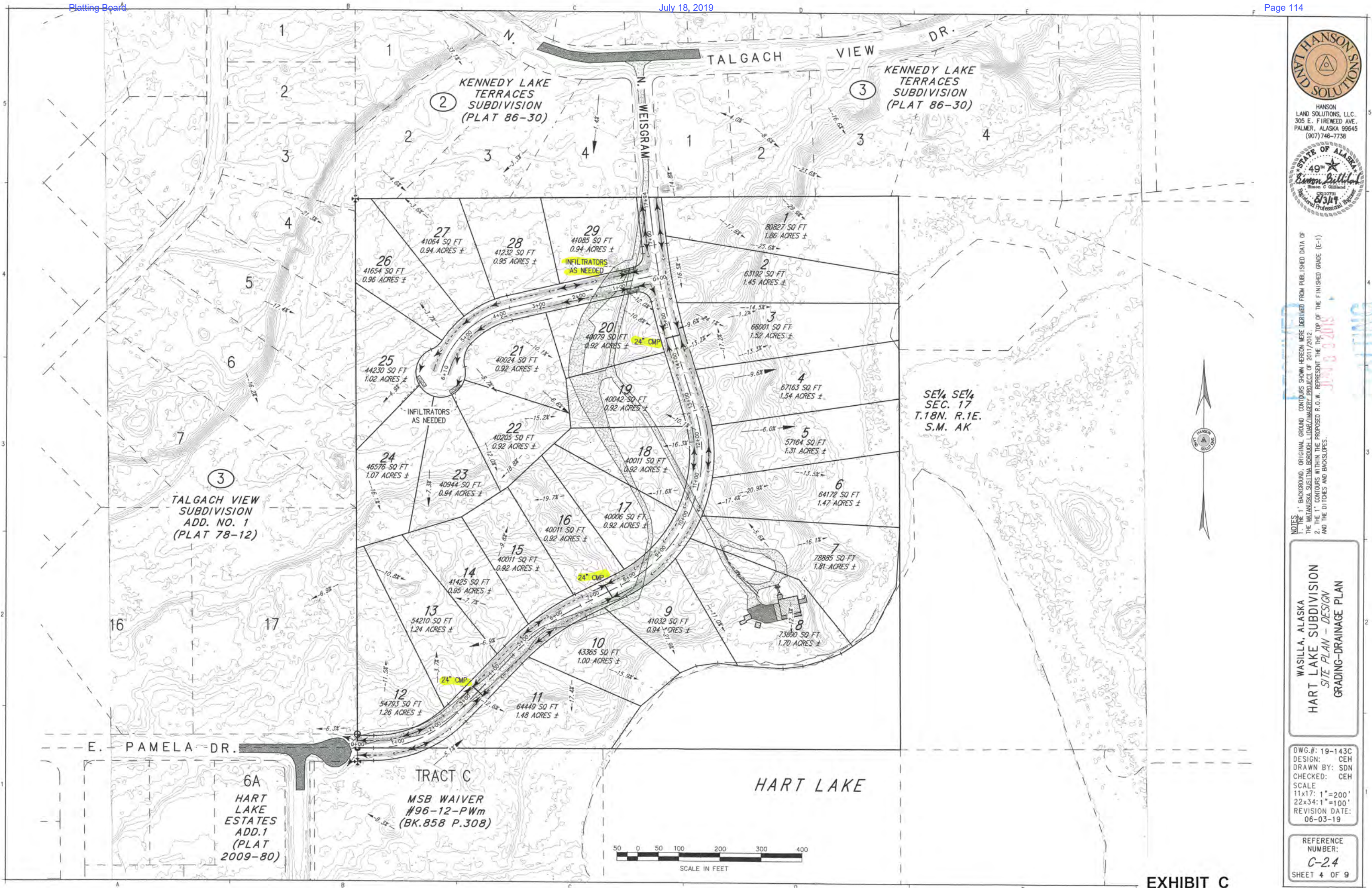


NOTES:
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM AERIAL-BASED DATA OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (2011 EPOCH 2003.0).
3. THE VERTICAL DATUM IS NAVD83 (2011 EPOCH 2003.0).

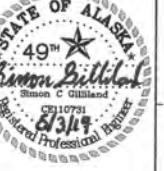
WASILLA, ALASKA
HART LAKE SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 19-143C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
06-03-19

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 9



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

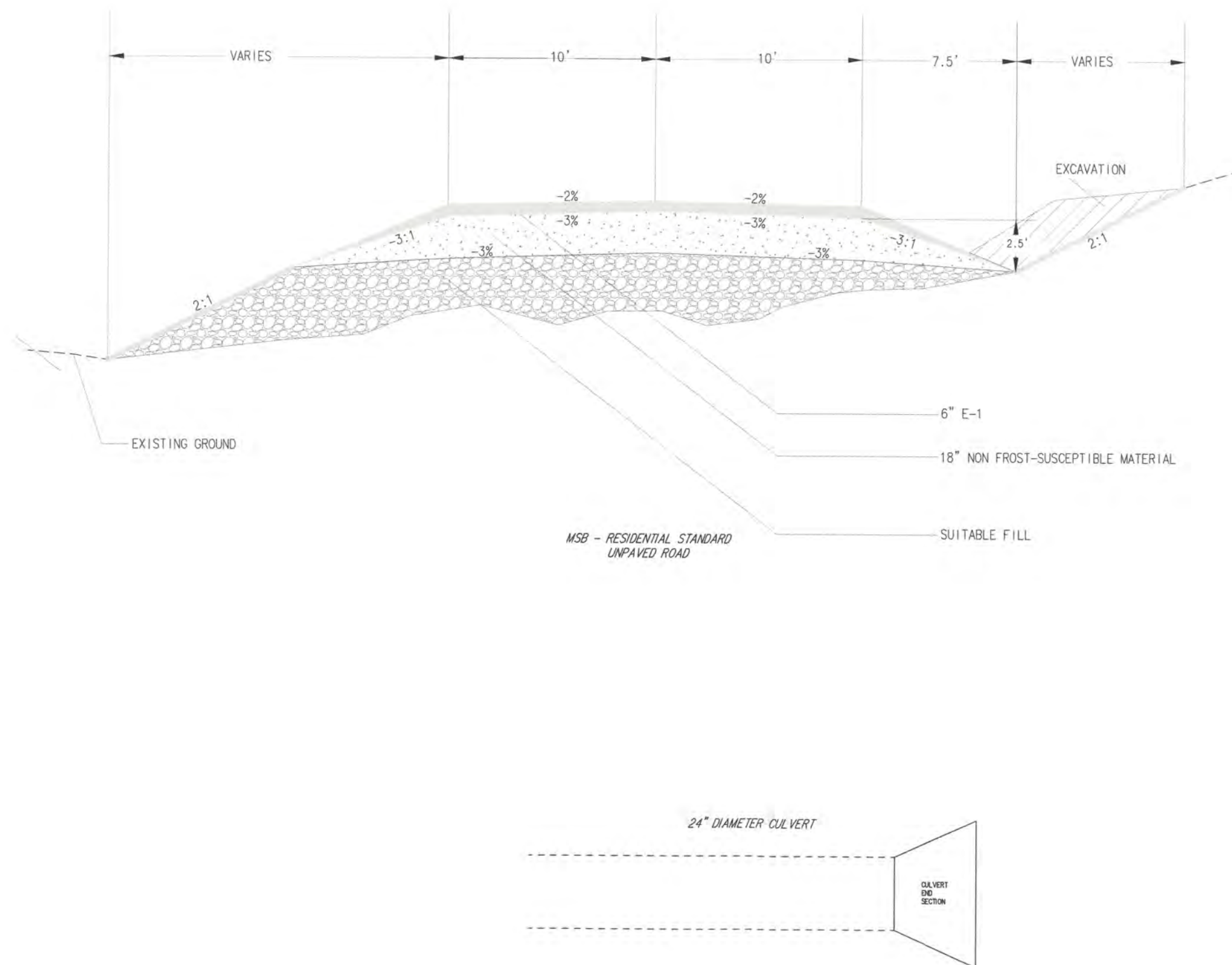


NOTES:
1. BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE WATANASKA SUSTAINABLE BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE 1" CONTOURS WITHIN THE PROPOSED R.O.W. REPRESENT THE TOP OF THE FINISHED GRADE (E-1) AND THE DITCHES AND BACKSLOPES.

WASILLA, ALASKA
HART LAKE SUBDIVISION
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN

DWG.#: 19-143C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
06-03-19

REFERENCE
NUMBER:
C-24
SHEET 4 OF 9



RECEIVED

JUN 03 2019

PLATTING

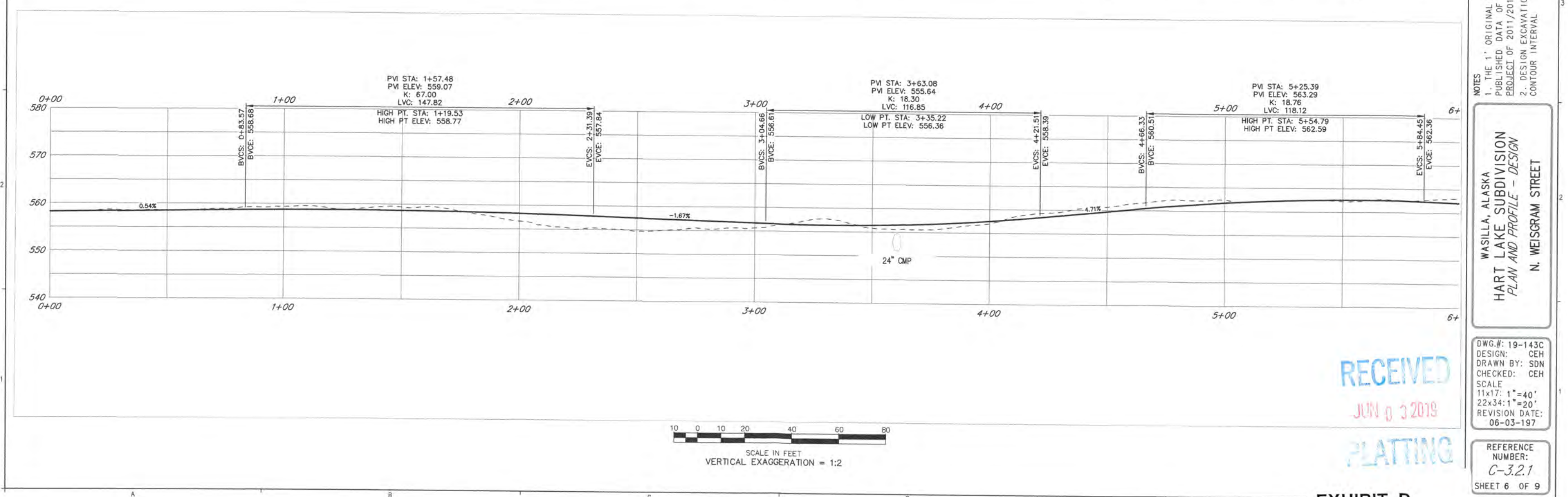
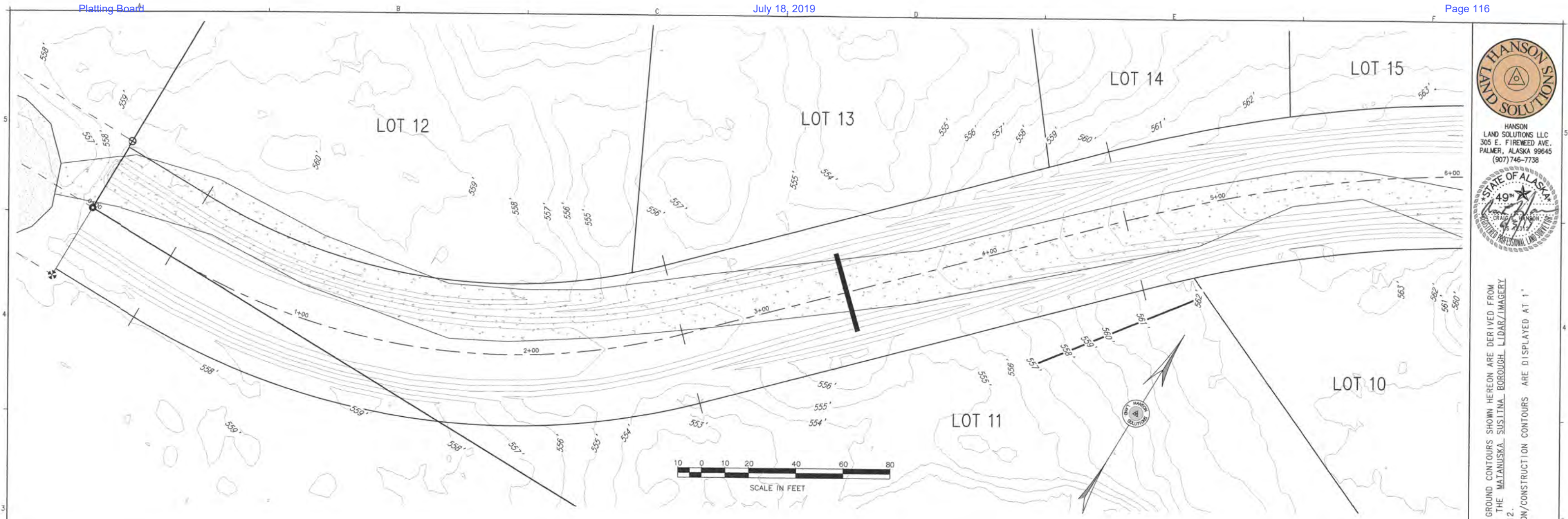
NOTES
1. ROAD CONSTRUCTION TO FOLLOW MSB SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL STANDARDS.

WASILLA, ALASKA
HART LAKE SUBDIVISION
TYPICAL SECTIONS

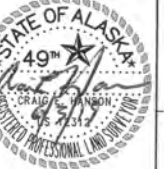
DWG.#: 19-143C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=XXX'
22x34: 1"=XXX'
REVISION DATE:
06-03-197

REFERENCE
NUMBER:
C-3.1
SHEET 5 OF 9

EXHIBIT D



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



NOTES
1. THE 1" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH, LIDAR/MAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1" CONTOUR INTERVAL

WASILLA, ALASKA
HART LAKE SUBDIVISION
PLAN AND PROFILE - DESIGN
N. WEISGRAM STREET

DWG.#: 19-143C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
06-03-197

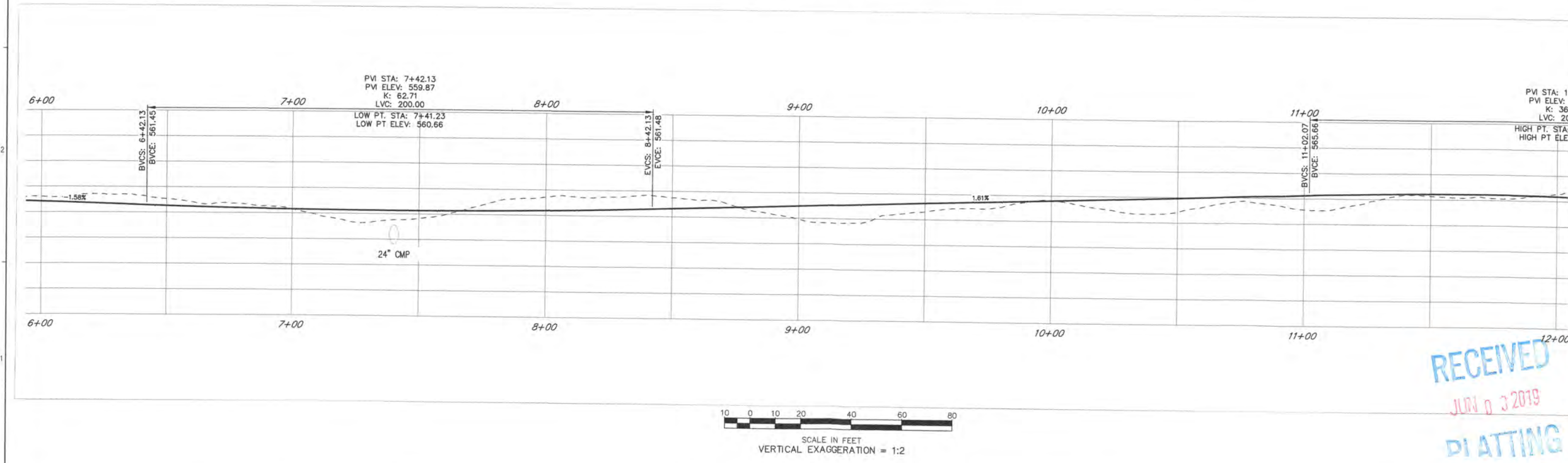
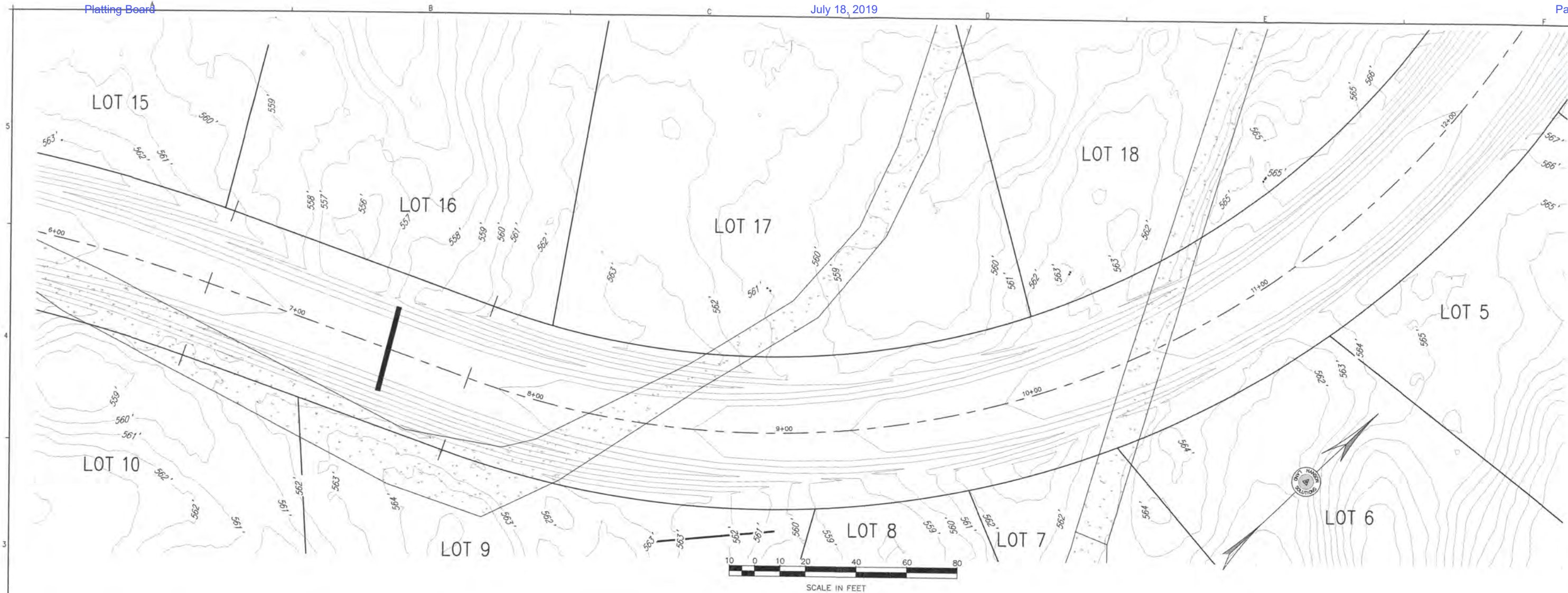
REFERENCE
NUMBER:
C-3.2.1
SHEET 6 OF 9

RECEIVED

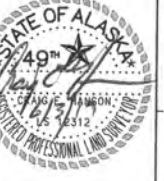
JUN 13 2019

PLATTING

EXHIBIT D



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



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

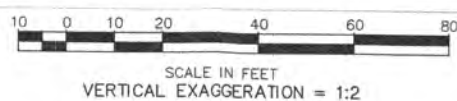
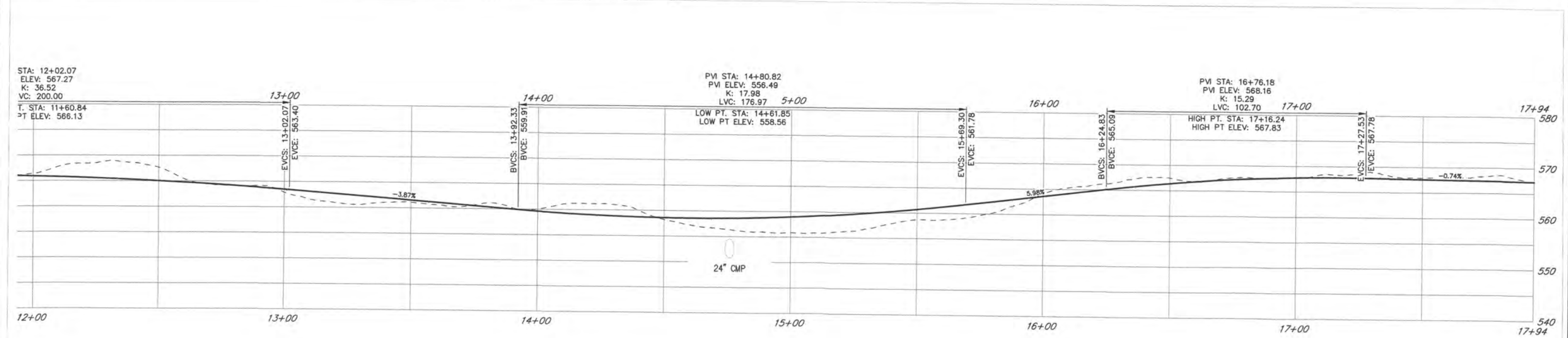
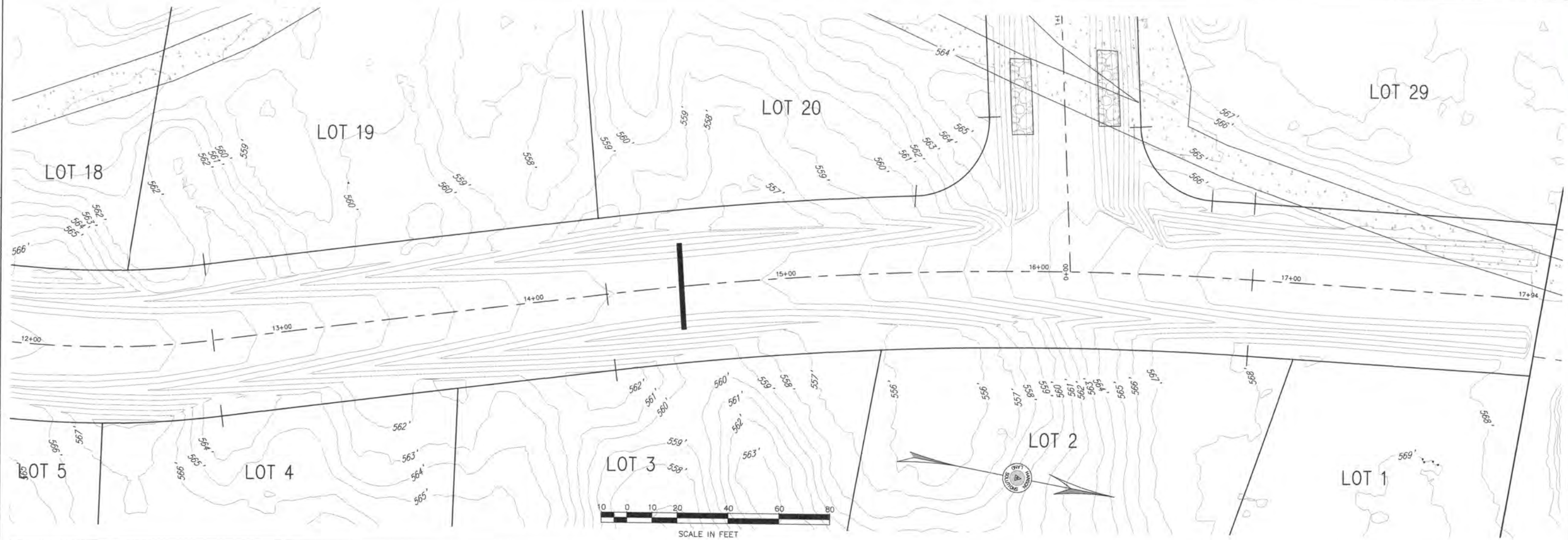
WASILLA, ALASKA
HART LAKE SUBDIVISION
PLAN AND PROFILE - DESIGN
N. WEISGRAM STREET

DWG.#: 19-143C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
06-03-197

REFERENCE
NUMBER:
C-3.2.2
SHEET 7 OF 9

RECEIVED
JUN 23 2019
PLATTING

EXHIBIT D



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



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

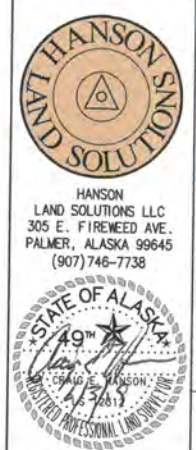
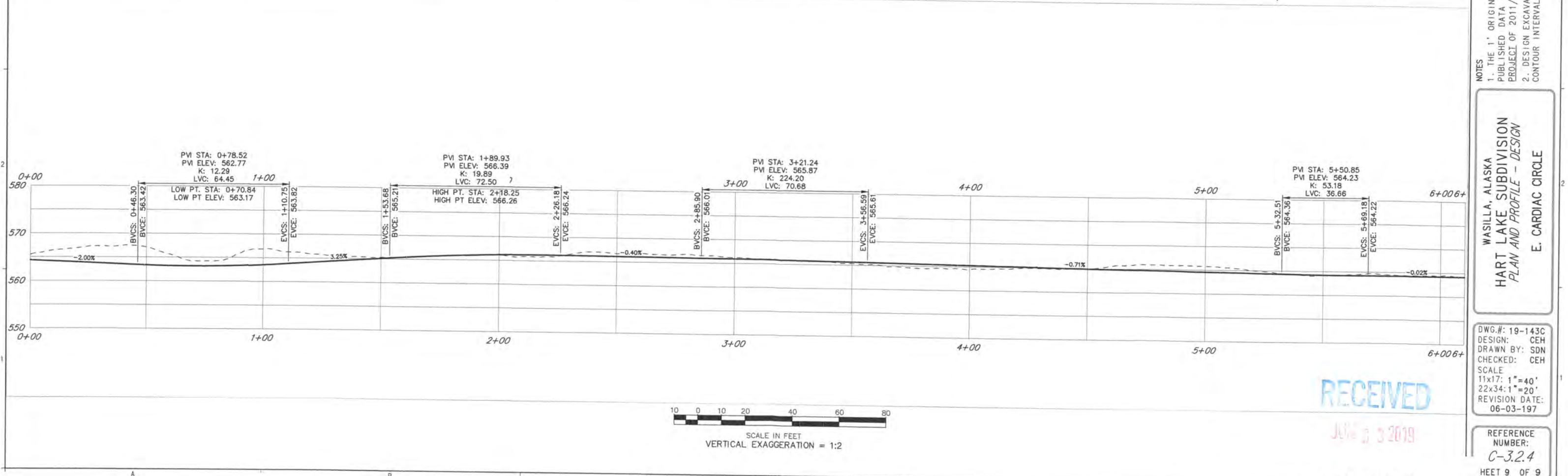
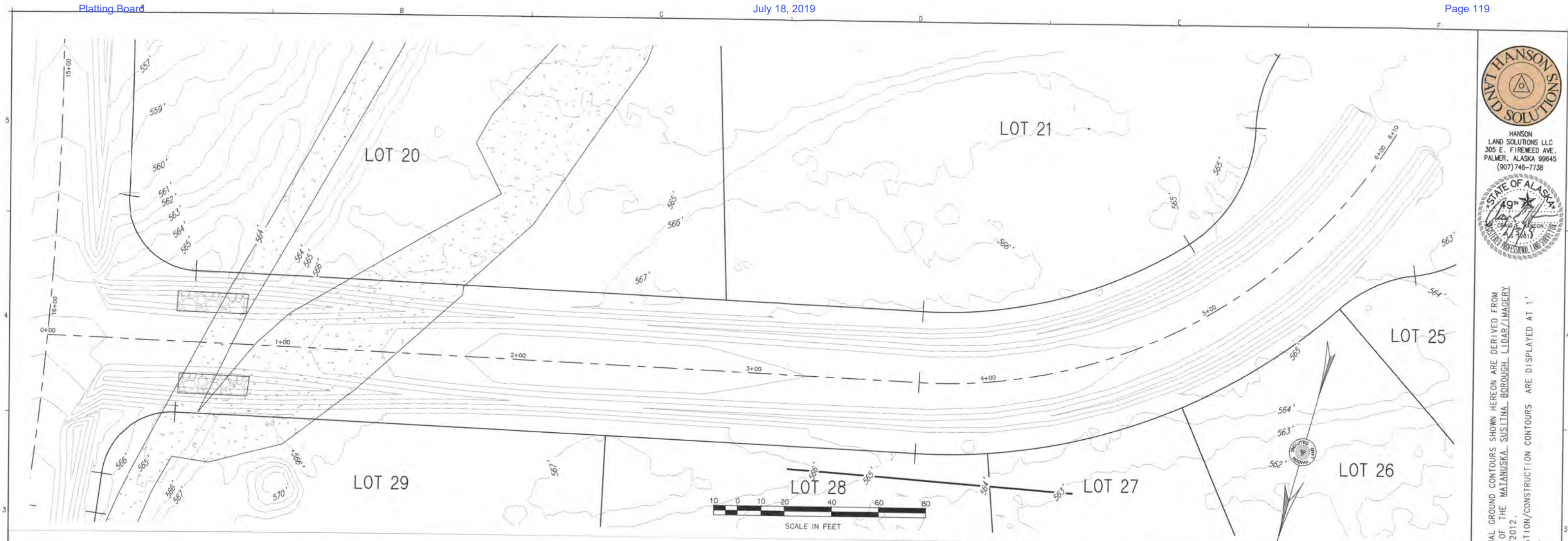
WASILLA, ALASKA
HART LAKE SUBDIVISION
PLAN AND PROFILE - DESIGN
N. WEISGRAM STREET

DWG #: 19-143C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
06-03-197

REFERENCE
NUMBER:
C-3.2.3
SHEET 8 OF 9

RECEIVED
JUN 23 2019

EXHIBIT D



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

WASILLA, ALASKA
 HART LAKE SUBDIVISION
 PLAN AND PROFILE - DESIGN
 E. CARDIAC CIRCLE

DWG.#: 19-143C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=40'
 22x34: 1"=20'
 REVISION DATE:
 06-03-197

REFERENCE
 NUMBER:
 C-3.2.4
 SHEET 9 OF 9

RECEIVED
 JUL 23 2019

EXHIBIT D

Cheryl Scott

From: Jamie Taylor
Sent: Thursday, June 27, 2019 12:36 PM
To: Cheryl Scott
Subject: RE: RFC Hart Lake (CS)

Construct Pamela Drive (?) from Frost Circle to Talgach View Drive to Residential Subcollector standard.
Remove temporary cul-de-sac on Pamela Drive.
Add cross culvert on cul-de-sac road.
Add drainage easements to accommodate runoff to the lakes.

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

-----Original Message-----

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, June 7, 2019 12:04 PM
To: 'Dubour, Adam J (DFG)' <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jmmcnutt@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>; 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@mta-telco.com; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>; jessesumnerdistrict6@gmail.com
Subject: FW: RFC Hart Lake (CS)

All ~

Attached is a Request for Comments for Hart Lake Subdivision, MSB Case #2019-079, Tech CS. Also attached is a vicinity map, soils report, project overview map, as-built, topo, drainage plan, road plan and profile and the preliminary plat.

Comments are due by June 27, 2019.

Cheryl Scott

From: Adam Bradway
Sent: Tuesday, June 18, 2019 12:49 PM
To: Cheryl Scott
Cc: Karol Riese
Subject: RE: RFC Hart Lake (CS)

The Mat-Su Borough Planning Division submits that the proposed subdivision is within the Wolf Lake Airport aviation activity notice area. The developer should review MSB 17.10. Thank you.

Adam Bradway
Matanuska-Susitna Borough : Planner I
350 E Dahlia Ave Palmer, Alaska 99645
(907) 861-8608

-----Original Message-----

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, June 7, 2019 12:04 PM
To: 'Dubour, Adam J (DFG)' <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jmmcnutt@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>; 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@mta-telco.com; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>; jessesumnerdistrict6@gmail.com
Subject: FW: RFC Hart Lake (CS)

All ~

Attached is a Request for Comments for Hart Lake Subdivision, MSB Case #2019-079, Tech CS. Also attached is a vicinity map, soils report, project overview map, as-built, topo, drainage plan, road plan and profile and the preliminary plat.

Comments are due by June 27, 2019.

Please contact me if you have any questions.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
(907)861-8692
cheryl.scott@matsugov.us

Cheryl Scott

From: Dewitt, Jesse L CIV USARMY CEPOA (USA) <Jesse.L.Dewitt@usace.army.mil>
Sent: Friday, June 14, 2019 6:44 AM
To: Cheryl Scott
Subject: RE: RFC Hart Lake (CS) (UNCLASSIFIED)
Attachments: Spring Fen Wetland.PNG; Wetland_Upland_Complex.PNG

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

CLASSIFICATION: UNCLASSIFIED

Good Morning Ms. Scott,

The US Army Corps of Engineers (Corps) has preliminarily determined that the subdivision contains approximately 1.66 acres of upland/wetland complex and 4.13 acres of Spring Fen mapped wetlands. The US Army Corps of Engineers (USACE) jurisdictional authority for placement of fill within those wetlands are established by Section 404 of the Clean Water Act (CWA). It is advised that if any fill based impacts to those wetlands are anticipated as part of the development of the subdivision that the Corps be contacted or receive a permit application from the appropriate entity (see attached documents).

Thank you,

Jesse DeWitt
Regulatory Specialist
U.S. Army Corps of Engineers
Regulatory Division, CEPOA-RD
P.O. Box 6898
JBER, AK 99506-0898
Phone: 907-753-2719

-----Original Message-----

From: Cheryl Scott [mailto:Cheryl.Scott@matsugov.us]
Sent: Friday, June 7, 2019 12:04 PM
To: 'Dubour, Adam J (DFG)' <adam.dubour@alaska.gov>; Pagemaster, Reg POA <regpagemaster@usace.army.mil>; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jmmcnutt@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>; 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@mta-telco.com; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>; jessesumnerdistrict6@gmail.com

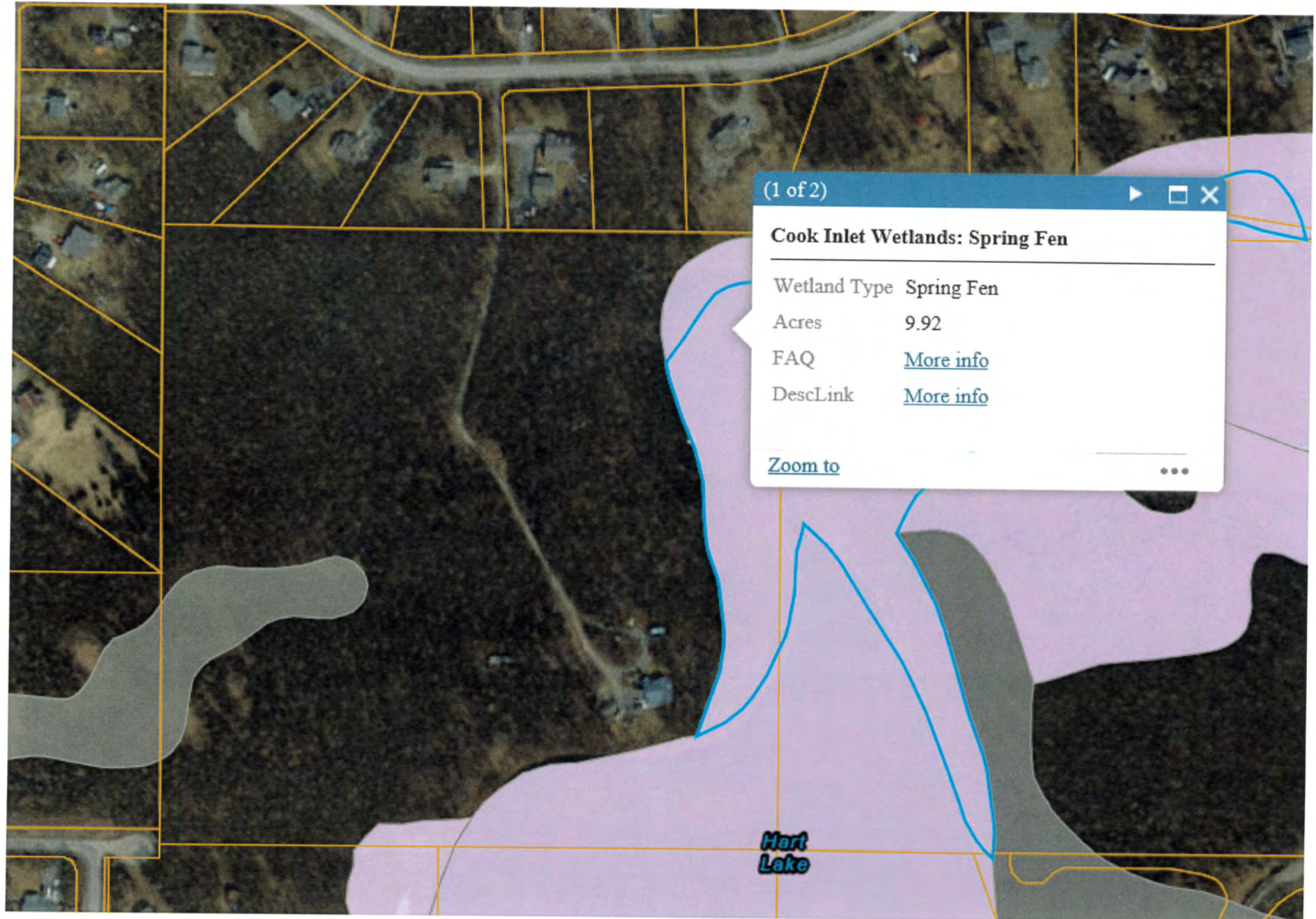
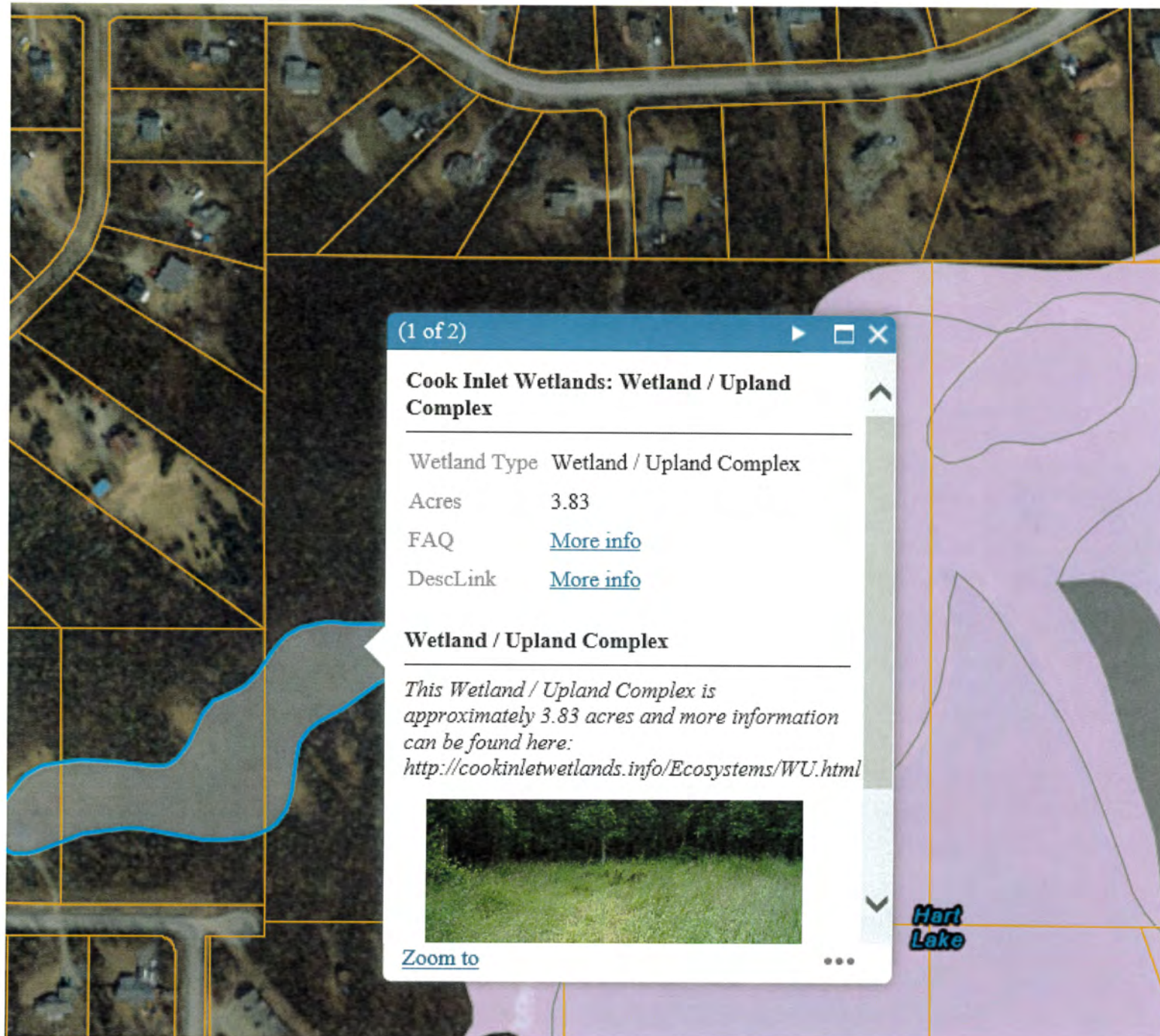


EXHIBIT G



Cheryl Scott

From: C.Hanson <ceh@hansonlandsolutions.com>
Sent: Tuesday, July 2, 2019 10:22 AM
To: Cheryl Scott
Subject: Re: FW: Hart Lake Comments

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

Cheryl,

1. Enstar: We are working with Enstar already on this and actually relocating the line is being considered. We will provide easements where needed.

2. Wetlands: This subdivision has been designed in such a way that no fill of wetlands is anticipated. We are working on a sketch that delineates the area where we will be adding fill relative to the mapped wetland area.

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

On 7/2/2019 9:44 AM, Cheryl Scott wrote:

Hi Craig –

Do you have any comments on email below. I'm working on staff report and if any of these have been addressed or you have any additional information to include, now is the time.

Thanks,
Cheryl

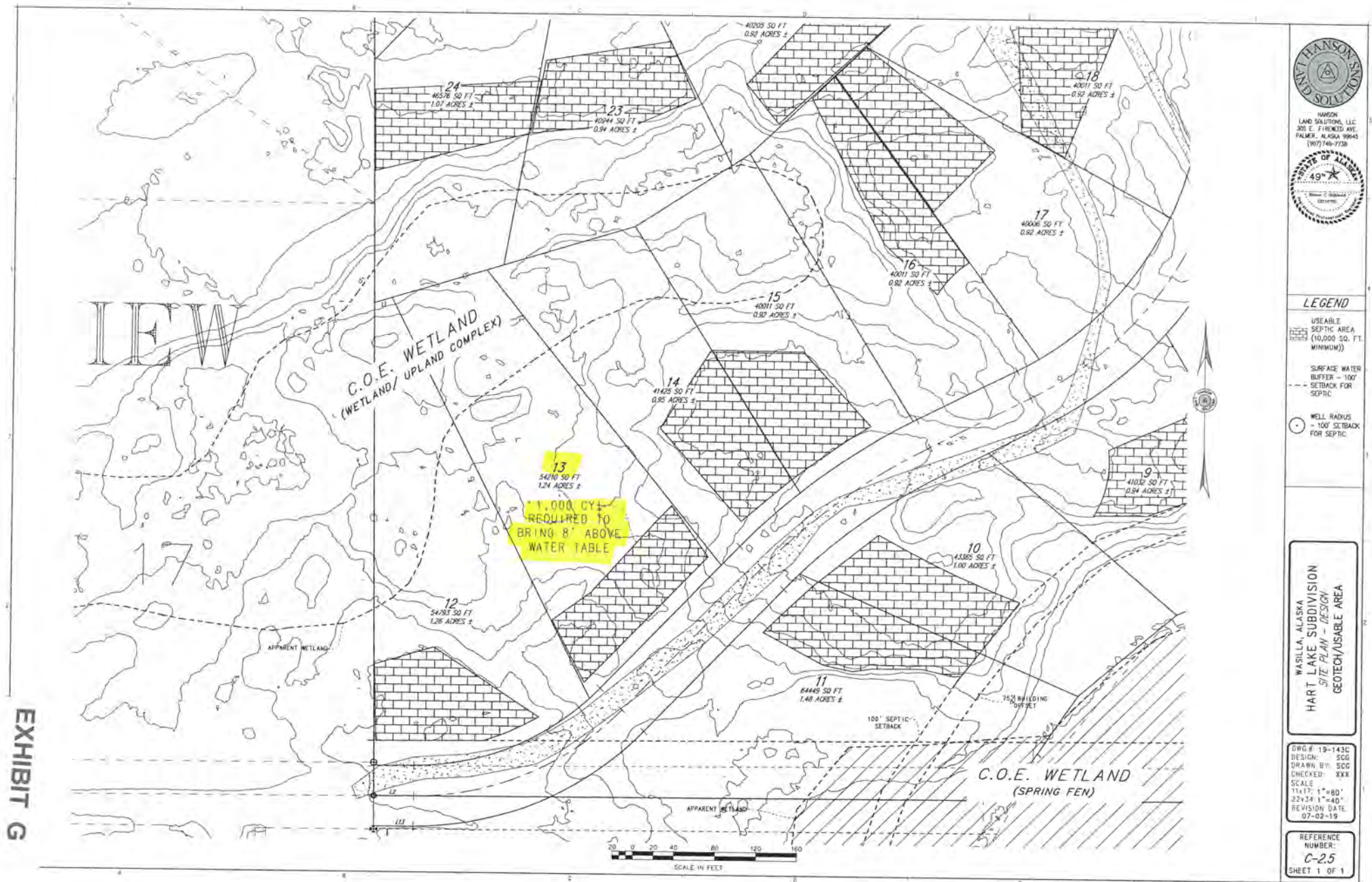
From: Cheryl Scott
Sent: Thursday, June 27, 2019 9:57 AM
To: 'admin@hansonlandsolutions.com' <admin@hansonlandsolutions.com>
Subject: Hart Lake Comments

Craig –

See attached comments from Army Corps and Enstar. The soils report said it needs fill on Lot 13 and the comments from the Corps states, any fill based impacts to those wetlands, contact the Corps or receive a permit. Have you done this, if so, please provide this information to me for the staff report. Enstar comments will be a condition of approval.

Thanks,

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
(907) 861-8692





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

June 10, 2019

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

Subject: Abbreviated Plat Request for Comments – **Hart Lake Subdivision**
 (Case No. 2019-079)

Dear Ms. Scott:

ENSTAR Natural Gas Company has reviewed the Subject Preliminary plat and advises that there is an existing natural gas service line which appears to cross proposed Lots 29, 20, 19, 18, and 7 to serve proposed Lot 8. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a ten foot (10 FT) wide natural gas easement, centered on the existing natural gas service line as it crosses proposed Lots 29, 20, 19, 18, and 7.
2. 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".

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact me at 334-7944 or by email at cassie.acres@enstarnaturalgas.com.

Sincerely,

Cassie Acres
 Right-of-Way and Compliance Technician
 ENSTAR Natural Gas Company

Cheryl Scott

From: C.Hanson <ceh@hansonlandsolutions.com>
Sent: Tuesday, July 2, 2019 10:22 AM
To: Cheryl Scott
Subject: Re: FW: Hart Lake Comments

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

Cheryl,

1. Enstar: We are working with Enstar already on this and actually relocating the line is being considered. We will provide easements where needed.

2. Wetlands: This subdivision has been designed in such a way that no fill of wetlands is anticipated. We are working on a sketch that delineates the area where we will be adding fill relative to the mapped wetland area.

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

On 7/2/2019 9:44 AM, Cheryl Scott wrote:

Hi Craig –
 Do you have any comments on email below. I'm working on staff report and if any of these have been addressed or you have any additional information to include, now is the time.

Thanks,
 Cheryl

From: Cheryl Scott
Sent: Thursday, June 27, 2019 9:57 AM
To: 'admin@hansonlandsolutions.com' <admin@hansonlandsolutions.com>
Subject: Hart Lake Comments

Craig –

See attached comments from Army Corps and Enstar. The soils report said it needs fill on Lot 13 and the comments from the Corps states, any fill based impacts to those wetlands, contact the Corps or receive a permit. Have you done this, if so, please provide this information to me for the staff report. Enstar comments will be a condition of approval.

Thanks,

Cheryl Scott
 Platting Technician
 Matanuska-Susitna Borough
 (907) 861-8692

Cheryl Scott

From: Holly Sparrow <hsparrow@mta-telco.com>
Sent: Tuesday, June 11, 2019 2:12 PM
To: Cheryl Scott
Subject: RE: RFC Hart Lake (CS)

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

Hello,

MTA has reviewed the plat for Hart Lake Subd. 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

| <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.mtasolutions.com&c=E,1,2NUD8FHOfpsQ2LaNL3sjLozNR9DNfMSbD0gB4oF7Bkr08ikaVDWVcmDCcAzTwpBCORpxfwBDSDECEpZ-7p07lhwZrD840X0crrPKHxcVyeQ&typo=1>

-----Original Message-----

From: Cheryl Scott <Cheryl.Scott@matsugov.us>

Sent: Friday, June 7, 2019 12:04 PM

To: 'Dubour, Adam J (DFG)' <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jmmcnutt@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>; 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@mta-telco.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>; jessesumnerdistrict6@gmail.com
 Subject: FW: RFC Hart Lake (CS)

All ~

Attached is a Request for Comments for Hart Lake Subdivision, MSB Case #2019-079, Tech CS. Also attached is a vicinity map, soils report, project overview map, as-built, topo, drainage plan, road plan and profile and the preliminary plat.

Comments are due by June 27, 2019.

Cheryl Scott

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, June 26, 2019 1:41 PM
To: Cheryl Scott
Subject: RE: RFC Hart Lake (CS)
Attachments: 20190626_134007.pdf

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

MEA comments to include the attached easement in the plat notes.

Thank you.

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

-----Original Message-----

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
 Sent: Friday, June 7, 2019 12:04 PM
 To: 'Dubour, Adam J (DFG)' <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jmmcnutt@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>; 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>; MEA_ROW <MEAROW@mea.coop>; row@mta-telco.com; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>; jessesumnerdistrict6@gmail.com
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Comments are due by June 27, 2019.

Please contact me if you have any questions.

Cheryl Scott
 Platting Technician
 Matanuska-Susitna Borough
 (907)861-8692

Matanuska Electric Association, Inc.

BOOK 0914 PAGE 561

RIGHT OF WAY EASEMENT

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

Stephen V Moore
(unmarried) (husband and wife), whose address is
PO Box 521064 Big Lake 99652

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, 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:
SW 1/4 SE 1/4

016253 15

1997 SP 26 PM 2:24

FALMER
RECORDING DISTRICT

REQUESTED BY MEA

being in Section 17 Township 18 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
chemical means, machinery or otherwise of trees and shrubbery located within 15 feet of the center line of
said line of 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; and to license, permit or otherwise agree to the joint use or
occupancy of the easement, lines, or system by any other person, association or corporation for electric or
telecommunication purposes.

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 and 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 and 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 and those
held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 31 day of July, 1996.

Stephen V Moore Grantor
ADD 5465000
Grantor

STATE OF ALASKA) SS

THIS IS TO CERTIFY that on this 31 day of July, 1996
before me, the undersigned, a Notary Public in and for the State of
Alaska, duly commissioned and sworn as such, personally appeared

STEPHEN V MOORE

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.

William James
Notary Public in and for Alaska
My commission expires: 2/29/99



W.0245751	MISC
PS 3	MAP
SUBD 1000035	QUAD
PLAT	EASE

EROW 236 (94)
FOR DISTRICT RECORDERS USE

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

Cheryl Scott

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, June 20, 2019 10:44 AM
To: Cheryl Scott
Subject: RE: RFC Hart Lake (CS)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Hi Cheryl, we have no comments for this plat.

Thanks!

Joshua Swanson | *Technician II, GIS Mapping*
Network Services Access & HFC Engineering
(907) 868-6133

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, June 07, 2019 12:04 PM
To: 'Dubour, Adam J (DFG)' <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; retirees@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jmmcnutt@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>; 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@mta-telco.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; jessesumnerdistrict6@gmail.com
Subject: FW: RFC Hart Lake (CS)

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

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Comments are due by June 27, 2019.

Please contact me if you have any questions.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
(907)861-8692
cheryl.scott@matsugov.us

Joseph and Kimberly Seaboalt
5735 N Weisgram St.
B3 L1 Kennedy Lake Terrace
907-350-6424

To Whom It May Concern:

As homeowners directly adjacent to the proposed Hart Lake Subdivision to be created from Tax Parcel D2 (located in the SE1/4 Section 17, Township 18 North, Range 01E, Seward Meridian, Alaska), we have one objection and several concerns. Please take these into consideration during the review and approval process. For reference, our property is on the corner of N Weisgram St and N Talgach View Dr.

Objection: Rename of N Weisgram St to E Pamela Dr

- Currently N Weisgram St, is a single lane, gravel, unmaintained but platted road, and services three homes. E Pamela Dr presently ends just past the intersection of E Frost Cir. Instead of renaming N Weisgram St to E Pamela Dr, the platting board should recommend extending N Weisgram St to the intersection of Pamela and Frost Cir. There are many roads in the Mat-Su Borough that change names at intersections, and this would be the same. A quick map search revealed the following:
 - W Kaitlyn Cir to McMillian Dr, E Spruce Ave to N Peck St, Palmer Moose Dr to Hemmer/Quill Ave/Chalet Dr intersections, E Hellen Dr to Moore Rd, Inner Springer to Outer Springer and back, E Rebarchek to E Crowther Rd, Conestoga loop to S Drovers Cir, S Badger Rd to S Glacier Ridge Way.
 - More recently, when the Seldon extension was tied into Beverly Lake Rd, the road name changes at a small intersection at the end of Beverly Lake Rd. Instead of carrying Beverly Lake Rd to a major intersection at Church, the name changes to Seldon at a small intersection where the road widens and continues east. Now we can drive on Beverly Lake Rd to Seldon, then to Bogard which turns to Arctic, and ending up on the Old Glenn, all without turning at one intersection.
- It seems that despite the lack of change of direction, an intersection has been an easily justifiable cause for a name change. Two alternative options for the street names are as follows, please see attached map (marked in Red) for perspective locations.
 - The entire new roadway built from N Weisgram St to the intersection of the existing Pamela road surface remain as N Weisgram St.
 - Extend N Weisgram St to the beginning of Cardiac Cir.
- When our house was constructed, it was requested that the driveway be placed on N Talgach View Dr but was instead mandated for access to be on N Weisgram St. Requiring homeowners, who were originally forced to have their addresses on N Weisgram St (due to Talgach being a higher priority road), now change their address to accommodate a future development is unfair.
 - 3 homes must change their addresses to accommodate 28 future/potential homes before they are even built or have addresses assigned.
 - Time will be lost changing addresses. This will require a considerable amount of our personal time, as well as a major disruption, all for the benefit of others. What consideration has been given for the existing property owners and what they will be forced to deal with for this change?

- Mail will be lost during the process. We have a contract mail carrier who has a hard-enough time delivering mail to the correct address already, changes in our address will confuse them further.
- There could be instances of confusion during an emergency response, as well as school bus stops, with 2 intersections of E Pamela and N Talgach View Dr. This is sometimes seen when there is a loop road that connects in 2 places; however, E Pamela extension would not be built or named as a loop.
- Please consider keeping N Weisgram St named as-is, even if the transition to Pamela needs to be where the projected plat ends. N Weisgram St is platted as a 50' ROW and the Pamela extension is proposed as 60'. This could also serve as a potential name change location.

Concerns: Widening and upgrade of N Weisgram St

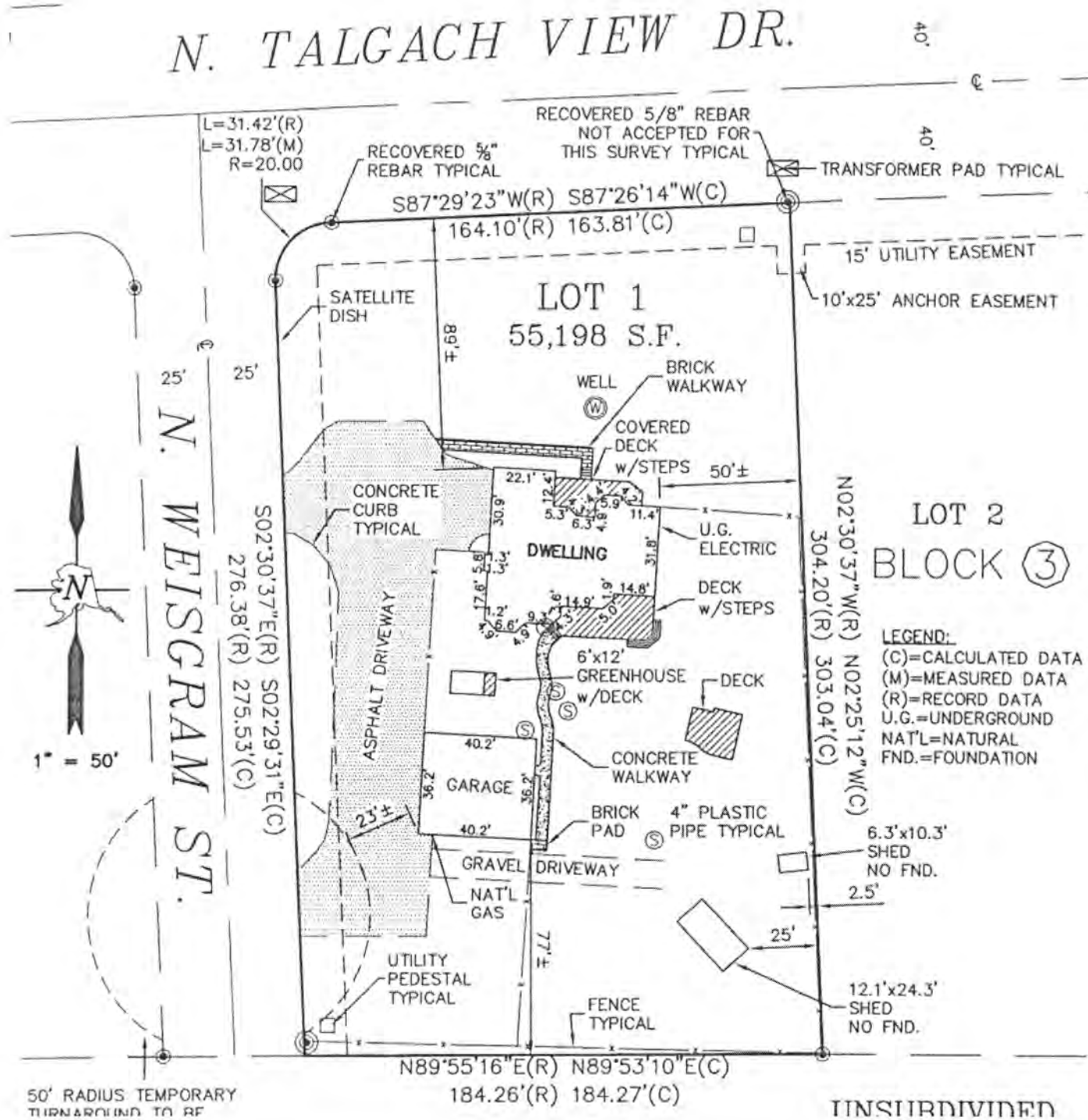
- When N Weisgram/E Pamela is complete, it will become a major thoroughfare for traffic to connect to Wasilla Fishhook.
 - How will the borough manage the platted 50' N Weisgram St to the 60' Pamela extension width difference?
 - The borough required our driveway to be constructed off of N Weisgram St (even though N Talgach View Dr was requested) which means the majority of our circular driveway is next to the road and our driveway is in very close proximity to N Weisgram St. This is not an issue currently because of very low traffic on the unmaintained N Weisgram St. When the street is widened, we will lose our privacy and be subjected to the increase of traffic. The major concern is that our children playing outside in the driveway will be right next to a major street.
 - What consideration has been made as far as a noise, pollution, or privacy barrier for our protection, as well as our children's safety?
 - Installing a privacy fence along the property line (that runs parallel to the road) would be a large expense on our part, for a road upgrade that we did not request.
 - Will the borough install speed humps to keep traffic speed down?
- During the upgrade of N Weisgram St, access to our home will be impacted.
 - If the utility company needs to dig up our driveway for upgrades to service the new subdivision, will they repair it when they are complete?
 - How will we access our property during construction? Will our movements be restricted?
 - If paving N Weisgram St, will they tie in the new pavement with our driveway? If not, will they leave our existing driveway alone?
 - If N Weisgram St will be gravel, will the borough provide maintenance for the road?

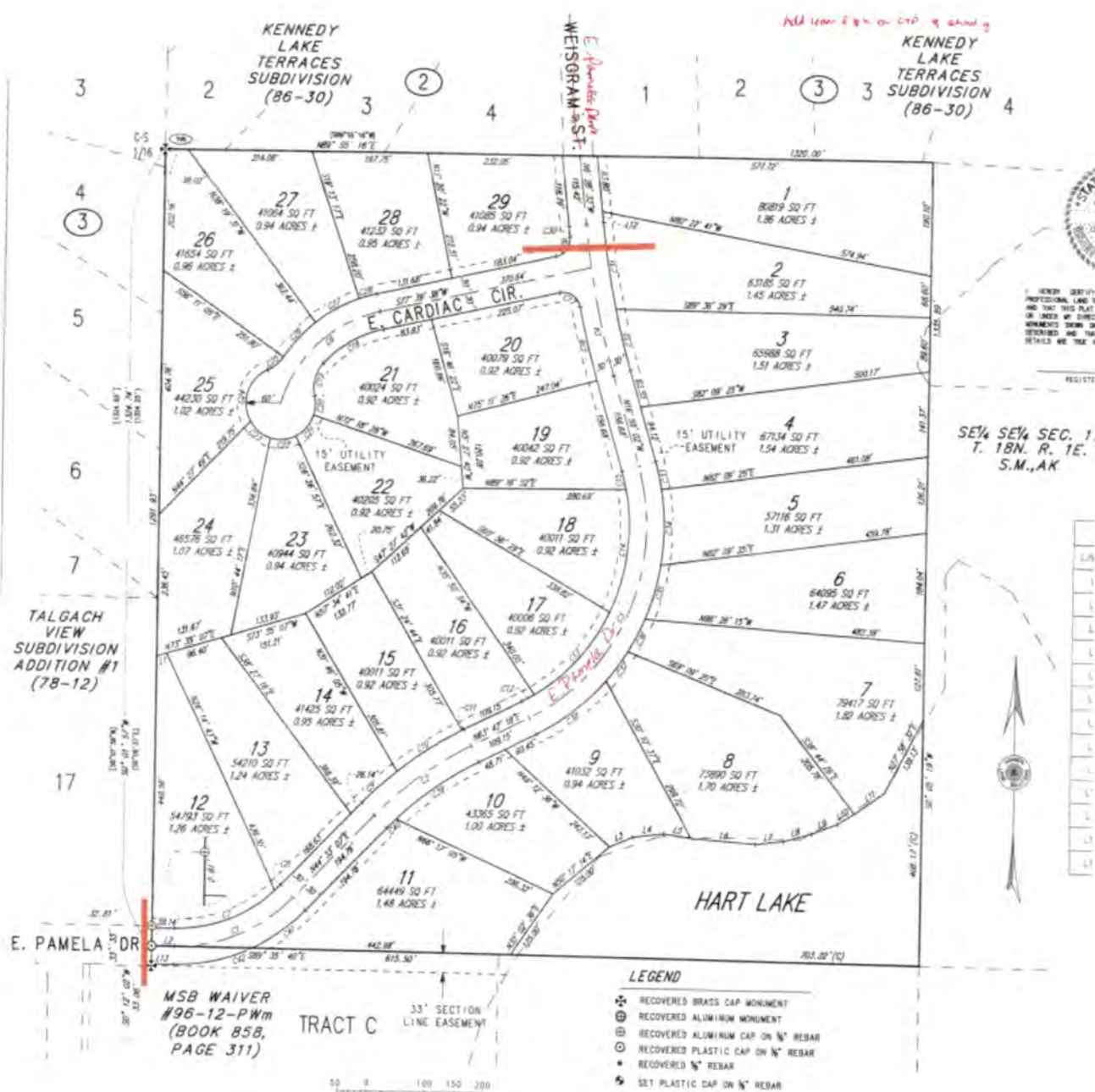
Please take these concerns and objection into consideration. We understand the need for development; however, it seems the proposed changes do not fully consider the effects it will have on neighboring properties.

The Borough will be forcing us to take our personal time to deal with address changes and lost mail, as well as loss of privacy and access. Our children will now be playing in a driveway location, mandated by the borough, adjacent to a busy street. Please see attachments for the preliminary plat and our current as built survey, which provides a better picture of why we are concerned with the busy road proximity and our children's safety.

Thank you for your time and consideration.

Joseph and Kimberly Seaboalt





Cheryl Scott

From: Cheryl Scott
Sent: Wednesday, July 3, 2019 1:45 PM
To: Cheryl Scott
Subject: FW: Hart Lake Subdivision Road Naming

VickieLee/Cheryl,

It is common practice when constructing a new section of roadway that connects two existing roads, to pick one of the two existing roads and make the entire road consistently named. Doing so reduces confusion for members of the public and emergency responders, who wouldn't otherwise know they had traversed three different roads without turning at an intersection. In this case, the two existing road names are E Pamela Drive, which is 2 miles long and has 55 addresses assigned to it, versus N Weisgram Street, which currently is a 340 foot long shared driveway and has only 2 addresses assigned to it. The decision was made to rename the road in its entirety to match the existing roadway of E Pamela Drive.

While some examples still exist throughout the Borough of roads that change names, they are not a measure of our current procedures but are a result of legacy decisions that were made when our population was smaller. Being able to make these road name changes before new homes are built and addressed is consistent with the Borough's proactive approach to improving the performance of our Enhanced 911 Dispatch system. Essentially, we are doing things right the first time.

Cheryl - Feel free to include this somewhere in your response as well if you feel it is useful:

Address Change

The remaining issue is that two property owners will have to change their address. While we understand that changing one's address does take some time and effort on behalf of the property owner, the Borough communicates all address changes monthly to MatCom public safety dispatch center as well as to the US Postal Service, UPS, FedEx, MTA, and GCI. The Borough also provides periodic updates to Google Maps and Apple Maps.

Mail Delivery

At the time an address change is made, an official notification letter will go out to the property owner; Keep this letter for your records. You may need to provide a copy of the notification letter to the US Postal Service so they can update their local database and begin forwarding your mail.

Address Signage

After receiving notification of an address change, please update your residential address sign as soon as possible. Address signs can be "homebuilt" using materials from any hardware store, however, reflective signs are preferred. Several local and online companies make inexpensive reflective aluminum address signs (see list below).

Local Companies**A1 Signs**

11733 W Meadowood Dr
Houston, AK 99623
(907) 373-6737

B Original Signs

5100 Wasilla-Fishhook Rd
Wasilla, AK 99654
(907) 376-3083

DG Signs

1970 S Whiting Circle
Palmer, AK 99645
(907) 746-5196

Sign King

251 E Park Ave #1
Wasilla, AK 99645
(907) 373-2604

Online Companies

www.ebay.com

www.smartsign.com

www.safetysign.com

www.trafficsignsandsafety.com

Let me know if you need anything else!

Hillary Palmer

Addressing Specialist

Mat-Su Borough

(907)861-8400 Addressing

(907)861-7885 Direct

<https://mapping.matsugov.us/parcelviewer>

Cheryl Scott

From: Laurence KL7 L <hellozerohellozero@hotmail.com>
Sent: Wednesday, July 3, 2019 11:28 AM
To: MSB Platting
Subject: Notification on public hearing - Proposed action- Tax parcel D2 into 29 lots "Hart Lake subdivision" - Objection and concern notification
Attachments: 20190703102625.pdf

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

From Laurence and Sheri Howell 5699 and 5753 East Frost Circle, Wasilla Alaska 99654
 3rd July 2019

As an "interested party" I object and have concerns to this subdivide and additional 29 lots - - please see attachment as a reference submission

In addition to the construction noise from the site on road preparation, and subsequent scaring away of wildlife we have manifest tangible safety concerns. The trucks and their incessant beep beep have already scared away the Loons. Can we have a weekend moratorium to regain our sanity?

Traffic issues

At present heavy traffic isn't barred from coming down Pamela road off the N Wasilla Fishhook road, via E Frost>Rutan >E Hart Lake Loop> Enstrom to Bogard - people seem to prefer it than driving the dog leg to Seldon/Bogard -

Already we have masses of "Bolt hole traffic" exceeding the 25 mph limit, a huge amount of passing thru haulage construction and short cut traffic to Bogard/Glenn and we have had countless near misses with estate children and mothers, kids on bikes being forces into the ditches - or nearly being run over by speeders or haulage trucks - there will be a really bad accident soon.

The plan of extending Pamela to N Taglach View for new estate access, as an adopted and being "Tarmac'd" it will attract further syphoned traffic from the Serenity Hills, N Bunny Drive, N Bishop drive, and N Talgach and beyond who presently have to drive on (and avoid!) the graveled sections on Westfork and N Hett - you can be assured they will use this new Pamela road extension and load up East Frost/and E Rutan even further than the unacceptable current state.

To obviate this I would suggest before the Platt is approved

- a) No Thru traffic signs at Pamela/N Wasilla Fishhook and at Pamela E Frost
- b) Axle weight limits and signs
- c) Reasonable spaced and sized Speed bumps on East Frost and E Rutan
- d) Plans in progress and timeline to resolve the awful issue on the Enstrom/Bogard junction - multiple accidents/poor visibility/rising junction/speeding - and this additional estate will load this junction even more during peak times.
- e) How about the developers paying to Tarmac the gravel section and the Matsu adopting N Hett, as they may reduce the load on Rutan/E Frost?

Electrical noise

We are going to presume that electrical power will be supplied at 7.5Kv from the Pamela overhead supply - and thereafter all services on and off the estate will be underground?

5699 and 5753 East Frost has equipment and radios receivers conduct research into Transpolar Auroral Ionospheric propagation over the past 12 years, and has produced some excellent science- and was chosen for its low levels of radio interference from power lines and housing, due to limited housing and noise with only one house to the North and the Lake providing additional clearance (The direction the aerials typically listen)- With 29 plus new houses, with the electrical smog its more than likely the research will be seriously compromised if overhead supplies are installed or extended. As a heads up I would like to make sure that no in ground "fenceless" dog fences using polluting Medium Wave transmissions are used - Also, the licensed transmitters in use at our addresses can cause false triggering of shock dog collars up to 0.5 miles radial distance - this is due to inadequacies in the radio receivers in dog collar system. The "microwave" version using the houses Wifi isn't so affected - Also the same for variable speed drives for AC and pumps, LED floodlights -

I'm going to presume that the lower lying lots (2-11) will be tested for ground water depth - the thought of pollution from leaking septic into the Lake is a concern -

sincerely

Laurence Howell IEng MIET MIEEE FRGS, Sheri Howell
cc:file

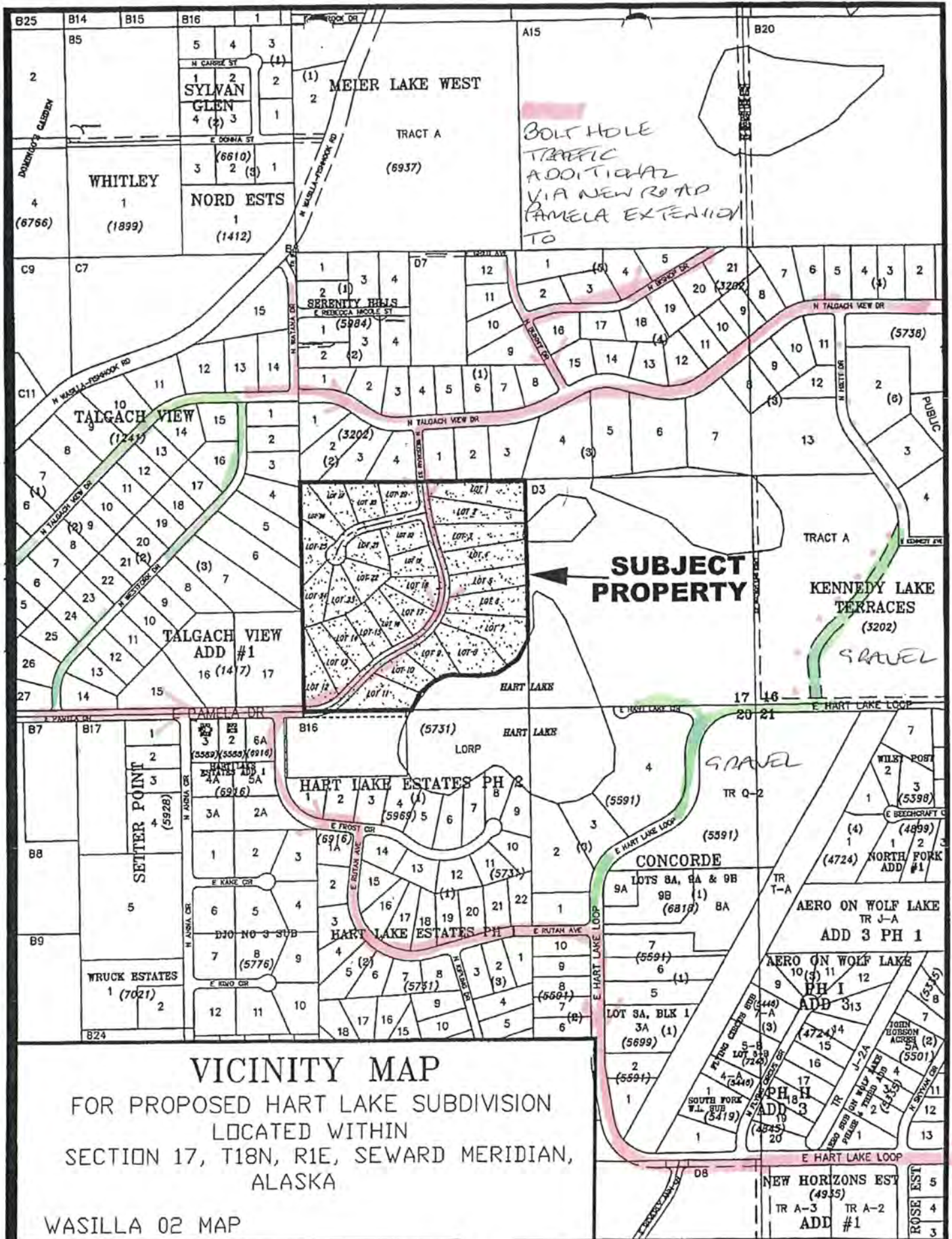


EXHIBIT L-9

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

FIRST CLASS

118N01E17C007 93
SCHEELER BETTY ANNE
MANKA LUCILLE E
5856 N WASILLA-FISHHOOK RD
WASILLA AK 99654-4443

RECEIVED

JUL 03 2019

PLATTING

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: WM CONSTRUCTION, LLC / HANSON LAND SOLUTIONS (owner/petitioner)

REQUEST: The request is to subdivide Tax Parcel D2 into 29 lots to be known as **HART LAKE SUBDIVISION**, containing 40 acres +/- . The petitioner is proposing to construct borough standard streets to provide access to all lots. Pamela Drive will be extended through the subdivision connecting to W. Talgach View Drive. Located within the SE ¼ Sec 17, T18N, R01E, S.M. AK, lying northwest of Hart Lake and south of N. Talgach View Drive.

Community Council: Fishhook **Assembly District:** #6 Jesse Sumner **Area:** 40.0 acres +/-

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on **July 18, 2019**. The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within the 1200' of the petition area. This will be heard before the **PLATTING BOARD** and you are invited to attend.

If you would like to send 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. 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. To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party*. See MSB 15.39.010 for definition of "Interested Party". The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough internet home page, (www.matsugov.us), in the Borough Clerk's office, or at various libraries within the borough.

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.

[] No Objection [X] Objection [X] Concern

Name: B.A SCHEELER Address: 5856 N. WASILLA FISHHOOK WASILLA AK

Comments: OUR AREA ALREADY HAS A WATER SHORTAGE PROBLEM AND WITH

ALL THOSE NEW HOUSES COMING IN IT WILL REALLY DRAIN OUR SUPPLY - UNLESS -

THE PUMP OUT OF HART LAKE, THE OTHER PROBLEM WILL BE THE LARGE

AMOUNT OF TRAFFIC WE DON'T NEED.

Case # 2019-079 CS

Note: Vicinity map Located on Reverse Side

EXHIBIT L-10

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



FIRST CLASS

51417B03L011 47
HILLS KENNETH & KAY FAM TR
PO BOX 873034
WASILLA AK 99687

RECEIVED
JUL 03 2019
PLATTING

NOTIFICATION OF PUBLIC HEARING

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The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on **July 18, 2019**. The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within the 1200' of the petition area. This will be heard before the **PLATTING BOARD** and you are invited to attend.

If you would like to send 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. 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. To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party*. See MSB 15.39.010 for definition of "Interested Party". The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough internet home page, (www.matsugov.us), in the Borough Clerk's office, or at various libraries within the borough.

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.

[] No Objection ☒ Objection ☒ Concern

Name: KEN HILLS Address: P.O. BOX 873034 WASILLA AK

Comments: I THINK THIS TRACT SHOULD BE SUBDIVIDED
IN NO LESS THAN 5 ACRE LOTS, DUE TO THE ALREADY
HEAVY TRAFFIC ON THE ROADS, AND THE LIMITED WATER
IN THE SURROUNDING AREA. LETS PLAN WISELY FOR

Case # 2019-079 CS

Note: Vicinity map Located on Reverse Side

ALL. THANKS KEN HILLS EXHIBIT L-11
Ken Hills

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 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

PLANNING AND LAND USE DIRECTOR _____

DATE _____

 ATTEST: _____
 (PLATTING CLERK)

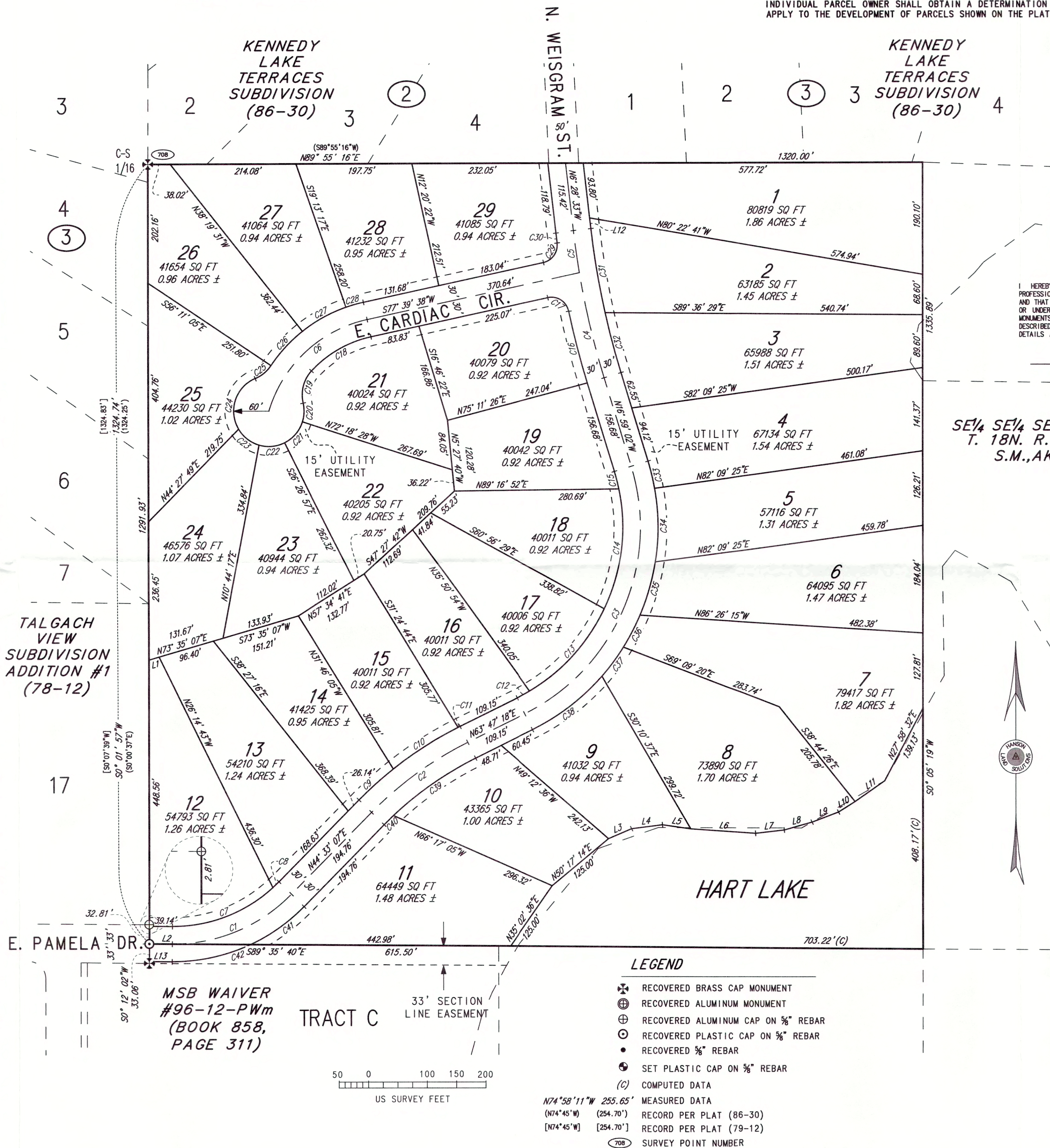
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	226.01	282.40	45°51'13"	220.02	N67° 28' 43"E	119.45
C2	203.64	606.54	19°14'11"	202.68	S54° 10' 12"W	102.79
C3	499.73	354.48	80°46'20"	459.36	N23° 24' 08"E	301.54
C4	183.44	1393.99	7°32'23"	183.31	S13° 12' 50"E	91.85
C5	72.22	1393.99	2°58'06"	72.21	S7° 57' 36"E	36.12
C6	239.67	225.51	60°53'32"	228.55	S47° 12' 52"W	132.55
C7	187.72	251.44	42°46'30"	183.39	N69° 06' 13"E	98.47
C8	14.32	252.40	3°15'00"	14.32	S46° 10' 37"W	7.16
C9	78.80	636.54	7°05'35"	78.75	S48° 05' 54"W	39.45
C10	131.11	636.54	11°48'04"	130.87	S57° 32' 44"W	65.79
C11	3.80	636.54	0°20'32"	3.80	N63° 37' 02"E	1.90
C12	24.42	324.48	4°18'45"	24.42	N61° 37' 55"E	12.22
C13	191.91	324.48	33°53'10"	189.12	S42° 31' 58"W	98.85
C14	210.64	324.50	37°11'31"	206.96	S6° 59' 33"W	109.18
C15	30.46	324.48	5°22'44"	30.45	S14° 17' 40"E	15.24
C16	125.63	1423.99	5°03'17"	125.59	N14° 27' 23"W	62.85
C17	47.34	30.00	90°24'37"	42.58	N57° 08' 03"W	30.22
C18	118.24	195.51	34°38'57"	116.44	N60° 20' 10"E	60.99
C19	58.85	60.00	56°12'00"	56.52	N14° 54' 41"E	32.04
C20	32.34	60.00	30°52'51"	31.95	N2° 15' 06"E	16.57
C21	48.02	60.00	45°51'32"	46.75	N40° 37' 18"E	25.38
C22	45.02	60.00	42°59'31"	43.97	N85° 02' 51"E	23.63
C23	45.02	60.00	42°59'26"	43.97	S51° 57' 31"E	23.63
C24	102.54	60.00	97°54'47"	90.51	S18° 29' 43"W	68.92
C25	35.16	60.00	33°34'17"	34.66	S50° 39' 59"W	18.10
C26	79.35	255.51	17°47'39"	79.04	S42° 46' 40"W	40.00
C27	85.19	255.51	19°06'14"	84.80	S61° 13' 36"W	43.00
C28	30.69	255.51	6°52'55"	30.67	S74° 31' 11"W	15.36
C29	44.43	30.00	84°51'15"	40.48	S35° 14' 01"W	27.42
C30	17.84	1423.99	0°43'04"	17.84	S6° 50' 05"E	8.92
C31	144.92	1363.99	6°05'15"	144.85	S9° 31' 11"E	72.53
C32	105.24	1363.99	4°25'14"	105.21	N14° 46' 25"W	52.64
C33	47.34	384.48	7°03'19"	47.31	S13° 27' 23"E	23.70
C34	126.61	384.48	18°52'01"	126.03	S0° 29' 43"E	63.88
C35	95.27	384.48	14°11'48"	95.02	N16° 02' 12"E	47.88
C36	61.28	384.48	9°07'53"	61.21	S27° 42' 02"W	30.70
C37	61.28	384.49	9°07'55"	61.22	S36° 49' 56"W	30.71
C38	150.25	384.21	22°24'21"	149.29	S52° 35' 36"W	76.10
C39	171.51	576.54	17°02'41"	170.88	S55° 15' 57"W	86.39
C40	22.05	576.54	2°11'30"	22.05	S45° 38' 52"W	11.03
C41	111.99	312.40	20°32'19"	111.39	S54° 49' 16"W	56.60
C42	138.03	312.40	25°18'54"	136.91	N77° 44' 53"E	70.16

CERTIFICATE 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.

TAX COLLECTION OFFICIAL _____
(MATANUSKA-SUSITNA BOROUGH)

DATE _____

**NOTES**

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 26, THE CENTER SOUTH SIXTEENTH CORNER (POINT 708), A RECOVERED BRASS CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61°38'47.10"N 149°18'53.80"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

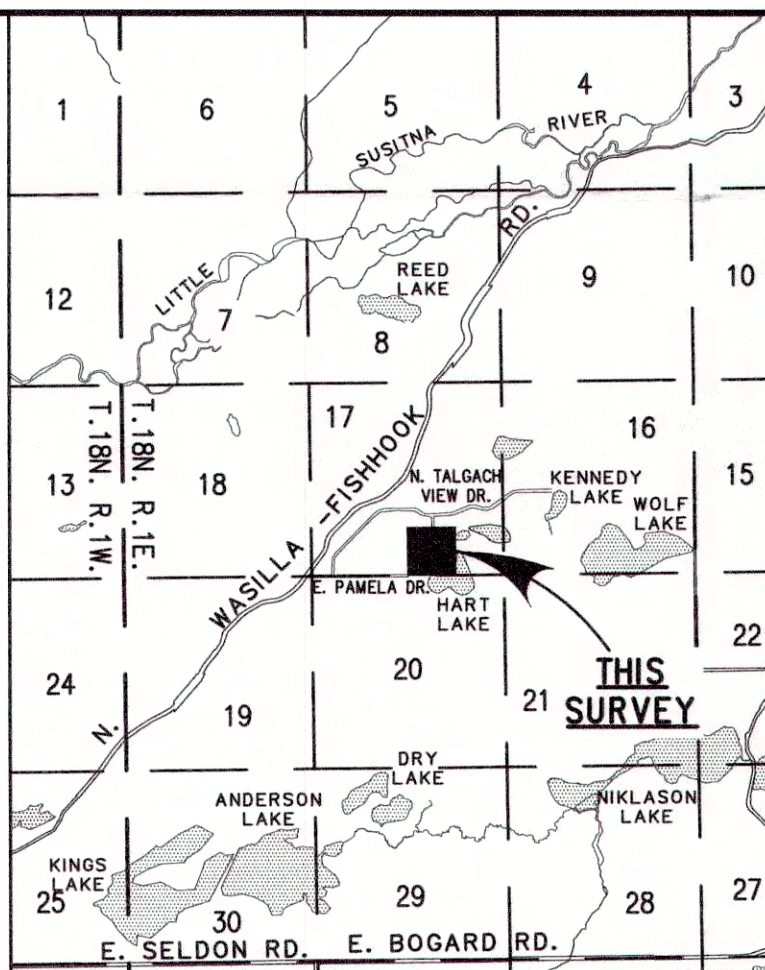


I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR

 SE 1/4 SE 1/4 SEC. 17
 T. 18N. R. 1E.
 S.M., AK

LINE TABLE		
LINE #	LENGTH	BEARING
L1	18.00	S73° 35' 07"W
L2	38.94	N89° 35' 40"W
L3	42.82	N66° 58' 18"E
L4	53.03	N82° 50' 22"E
L5	48.62	S81° 51' 24"E
L6	110.70	S86° 12' 54"E
L7	49.14	N83° 20' 41"E
L8	49.29	N74° 17' 14"E
L9	48.27	N69° 07' 53"E
L10	33.27	N57° 52' 09"E
L11	61.44	N55° 15' 20"E
L12	18.26	S6° 28' 33"E
L13	38.83	S89° 35' 40"E

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

 MIKE THOMPSON _____ DATE _____
 WM CONSTRUCTION, LLC
 P.O. BOX 4042
 PALMER, AK 99645
NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____

DAY OF _____, 201____,

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

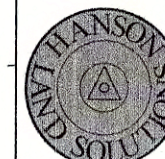
 RECEIVED
 JUN 13 2019
 PLATTING

 A PLAT OF
HART LAKE SUBDIVISION
 A SUBDIVISION OF
 SW 1/4 SEC. 17,
 T. 18N. R. 1E. SM, AK

 PALMER RECORDING DISTRICT
 STATE OF ALASKA
 LOCATED WITHIN
 SE 1/4 SEC. 17, T. 18N. R. 1E. SM, AK
 CONTAINING 40.00 ACRES MORE OR LESS

HANSON SURVEYING & MAPPING
 305 EAST FIREWEED AVENUE
 PALMER, ALASKA, 99645
 (907) 746-7738

FILE: FB19-143 CK: CEH SCALE: 1"=100' 06/03/19 1 OF 1



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

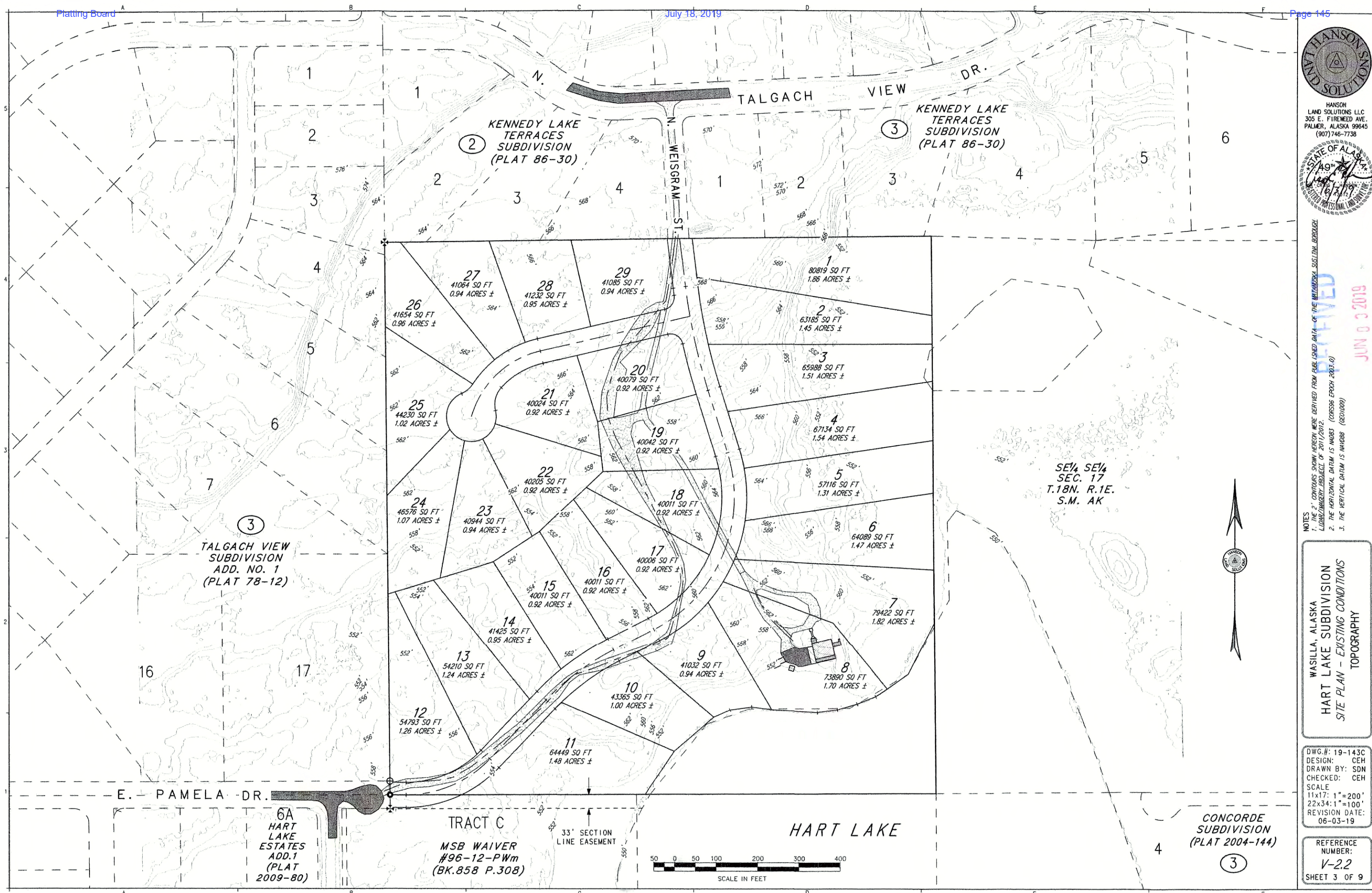


NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE WYOMING SURVEY BUREAU
LIBRARY/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GCSNAD83 EPOCH 2011.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID00)

WASILLA, ALASKA
HART LAKE SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 19-143C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
06-03-19

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 9



6C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 18, 2019**

PRELIMINARY PLAT: PAUL FOWLER HOMESTEAD

LEGAL DESCRIPTION: SEC 19, T24N, R04W, SEWARD MERIDIAN AK

PETITIONERS: ANGIE FITCH, DURABLE POWER OF ATTORNEY
FOR PAUL H. FOWLER

SURVEYOR/ENGINEER: PILCH LAND SURVEYING

ACRES: 24.24± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2019-073

REQUEST: The request is to create two lots from Tax Parcel A4 (Government Lot 1), Section 19, Township 24 North, Range 04W, SM AK, to be known as PAUL FOWLER HOMESTEAD, containing 24.24 ± acres. Petitioner will be dedicating a t-turnaround and upgrading the existing road to pioneer standards.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Topographic Narrative & Section Line Easement (SLE) Documentation	EXHIBIT B – 2 pgs
General Construction Permit C180050	EXHIBIT C – 4 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance	EXHIBIT D – 1 pg
Department of Emergency Services	EXHIBIT E – 1 pg
Utilities	EXHIBIT F – 4 pgs

DISCUSSION: The proposed subdivision is located directly east of S. Paul Fowlers Lane and south of E. Sunshine Road, in the Talkeetna Recording District. Petitioner is dedicating a t-turnaround and upgrading S. Paul Fowler Lane to pioneer standards. Lot 2 is a 60' wide flag pole portion flag lot, pursuant to MSB 43.20.300(E)(6)(b).

Petitioner is proposing to upgrade a portion of S. Paul Fowler Lane to meet pioneer standard roads. General Construction Permit C180050 at **Exhibit C**. However, petitioner will still need to conduct a preconstruction meeting with Department of Public Works for the construction of the t-turnaround to provide access for the flag lot of Lot 2 (see **Recommendation #6**).

SOILS: A geotechnical report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as each lot is greater than 400,000 sf (9.183 acres) and the surveyor has provided topographic mapping. Topographic narrative is provided at **Exhibit B**.

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 once the t-turnaround is created and constructed. Pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E), each lot will have the required frontage.

Comments: Department of Public Works (**Exhibit D**) notes “construct T-turnaround.” Department of Emergency Services (**Exhibit E**) states “if the purpose of this request will involve future development of this property, the building of the road to pioneer standards is not acceptable for Fire Code. Emergency vehicle access requires Borough road standards to be higher than pioneer conditions.” *Staff notes pioneer standard roads are acceptable for this subdivision.*

Utilities: (**Exhibit E**) GCI has no objections. MEA requests a 15’ wide utility easement west adjoining the 33’ wide Section Line Easement on the east side of the parcel (see **Recommendation #5**). Enstar has no comments, recommendations or objections. MTA has no comments.

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; Susitna Community Council; Road Service Area #29 Greater Talkeetna; MSB Community Development, Capital Projects, Assessments, Planning, Permit Center, Pre-Design Division or Code Compliance.

CONCLUSION: The preliminary plat of Paul Fowler Homestead is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. 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. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i). 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.

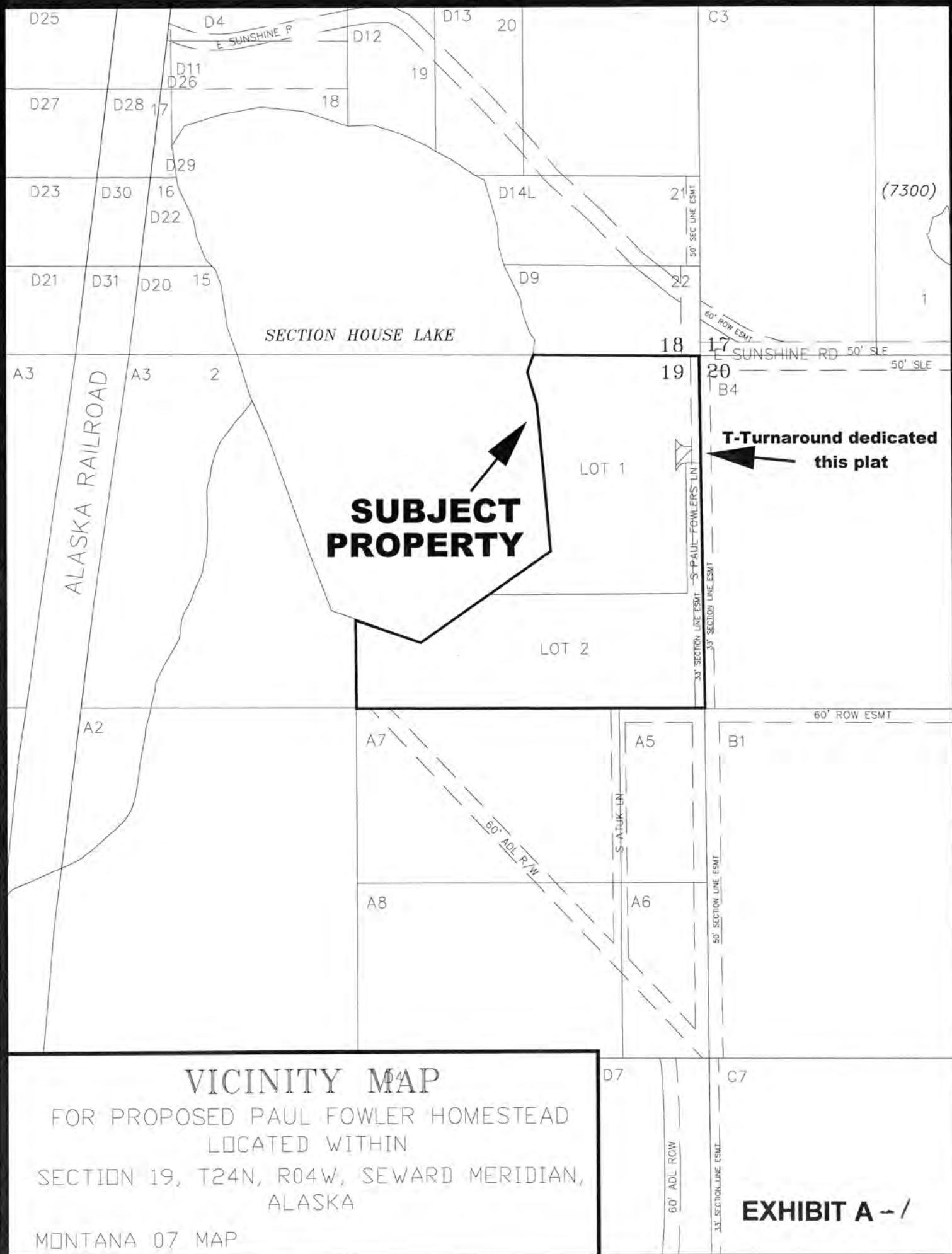
FINDINGS OF FACT for PRELIMINARY PLAT

1. The plat of Paul Fowler Homestead is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as all lots are greater than 400,000 sf and the surveyor provided a topographic narrative.
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. Proposed Lot 2 is a flag lot, pursuant to MSB 43.20.300(E).
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; Susitna Community Council; Road Service Area #29 Greater Talkeetna; Community Development, Capital Projects, Assessments, Planning, Permit Center, Pre-Design Division or Code Compliance.
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.
9. MEA requested a 15’ wide utility easement west adjoining S. Paul Fowler Lane.

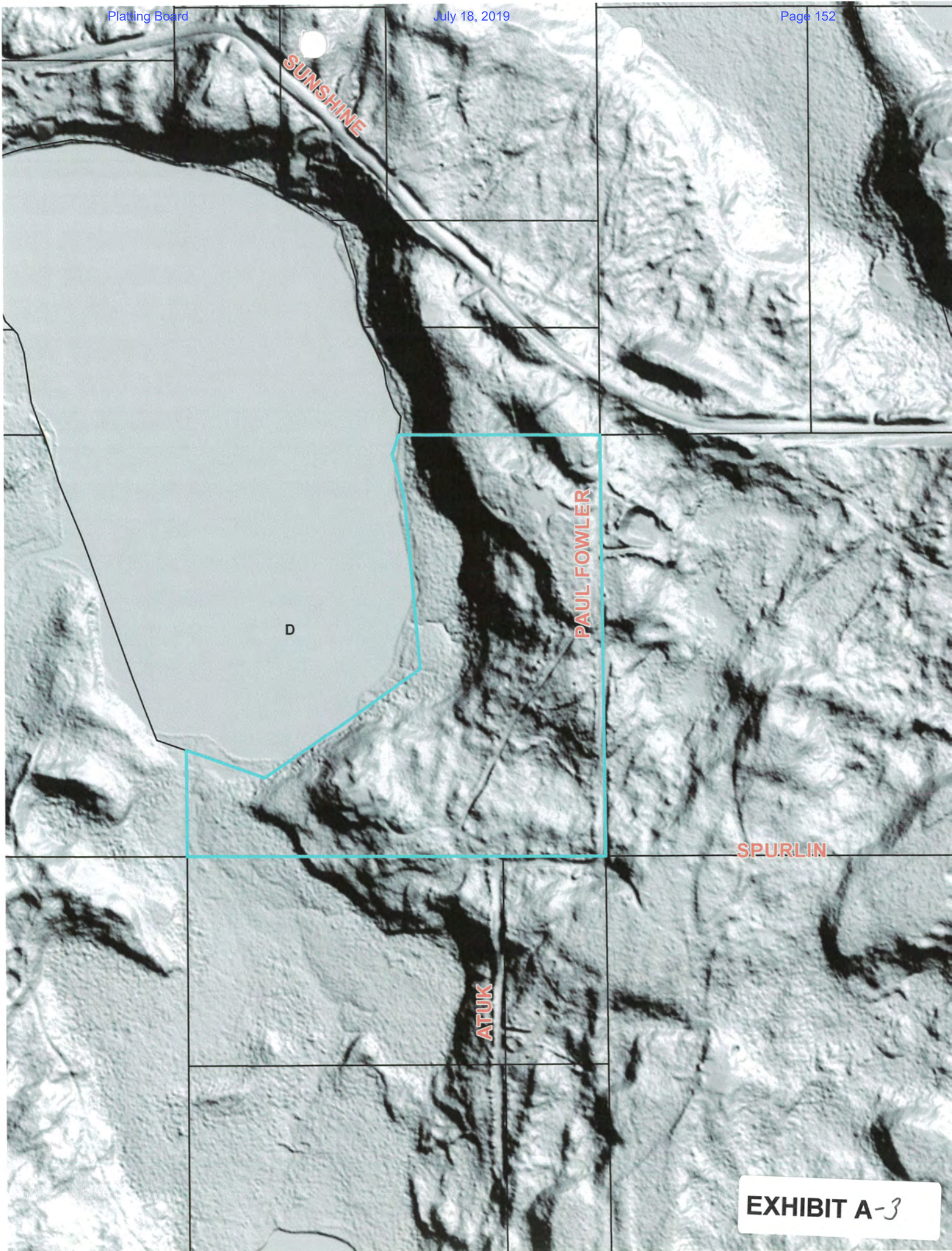
RECOMMENDED CONDITIONS FOR APPROVAL OF PRELIMINARY PLAT

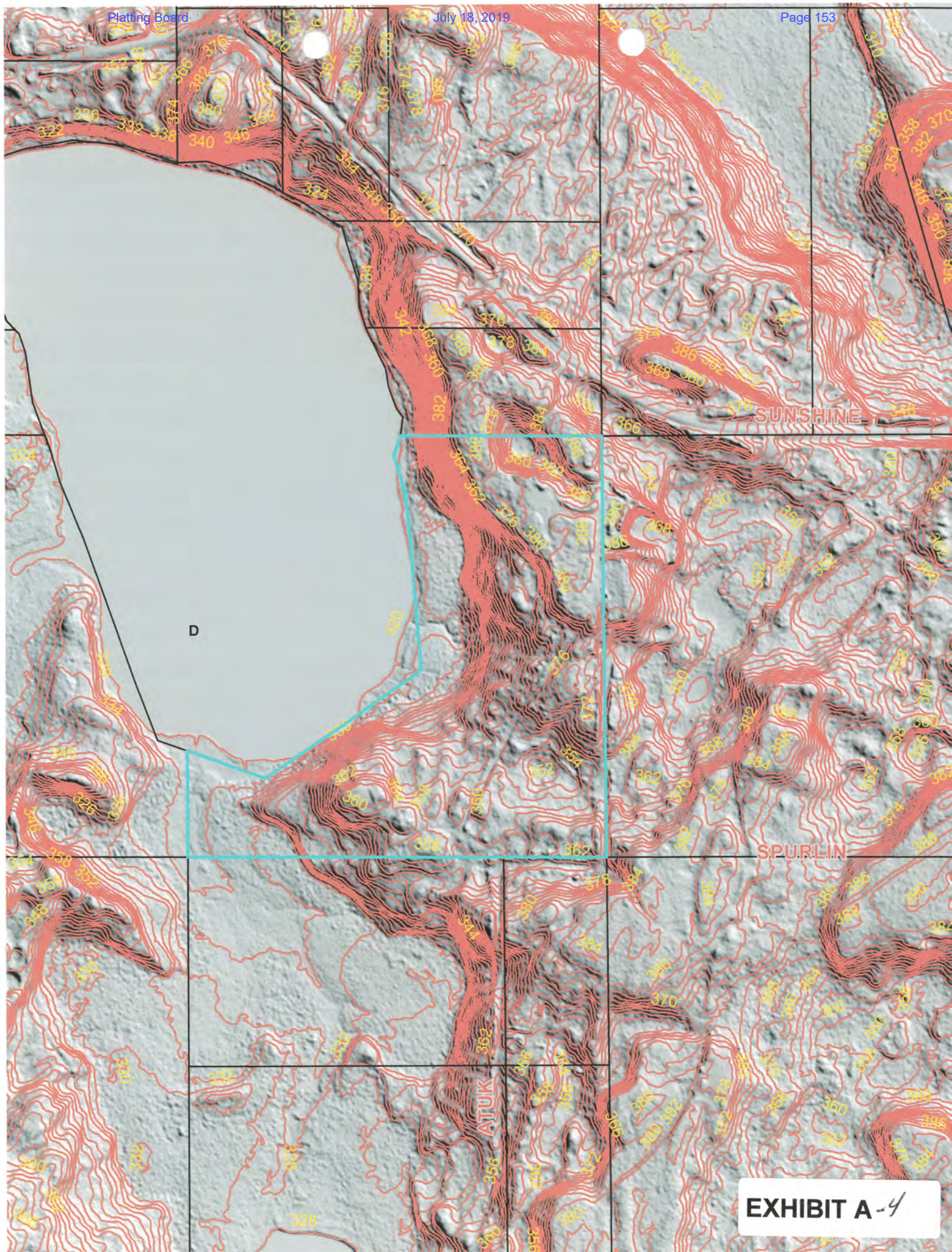
Suggested motion: I move to approve the preliminary plat of Paul Fowler Homestead, Section 19, Township 24 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

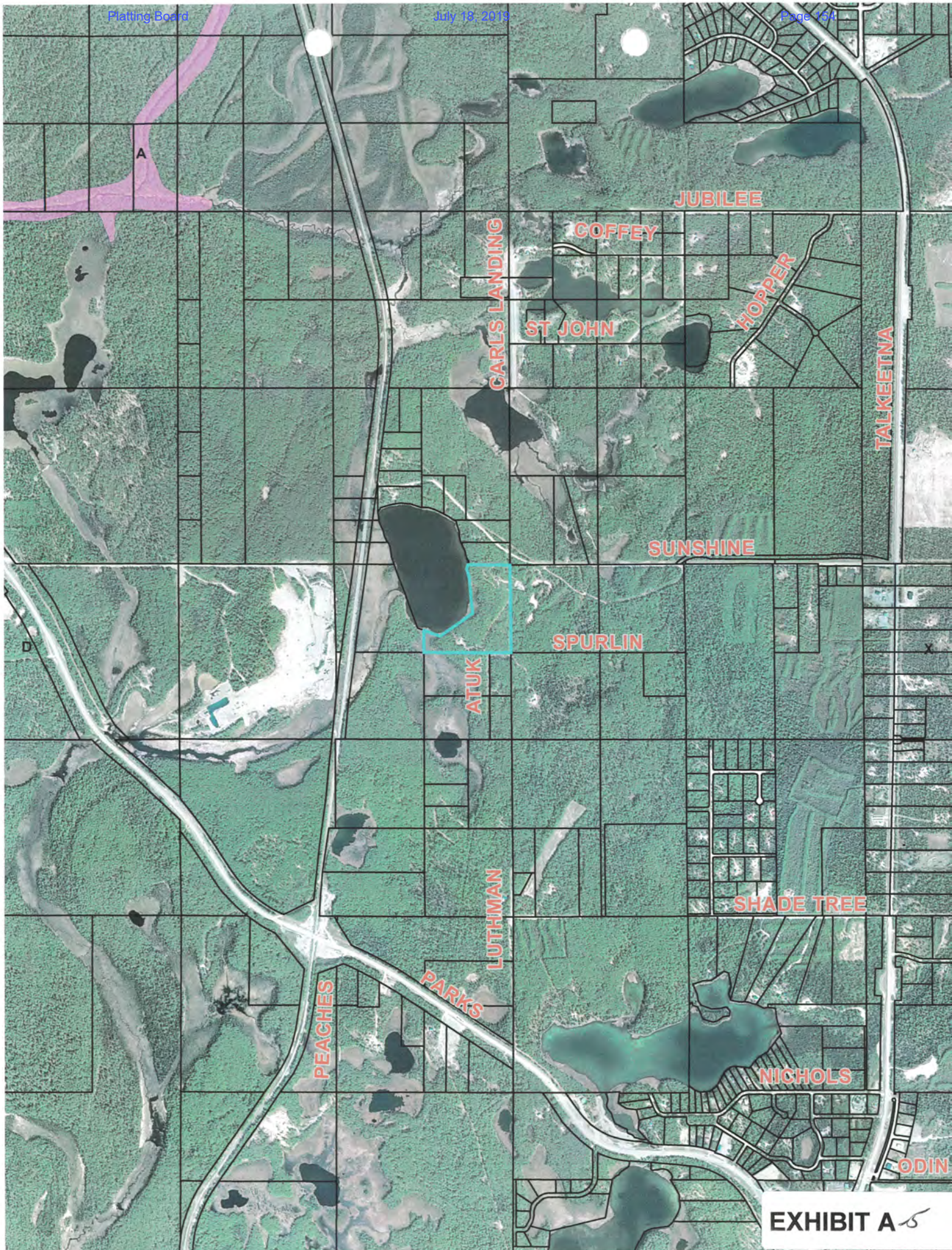
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Grant the 15' wide utility easement as requested by MEA.
6. Construct interior streets to Borough 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 pioneer standard road to Platting staff
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.











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TOPO NARRATIVE

PAUL FOWLER HOMESTEAD GOV'T LOT 1, SECTION 19 T24N, R4W, Seward Meridian, Alaska

This property is fairly level over looking Section House Lake to the west. Generally slopes to the south and west with birch and spruce trees. A portion of the lake frontage is muskeg and the south westerly area is covered with black spruce and wet marsh. A smaller house is on the southern portion, shop and cabin on the northern area. Cuts for the existing road show good gravels.



EXHIBIT B - /

PILCH LAND SURVEYING

P.O. Box 641
Willow, AK 99688
907-495-6611

August 4, 2018

Diana Fox
P.O. Box 625
Talkeetna, Alaska 99676

REF: ROW & Corners Located
S. Paul Fowler Lane
Sections 17-18-19-20
T24N, R4W, S.M., Alaska

I flagged the ROW Lines and Section Corner on 10/3/18 along S. Paul Fowler Road from E. Sunshine Road south for 700'+/-. The Section Line along Sections 17-18 is 50' each side or 100' total. Along Sections 19-20 it is 33' each side, 66' total. The Section Corner Monument has been located and tied as to reestablish if needed. Any questions please call or email.

Paul Pilch
Pilch Land Surveying
Cell 907-354-1124
phpilch@mtaonline.net



10/4/18

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EXHIBIT B ~2



MATANUSKA-SUSITNA BOROUGH
Planning Department
Development Services Division
 350 East Dahlia Avenue • Palmer, AK 99645
 Phone (907) 861-7822 • Fax (907) 861-8158
 www.matsugov.us

GENERAL CONSTRUCTION PERMIT C180050
New Improved Access Roadway Extension
and Installation Paul Fowler Lane

THIS PERMIT is issued this 8th day of April, 2018, to:

Diana Fox
P.O. Box 625
Talkeetna, AK 99626

Phone #:907-233-3364

E-mail : mskitty@mtaonline.net
 Map#TA 15

The Matanuska-Susitna Borough hereby grants the authorization necessary to work in the following described Public Right of Way or easement area to wit:
 Within the needed verified section line easements of Paul Fowler Lane as shown on the attached field notes within Sections 17/18 Township 24 North, Range 04 West, and Sections 19/20 Township 24 North, Range 04 West, Seward Meridian, Alaska, as shown on the attached maps and sketches. This construction is for re-construction of Paul Fowler Lane access to parcel #24N04W19A004.

PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES, PERMITTEE MUST:

- A. Have a Registered Professional Land Surveyor verify that public rights-of-way exists, survey and mark the exterior boundary lines of the public rights-of-way and reference all property corners, monuments and witness markers within or bordering the public rights-of-way. Registered Professional Land Surveyor must provide a letter to Borough Development Services Division stating the above has been completed and attach documentation verifying public rights-of-way exist. Also, provide copy of field notes and drawings showing reference ties to property corners and monuments. (existing permit with surveying locating roadway within right of way boundaries)
- B. Notify adjacent property owners prior to construction and two weeks prior to beginning any work at the location.
- C. It is the Permittees responsibility to obtain any required permits from local, state, or federal agencies for the proposed construction. If all permits needed are not obtained this permit is not valid.

The construction hereby authorized is described as and limited to the following:

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

10-26-18 NO IMPROVEMENTS YET. Q

Construct the extension of a typical 10' - 20' wide access road to minimum Matanuska-Susitna Borough Access Roadway Standards within portions of the above described right of way or public easements. Please refer to attached site plan sketches for the work site locations. This construction permit is for approximately 550 feet of access roadway and for better and relocated access to parcel#24N04W19A004.

This construction permit shall expire on **October 31st, 2019**.

SPECIAL CONDITIONS:

1. No public money will be spent on maintenance or capital improvements. This road may not serve to meet the minimum construction standards for any type of subdivision purposes and will not be maintained by the borough for work done under this permit.
2. Trees belong to property owners. Arrangements made with adjacent property owners during your notification process for the disposal of trees, is acceptable.
3. Roads or driveways within public rights-of-way or public easements are for public use and cannot be gated or blocked without the authorization of the Borough.
4. At minimum the clearing required shall include seven feet from the edge of any established roadway surface for the purpose of safety and snow storage.
5. The permittee agrees to accept all responsibility and bear the expense of re-establishing any property corner, monument, and/or witness marker damaged or destroyed as a result of the construction activities.
6. Utilities may not be placed within this public easement without a Borough approved Utility Facility Design. No clearing is authorized for Utility installation under this permit.
7. This permit does not allow for any stream crossings. The permit will need to be amended, the design approved, and the permit amendment signed by the permittee before a stream crossing can be constructed. Other requirements may be needed depending on the type of crossing. Please call 861-7803 for more information if a stream crossing is needed.

DURING CONSTRUCTION ACTIVITIES, PERMITTEE MUST:

8. Fall and skid all trees 4 inches in diameter and larger prior to beginning grubbing and road construction.
9. No strip mining for gravel will be allowed within the public easements.

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

10. All construction debris, large limbs, tree tops, uprooted stumps, disturbed organic material, and large rocks disturbed within clearing limits, must be removed from rights-of-way prior to the expiration date. Brush to be stacked for burning outside of section line easements. Obtain any necessary burn permits needed from the State of Alaska Division of Forestry.
11. Center the construction of the access as close as possible to the center of the public easements. Clear and grub up to 20 feet each side of the center of the Right of Way for the purpose of road construction, ditching, and to induce maximum sunlight onto the road prism. A minimum of seven foot of clearing from the edge of surface of the roadway must be performed. Construct ditches at foot of road fore-slope to a maximum depth of 2.5 feet, measured from finished grade of the driving surface, for drainage and snow storage purposes.
12. All cuts and fills shall be constructed to a maximum of 2 feet horizontal to 1 foot vertical slopes within the public easement or right of way. A minimum of 5 feet of undisturbed ground must be left between the top of a cut slope or the toe of a fill slope and the exterior boundary of the public right-of-way or public easement. It is the Permittee's responsibility to obtain additional right-of-way and slope easements so as to contain all improvements. Cut and fill slope areas may be cleared to the edge of the outer five feet of the easements to help establish the grade once easements have been obtained, or, if within existing easements. All cuts and fill slopes shall be within the easements or slope easements by a minimum of five feet to help to establish a buffer for possible long term erosion of the slope. Before working outside existing easements an amendment to this permit is required to be reviewed, approved, and signed for this or any additional work.
13. All hydrology engineering is the responsibility of the permittee. Install appropriate sized culverts or swales to maintain natural drainage patterns. The authorized construction may not alter the natural drainage patterns.

AFTER CONSTRUCTION REQUIREMENTS, PERMITTEE MUST:

14. The Permittee shall file a written notice of completion with the Development Services Division within 10 days after the construction is complete requesting a final inspection or call Andy Dean, ROW Coordinator @ 861-7803.
15. Upon completion have the Registered Professional Land Surveyor stamp & certify in writing to the Borough Development Services Division or by sent attached letter to e-mail address Andy.Dean@matsugov.us that all construction is within the public right-of-way and all property corners, monuments and witness markers, within or bordering the public right-of-way are undisturbed or reset.
16. A one year mandatory warranty period on all improvements begins at the time of
Providing Outstanding Borough Services to the Matanuska-Susitna Community.

permit closure. Any Bond obtained for this work will remain in effect until the end of the warranty period. Please maintain the improvements and restore any deficiencies in workmanship, or the requirements of this permit during this time period.

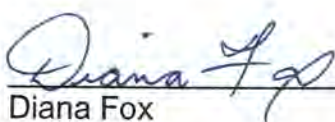
In consideration for this permit, the Permittee shall indemnify, defend, and hold and save the Borough, its elected officers, agents and employees, harmless from any and all claims, demands, suits, or liability of any nature, kind or character, including costs, expenses, and attorney's fees. The permittee shall be responsible under this clause for any and all legal actions or claims of any character resulting from injuries, death, economic loss, damages, violation of statutes, ordinances, constitutions or other laws, rules or regulations, contractual claims, or any other kind of loss, tangible or intangible, sustained by any person, or property arising from Permittee's construction, alteration or maintenance and existence of the above described construction or for any damages whatsoever arising out of the granting of this permit.

The Borough reserves the right to revoke this permit upon 48 hours written notice to the Permittee. The Permittee, agrees upon said notice of revocation, to immediately stop all construction activity within the easement, street, or public right of way. Should the Permittee refuse or fail to comply with said written notice, the Borough, may without further notice to the Permittee, make any and all repairs to the originally permitted area. The Permittee hereby agrees to reimburse the Borough for all costs incidental to the repair thereof.

The PERMITTEE certifies that he has read and accepted the above conditions by evidence of the below signature and the Borough hereby authorizes said construction subject to the above conditions.

PERMITTEE

MATANUSKA-SUSITNA BOROUGH


Diana Fox

 10/22/18
Andy Deah - ROW Coordinator

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, June 26, 2019 11:12 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Paul Fowler Hmstd #19-073 AOB

Construct T-turnaround.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, May 22, 2019 10:56 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; twalter@fmgconsultants.com; jsandrw@matnet.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Paul Fowler Hmstd #19-073 AOB

Attached is an Request for Comments (RFC) for Paul Fowler Homestead, MSB Case #2019-073, Tech AOB. Also attached is the Vicinity Map, Topographic Narrative and the Agenda Plat. Comments are due by **June 25, 2019**. Please let me know if you have any questions. Thanks, A.

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

Amy Otto-Buchanan

From: Fire Code
Sent: Friday, May 24, 2019 10:50 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Paul Fowler Hmstd #19-073 AOB

Amy,

If the purpose of this request will involve future development of this property the building of the road to pioneer standards is not acceptable for Fire Code. Emergency vehicle access requires Borough roads standards to be higher than pioneer conditions.



Donald Cuthbert
Fire Marshal
 Fire & Life Safety Division
 Central Mat-Su Fire Department
 (907) 861-8030
FireCode@matsugov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, May 22, 2019 10:56 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; twalter@fmgconsultants.com; jsandrw@matnet.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Paul Fowler Hmstd #19-073 AOB

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



Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, May 24, 2019 10:20 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Paul Fowler Hmstd #19-073 AOB

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

Hi Amy, no objection from us on this plat.

Thanks!

Joshua Swanson | *Technician II, GIS Mapping*
Network Services Access & HFC Engineering
(907) 868-6133

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, May 22, 2019 10:56 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; twalter@fmgconsultants.com; jsandrw@matnet.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Paul Fowler Hmstd #19-073 AOB

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

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mta-telco.com>
Sent: Thursday, May 23, 2019 9:16 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Paul Fowler Hmstd #19-073 AOB

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

Hello Amy,

MTA has reviewed the plat for Paul Fowler Homestead. 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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, May 22, 2019 10:56 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; twalter@fmgconsultants.com; jsandrw@matnet.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@mta-telco.com>; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Paul Fowler Hmstd #19-073 AOB

Attached is an Request for Comments (RFC) for Paul Fowler Homestead, MSB Case #2019-073, Tech AOB. Also attached is the Vicinity Map, Topographic Narrative and the Agenda Plat. Comments are due by **June 25, 2019**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan



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

May 22, 2019

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

Subject: Preliminary Plat Request for Comments – **Paul Fowler Homestead**
 (Case No. 2019-073)

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the Subject Preliminary Plat and has no comments, recommendations, or objections.

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

Sincerely,

Cassie Acres
 Right-of-Way and Compliance Technician
 ENSTAR Natural Gas Company

EXHIBIT F -4

SURVEYOR'S CERTIFICATE

I, PAUL PILCH LS7576, HEREBY CERTIFY THAT I AM 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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



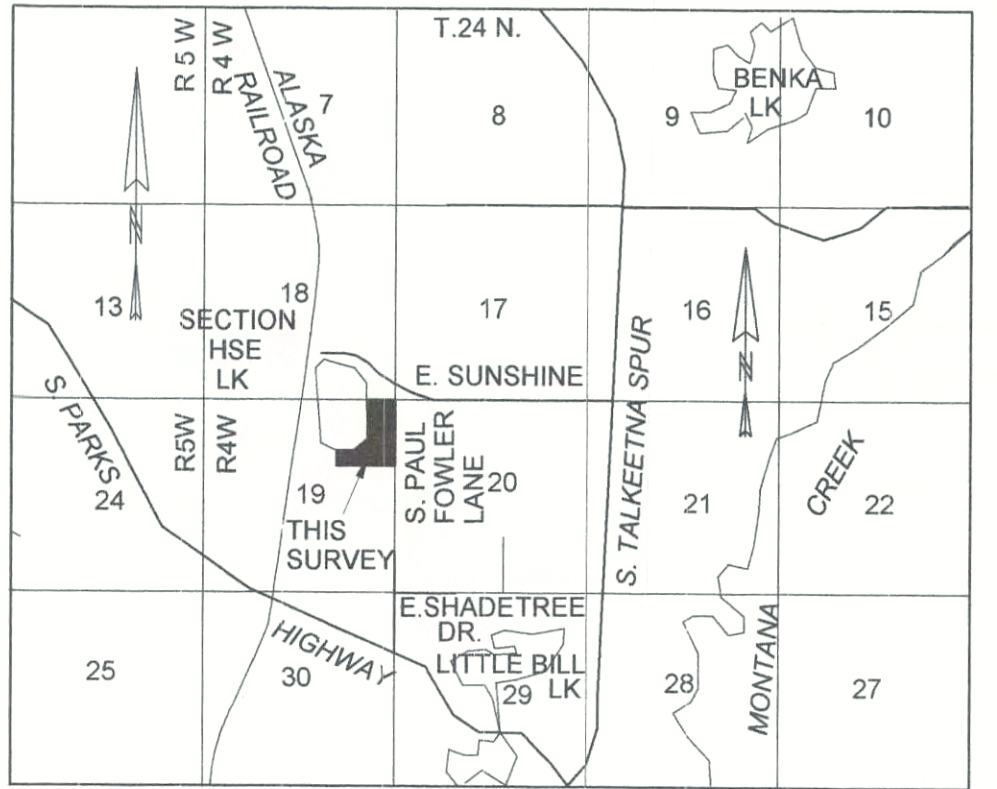
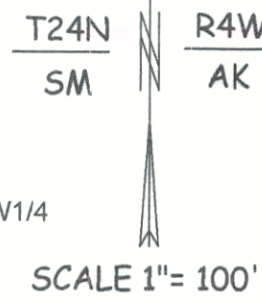
DATE _____

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. 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.

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- SET PRIMARY MONUMENT (1320.00')
- PER RECORD BLM PLAT USS9035
- SET 5/8" x 30" REBAR WITH 2" ALUMINUM CAP



VICINITY MAP

1"=1 MILE

CERTIFICATE OF OWNERSHIP

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

DIANE FOX DATE ANGIE FITCH DATE
P.O. BOX 625 3875 GRIST ROAD
TALKEETNA, ALASKA 99676 FAIRBANKS, ALASKA 99709

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____
BY _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____

ATTEST: PLATTING CLERK _____ DATE _____

CERTIFICATION OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL MAT-SU BOROUGH DATE _____

A PLAT OF

**PAUL FOWLER
HOMESTEAD**

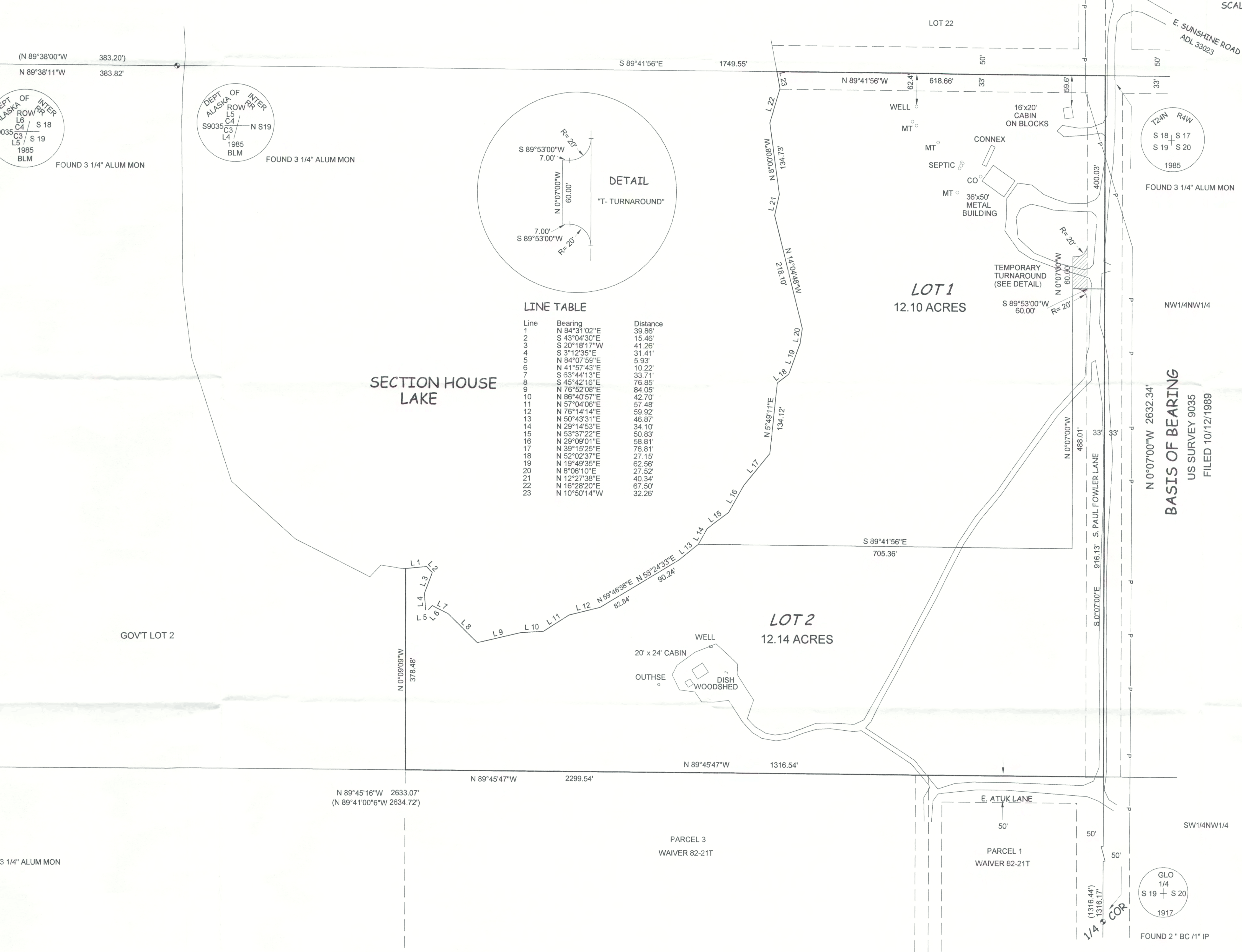
A SUBDIVISION OF
U.S. GOV'T LOT 1, SECTION 19
TOWNSHIP 24 NORTH, RANGE 4 WEST,
SEWARD MERIDIAN, ALASKA
TALKEETNA RECORDING DISTRICT
CONTAINING 24.24 ACRES MORE OR LESS

PILCH LAND SURVEYING

P.O. BOX 641 WILLLOW, ALASKA 99688
19511 W. WILLOW FISHHOOK ROAD
907-495-6611

DATE OCT 2018 DRAWN FILE FIELD BOOK SCALE SHEET OF
P.P.P. FOWLER4 1"=100' 1 1

RECEIVED
MAY 13 2019
PLATTING



6D

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 18, 2019**

PRELIMINARY PLAT: EPIC VIEW

LEGAL DESCRIPTION: SEC 20 & 21, T17N, R01E, SEWARD MERIDIAN AK

PETITIONERS: BILL AND TODD'S EXCELLENT VENTURE LLC

SURVEYOR/ENGINEER: BESSE ENGINEERING

ACRES: 75.17± PARCELS: 6

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2019-074

REQUEST: The request is to create six lots from Tracts C-1-C and C-1-D, The Ranch Phase 3A-1 2017, Plat No. 2017-56, Sections 20 & 21, Township 17 North, Range 01 East, SM AK, to be known as **EPIC VIEW**, containing 75.17 ±/- acres. Petitioner will be dedicating right-of-way for two cul-de-sacs and constructing the cul-de-sacs to Borough residential street standard.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Topographic Map, Site Drainage Plan & Drainage Detail	EXHIBIT B – 4 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works Operations & Maintenance	EXHIBIT C – 1 pg
Permit Center	EXHIBIT D – 1 pg
Department of Emergency Services	EXHIBIT E – 1 pg
Utilities	EXHIBIT F – 3 pgs

DISCUSSION: The proposed subdivision is located directly south of E. Nelson Road. E. Nelson Road is listed as an arterial road, and no lots will have direct access from it (see **Recommendation #5**). All access will be taken from the two cul-de-sacs to be created on the plat. Lots 1 and 6 are 60' wide flag pole portion flag lots, pursuant to MSB 43.20.300(E)(6)(b). Lots sizes are 10 – 15 acres.

SOILS: A geotechnical report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as each lot is greater than 400,000 sf (9.183 acres) and the surveyor has provided topographic mapping. Topographic mapping and a site drainage plan are provided at **Exhibit B**.

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 once the cul-de-sacs are created. Pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E), and MSB 43.20.300(E) Flag lots, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) doesn't see anything that shows which way the road drainage will go. Rick Besse provided a detail of the drainage plan (**Exhibit B-4**), showing the area of drainage around the two proposed cul-de-sacs. Both will drain back to the drainage swale along E. Nelson Road. Department of Public Works was satisfied with the updated drainage plan. Staff notes details of road construction will be addressed at the Preconstruction Meeting with DPW (see **Recommendation #6a**). Right-of-Way Coordinator (**Exhibit D**) notes a plat note or comment should be made to restrict access; i.e., "Direct single family access to Nelson Road is prohibited from Lots 1-6" (see **Recommendation #5**). Department of Emergency Services (**Exhibit E**) notes access to Lots 1 and 6 may present a problem depending on how long the apparent flags are.

Utilities: (Exhibit F) GCI has no objections. Enstar has no comments, recommendations or objections. MTA has no comments. MEA 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; Gateway Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Planning, Capital Projects, Assessments, or Code Compliance; or MEA.

CONCLUSION: The preliminary plat of Epic View is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. 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. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i). 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.

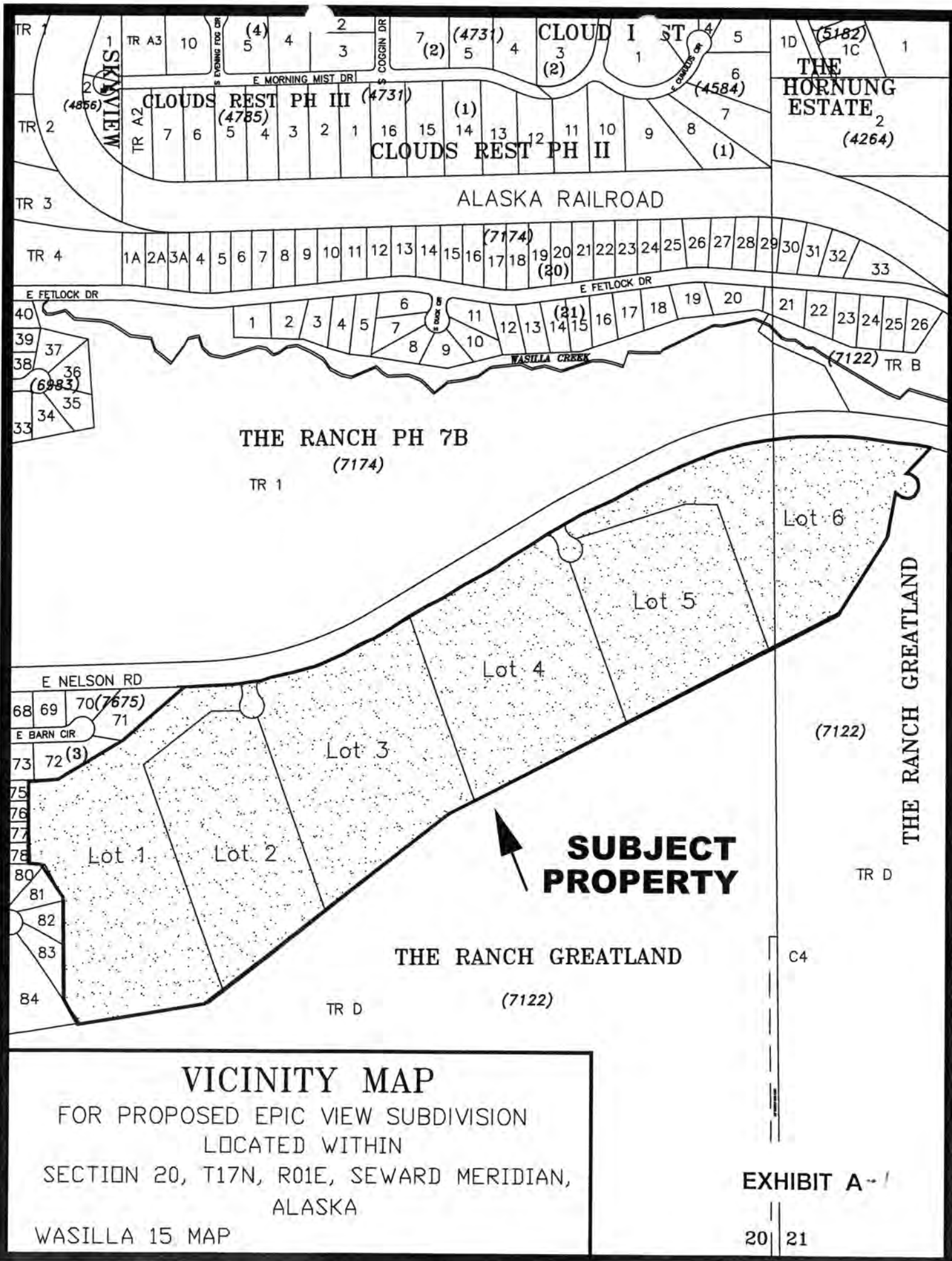
FINDINGS OF FACT for PRELIMINARY PLAT

1. The plat of Epic View is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as all lots are greater than 400,000 sf and the surveyor provided topographic mapping.
3. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage.
4. Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
5. Proposed Lots 1 and 6 are flag lots, pursuant to MSB 43.20.300(E).
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; Gateway Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Planning, Capital Projects, Assessments, or Code Compliance; or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDED CONDITIONS FOR APPROVAL OF PRELIMINARY PLAT

Suggested motion: I move to approve the preliminary plat of Epic View, Sections 20 & 21, Township 17 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. Show all easements of record on final plat.
5. Provide plat note to state: "No lots will be allowed direct access onto E. Nelson Road."
6. Construct interior streets to residential street standards:
 - a) Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the No Engineer Left Behind for final road inspection.
 - b) Provide DPW acceptance of the roads to Platting staff.
 - c) Name of streets to be approved by Platting Assistant.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



WA10

BIDEFORD

BIDEFORD

VISIONS CRES

SMETTER PIE

MORNING MIST

CUMULUS

MORNING

RAVENS CREST

A

FETLOCK

BUCK

CAPON

BEAK

NELSON

LOFT

BARN

WA15

HENHOUSE

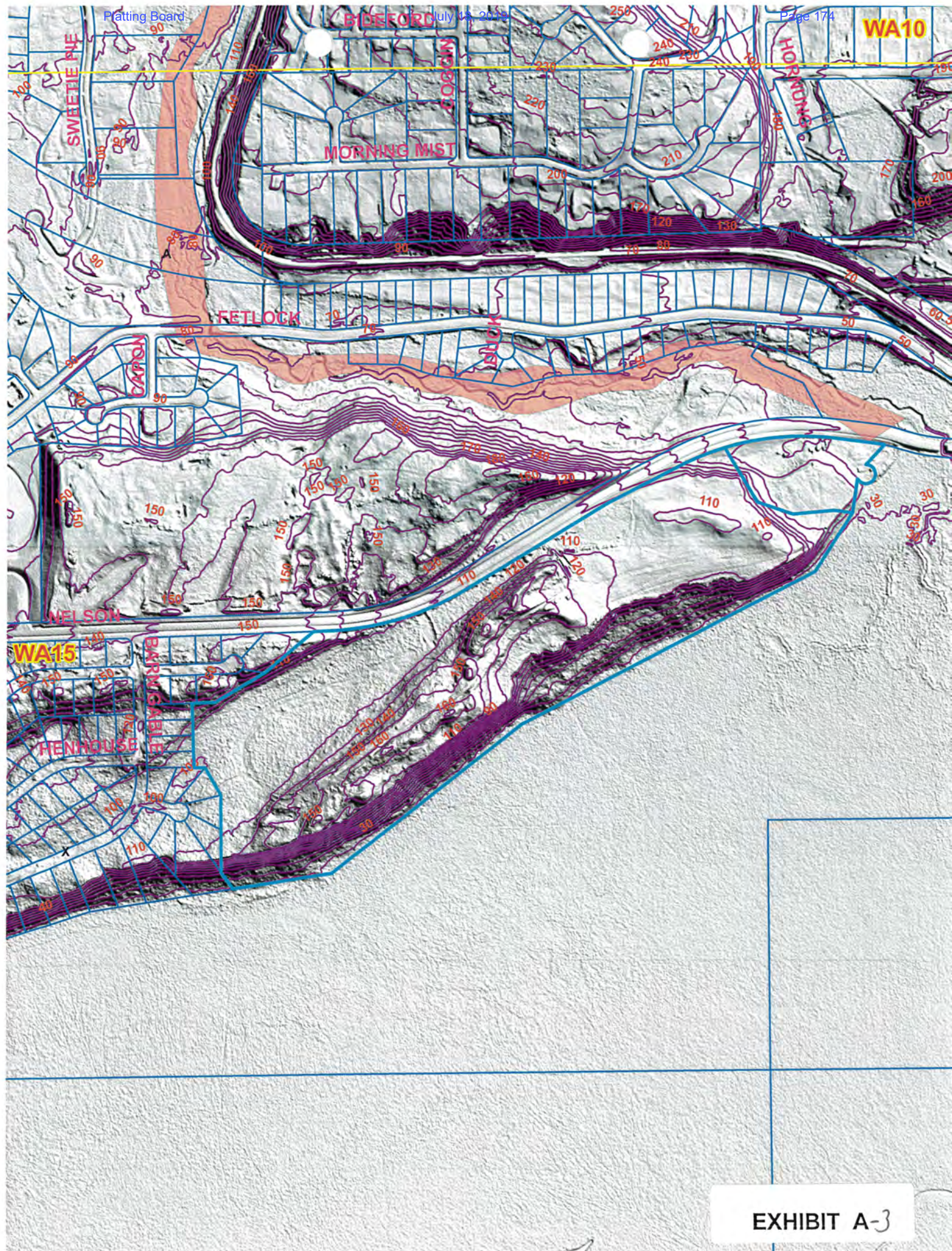
BARN GABLE

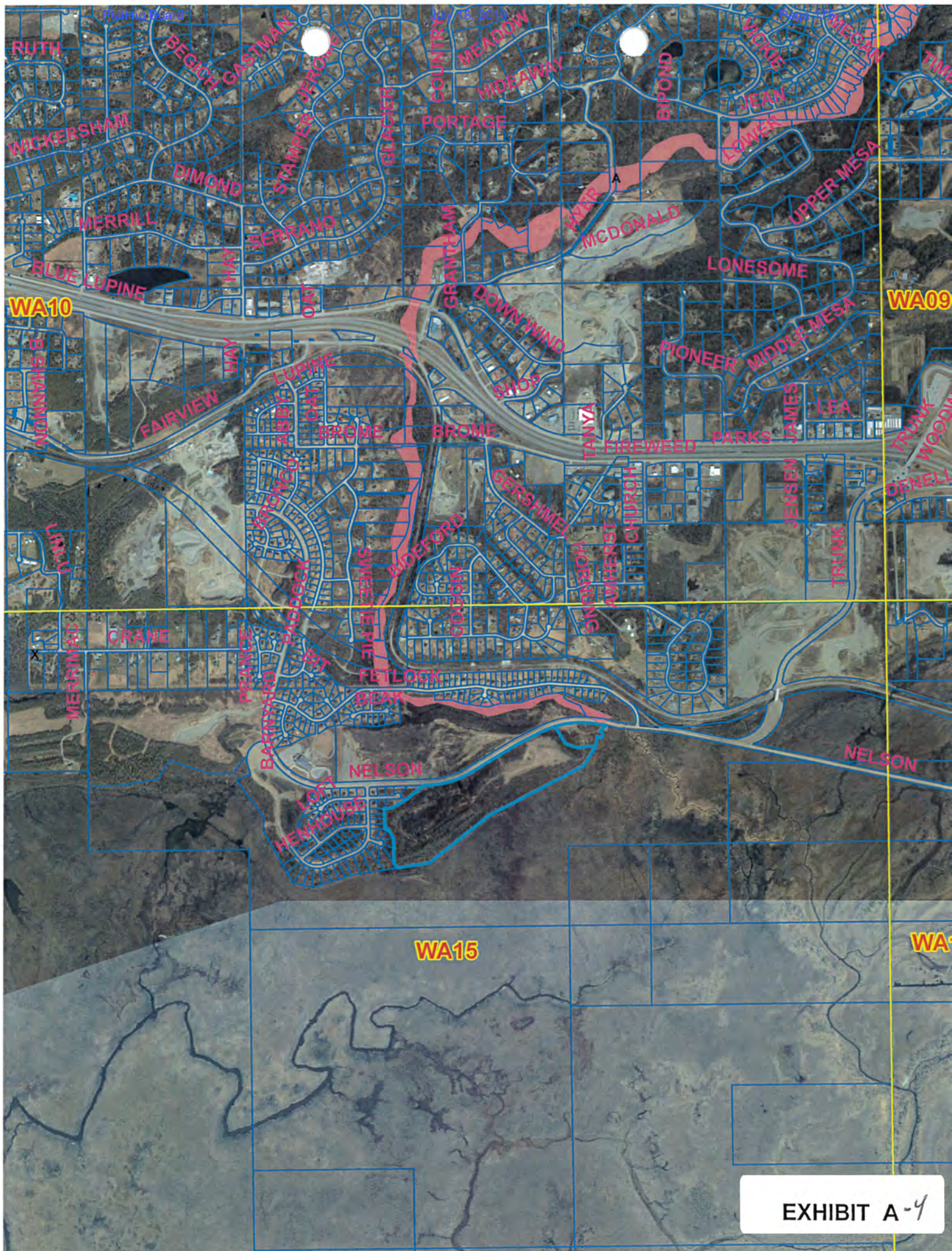
SILLO

x

EXHIBIT A-2

WA10





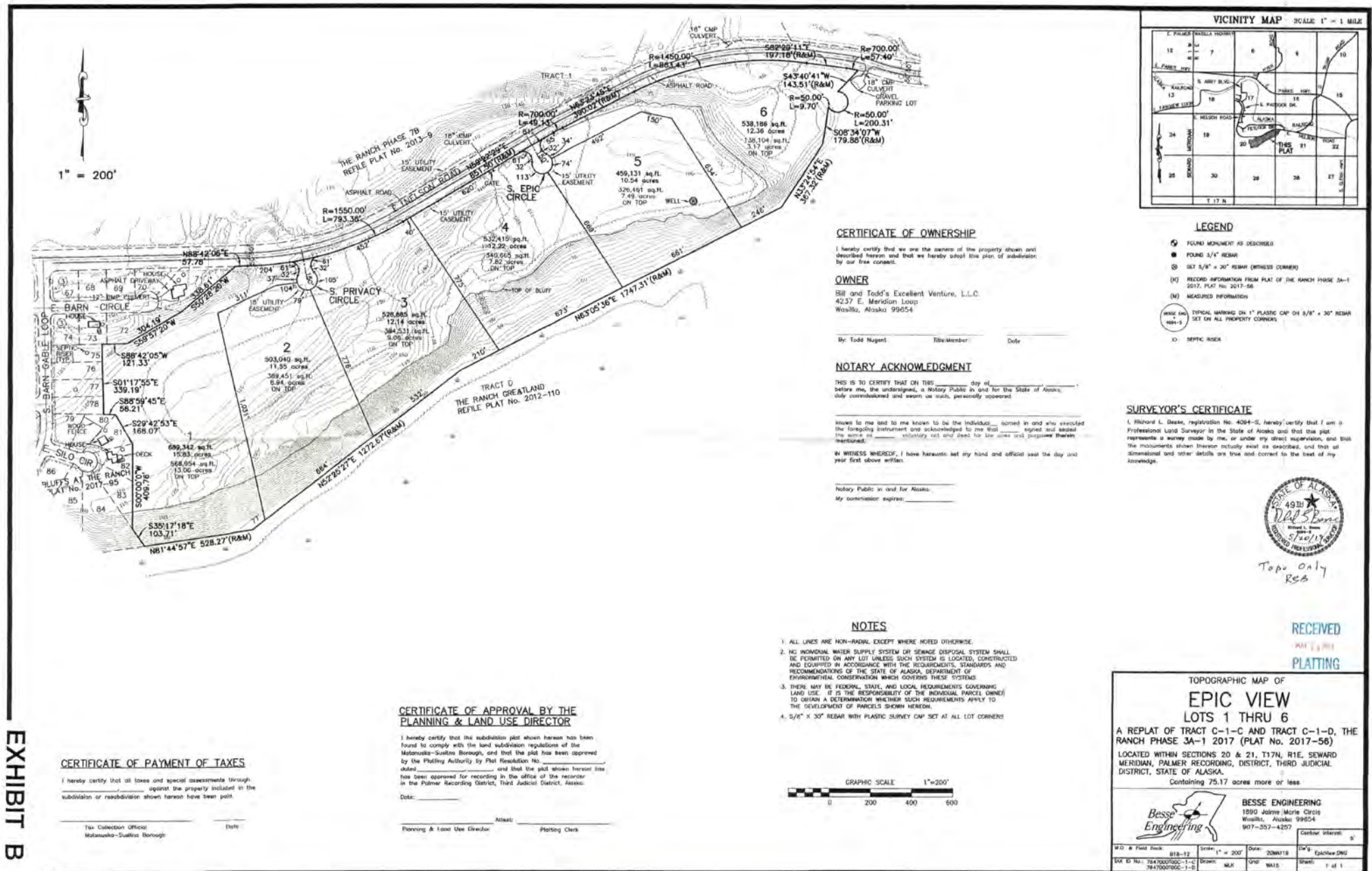
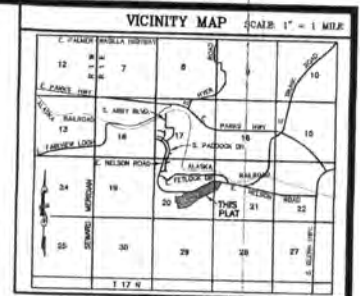
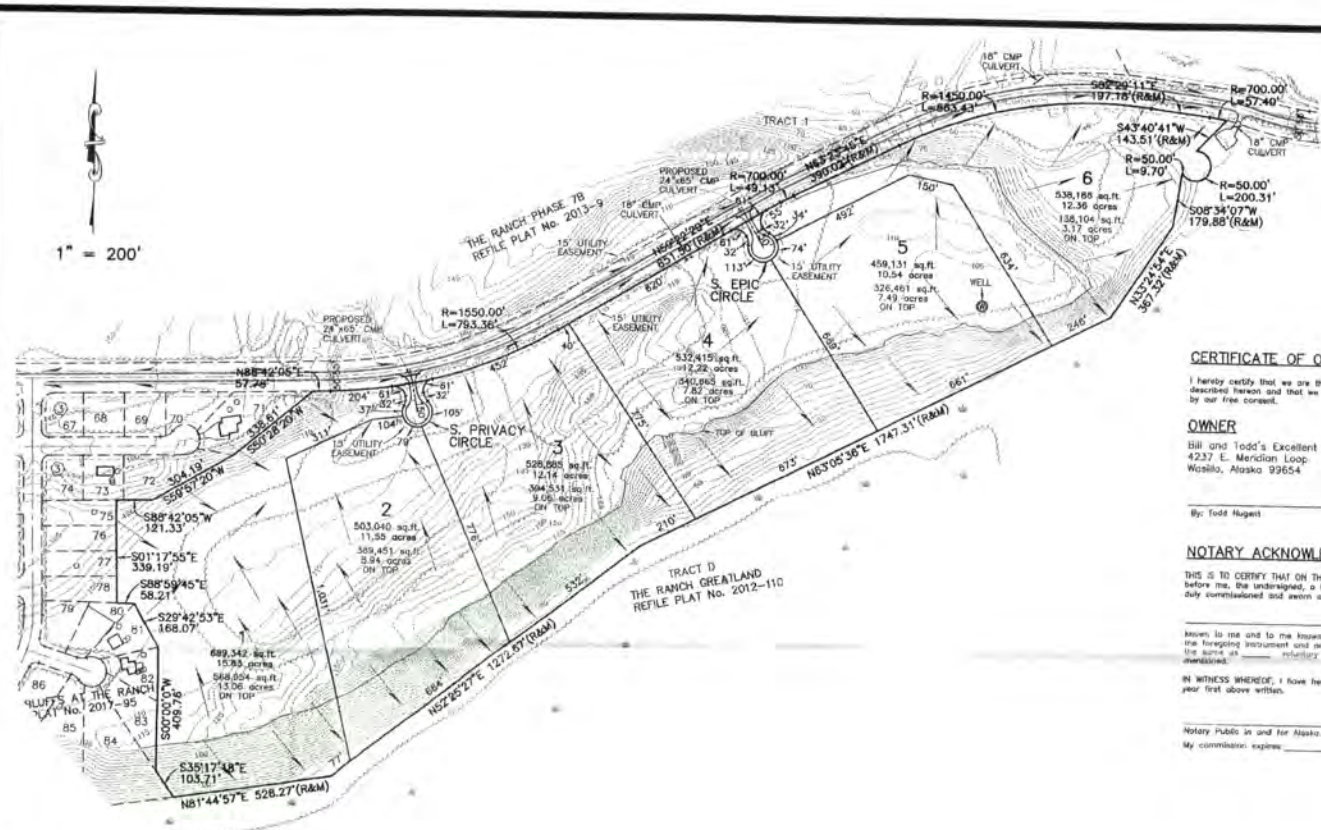


EXHIBIT B - 1

EXHIBIT B-2



CERTIFICATE OF OWNERSHIP

I hereby certify that we are the owners of the property shown and described herein and that we hereby adopt this plan of subdivision by our free consent.

OWNER

Bill and Todd's Excellent Venture, L.L.C.
4237 E. Meridian Loop
Wasilla, Alaska 99654

By: Todd August Title Member Date:

NOTARY ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS _____ day of _____ before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn in such, personally appeared _____

known to me and to me known to be the individual _____ named in and who executed the foregoing instrument and acknowledged to me that he signed and executed the same as _____ voluntarily and not under any duress or coercion.

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

Notary Public in and for Alaska
My commission expires _____

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND 3/4" REBAR
- SET 5/8" x 30" REBAR (WITNESS CORNER)
- (X) RECORDED INFORMATION FROM PLAT OF THE RANCH PHASE 3A-1 2017, PLAT No. 2017-56
- (M) MEASURED INFORMATION
- TYPICAL MARKING ON 1" PLASTIC CAP ON 5/8" x 30" REBAR SET ON ALL PROPERTY CORNERS
- SEPTIC ASER
- DIRECTION OF DRAINAGE

SURVEYOR'S CERTIFICATE

I, Richard L. Basse, registration No. 4054-S, hereby certify that I am a 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 measurements shown thereon actually exist as described, and that all dimensions and other details are true and correct to the best of my knowledge.



NOTES

1. ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
2. 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 GOVERNS THESE SYSTEMS.
3. 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.
4. 5/8" x 30" REBAR WITH PLASTIC SURVEY CAP SET AT ALL LOT CORNERS.



CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR

I hereby certify that the subdivision plat shown hereon has been found to comply with the land subdivision regulations of the Metropolitan-Seward Borough, and that the plat has been approved by the Planning Authority by Resolution No. _____ dated _____ and that the plat shown hereon has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, Alaska.

Date: _____
Attest:
Planning & Land Use Director
Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and special assessments through _____ against the property included in the subdivision or resubdivision shown hereon have been paid.

Tax Collector/Official
Metropolitan-Seward Borough
Date:

SITE DRAINAGE PLAN OF
EPIC VIEW
LOTS 1 THRU 6
A REPLAT OF TRACT C-1-C AND TRACT C-1-D, THE
RANCH PHASE 3A-1 2017 (PLAT No. 2017-56)
LOCATED WITHIN SECTIONS 20 & 21, T17N, R1E, SEWARD
MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL
DISTRICT, STATE OF ALASKA.
Containing 75.17 acres more or less

Besse Engineering
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

BESSE ENGINEERING
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

W.D. & Field Book:	Scale: 1" = 200'	Date: 1/18/19	DWG: EpiView.DWG
100 to 1000: 784100100-1-C	Sheet: 1 of 1	Sheet: 1 of 1	Sheet: 1 of 1

Amy Otto-Buchanan

From: Richard Besse <besse@besseengineering.onmicrosoft.com>
Sent: Wednesday, June 26, 2019 2:01 PM
To: Amy Otto-Buchanan
Cc: Jamie Taylor; Todd Nugent
Subject: RE: Epic View Site Drainage Plan

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

Amy and Jamie,

Attached find a pdf with a drainage plan that has drainage arrows around the cul-de-sacs. It is our intention to drain both of these cul-de-sacs back to the drainage swale along the Nelson Road right-of-way.

Let me know if you have any other questions about the drainage plan.

Rick

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, June 25, 2019 3:40 PM
To: Richard Besse <besse@besseengineering.onmicrosoft.com>
Cc: Jamie Taylor <Jamie.Taylor@matsugov.us>
Subject: FW: Epic View Site Drainage Plan

Rick: We need to get this finalized so I can get the staff report written no later than Thursday of this week. Thanks, A.

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Tuesday, June 25, 2019 10:10 AM
To: Richard Besse <besse@besseengineering.onmicrosoft.com>; Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Cc: Todd Nugent <Todd@howdieinc.com>
Subject: RE: Epic View Site Drainage Plan

Hi Rick –

Can you provide a drainage plan that shows the direction of ditch flow for the roads that will be constructed for this subdivision?

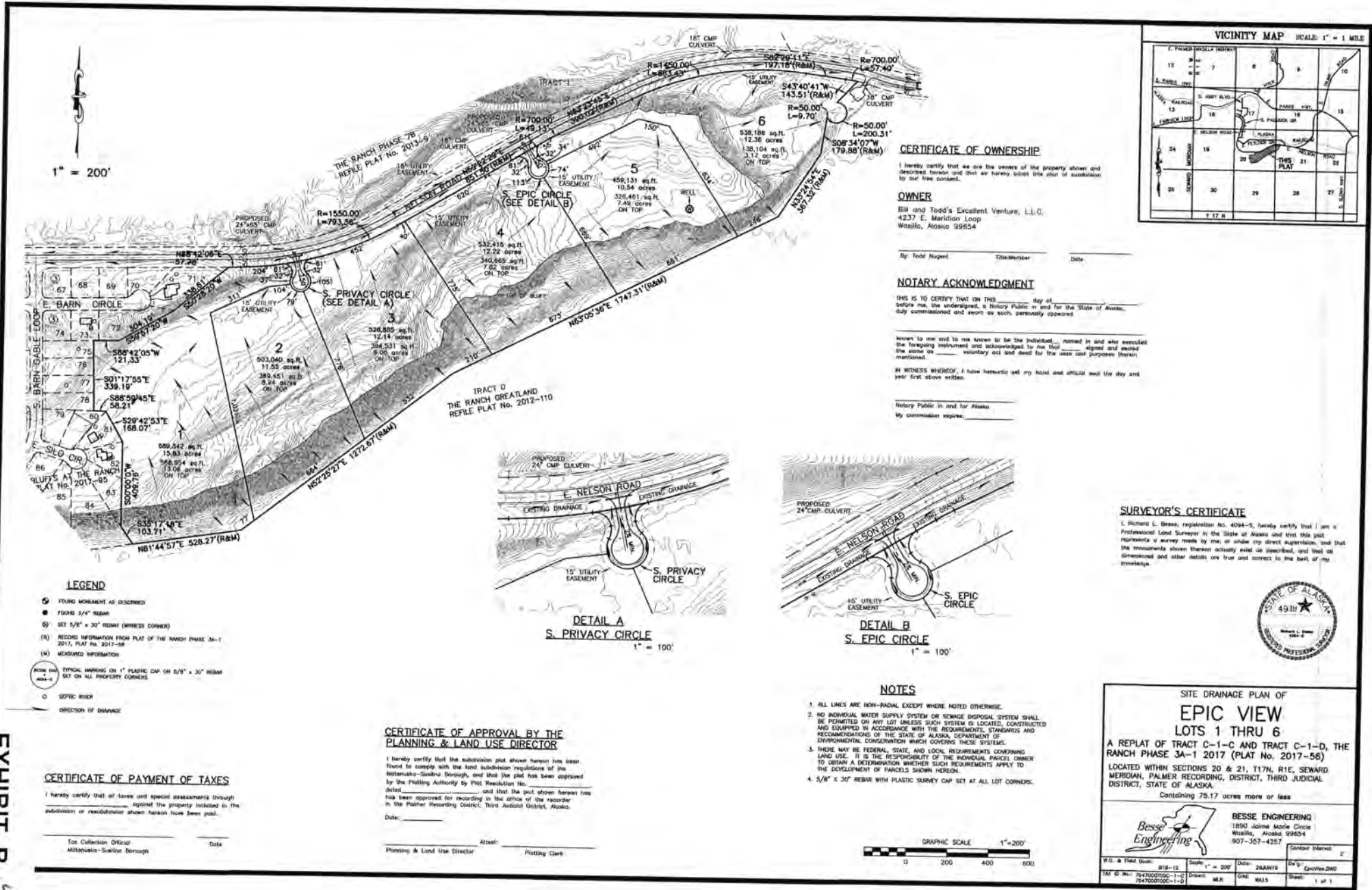
Thanks,
 Jamie

From: Richard Besse <besse@besseengineering.onmicrosoft.com>
Sent: Monday, June 24, 2019 4:12 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>
Cc: Todd Nugent <Todd@howdieinc.com>
Subject: Epic View Site Drainage Plan

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

Amy and Jamie,

Attached find a pdf of the area at the end of the drainage ditch along the south side of Nelson Road. Nelson Road street name was inadvertently omitted from the drawing. The drainage ditch out falls into Wasilla Creek in the



Amy Otto-Buchanan

From: Amy Otto-Buchanan
Sent: Monday, June 24, 2019 9:09 AM
To: 'besse@mtaonline.net'
Subject: FW: RFC Epic Vw #19-074 AOB

Rick: Can you address this, please? A.

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Thursday, June 20, 2019 3:44 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Subject: RE: RFC Epic Vw #19-074 AOB

I don't see anything that shows which way the road drainage will go?

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, May 22, 2019 9:17 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; stan.gillespie@gmail.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Epic Vw #19-074 AOB

Attached is the Request for Comments (RFC) for Epic View, MSB Case #2019-074 Tech AOB. Also attached is the Vicinity Map, Agenda Plat, Topographic Map, and the Site Drainage Plan. Comments are due by **June 24, 2019**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan

Amy Otto-Buchanan

From: Andy Dean
Sent: Wednesday, June 19, 2019 4:07 PM
To: Amy Otto-Buchanan
Subject: FW: RFC Epic Vw #19-074 AOB

Hello Amy,

A plat note or comment should be made to restrict access. "Direct single family access to Nelson Road is prohibited from Lots 1-6."

Respectfully,



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, May 22, 2019 9:17 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; stan.gillespie@gmail.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
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Amy Otto-Buchanan
 Platting Technician
amy.otto-buchanan@matsugov.us
 861-7872

Amy Otto-Buchanan

From: Fire Code
Sent: Friday, May 24, 2019 10:53 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Epic Vw #19-074 AOB

Amy,

The access to lots 1 and 6 may present a problem depending on how long the apparent flags are.



Donald Cuthbert
Fire Marshal
Fire & Life Safety Division
Central Mat-Su Fire Department
(907) 861-8030
FireCode@matsugov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, May 22, 2019 9:17 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; stan.gillespie@gmail.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Epic Vw #19-074 AOB

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, May 24, 2019 11:38 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Epic Vw #19-074 AOB

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

Hi Amy, no objections from us on this plat.

Thanks!

Joshua Swanson | *Technician II, GIS Mapping*
Network Services Access & HFC Engineering
(907) 868-6133

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, May 22, 2019 9:17 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; stan.gillespie@gmail.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
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Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mta-telco.com>
Sent: Wednesday, May 22, 2019 10:54 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Epic Vw #19-074 AOB

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

Hello,

MTA has reviewed the plat for Epic View. 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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, May 22, 2019 9:17 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; stan.gillespie@gmail.com; davemtp@mtaonline.net; dmelliott@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@mta-telco.com>; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Epic Vw #19-074 AOB

Attached is the Request for Comments (RFC) for Epic View, MSB Case #2019-074 Tech AOB. Also attached is the Vicinity Map, Agenda Plat, Topographic Map, and the Site Drainage Plan. Comments are due by **June 24, 2019**. Please let me know if you have any questions. Thanks, A.



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

May 22, 2019

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

Subject: Preliminary Plat Request for Comments – **Epic View**
(Case No. 2019-074)

Dear Ms. Otto-Buchanan:

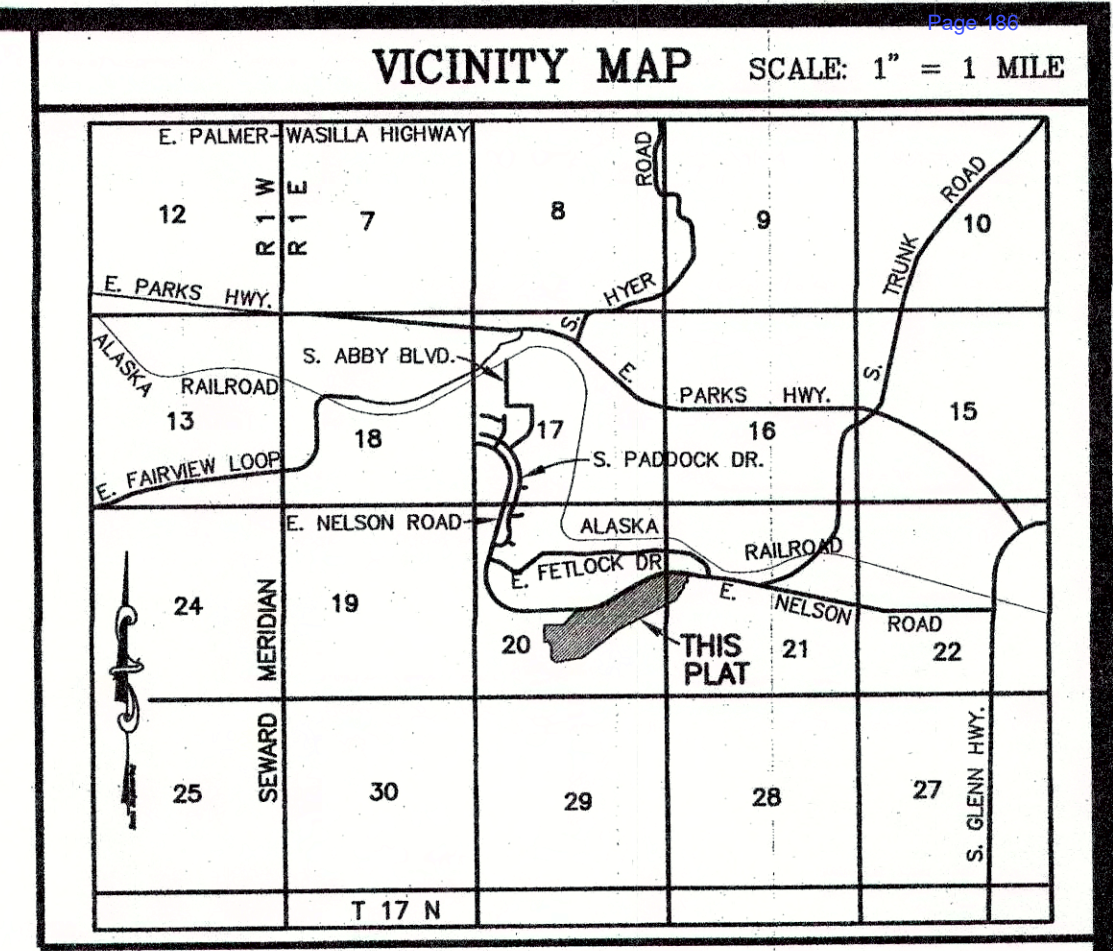
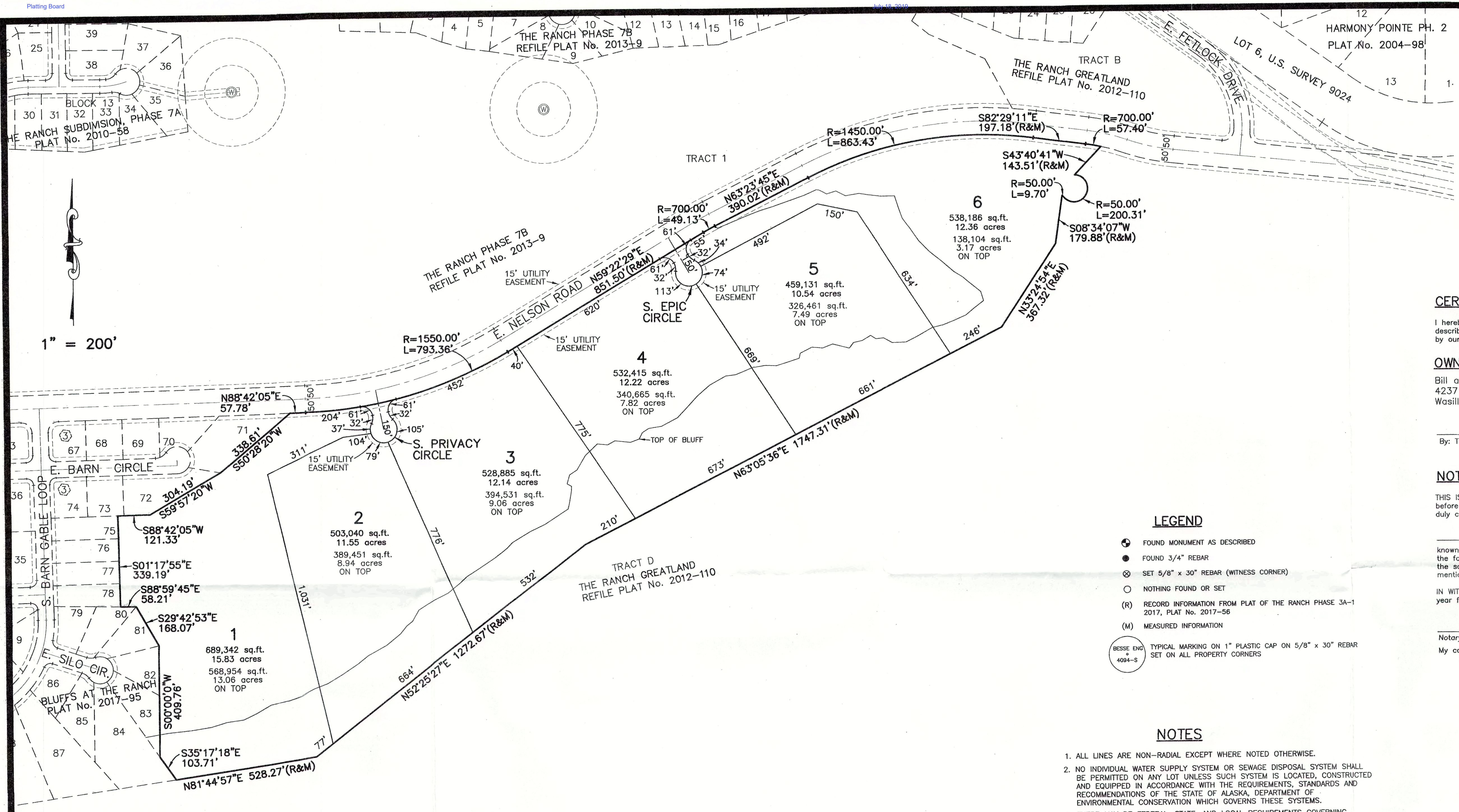
ENSTAR Natural Gas Company has reviewed the Subject Preliminary Plat and has no comments, recommendations, or objections.

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

Sincerely,

A handwritten signature in black ink that reads "Cassie Acres". The signature is written in a cursive, flowing style.

Cassie Acres
Right-of-Way and Compliance Technician
ENSTAR Natural Gas Company



CERTIFICATE OF OWNERSHIP

I hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision by our free consent.

OWNER

Bill and Todd's Excellent Venture, L.L.C.
4237 E. Meridian Loop
Wasilla, Alaska 99654

By: Todd Nugent Title: Member Date:

NOTARY ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS day of before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

known to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that signed and sealed the same as 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 for Alaska.
My commission expires:

LEGEND

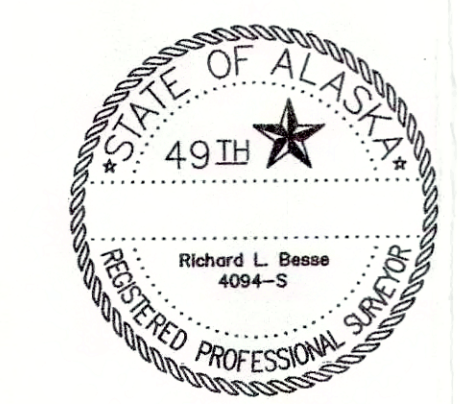
- FOUND MONUMENT AS DESCRIBED
- FOUND 3/4" REBAR
- SET 5/8" x 30" REBAR (WITNESS CORNER)
- NOTHING FOUND OR SET
- RECORD INFORMATION FROM PLAT OF THE RANCH PHASE 3A-1 2017, PLAT No. 2017-56
- MEASURED INFORMATION
- TYPICAL MARKING ON 1" PLASTIC CAP ON 5/8" x 30" REBAR SET ON ALL PROPERTY CORNERS

NOTES

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- 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.
- 5/8" X 30" REBAR WITH PLASTIC SURVEY CAP SET AT ALL LOT CORNERS.

SURVEYOR'S CERTIFICATE

I, Richard L. Besse, registration No. 4094-S, hereby certify that I am a 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 thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.



CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR

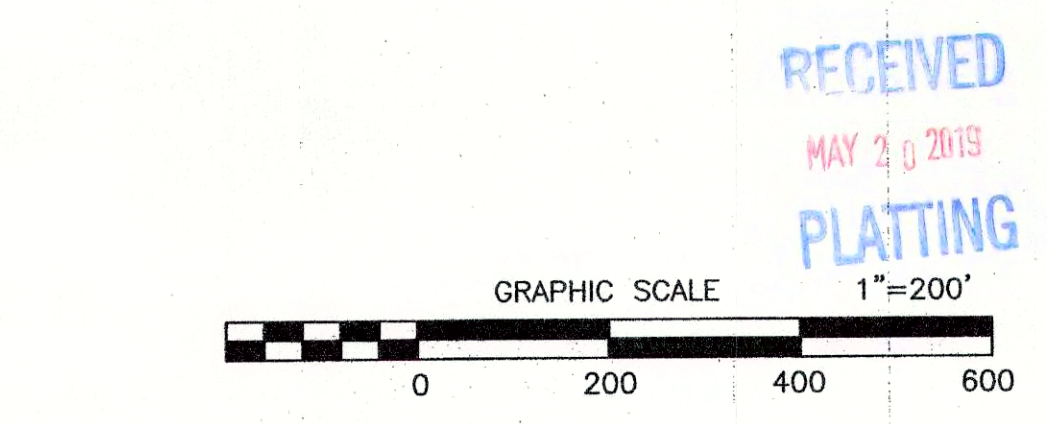
I hereby certify that the subdivision plat shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Planning Authority by Plat Resolution No. dated and that the plat shown hereon has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, Alaska.

Date: Attest: Planning & Land Use Director Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and special assessments through against the property included in the subdivision or resubdivision shown hereon have been paid.

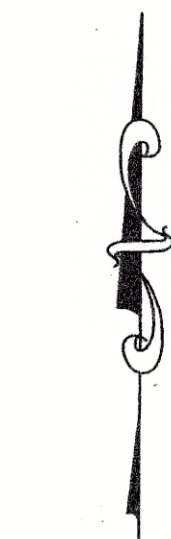
Tax Collection Official Matanuska-Susitna Borough Date:



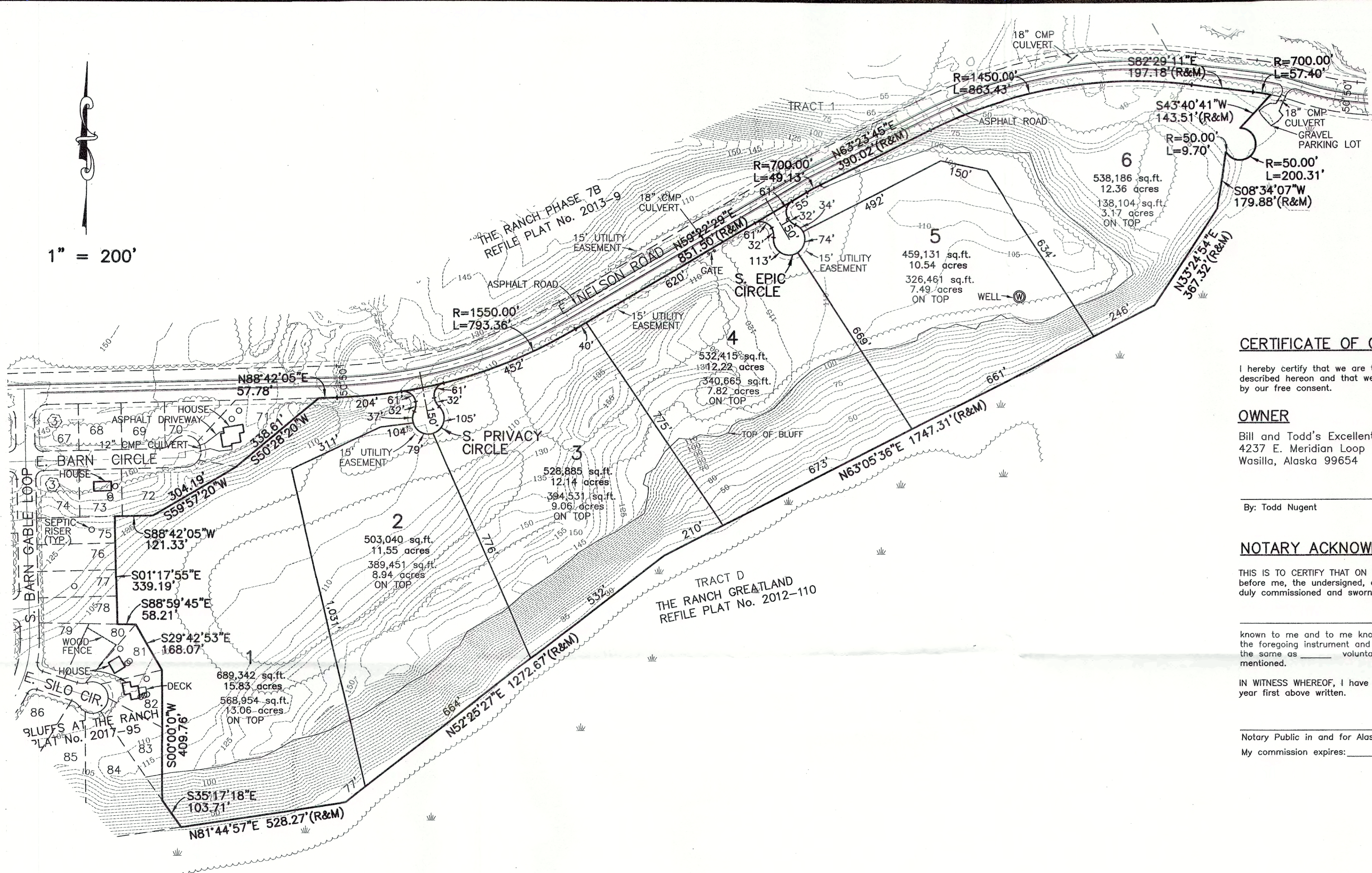
PRELIMINARY PLAT OF
EPIC VIEW
LOTS 1 THRU 6
A REPLAT OF TRACT C-1-C AND TRACT C-1-D, THE RANCH PHASE 3A-1 2017 (PLAT No. 2017-56)
LOCATED WITHIN SECTIONS 20 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
Containing 75.17 acres more or less

BESSE ENGINEERING
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

W.O. & Field Book: B18-12 Scale: 1" = 200' Date: 20MAY19 Dw'g.: EpicView.DWG
TAX ID No.: 7647000T00C-1-C Grid: WA15 Sheet: 1 of 1
7647000T00C-1-D



1" = 200'



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OWNER

Bill and Todd's Excellent Venture, L.L.C.
4237 E. Meridian Loop
Wasilla, Alaska 99654

By: Todd Nugent Title: Member Date:

NOTARY ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS _____ day of _____, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

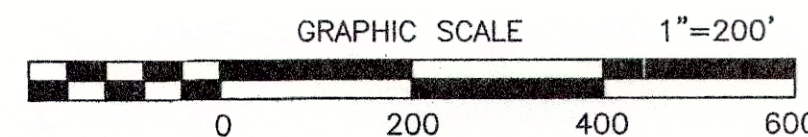
known to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that _____ signed and sealed the same as _____ voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public in and for Alaska.
My commission expires: _____

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Date: _____
Attest: _____
Planning & Land Use Director Platting Clerk

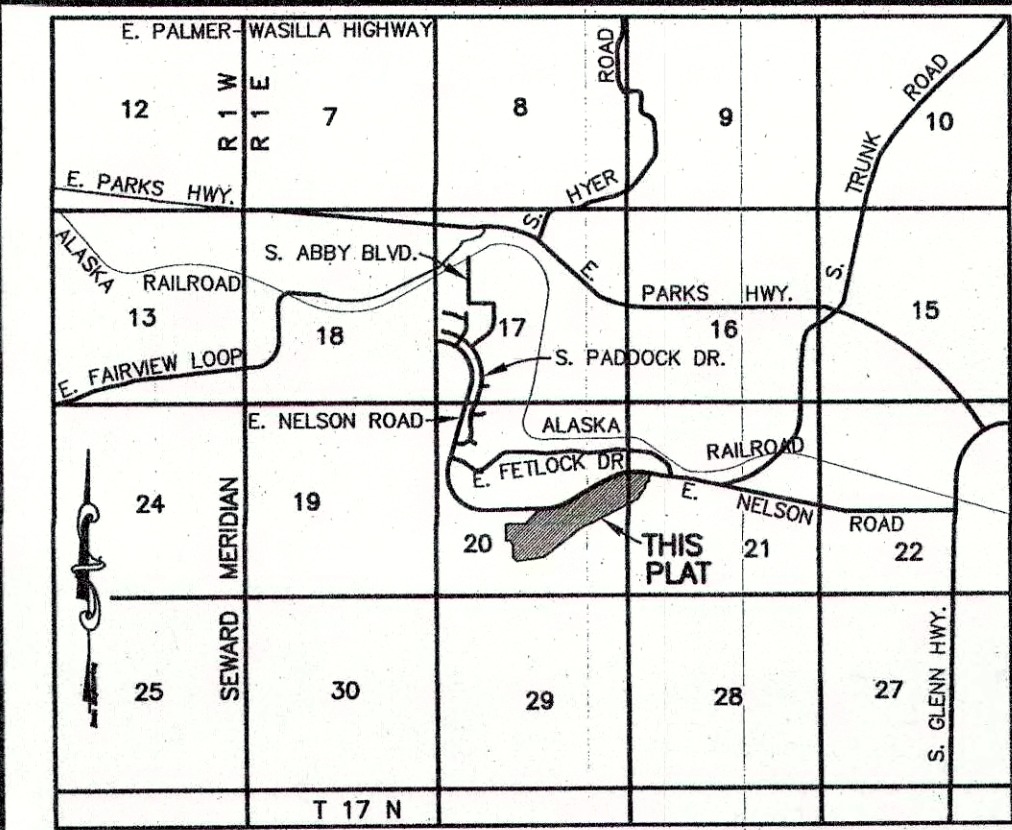
CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and special assessments through _____ against the property included in the subdivision or resubdivision shown hereon have been paid.

Tax Collection Official
Matanuska-Susitna Borough

Date

VICINITY MAP SCALE: 1" = 1 MILE

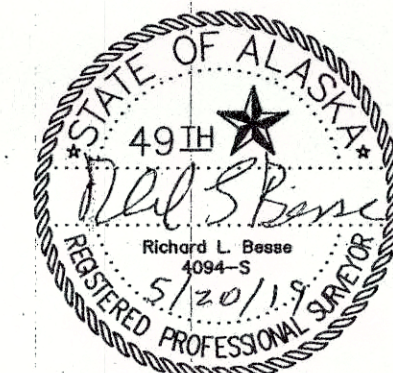


LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND 3/4" REBAR
- SET 5/8" x 30" REBAR (WITNESS CORNER)
- (R) RECORD INFORMATION FROM PLAT OF THE RANCH PHASE 3A-1 2017, PLAT No. 2017-56
- (M) MEASURED INFORMATION
- TYPICAL MARKING ON 1" PLASTIC CAP ON 5/8" x 30" REBAR SET ON ALL PROPERTY CORNERS
- SEPTIC RISER

SURVEYOR'S CERTIFICATE

I, Richard L. Besse, registration No. 4094-S, hereby certify that I am a 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 thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.



Topo Only
R&B

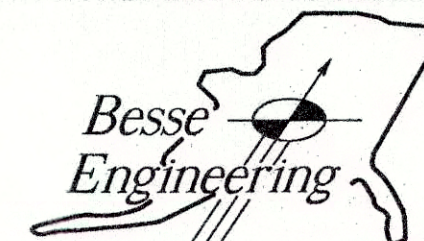
RECEIVED
MAY 23 2019
PLATTING

TOPOGRAPHIC MAP OF EPIC VIEW LOTS 1 THRU 6

A REPLAT OF TRACT C-1-C AND TRACT C-1-D, THE RANCH PHASE 3A-1 2017 (PLAT No. 2017-56)

LOCATED WITHIN SECTIONS 20 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING, DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Containing 75.17 acres more or less



BESSE ENGINEERING
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

Contour Interval: 5'

W.O. & Field Book:	Scale:	Date:	Dw'g.:
B18-12	1" = 200'	20MAY19	EpicView.DWG
TAX ID No.: 7647000T00C-1-C	Drawn:	Grid:	Sheet:
7647000T00C-1-D	MLK	WA15	1 of 1

6E

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 18, 2019**

PRELIMINARY PLAT: FORTRESS RIDGE MSP

LEGAL DESCRIPTION: SEC 21, T20N, R09E, SEWARD MERIDIAN AK

PETITIONERS: ARNIE HRNCIR/CHARLOTTE MOSSGROVE

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 140.2± PARCELS: 29

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2019-078

REQUEST: The request is to create 29 lots, in a two-phase Master Plan, from the S ½ NW ¼, NE ¼ NW ¼, E ½ NE ¼ SW ¼ and that portion of the E ½ SE ¼ SW ¼ lying north of the W. Glenn Highway, Section 21, Township 20 North, Range 02 East, SM, AK, to be known as **FORTRESS RIDGE**, containing 140.2 acres +/- . Petitioner has submitted a variance from MSB 43.20.100(C)(3) to allow for private pioneer standard streets. Petitioner will be creating a Public Use Easement by document across Tax Parcel C5 for access to N. Glenn Highway.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Engineering Report
Variance from MSB 43.20.100(C)(3)
Plan and Profile
Public Use Easement Application

EXHIBIT A – 4 pgs
EXHIBIT B – 22 pgs
EXHIBIT C – 10 pgs
EXHIBIT D – 8 pgs
EXHIBIT E – 3 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Utilities
ADOT&PF
US Army Corps of Engineers

EXHIBIT F – 1 pg
EXHIBIT G – 4 pgs
EXHIBIT H – 2 pgs
EXHIBIT I – 1 pg

DISCUSSION: The proposed subdivision is located directly north of W. Glenn Highway at Milepost 100. Access for all lots will be from N. Defender Avenue and E. Battle Creek Drive. Streets will be private roads and shown on the plat as Tract A. Petitioner will be granting utility easements by document and show the location and recording information on final phase plats (see **Recommendation #7**). A Public Use Easement in the northeastern corner of Tax Parcel C5 will be granted by document and shown on the final plat along with the recording information. ADL #52374 enters from the east, crosses between proposed Lots 3 and 4, Block 3, then turns north to connect with the Section Line Easement on the northern boundary. Petitioner is granting a Public Use Easement on the final phase plats between the eastern boundary and N. Defender Avenue to widen it to 30'. Petitioner is also granting a trail easement in the northwest corner to cover the existing trail that is outside of the Section Line Easement. The proposed streets (Tract A) connects to the tract to the west and to the north. There are multiple Section Line Easements (SLEs) that

also access the adjoining properties. Section Line Easement verification documentation is on file with Platting staff. This area is not in a Fire Service Area nor a Road Service Area.

SOILS: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging 22 new testholes, review of the provided topography information, review of aerial imagery, review of a preliminary road design and other observations on site. A testhole location and topography map attached for detail. The site is located along the flank of a mountainous area at Milepost 100 of the W. Glenn Highway, near Hundred Mile Lake. Terrain is generally steep rolling hills with a few shallower areas scattered throughout; average grade estimated at 8% to 14%. Substantial areas with slope exceeding 25% delineated on the topographical map; including some areas as steep as 70%. A few small creeks are scattered through the project and follow the area's overall slope, generally south or southwesterly towards Hundred Mile Lake. Vegetation is a mix of mature spruce and willows. Short berry bushes and tundra mosses fill the space between trees with some areas of tall grasses. Copies of 12 of the testhole logs, which support required useable septic area (#3, 7-10, 13, 15 and 18-22) attached. Near surface soils typically included a thick organic mat over a layer of silty topsoils extending to 2'-3'. Some areas with groundwater near the surface had a mix of large rocks and organic soils. Receiving soils varied as follows: the northern regions, portions of the western region and a small portion of the flag pole feature appears to contain relatively clean sands and gravels, while the remainder typically has dense silty gravels. Five sieve test were conducted, each clearly returning a GM or SM soils type (sieve analysis reports attached). Groundwater encountered in 12 of the 22 testholes, varying from near the surface to 10'; holes dug to 2' past encountered water. Some testholes were dug to 16' without encountering water. Based on available soils and water table information, topography, MSB code, and observations on site, Lots 1-4, 6 and 8, Block 1, Lots 1-15, Block 2 and Lots 1-5, Block 3 will each contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. Lot 5, 7 and 9, Block 1 each contain over 400,000 sf and do not require useable area verification, as the surveyor has provided topographic mapping.

Road Construction: Approximately 6,635' of new roads, one t-intersection and two temporary cul-de-sacs will be constructed. The roads will be classified as and meet the standards of Pioneer Access streets and are planned for private maintenance. A basic road design is provided (**Exhibit D**) with a maximum centerline grade of 10% in one area and other areas varying from 1% to 7%. An ADOT&PF approach road permit may be required at the intersection with W. Glenn Highway, (see **Recommendation #5d**) which will improve an existing driveway.

Drainage Plan: The streets will minimally impact existing overall drainage patterns for the area. Multiple culverts are planned to limit concentration of runoff and attempt to maintain overall flow patterns. The attached map shows the drainage plan along with related proposed structures such as culverts and infiltration pits. General existing drainage patterns across the project area have also been shown. Central to the eastern portion is a region of very ill-defined branching seasonal drainage pathway. One apparent seasonal creek will be crossed with a road; the drainage runs to Hundred Mile Lake. ADF&G maps the lake as not stocked and not anadromous. As always, the drainage plan is subject to field modifications and improvements during construction.

Variance from MSB 43.20.100(C)(3) Access Required: (**Exhibit C**) There is no possibility or public necessity to provide for public through traffic because alternate legal access to adjoining properties is available and that access is constructible in accordance with Subdivision Construction Manual standards.

The variance is requested to allow for pioneer standards for private roads. Additional explanation at **Exhibit C-6 through C-10**.

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.

There is no harm to public health, public safety, and public welfare. There will be no injury to the surrounding properties. In fact the opposite is true. Public health is unaffected. This item in the code doesn't really address anything that pertains to the subdivision unless the subdivision is putting lives at risk by creating access in a hazardous location such as a river crossing. This seems more of a land use issue. These lots will most likely be used for recreational purposes, though I imagine over time, there will be full-time use. Public safety or public welfare will not be endangered. Emergency Services will have access at all times by the method(s) that they prescribe for other gated subdivisions throughout the Borough. Not surveying, engineering and designing miles of access to surrounding properties does not endanger the public. I can foresee public safety being an issue if the variance is not granted and the right-of-way becomes public. The physical road will be abused by members of the public who are not lot owners in this subdivision. This is evidenced by the road contained within the subdivision immediately to the east called Chugach Vista Addition 1. This subdivision road also received no public maintenance. The road within Chugach Vista is a cul-de-sac. It goes nowhere other than to serve a few lots. Yet it gets abused and there is no public maintenance. So the few residents suffer with burden of public use. Imagine if this road actually went somewhere. I can foresee public safety being an issue if the variance is not granted as confrontations arise between the non-resident public and the residents who will be caring for and paying for access to their properties. This area is especially prone to abuse during hunting season. Granting of the variance will not be injurious to the surrounding properties. This area has evolved around the existing trail network. Creating public access through this subdivision would itself be injurious by creating the same problems for those adjoining landowners that it will create for the residents of the subject subdivision. The problems would in fact be exponentially compounded. The impact would be tremendous. Other sections of code that deal with rural and remote subdivisions have contemplated these issues. 43.20.100(C)(3) states: Private property rights. Access routes shall not trespass upon private lands and shall avoid conflicts with adjoining and nearby private properties. This subdivision could very well fit under the rural and remote section of Title 43 had these kinds of issues been contemplated in the Gated Subdivision section of Title 43. Or it could very well be variance free if the same rules applied to this subdivision that are found within the "special" DNR section of code that exempts the DNR from any of the requirements imposed upon other applicants with properties in remote areas of the Borough that receive no road maintenance. But that is not the case.

- B. The variance request is based upon conditions of the property that are atypical to other properties.

A simple look at the topography map of this subdivision, the MSB hillshade map of the surrounding area, the 25 miles distance to any public road maintenance and that fact that access to this area is generally and traditionally trail access shows in itself that this property is atypical. Were it not on the road system this subdivision would fit under MSB 43.20.100 Access Required. Rural and remote access: The provisions of this subsection provide a different set of access and road construction standards for rural and remote subdivisions. Remote subdivision access for parcels outside of a road service area. The purpose of this subsection is to allow for recreational use and the subdivision of lands outside of road service areas where road access to a proposed remote subdivision is not practicable given the size of the subdivision, the cost of subdividing, assessed value of the property and the cost of providing access due to the location, topographical constraints and terrain, and it is not the desire of the subdivider to have road access and the proposed access is via trails, creeks, rivers, or lakes by

snowmobiles, on foot, skis, dog team, off-road vehicle, boat, railroad or airplane. But in that this property is not accesses via trail or water or railroad, etc, that section of code doesn't apply like it would to most other "Rural and Remote subdivisions" or like in the "special" section of code that only pertains to subdivisions created by the DNR.

- C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is south, 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 hardship to the owner of the property.

This property is topographically challenged. The surrounding properties are topographically challenged. The area is topographically challenged. That is why we ask for the variance to proving constructability within what is considered "legal access" in Title 43. The public trails that are used by residents and non-residents alike are constructible for the use that they receive. They are trails within ADL rights-of-way which serve and have served this area for many years. The section line easements were created for access on a flat piece of paper with no regard to the topography. This is true around the Borough but not to the degree to which it is found in this mountainous terrain. Maintaining a "public road" with private money is a hardship that would be placed not just upon this applicant, but would fall particularly hard upon the future lot owners of this subdivision. The conflicts, both verbal and physical that most likely would arise if this variance is not granted area tremendous hardship that should not be imposed upon the future lot owners who are also members of the public. This is not good public policy and would not be in anyone's best interest.

Public Use Easement: (Exhibit E) Petitioner has applied for Public Use Easement to create a public use easement in the eastern section of Tax Parcel C5 (a portion of E ½ SE ¼ SW ¼, Section 21, lying north of Glenn Highway) for access to N. Glenn Highway. This public use easement will be granted by document, created by resolution, recorded, and shown along with recording information on the first phase plat (see **Recommendation #6**).

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 once interior streets are constructed and the variance from MSB 43.20.100(C)(3) is approved. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance, Civil Engineer, Jamie Taylor (Exhibit F) notes "this subdivision is creating an opportunity to provide reasonable access to adjacent parcels. Granting the variance as requested will prevent adjacent parcels from using that access. I would be in support of the variance if the adjacent property owners (Section 20, Lot A1 {to the west}; Section 16, Lot C1 {to the north}; Section 21, Lots B2 {to the north and east} and C15 and C16 {to the west of the proposed subdivision and to the east of 100 Mile Lake}) are allowed to use the private roads." *Staff notes all adjacent properties have legal access. Tax Parcel A1 has access from Section Line Easements. Tax Parcel B2 has access from Section Line Easements and an ADL trail, as does Tax Parcel C1, Section 16. Tax Parcels C15 and C16's legal access is from 100 Mile Lake. "A public trail easement should be dedicated for the entirety of the existing trails going through the subdivision." A 30' public trail easement will be dedicated overlaying the existing physical trail, which enters from the east by ADL 52374. The public trail easement will be underlying the northern portion of the private road, north to connect with the existing physical trail in the northern Section Line Easement. Petitioner is also granting a trail easement*

*in the northeast portion of the subdivision to cover the existing physical trail. "The grade through the temporary cul-de-sacs should not exceed 4%." Grades of the temporary cul-de-sacs will be approved by Department of Public Works at the Preconstruction Meeting (see **Recommendation #5**). "I would also like to note that MSB only has road powers to maintain roads within a Road Service Area. The creation of a Road Service Area can be initiated by a petition from at least 50% of the property owners." A Road Service Area and MSB maintenance is not desired by the property owner at this time.*

Utilities: (Exhibit G) MEA did not respond. Enstar has no comments, recommendations or objections. MTA requests the MEA easements be T&E easements. GCI has no objections. *Staff notes petitioner will grant easements by document, record, and show recordation information on each phase plat (see **Recommendation #7**).*

ADOT&PF: (Exhibit H) ADOT&PF notes an approach road review is required for this development (see **Recommendation #5d**).

US Army Corps of Engineers: (Exhibit I) Based on review of the information provided, the Corps has preliminarily determined the subject property may contain water of the US and wetlands under the Corps regulatory jurisdiction. Department of Army (DA) authorization is required if petitioner proposes to place dredged and/or fill material into water of the US, including wetlands and/or perform work in navigable waters of the US. A copy of the DA permit application may be found at www.poa.usace.army.mil/Missions/Regulatory. Section 404 of the Clean Water Act requires a DA permit be obtained for the placement or discharge of dredged and/or fill materials into the water of the US, including jurisdictional wetlands. The Corps defines wetlands as those areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. A delineation of the property is recommended to determine the boundaries of these waters. Petitioner to obtain a wetlands permit, if necessary (see **Recommendation #8**). Kendra Holman, Regulatory Specialist can be reached at Kendra.B.Holman@usace.army.mil or at 907-753-5693.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Glacier View Community Council; MSB Department of Emergency Services, Community Development, Capital Projects, Assessments, Permit Center, Pre-Design Division or Code Compliance; or MEA.

CONCLUSION: The preliminary plat of Fortress Ridge Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The variance from MSB 43.20.100(C)(3) is submitted pursuant to MSB 43.15.075 Variance; Standards for Approval. The Public Use Easement application is consistent with MSB 43.15.021 Public Use Easement Acceptance Procedure. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection to the plat from the public in response to the Notice of Public Hearing. 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. 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 Fortress Ridge Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.

2. Petitioner has applied for a variance from MSB 43.20.100(C)(3) Access Required.

A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.

There is no harm to public health, public safety, and public welfare. There will be no injury to the surrounding properties. In fact the opposite is true. Public health is unaffected. This item in the code doesn't really address anything that pertains to the subdivision unless the subdivision is putting lives at risk by creating access in a hazardous location such as a river crossing. This seems more of a land use issue. These lots will most likely be used for recreational purposes, though I imagine over time, there will be full-time use. Public safety or public welfare will not be endangered. Emergency Services will have access at all times by the method(s) that they prescribe for other gated subdivisions throughout the Borough. Not surveying, engineering and designing miles of access to surrounding properties does not endanger the public. I can foresee public safety being an issue if the variance is not granted and the right-of-way becomes public. The physical road will be abused by members of the public who are not lot owners in this subdivision. This is evidenced by the road contained within the subdivision immediately to the east called Chugach Vista Addition 1. This subdivision road also received no public maintenance. The road within Chugach Vista is a cul-de-sac. It goes nowhere other than to serve a few lots. Yet it gets abused and there is no public maintenance. So the few residents suffer with burden of public use. Imagine if this road actually went somewhere. I can foresee public safety being an issue if the variance is not granted as confrontations arise between the non-resident public and the residents who will be caring for and paying for access to their properties. This area is especially prone to abuse during hunting season. Granting of the variance will not be injurious to the surrounding properties. This area has evolved around the existing trail network. Creating public access through this subdivision would itself be injurious by creating the same problems for those adjoining landowners that it will create for the residents of the subject subdivision. The problems would in fact be exponentially compounded. The impact would be tremendous. Other sections of code that deal with rural and remote subdivisions have contemplated these issues. 43.20.100(C)(3) states: Private property rights. Access routes shall not trespass upon private lands and shall avoid conflicts with adjoining and nearby private properties. This subdivision could very well fit under the rural and remote section of Title 43 had these kinds of issues been contemplated in the Gated Subdivision section of Title 43. Or it could very well be variance free if the same rules applied to this subdivision that are found within the "special" DNR section of code that exempts the DNR from any of the requirements imposed upon other applicants with properties in remote areas of the Borough that receive no road maintenance. But that is not the case.

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A simple look at the topography map of this subdivision, the MSB hillshade map of the surrounding area, the 25 miles distance to any public road maintenance and that fact that access to this area is generally and traditionally trail access shows in itself that this property is atypical. Were it not on the road system this subdivision would fit under MSB 43.20.100 Access Required. Rural and remote access: The provisions of this subsection provide a different set of access and road construction standards for rural and remote subdivisions. Remote subdivision access for parcels outside of a road service area. The purpose of this subsection is to allow for recreational use and the subdivision of lands outside of road service areas where road access to a proposed remote subdivision is not practicable given the size of the subdivision, the cost of subdividing, assessed value of the property and the cost of providing access due to the location, topographical constraints

and terrain, and it is not the desire of the subdivider to have road access and the proposed access is via trails, creeks, rivers, or lakes by snowmobiles, on foot, skis, dog team, off-road vehicle, boat, railroad or airplane. But in that this property is not accesses via trail or water or railroad, etc, that section of code doesn't apply like it would to most other "Rural and Remote subdivisions" or like in the "special" section of code that only pertains to subdivisions created by the DNR.

- 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 hardship to the owner of the property.

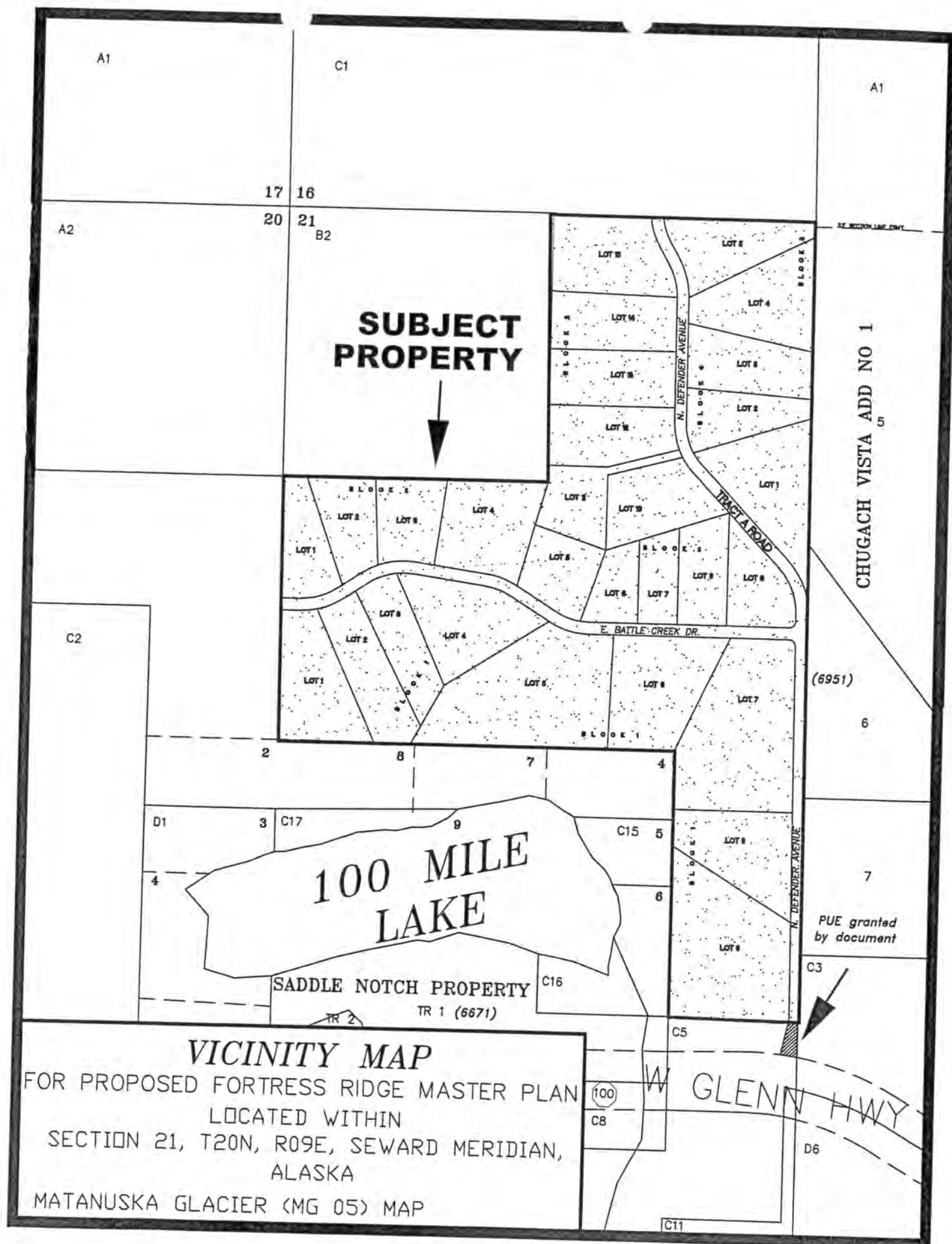
This property is topographically challenged. The surrounding properties are topographically challenged. The area is topographically challenged. That is why we ask for the variance to proving constructability within what is considered "legal access" in Title 43. The public trails that are used by residents and non-residents alike are constructible for the use that they receive. They are trails within ADL rights-of-way which serve and have served this area for many years. The section line easements were created for access on a flat piece of paper with no regard to the topography. This is true around the Borough but not to the degree to which it is found in this mountainous terrain. Maintaining a "public road" with private money is a hardship that would be placed not just upon this applicant, but would fall particularly hard upon the future lot owners of this subdivision. The conflicts, both verbal and physical that most likely would arise if this variance is not granted area tremendous hardship that should not be imposed upon the future lot owners who are also members of the public. This is not good public policy and would not be in anyone's best interest.

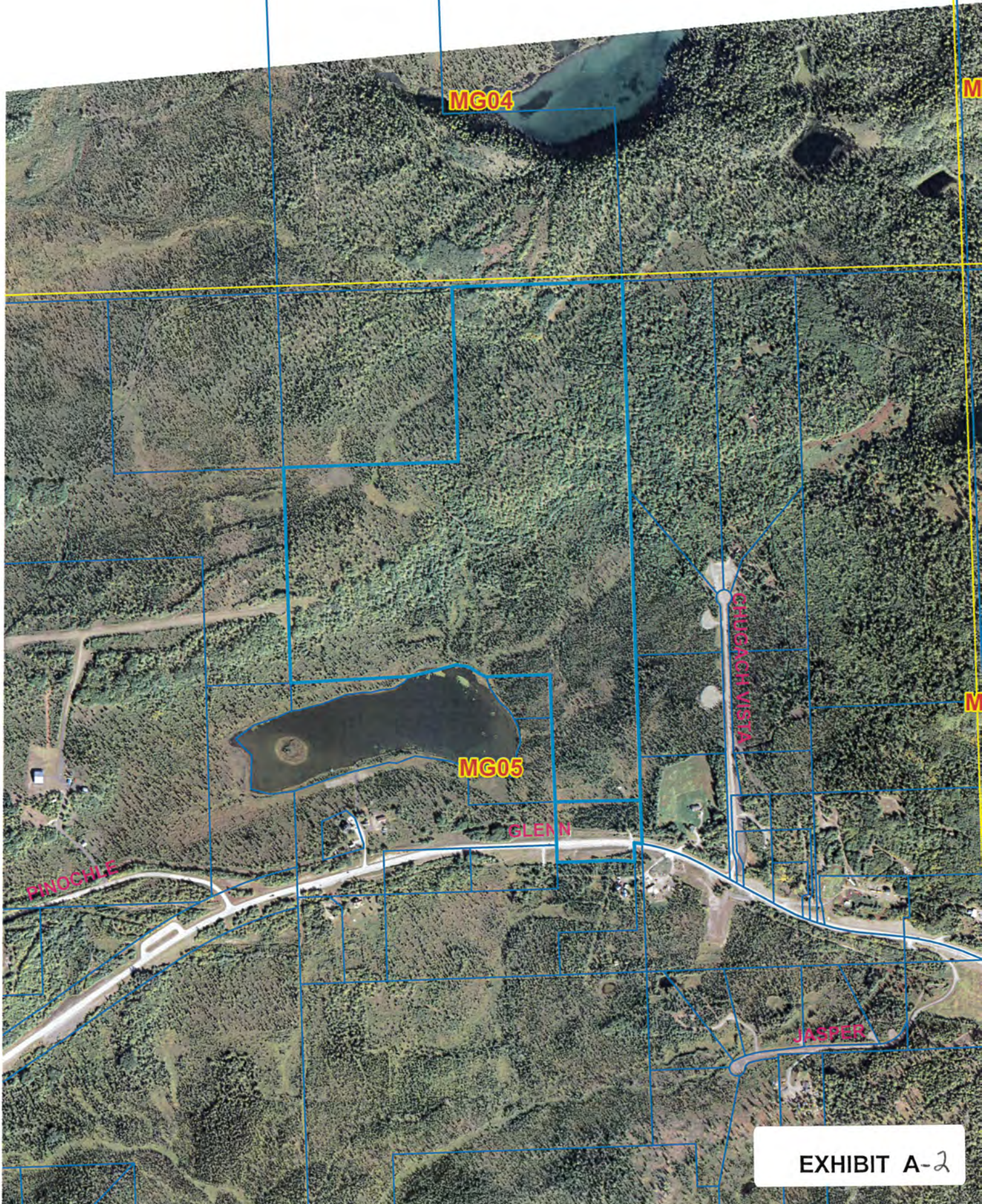
3. The Public Use Easement application is consistent with MSB 43.15.021 Public Use Easement Acceptance Procedure.
4. A soils report was submitted, pursuant to MSB 43.20.281(A). Each lot has the required contiguous useable septic area and useable building area. The lots over 400,000 sf (9.183 acres)s did not require a useable area report, pursuant to MSB 43.20.281(A)(1)(i)(i).
5. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage.
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 ADF&G; Glacier View Community Council; MSB Department of Emergency Services, Community Development, Capital Projects, Assessments, Permit Center, Pre-Design Division or Code Compliance; or MEA.
8. There were no objections from any federal or state agencies, or Borough departments.
9. There was one objection from the public in response to the Notice of Public Hearing.

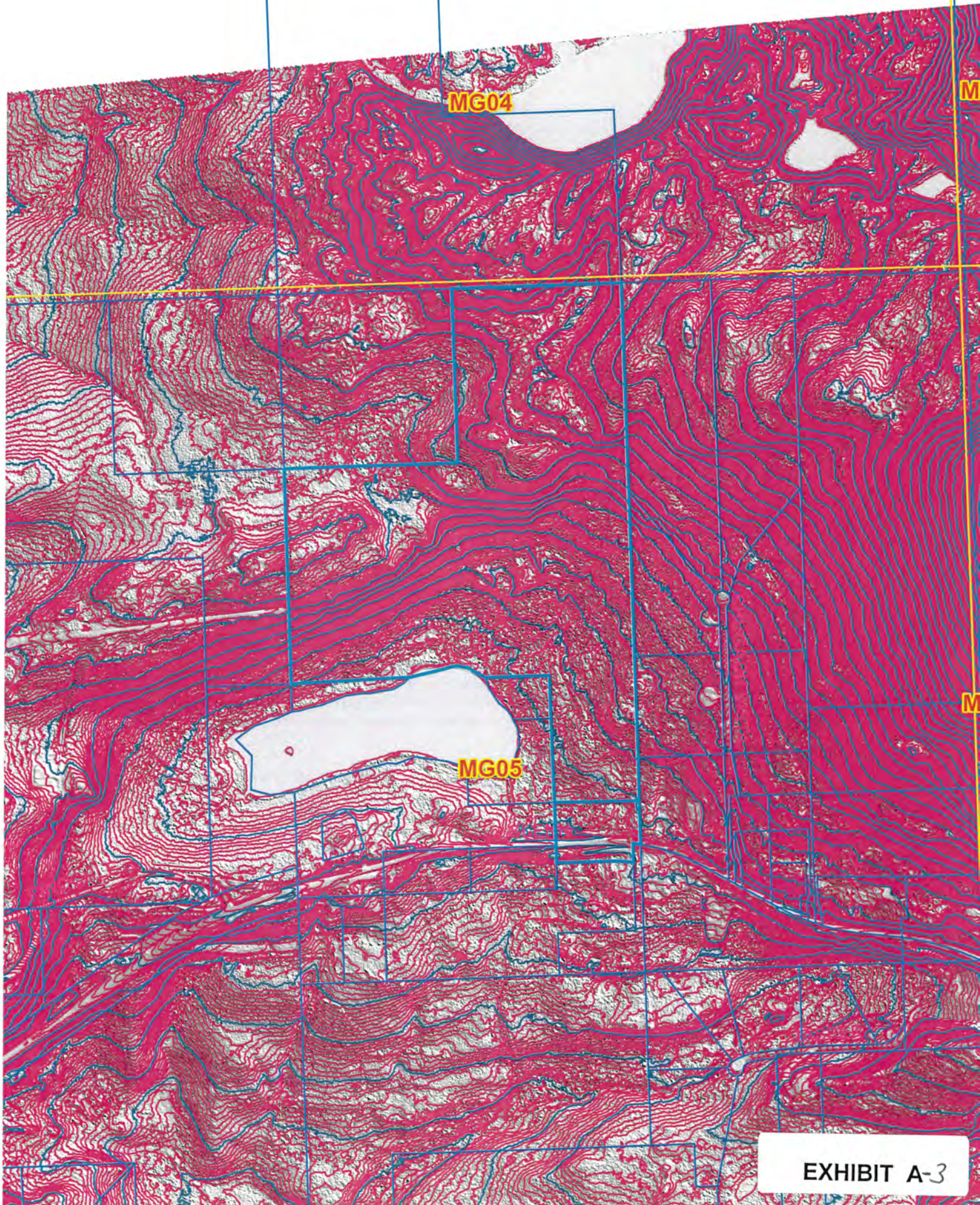
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

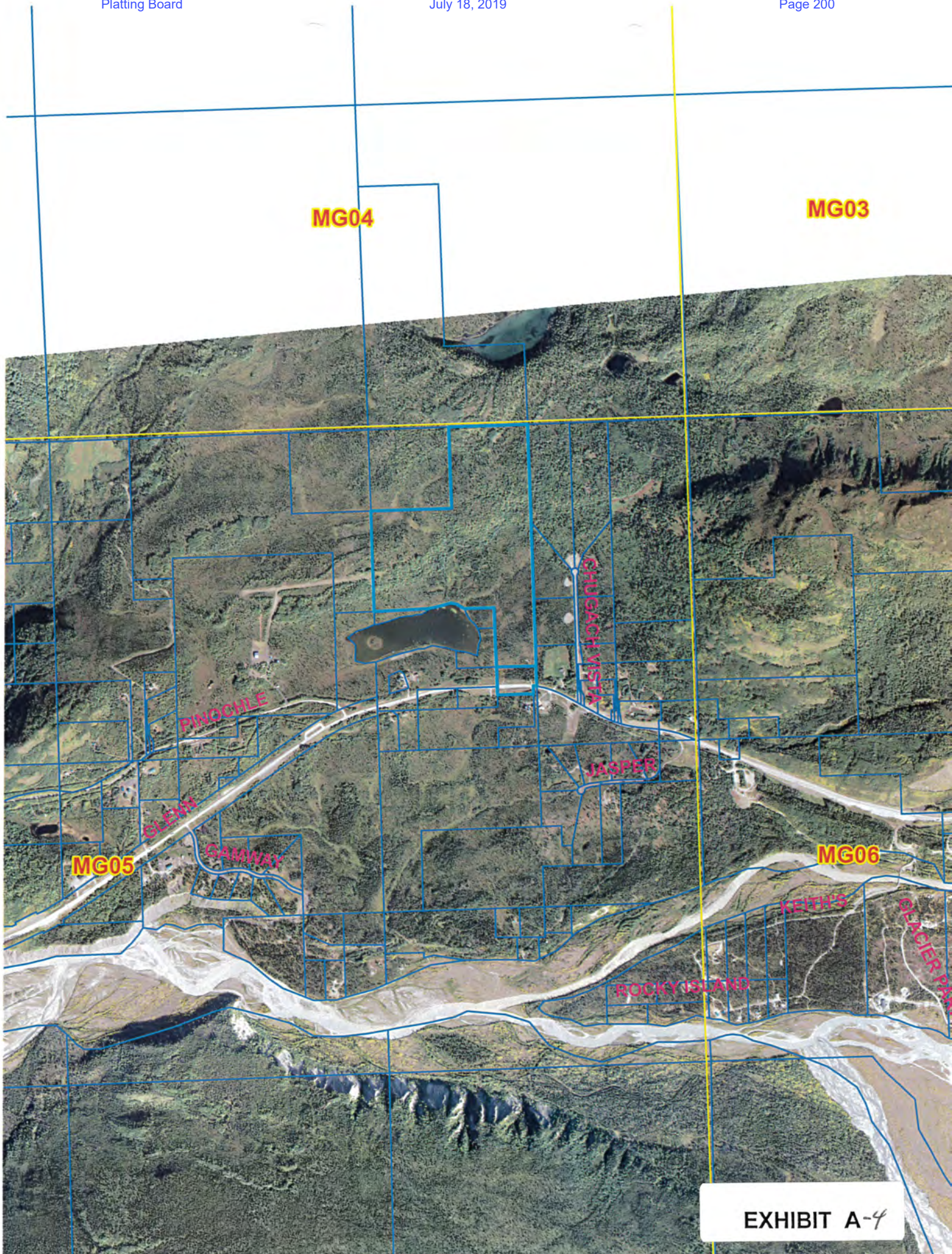
Suggested motion: I move to approve the preliminary plat of Fortress Ridge Master Plan, and the variance from MSB 43.20.100(C)(3) Access Required, and the creation of a Public Use Easement, Section 21, Township 20 North, Range 09 East, Seward Meridian, Alaska, contingent on staff recommendations:

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, for each phase plat. 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. Show all easements of record on each phase plat.
5. Construct interior streets to pioneer street standards:
 - a) Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the No Engineer Left Behind for final road inspection.
 - b) Provide DPW acceptance of the roads to Platting staff.
 - c) Name of streets to be approved by Platting Assistant.
 - d) Provide an approved Approach Road Permit from ADOT&PF.
6. Record the Public Use Easement document and show recording information on first phase final plat.
7. Create utility easements by document and show recording information on each phase plat.
8. Obtain a wetlands permit, if required, and provide copy to Platting staff, prior to recordation of first phase plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR), for each phase plat.
10. Submit phase plats in full compliance with Title 43.











HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

June 3, 2019

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

RECEIVED

JUN 03 2019

PLATTING

Re: *Fortress Ridge Master Plan Subdivision*; Useable Areas, Roads & Drainage.
HE #18073

Dear Mr. Wagner:

At the request of Arnie Hrnecir, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 29 new lots from an existing parcel with a total area of 154 acres. Our soils evaluation included logging 22 new test holes, review of the provided topography information, review of aerial imagery, review of a preliminary road design and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site is located along the flank of a mountainous area at approximately mile 100 on the *W. Glenn Highway*, near *Hundred Mile Lake*. It forms a rough incomplete rectangle or flag shape, with a wide pole portion extending southward towards the highway, which it lies north of. Terrain is generally steep rolling hills with a few shallower areas scattered throughout; average grade is estimated at 8 to 14%. Substantial areas with slope exceeding 25% have been delineated on the attached topographical map, including some areas as steep as 70%. A few small, ill-defined creeks or areas of near-surface interflow are scattered throughout the project and follow the area's overall slope, generally south or southwesterly towards *Hundred Mile Lake*.

Soils & Vegetation. Vegetation on the parcel consists mostly of a mix of mature spruce and willow trees with some patches of younger growth scattered throughout. Generally short berry bushes and tundra mosses fill the spaces between trees with some areas containing tall grasses. A total of 22 testholes were dug on the property to evaluate soil conditions. Copies of 12 of the testhole logs which support required useable septic area (#3, 7-10, 13, 15, & 18-22) are attached, and some basic information for all holes is shown on the attached location/ topography map. Near surface soils typically included a thick organic mat over a layer of silty topsoils extending to around 2'-3' in the test holes. Some areas with groundwater near the surface had a mix of large rocks and organic soils. Receiving soils under the topsoils varied as follows: the northern regions, portions of the western region, and a small portion of the flag pole feature appears to contain relatively clean sands and gravels, while the remainder of the project typically had dense silty

gravels. Five sieve tests were conducted, each clearly returning a GM or SM soil type; copies are attached.

Groundwater. Groundwater was encountered in 12 of the 22 test holes, varying from near the surface to 10'; holes were generally dug to +2' past encountered water. Some testholes were dug to 16' without encountering water. Groundwater was also more prevalent along the main flag portion of the project and in close proximity to creek features, as would be expected. Shallow groundwater table will be a limiting factor for lots near creek features and some areas in the flag pole portion of the project.

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 surface water, high groundwater, steep areas & related setbacks. 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, ***proposed Lots 1-4, 6, & 8 of Block 1, Lots 1-15 of Block 2, and Lots 1-5 of Block 3 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Lots 5, 7, & 9 of Block 1 each contain over 400,000 square feet of area and do not require useable area verification.***

Road Construction. This project will require the construction of approximately 6,635' of new roads, with one tee intersection and two temporary culs-de-sac. The roads will be classified as, and meet standards for *Pioneer Access streets*, and are planned for private maintenance. Based on the testholes, gravel materials adequate to form the road base exist on the project. The site is relatively remote, with no ready access to a local gravel pit. A few marshy/wet areas exist along the proposed road alignment, and may require special construction techniques, such as a structural fabric within or under the road base. A basic road design has been prepared, with a maximum centerline grade of 10% in one area and other areas varying from 1% to 7%. An ADOT approach permit may be required at the intersection with the Glenn Highway, which will improve an existing driveway.

Drainage Plan. The proposed roads will minimally impact existing overall drainage patterns for the area. Multiple culverts are planned to limit concentration of runoff, and attempt to maintain original flow patterns. The attached map shows the drainage plan along with related proposed structures such as culverts and infiltration pits. We have also indicated general existing drainage patterns broadly across the project area on the attached map. Hydrology for the area was analyzed and 10 internal cross culverts were sized for the combinations of individual drainage watershed basins served, at either 18," 24" or 30". Central to the eastern portion of the project there lies a region of very ill defined branching seasonal drainage pathway with is shown on the attached map. One apparent seasonal creek will be crossed with a road; the drainage runs to *Hundred Mile Lake*. According to ADF&G maps the lake is not stocked and is not anadromous. The lake has an natural intermittent overflow outlet which when active would run to a substantial drainage infiltration and retention structure along the highway. The retention area has its ultimate overflow running via a simple, long culvert under the highway and

them running south towards the Matanuska River. Within the project, upstream from *Hundred Mile Lake*, the poorly defined creek averages 10% and has a steep, 50% run dropping 32' in a 62' section, which appears to be an effective barrier to any resident fish. As always, the drainage plan is subject to field modification and improvement during construction.

Please do not hesitate to call with any questions.

Sincerely,



Curtis Holler, PE

c: A. Hmcir, w/attachments



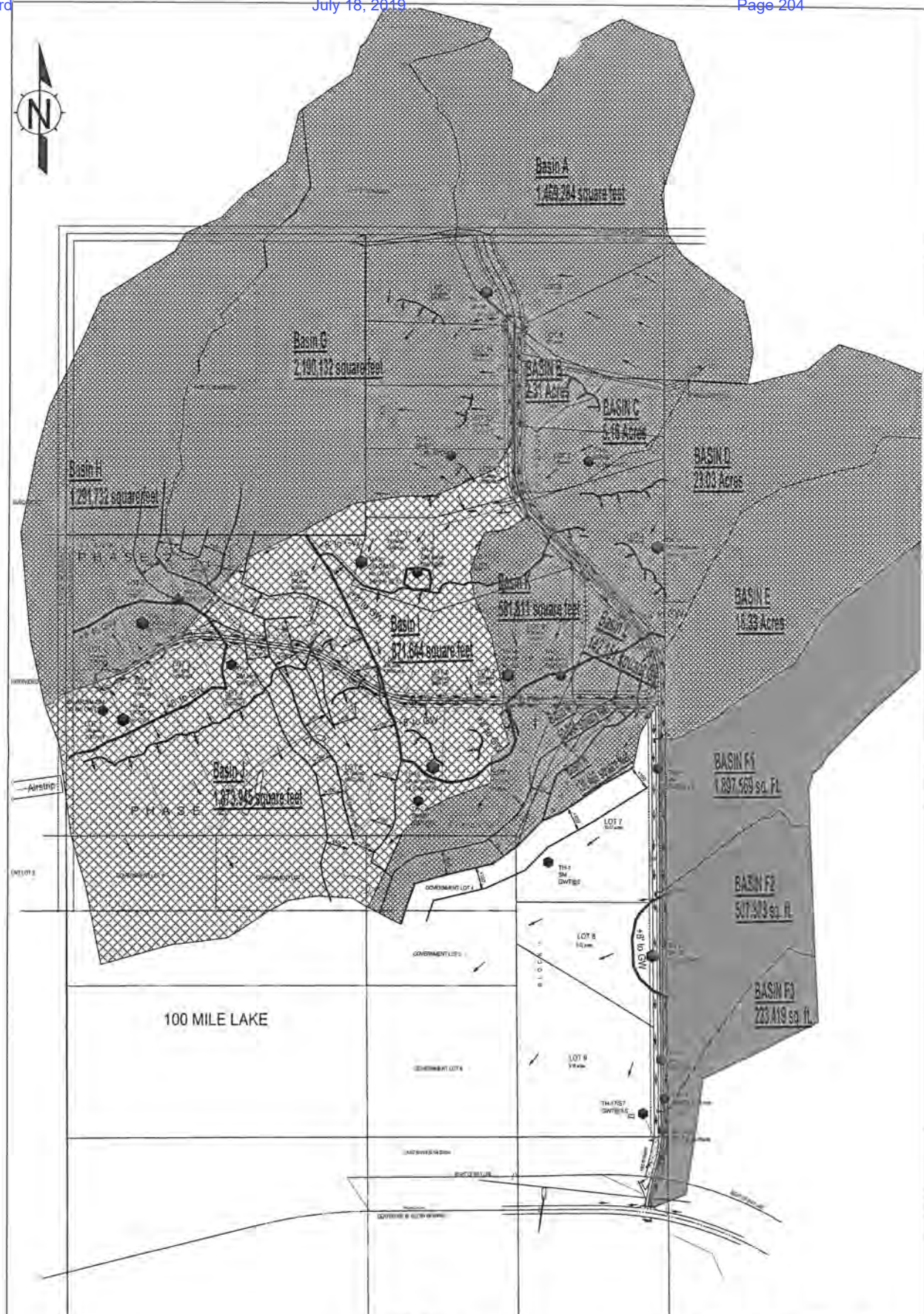


EXHIBIT B -4

Fortress Ridge
Watershed Basin Map

HOLLER ENGINEERING
3375 N Sum Dr. Wasilla, Alaska 99654

Job # 18073 Scale: 1" = 400' 6/03/19



- Notes:
1. Base drawing provided by surveyor.
 2. Hatched areas have +25% grade.
 3. Arrows denote apparent drainage patterns.
 4. Testhole locations approximate.


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 17

Performed For: Arnie Hrcir

Legal Description: LB1 S21 T20N R9E

Seal



Depth, feet	Soil Type	Slope	Site Plan
1	OL, black		See attached testhole & topo map ↑ N ↓
2	SM		
3			
4	SM w/grov, rock to 5",		
5	few 12"		
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? Yes

IF YES, AT WHAT DEPTH? 8.0'

DEPTH AFTER MONITORING? OPEN SEVERAL DAYS

Slope

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

PERCOLATION RATE _____ (min/inch)

TEST RUN BETWEEN FT AND FT DEPTH

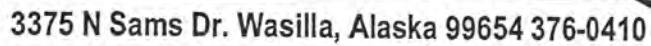
COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
Sample taken at 5'

PERC HOLE DIAMETER _____

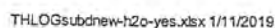
PERFORMED BY: J. Wilkins

DATE: 10-25-18

EXHIBIT B - 5



Legal Description: LB1 S21 T20N R9E




HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 8 of 17

Performed For: Arnie Hrcir

Legal Description: LB1 S21 T20N R9E

Seal



Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

OL

ML, varies to SM-ML

SP-GP varies to GP-SP,
Olive gray, rock to 4" few
to 8", angular rock.

See attached testhole & topo map.

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					

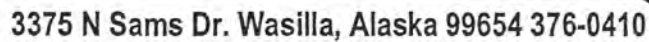
- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER

- TEST RUN BETWEEN FT AND FT DEPTH

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

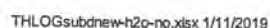
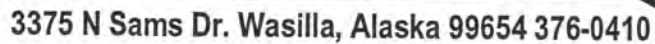
- PERFORMED BY: J. Wilkins

DATE: 10-25-18
EXHIBIT B-7



Legal Description: LB1 S21 T20N R9E

EXHIBIT B-8





Legal Description: LB1 S21 T20N R9E

DATE: 9-28-18
5-01-19

EXHIBIT B-10



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 15 of 17

Performed For: Arnie Hrncir

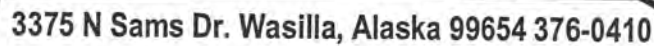
Legal Description: LB1 S21 T20N R9E

Seal



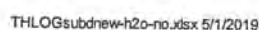
Depth, feet	Soil Type	Slope	Site Plan																																																																		
1	OL, dark/black		See attached testhole & topo map.																																																																		
2	SM w/gravels to 2"																																																																				
3																																																																					
4																																																																					
5	SM w/few rocks to 3" gray																																																																				
6																																																																					
7																																																																					
8	No GWT																																																																				
9	SM w/few rocks to 3" gray																																																																				
10	Minor seeps																																																																				
11																																																																					
12		WAS GROUNDWATER ENCOUNTERED? <u>No</u> <u>Yes (5-01-19)</u> IF YES, AT WHAT DEPTH? <u>Light</u> DEPTH AFTER MONITORING? <u>N/A seeps @ 10'</u>																																																																			
13		PERCOLATION TEST <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																											
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14		PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____																																																																			
15		TEST RUN BETWEEN <u>11</u> FT AND _____ FT DEPTH																																																																			
16		COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering																																																																			
17		Previously known as "55" - Sample taken at 6'																																																																			
18		Re-dug/deepered on 5-01-19, MT installed to 11'																																																																			
19		PERFORMED BY: J. Wilkins																																																																			
20		DATE: <u>10-25-18</u>																																																																			
21		<u>5-01-19</u>																																																																			
22																																																																					

EXHIBIT B - //



Legal Description: Fortress Ridge Subdivision

DATE: 5/01/19




HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 20 of 22

Performed For: Arnie Hrcir

Legal Description: Fortress Ridge Subdivision

Depth, feet	Soil Type	Slope	Site Plan																																																											
1	OL, low berry bushes, roots		See attached testhole & topo map. ↑ N ↓																																																											
2	ML, varies to SM-ML																																																													
3	SM-GM, olive gray, stands																																																													
4	Well, rock to 6", few 12" &																																																													
5	sample taken at 5'																																																													
6																																																														
7																																																														
8																																																														
9																																																														
10				WAS GROUNDWATER ENCOUNTERED? <u>No</u> IF YES, AT WHAT DEPTH? <u>N/A</u> DEPTH AFTER MONITORING? <u>N/A</u>																																																										
11																																																														
12																																																														
13																																																														
14																																																														
15																																																														
16	No GWT																																																													
17	No Impermeables																																																													
18																																																														
19																																																														
20		PERCOLATION TEST <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																					
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N/A visual analysis only																																																														
21																																																														
22																																																														

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN 5 FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 Sample taken at 5', SEE SIEVE TEST = SM or SM-GM
 - PERFORMED BY: J. Wilkins

DATE: 5/01/19
EXHIBIT B-14

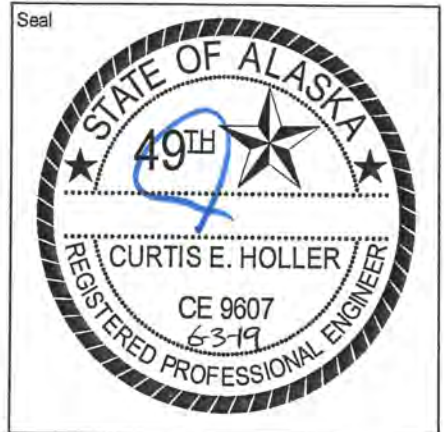

HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 21 of 22

Performed For: Arnie Hrnair

Legal Description: Fortress Ridge Subdivision


Depth, feet	Soil Type	Slope	Site Plan																																																											
1	OL, roots, mosses		See attached testhole & topo map. ↑ N ↓																																																											
2	ML, varies to SM-ML, light brown																																																													
3	SP-GP heavy trace silt, angular rock																																																													
4	sloughs, rocks to 4" few 8", olive gray																																																													
5																																																														
6																																																														
7																																																														
8																																																														
9																																																														
10				WAS GROUNDWATER ENCOUNTERED? - <u>No</u> IF YES, AT WHAT DEPTH? - <u>N/A</u> DEPTH AFTER MONITORING? - <u>N/A</u>																																																										
11	SP-GP w/ silt, rocks to 5" few 10"																																																													
12	No GWT																																																													
13	No Impermeables																																																													
14																																																														
15																																																														
16																																																														
17																																																														
18																																																														
19																																																														
20		PERCOLATION TEST <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																					
Reading	Date		Gross Time	Net Time	Depth to Water	Net Drop																																																								
N/A visual analysis only																																																														
21																																																														
22																																																														

- 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: 5/01/19

EXHIBIT B-15


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 22 of 22

Performed For: Arnie Hrnair

Legal Description: Fortress Ridge Subdivision


Depth, feet	Soil Type	Slope	Site Plan																																																					
1	OL, mosses		See attached testhole & topo map. ↑ N ↓																																																					
2	ML																																																							
3	SP-GP, olive brown, rock to 6" few 10"+, heavy trace silts.																																																							
4																																																								
5																																																								
6																																																								
7																																																								
8																																																								
9																																																								
10				WAS GROUNDWATER ENCOUNTERED? <u>No</u> IF YES, AT WHAT DEPTH? <u>N/A</u> DEPTH AFTER MONITORING? <u>N/A</u>																																																				
11	SM-GM, olive brown, rock to 6" few 10"+ No GWT																																																							
12	No Impermeables																																																							
13																																																								
14																																																								
15																																																								
16																																																								
17																																																								
18																																																								
19		PERCOLATION TEST <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Reading		Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																														
Reading	Date		Gross Time	Net Time	Depth to Water	Net Drop																																																		
N/A visual analysis only																																																								
20		- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____ - TEST RUN BETWEEN <u> </u> FT AND <u> </u> FT DEPTH - COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u> _____ _____																																																						
21																																																								
22																																																								

- PERFORMED BY: J. Wilkins

DATE: 5/01/19
EXHIBIT B-16



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645-4323 Phone: (907) 745-4721 Fax: (907) 746-4721
e-mail: mhpe@mtaonline.net

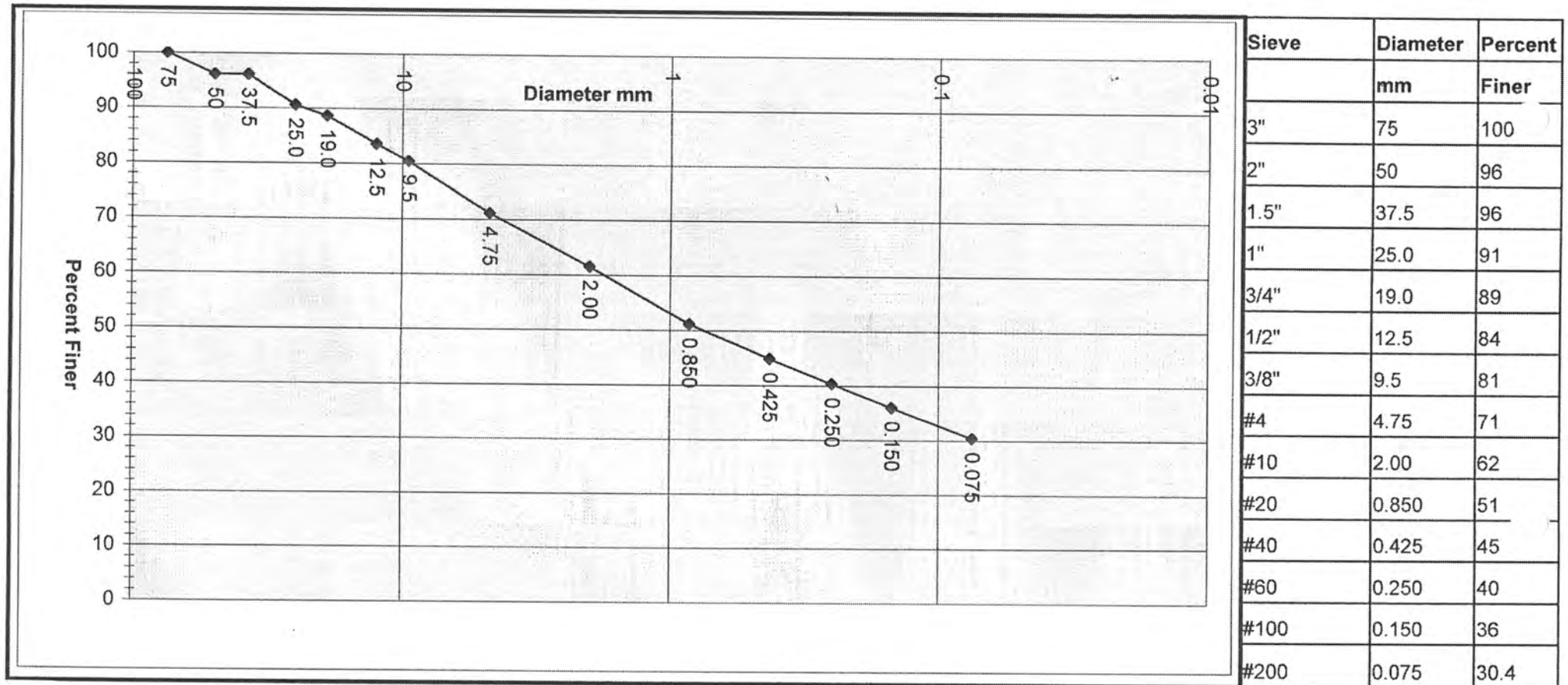


EXHIBIT B-17

: Arnie Hrcir/Holler Engineering

Soil Description: Silty Sand with Gravel

at Fortress Ridge Subdivision

Unified Classification: SM

ile Location: TH 3 @ 5'

Date 3/12/2019

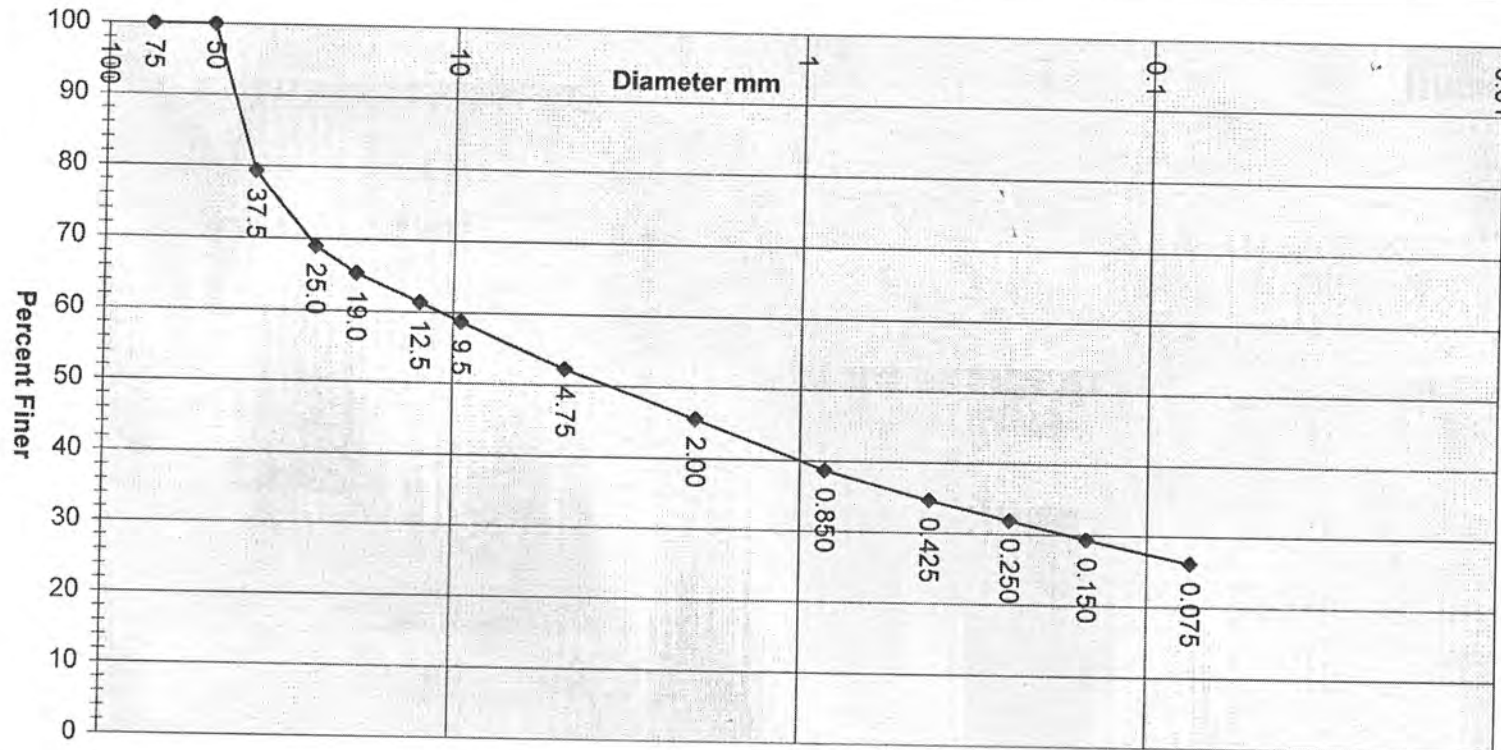
Sample Date: 10/25/2018

Proj. no: 19014



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645-4323 Phone: (907) 745-4721 Fax: (907) 746-4721
e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Fin
3"	75	100
2"	50	100
1.5"	37.5	79
1"	25.0	69
3/4"	19.0	65
1/2"	12.5	61
3/8"	9.5	59
#4	4.75	52
#10	2.00	46
#20	0.850	39
#40	0.425	35
#60	0.250	32
#100	0.150	29
#200	0.075	26.1

Arnie Hrcir/Holler Engineering

Soil Description: Silty Gravel with Sand

Fortress Ridge Subdivision

Unified Classification: GM

Location: TH 4 @ 7'

Date 3/12/2019

Sample Date: 10/25/2018

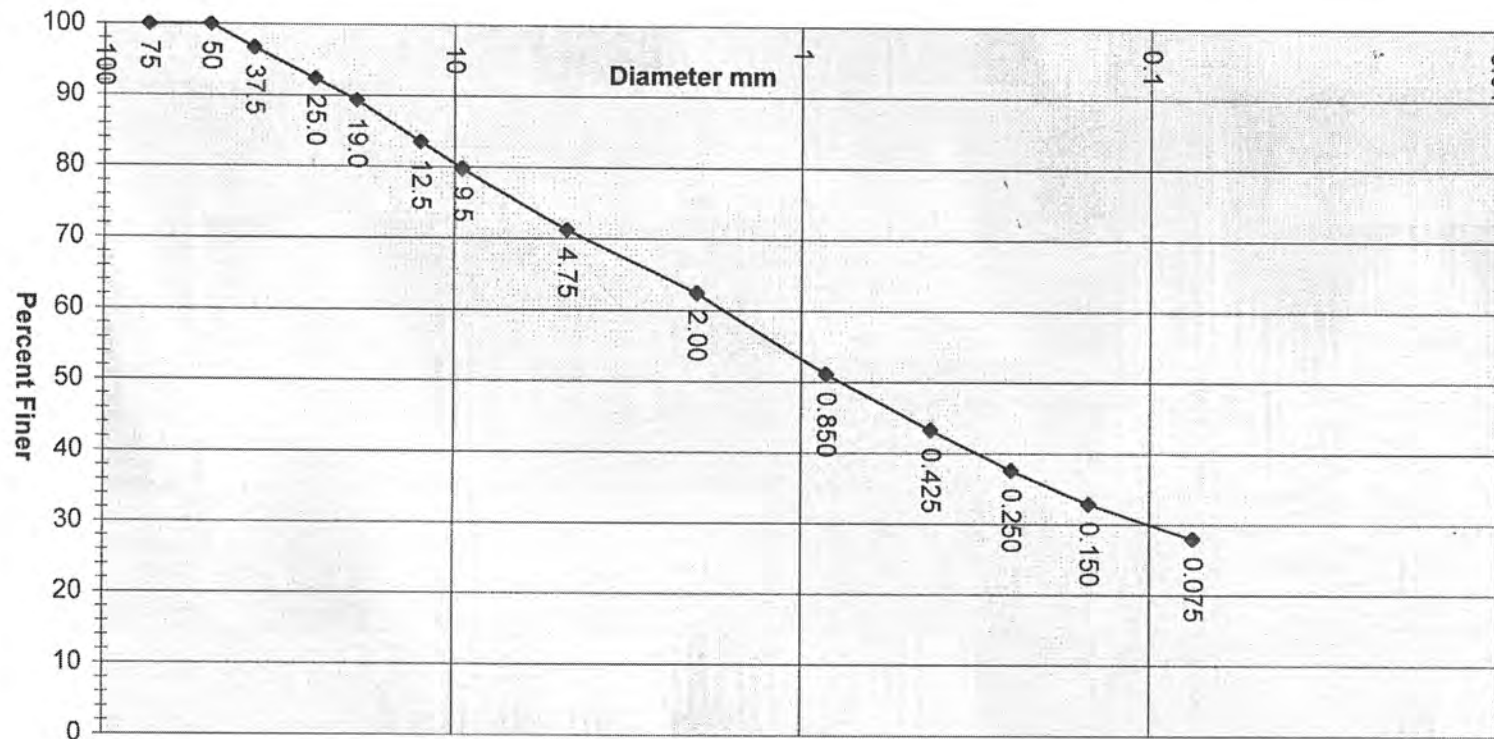
Proj. no: 19014

EXHIBIT B-18



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645-4323 Phone: (907) 745-4721 Fax: (907) 746-4721
e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	97
1"	25.0	92
3/4"	19.0	89
1/2"	12.5	84
3/8"	9.5	80
#4	4.75	71
#10	2.00	62
#20	0.850	51
#40	0.425	43
#60	0.250	38
#100	0.150	33
#200	0.075	27.9

Client: **Arnie Hrncir/Holler Engineering**

Soil Description: Silty Sand with Gravel

Project: **Fortress Ridge Subdivision**

Unified Classification: SM

Sample Location: TH ~~35~~ @ 6'

TH-15

Date: 3/12/2019

Sample Date: 10/25/2018

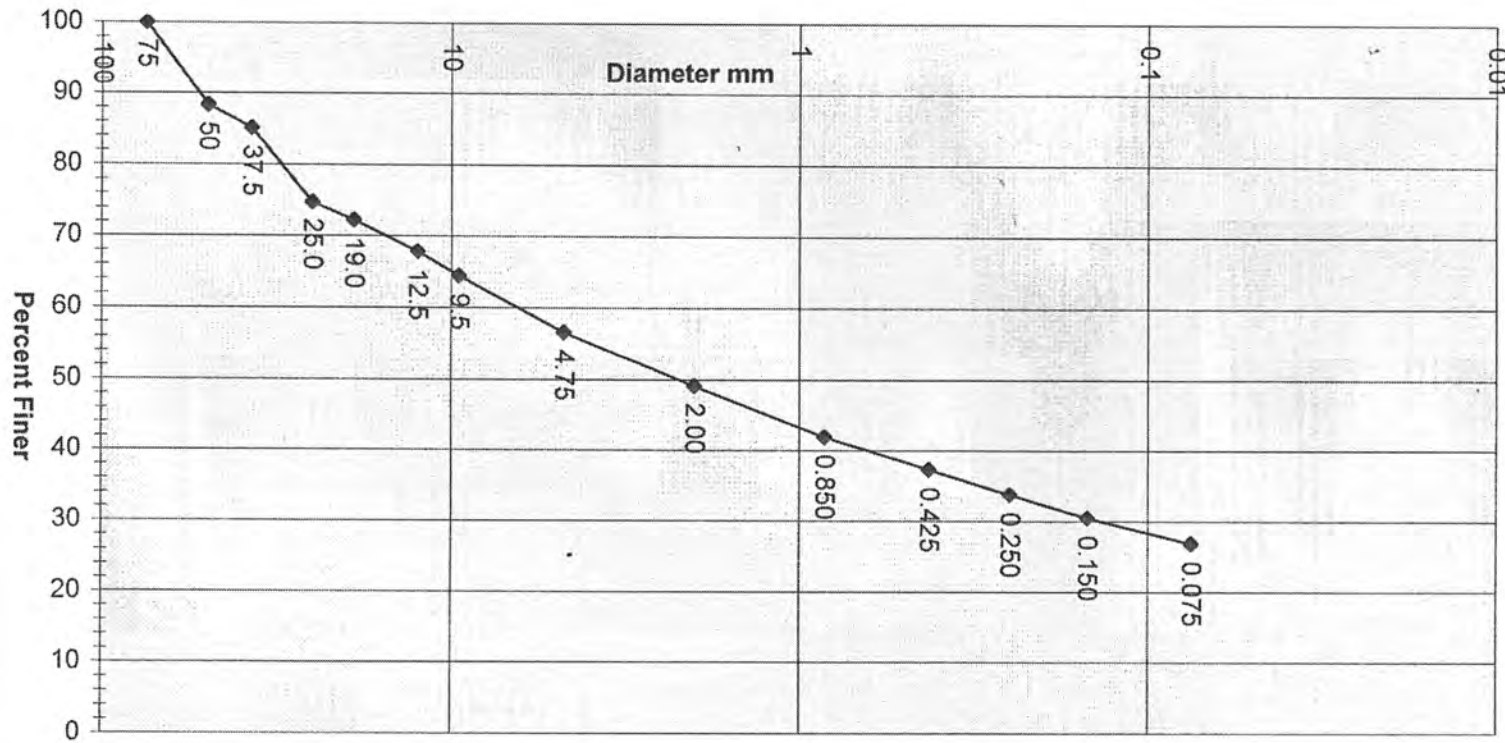
Proj. no: 19014

EXHIBIT B-19



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645-4323 Phone: (907) 745-4721 Fax: (907) 746-4721
e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	88
1.5"	37.5	85
1"	25.0	75
3/4"	19.0	72
1/2"	12.5	68
3/8"	9.5	64
#4	4.75	57
#10	2.00	49
#20	0.850	42
#40	0.425	37
#60	0.250	34
#100	0.150	30
#200	0.075	26.9

Arnie Hrcir/Holler Engineering

Soil Description: Silty Gravel with Sand

Fortress Ridge Subdivision

Unified Classification: GM

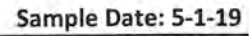
Location: TH 7 @ 7'

Date 3/12/2019

Sample Date: 10/25/2018

Proj. no: 19014

EXHIBIT B-20



Fortress Ridge culvert flow calculations 6-3-19

Basin	area ft2	area mi2	area acres	Method 1 watershed Q (CFS)	Method 2 NOAA 14, Ri x area, CFS (use 100% runoff)	Extreme Limit Rain during snowmelt, CFS (estimated 1.52 x M2 rain)	CMP size	CMP#
H, J, M N	(n/a - these flows will not run to a CMP)							
B	100480	0.0036	2.3	0.2 CFS	0.2 CFS	0.3 CFS	18	7
C	224700	0.0081	5.2	0.4 CFS	0.4 CFS	0.6 CFS	18	6
D	1004090	0.0360	23.1	1.4 CFS	1.8 CFS	2.8 CFS	24	5
E	799530	0.0287	18.4	1.1 CFS	1.5 CFS	2.2 CFS	18 or 24	4
F-1	1897570	0.0681	43.6	2.5 CFS	3.5 CFS	5.3 CFS	24	3
F-2	507370	0.0182	11.6	0.7 CFS	0.9 CFS	1.4 CFS	18	2
F-3 to DOT ROW	223420	0.0080	5.1	0.3 CFS	0.4 CFS	0.6 CFS	18	1
A	1469280	0.0527	33.7	2.0 CFS	2.7 CFS	4.1 CFS	N/A	
G	2190130	0.0786	50.3	2.8 CFS	4.0 CFS	6.1 CFS	N/A	
G w/A,B,I%,H%	4587620	0.1646	105.3	5.6 CFS	8.4 CFS	12.8 CFS	30	11
H	1291730	0.0463	29.7	1.7 CFS	2.4 CFS	3.6 CFS	N/A	
I	871640	0.0313	20.0	1.2 CFS	1.6 CFS	2.4 CFS	24	10
J	1873950	0.0672	43.0	2.4 CFS	3.4 CFS	5.2 CFS	N/A	
K	581810	0.0209	13.4	0.8 CFS	1.1 CFS	1.6 CFS	18	9
L	142150	0.0051	3.3	0.2 CFS	0.3 CFS	0.4 CFS	18	8
M	62060	0.0022	1.4	0.1 CFS	0.1 CFS	0.2 CFS	N/A	
N	130500	0.0047	3.0	0.2 CFS	0.2 CFS	0.4 CFS	N/A	

1 USGS Water-Resources Investigations Report 03-4188 V1.10 "Estimating the Magnitude and Frequency of Peak Streamflows...in Alaska..."
Assumptions/values are: Jan temp mean =1deg F, elevation =1900', annual rainfall = 25", lakes/ponds=0%

2 NOAA 14 Data set for Alaska <https://www.nws.noaa.gov/oh/hdsc/currentpf.htm>
For this area, peak rainfall intensity i=0.079 inch/hr, assume no infiltration into ground or 100% runoff
24 hour 10-year rainfall = 1.91"

3 MOA data for snow melt at 5%/day = about 1inch liquid /day, or about 52% of peak rainfall

5 From standard nomograph for round CMP at 90% full inlet control, 30" = 17 CFS max, 24" = 9 CFS max, 18" = 4 CFS max

6 Max CMP flows with inlet control are approx 21 CFS for 30", 12 CFS for 24", 6 CFS for 18"

Matanuska-Susitna Borough
Telephone (907) 745-9874

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JUN 03 2019

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: WITHIN S 21, T20N, R02E (SEE ATTACHED PRELIMINARY PLAT)

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or a copy of the plat or record if it has previously been approved and recorded;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought; and*
 - 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.*

I, ARNIE HRNCIR the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.100 (C) (3) of the Borough Code in order to allow:

SEE ATTACHED REQUEST

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

**APPLICANT
OR
OWNER**

Name: ARNIE HRNCIR Email: hickscreekauction@gmail.com
Mailing Address: 35068 W. GLENN HWY, SUTTON, AK Zip: 99674
Signature: [Signature] Phone: 907 841-5209

SURVEYOR Name (FIRM): KEYSTONE SURVEYING & MAPPING
Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645
Contact Person: GARY LoRUSSO Phone: 376-7811

EXHIBIT C-1

FORTRESS RIDGE VARIANCE

The variance requested is to: 43.20.100 ACCESS REQUIRED. (C) (3). There is no possibility or public necessity to provide for public through traffic because alternate legal access to adjoining properties is available and that access is constructible in accordance with Subdivision Construction Manual standards. (the section of (C) (3) at issue is the portion that states ... *that access is constructible in accordance with Subdivision Construction Manual standards*). This plat is compliant with the rest of 43.20.100 gated subdivisions. The amount of survey and engineering needed to certify to that standard is beyond the realm of private projects. This is a very unusual situation in a far of area of the Borough that receives no road maintenance. Access to most areas is by trail. This is evidenced by the numerous ADL rights of way listed in the Certificate to Plat.

43.15.075 VARIANCE

(A) A variance from the requirements of MSB 43.20 may be granted only if the platting board finds all of the following:

- (1) the granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property;
 - (2) the variance request is based upon conditions of the property that are atypical to other properties;
 - (3) 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; and
 - (4) Only one variance fee shall be charged per platting action when multiple variances are requested.
-

1) There is no harm to public health, public safety, and public welfare. There will be no injury to the surrounding properties. In fact the opposite is true.

- a) Public health is unaffected. This item in the code doesn't really address anything that pertains to subdivision unless the subdivision is putting lives at risk by creating access in a hazardous location such as a river crossing. This seems more of a land use issue. These lots will most likely be used for recreational purposes though I imagine over time there will be full time use.
- b) Public Safety or Public Welfare will not be endangered. Emergency services will have access at all times by the method(s) that they prescribe for other gated subdivisions throughout the Borough. Not surveying, engineering and designing miles of access to surrounding properties does not endanger the public. I can foresee public safety being an issue if the variance is not granted and the right of way becomes public. The physical road will be abused by members of the public who are not lot owners in this subdivision. This is evidenced by the road contained within the subdivision immediately to the east called Chugach Vista Addition 1. This subdivision road also receives no public maintenance.

The road within Chugach Vista is a cul-de-sac. It goes nowhere other than to serve a few lots. Yet it gets abused and there is no public maintenance. So the few residents suffer with burden of public use. Imagine if this road actually went somewhere. I can also foresee public safety being an issue if the variance is not granted as confrontations arise between the non-resident public and the residents who will be caring for and paying for access to their properties. This area is especially prone to abuse during hunting season.

c) Granting of the variance will not be injurious to the surrounding properties. This area has evolved around the existing trail network. Creating public access through this subdivision would itself be injurious by creating the same problems for those adjoining landowners that it will create for the residents of the subject subdivision. The problems would in fact be exponentially compounded. The impact would be tremendous. Other sections of code that deal with rural and remote subdivisions have contemplated these issues. 43.20.100 (G) (3) states: (3) *Private property rights. Access routes shall not trespass upon private lands, and shall avoid conflicts with adjoining and nearby private properties.* This subdivision could very well fit under the rural and remote section of Title 43 had these kinds of issues been contemplated in the Gated Subdivision section of Title 43. Or it could very well be variance free if the same rules applied to this subdivision that are found within the "special" DNR section of code that exempts the DNR from any of the requirements imposed upon other applicants with properties in remote areas of the Borough that receive no road maintenance. But this is not the case.

2) A simple look at the topography map of this subdivision, the MSB Hill shade map of the surrounding area, the 25 miles distance to any public road maintenance and the fact that access to this area is generally and traditionally trail access shows in itself that this property is atypical. Were it not on the road system this subdivision would fit under "43.20.100 ACCESS REQUIRED."

(F) *Rural and remote access. The provisions of this subsection provide a different set of access and road construction standards for rural and remote subdivisions:*

(G) *Remote subdivision access for parcels outside of a road service area. The purpose of this subsection is to allow for recreational use and subdivision of lands outside of road service areas where road access to a proposed remote subdivision is not practicable given the size of the subdivision, the cost of subdividing, assessed value of the property, and the cost of providing access due to the location, topographical*

constraints, and terrain, and it is not the desire of the subdivider to have road access, and proposed access is via trails, creeks, rivers, or lakes by snowmobile, on foot, skis, dog team, off-road vehicle, boat, railroad, or airplane."

But in that this property is not accessed via trail or water or railroad etc., that section of code doesn't apply like it would to most other "Rural and Remote subdivisions" or like in the "special" section of code that only pertains to subdivisions created by the DNR.

- 3) This property is topographically challenged. The surrounding properties are topographically challenged. The area is topographically challenged. That is why we ask for the variance to proving constructability within what is considered "legal access" in Title 43. The public trails that are used by residents and non-residents alike are constructible for the use that they receive. They are trails within ADL rights of way which serve and have served this area for many years. The section line easements were created for access on a flat piece of paper with no regard to the topography. This is true around the Borough but not to the degree to which it is found in this mountainous terrain. Maintaining a "public road" with private money is a hardship that would be placed not just upon this applicant, but would fall particularly hard upon the future lot owners of this subdivision. The conflicts, both verbal and physical that most likely would arise if this variance is not granted are a tremendous hardship that should not be imposed upon the future lot owners who are also members of the public. This is not good public policy and would not be in anyone's best interest.

Number 4 in the list of variance criteria within 43.15.075 code having to do with what the Platting Board *finds* has to do with fees. We have only paid one variance fee.

VARIANCE REQUEST**FORTRESS RIDGE**

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We are requesting a variance to MSB **43.20.100 (C) (3)** due to the unusual circumstances surrounding this proposed subdivision.

This subdivision is located outside of a road service area in an extremely mountainous area of the Matanuska-Susitna Borough. Properties here are generally used for recreational purposes though there are full time residences used all year or during the warmer months. These full time residences are typically found along the Glenn Highway where maintenance is provided by the State of Alaska. There is NO Borough maintenance here. In fact this subdivision is **25** miles outside of the nearest RSA. This causes unusual circumstances for development and creates challenges for residents who have to maintain their own roads.

The role of Government is to protect the citizens from harm, not to create a detrimental situation for its residents. Regulations are intended to implement this protection and the regulation itself should not harm future residents by placing the residents in a situation where conflicts arise due to lack of Borough participation in the standards that it imposes. This is the case here. Much harm is done to the public when the regulations cause neighbors to battle each other. Implementation of **43.20.100 (C) (3)** would cause continual fighting for as far into the future as can be foreseen as it is very, very unlikely that there will ever be Borough maintenance in this area that lies 25 miles from an existing RSA. The political realities and budget realities preclude Borough maintenance from becoming a fact of life in this area.

Then there are the topographical realities of this tortured landscape. Extreme slopes have made access to properties here follow the terrain as opposed to the straight lines seen on the flat tax maps.

MSB 43.20.100 (C) (3) states that (3) *There is no possibility or public necessity to provide for public through traffic because alternate legal access to adjoining properties is available and that access is constructible in accordance with Subdivision Construction Manual standards;*

The fact that there IS no public necessity to provide through traffic is a given here. That is not an issue. If this subdivision had public roads there would be constant battles between the residents who have to maintain the road because the Borough does not provide services and most likely never will. Public access here would create a "4000 foot long parking lot" of non-resident vehicles during using this subdivision for recreational uses beyond our limits creating constant trespass situations, constant destruction of the roadbed by off-road vehicles and constant need for maintenance to a road that the MSB is not maintaining. The few residents of this subdivision will be burdened with maintenance of a road that the non-residents will be destroying. This is unreasonable and certainly not sustainable. Again, the regulations should not place the citizens in an adversarial predicament which would be inevitable here. MSB code does not prescribe any method to allocate costs for maintenance to the public, adjoining landowners or others who would utilize this road. The costs will be entirely on the backs of the few landowners. The situation would be entirely different were the MSB to take responsibility for maintenance but that is not the case.

The variance request has more to do with the portion of this section of code that reads "... access is constructible in accordance with Subdivision Construction Manual standards;"

We have provided a map showing Section line easements which provide access to this area. Note that we have an expanded area shown. This is necessary to show the amount of determination that would be required in order to certify that the existing legal access into this area can contain a road constructed to MSB standards. The amount of work involved with designing a road for the almost 4 miles of section line easements is cost prohibitive. And what would that prove at the end of the day? There will never be MSB maintenance. When this section of code was written it did not contemplate situations in this mountainous area of the MSB that lie miles from a road service area and where most properties are accessed via non-traditional routes (trails and private easements) and methods. We will hopefully be working to amend this section of code during the Title 43 update to bring it in line with the realities of these situations.

There is no harm to the public in by granting this variance. The facts as stated within this request show that the opposite is true. Were this variance NOT granted substantial harm would occur to the residents.

We have shown how atypical this situation is. In my 30 years of Platting with the MSB I have never had this situation. I have had situations where the code doesn't work....we have all encountered that, but I have not seen it to the degree encountered here.

The topographical constraints here are self-evident. look at the MSB Hillshade map. An extreme environment for any road construction. Our initial review of the site had us planning on Mountain Standard roads. We managed to get the grades to a maximum of 10%. Putting the grades within our subdivision in the realm of "normal" roads. Fortunate indeed. This is not the case for the legal accesses surrounding this project. The surrounding properties are accessed by trails which is the norm for this area.

To sum up without restating the facts as outlined above, we would be derelict in our obligation to protect the public from each other without this variance. We should not be setting our residents up to fail.

GARY LORUSSO

KEYSTONE SURVEYING AND MAPPING

*P.O. Box 2216
Palmer, Alaska 99645
garyl@mtaonline.net
Phone: (907) 376-7811*

05/30/19

Amy Otto-Buchanan
Matanuska-Susitna Borough

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JUN 11 2019

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FORTRESS RIDGE

Amy,

We are submitting the preliminary plat of Fortress Ridge. We will be creating private roads.

This subdivision is outside of a road service area. There will be no MSB maintenance. As such any public access would place a serious burden on the future lot owners within this subdivision. If the roads were public then the following 1-3 would occur:

- 1) The "roads" would in fact become long parking lots for non-residents once they are "discovered". This would be especially egregious during the fall hunting season and the winter snow machine season.
- 2) The residents of the subdivision would be fighting theft. We anticipate this subdivision to be filled with weekend type residences. Without full time residents there is no one to watch the comings and goings on non-residents. Break-ins will be a constant issue. Buyers of these parcels will want the security offered by a gated subdivision.
- 3) Residents will be constantly fighting non-residents who tear up the roads with off-road vehicles. The MSB will not maintain the roads so the burden would be on the subdivision lot owners to fix the roads that are torn up by non-residents. Public roads only work when there is public maintenance. This area does not receive maintenance.

EXHIBIT C-9

The roads will be built to Pioneer Standards. There is a plan and profile submitted with this application. Emergency services will be granted access.

There are multiple section line easements that access the adjoining properties as shown on the attached Exhibit A. It is unclear if the section line easements that provide access to the surrounding properties can accommodate MSB roads. To try and determine this would be cost prohibitive. This area would most likely develop utilizing Mountain Standard construction. There are multiple existing trails within this area as well that provide access.

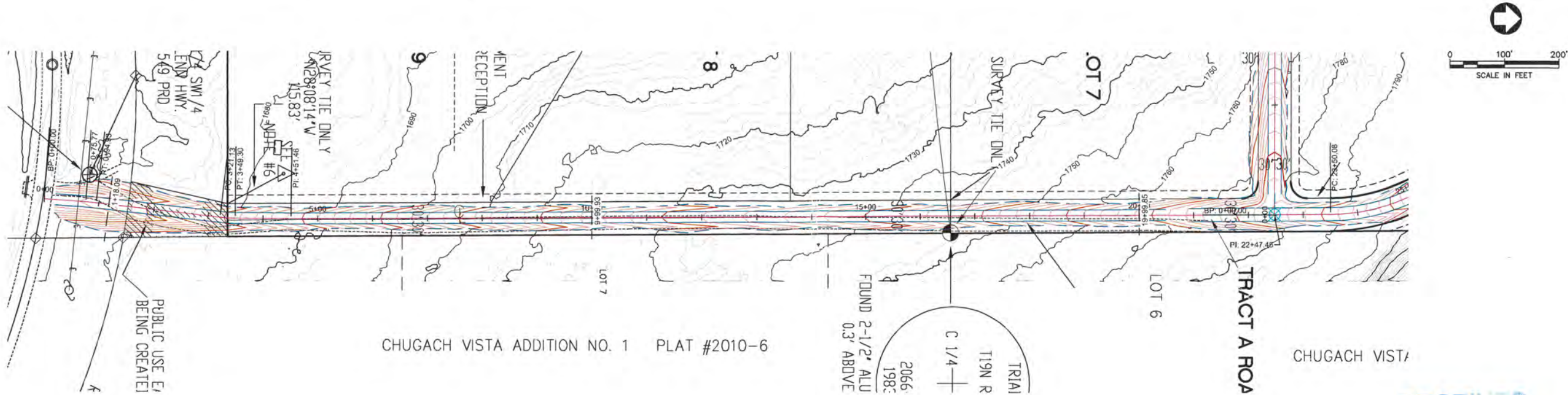
Maintenance will be provided by the applicant until such time as the responsibility is transferred to the homeowners. We will submit a maintenance plan during the final plat approval process. We will also be filing Planned Community documents to the State as is required by UCIOA (Uniform Common Interest Ownership Act) as the roads will be owned jointly by all the lot owners (common area) and there will be annual fees assessed for maintenance. The fee has not been established at this time.

Easements for utilities will be granted to MEA by document and will be noted on the final plat. MSB permitting has had access issues in the past with plat dedicated utility easements and private roads. This will eliminate any issues.

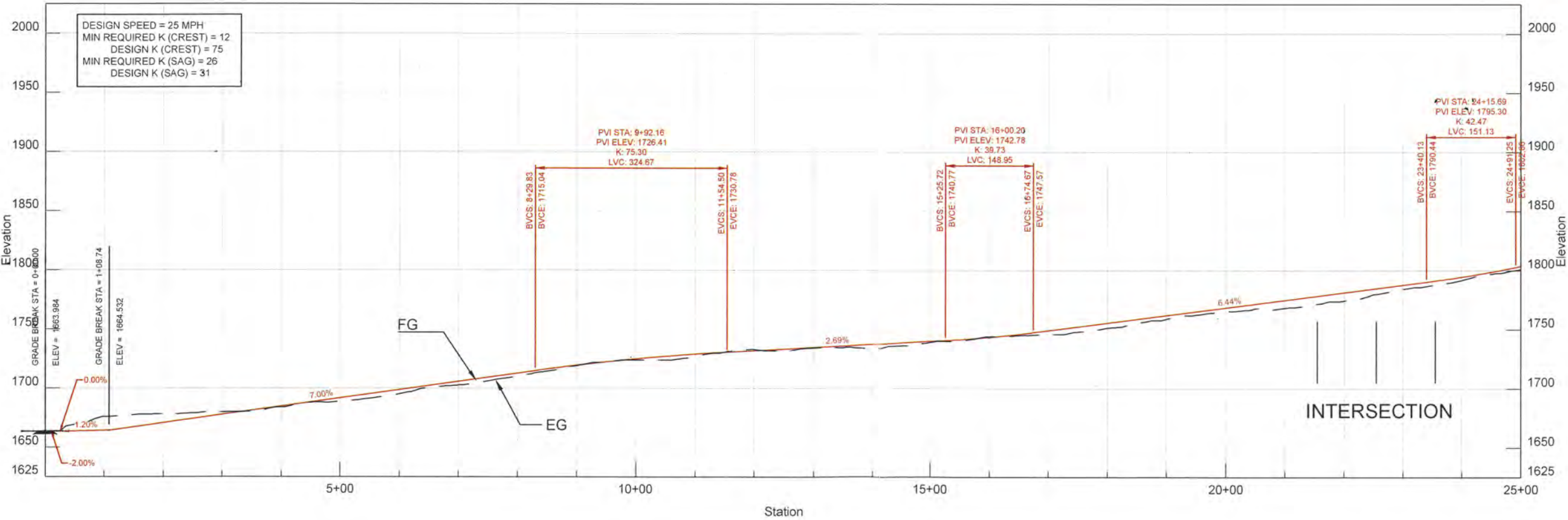
Respectfully,

Gary LoRusso





N DEFENDER AVENUE PLAN



N DEFENDER AVENUE PROFILE

EXHIBIT IS FOR PLANNING AND
COORDINATION NOT FOR CONSTRUCTION

PRELIMINARY
FOR REVIEW
AND
COORDINATION
NOT FOR
CONSTRUCTION
May 23, 2019

CIVIL RESOURCES, LLC
3001 W STONEBRIDGE DRIVE
WASILLA, AK 99654
BRUCE@CIVILRESOURCESLLC.COM
PHONE: (907) 354-3021
JOB#: XXX

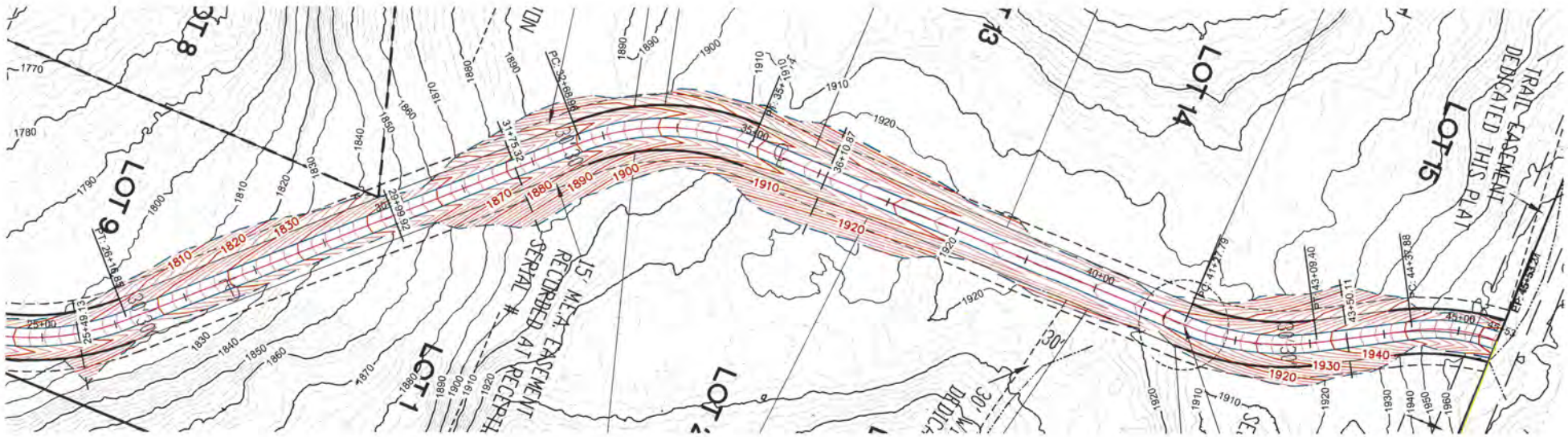
FORTRESS RIDGE

N DEFENDER AVENUE PLAN - PROFILE STA 0+00 TO 25+00

DRAWING NUMBER

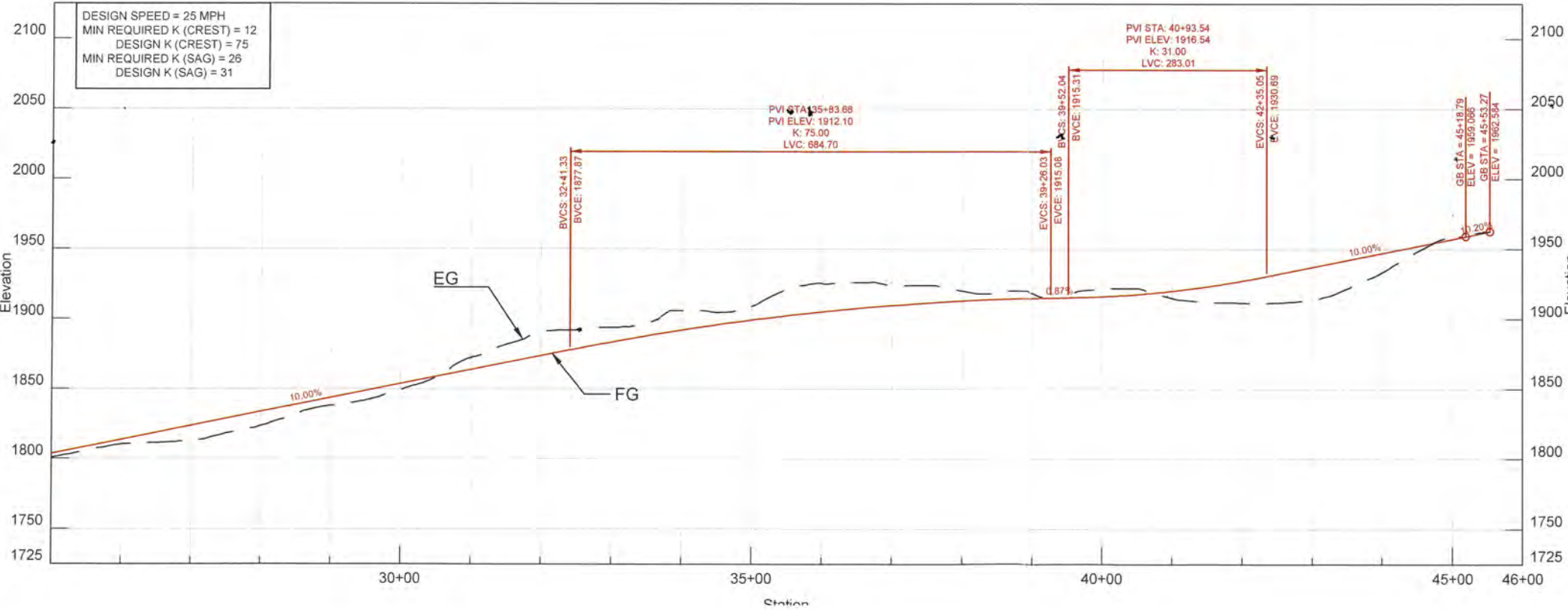
EXH-1

EXHIBIT D - 1



N DEFENDER AVENUE PLAN

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N DEFENDER AVENUE PLAN - PROFILE STA 25+00 TO 46+00

DRAWING NUMBER
EXH-2

EXHIBIT D-2

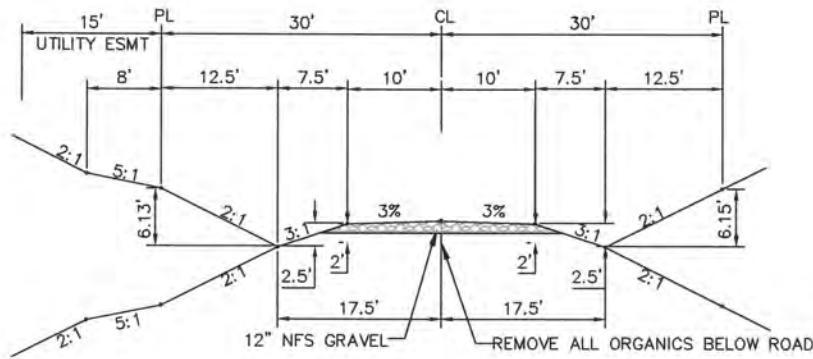
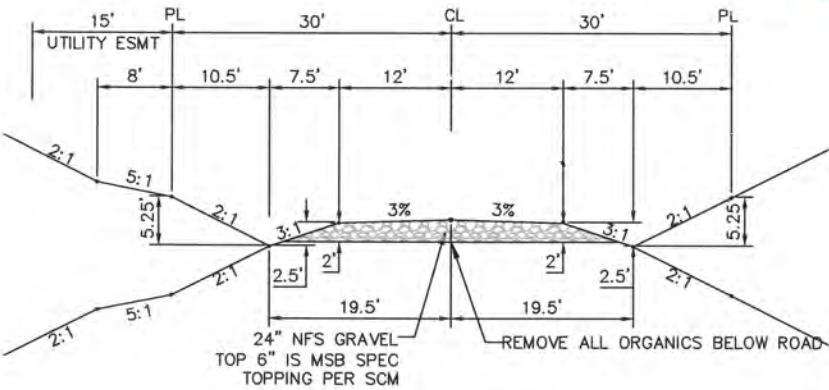
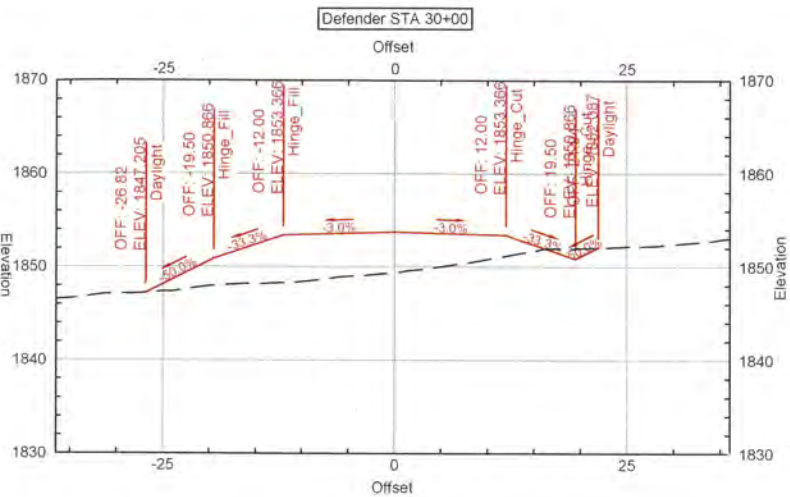
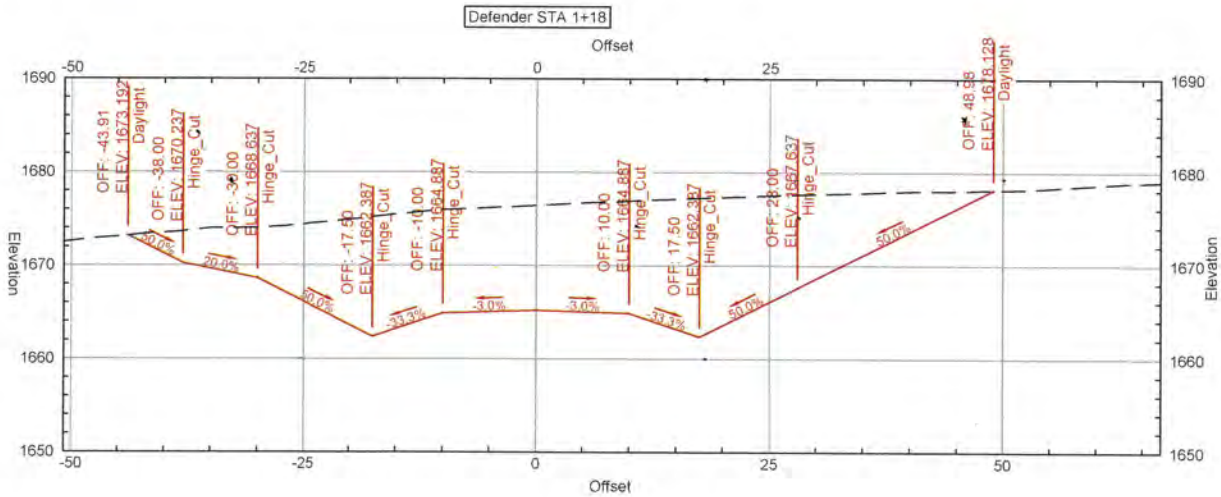
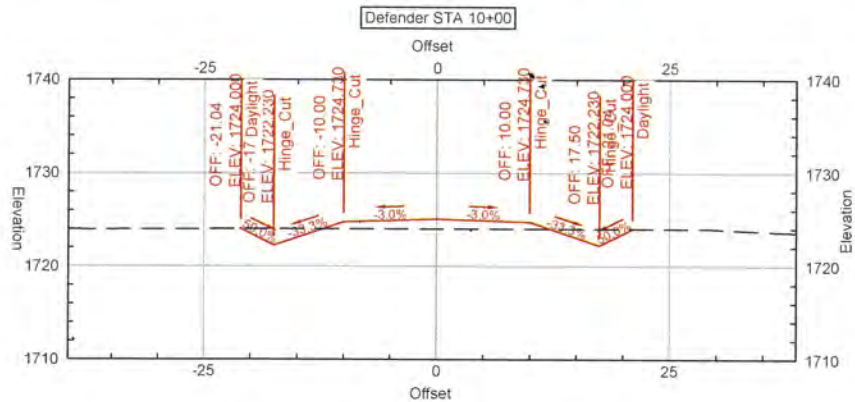
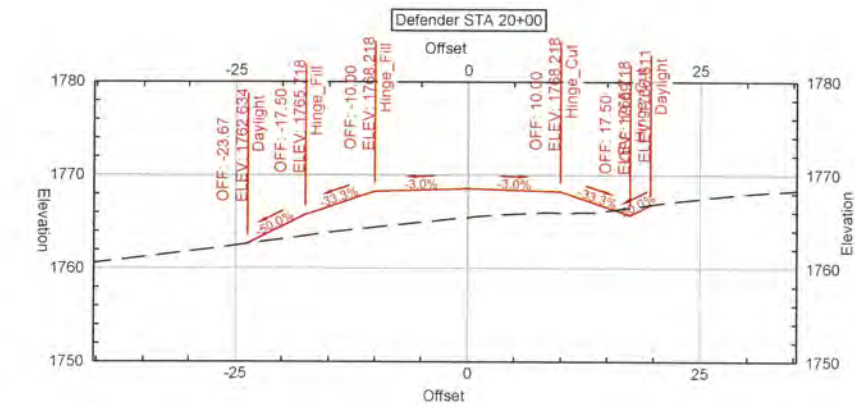


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JOB#: XXX

FORTRESS RIDGE
N DEFENDER AVENUE ROAD SECTIONS

DRAWING NUMBER
EXH-3

EXHIBIT D -3

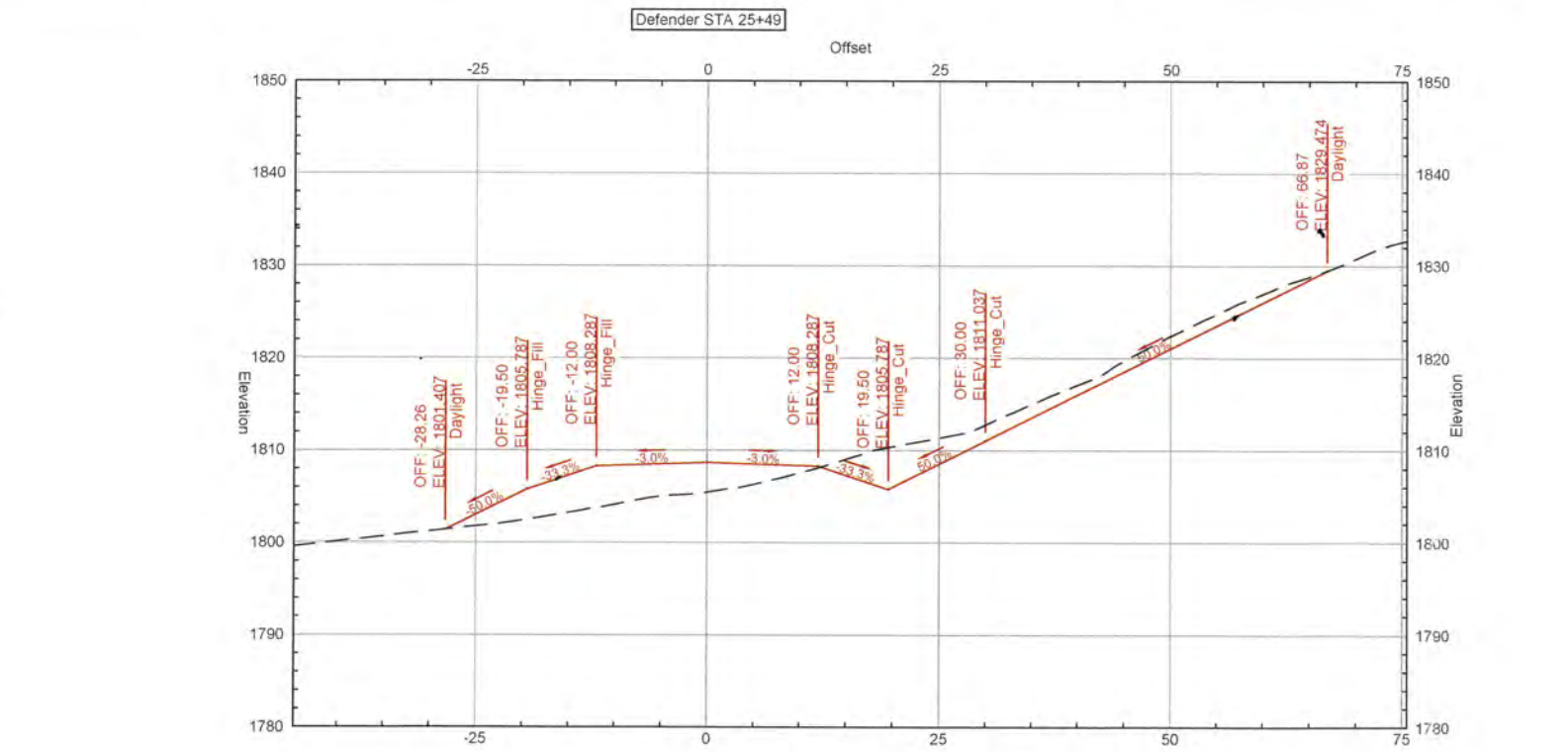
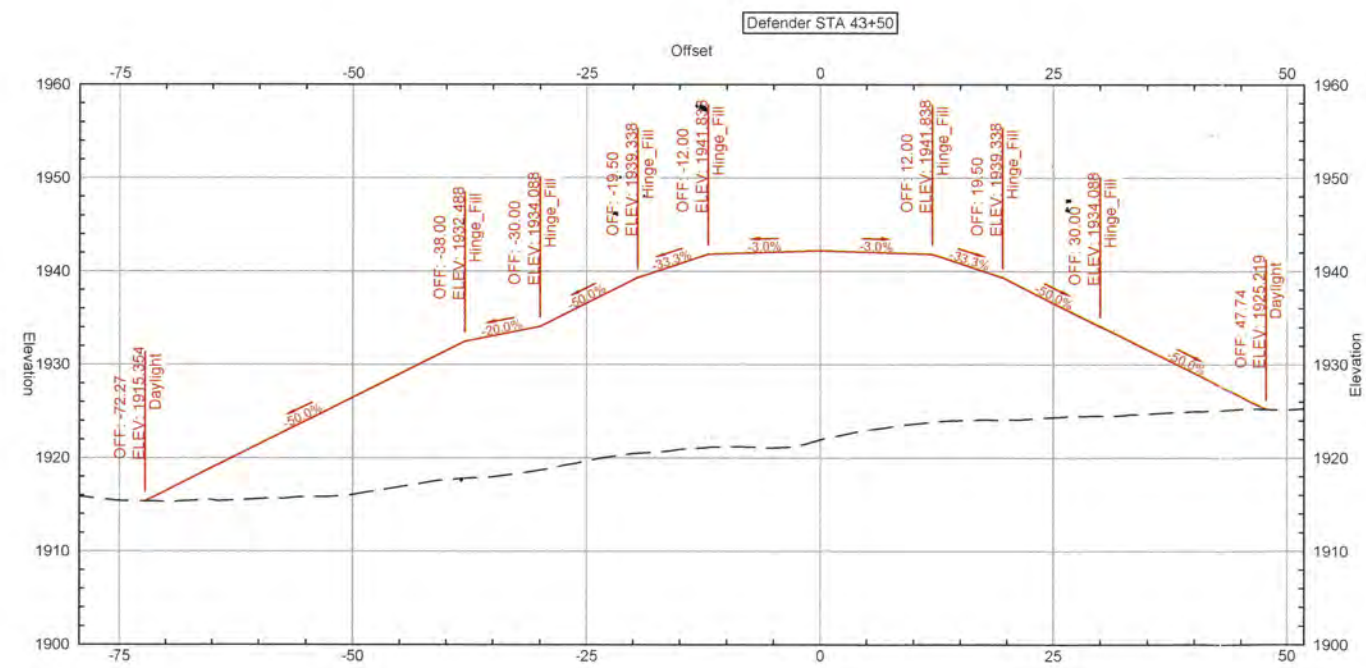


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DRAWING NUMBER

EXH-4



DRAWING NUMBER

EXH-5



E BATTLECREEK DRIVE PLAN



E BATTLECREEK DRIVE PROFILE

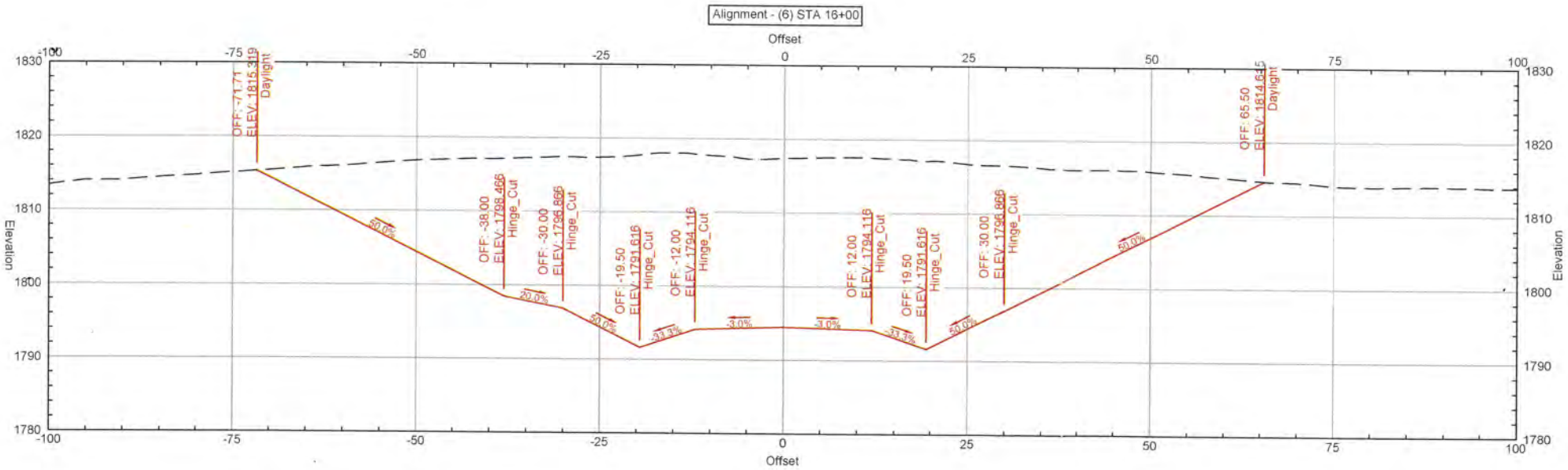
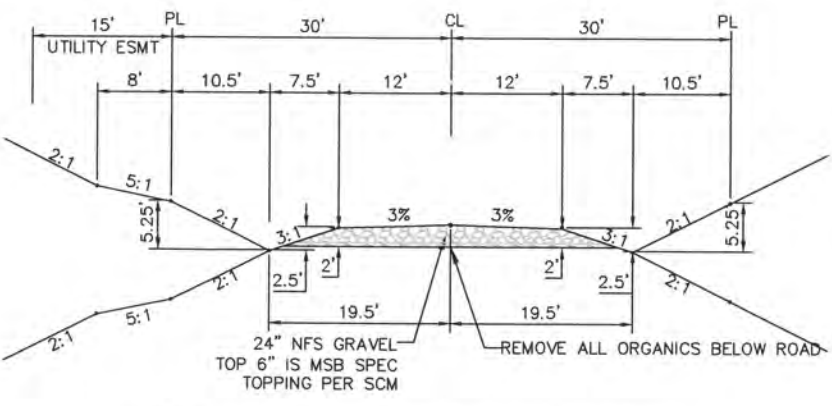
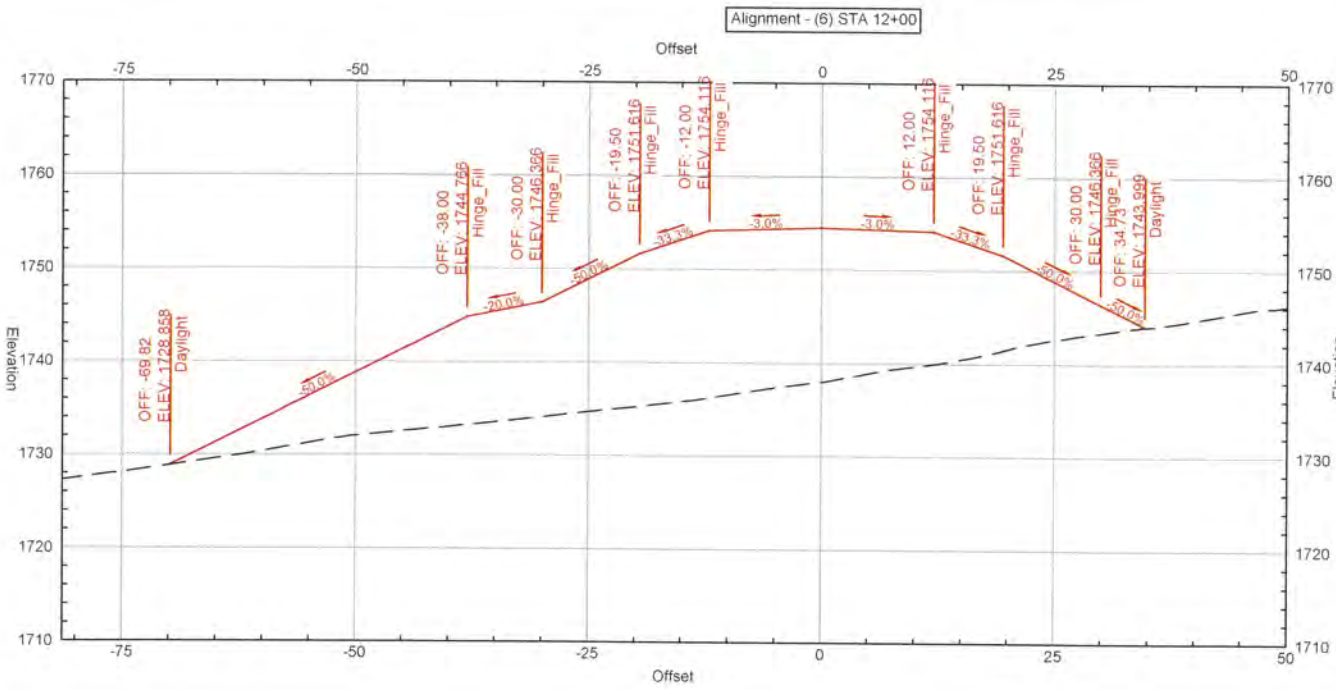
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E BAILLECREEK DRIVE - PROFILE SIA 0+00 TO 28+00

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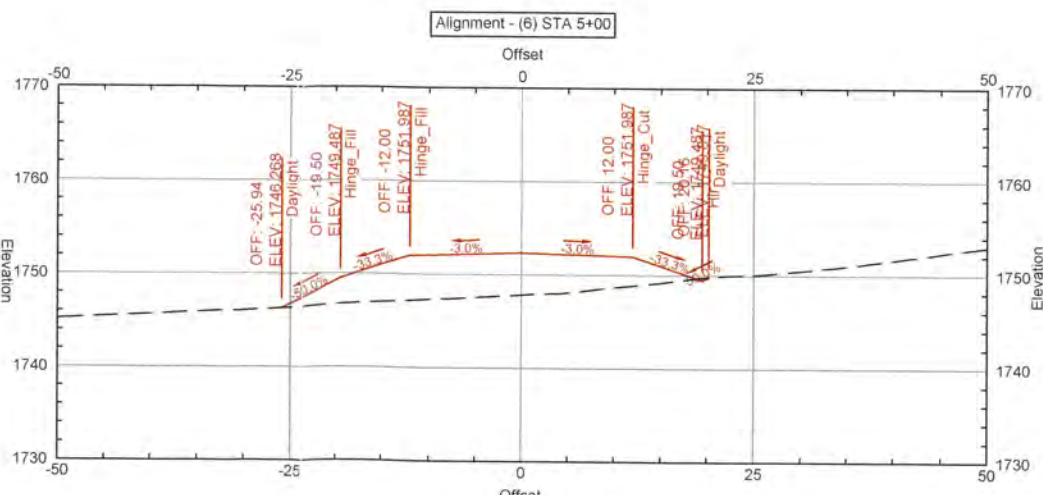
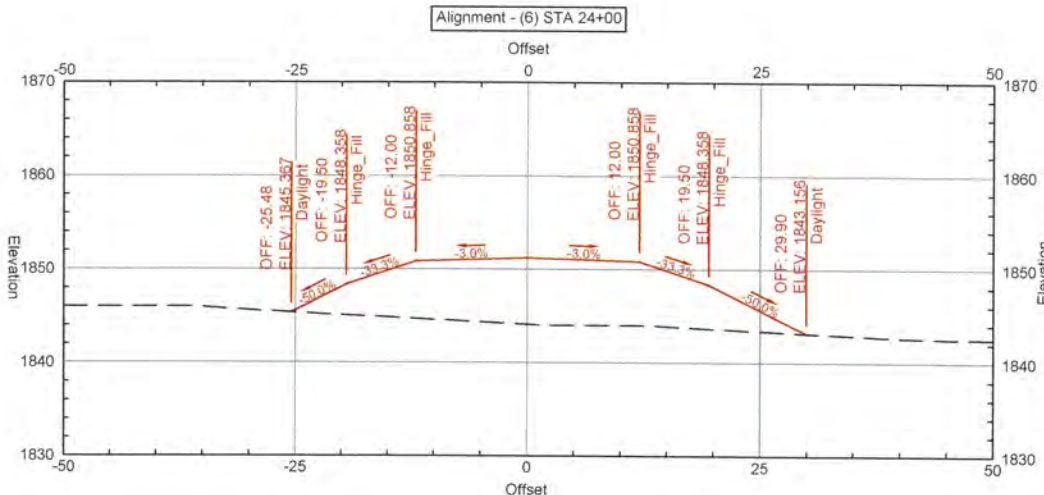


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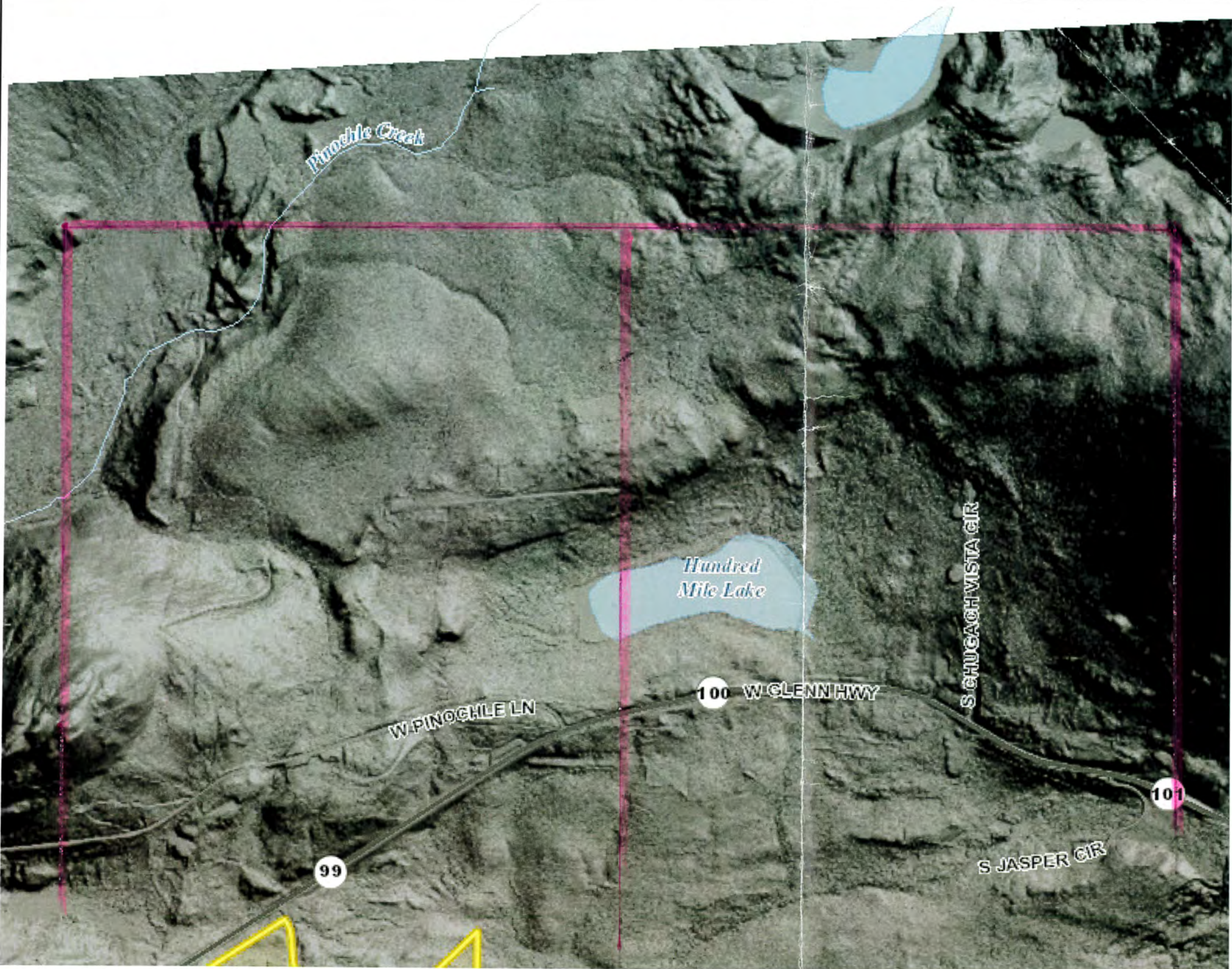
FORTRESS RIDGE
E BATTLECREEK DRIVE ROAD SECTIONS

DRAWING NUMBER
EXH-7

EXHIBIT D-7



Matanuska-Susitna Borough



- Legend**
- Road Mileposts
 - Roads**
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - - Primitive Road
 - - Private Road
 - + Alaska Railroad
 - ▬ Mat-Su Borough Boundary
 - ▬ Incorporated Cities
 - ▬ Lakes and Rivers
 - ▬ Streams
 - ▬ Section Lines

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JUN 03 2019
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1: 35,259

1.1 0 0.56 1.11 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Notes
This map was automatically generated using Geocortex Essentials.

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

APPLICATION FOR PUBLIC USE EASEMENT ACCEPTANCE

LOCATED IN THE PORTION OF E1/2 SE1/4 SW1/4
LYING NORTH OF GLENN HWY. BOOK 346, PAGE 549 PRD of

Section 21 Township 20N, Range 09E, SEWARD Meridian, Alaska.

SUPPORTIVE DATA

REQUIRED AT TIME OF SUBMITTAL:

- _____ LEGAL DESCRIPTION OF PROPOSED EASEMENT
(by Registered Land Surveyor if description is by metes and bounds)
_____ SCALED DRAWING OF EASEMENT DEPICTING LOCATION
_____ PROOF OF CONSTRUCTIBILITY
_____ FEE \$500.00
_____ CERTIFICATE TO PLAT (provided by a local title company)

APPLICANT Name: ARNIE HRNCIR & CHARLOTTE MOSSGROVE,

OR Mailing Address: P.O. BOX 745, GLENNALLEN, ALASKA 99588

OWNER Contact Person: ARNIE (907) 841-5209, CHARLOTTE (907) 320-1440

SURVEYOR Name (FIRM): KEYSTONE SURVEYING & MAPPING

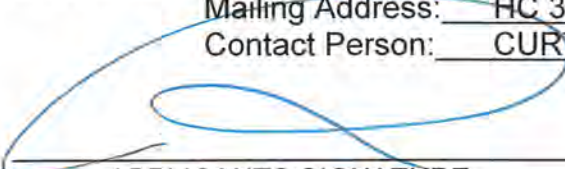
Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645

Contact Person: GARY LoRUSSO Phone: 376-7811

ENGINEER Name (FIRM): HOLLER ENGINEERING

Mailing Address: HC 32, BOX 3380, WASILLA, ALASKA Zip: 99654

Contact Person: CURT HOLLER Phone: 376-0410


APPLICANTS SIGNATURE

DATE 05/30/19

THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL
STANDARDS AS NOTED ABOVE.

6/4/19
DATE


PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 7/18/19

LEGAL DESCRIPTION
PUBLIC USE EASEMENT
WITHIN THE

SW ¼, SECTION 21, T20N, R09E, SEWARD MERIDIAN, ALASKA

Commencing at the S1/4 corner of said Section 21 witnessed by a found BLM brass cap monument;

thence N 00° 23' 34" W along the center of section line, a distance of 1130.44 feet to its intersection with the northerly right of way line of W. Glenn Highway and the POINT OF BEGINNING; said point being the beginning of a non-tangent curve, concave to the south, having a radius of 1498.14 feet, a central angle of 04° 59' 31", a chord of 130.49 feet bearing N 82° 33' 13" W,

thence West along said curve and along said northerly right of way line, a distance of 130.53 feet;

thence N 20° 05' 24" E, a distance of 183.73 feet to the E-W 1/16th line within said SW ¼ Section 21;

thence N 89° 46' 57" E along said 1/16th line, a distance of 64.98 feet to said center of section line;

thence S 00° 23' 34" E along said center of section line, a distance of 189.71 feet to the POINT OF BEGINNING; said described tract containing 0.4 Acres, more or less.



EXHIBIT E-2



Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, June 27, 2019 11:38 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Fortress Rdg MSP #19-078 AOB

This subdivision is creating an opportunity to provide reasonable access to adjacent parcels. Granting the variance as requested will prevent adjacent parcels from using that access. I would be in support of the variance if the adjacent property owners (Section 20 Lot A1, Section 16 Lot C1, Section 21 Lots B2, C15, and C16) are allowed to use the private roads.

A public trail easement should be dedicated for the entirety of the existing trails going through this subdivision.

The grade through the temporary cul-de-sacs shall not exceed 4%.

I would also like to note that MSB only has road powers to maintain roads within Road Service Areas. The creation of a Road Service Area can be initiated by a petition from at least 50% of the property owners.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, June 5, 2019 10:28 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; tucker.hurn@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jimsykesdistrict1@gmail.com; josephdavisak@mac.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Fortress Rdg MSP #19-078 AOB

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, June 20, 2019 10:46 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Fortress Rdg MSP #19-078 AOB

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

Hi Amy, we have no comments for this plat.

Thanks!

Joshua Swanson | *Technician II, GIS Mapping*
Network Services Access & HFC Engineering
(907) 868-6133

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, June 05, 2019 10:28 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; tucker.hurn@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jimsykesdistrict1@gmail.com; josephdavisak@mac.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@matanуска.com; row@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Fortress Rdg MSP #19-078 AOB

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

Attached is a Request for Comment (RFC) for Fortress Ridge Master Plan, MSB Case #2019-078. Also attached is the Vicinity Map, the Agenda Plat, the soils report, Plan & Profile of streets and the Variance Application. Comments are due by June 27, 2019. Please let me know if you have any questions. Thanks, A.

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

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mta-telco.com>
Sent: Thursday, June 6, 2019 10:00 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Fortress Rdg MSP #19-078 AOB
Attachments: Fortress Ridge.pdf

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

Hi Amy,

MTA has reviewed the plat for Fortress Ridge. MTA would like to request the 15' MEA easement to be a T&E.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

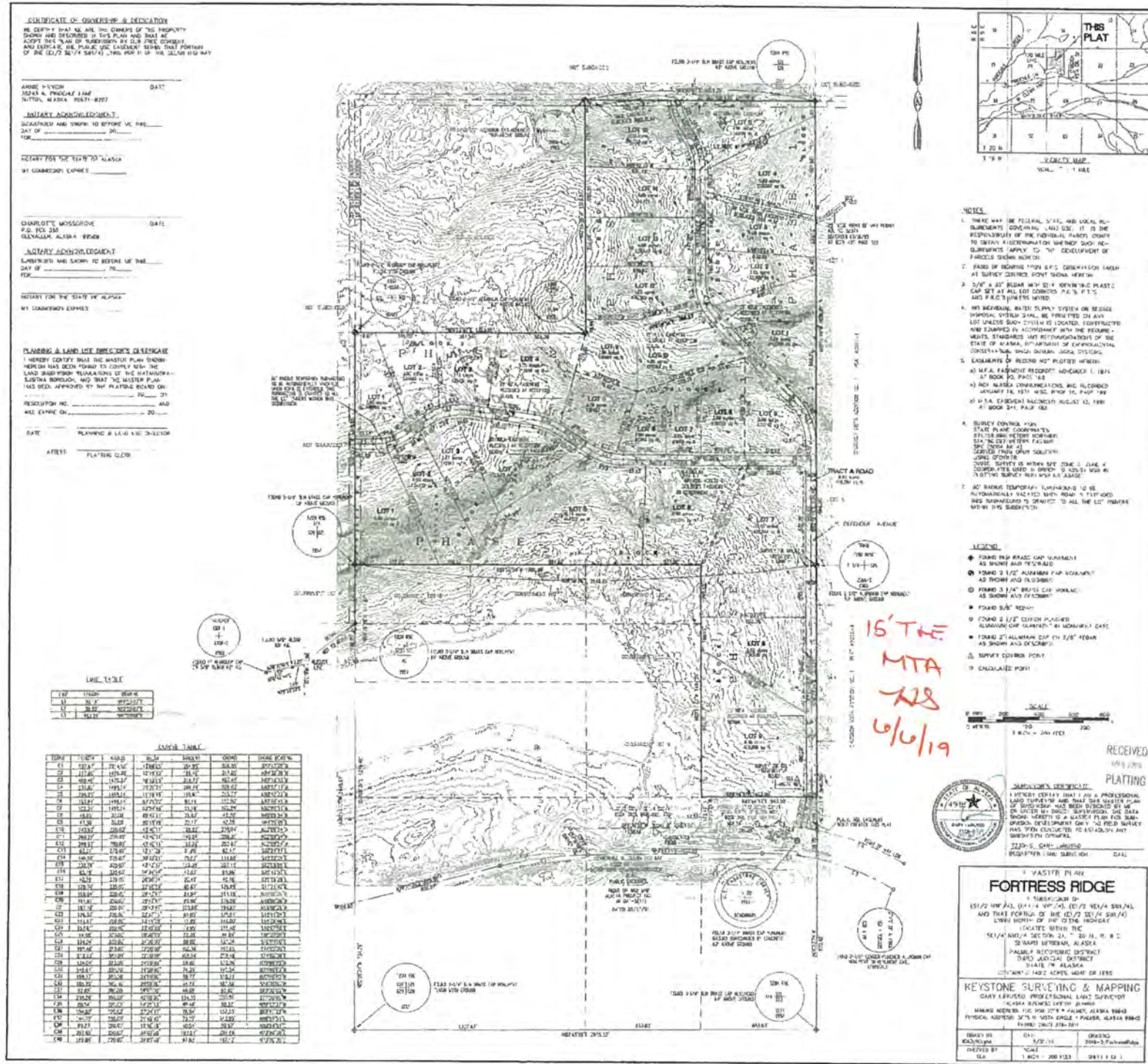
MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
 office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, June 5, 2019 10:28 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; tucker.hurn@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jimsykesdistrict1@gmail.com; josephdavisak@mac.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@mta-telco.com>; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Fortress Rdg MSP #19-078 AOB

Attached is a Request for Comment (RFC) for Fortress Ridge Master Plan, MSB Case #2019-078. Also attached is the Vicinity Map, the Agenda Plat, the soils report, Plan & Profile of streets and the Variance Application. Comments are due by June 27, 2019. Please let me know if you have any questions. Thanks, A.





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

June 5, 2019

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

Subject: Abbreviated Plat Request for Comments – **Fortress Ridge Master Plan**
 (Case No. 2019-078)

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the preliminary plat and has no comments, recommendations, or objections.

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

Sincerely,

Cassie Acres
 Right-of-Way and Compliance Technician
 ENSTAR Natural Gas Company

EXHIBIT G-4



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

June 19, 2019

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, Central Region Planning office has no comments on the following plats:

- **Hatcher Pass Vlg Ph 1 & 2 (Hanson for Neil Fox)**
- **Tax Map CA 07, Sec 29, T22N, R04W (Schaeffer)**
- **Drift Inn Estates (Kudlacek)**

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has the following comments:

- **Paper (Kelland)**
 - We recommend the petitioner extend the cul-de-sac to the western edge of Lot 38. This will provide for future access to the easement running along that side of Lot 38.
 - No direct access will be granted to Talkeetna Spur from Lot 21. All access must be via Kellard Circle.
- **Tax Map WI 06, Sec 25, T20N, R04W (Porsild)**
 - No direct access will be granted to the Parks Highway from the southern lot. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Parks Highway when there are alternative routes, and the southern lot has access to Dell M Road.
 - The northern lot's driveway must be located at the section line.
- **Fortress Ridge Master Plan (Arnie Hrncir)**
 - An approach road review is required for this development.
- **Pittman Flats (Foremost Construction / Filyuk)**
 - We recommend that the petitioner dedicate the Pittman Road right of way.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT H - /

- We recommend that the petitioner dedicate an easement that connects to Andrea Lane at the southern edge of the property to provide secondary access. As Andrea Lane was clearly established to provide that connection, this plat should utilize it for future alternate access into the subdivision.
- **Pinnacle View (Alford)**
 - We recommend the petitioner dedicate the Glenn Highway right of way.
 - Both lots must share a driveway with a single point of access to the Glenn Highway.
- **Palko Paradise Master Plan (Palko)**
 - No direct access will be granted to Wasilla-Fishhook Road. All lots must use internal circulation.
 - We recommend that the petitioner dedicate additional right of way for Paradise Lane to be realigned so that the intersection with Wasilla-Fishhook Road is a 90-degree angle. There are no plans at present to realign that intersection, but we recommend the petitioner dedicate the necessary right of way for the future possibility.

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

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

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Jude Bilafer, MSB Capital Projects Director

Amy Otto-Buchanan

From: Holman, Kendra B POA <Kendra.B.Holman@usace.army.mil>
Sent: Friday, June 28, 2019 2:00 PM
To: Amy Otto-Buchanan
Cc: Pagemaster, Reg POA
Subject: RFC Fortress Rdg MSP #19-078 AO U.S. Army Corps of Engineers Response

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

Good afternoon Amy Otto-Buchanan,

Based on our review of the information you provided and available to our office, we have preliminarily determined the subject property area may contain waters of the U.S. and wetlands under the Corps of Engineers (Corps) regulatory jurisdiction.

Department of the Army authorization is required if Arnie Hrncir and/or Charlotte Mossgrove proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

Arnie Hrncir and/or Charlotte Mossgrove can find a copy of the DA permit application online at www.poa.usace.army.mil/Missions/Regulatory Applicant Name can refer to the sample drawing on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. A delineation of the property is recommended to determine the boundaries of these waters.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization. (If no Sect 10 then you can delete this part)

Please feel free to contact me if you have any questions or concerns. You can reach me via email at Kendra.B.Holman@usace.army.mil or by phone at 907-753-5693.

Kendra Holman
Regulatory Specialist
Direct: 907-753-5693

U.S. Army Corps of Engineers-Alaska District Regulatory Division P.O. Box 6898 JBER, AK 99506

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, AND DEDICATE THE PUBLIC USE EASEMENT WITHIN THAT PORTION OF THE (E1/2 SE1/4 SW1/4) LYING NORTH OF THE GLENN HIGHWAY.

ARNIE HRNCIR DATE
35243 W. PINOCHLE LANE
SUTTON, ALASKA 99674-8207

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____
DAY OF _____, 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CHARLOTTE MOSSGROVE DATE
P.O. BOX 355
GLENALLAN, ALASKA 99588

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 HEREBY CERTIFY THAT THE MASTER PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE MASTER PLAN HAS BEEN APPROVED BY THE PLATTING BOARD ON _____, 20____, BY
RESOLUTION NO. _____ AND
WILL EXPIRE ON _____, 20____.

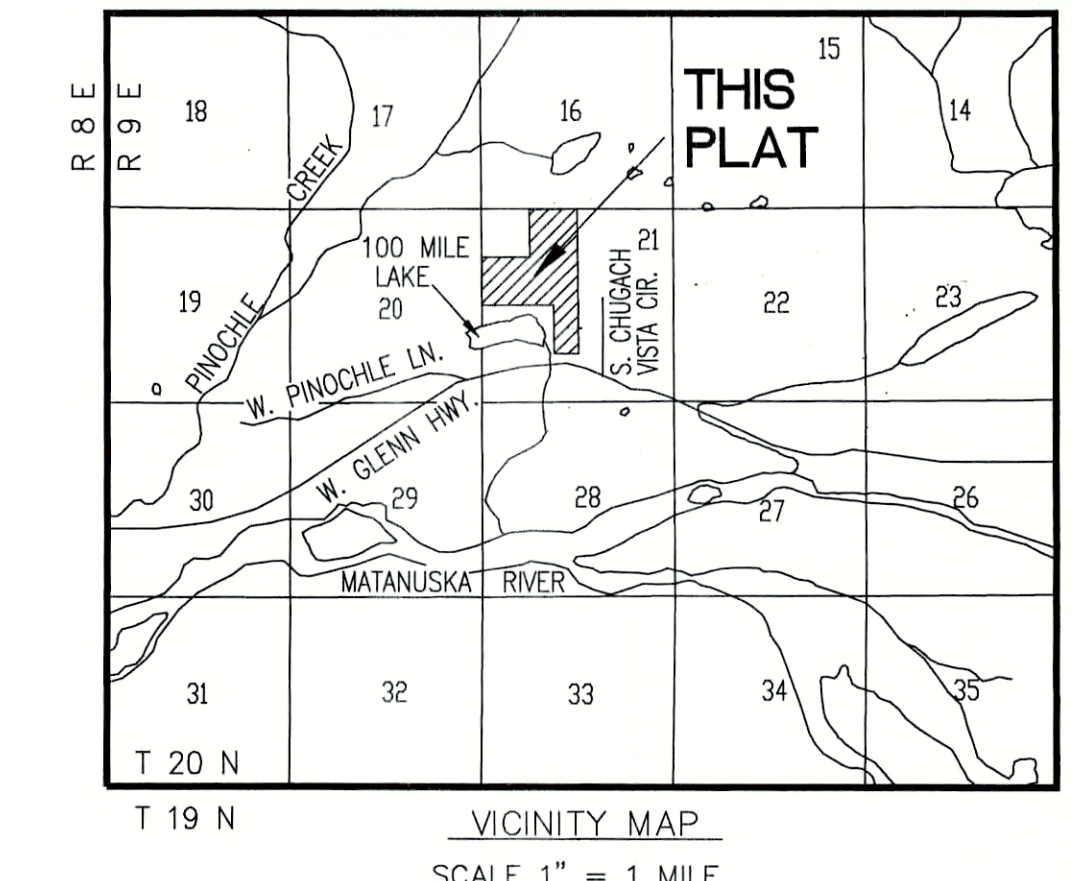
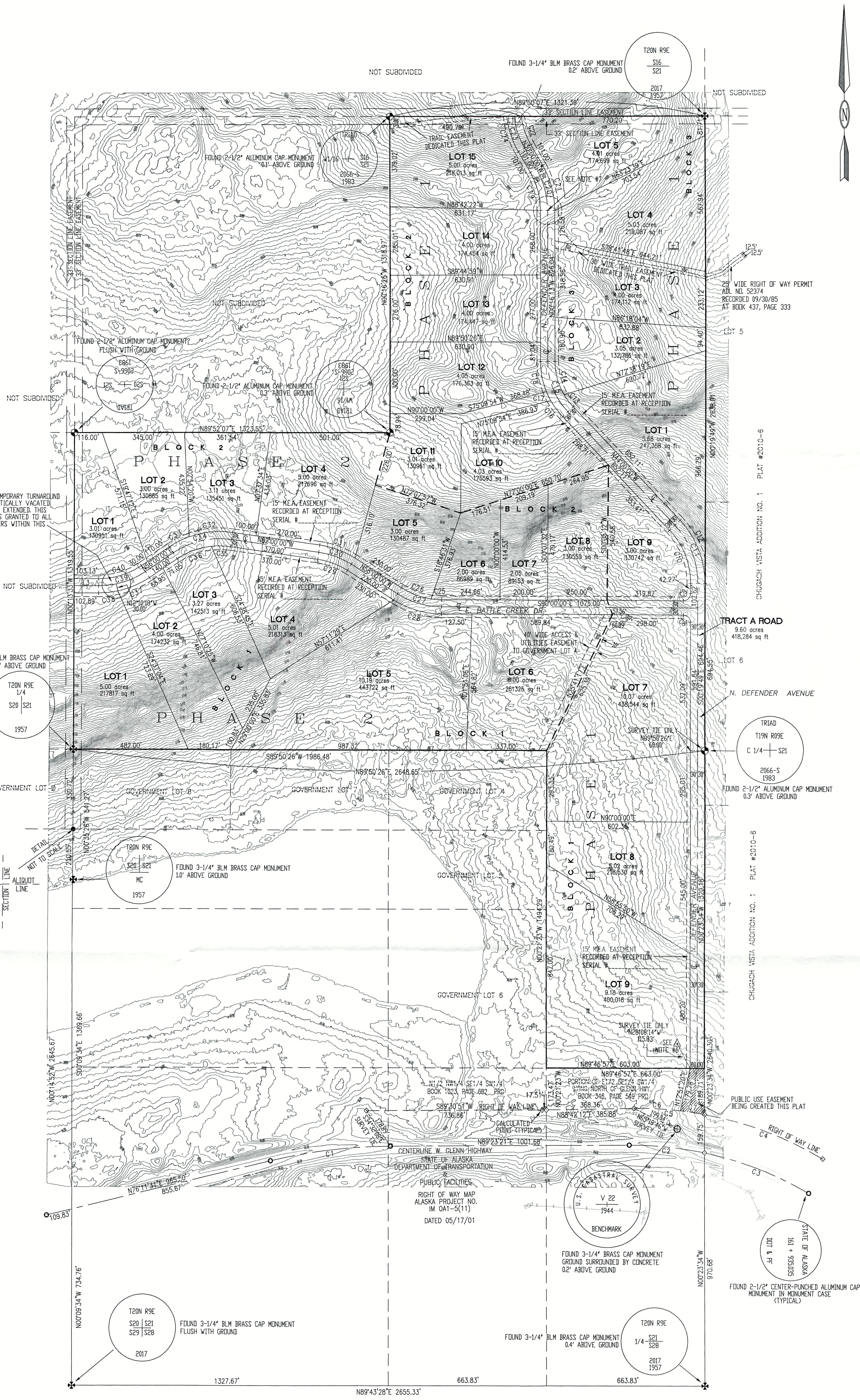
DATE PLANNING & LAND USE DIRECTOR
ATTEST: PLATTING CLERK

LINE TABLE

LINE	LENGTH	BEARING
L1	30.18'	N89°50'07"E
L2	30.22'	N89°50'07"E
L3	103.01'	N90°00'00"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	507.67'	2214.56'	13°08'05"	254.95'	506.56'	S82°45'02"W
C2	317.66'	1476.38'	12°19'40"	159.45'	317.05'	N84°32'39"W
C3	469.46'	1476.37'	18°13'08"	236.73'	467.48'	N69°16'15"W
C4	531.82'	1498.14'	20°20'21"	268.74'	529.03'	N69°53'17"W
C5	296.25'	1498.14'	11°19'49"	148.61'	295.77'	N85°43'22"W
C6	193.94'	1498.14'	07°25'02"	97.11'	193.80'	N87°40'45"W
C7	102.31'	1498.14'	03°54'46"	51.16'	102.29'	N82°00'51"W
C8	46.95'	30.00'	89°40'11"	29.83'	42.30'	N45°08'54"W
C9	47.30'	30.00'	90°19'49"	30.17'	42.55'	N44°50'06"E
C10	243.90'	320.00'	43°40'11"	128.22'	238.04'	N22°09'54"W
C11	266.76'	350.00'	43°40'11"	140.24'	260.35'	N22°09'54"W
C12	289.63'	380.00'	43°40'11"	152.26'	282.67'	N22°09'54"W
C13	63.31'	275.00'	13°11'26"	31.80'	63.17'	S37°24'17"E
C14	146.58'	275.00'	30°32'21"	75.07'	144.85'	S15°32'24"E
C15	232.78'	305.00'	43°43'47"	122.39'	227.18'	S22°08'06"E
C16	85.19'	335.00'	14°34'14"	42.83'	84.96'	S36°42'53"E
C17	40.79'	335.00'	06°58'34"	20.42'	40.76'	S25°56'29"E
C18	129.70'	335.00'	22°10'59"	65.67'	128.89'	S11°21'42"E
C19	166.04'	320.00'	29°43'47"	84.94'	164.19'	N15°08'06"W
C20	181.61'	350.00'	29°43'47"	92.90'	179.58'	N15°08'06"W
C21	197.18'	380.00'	29°43'47"	100.86'	194.97'	N15°08'06"W
C22	126.33'	320.00'	22°37'11"	64.00'	125.51'	S18°41'24"E
C23	141.97'	350.00'	23°14'28"	71.98'	141.00'	S18°22'46"E
C24	157.81'	380.00'	23°45'50"	79.95'	156.48'	S18°07'05"E
C25	44.68'	320.00'	08°00'00"	22.38'	44.64'	S86°00'00"E
C26	134.04'	320.00'	24°00'00"	68.02'	133.06'	S70°00'00"E
C27	195.48'	350.00'	32°00'00"	100.36'	192.95'	S74°00'00"E
C28	212.23'	380.00'	32°00'00"	108.96'	209.48'	S74°00'00"E
C29	134.04'	320.00'	24°00'00"	68.02'	133.06'	N70°00'00"W
C30	146.61'	350.00'	24°00'00"	74.39'	145.54'	N70°00'00"W
C31	159.17'	380.00'	24°00'00"	80.77'	158.01'	N70°00'00"W
C32	185.70'	380.00'	28°00'00"	94.74'	183.86'	S84°00'00"W
C33	92.85'	380.00'	14°00'00"	46.66'	92.62'	S63°00'00"W
C34	256.56'	350.00'	42°00'00"	134.35'	250.86'	S77°00'00"W
C35	80.54'	320.00'	14°26'13"	40.48'	80.33'	N89°12'37"W
C36	154.03'	320.00'	27°34'47"	78.54'	152.55'	S69°47'23"W
C37	144.77'	380.00'	21°49'42"	73.27'	143.90'	N66°54'51"E
C38	80.73'	380.00'	12°10'18"	40.51'	80.57'	N83°54'51"E
C39	207.69'	350.00'	34°00'00"	107.01'	204.66'	N73°00'00"E
C40	189.89'	320.00'	34°00'00"	97.83'	187.12'	N73°00'00"E

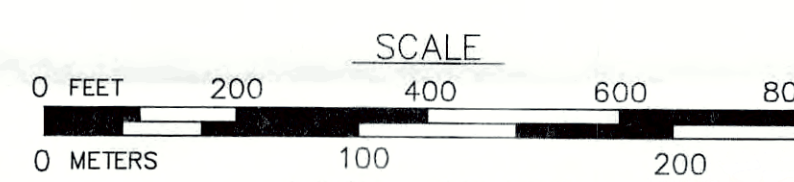


NOTES

- 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.
- BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT SURVEY CONTROL POINT SHOWN HEREON.
- 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.
- 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.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - M.E.A. EASEMENT RECORDED NOVEMBER 1, 1974 AT BOOK 90, PAGE 165
 - RCA ALASKA COMMUNICATIONS, INC. RECORDED JANUARY 19, 1971, MISC. BOOK 16, PAGE 199
 - M.T.A. EASEMENT RECORDED AUGUST 13, 1981 AT BOOK 241, PAGE 183
- SURVEY CONTROL POINT
STATE PLANE COORDINATES
871,159.690 METERS NORTHING
614,186.097 METERS EASTING
SPC (5004 AK 4)
DERIVED FROM OPUS SOLUTION
USING GEOID12B.
(NOTE: SURVEY IS WITHIN SPC ZONE 3, ZONE 4 COORDINATES USED IN ORDER TO ASSIST MSB IN PLOTTING SURVEY INTO MSB DATABASE).
- 60' RADIUS TEMPORARY TURNAROUND TO BE AUTOMATICALLY VACATED WHEN ROAD IS EXTENDED. THIS TURNAROUND IS GRANTED TO ALL THE LOT OWNERS WITHIN THIS SUBDIVISION.

LEGEND

- FOUND BLM BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 2 1/2" ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 3 1/4" BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- FOUND 2 1/2" CENTER PUNCHED ALUMINUM CAP MONUMENT IN MONUMENT CASE
- FOUND 2" ALUMINUM CAP ON 5/8" REBAR AS SHOWN AND DESCRIBED
- SURVEY CONTROL POINT
- CALCULATED POINT



RECEIVED
JUN 03 2019
PLATTING

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT THIS MASTER PLAN OF SUBDIVISION HAS BEEN DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION, THE DATA SHOWN HEREON IS A MASTER PLAN FOR SUBDIVISION DEVELOPMENT ONLY. NO FIELD SURVEY HAS BEEN CONDUCTED TO ESTABLISH ANY SUBDIVISION CORNERS.

7330-S GARY LORUSSO
REGISTERED LAND SURVEYOR DATE

A MASTER PLAN

FORTRESS RIDGE

A SUBDIVISION OF
(S1/2 NW1/4), (NE1/4 NW1/4), (E1/2 NE1/4 SW1/4)
AND THAT PORTION OF THE (E1/2 SE1/4 SW1/4)
LYING NORTH OF THE GLENN HIGHWAY
LOCATED WITHIN THE
SE1/4 NW1/4 SECTION 21, T. 20 N., R. 9 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 140.2 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY
ICAD/K.Lyne

CHECKED BY
Glo

DATE
5/30/19

SCALE
1 INCH = 200 FEET

DRAWING:
2019-3/FortressRidge

SHEET 1 OF 1

6F

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 18, 2019**

PRELIMINARY PLAT: DRIFT INN ESTATES

LEGAL DESCRIPTION: SEC 28, T19N, R03E, SEWARD MERIDIAN AK

PETITIONERS: CHAD & LYNETTE KUDLACEK

SURVEYOR/ENGINEER: FARMER SURVEYING/ERDMAN & ASSOCIATES

ACRES: 5.04± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2019-056

REQUEST: The request is to create two lots from Parcel #2, Deed Parcel recorded at #2013-021945-0, SW ¼ NW ¼ Section 28, Township 19 North, Range 03 East, SM, AK, to be known as **DRIFT INN ESTATES**, containing 5.04 acres +/- . Petitioner has submitted a variance from MSB 43.20.200(C) to allow for a greater than a 4:1 depth to width ratio.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Geotechnical Engineering Report	EXHIBIT B – 2 pgs
Variance from MSB 43.20.100(C)(3)	EXHIBIT C – 2 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance	EXHIBIT D – 1 pg
Planning	EXHIBIT E – 2 pgs
Utilities	EXHIBIT F – 7 pgs
ADOT&PF	EXHIBIT G – 2 pgs

DISCUSSION: The proposed subdivision is located directly north and south of N. Glenn Highway at Milepost 59. Access for all lots will be from N. Glenn Highway. The N. Glenn Highway splits the parcel into two. Petitioner will be dedicating the easement of the highway as right-of-way. ADOT&PF has specified at the preapplication level that access for the southern lot will be from the Section Line Easement on the west boundary; a driveway already exists in this area. Petitioner is applying for a variance from MSB 43.20.300(C) to allow the northern lot to be greater than a 4:1 depth to width ratio.

SOILS: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Michael E. Erdman, PE, Erdman & Associates, notes on July 17, 2017, a test pit on proposed Lot 2 was inspected in conjunction with the installation of an on-site septic system. Testhole log is shown on the letter and the location is shown on the attached map. In addition, septic system documentation on file with ADEC for Lot 4, Block 3, Sutton Estates, adjacent to the west of proposed Lot 1 was reviewed. This documentation indicates similar clean sandy soils from 5'-17' below ground surface. Soil and water table conditions are suitable for installation of conventional onsite wastewater disposal systems. Topographic mapping indicates only minor areas of slopes exceeding 25% on the southern portion of proposed Lot 2. Based upon the soils

investigation and evaluation of surface topography, it is Mr. Erdman's opinion that proposed Lot 1 and Lot 2 each contain a minimum of 10,000 sf of contiguous useable septic area and a minimum of 10,000 sf of contiguous useable building area, as defined by MSB Title 43.

Variance from MSB 43.20.300(C) Lot and Block Design: (**Exhibit C**) The parcel created north of the N. Glenn Highway will have a depth that is more than four times its average width.

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.

This variance is being applied for under MSB Title 43.200.300(C) where the parent parcel is 175' in width by 1,250.5' in length. The parent parcel is physically divided by the 200' wide right-of-way for the N. Glenn Highway. This subdivision action will be dedicating the 200' wide right-of-way which will help to reduce the overall length to width ratio of the parent parcel. The parcel being created north of the highway will have a length that is more than four times its average width. This cannot be resolved with this platting action. The parcel being created south of the highway will have less than an average width to length ratio.

- B. The variance request is based upon conditions of the property that are atypical to other properties. Due to the location of the existing N. Glenn Highway right-of-way, proposed Lot 1 which will be 3.19 acres in size, will have a depth which will be more than four time its width. The parcels are already physically divided by the highway and this platting action will be completing what has already been physically divided.

- C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is south, 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 hardship to the owner of the property.

The length to width ratio of the parent parcel is being reduced by this subdivision action; however, it is not possible to reduce the 4:1 ratio of the parcel being created north of the N. Glenn Highway. This property is physically divided by the highway and there is no physical way to re-shape the parcel to reduce the length to width ratio.

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 are met. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) has no comments. Planning Division (**Exhibit E**) notes the proposed subdivision is within the Sutton Special Land Use District (SpUD). Any use will need to conform to MSB 17.27. While final access approval for the Glenn Highway is through ADOT&PF, the Planning Division discourages residential access onto arterial roads. This type of access decreases safety by adding unnecessary conflict points and increases congestion on roadways designed for mobility. We recommend access to minor collectors or residential roads whenever possible. *Staff notes ADOT&PF has stated the southern lot must access via shared driveways along the east and west side of the property. There is no other access possible for the northern lot.*

Utilities: (**Exhibit F**) MEA requested two easement be shown on the plat. One of the easements is already listed in Plat Note #3. The other was recently recorded and will appear on an updated Certificate to Plat (see **Recommendation #4**). Enstar has no comments, recommendations or objections. MTA has no comments. GCI has no objections.

ADOT&PF: (Exhibit G) ADOT&PF has no comments.

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; Sutton/Alpine Community Council; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Community Development, Department of Emergency Services, Capital Projects, Assessments, Pre-Design Division or Code Compliance.

CONCLUSION: The preliminary plat of Drift Inn Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The variance from MSB 43.20.300(C) is submitted pursuant to MSB 43.15.075 Variance; Standards for Approval. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection 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. A soils report was submitted, pursuant to MSB 43.20.281(A).

FINDINGS OF FACT

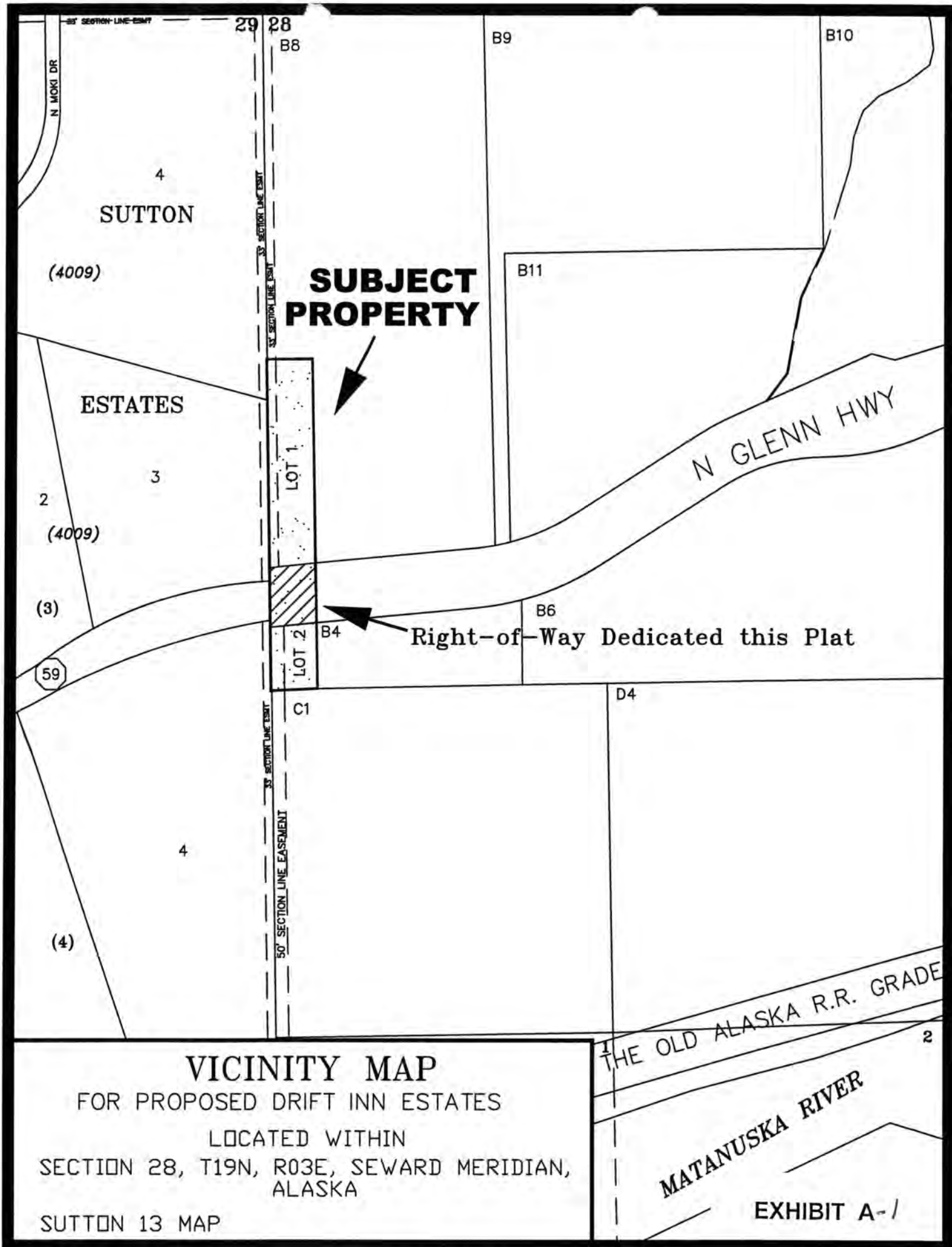
1. The plat of Drift Inn Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. Petitioner has applied for a variance from MSB 43.20.300(C) Lot and Block Design.
 - A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.
This variance is being applied for under MSB Title 43.200.300(C) where the parent parcel is 175' in width by 1,250.5' in length. The parent parcel is physically divided by the 200' wide right-of-way for the N. Glenn Highway. This subdivision action will be dedicating the 200' wide right-of-way which will help to reduce the overall length to width ratio of the parent parcel. The parcel being created north of the highway will have a length that is more than four times its average width. This cannot be resolved with this platting action. The parcel being created south of the highway will have less than an average width to length ratio.
 - B. The variance request is based upon conditions of the property that are atypical to other properties. Due to the location of the existing N. Glenn Highway right-of-way, proposed Lot 1 which will be 3.19 acres in size, will have a depth which will be more than four time its width. The parcels are already physically divided by the highway and this platting action will be completing what has already been physically divided.
 - C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is south, 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 hardship to the owner of the property.
The length to width ratio of the parent parcel is being reduced by this subdivision action; however, it is not possible to reduce the 4:1 ratio of the parcel being created north of the N. Glenn Highway. This property is physically divided by the highway and there is no physical way to re-shape the parcel to reduce the length to width ratio.
3. 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.
4. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.

5. Legal and physical access is 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.
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; Sutton/Alpine Community Council; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Community Development, Department of Emergency Services, Capital Projects, Assessments, Pre-Design Division or Code Compliance.
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.

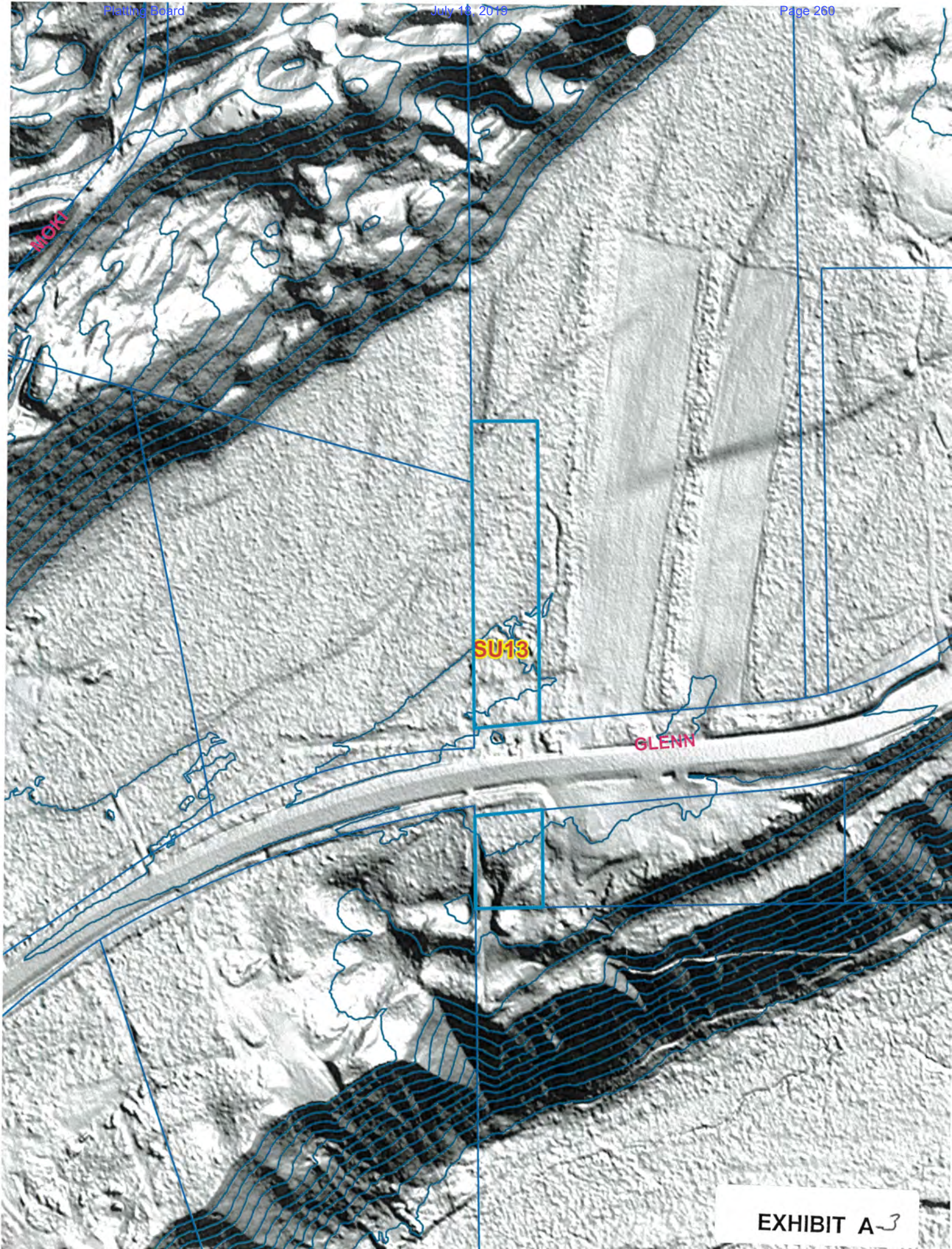
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Drift Inn Estates, and the variance from MSB 43.20.300(C), Section 28, Township 19 North, Range 03 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. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit plat in full compliance with Title 43.







SU12

JONESVILLE MINE

SU1

CALLISON

MASCO

MYRETAG

SU13

POKI
MOKI

SU1

CRAG MOUNTAIN

JESSICA ANN

58 MILE

EXHIBIT A-4

ERDMAN & ASSOCIATES
Consulting Engineers / Water Testing Laboratory

5200 Dunbar Drive
 Wasilla, AK 99654

Phone 907-376-6989
 Fax 907-373-2157

May 16, 2019

Matanuska Susitna Borough
 350 East Dahlia Ave.
 Palmer, AK 99645

Re: Proposed Plat of Drift Inn Estates; Soils Report & Usable Area Determination

Ladies & Gentlemen,

Erdman & Associates was retained to evaluate soil conditions and usable area for the proposed subdivision. As shown on the preliminary plat by Farmer Surveying, the proposed subdivision will create 2 lots and a right-of-way dedication for N. Glenn Hwy. Each lot will have an area greater than 40,000 square feet.

In July of 2017, Erdman & Associates inspected a test pit on proposed Lot 2 in conjunction with the installation of an onsite septic system. A test hole log is shown below, and the location is indicated on the attached map.

TH #1
 0-4' Silt/Topsoil
 4-14' Gravel (GP)
 14-17' Sand (SW)
 No Groundwater/No Impermeable

In addition, I reviewed septic system documentation on file with ADEC for L4/B3 Sutton Estates, adjacent to and west of proposed Lot 1. This documentation indicates similar clean sandy soils from 5 to 17 feet below ground surface.

Soil and water table conditions are suitable for installation of conventional onsite wastewater disposal (septic) systems. Topographic mapping included on the preliminary plat indicates only minor areas of slopes exceeding 25% on the southern portion of proposed Lot 2.

Based upon our soils investigation, and evaluation of surface topography, it is my opinion that proposed Lots 1 & 2 each contain a minimum of 10,000 square feet of contiguous useable septic area, and a minimum 10,000 square feet of contiguous useable building area, as defined by MSB Title 43.

Please call if you have any questions or need additional information.

Sincerely,

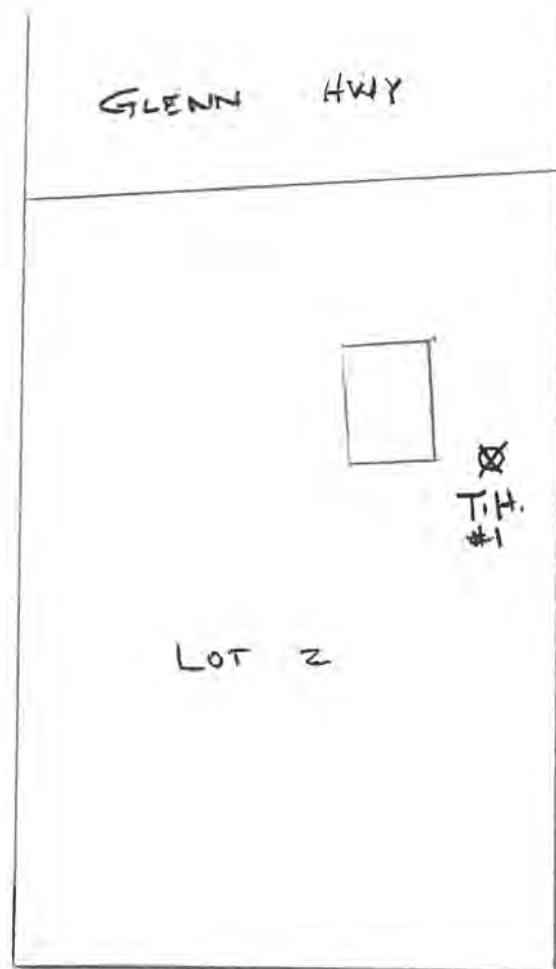


Michael R. Erdman, P.E.



5/16/19

EXHIBIT B - /



Proposed L1 & 2 Drift Inn Estates
TEST HOLE LOCATION MAP



EXHIBIT B -2

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: DRIFT INN ESTATES

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APR 22 2019

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An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
 - 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.*

Mr. CHAD & LYNETTE KUDLACEK the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 300(C) of the Borough Code in order to allow:
FOR THE DIVISION OF THE PARENT PARCEL WHICH IS CURRENTLY DIVIDED BY THE GLENN HWY. THE PARCEL BEING CREATED
NORTH OF GLENN HWY. WILL HAVE A DEPTH THAT IS MORE THAN 4 TIMES ITS AVERAGE WIDTH. THE GLENN HWY. IS WHERE IT IS AND
THERE IS KNOW WAY TO REDUCE THE DEPTH OF THE PARCEL IN ORDER TO RESOLVE THE DEPTH TO WIDTH RATIO.

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

**APPLICANT
OR
OWNER**

Name: Chad Kudlacek Lynette Kudlacek Email: Kudlacek2010@hotmail.com
Mailing Address: PO BOX 32 Sutton AK 99674 Zip: 99674
Signature: Chad Kudlacek Lynette Kudlacek Phone: _____

SURVEYOR

Name (FIRM): FARMER SURVEYING, LLC Email: bob@farmersurveying.com
Mailing Address: 9131 E. Frintage Rd., Palmer, Alaska Zip: 99645
Contact Person: Robert J. Farmer Phone: 745-0222



Property: MSB TAX ACCT. # 19N03E28B007
SUBDIVISION: DRIFT INN ESTATES
STREET ADDRESS: 13856 N. Glenn HWY, Sutton AK 99674

Variance Description:

A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property because:

This variance is being applied for under MSB Title 43.20.300(C) where the parent parcel is 175 feet in width by 1,250.5 feet in length.

The parent parcel is physically divided by the 200 ft. wide right-of-way for the Glenn Highway. This subdivision action will be dedicating the 200 foot wide right-of-way which will help to reduce the overall length to width ration of the parent parcel.

The parcel being created north of the highway will have a length that is more than 4 times its average width. This cannot be resolved with this platting action. The parcel being created south of the highway will have less than an average with to length ration.

B. The variance request is based upon conditions of the property that are atypical to other properties because:

Due to the location of the existing Glenn Hwy. right-of-way, proposed Lot 1 which will be 3.19 acres in size, will have the a depth which will be more than 4 times its width.

The parcels are already physically divided by the highway and this platting action will be completing what has already been physically divided.

C. Because of unusual physical shape of the property for which the variance is sought, the strict application of MSB 43.20.300(C) shall result in undue substantial hardship to the owner of the property because:

The length to width ratio of the parent parcel is being reduced by this subdivision action, however, it is not possible to reduce the 4 to 1 ration of the parcel being created north of the Glenn Highway. This property is physically divided by the highway and there is no physical way to re-shape the parcel to reduce the length to width ratio.

Respectfully Submitted,
FARMER SURVEYING, LLC.

Joy Cypra,
Platting Manager
FS W.O. 19-00052

Farmer Surveying, LLC

Page 1 of 1

EXHIBIT C - 2

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, June 26, 2019 1:00 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Drift Inn Est #19-056 AOB

No comment.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, June 5, 2019 1:37 PM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jimsykesdistrict1@gmail.com; suttoncommunitycouncil@gmail.com; gdr@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Drift Inn Est #19-056 AOB

Attached is a Request for Comments for Drift Inn Est, MSB Case #2019-056. Also attached is the Vicinity Map, Agenda Plat, Soils Report and Variance Application. Comments are due by June 26, 2019. Please let me know if you have any questions. Thanks, A..

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

Plat Review – Comments

Owner/Agent: Chad & Lynette Kudlacek

Nature of Request: The request is to create two lots from Parcel #2, Deed Parcel recorded at #2013-021945-0, SW 1/4 NW V* Section 28, Township 19 North, Range 03 East, SM, AK, to be known as DRIFT INN ESTATES, containing 5.04 acres +/- . Petitioner has submitted a variance from MSB 43.20.200(C) to allow for a greater than a 4:1 depth to width ratio.

Location: 19N03E28

Date/Due Date: June 26, 2019

MSB Staff Contact: Amy Otto-Buchanan

Planner Completing this Review: Adam Bradway, Ph. 861-8608, adam.bradway@matsugov.us

Comm. Council: Sutton **Case#:** PA20190038 **RSA:** 31

Staff-Recommendation:

Approve ☒ Deny ☐ (need's supervisor approval) Conditionally Approve ☐

List Conditions (if applicable):

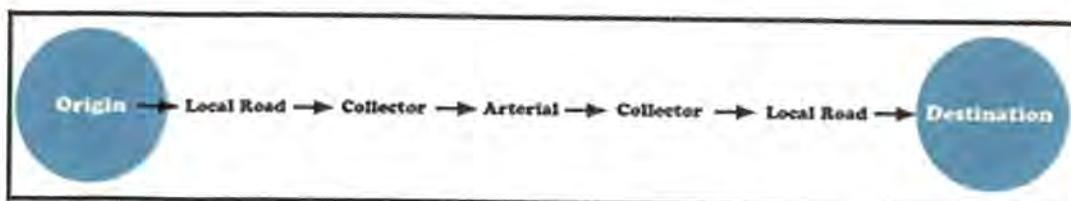
Supporting Recommendations, Comments, and Information:

1. Community Council area, City, or SPUD

- a. Note that the proposed subdivision is within the Sutton Special Land Use District. Any use will need to conform with MSB 17.27.

2. Review Official Streets & Highways Plan (OSHP)

- a. While final access approval for the Glenn Highway is through AKDOT, the MSB Planning Department discourages residential access onto arterial roads. This type of access (1) decreases safety by adding unnecessary conflict points and (2) increases congestion on roadways designed for mobility. We recommend access to minor collectors or residential roads whenever possible.



Planning Division, <https://www.matsugov.us/departments/planning-department#Planning>
 Matanuska-Susitna Borough, 350 E. Dahlia Ave, Palmer, AK 99645

Plat Review – Comments

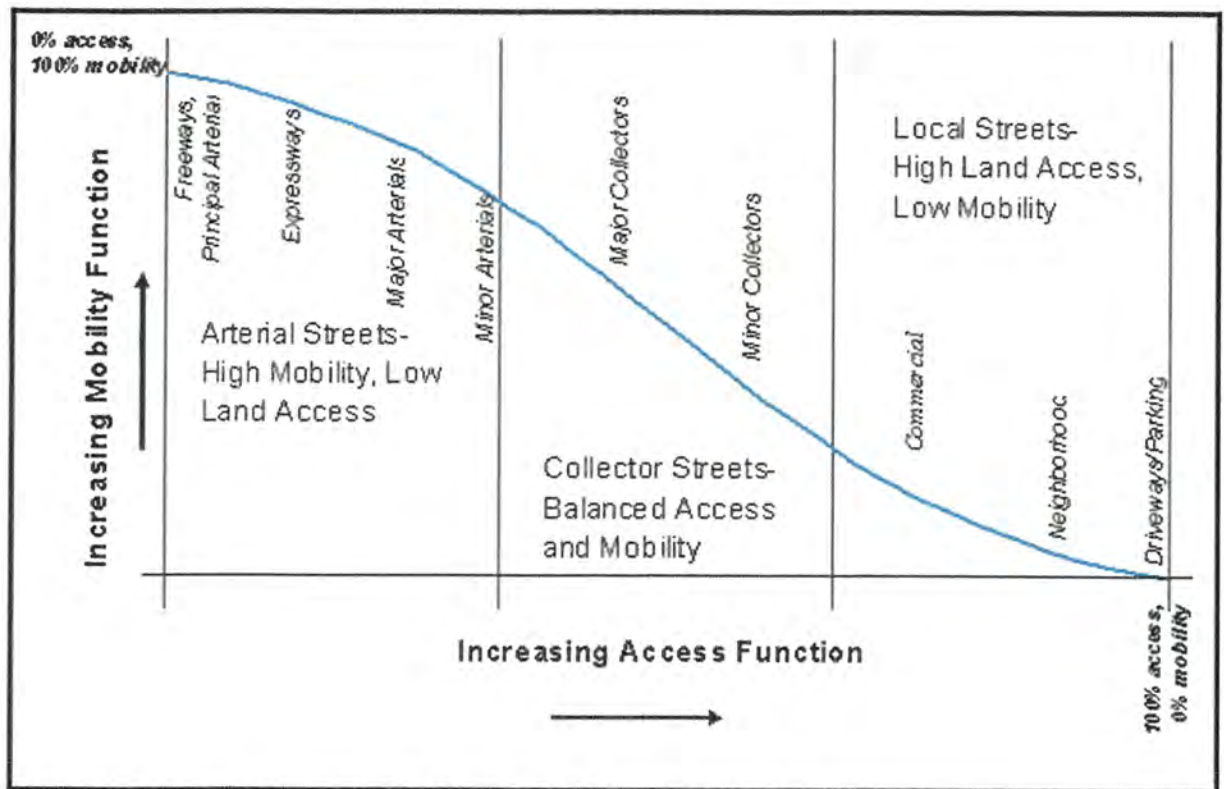


Figure 1 - Functional Classification Mobility and Access Relationship

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mta-telco.com>
Sent: Thursday, June 6, 2019 8:04 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Drift Inn Est #19-056 AOB

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

Good morning,

MTA has reviewed the plat for Drift Inn. 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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, June 5, 2019 1:37 PM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jimsykesdistrict1@gmail.com; suttoncommunitycouncil@gmail.com; gdr@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@mta-telco.com>; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Drift Inn Est #19-056 AOB

Attached is a Request for Comments for Drift Inn Est, MSB Case #2019-056. Also attached is the Vicinity Map, Agenda Plat, Soils Report and Variance Application. Comments are due by June 26, 2019. Please let me know if you have any questions. Thanks, A..



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

June 5, 2019

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

Subject: Preliminary Plat Request for Comments – **Drift Inn Estates**
(Case No. 2019-056)

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the preliminary plat and has no comments, recommendations, or objections.

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

Sincerely,

Cassie Acres
 Right-of-Way and Compliance Technician
 ENSTAR Natural Gas Company

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, June 20, 2019 10:45 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Drift Inn Est #19-056 AOB

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

Hi Amy, we have no comments for this plat.

Thanks!

Joshua Swanson | *Technician II, GIS Mapping*
Network Services Access & HFC Engineering
(907) 868-6133

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, June 05, 2019 1:37 PM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jimsykesdistrict1@gmail.com; suttoncommunitycouncil@gmail.com; gdr@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Drift Inn Est #19-056 AOB

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

Attached is a Request for Comments for Drift Inn Est, MSB Case #2019-056. Also attached is the Vicinity Map, Agenda Plat, Soils Report and Variance Application. Comments are due by June 26, 2019. Please let me know if you have any questions. Thanks, A..

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

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, June 26, 2019 1:44 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Drift Inn Est #19-056 AOB
Attachments: 20190626_134503.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
 MEA comments to include the attached easement in 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: Wednesday, June 5, 2019 1:37 PM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jimsykesdistrict1@gmail.com; suttoncommunitycouncil@gmail.com; gdr@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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>; MEA_ROW <MEAROW@mea.coop>; row@mta-telco.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Drift Inn Est #19-056 AOB

Attached is a Request for Comments for Drift Inn Est, MSB Case #2019-056. Also attached is the Vicinity Map, Agenda Plat, Soils Report and Variance Application. Comments are due by June 26, 2019. Please let me know if you have any questions. Thanks, A..

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

Index
PALMER
Serial No. 61-2028

BOOK 37 PAGE 228
Palmer Recording District

U.S. PAT. #1125777
Blk. 7 Page 329

RIGHT-OF-WAY EASEMENT.

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

(~~Unmarried~~) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the MATANUSKA ELECTRIC ASSOCIATION, Inc. a cooperative corporation (hereinafter called the "Cooperative"), whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Third Judicial Division, Territory of Alaska, and more particularly described as follows:

A tract of land approximately 160 acres in area, located 2 miles in a direction from the Town of Southon, and further described as being in Section 28 NW 1/4 Township 19 N Range 3 E of the Seward Meridian,

NW $\frac{1}{4}$ SEC. 28

and to construct, operate and maintain on the above-described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

The undersigned agree that all poles, wires and other facilities, including any main service entrance equipment, installed on the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

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 persons:

Mr. & Mrs. James A. Carroll

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 24 day of Jan 1949

James A. Carroll (L.S.)
Donna Carroll (L.S.)

Signed, Sealed and delivered in the presence of:

Ruth C. Pearson

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA) SS.

THIS IS TO CERTIFY that on this 24 day of January 1949 before me, the undersigned, a Notary Public in and for the Territory of Alaska, personally appeared

James A. & Donna Carroll

each to me personally known and to me known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal on the day and year in this certificate first above written.

(SEAL)

RECORDED - FILED	
Palmer REC. DIST.	
DATE <u>4-18</u>	19 <u>61</u>
TIME <u>10:00</u>	A.M.
Requested by <u>ME A</u>	
Address <u>Palmer</u>	

Notary Public for Alaska	
My commission expires <u>April 15-1951</u>	
Office Use Only	W. O.
	P/S <u>P</u>
	SUBD. <u>7-2</u>
	PLAT
MISC.	MAP <u>19-M 8</u>
	QUAD. <u>B</u>
	EASE. <u>86-3909</u>

EXHIBIT F-5

#BS 28-5

ALASKA

2019-011300-0

Recording District 311 Palmer

CC

06/06/2019 10:07 AM

Page 1 of 2



MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

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

Chad Kudlacek + Lynette Kudlacek

whose address is PO Box 32 Sutton AK 99674
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:

See attached lot 37

being in Section 28, Township 19 N, Range 3E 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 15th day of
April, 2017.

Chad F. Kudlacek Grantor Lynette Kudlacek Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 15th day of April, 2017, before me, the undersigned, a
Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Chad Kudlacek Lynette Kudlacek

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.

Lisa Knapp

Notary Public in and of Alaska

My commission expires 4-15-17

SEAL



Official Seal
STATE OF ALASKA
Notary Public
Lisa Knapp

W/O 115090 Subd 7000027 Plat
P/S 5 Misc 19M 8 Quad
Pole 20170278 Easement

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

Rev 2/06

EXHIBIT F-6

Beginning at the quarter ($\frac{1}{4}$) corner between Sections 28 and 29, Township 19 North (T19N), Range 3 East (R3E), Seward Meridian, Alaska; thence North $0^{\circ}07'$ West a distance of 1254.5 feet along the section line between Sections 28 and 29; thence due East a distance of 175.0 feet; thence South $0^{\circ}07'$ East a distance of 1254.5 feet; thence due West a distance of 175.0 feet to the point of beginning; all located in the Southwest one-quarter (SW $\frac{1}{4}$), Northwest one-quarter ($\frac{1}{4}$) of Section 28, Township 19 North (T19N), Range 3 East (R3E), Seward Meridian, and containing 219,537.5 square feet, approximately 5 acres, more or less, subject to a 100-foot road right of way; further subject to reservations, restrictions, and easements set forth in the patent covering said property.





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

June 19, 2019

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, Central Region Planning office has no comments on the following plats:

- **Hatcher Pass Vlg Ph 1 & 2 (Hanson for Neil Fox)**
- **Tax Map CA 07, Sec 29, T22N, R04W (Schaeffer)**
- **Drift Inn Estates (Kudlacek)**

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has the following comments:

- **Paper (Kelland)**
 - We recommend the petitioner extend the cul-de-sac to the western edge of Lot 38. This will provide for future access to the easement running along that side of Lot 38.
 - No direct access will be granted to Talkeetna Spur from Lot 21. All access must be via Kellard Circle.
- **Tax Map WI 06, Sec 25, T20N, R04W (Porsild)**
 - No direct access will be granted to the Parks Highway from the southern lot. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Parks Highway when there are alternative routes, and the southern lot has access to Dell M Road.
 - The northern lot's driveway must be located at the section line.
- **Fortress Ridge Master Plan (Arnie Hrcir)**
 - An approach road review is required for this development.
- **Pittman Flats (Foremost Construction / Filyuk)**
 - We recommend that the petitioner dedicate the Pittman Road right of way.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT G -/

- We recommend that the petitioner dedicate an easement that connects to Andrea Lane at the southern edge of the property to provide secondary access. As Andrea Lane was clearly established to provide that connection, this plat should utilize it for future alternate access into the subdivision.
- **Pinnacle View (Alford)**
 - We recommend the petitioner dedicate the Glenn Highway right of way.
 - Both lots must share a driveway with a single point of access to the Glenn Highway.
- **Palko Paradise Master Plan (Palko)**
 - No direct access will be granted to Wasilla-Fishhook Road. All lots must use internal circulation.
 - We recommend that the petitioner dedicate additional right of way for Paradise Lane to be realigned so that the intersection with Wasilla-Fishhook Road is a 90-degree angle. There are no plans at present to realign that intersection, but we recommend the petitioner dedicate the necessary right of way for the future possibility.

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

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

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Jude Bilafer, MSB Capital Projects Director

LEGEND

- RECOVERED 2 1/2" BRASS CAP MONUMENT
- RECOVERED 3 1/4" ALUMINUM MONUMENT
- RECOVERED 2" ALUMINUM CAP IN MONUMENT CASE
- RECOVERED 5/8" REBAR
- SET 5/8"x24" REBAR
w/PLASTIC CAP MARKED FSLLC 10615-S
- (D) DEED DATA
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (BLM) BLM DATA
- (DOT) DATA DERIVED FROM DOT/PF ROW MAPS
PROJECT NO. IM-OA1-5(009) PLAT #2012-29
- TELE. TELECOMMUNICATIONS
- ELEC. ELECTRIC
- ➔ DRAINAGE ARROW

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. _____, DATED _____, 201_____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

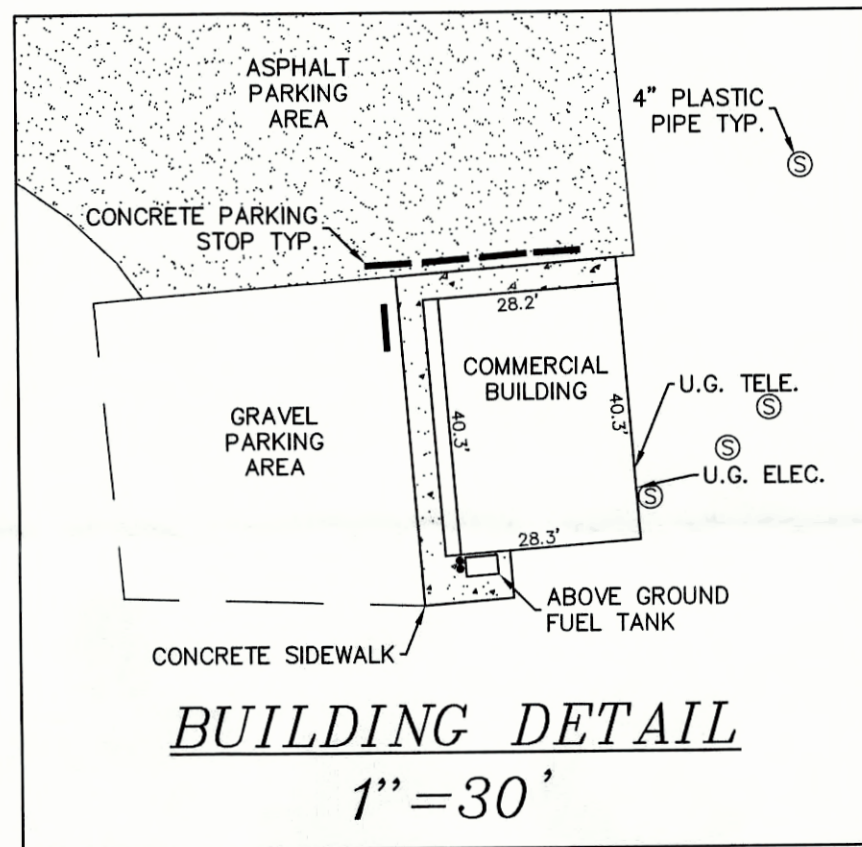
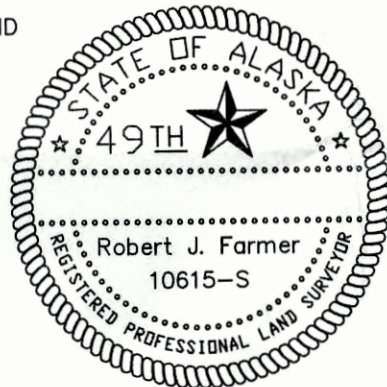
ATTEST: _____
PLATTING CLERK

Curve Table

CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1(DOT)	2007.51'	0°20'15"	11.82'	5.91'	11.82'	S85°38'03"W
C2(DOT)	1807.51'	0°48'56"	25.73'	12.86'	25.73'	S85°30'05"W
C3(M)	2887.14'	57°31'05"	2898.33'	1584.53'	2778.15'	S57°09'01"W
C3(DOT)	2887.14'	57°31'05"	2898.33'	1584.52'	—	—

TOPOGRAPHY NOTE

- TOPOGRAPHY DERIVED FROM MAT-SU BOROUGH LIDAR TOPOGRAPHY MAP MAT-032-NW DATED 2011. HORIZONTAL DATUM IS BASED ON NAD83.
- CONTOURS ARE IN 2 FOOT INTERVALS AND ARE BASED ON NAVD 88 GEOID 09 VERTICAL DATUM.



CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 201_____, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

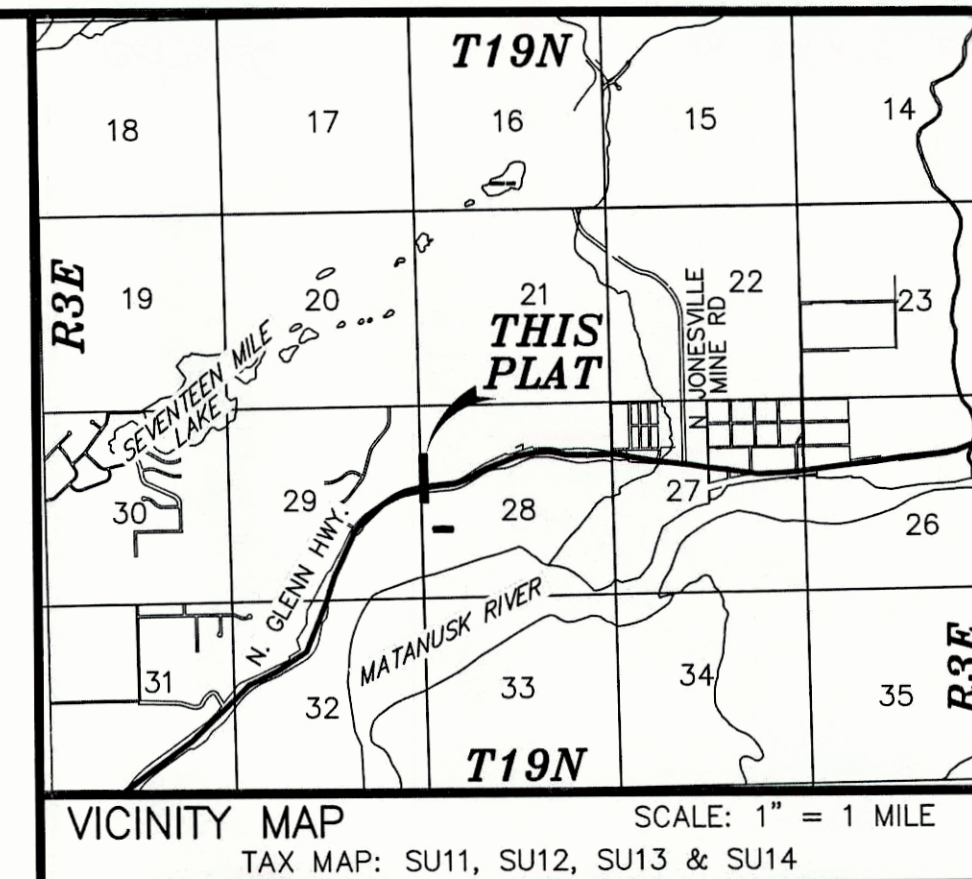
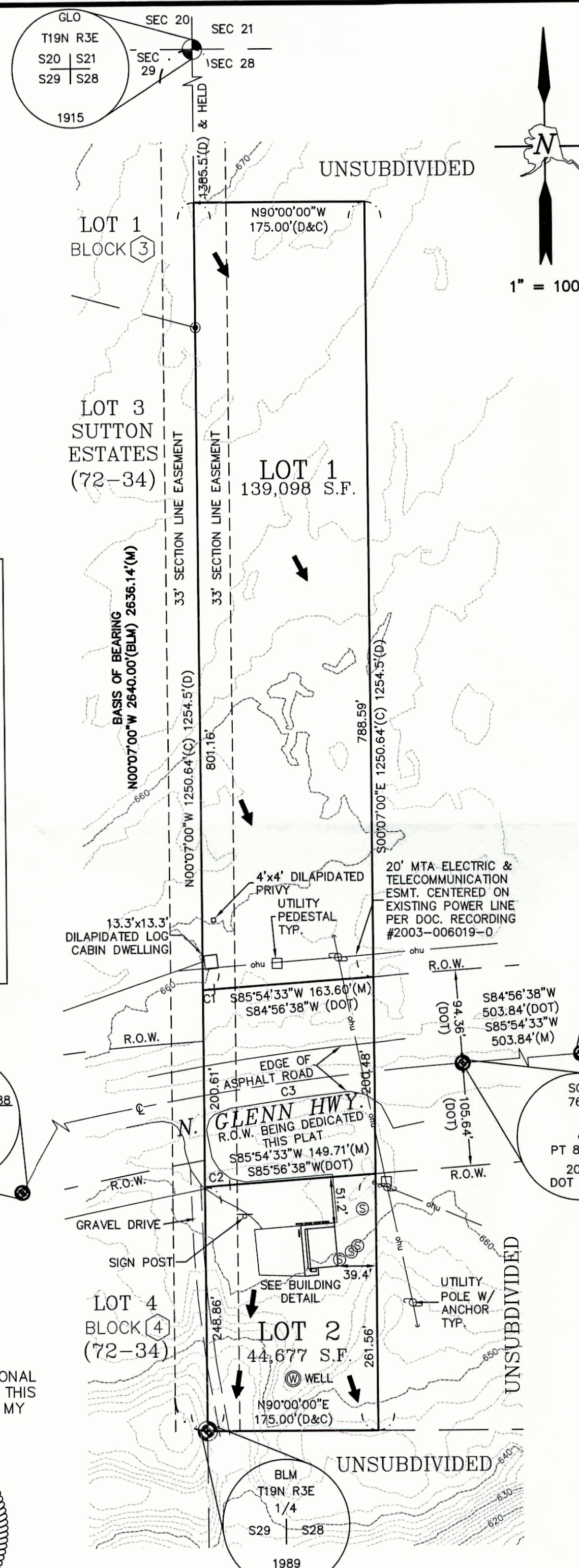
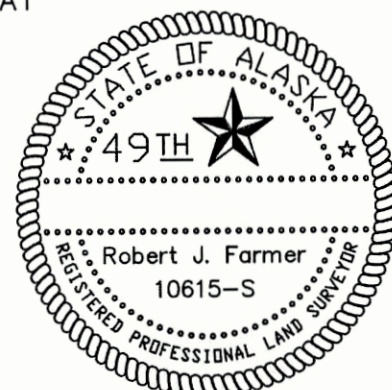
NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- MEA BLANKET ELECTRIC EASEMENT RECORDED IN THE PALMER RECORDING DISTRICT ON AUGUST 18, 1961, IN BOOK 37, AT PAGE 328.
- RCA ALASKA COMMUNICATION, INTRASTATE COMMUNICATION SYSTEM EASEMENT RECORDED JANUARY 19, 1971 IN BOOK 16, AT PAGE 199 FOR AN UNDISCLOSED 50 FT. STRIP. THE INTEREST OF RCA ALASKA COMMUNICATIONS, INC. IS NOW HELD OF RECORD BY THE MTA, BY ASSIGNMENT, RECORDED AUGUST 13, 1981 IN BOOK 241, AT PAGE 183.
- MTA EASEMENT, 20 FT. WIDE, RECORDED MARCH 10, 2003 PER RECEPTION NO. 2003-006019-0

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.

DATE _____



CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, AND DEDICATE THE GLENN HWY. TO THE STATE OF ALASKA.

CHAD F. KUDLACEK
P.O. BOX 32
SUTTON, AK. 99674

DATE _____

LYNETTE M. KUDLACEK
P.O. BOX 32
SUTTON, AK. 99674

DATE _____

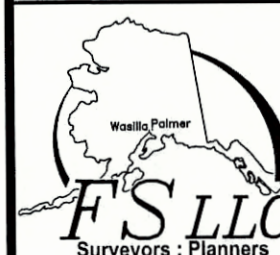
NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____, FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

RECEIVED
APR 22 2019
PLATTING

A PLAT OF
DRIFT INN ESTATES
A SUBDIVISION OF
PARCEL #2, DEED PARCEL RECORDING NO. 2013-021945-0
LOCATED WITHIN
THE SW1/4 NW1/4, SECTION 28, T19N, R3E, S.M., ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
CONTAINING 5.04± ACRES



FARMER SURVEYING

9131 E. FRONTAGE RD.
PALMER, ALASKA 99645
PH: (907)745-0222
bob@farmersurveying.com www.farmersurveying.com

W.O. 1900052 DATE: APRIL 2019
DRAWN BY: KJA SCALE: 1"=100'
FILE: 1900052PL SHEET 1 OF 1

7A

WORK IN PROGRESS