

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 20, 2021**

ABBREVIATED PLAT: SHIRE ESTATES

LEGAL DESCRIPTION: SEC 29, T17N, R1W, SEWARD MERIDIAN, AK

PETITIONER: CHASE & SAVANNAH BARRUS

SURVEYOR: KEYSTONE SURVEYING & MAPPING

ACRES: 6.0 PARCELS: 4

REVIEWED BY: CHERYL SCOTT CASE: 2020-191

REQUEST

The request is to create four lots from Lot 9, Block 2, Snowshoe East, Plat #90-61 to be known as Shire Estates, containing 6.1 acres more or less. The property is located north of W. Fairview Loop and directly south of W. Clydesdale Drive lying within the NE¼ Section 29, Township 17 North, Range 1 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Maps	Exhibit A
As-Built	Exhibit B
Soils Report	Exhibit C

COMMENTS

Platting	Exhibit D
Department of Public Works	Exhibit E
Development Services	Exhibit F
Planning	Exhibit G
Fire Code	Exhibit H
ADOT&PF	Exhibit I
Enstar	Exhibit J
MEA	Exhibit K
Public	Exhibit L

DISCUSSION

The proposed subdivision is creating four lots ranging in size from 1.0–3.35 acres more or less. W. Clydesdale Drive lies on the northwest boundary of the subject property and W. Fairview Loop borders the property on the southeast. The Fairview Loop Rehabilitation – Hayfield Road to Edlund Road Project #56020 acquired land for additional Fairview Loop Right-of-Way from the subject property and the lot directly south, Lot 2, Block 1, Bluff View Acres. Warranty Deeds recorded at 2014-009203-0 and 2015-010837-0 show the area acquired on each lot. The boundary

of the proposed subdivision will need to be corrected on the final plat along with any necessary acreage adjustments. **(Recommendation #4)**

Topography & As-Built: The surveyor provided topographic contours on the preliminary plat and as-built information at **Exhibit B** as required by MSB 43.15.016. The as-built shows a residential structure and a barn, which appear to comply with setback requirements pursuant to MSB 17.55, *Setbacks*.

Useable Area: Holler Engineering performed a soils evaluation including two new testholes, review of the topography, aerial imagery and other observations on site. The soils report includes the testhole logs and a testhole location map. **(Exhibit C)** The property consists of a minor slope towards the west and north with a total elevation differential of approximately 26 feet. A few minor steep areas with slopes exceeding 25% are shown on the attached map. The property contains cleared areas related to the existing residential structures and the remaining area consists primarily of tall grasses, willows and scattered birch trees. The testholes were excavated to 12 feet and groundwater was not encountered. Near surface soils included a thin organic mat and silty topsoil over consistently clean sand and gravel. Based on the available soils and water table information, topography, MSB Title 43 Code definitions and observations on site, the proposed lots will each contain over 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of useable building area consistent with MSB 43.20.281, *Area*.

Lot & Block Design/Frontage: MSB 43.20.300, *Lot and Block Design* states lots under 2 acres in size shall have an average depth of no more than 3 times the average width. Lot 4 does not appear to meet this requirement and will need to be adjusted on the final plat to comply with code. **(Recommendation #5)** The other lots meet Lot and Block Design requirements.

Frontage provided for the proposed lots is consistent with MSB 43.20.320 *Frontage* and MSB 43.20.300(E) *Flag Lots*.

Access: W. Clydesdale Drive is a borough maintained residential street and W. Fairview Loop is a state maintained major collector road. All residential access will be taken from the lower classified street of W. Clydesdale Drive. All access requirements are met per MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*.

Comments:

Platting Officer noted Lot 4 appears to have a width to depth issue. **(Exhibit D)** See *Recommendation #4*.

Department of Public Works has no comment. **(Exhibit E)**

Development Services noted the existing driveway requires a driveway permit. **(Exhibit F)** *Staff notes the petitioner will need to apply for a driveway permit prior to plat recordation and notify Platting when application is submitted. (Recommendation #6)*

Planning noted the Knik-Fairview Community Council has a comprehensive plan. They have no objection to this subdivision. **(Exhibit G)**

Fire Code said it would be easier to access Lot 1 from Fairview Loop rather than the proposed pole section of the flag lot. **(Exhibit H)** *Staff notes ADOT&PF will not grant direct access to Fairview Loop and residential access onto a major collector is not recommended when access to a lower classified street is available.*

ADOT&PF will not grant direct access to Fairview Loop. All lots must access Clydesdale Drive. **(Exhibit I) (Recommendation #7)**

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

MEA requested all easements of record be listed on the final plat. **(Exhibit K) (Recommendation #8)**

Dean & Denise Mackey, owners of Lot 3, Block 1, Snowshoe East, strongly object to the subdivision. They are concerned that additional wells may affect already low producing wells in the neighborhood. They would like the MSB to enforce the existing covenants of Snowshoe East with recording new covenants specifying the use of the proposed lots. In addition, they feel it is impossible to seek legal counsel when the application packet is only viewable the evening before the public hearing. **(Exhibit L)** *Staff notes Title 43 does not address covenants nor does the Borough interpret or enforce them. Title 43 also does not address land use. The application to subdivide and other supporting material is available for public inspection at the Platting Division from the time the application is filed until the public hearing per MSB 43.10.065(C).*

CONCLUSION:

The preliminary plat of Shire Estates is consistent with AS 29.40.070 Preliminary Plats and MSB 43.15.025 Abbreviated Plats. 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 requirements are met pursuant to MSB 43.20.320 *Frontage* and MSB 43.20.300(E) *Flag Lots*. A professional engineer verified proposed lots meet the useable area requirements per MSB 43.20.281 *Area*. There were no objections received by any outside agencies or borough departments. One objection was received from the public.

FINDINGS OF FACT:

1. The plat of Shire Estates is consistent with AS 29.40.070 Preliminary Plats and MSB 43.15.025 Abbreviated Plats.
2. The Fairview Loop Rehabilitation Road Project #56020 acquired land from the parent parcel of this proposed subdivision changing the original boundary. The final plat will need to reflect current boundary.
3. Topographic and As-Built information was provided as required by MSB 43.15.016. All structures appear to comply with MSB 17.55, *Setbacks*.
4. A professional engineer certified the proposed lots have the required useable area per MSB 43.20.281, *Area*.

5. Lots 1-3 meet the requirements of Lot and Block Design pursuant to MSB 43.20.300, except for Lot 4. The surveyor can adjust the lot lines on the final plat to bring Lot 4 into compliance.
6. Frontage requirements are consistent with MSB 43.20.320, *Frontage* and MSB 43.20.300(E) *Flag Lots*.
7. W. Clydesdale Drive provides legal and physical access to the proposed lots pursuant to MSB 43.20.100 *Access*, MSB 43.20.120 *Legal Access* and 43.20.140 *Physical Access*.
8. There were no objections from any outside agencies or borough departments. One objections was received from the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: "I move to approve the preliminary plat of Shire Estates, Section 29, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Provide a final plat correcting the boundary to reflect the Fairview Loop Rehabilitation Road Project Right-of-Way Acquisition along with adjusted acreage.
5. Adjust necessary lot lines so all lots meet the depth to width ratio consistent with MSB 43.20.300 *Lot and Block Design* and show on the final plat.
6. Apply for driveway permit for existing driveway from MSB Permit Center and notify Platting.
7. Add a plat note stating no direct access for any lot will be granted to W. Fairview Loop unless otherwise permitted by the permitting authority.
8. Show all easements of record on final plat.
9. Submit recording fees, payable to DNR.
10. Submit final plat in full compliance with Title 43.

29 | 28

(6109)

TR A

FAIRVIEW EST #3

(7611)

FAIRVIEW EST #2
(5390)

~~FAIRVIEW EST ADD #1~~

21C
LOTS 21A
~~21B & 21C~~
(7357)

W LOOKOUT DR

(6485)

C12

PH 1

✓(5425

~~SUNRISE MOUNTAIN ESTATES~~

PH

2.

1

1

W

[illegible]

1

EXHIBIT A-1

**SUBJECT
PROPERTY**

SNOWSHOE EAST

SDALE (3714)

(1) 2
W FAIRVIEW LOOP
11A 1

LOTS 1A-12A, 15A & 16A

~~BLUFF VIEW ACRES~~

VICINITY MAP

FOR PROPOSED SHIRE ESTATES

LOCATED WITHIN

SECTION 29, T17N, R1W, SEWARD MERIDIAN,
ALASKA

WASILLA 13 MAP

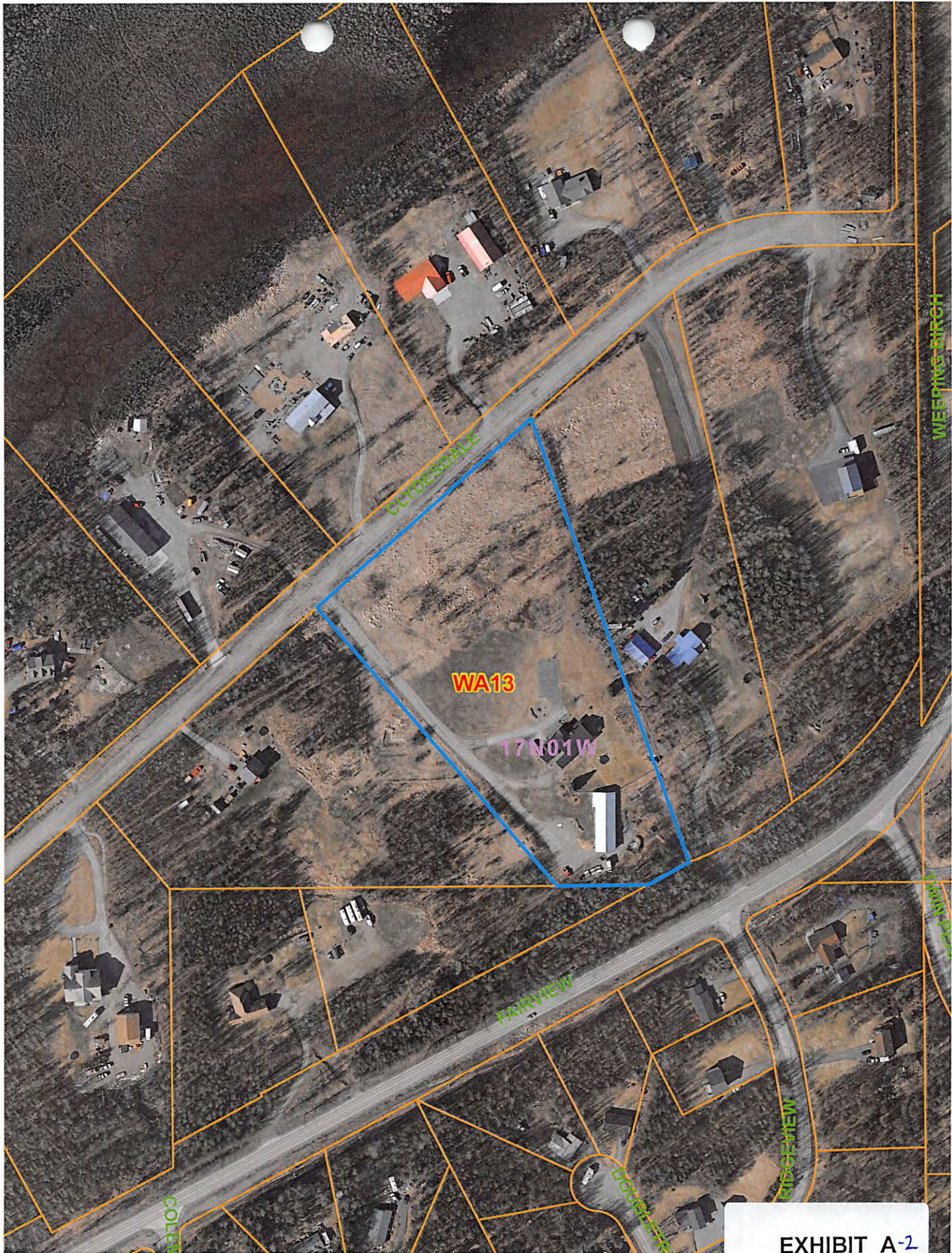
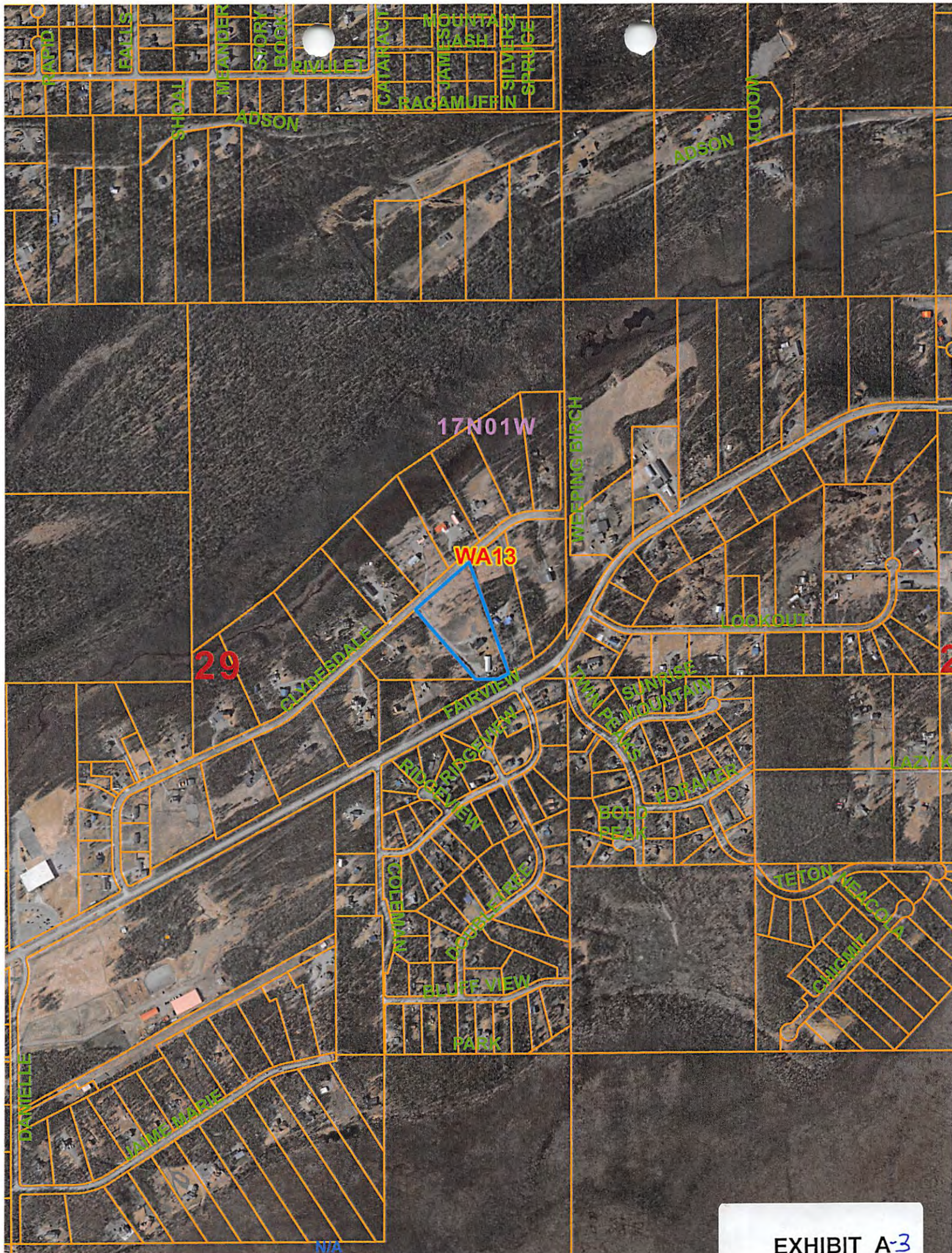
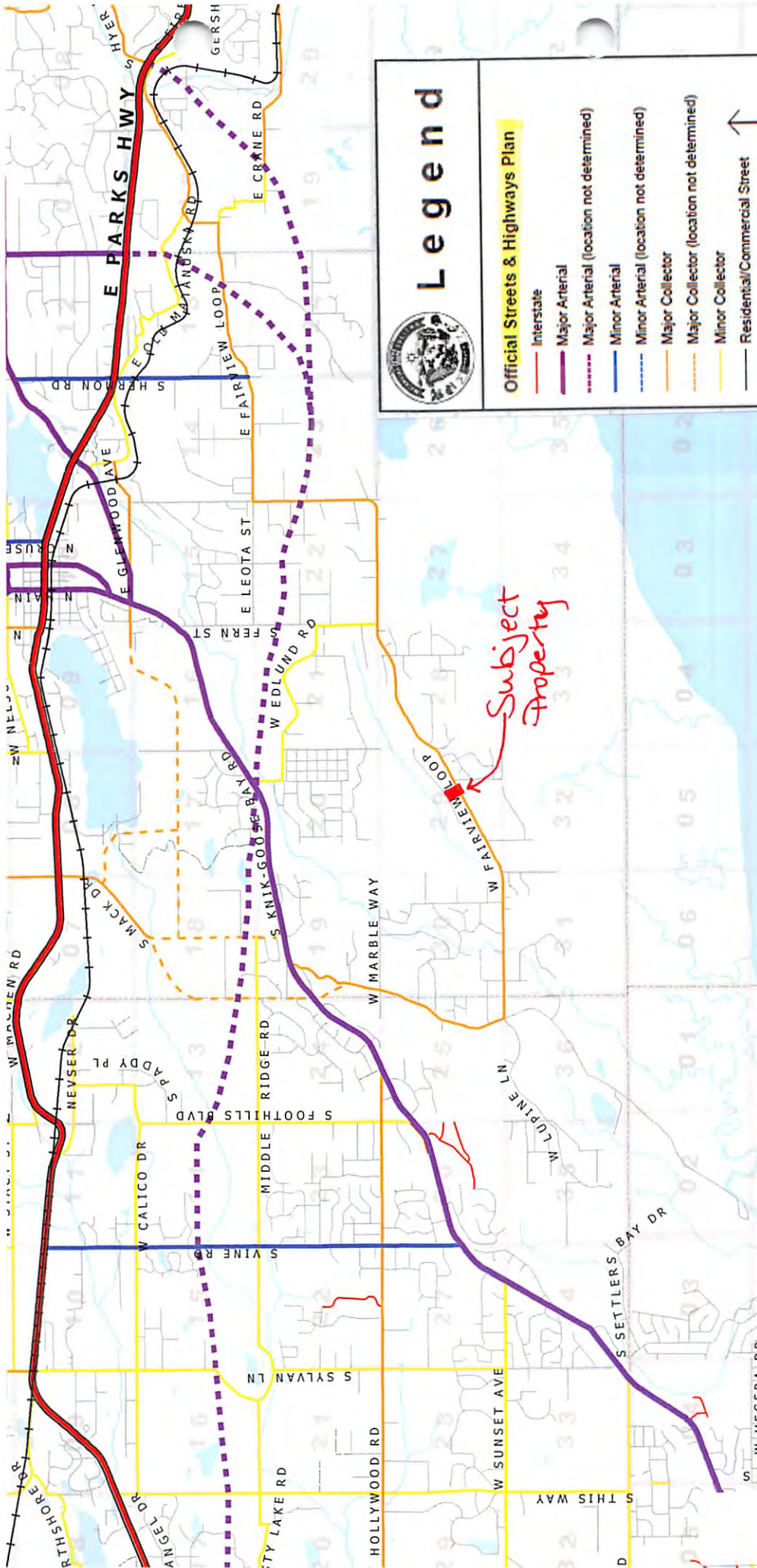




EXHIBIT A-2







Legend




Official Streets & Highways Plan

- Interstate
- Major Arterial
- Major Arterial (location not determined)
- Minor Arterial
- Minor Arterial (location not determined)
- Major Collector
- Major Collector (location not determined)
- Minor Collector
- Residential/Commercial Street
- Platted, but not constructed
- Private

- Alaska Railroad
- Section line
- Stream
- Water feature

SHIRE ESTATES
A PLAT OF
A SUBDIVISION OF LOT 1, BLOCK 2
A SUBDIVISION OF LOT 1, BLOCK 2
LOCATED WITHIN THE
STATE OF ALASKA
PATER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
CONTAINING 6.1 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
OWNER LANDLORD PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #49845
MAILING ADDRESS: 200 N. 27th + PATER, ALASKA 99545
PHONE: (907) 234-7881
DATE: 12/7/2020
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SHEET 1 OF 1

1. I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS.

2. I HEREBY CERTIFY THAT I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS.

3. I HEREBY CERTIFY THAT I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS.

4. I HEREBY CERTIFY THAT I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS.

5. I HEREBY CERTIFY THAT I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS.

6. I HEREBY CERTIFY THAT I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS.

7. I HEREBY CERTIFY THAT I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS.

8. I HEREBY CERTIFY THAT I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS.

9. I HEREBY CERTIFY THAT I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS.

10. I HEREBY CERTIFY THAT I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS. I HAVE BEEN DULY LICENSED BY THE BOARD OF LAND SURVEYORS.

1. THERE MAY BE FEDERAL, STATE AND LOCAL RECORDS GOVERNING LAND USE. IT IS THE SURVEYOR'S RESPONSIBILITY TO OBTAIN A DETERMINATION WHETHER SUCH RECORDS APPLY TO THE DEVELOPMENT OR PROJECT'S SHOWN HEREON.

2. FOUND 5/8" NEAR

3. SURVEY CONTROL POINT

4. METERS EASTING - 827315.433

5. METERS NORTHING - 827315.433

6. 5/8" NEAR WITH SELF-CONTAINING PLASTIC CAN SET AT ALL LOT CORNERS. P.C.T.S. P.T.S. AT THE SURVEY CONTROL POINT SHOWN HEREON.

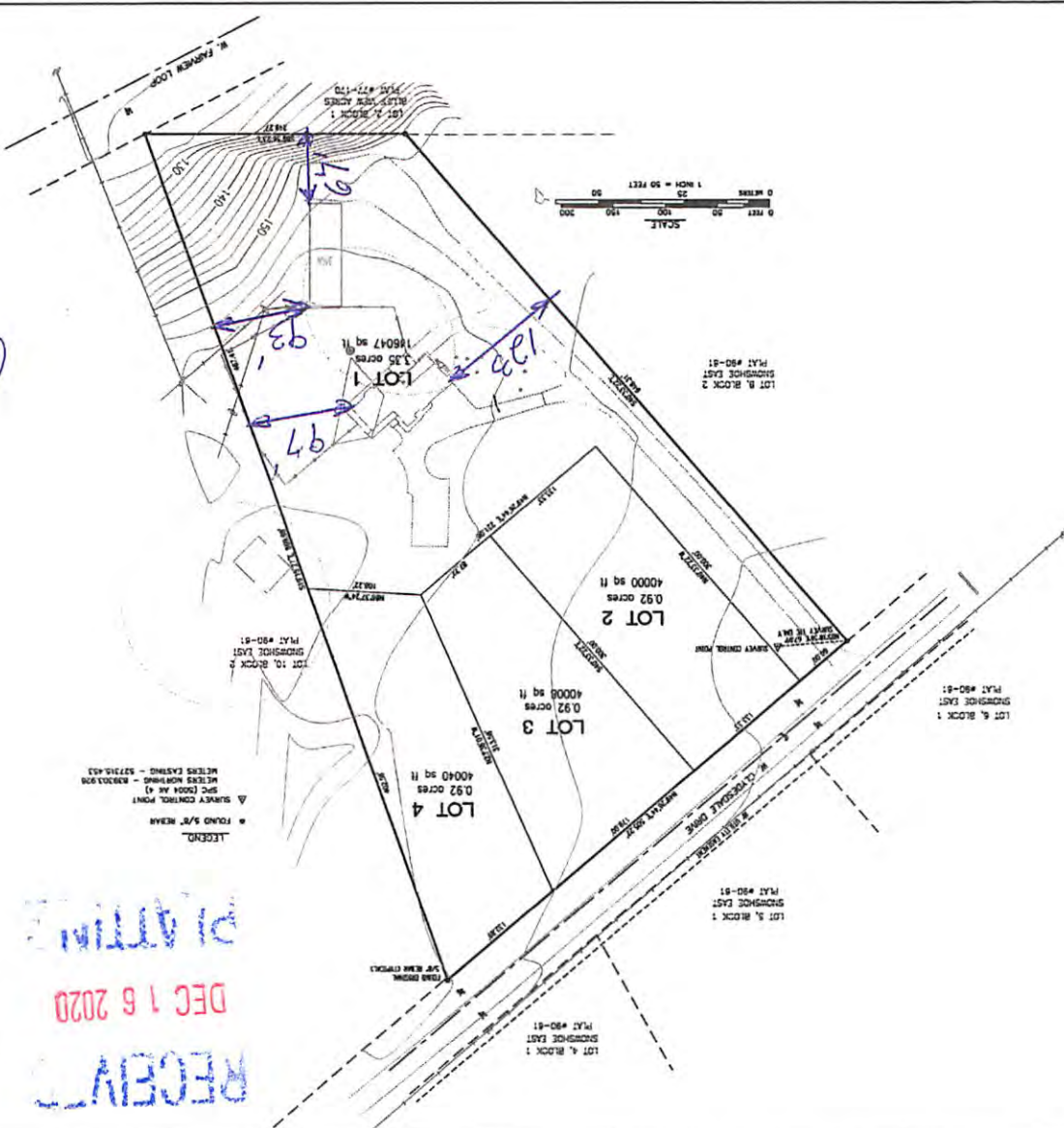
7. NO HORIZONTAL WATER SUPPLY SYSTEM OR SEWER DISPOSEL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND CARRIED IN ACCORDANCE WITH THE RECORDS AND STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERN THESE SYSTEMS.

8. EASEMENTS OF RECORD NOT PLOTTED HEREON.

9. M.E.A. EASEMENT RECORDED FEBRUARY 17, 1990 IN BOOK 28 AT PAGE 39

10. M.E.A. EASEMENT RECORDED DECEMBER 9, 1978 IN BOOK 243 AT PAGE 770

11. CONVEYANCE, CONDITIONS AND RESTRICTIONS WERE RECORDED NOVEMBER 7, 1990 IN BOOK 435 AT PAGE 300, PATER RECORDING DISTRICT.



CERTIFICATE OF OWNERSHIP

THE GRANTOR HEREBY GRANTS TO THE GRANTEE THE ENTIRE INTEREST IN THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT HE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS DUE ON THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN HAVE BEEN PAID.

PLANNING & LAND USE DESIGN

DATE: _____

ATTEST:

PLANNING CLERK

DATE: _____

STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED:

PATER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT

THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PATER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, BY THE PLATTING AUTHORITY BY DATE: _____ AND THAT PLAT RESUBDIVISION NO. _____

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY DATE: _____

NOTARY ACKNOWLEDGMENT

CHASE A. BARBUS
1298 W. CLEVELAND DRIVE
WASILLA, ALASKA 99564-0737
DATE: _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

SUBSCRIBED AND SHOWN TO BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY ACKNOWLEDGMENT

CHASE A. BARBUS
1298 W. CLEVELAND DRIVE
WASILLA, ALASKA 99564-0737
DATE: _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

SUBSCRIBED AND SHOWN TO BEFORE ME THIS _____ DAY OF _____, 20____.



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

November 5, 2020

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

RECEIVED

DEC 14 2020

PLATTING

Re: *Shire Estates / Resub L9 B2 Snowshoe East; Useable Areas, Drainage & Road Access. HE #20116*

Dear Mr. Wagner:

At the request of project owners Chase & Savannah Barrus, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots from one existing lot with a total area of approximately 6.1 acres. Our soils evaluation included logging two new testholes, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rough rectangle southeast of W. Clydesdale Drive with its southeast bordering W. Fairview Loop. There exists a consistent minor slope towards the west and north of the parent parcel with a sharp local increase in slope in the far southeast corner of the parent parcel. The total elevation differential indicated from the provided topographical map is approximately 26'. A few minor steep areas with slopes just exceeding 25% exist within the project and have been delineated on the attached map.

Soils & Vegetation. The proposed lots will have driveway access from existing W. Clydesdale Drive. Lot 1 contains cleared areas related to the existing residential structures, and the remaining lots remain in their native or near native state. The native vegetation remaining on the parent parcel consists primarily of tall grasses, willows, and a scattering of birch trees. As shown on the attached drawing two new testholes were dug near or along common proposed lot line to evaluate soil conditions. Near surface soils included a thin organic mat and silty topsoils, over consistently clean sands and gravels extending to 12', which is typical for the area. Copies of the relevant testhole logs and the location/topography map are attached.

Groundwater. Groundwater was not encountered in either of the testholes which were dug to a depth of 12'. Separation to groundwater is not expected to be a limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, steep areas, setbacks to existing water wells, and setbacks to existing structures. For useable building area lotlines, utility easements, and ROW/PUE/water body 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, ***the proposed new lots 1-4 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Drainage Plan. The proposed new lots will have access to existing W. Clydesdale Drive in the form of new or existing driveways. The development is not expected to change drainage patterns in the area. As there is no road construction proposed, we have not prepared a formal drainage plan but have indicated existing drainage patterns on the attached map.

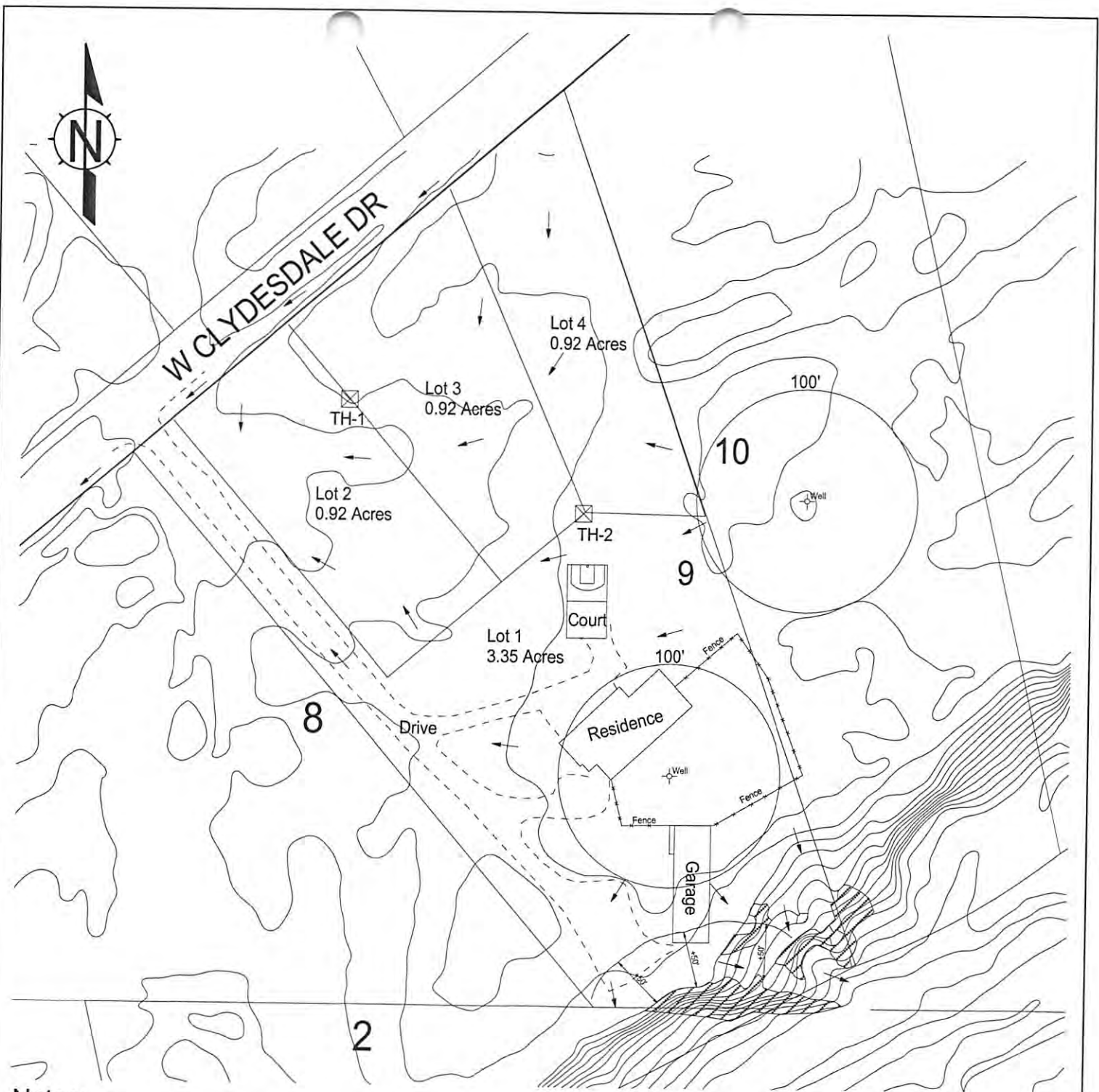
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: C. & S. Barrus w/attachments





Notes:

1. Base drawing is MSB taxmap.
2. Topo is 2011 MSB LiDAR not verified.
3. Arrows denote apparent drainage patterns.
4. Locations of improvements approximate.
5. Hatched areas have slopes exceeding 25%.

Shire Estates / Resub L9 B2 Snowshoe East
Useable Area, Drainage and Topography Map



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654

Job # 20116

Scale: 1" = 125'

11/05/20



EXHIBIT C-3



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

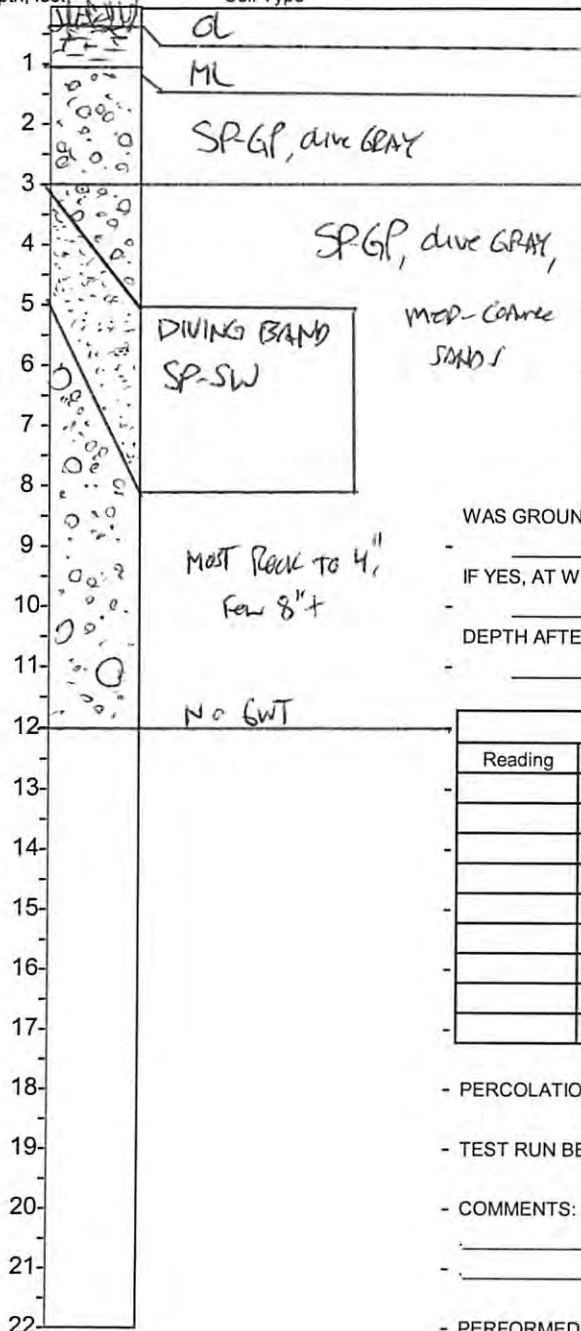
TEST HOLE # 1 of 2

Performed For: Chase & Savannah Barrus

Legal Description: Shire Estates

Depth, feet

Soil Type



Slope

Site Plan

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: 10-30-2020

Cheryl Scott

From: Fred Wagner
Sent: Tuesday, December 22, 2020 4:35 PM
To: Cheryl Scott
Subject: RE: RFC Shire Est (CS)

Lot four appears to have a width to depth issue. The width is approximately 115 feet and the average depth is 358 +/-.

Sincerely,

Fred Wagner, PLS
MSB Platting Officer
(907)861-7870 Office
(907)354-8501 Cell

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, December 22, 2020 4:04 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; customfinancial@hotmail.com; cci1@wwdb.org; dmelliott@mtaonline.net; davemtp@mtaonline.net; allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; George McKee <George.McKee@matsugov.us>
Subject: RFC Shire Est (CS)

All ~

Below is a link to a Request for Comments for Shire Estates, MSB Case #2020-191. RSA #14 Fairview.

Comments are due by January 11, 2021.

https://matsugovus-my.sharepoint.com/:f:/g/personal/cheryl_scott_matsugov_us/Er7-sONuTAtEmQV7XRN5G8ABO4-MoIW2KrPif6aIGQTSw?e=zd0YKn

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

Cheryl Scott

From: Jamie Taylor
Sent: Monday, January 11, 2021 4:21 PM
To: Cheryl Scott
Subject: RE: RFC Shire Est (CS)

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: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, December 22, 2020 4:04 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; customfinancial@hotmail.com; cci1@wwdb.org; dmelliott@mtaonline.net; davemtp@mtaonline.net; allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; George McKee <George.McKee@matsugov.us>
Subject: RFC Shire Est (CS)

All ~

Below is a link to a Request for Comments for Shire Estates, MSB Case #2020-191. RSA #14 Fairview.

Comments are due by January 11, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Er7-sONuTAtEmQV7XRN5G8ABO4-MoIW2KrPif6alGQTWsw?e=zd0YKn

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

Cheryl Scott

From: Permit Center
Sent: Wednesday, December 30, 2020 8:51 AM
To: Cheryl Scott
Subject: RE: RFC Shire Est (CS)

Good Morning,

This parcel has access on to Clydesdale Drive that does not have a permit. Please have them apply for their driveway permit.

Thank you,

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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, December 22, 2020 4:04 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; customfinancial@hotmail.com; cci1@wwdb.org; dmelliott@mtaonline.net; davemtp@mtaonline.net; allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyle.hylton@alaska.gov; George McKee <George.McKee@matsugov.us>
Subject: RFC Shire Est (CS)

All ~

Below is a link to a Request for Comments for Shire Estates, MSB Case #2020-191. RSA #14 Fairview.

Comments are due by January 11, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Er7-sONuTAtEmQV7XRN5G8ABO4-MoIW2KrPIf6aIGQTwsw?e=zd0YKn

Cheryl Scott

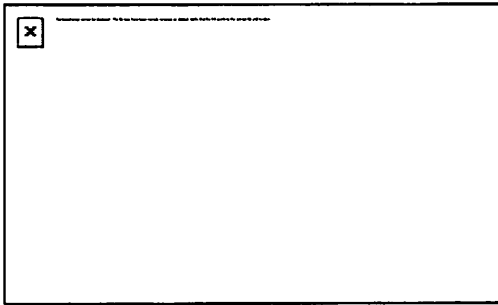
From: Andy Dean
Sent: Wednesday, December 23, 2020 1:20 PM
To: Cheryl Scott
Subject: RE: RFC Shire Est (CS)

Hello Cheryl,

Comment: Please have the applicant apply for a driveway permit for the existing access. Our database shows we have none on file for the parcel.

Advisory Comment: Applicant should apply for any new access with a driveway permit and get approval to construct prior to constructing. Each new access will require its own application.

Sincerely,



From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, December 22, 2020 4:04 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; customfinancial@hotmail.com; cci1@wwdb.org; dmelliott@mtaonline.net; davemtp@mtaonline.net; allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; George McKee <George.McKee@matsugov.us>
Subject: RFC Shire Est (CS)

All ~

Below is a link to a Request for Comments for Shire Estates, MSB Case #2020-191. RSA #14 Fairview.

Comments are due by January 11, 2021.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

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

www.matsugov.us • planning@matsugov.us

Owner/Agent: Barrus/Shire Estates

Nature of Request: The request is create four lots from Lot 9, Block 2. Snowshoe East, Plat #90-61 to be known as Shire Estates, containing 6.1 acres +/- . Located directly north of W.Fairview Loop and south of W. Clydesdale Drive Ivina within the NE ^ Section 29,Township 17 North. Range 1 West Seward Meridian, Alaska,

Location: Sec 29, T17N, R01W, S.M, AK Tax ID: 3714B02L009

Date/Due Date: 11 January 2021

MSB Staff Contact: C. Scott

Planner completing this Review: Ted Eischeid, Ph. 861-8606, ted.eischeid@matsugov.us

Comm. Council: Knik-Fairview **Case#:** 2020-191

RSA: #14 Fairview

Staff-Recommendation:

No Objection

List Conditions (if applicable):

Supporting Recommendations, Comments, and Information:

1. Note Community Council area, City, or SPUD

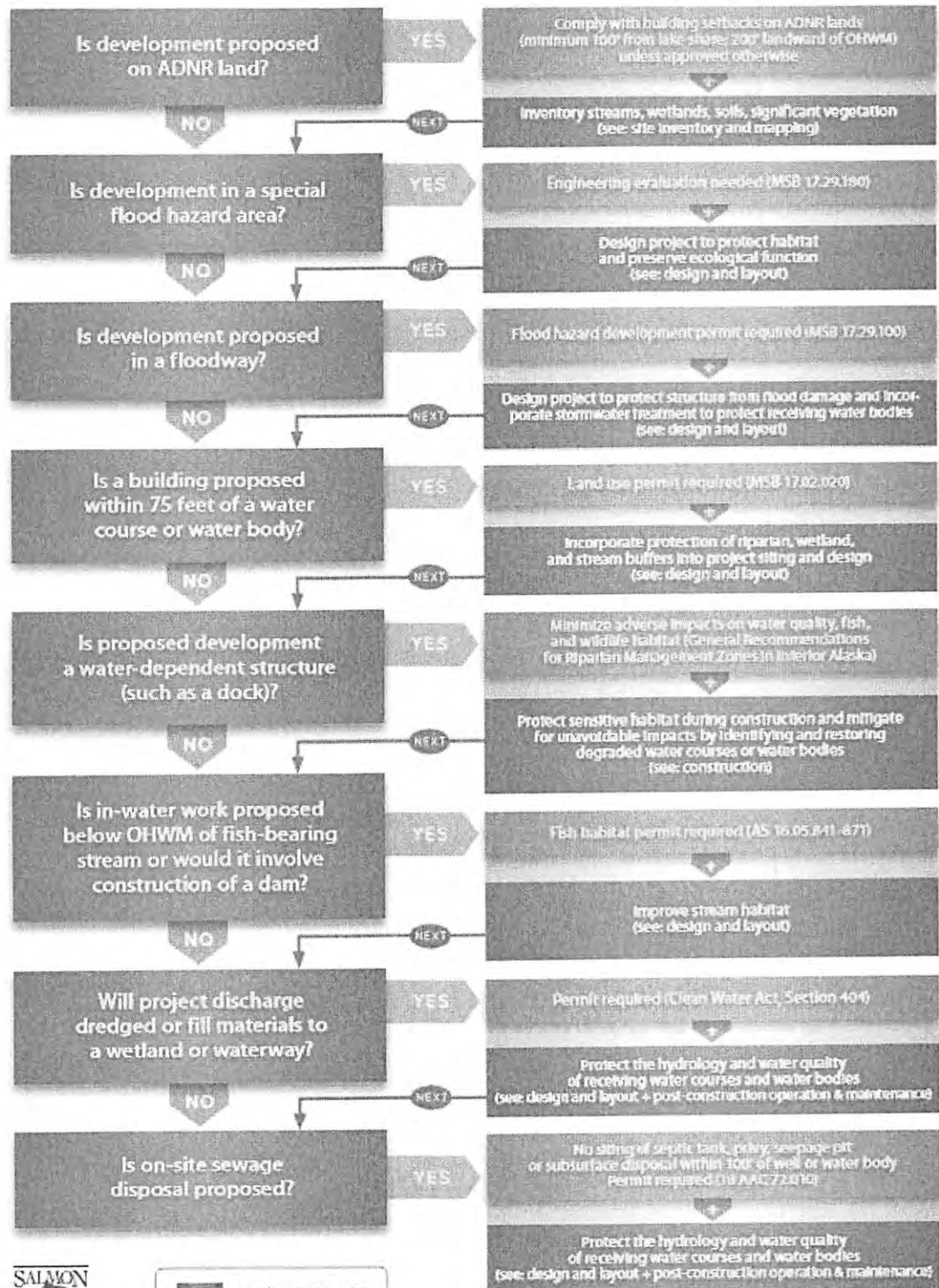
KNIK-FAIRVIEW

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

Cultural Resources Summary Comments:

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

Navigating Regulatory Compliance for Development In the Mat-Su Basin





KNIK-FAIRVIEW

- a. Knik-Fairview Community Comp Plan – see pages 36 – 50 for full recommendations on land use.
-

OVERALL GOAL STATEMENT

Overall Goal Statement

The Knik-Fairview planning area is a predominantly residential area that has developed in a rural, low-density pattern. The residents want to maintain this low-density pattern for most of the planning area.

There is limited commercial and industrial activity occurring in the planning area. Residents want any future commercial development to occur along the developed transportation corridors, but they do not want to see commercial strip development. Future light industrial uses should locate away from existing residential areas. Heavy industrial uses and other uses not compatible with residential uses should be reviewed to mitigate any negative impacts.

A higher level of permissiveness in relation to development and land use should exist in the southern portion of the planning area in keeping with the desires of the residents of this area.

The Knik-Fairview residents value their area because of its privacy, its recreational opportunities, and its clean environment. Residents want to plan for future growth so that development does not contaminate the natural resources and their environment, or negatively impact their quality of life.

Cheryl Scott

From: Fire Code
Sent: Monday, December 28, 2020 2:30 PM
To: Cheryl Scott
Subject: RE: RFC Shire Est (CS)

Cheryl,

It would be easier to access lot 1 from Fairview Loop rather than the proposed pole section of the flag created.



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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, December 22, 2020 4:04 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; customfinancial@hotmail.com; cci1@wwdb.org; dmelliott@mtaonline.net; davemtp@mtaonline.net; allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; George McKee <George.McKee@matsugov.us>
Subject: RFC Shire Est (CS)

All ~

Below is a link to a Request for Comments for Shire Estates, MSB Case #2020-191. RSA #14 Fairview.

Comments are due by January 11, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Er7-sONuTAtEmQV7XRN5G8ABO4-MoIW2KrPIf6aIGQTWsw?e=zd0YKn

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



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

December 28, 2020

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

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

- **Paper, Plat #66-3 TRD (Stull & Stousa)**
 - No direct access will be granted to Talkeetna Spur. All lots must access via internal circulation.
 - We object to the section line easement vacation.
 - We recommend that the cul-de-sac be extended to the section line easement. The cul-de-sac can be placed within the section line easement and will provide alternative access in and out of the subdivision if the section line is developed in the future.
- **Kellard Family (Kellard)**
 - No direct access will be granted to Talkeetna Spur. All lots must access via internal circulation.
- **Bug Lake with SLE Vacation (Wood)**
 - No change will be granted to the existing accesses.
- **Shire Estates (Barrus)**
 - No direct access will be granted to Fairview Loop. All lots must access via Clydesdale Drive.

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.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT 1-1

We recommend the petitioner verify all ADOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Melanie Nichols', written in a cursive style.

Melanie Nichols
Mat-Su Area Planner

cc:

Tucker Hum, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Jude Bilafer, MSB Capital Projects Director
Allen Kemplen, Mat-Su Core Area Planner



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

January 11, 2021

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

To whom it may concern:

ENSTAR has reviewed **Reindeer Flats (MSB Case #: 2020-192)**. As a condition of approval, ENSTAR requests the following:

- A plat note referencing the thirty-three foot (33 FT) wide ENSTAR Natural Gas Company Right-of-Way Easement as depicted by Book 1047, Page 893, Records of the Palmer Recording District.

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

- **View Pointe @ the Ranch**
(MSB Case # 2020-189)
- **Shire Estates**
(MSB Case # 2020-191)

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

Sincerely,

A handwritten signature in cursive script that reads "Skylar Shaw".

Skylar Shaw
ROW & Compliance Technician
ENSTAR Natural Gas Company

EXHIBIT J

Cheryl Scott

From: Cindy A. Coughlin <Cindy.Coughlin@mea.coop>
Sent: Friday, January 8, 2021 12:05 PM
To: Cheryl Scott
Cc: Tammy L. Simmons
Subject: RE: RFC Shire Est (CS)
Attachments: 00AAE754.tif

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

Hello Cheryl,

MEA has no comment but would like you to please include the attached easement in the plat notes.

Thank you,

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, December 22, 2020 4:04 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; customfinancial@hotmail.com; cci1@wwdb.org; dmelliott@mtaonline.net; davemtp@mtaonline.net; allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; George McKee <George.McKee@matsugov.us>
Subject: RFC Shire Est (CS)

CAUTION: This email originated from outside of the MEA.coop organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All ~

Below is a link to a Request for Comments for Shire Estates, MSB Case #2020-191. RSA #14 Fairview.

Comments are due by January 11, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Er7-sONuTAtEmQV7XRN5G8ABO4-MoIW2KrPIf6alGQTWsw?e=zd0YKn

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

Cheryl Scott
Platting Technician



THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

Matanuska Electric Association, Inc.

RIGHT OF WAY EASEMENT

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

Stephen J. Trickett

(unmarried) (husband and wife) for a good and 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:

L 9 B 2

Snowshoe ~~at~~ East.

(plat 90-61)

being in Section 29, Township 17N, Range 1W, 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 way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformers and 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 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; 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 20th day of May, 19 91

Stephen J. Trickett Grantor

Grantor

STATE OF ALASKA) SS-

THIS IS TO CERTIFY that on this 20 day of May, 19 91, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Stephen J. Trickett

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.

Deborah A. Reker
Notary Public in and for Alaska

My commission expires: 4-25-93

Office Use Only	W.O. <u>68318/1</u>	MISC.
	P/G <u>17-J-2</u>	MAP <u>A</u>
	SUBD. <u>3714</u>	QUAD. <u>9400992</u>
	PLAT	EASE.

FOR DISTRICT RECORDERS USE



Page 2 of 2
2020-033335-0

K51-52-1

EXHIBIT K-3

RETURN TO: MEA
P.O. BOX 2929
PALMER, AK 99645



Cheryl Scott

From: Denise Mackey <denisemackey@hotmail.com>
Sent: Wednesday, January 13, 2021 1:09 PM
To: MSB Platting
Subject: Objection to Shire Estates subdivision

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

Please let it be known that Dean and Denise Mackey who reside at 1283 W Clydesdale Dr (Lot 3, block 1 Snowshoe East) strongly object to the subdivision to be known as Shire Estates within Snowshoe East Horse Ranches subdivision.

Our first concern is water. Currently, all lots within the subdivision have a well. Some of these wells are low producing. Additional drilling in the subdivision could jeopardize those that are low producing and potentially cause a loss of water to those homes.

Secondly, current covenants state that additional tracts that are developed will supply, and have recorded, an addition to the current covenants that will "specify the specific use of the area subdivided". The Matsu Borough not requiring the petitioners, Chase and Savannah Barrus, to abide by the covenants leaves the entire subdivision at risk.

I was advised in a phone conversation on January 6, 2021, that the Matsu Borough does not have anything to do with covenants. However, we feel it is wrong for the Borough to knowingly approve a subdivision within a subdivision that does not meet the current covenants. I was also advised that the "packet" for this subdivision would not be available to view until the night before the Public Hearing, making it impossible for anyone to seek legal counsel if necessary.

Please do not approve this subdivision within a subdivision!

Sincerely,

Dean and Denise Mackey

Sent from Mail for Windows 10

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.

CHASE A. BARRUS DATE
1398 W. CLYDESDALE DRIVE
WASILLA, ALASKA 99654-0737

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF 20
FOR

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

SAVANNAH R. BARRUS DATE
1398 W. CLYDESDALE DRIVE
WASILLA, ALASKA 99654-0737

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF 20
FOR

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

BENEFICIARY

SIGNATURE

NAME/TITLE DATE
MERS
P.O. BOX 2026
FLINT, MICHIGAN 48501-2026

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF 20
FOR

NOTARY FOR THE STATE OF MICHIGAN

MY COMMISSION EXPIRES

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

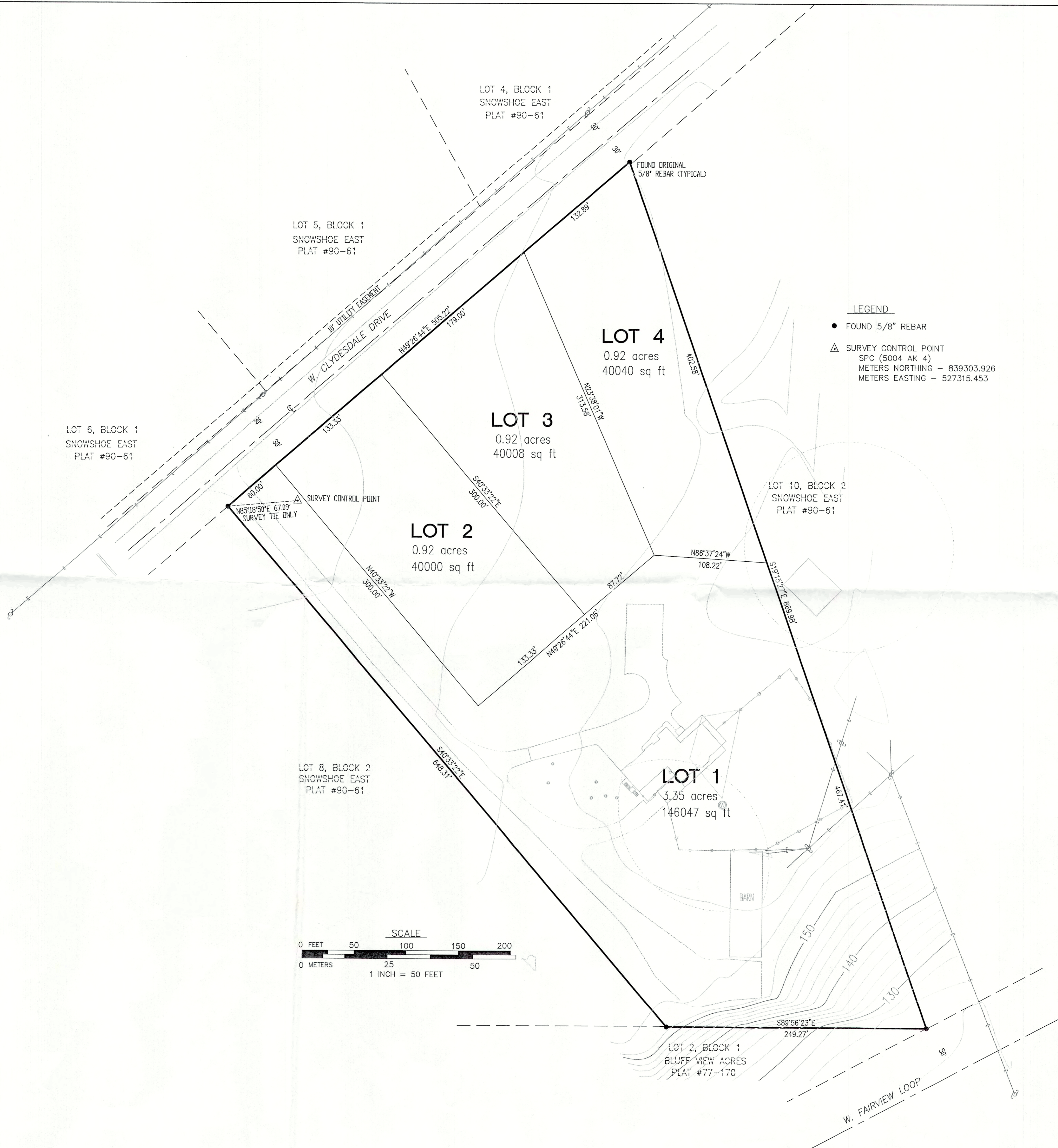
DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

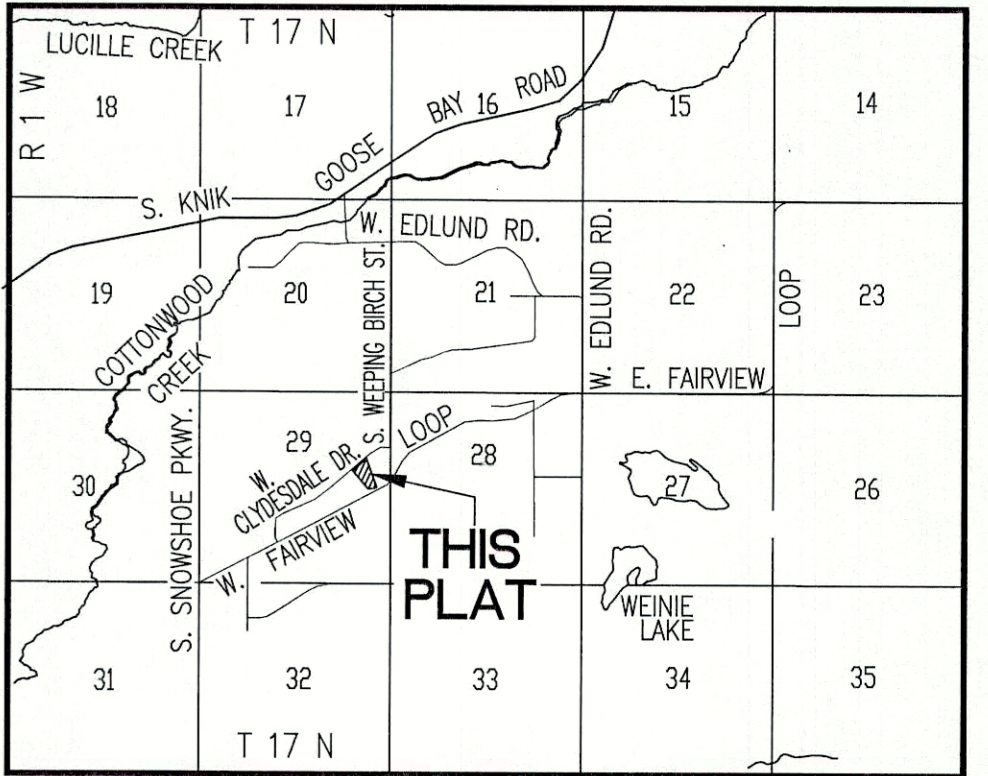
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 20 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE BOROUGH TAX COLLECTION OFFICIAL



LEGEND

- FOUND 5/8" REBAR
- SURVEY CONTROL POINT
SPC (5004 AK 4)
METERS NORTHING - 839303.926
METERS EASTING - 527315.453



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 THE 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 FEBRUARY 17, 1960 IN BOOK 29 AT PAGE 59
 - M.E.A. EASEMENT RECORDED FEBRUARY 17, 1960 IN BOOK 29 AT PAGE 83
 - M.E.A. EASEMENT RECORDED DECEMBER 9, 1976 IN BOOK 245 AT PAGE 770
- CONVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED NOVEMBER 7, 1990 IN BOOK 635 AT PAGE 200, PALMER RECORDING DISTRICT.

SURVEYOR'S CERTIFICATE

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

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

A PLAT OF SHIRE ESTATES

A SUBDIVISION OF LOT 9, BLOCK 2 SNOWSHOE EAST, PLAT #90-61 LOCATED WITHIN THE NE1/4 SECTION 29, T. 17 N., R. 01 W. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 6.1 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	DATE 12/7/2020	DRAWING: 2020/31/ShireEstates
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1