

AGENDA

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

LaMarr Anderson
Pio Cottini
Dennis Vau Dell
Wilfred Fernandez
John Shadrach
Dan Bush
Justin Hatley, Alt #1
Vacant, District Seat #7
Vacant, Alt #2



PLATTING DIVISION

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

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

**FEBRUARY 4, 2021
REGULAR MEETING
1:00 P.M.**

Ways to participate in Platting Board meetings:

IN PERSON: Should you wish to testify in person, please adhere to the 6-foot distance between yourself and others. It is required that you wear a mask if you attend in person in all Mat-Su Borough Buildings.

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

TELEPHONIC TESTIMONY: (Audio only)

Attention: *the Mat-Su Borough is not responsible if technical difficulties occur during the meeting and the audio must be shut down. (If the system is down, you must participate by person to participate and be heard)*

- Dial 1-855-225-1887; with Conference ID 8573#; You will hear "Joining conference" when you are admitted to the meeting. (If the system is down, you will need to attend the meeting in person to participate)
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear "Your hand has been raised."
- When it is your turn to testify you will hear "Your line has been unmuted."
- State your name for the record, spell your last name and your mailing address, and provide your testimony.
- If you cannot access the telephonic system please call the Mat-Su Borough Platting's main phone line for directions. 907-861-1903

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. January 7, 2021

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- Platting Board Chair to read the Ex-Parte & Interest Memo.

- A. **HANSINI LLC:** The request is to create 27 lots from Tract 1-C, Country Addition to Eve's Eye, Plat No. 98-94, to be known as **ADAM'S RIB**, containing 29.27 acres +/- . The plat is located north of E. Scott Road, and east of N. Rib Road, (Tax ID # 54760000T001-C); within the SE ¼ SE ¼ Section 30, Township 18 North, Range 02 East, Seward Meridian, Alaska. Community Council: Greater Palmer and Assembly District #1 Tim Hale

- Platting Board Chair to read the Ex-Parte & Interest Memo.

- B. **CHINOOK HOLDINGS LLC:** The request is to create a utility lot and a remainder tract from Tract C-1, **BRITTANY ESTATES ADDITION 1, PHASE 3**, Plat No. 2005-80, to be known as **TRACT C-1-A AND TRACT C-1-B**, containing 16.88 acres +/- . The plat is located south of E. Palmer-Wasilla Highway, east of E. Irwin Loop and west of S. Felton Street, (Tax ID # 55714000T00C-1); within the E ½ NW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the City limits of Palmer. Community Council: NA. Assembly District #2 Stephanie Nowers. Continued from the January 7, 2021 platting board hearing.

- Platting Board Chair to read the Ex-Parte & Interest Memo.

- C. **ARCTIC DEVCO, INC.:** The request is to create a 120-lot, 4-phase Master Plan from Tracts B, C, F, & G, View Pointe at the Ranch, Plat 2020-93, to be known as **VIEW POINTE AT THE RANCH ADDITION 1 MASTER PLAN**, containing 72.83 acres +/- . The lots will be served by a community water system. The property is located west of South Trunk Road Extension and north of the Alaska Railroad right-of-way (Tax ID # 8049000T00B, 8049000T00C, 8049000T00F, 8049000T00G); lying within the S ½ Section 16 and NE ¼

Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. Community Council: Gateway and in Assembly District #3: George McKee.

- Platting Board Chair to read the Ex-Parte & Interest Memo.

D. D.E. SOUTHFORK, LLC: The request is to create 10 lots from Tracts X-2A, X-2C & X-2D, Phase Four, First Addition to Aero on Wolf Lake, Plat 98-151, to be known as **JAYS LANDING**, containing 10.99 acres +/- . The property is located north of E. Hart Lake Loop, along both sides of N. Whitman Place and north of E. Caravelle Circle (Tax ID #4799000T00X-2A, 4799000T00X-2C, 4799000T00X-2D); lying within the NE ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: North Lakes and in Assembly #6: Jesse Sumner. Continued from January 7, 2021 platting board hearing.

7. ITEMS OF BUSINESS & MISCELLANEOUS

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

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

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

- Introduction for the February 18, 2021 Platting Board Hearing (*Informational Only – Subject to change*)
 - View Point at the Ranch Add 1, Case 2020-189 – Continued
 - Title 43 White Board List

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT 1:00 P.M. on February 4, 2021 in the Assembly Chambers of the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.**

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 7, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 7, 2021, 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 Wilfred Fernandez.

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, District Seat #1
Mr. LaMarr Anderson, District Seat #2
Mr. Dennis Vau Dell, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Vice Chair

Platting Board members absent and excused were:

Mr. Justin Hatley, Alternate
Mr. John Shadrach, District Seat #3
VACANT, District Seat #4
VACANT, District Seat #7
VACANT, Alternate

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Dennis Vau Dell.

C. APPROVAL OF THE AGENDA

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

- Item 6A to be moved to 6C as 6B and 6C wish to continue their cases.

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

VOTING FOR CHAIR

Platting Member Vau Dell moved to nominate Platting Member Anderson to be the platting board chairman. Platting Member Anderson accepted the nomination.

Platting Member Anderson moved to nominate Platting Member Fernandez to be the platting board chairman. Platting Member Fernandez accepted the nomination.

Vote:

- Platting Member Anderson was voted for Chairman with 3 yes and 1 no.
- Platting Member Fernandez was voted for Chairman with 3 no and 1 yes.
- Platting Member Anderson was approved as the chairman for 2021 Platting Board.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 7, 2021****VOTING FOR VICE CHAIR**

Platting Member Cottini moved to nominate Platting Member Fernandez to be the platting board Vice Chairman. Platting Member Fernandez accepted the nomination.

Vote: Platting Member Fernandez was voted for Vice Chairman with all in favor.

The meeting was called to order with Platting Member Anderson as the new Chairman.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for December 3, 2020.

GENERAL CONSENT: The minutes for December 3, 2020 were approved without objections.

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

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

4. UNFINISHED BUSINESS: Quasi-Judicial Matters
(*There is no Unfinished Business*)**5. RECONSIDERATIONS/APPEALS**
(*There is no Reconsideration/Appeals*)**6. PUBLIC HEARINGS: Quasi-Judicial Matters**

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

- A. **BRITTANY ESTATES ADDITION 1 PH 3 RSB TRC C-1**: The request is to create a utility lot and a remainder tract from Tract C-1, **Brittany Estates Addition 1, Phase 3**, Plat No. 2005-80, to be known as **Tract C-1-A and Tract C-1-B**, containing 16.88 acres +/- . The plat is located south of E. Palmer-Wasilla Highway, east of E. Irwin Loop and west of S. Felton Street, (Tax ID # 55714000T00C-1); within the E ½ NW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the City limits of Palmer. Community Council: NA. Assembly District #2 Stephanie Nowers (*Owner/Petitioner: Chinook Holdings LLC; Surveyor: Besse Engineering; Staff: Amy Otto-Buchanan*)

Chair Anderson:

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

Ms. Von Gunten provided the mailing report:

- Stating that 291 public hearing notices were mailed out on December 16, 2020.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 7, 2021**

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2020-169.
- The petitioner would like to continue the case to the next possible hearing date.

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

Mr. Rick Besse, the petitioner's representative, gave brief overview and would like to continue the case to February 4, 2021 platting board hearing.

Chair Anderson:

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

Mr. Rick Besse, the petitioner's representative, had no comments.

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

MOTION: Platting Member Cottini moved to continue the preliminary plat for Brittany Estates Addition 1 Ph 3 RSB Trc C-1. The motion was seconded by Platting Member Vau Dell.

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

TIME: 1:21:00 P.M.

CD: 0:20:50

B. RIVERSIDE ALLEY (VAC): The request is to vacate a 4' X 63' portion of the alleyway north of Lot 16, Block 1, Riverside, Plat 7-160, and add to Lot 16, to be known as **Lot 16A, Riverside**, containing .18 acres +/- . The plat is located north of E. Eagle Avenue and east of N. Bonanza Street, (Tax ID # 53031B01L016); within the SW ¼ SW ¼ Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the City of Palmer. Community Council: NA. Assembly District #2: Stephanie Nowers (Owner/Petitioner: *Garic Hayes General Contractor LLC*; Surveyor: *All Points North*; Staff: *Amy Otto-Buchanan*)

Chair Anderson:

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

Ms. Von Gunten provided the mailing report:

- Stating that 231 public hearing notices were mailed out on December 16, 2020.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 7, 2021**

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2020-176/177.
- The petitioner/petitioner's representative would like to continue the case to January 21, 2021 for the vacation to be posted correctly.

Chair Anderson:

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

The petitioner and/or the petitioner's representative was not present at the platting board hearing.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to continue the preliminary plat for Riverside Alley Vacation to January 21, 2021. The motion was seconded by Platting Member Vau Dell.

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

TIME: 1:28 P.M.

CD: 0:28:04

C. **JAYS LANDING**: The request is to create 10 lots from Tracts X-2A, X-2C & X-2D, Phase Four, First Addition to Aero on Wolf Lake, Plat 98-151, to be known as **Jays Landing**, containing 10.99 acres +/- . The property is located north of E. Hart Lake Loop, along both sides of N. Whitman Place and north of E. Caravelle Circle (Tax ID #4799000T00X-2A, 4799000T00X-2C, 4799000T00X-2D); lying within the NE ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: North Lakes and in Assembly #6: Jesse Sumner (*Owner/Petitioner: D.E. Southfork LLC; Surveyor: Acutek Geomatics; Staff: Peggy Horton*)

Chair Anderson:

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

Ms. Von Gunten provided the mailing report:

- Stating that 176 public hearing notices were mailed out on December 16, 2020.

Ms. Peggy Horton:

- Gave an overview of the case, #2020-170.
- Staff recommends approval of the case with findings of fact and conditions.
- Modify finding # 7 to read: There were no borough department or outside agency objections. There was one public objection to this plat.
- Answered questions from the platting board.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 7, 2021**

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

Ms. Barbara Doty, the petitioner's representative, gave brief overview of the case.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns about residential and commercial use. Mr. Erik Boltman.

The following person spoke regarding their concerns regarding higher traffic and economic changes. Is opposed to commercial property next to her lot: Ms. Janis Bishop.

The following person spoke regarding their interest in buying the lots being made and is in agreement with this project: Mr. Junior Daniel

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Ms. Barbara Doty, the petitioner, explained the commercial & residential property use in the area and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Jays Landing, with 6 recommendations and modifying finding #7. The motion was seconded by Platting Member Vau Dell.

Discussion took place between the board members on commercial & residential property, as the borough does not have zoning and platting does not make decision on land use.

Platting Member Vau Dell called for the question. There was no second.

Discussion by the platting board ensued on this case.

Chair Anderson asked the petitioner if they would like to continue the case. The petitioner would like to proceed with the vote.

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

TIME: 2:05 P.M.

CD: 01:05:45

Break for 20 minutes to write findings for failed vote:

TIME: 2:20 P.M.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JANUARY 7, 2021**

CD: 01:20:40

FINDING for FAILED MOTION:

1. There was no unanimous board agreement as to the applicant's sufficiency of information showing what adverse impact of intended commercial activities within an existing residential neighborhood.

Discussion ensued on reconsideration and the failed finding by the platting board members.

MOTION: Platting Member Vau Dell moved to add finding for failed motion. There was no second. Motion failed due to no second.

TIME: 2:35 P.M.

CD: 01:35:03

Break for 5 minutes to have law come discuss with the board the correct procedures for motions due to lack of board members.

TIME: 2:44 P.M.

CD: 01:44:05

MOTION: Platting Member Vau Dell moved to reconsider the preliminary plat for Jays Landing. The motion was seconded by Platting Member Fernandez.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Jays Landing, with 6 recommendations and modifying finding #7. The motion was seconded by Platting Member Fernandez.

Discussion on the case concerning reconsideration and continuing the case so that the board will have a full staff with a quorum.

Ms. Barbara Doty, the petitioner's representative, gave an explanation on the application and that land use is not part of platting. The petitioner requests a continuance to February 4, 2021 platting hearing.

Chair Anderson moved to the Platting Board for a motion.

MOTION Platting Member Cottini moved to continue Jays Landing to February 4, 2021 platting board hearing. The motion was seconded by Platting Member Fernandez.

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

TIME: 2:29 P.M.

CD: 01:49:03

7. ITEMS OF BUSINESS & MISCELLANEOUS

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JANUARY 7, 2021**

B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on January 21, 2021. Thanked the board in coming up with solutions for today's cases and their work.

Ms. Von Gunten let the board members know that the SCM packet was mailed to everyone. Updated the board on the new member that was approved by the assembly and that there is another application for the empty seats. At the end the month the clerk will be calling in for Federal Jury Duty, which she cannot attend the January 21st meeting. If called in to Federal Jury Duty, Ms. Borys will be clerking the board.

9. BOARD COMMENTS

- Platting Member Vau Dell thanked Mr. Anderson as being the Chairman.
- Platting Member Cottini thanked Mr. Anderson and Mr. Fernandez for being the Chair and Vice Chair this year.
- Platting Member Fernandez had no comments.
- Platting Member Anderson had no comments.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair LaMarr Anderson adjourned the meeting at 2:53 p.m. (CD: 01:54:03)

LAMARR ANDERSON,
Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 4, 2021

PRELIMINARY PLAT: ADAM'S RIB
LEGAL DESCRIPTION: SEC 30, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: HANSINI, LLC
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS/HOLLER ENGINEERING
ACRES: 29.27 ± PARCELS: 27
REVIEWED BY: AMY OTTO-BUCHANAN

CASE #: 2020-174

REQUEST: The request is to create 27 lots from Tract 1-C, Country Addition to Eve's Eye, Plat No. 98-94, to be known as **ADAM'S RIB**, containing 29.27 acres +/- . The plat is located directly north of E. Scott Road, and directly west of N. Rib Road; within the SE ¼ SE ¼ Section 30, Township 18 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
As-Built and Topographic Information
Soil Report

EXHIBIT A – 5 pgs
EXHIBIT B – 3 pgs
EXHIBIT C – 14 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Department of Emergency Services
ADOT&PF
City of Palmer
Utilities

EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 2 pgs
EXHIBIT G – 1 pg
EXHIBIT H – 2 pgs

DISCUSSION: The proposed subdivision is north of E. Scott Road (an ADOT&PF owned and maintained road) and east of N. Rib Road, which is owned and maintained by MSB. Petitioner will be upgrading N. Rib Road to subcollector standards (see **Recommendation #4**). Petitioner will be dedicating and constructing two streets with cul-de-sacs for access to the lots (see **Recommendation #4**). Two lots, Lot 7 and Lot 21 are flag lots off the end of the cul-de-sacs, with 45' wide flag poles, pursuant to MSB 43.20.300(E)(5)(b)(i). Petitioner is dedicating right-of-way to the unsubdivided parcel to the north, pursuant to MSB 43.20.060(D), and providing right-of-way for connection to N. Short Rib Road, which is unconstructed. Tract 1-B of Country Addition to Eve's Eye to the east has no legal and physical access as defined by code. However, this tract contains the water storage tank for the City of Palmer and is accessed by a 30' wide access and underground utility easement. City of Palmer has stated the access will need to remain and be unencumbered by any other easement. Petitioner is not providing access to Tax Parcel C11, as it has access to E. Scott Road on its southwest corner; the eastern boundary of the proposed subdivision is encumbered by utility easements and underground utility plants.

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included 11 new testholes, review of the provided topography information, review of aerial imagery and other observations on site. Testhole location map and testhole logs are attached. The site varies throughout between relatively level areas and gently rolling hills. Total elevation differential is approximately 40'. A few minor steep areas with slopes just exceeding 25% exist within the project and have been shown on the map. The parent parcel consists of cleared grass fields with some native vegetation remaining near the outer borders of the property, which consists primarily of mature cottonwood, birch and willow. All but one of the testholes revealed a thin organic mat and a thick loess silt/sand topsoils layer, over a base of consistently clean sands and gravels. Testhole #6 had deep silty sands and a percolation test returned a result of three minutes per inch. Groundwater in the form of seeps/staining was encountered in two of the 11 testholes, #11 and #8 at depths of 13' and 11' respectively. Based on the available soils and water table information, topography, MSB code and observations on site, each of the new lots will each contain over 10,000 sf of contiguous useable septic area and 10,000 sf of additional useable building area.

Drainage Plan and Roads: The proposed lots will receive access via approximately 1,990' of two new roads, both ending in a cul-de-sac. Both originate from N. Rib Road. Drainage along these new roads will be directed via ditches to existing natural low areas or to rock filled infiltration points. Four 18" culverts are planned for installation and are shown on the attached drawing. General existing drainage patterns have been indicated on the attached map.

Comments:

Department of Public Works Operations & Maintenance (**Exhibit D**) notes sieve analyses or percolation test for SM soils where encountered within six feet from the bottom of the test hole or within four feet of the groundwater table and notes this requirement may be a condition of approval (see **Recommendation #6**). Upgrade or certify that N. Rib Road to residential subcollector standards. *Staff notes N. Rib Road will be upgraded to residential sub-collector standards (see Recommendation #4).* Dedicate stub right-of-way connection to Marsh Road Public Use Easement. *Staff notes there is not a public use easement along the northern boundary of the east adjacent property; it is a 30' wide underground waterline and utility easement. The Borough tax map is incorrect. DPW's subsequent comments notes the tax map is incorrect in showing the Public Use Easement extension of E. Marsh Road, so a stub right-of-way is not needed. Staff further notes proposed Adam's Rib is adjacent to Tax Parcel C11 in only one location, which is the north 233' of the east boundary of Adam's Rib. This area is encumbered with two easements: a major water line easement (created on Plat 80-144) for the City of Palmer, and an Enstar natural gas easement (recorded at Book/Page 669/224). Tax Parcel C11 does have access in its southwest corner to E. Scott Road. The access is 47'; although narrow, it is still possible to build a Borough standard road from Tax Parcel C11 to E. Scott Road.*

Department of Emergency Services (**Exhibit E**) notes the increase in traffic on Rib Road and Eve's Eye will be tremendous. Those roads may not be able to handle the traffic without another way in to the Adam's Rib subdivision. *Staff notes petitioner will be upgrading N. Rib Road to sub-collector standards. Traffic from this subdivision will not be utilizing N. Eve's Drive.*

ADOT&PF: (Exhibit F) notes no direct access will be granted to E. Scott Road from proposed Lot 22. *Staff notes there is an existing driveway within the pole portion of proposed Lot 22 for access to Lot 3, Block 4, Eve's Eye to the west and access to Tract 2, Eve's Eye Country Addition to the east, and the City*

of Palmer's access to the water storage tower on Tract 1-B; Eve's Eye Country Addition. Staff suggests a plat note to state: "Lot 22 will access from E. Apple Circle only; no other driveway access is allowed" (see Recommendation #5).

City of Palmer: (Exhibit G) Building Inspector notes that Tract 1-B appears to be landlocked with access easement only. Access easement should be developed in accordance to fire code, IFC Appendix D102 & D103. This is to ensure the fire department can access area at all time. *Staff notes Tract 1-B is accessed by the City of Palmer to their water storage tower. There is a gate across the developed access easement for which the City of Palmer has exclusive use.* Other departments within the City of Palmer had no further comments.

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

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

CONCLUSION: The preliminary plat of Adam's Rib is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

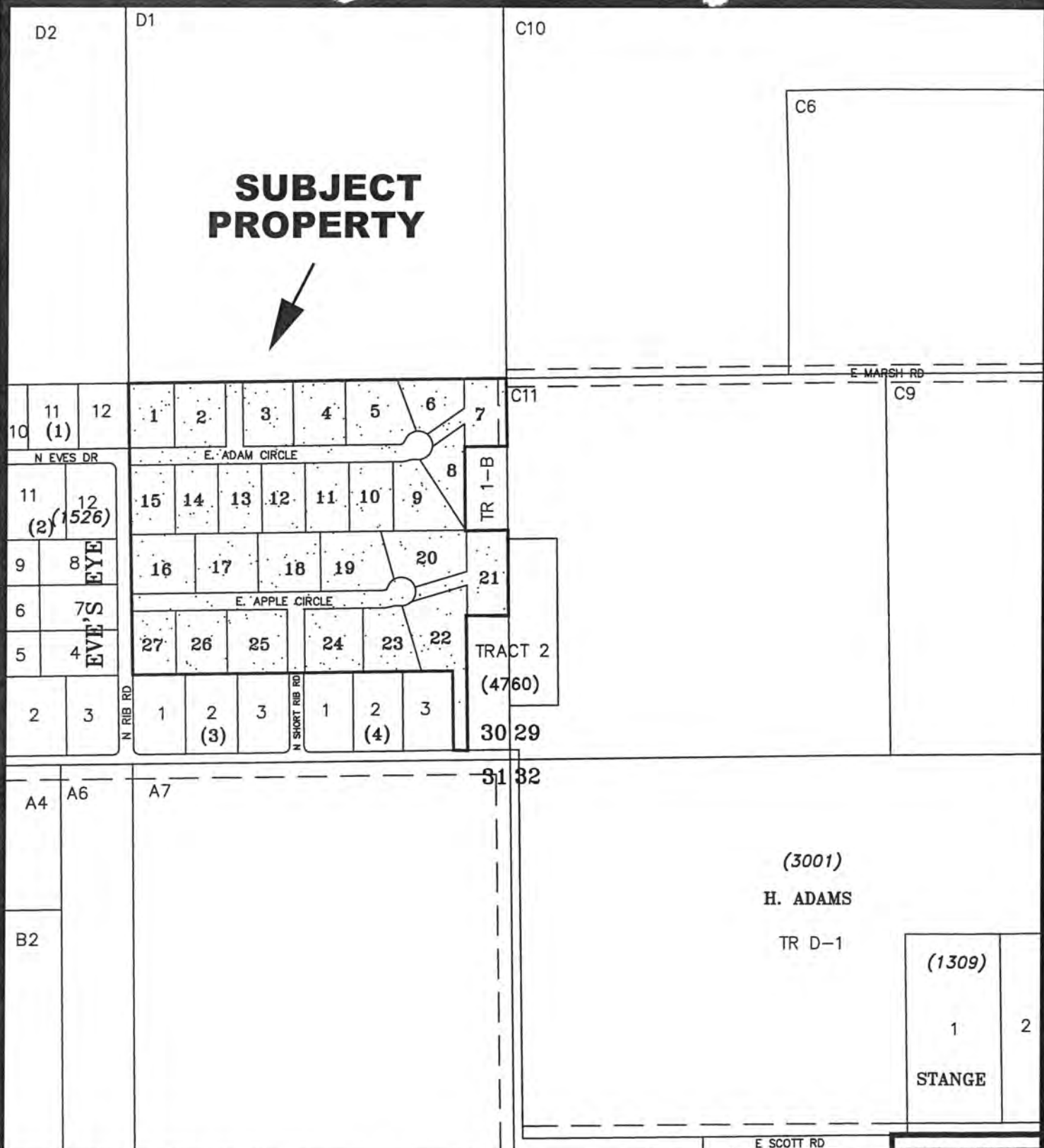
1. The plat of Adam's Rib is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. The two flag poles have 45' wide flag poles, pursuant to MSB 43.20.300(E)(5)(b)(i).
4. Petitioner is providing a dedicated right-of-way to the parcel to the north, pursuant to MSB 43.20.060(D). Petitioner is not providing a dedicated right-of-way to the parcel to the east, as it has access in its southwest corner and the east boundary of subject parcel is encumbered by utility easements and utility plants.
5. Tract 1-B, created by the plat of Country Addition to Eve's Eye has no legal and physical access as defined by code. However, this tract contains the water storage tank for the City of Palmer and is accessed by a 30' wide access and underground utility easement. City of Palmer has stated the access will need to remain and be unencumbered by any other easement.
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; Greater Palmer Community Council; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services; GCI or MEA.
7. There were no objections from any federal or state agencies, or Borough departments, or utilities.
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 Adam's Rib, Section 30, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct interior streets and cul-de-sacs to residential street standards. Upgrade N. Rib Road to residential subcollector 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. Street names shall be approved by Platting Assistant.
5. Add plat note to state: "Lot 22 will access from E. Apple Circle only; no other driveway access is allowed."
6. Provide sieve analyses or percolation tests for SM soils where encountered within 6' from the bottom of the testhole or within 4' of the groundwater table.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.

**SUBJECT
PROPERTY**



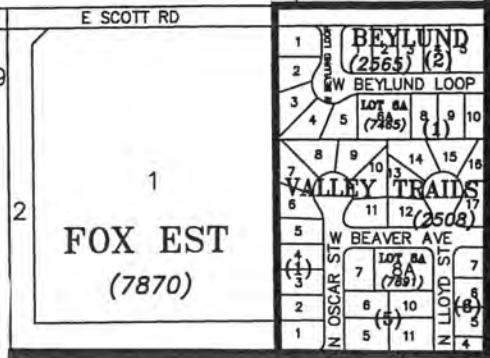
VICINITY MAP

FOR PROPOSED ADAM'S RIB
LOCATED WITHIN

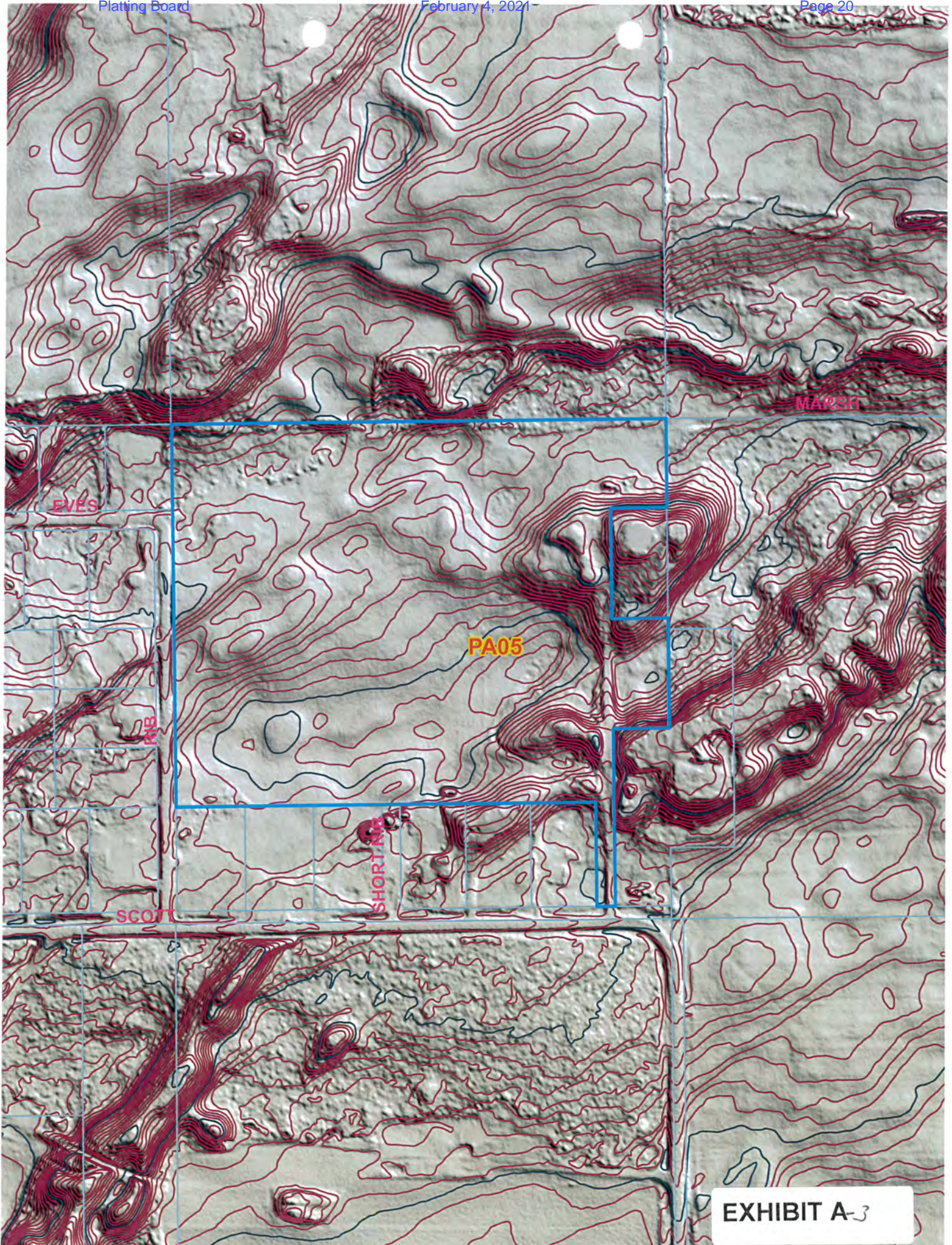
SECTION 30, T18N, R02E, SEWARD MERIDIAN,
ALASKA

PALMER 05 MAP

EXHIBIT A - 1







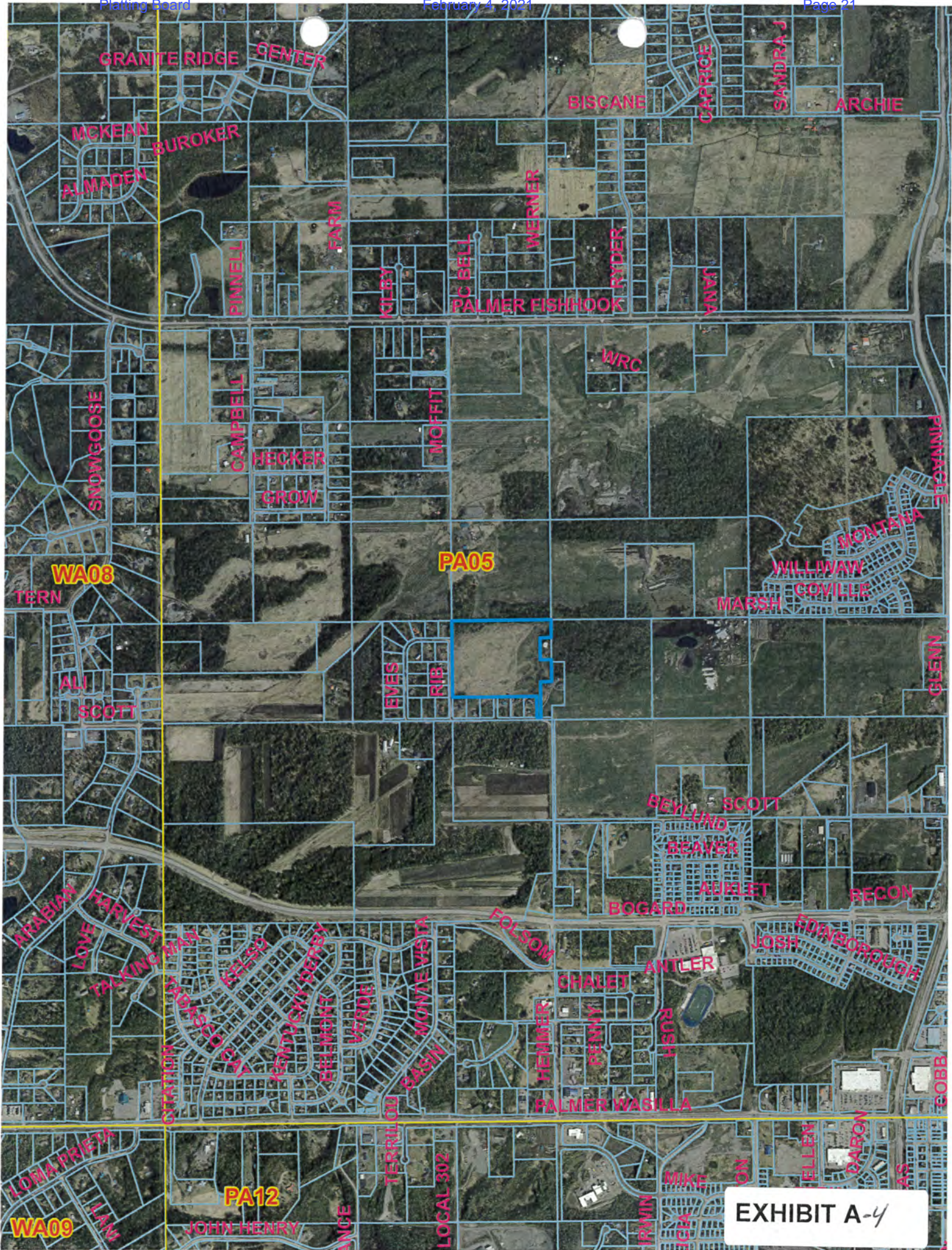




EXHIBIT B-1

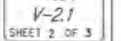
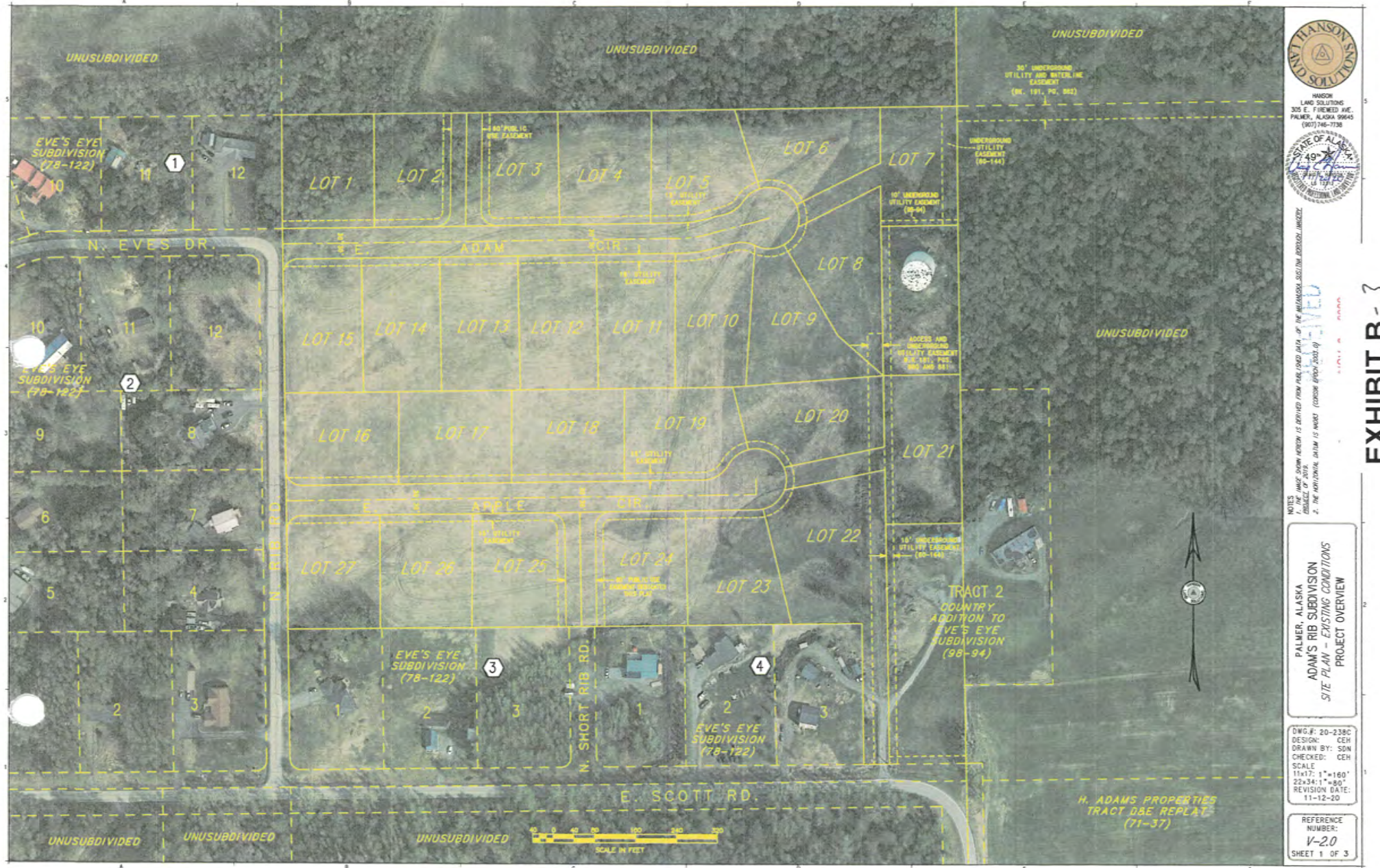


EXHIBIT B-2



LAND SOLUTIONS
 305 E. FIREWED AVE.
 PALMER, ALASKA 99645
 (907) 436-1736

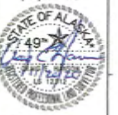


EXHIBIT B-3

PALMER, ALASKA
ADAM'S RIB SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 20-238C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 1"=160'
 22-34-1"=80'
 REVISION DATE:
 11-12-20

REFERENCE
 NUMBER:
V-2.0
 SHEET 1 OF 3



November 23, 2020

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

RECEIVED
NOV 23 2020
PLATTING

Re: *Adams Rib Subdivision*; Useable Areas, Drainage & Roads
HE #20019

Dear Mr. Wagner:

At the request of the project owner we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 27 new lots from one existing tract with a total area of approximately 29 acres. Our soils evaluation included logging 11 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 incomplete rectangle north of E. Scott Road and east of N. Rib Road. The site varies throughout between relatively level areas and gently rolling hills. The total elevation differential indicated from the provided topographical map is approximately 40'. 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 majority of the parent parcel consists of cleared grass fields with some native vegetation found near the outer borders of the property. The native vegetation remaining on the parent parcel consists primarily of mature cottonwood, birch, and willow trees. As shown on the attached drawing, 11 new testholes were dug near common lot lines and areas of interest in order to evaluate existing soils conditions. A copy of the testhole logs is included with this report. All but one of the testholes revealed a thin organic mat and a thick loess silt/sand topsoil layer, over a base of consistently clean sands and gravels, which is common for the area. Testhole 6 had deep silty sands and a percolation test returned a result of 3 minutes per inch. Copies of the relevant testhole log and the location/topography map are attached.

Groundwater. Groundwater or evidence of groundwater in the form of seeps/staining was encountered in 2 of the 11 attached testholes labeled 11 and 8 at depths of 13' and 11' respectively. Both testholes that had indications of groundwater were dug in local low

areas. With these findings in mind, 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, and setbacks to existing water wells. 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 meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed new lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads and Drainage. The proposed lots will receive access via approximately 1,990' of two new roads, both ending in a cul-de-sac, and both originating from and to the east of N. Rib Road. Sandy gravel materials adequate to construct the roads from exist on the project. Drainage along these new roads will be directed via ditches to existing natural low areas or to rock filled infiltration points. Four 18" culverts are planned for installation and are shown on the attached drawing. General existing drainage patterns have been indicated on the attached map. As always, the drainage plan is subject to filed modification and improvement during construction.

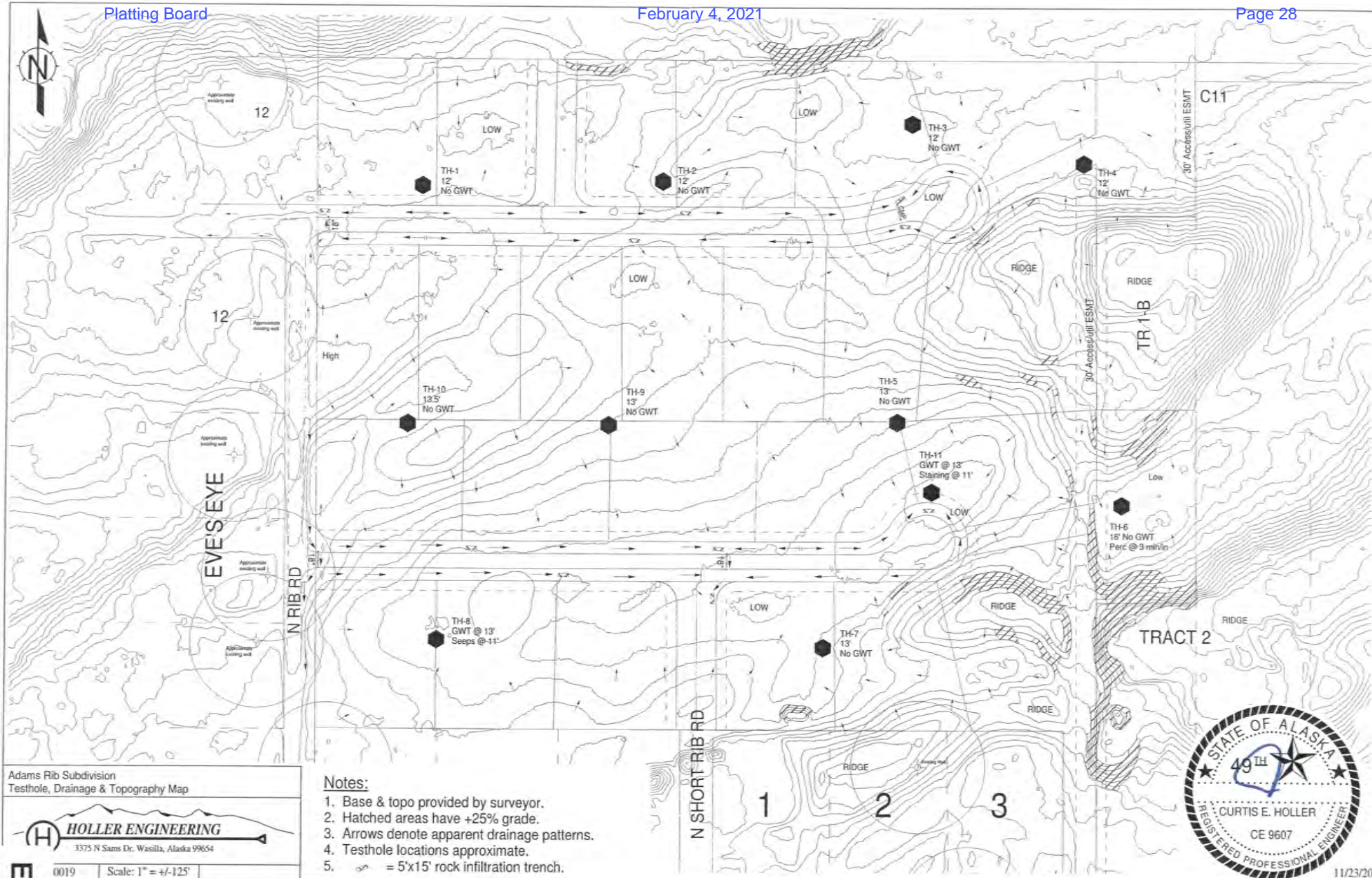
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: Hansini LLC w/attachments





Adams Rib Subdivision
Testhole, Drainage & Topography Map



00019 Scale: 1" = +/- 125'



11/23/20

EXHIBIT C-3


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye


Depth, feet	Soil Type	Slope	Site Plan
1	OL, grasses		See attached testhole & topo map. <div style="text-align: center;"> ↑ N ↓ </div>
2	ML, light brown, loess		
3	SM, SM-ML		
4	FINE SAND & SILT, Low Density		
5			
6	SP-GP, olive gray, varies		
7	to SP w/GP, sloughs, rock		
8	to 4", few 10'+, few 20'+		
9	boulders, few bands of		
10	SP	WAS GROUNDWATER ENCOUNTERED? - <u>No</u> IF YES, AT WHAT DEPTH? - <u>N/A</u> DEPTH AFTER MONITORING? - <u>N/A</u>	
11			
12	No groundwater		
13	No Impermeables		
14			
15			
16			
17			
18			
19			
20			
21			
22			

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: 10/07/20

EXHIBIT C-4

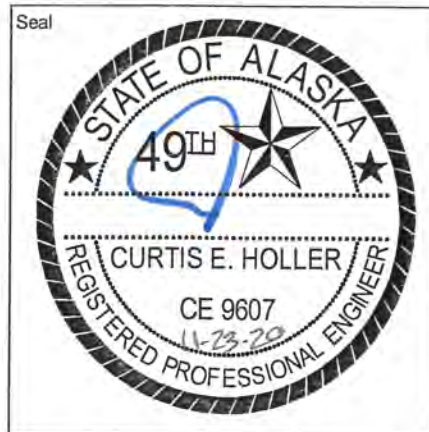

HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye


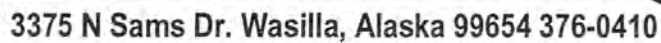
Depth, feet	Soil Type	Slope	Site Plan																																																																		
1	OL, grasses		See attached testhole & topo map. <div style="text-align: center;"> ↑ N ↓ </div>																																																																		
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6																																																																					
7																																																																					
8																																																																					
9	SP-GP, olive gray, varies to SP w/GP, sloughs, rock to 3", few 14"																																																																				
10																																																																					
11																																																																					
12	No Groundwater No Impermeables																																																																				
13	<table border="1"> <thead> <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> </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>			PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																					
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18	- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____																																																																				
19	- TEST RUN BETWEEN <u> </u> FT AND <u> </u> FT DEPTH																																																																				
20	- COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u>																																																																				
21	- _____																																																																				
22	- PERFORMED BY: J. Wilkins																																																																				

DATE: 10/07/20
EXHIBIT C-5



Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye

THLOGsubdnew-h2o-no.xlsx 11/5/2020



Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye

THLOGsubdnew-h2o-no.xlsx 11/5/2020


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

 TEST HOLE # 5 of 11

 Performed For: Hansini, LLC

 Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye


Depth, feet	Soil Type	Slope	Site Plan																																																												
1	OL, grasses		See attached testhole & topo map. <div style="text-align: center;"> ↑ N ↓ </div>																																																												
2	ML, loess																																																														
3																																																															
4	SM, SM-ML																																																														
5	fine brown sand																																																														
6	low density																																																														
7																																																															
8																																																															
9	SP-GP, olive gray, rock to 5", few 10"	WAS GROUNDWATER ENCOUNTERED? <u>No</u> IF YES, AT WHAT DEPTH? <u>N/A</u> DEPTH AFTER MONITORING? <u>N/A</u>	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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10	sloughs, medium																																																														
11	coarse sands																																																														
12																																																															
13	No Groundwater																																																														
14	No Impermeables																																																														
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- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - _____
 - PERFORMED BY: J. Wilkins DATE: 10/07/20

EXHIBIT C - 8


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye


Depth, feet	Soil Type	Slope	Site Plan
1	OL, Grasses		See attached drawing
2	SM-ML, light gray		
3			
4			
5			
6	SM, dark GRAY,		
7	medium-low density		
8			
9	few bands		
10	SM-ML		
11			
12			
13			
14			
15			
16	No Groundwater		
17	No Impermeables		
18			
19			
20			
21			
22			

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	10/07/20				
1		13:26	10 min	8-3/16"	4-3/16"
2		13:37	10 min	7-15/16"	3-15/16"
3		13:48	10 min	7-13/16"	3-13/16"
4		13:59	10 min	7-12/16"	3-12/16"
5		14:10	10 min	7-11/16"	3-11/16"
6		14:21	10 min	7-10/16"	3-10/16"

- PERCOLATION RATE 3 (min/inch) PERC HOLE DIAMETER 6"
 - TEST RUN BETWEEN 4 FT AND 5 FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 -
 - PERFORMED BY: J. Wilkins DATE: 10/07/20

EXHIBIT C-9


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

 TEST HOLE # 7 of 11

 Performed For: Hansini, LLC

 Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye

Seal



Depth, feet

Soil Type

Slope

Site Plan

 ↑
N
↓

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: 10/07/20
EXHIBIT C -10


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 8 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye


Depth, feet	Soil Type	Slope
1	OL, grasses	
2	ML, loess silts, soft brown	
3		
4	SM, clay	
5		
6		
7		
8	SR GP, olive color, rock to 4", few 6"	<p>Site Plan</p> <p>See attached testhole & topo map</p> <p>↑ N ↓</p>
9		
10		
11	Secps, light	
12		
13	GWT	
14	No Impermeables	
15		
16		
17		
18		<p>WAS GROUNDWATER ENCOUNTERED?</p> <p>Yes</p> <p>IF YES, AT WHAT DEPTH?</p> <p>11' (Secps); 13' (GWT)</p> <p>DEPTH AFTER MONITORING?</p>
19		
20		
21		
22		

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 11 FT AND 13 FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 10/07/20
EXHIBIT C-11


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye

Seal



Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

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: 10/07/20
EXHIBIT C -12


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 10 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye

Seal



Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & topo map.

OL, grasses

ML, loess silts

SM, SM-ML

Grey, Rel. low density

SP-GP, olive color, rock

to 4", few 6"

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					

No Groundwater

No Impermeables

- 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: 10/07/20
EXHIBIT C-13

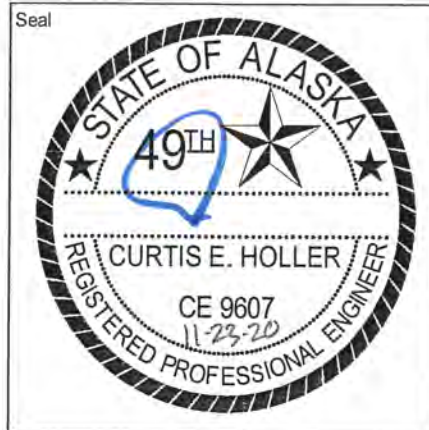

HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 11 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye


Depth, feet	Soil Type	Slope
1	OL, grasses	
2	ML, olive brown	
3		
4	SM, SM-ML	
5	brown-grey	
6		
7		
8		

Site Plan

See attached testhole & topo map

↑
N
↓

9	SP-GP, rock to 4"	WAS GROUNDWATER ENCOUNTERED?
10	few 8"+, staining	Yes
11	at 11'	IF YES, AT WHAT DEPTH?
		13' (Fast seeps)
		DEPTH AFTER MONITORING?

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN 13 FT AND _____ FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 10/07/20
EXHIBIT C-14

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, January 19, 2021 10:31 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Adam's Rib #20-174

I am okay with the item below regarding SM soils being a condition of approval.

Apparently the PUE extension of Marsh Road shown on the tax map does not exist, so stub ROW connection is not needed.

Jamie

From: Jamie Taylor
Sent: Thursday, January 14, 2021 2:02 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Subject: RE: RFC Adam's Rib #20-174

Provide sieve analyses or percolation tests for SM soils where encountered within 6' from the bottom of the test hole or within 4' of the groundwater table.

Upgrade or certify Rib Road to Residential Subcollector standard.

Dedicate stub ROW connection to Marsh Road PUE.

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, November 25, 2020 9:23 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; bahanson@palmerak.org; jpatterson@palmerak.org; dmenses@palmerak.org; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jensen <James.Jensen@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel

Amy Otto-Buchanan

From: Fire Code
Sent: Monday, December 28, 2020 3:37 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Adam's Rib #20-174

Amy,
The increase in traffic on Rib Rd. and Eves Eye will be tremendous. I don't know if they can handle the traffic without another way in to the Adams Rib subdivision.



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, November 25, 2020 9:23 AM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; bahanson@palmerak.org; jpatterson@palmerak.org; dmenses@palmerak.org; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@mtasolutions.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Adam's Rib #20-174

The following link contains a Request for Comments for Adam's Rib, MSB Case #2020-174. Comments are due by **January 14, 2021**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EgggrvIBGBIFJIUF72JmAo2EBMT9D6aqsYoKYPuJdTjgcMA?e=y6DdJi

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

Amy Otto-Buchanan
Platting Technician



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 03, 2020

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Tax Map TA 15, SEC 31, T25N, R04W (Valentine)**
 - No change to existing driveway will be granted. Lot 2 & 3 must access via S B J Ct and will not be granted access to Talkeetna Spur.
- **Escher (Escher)**
 - Only one access will be granted to the Glenn Highway. According to the previous application, it seems that the petitioner is planning on having both lots share access; however, a public use easement or formalized access agreement must be established so that Lot 2 can maintain legal access to the driveway. There is no indication on this plat or application of any such agreement or easement.
- **Adam's Rib (Hansini LLC)**
 - No direct access will be granted to Scott Rd from Lot 22.
- **Breezy Point (Lewis)**
 - No direct access will be granted to the Glenn Highway from either lot. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Glenn Highway when there are alternative routes. Both lots must access via Jensen Ave or Soapstone Rd.

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 F -/

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,



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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
DirectorDavid Meneses
Building InspectorBeth Skow
Library Director

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Nichole Degner, Community Development Specialist
DATE: December 8, 2021
SUBJECT: Preliminary Plat Request for Adam's Rib

☐ Inside City Limits☒ Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No comments.
2. Building Inspector: TR 1-B appears to be land locked with access easement only. Access easement should be developed in accordance to fire code. IFC appendix D. See D102 & D103. This is to ensure the fire dept. can access area at all times.
3. Community Development: No changes necessary.
4. Fire Chief: See Building Inspector's comments.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the January 21, 2021, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.



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

December 14, 2020

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

To whom it may concern:

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

- **Green Way**
 (MSB Case # 2020-173)
- **Adam's Rib**
 (MSB Case # 2020-174)
- **Riverwide Alley Vacation**
 (MSB Case # 2020-176 * 177)
- **Paradise Ridge Master Plan**
 (MSB Case # 2020-168)
- **Shady Grove**
 (MSB Case # 2020-178)
- **Gold Rush Est. Unit 2 RSB B/2 L47 & 48**
 (MSB Case # 2020-180)

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

Sincerely,

Skylar Shaw
 ROW & Compliance Technician
 ENSTAR Natural Gas Company

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, November 25, 2020 1:00 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Adam's Rib #20-174

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

Hello,

MTA has reviewed the plat for Adam's Rib. MTA has no comments.

Thank you for the opportunity to comment.

Happy Thanksgiving!

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, November 25, 2020 9:23 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; bahanson@palmerak.org; jpatterson@palmerak.org; dmenses@palmerak.org; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Adam's Rib #20-174

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	54.57	225.00	13°53'45"	54.44	S82° 54' 49"W	27.42
C2	47.29	195.00	13°53'45"	47.18	N82° 54' 49"E	23.76
C3	43.36	60.00	41°24'35"	42.43	N55° 15' 39"E	22.68
C4	40.53	60.00	38°42'05"	39.76	N53° 54' 24"E	21.07
C5	84.84	60.00	81°00'44"	77.94	N66° 14' 12"W	51.26
C6	45.00	60.00	42°58'19"	43.95	S4° 14' 41"E	23.62
C7	45.00	60.00	42°58'19"	43.95	N38° 43' 38"E	23.62
C8	59.86	60.00	57°09'43"	57.41	S88° 47' 39"W	32.69
C9	43.36	60.00	41°24'35"	42.43	S83° 19' 47"E	22.68
C10	61.84	255.00	13°53'45"	61.69	N82° 54' 49"E	31.07
C11	47.12	30.00	90°00'00"	42.43	N44° 51' 41"E	30.00
C12	47.12	30.00	90°00'00"	42.43	S45° 08' 19"E	30.00
C13	62.83	60.00	60°00'00"	60.00	N59° 51' 41"E	34.64
C14	49.24	60.00	47°00'57"	47.87	N53° 22' 10"E	26.10
C15	84.61	60.00	80°47'42"	77.77	S62° 43' 30"E	51.06
C16	45.00	60.00	42°58'19"	43.95	S0° 50' 30"E	23.62
C17	58.89	60.00	56°14'07"	56.55	S48° 45' 43"W	32.06
C18	13.59	60.00	12°58'55"	13.57	S83° 22' 14"W	6.83
C19	47.12	30.00	90°00'00"	42.43	N44° 51' 41"E	30.00

LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.00	S0° 08' 19"E
L2	43.76	N75° 58' 06"E
L3	43.76	N75° 58' 06"E
L4	10.45	N89° 51' 41"E
L5	50.09	S89° 52' 16"E
L6	25.48	N86° 31' 57"E
L7	36.63	S89° 57' 50"E
L8	7.54	S89° 57' 50"E
L9	29.95	N0° 31' 09"W

**LEGEND**

- ⊕ RECOVERED 2½" GLO BRASS CAP ON IRON PIPE
- RECOVERED PLASTIC CAP ON ¾" REBAR
- RECOVERED ½" REBAR
- ⊥ SET PLASTIC CAP ON ¾"x30" REBAR PT'S, PC'S, AND CORNERS

N74°58'11"W 255.65' MEASURED DATA
 (N74°45'W) (254.70') RECORD PER PLAT (98-94)
 (N74°45'W) (254.70') RECORD PER PLAT (98-94)

711 SURVEY POINT NUMBER
 1 BLOCK

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 NORTHEAST CORNER OF LOT 7. A RECOVERED BRASS CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 37' 02.93"N 149° 08' 55.01"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- 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.

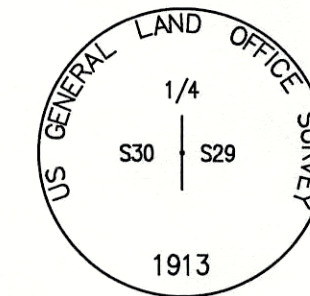
REGISTERED LAND SURVEYOR

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



UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

 30' UNDERGROUND
 UTILITY AND WATERLINE
 EASEMENT
 (BK. 191, PG. 862)

 UNDERGROUND
 UTILITY
 EASEMENT
 (80-144)

 10' UNDERGROUND
 UTILITY EASEMENT
 (98-94)

UNSUBDIVIDED

**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 AND DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SEE AFFIDAVIT

JENNINGS M. HANSETH, JR. (MEMBER) DATE
 HANSINI LLC
 P.O. BOX 3004
 PALMER AK, 99645

PIO V. COTTINI (MEMBER) DATE
 HANSINI LLC
 P.O. BOX 3004
 PALMER AK, 99645

BONNY K. COTTINI (MEMBER) DATE
 HANSINI LLC
 P.O. BOX 3004
 PALMER AK, 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS

____ DAY OF _____, 20____.

FOR _____

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

RECEIVED

NOV 28 2020

PLANNING

Agenda Copy

A PLAT OF
ADAM'S RIB
 A SUBDIVISION OF
TRACT 1-C,
COUNTRY ADDITION TO EVE'S EYE
SUBDIVISION (PLAT 98-94)
 PALMER RECORDING DISTRICT
 STATE OF ALASKA

SW¼ SEC. 29, T.18N. R.2E. SM, AK
 CONTAINING 29.27 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
 ALASKA BUSINESS LICENSE #1525
 305 EAST FIREWEED AVENUE
 PALMER, ALASKA, 99645
 (907)746-7738

FILE: FB20-238 OK: CEH SCALE:1"=100' 11/19/20 1 OF 1

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 4, 2021

PRELIMINARY PLAT: BRITTANY ESTATES ADDITION #1 PHASE 3 RSB TRACT C-1

LEGAL DESCRIPTION: SEC 05, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: CHINOOK HOLDINGS, LLC

SURVEYOR: BESSE ENGINEERING

ACRES: 16.88 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-169

This case was continued from the January 7, 2021 Platting Board.

REQUEST: The request is to create a utility lot and a remainder tract from Tract C-1, Brittany Estates Addition 1, Phase 3, Plat No. 2005-80, to be known as **TRACT C-1-A AND TRACT C-1-B**, containing 16.88 acres +/- . The plat is located south of E. Palmer-Wasilla Highway, east of E. Irwin Loop and west of S. Felton Street; within the E ½ NW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the city limits of Palmer. Petitioner is applying for a variance from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access, as the utility lot will not have either.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 5 pgs

Variance Application

EXHIBIT B – 3 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT C – 1 pg

Development Services

EXHIBIT D – 1 pg

ADOT&PF

EXHIBIT E – 2 pgs

Utilities

EXHIBIT F – 2 pgs

Public Comment

EXHIBIT G – 3 pgs

DISCUSSION: The proposed subdivision is within the City of Palmer and encircled by E. Palmer-Wasilla Highway on the north, E. Irwin Loop to the west and S. Felton Street to the east. The utility lot is 1.14 acres and will be used as a drainage retention pond for the City of Palmer. The remainder tract is 15.74 acres. Petitioner is applying for a variance from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access, as the utility lot will have neither. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i) for the remainder lot as it is greater than 400,000 sf (9.183 acres) and topographic information has been provided by the surveyor. A soils report is not required for the utility lot, pursuant to MSB 43.20.281(D). The utility lot will require a plat note designating the lot has been dedicated for a public or utility purpose (see *Recommendation #5*).

Variance from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access:

Petitioner proposes to create a utility lot for a drainage retention pond for the City of Palmer, which is 1.14 acres in size. Access to the utility lot will be a 30' wide portion of the lot which starts in the northwest corner of the City of Palmer's Wilson Park, goes west and then north approximately north of Lots 9 & 10, Block 11, Brittany Estates Addition #1 Phase 3 and continue north to the body of the utility lot. Petitioner has provided answers to the criteria A-C of MSB 43.15.075 Variance; Standards for Approval (**Exhibit B**).

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property. *The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to adjacent property as it provides a safe and clean method of disposing of storm water from a large area.*
- B. The variance request is based upon conditions of the property that are atypical to other properties. *The variance is based upon the need for a one-way only access to this storm water detention facility. The 30' width of the access is more than adequate for any vehicle(s) that will require access to the pond.*
- C. Because of the 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 43.20.120 and MSB 43.20.140 shall result in undue substantial hardship to the owner of the property. *The strict application of MSB 43.20.120 and MSB 43.20.140 would result in the dedication of property that would be unnecessary to the function of the storm water detention facility.*

The City of Palmer has provided their support of the creation of the utility lot for a drainage retention pond at **Exhibit B-3**.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Development Services Division (**Exhibit D**) notes the parcel is located within the City of Palmer; however, E. Irwin Loop is MSB maintained. A driveway permit for the access onto E. Irwin Loop is required (see **Recommendation #5**). ADOT&PF (**Exhibit E**) has no comments.

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

Public Comment: (**Exhibit G**)

Jamar Perry, owner of Lot 9, Block 11, Brittany Estates Addition #1 Phase 3, south adjacent to subject property, objects: "I want more information on the specific use of the proposed utility lot and remainder tract."

Pamela J. Melin, resident and homeowner at 1280 S. Felton Street, notes "if you desire to really hear from the public within Brittany Estates, please state clearly your intent as well as how the use or request will impact the adjacent subdivision, as well as impact to use of Felton Street, which is at max capacity. I find myself in objection to the request until further clarification can be provided." *Staff made contact with Ms. Melin to answer her questions.*

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services; GCI or MEA.

CONCLUSION: The preliminary plat of Brittany Estates Addition #1 Phase 3 RSB Tract C-1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. Variance criteria A-C, MSB 43.15.075 Variance; Standards for Approval has been answered for a variance from MSB 43.20.120 and MSB 43.20.140. There were no objections from any federal or state agencies, Borough departments, or utilities. There were two objections to the plat from the public in response to the Notice of Public Hearing. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i) and MSB 43.20.281(D).

FINDINGS OF FACT

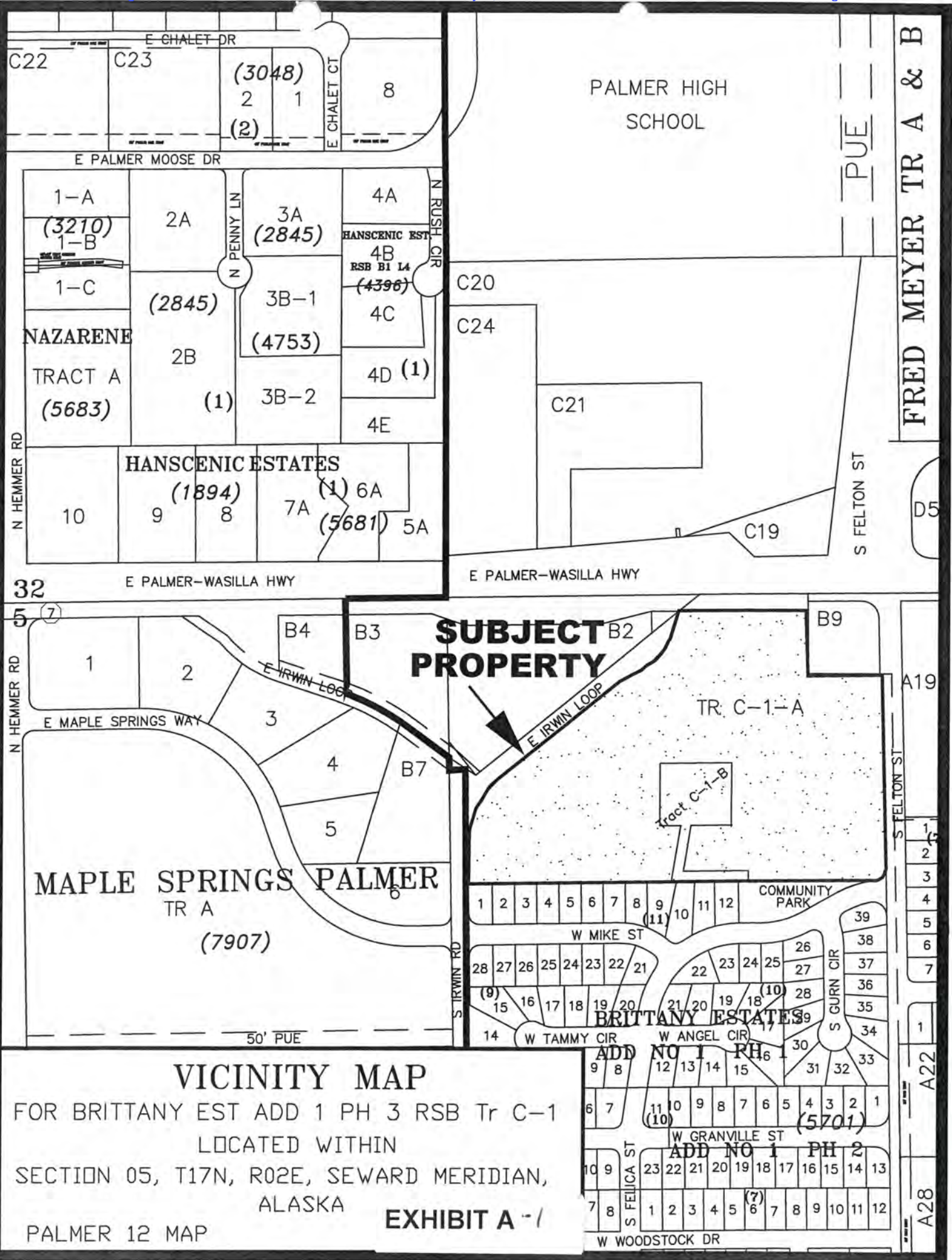
1. The plat of Brittany Estates Addition #1 Phase 3 RSB Tract C-1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The variance from MSB 43.20.120 and MSB 43.20.140 is consistent with the requirements of MSB 43.15.075 Variance; Standards for Approval.
3. Petitioner has provided answers to the criteria A-C of MSB 43.15.075 Variance; Standards for Approval:
 - A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property. *The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to adjacent property as it provides a safe and clean method of disposing of storm water from a large area.*
 - B. The variance request is based upon conditions of the property that are atypical to other properties. *The variance is based upon the need for a one-way only access to this storm water detention facility. The 30' width of the access is more than adequate for any vehicle(s) that will require access to the pond.*
 - C. Because of the 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 43.20.120 and MSB 43.20.140 shall result in undue substantial hardship to the owner of the property. *The strict application of MSB 43.20.120 and MSB 43.20.140 would result in the dedication of property that would be unnecessary to the function of the storm water detention facility.*
4. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i) and MSB 43.20.281(D).
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services; GCI or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were two objections from the public in response to the Notice of Public Hearing, regarding the specific use of the proposed utility lot and remainder tract.
8. Postage and advertising fee has been paid.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Brittany Estates Addition #1 Phase 3 RSB Tract C-1, and the variance from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access, Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.

3. Show all easements of record on final plat.
4. Provide plat note pursuant to MSB 43.20.281(D) designating the use of the utility lot.
5. Apply for driveway permit from MSB for driveway onto E. Irwin Loop and provide copy to Platting staff.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



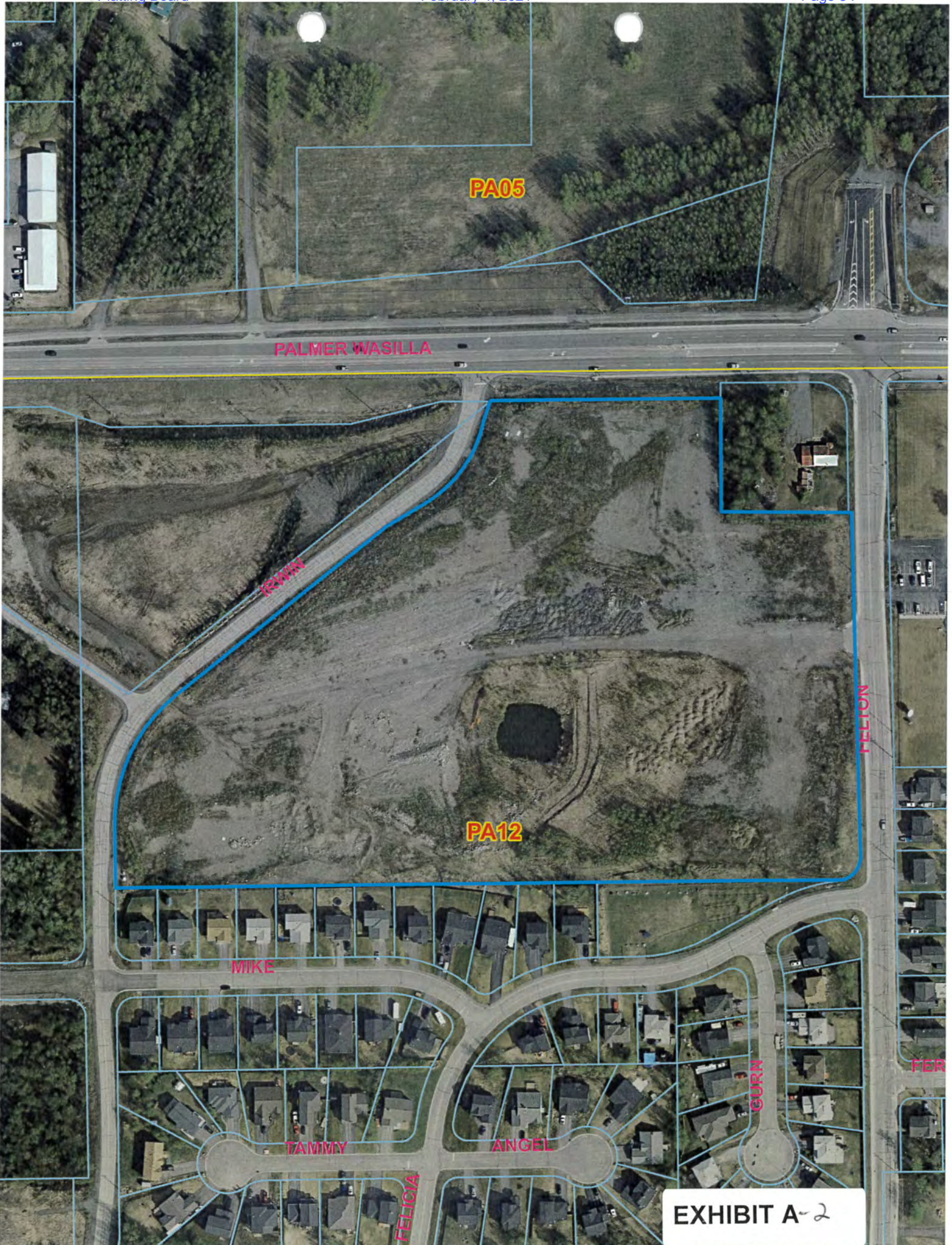
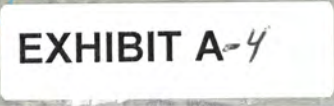
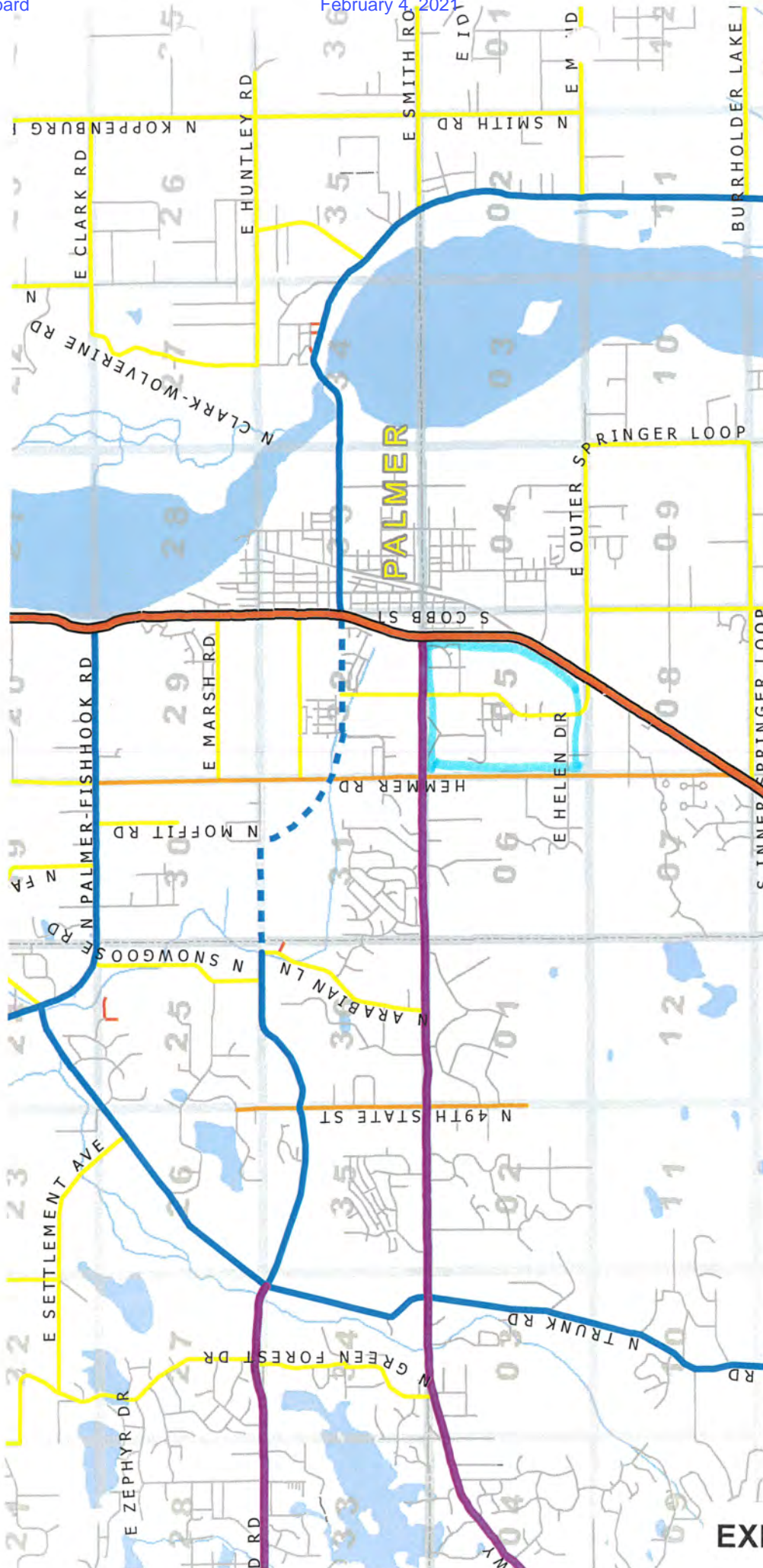


EXHIBIT A-2







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: Brittany Estates Subdivision, Add No. 1, Phase 3,
Tract C-1

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.*

I, Bill Prosser the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 120(2) of the Borough Code in order to allow:
legal access to a drainage retention pond, which is 30' in width

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT OR OWNER

Name: Chinook Holdings LLC Email: besser@mtaonline.net
Mailing Address: 1890 W. Jamez Circle Wasilla AK Zip: 99654
Signature: _____ Phone: 440-8015

SURVEYOR

Name (FIRM): Besse Engineering Email: besser@mtaonline.net
Mailing Address: 1890 W. Jamez Circle Wasilla AK Zip: 99654
Contact Person: Rick Besse Phone: 357-4257

SPECIAL CIRCUMSTANCES
FOR
VARIANCE APPLICATION

- A. The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to adjacent property. It provides a safe and clean method of disposing of storm water from a large area
- B. The variance request is based upon the need for a one way only access to this storm water detention facility. The 30 foot width of the success is more than adequate for any vehicle or vehicles that will require access to the pond.
- C. The strict application of MSB 43.20 would result in the dedication of property that would be unnecessary to the function of the storm water detention facility.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
DirectorDavid Meneses
Building InspectorBeth Skow
Library Director

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Brad Hanson, Director Community Development
DATE: October 20, 2020
SUBJECT: Brittany Est. Add. #1 Ph. 3, Tract C-1

Mr. Wagner,

Please consider this an update to the previously submitted comments from the City of Palmer Brittany Est. Add. #1 Ph. 3, Tract C-1. The City Manager and City of Palmer Public Works have agreed that access as proposed by Besse Engineering to create a utility lot for the City of Palmer's drainage area is adequate maintenance of the retention pond. An agreement between Besse Engineering and City of Palmer will be executed for acceptance of the lot for a drainage retention pond once the plat is approved.

I hope this clarifies both the previous comments and future intention of the City of Palmer to accept the maintenance access and the lot.

Thank you,

Brad Hanson

Concurrence:

John Moosey, City Manager

Chris Nall, Director Public Works

P

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, November 19, 2020 7:23 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Brittany Est Add 1 Ph 3 RSB Tr C-1 #2020-169

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: Thursday, November 12, 2020 9:02 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; bahanson@palmerak.org; dmenses@palmerak.org; jpatterson@palmerak.org; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; brian.young@usps.gov; pamelaj.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; 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@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Brittany Est Add 1 Ph 3 RSB Tr C-1 #2020-169

The following link contains a Request for Comments (RFC) for the creation of a utility lot on Tract C-1, Brittany Est Add 1 Ph 3, MSB Case #2020-169. Comments are due by December 15, 2020. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EnYyU0SEirROiRMWCQaHkkBBLM1GF1pYWmqBJlqMDdxAQ?e=ZAHrhL

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

Amy Otto-Buchanan
Platting Technician

Amy Otto-Buchanan

From: Permit Center
Sent: Friday, November 13, 2020 12:33 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Brittany Est Add 1 Ph 3 RSB Tr C-1 #2020-169

Good Afternoon,

This parcel is located in the City of Palmer, but Irwin Loop is Borough Maintained. Please have them get a permit for the one access that goes onto Irwin Loop.

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, November 12, 2020 9:02 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; bahanson@palmerak.org; dmenses@palmerak.org; jpatterson@palmerak.org; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; brian.young@usps.gov; pamelaj.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; 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@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Brittany Est Add 1 Ph 3 RSB Tr C-1 #2020-169

The following link contains a Request for Comments (RFC) for the creation of a utility lot on Tract C-1, Brittany Est Add 1 Ph 3, MSB Case #2020-169. Comments are due by December 15, 2020. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EnYyU0SEjrROiRMWCQaHkkBBLM1GFipYWmqBJlqMDdxAQ?e=ZAHrhL

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



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

November 19, 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 no comments:

- Tax Map PA 04, SEC 18, T18N, R02E (Sworts, Franklin, Washburn)
- Tax Map PA 11, SEC 14, T17N, R02E (Denali North for Waldec Inc, Goodrich & Stansell)
- **Brittany Est Add #1 Ph 3 RSB Tract C-1 (Chinook Holdings LLC)**

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

- **Tax Map WA 09, Sec 03, T17N, R01E (CIRI Land Dev Co, Nugent)**
 - No direct access will be granted to the Palmer-Wasilla Highway or Trunk Road. Both lots must access Old Trunk Road. Any existing accesses onto Palmer-Wasilla Highway and Trunk Road must be removed.
 - A Traffic Impact Analysis (TIA) needs to be completed for this parcel as there is major development planned for it. One was began by CIRI in 2012-2013 but never completed.
 - The lack of connectivity to adjacent parcels should be addressed. For the safety of the users, cul-de-sacs and dead ends need to be removed and connections should be established to provide future access to adjacent lots.
 - Old Trunk Road should be extended to provide future connection to the south, and as the petitioner owns the lot to the south of this plat, we recommend they dedicate right of way to finish the connection between the two cul-de-sacs. Having that Old Trunk Road connection will be very helpful to the development in the future. As traffic on the Palmer-Wasilla Highway and Trunk Road

"Keep Alaska Moving through service and infrastructure."

EXHIBIT E-1

- increases, it will be increasingly difficult to get in and out of the development, and it will be beneficial to have other accesses. It will also provide multiple access points into the development for emergency vehicles.
- We recommend the petitioner establish a connection to Rae Lane as it could provide another access point into this large development. Though Rae Lane is a cul-de-sac at present, it doesn't end far from the property's edges, making an extension feasible in the future.
 - We request that the petitioner doesn't approach this development in pieces. By having a site plan for the entire development, it will be of benefit to the petitioner and the future users. Without careful planning, this development will be difficult to access, making it undesirable to users, which would be detrimental to the future businesses on that site; this would decrease the financial viability of this project. We support development of this property, but it must be done with careful planning in order to retain the long-term value of this development.

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.

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,



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
Allen Kemplen, Mat-Su Core Area Planner

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, November 12, 2020 1:17 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Brittany Est Add 1 Ph 3 RSB Tr C-1 #2020-169

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

Hello,

MTA has reviewed the plat for Brittany Estates. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
 office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, November 12, 2020 9:02 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; bahanson@palmerak.org; dmenses@palmerak.org; jpatterson@palmerak.org; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; brian.young@usps.gov; pamelaj.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msh.hpc@gmail.com; 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@matanaska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Brittany Est Add 1 Ph 3 RSB Tr C-1 #2020-169

The following link contains a Request for Comments (RFC) for the creation of a utility lot on Tract C-1, Brittany Est Add 1 Ph 3, MSB Case #2020-169. Comments are due by December 15, 2020. 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

December 1, 2020

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

To whom it may concern:

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

- **Jays Landing**
 (MSB Case # 2020-170)
- **Brittany Estates Addition #1 Phase 3 RSB Tract C-1**
 (MSB Case # 2020-169)
- **Breezy Point**
 (MSB Case #2020-172)

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

Sincerely,

Andrew Fraiser
 Supervisor of ROW and Permitting
 ENSTAR Natural Gas Company



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

55714B11L009
 PERRY JAMAR R
 1165 W MIKE ST
 PALMER AK 99645

203

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHINOOK HOLDINGS LLC

REQUEST: The request is to create a utility lot and a remainder tract from Tract C-1, **BRITTANY ESTATES ADDITION 1, PHASE 3**, Plat No. 2005-80, to be known as **TRACT C-1-A AND TRACT C-1-B**, containing 16.88 acres +/- . The plat is located south of E. Palmer-Wasilla Highway, east of E. Irwin Loop and west of S. Felton Street, (Tax ID # 55714000T00C-1); within the E ½ NW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the City limits of Palmer. Community Council: NA. Assembly District #2 Stephanie Nowers

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **January 7, 2021**, starting at 1 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: 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. Please do not send comments or questions directly to 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. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

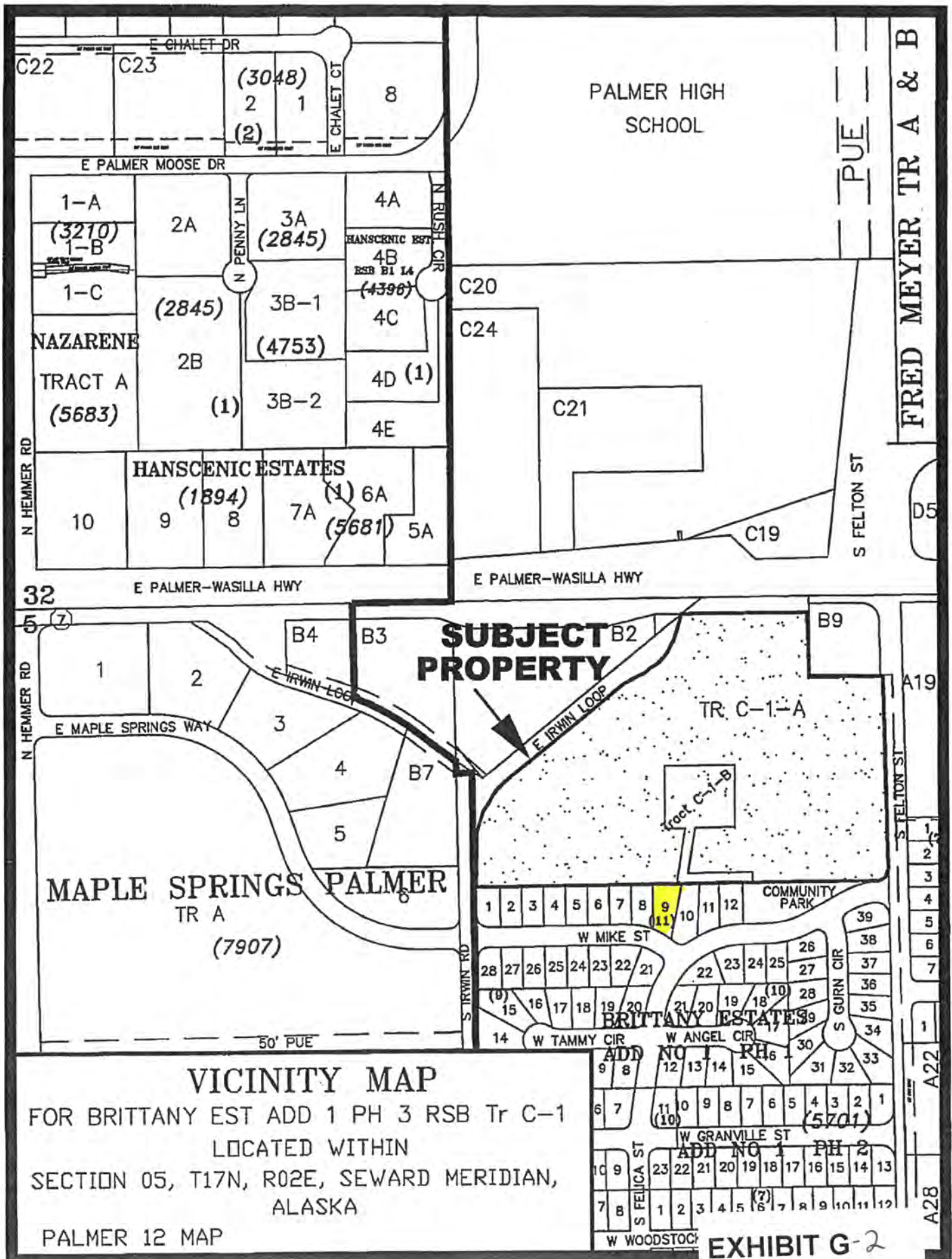
To participate via Telephonic and view the agenda or meeting packet please go to the following link:

www.matsugov.us/boards/platting. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.**

☐ No Objection ☒ Objection ☐ Concern

Name: Jamar Perry Address: 1165 W. Mike St. Palmer, AK 99645

Comments: I object. I want more information on the specific use of the proposed utility lot and remainder tract.



Amy Otto-Buchanan

From: Pamela Melin <pamelamelintmg@gmail.com>
Sent: Tuesday, December 29, 2020 7:43 PM
To: MSB Platting
Subject: Public Hearing/ Chinook Holdings Brittany Estates

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

Good evening,

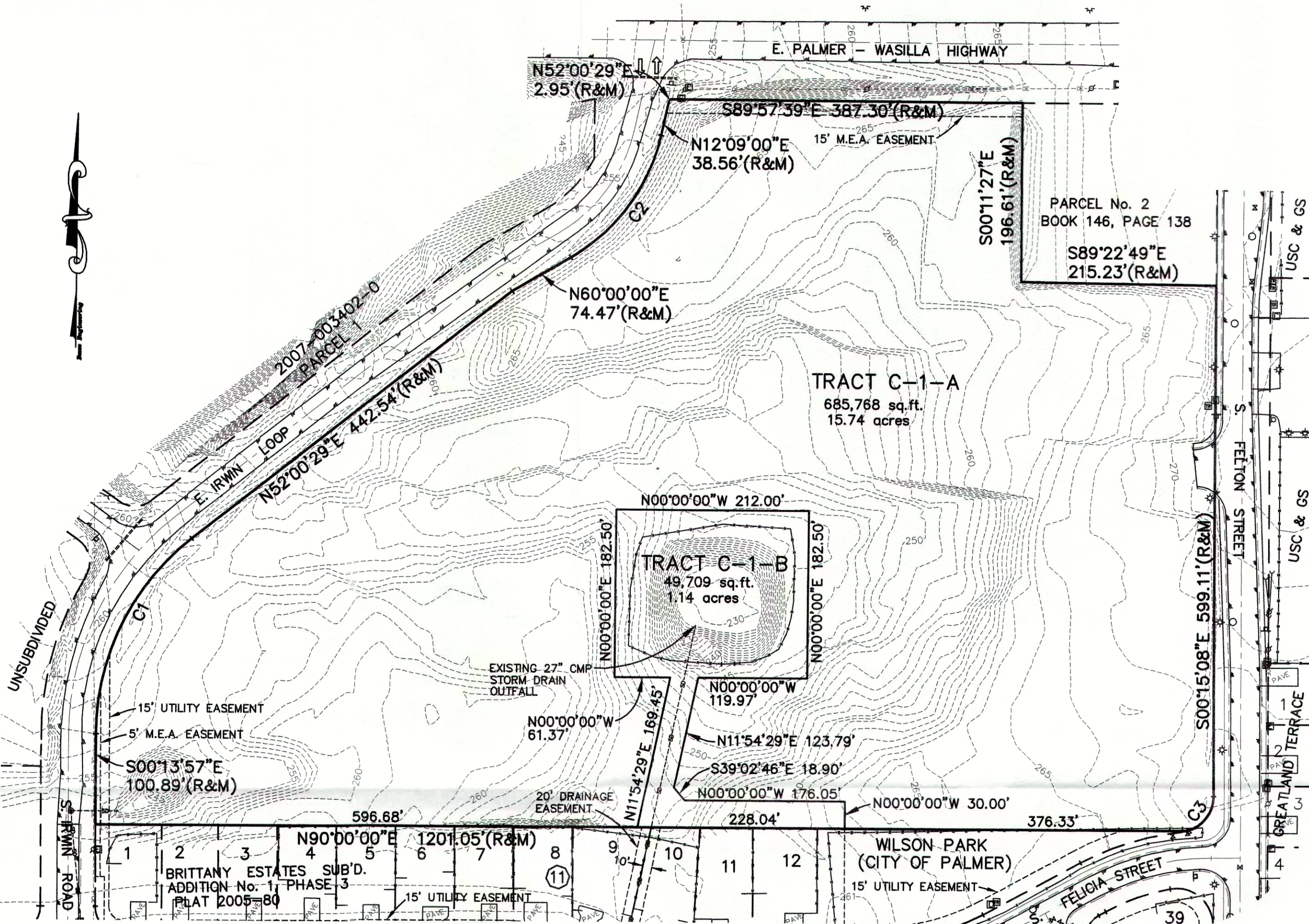
I am a resident and homeowner at 1280 S Felton St, in receipt of a notice of public hearing Jan 7, 2021 for Tract C1 Brittany Estates Addition 1 Phase 3.

The request to create a utility lot and remainder Tract is not enough information as to the intent of this request from Chinook Holdings. If you desire to really hear from the public within Brittany Estates, please state clearly your intent as well as how the use or request will impact the adjacent subdivision, as well as impact to use of Felton St. which is at max capacity.

I find myself in objection to the request until further clarification can be provided.

Pamela J Melin
1280 S Felton St.
Palmer, Ak 99645

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1(R&M)	246.18	270.00	132.39	237.74	S25°53'17"W	52°14'28"
C2(R&M)	171.20	205.00	90.95	166.27	N36°04'32"E	47°50'56"
C3(R&M)	52.46	40.00	30.78	48.78	N37°19'21"E	75°08'57"



- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR
 - (R) RECORD INFORMATION FROM BRITTANY ESTATES SUBDIVISION, ADDITION No. 1, PHASE 3 (Plat No. 2005-80)
 - (M) MEASURED INFORMATION
 - BESSE ENG 4094-S TYPICAL MARKING ON 1" PLASTIC CAP ON 5/8" x 30" REBAR SET ON ALL PROPERTY CORNERS
 - ☐ COMMUNICATION PEDESTAL
 - TR ELECTRIC TRANSFORMER
 - FO FIBER OPTIC VAULT
 - OE— OVERHEAD ELECTRIC
 - GUY ANCHOR
 - UTILITY POLE
 - X— FENCE

- NOTES**
- ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
 - 5/8" X 30" REBAR WITH PLASTIC SURVEY CAP TO BE SET AT ALL LOT CORNERS, PC'S, PT'S & ANGLE POINTS
 - 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.
 - ALL RECORD INFORMATION OBTAINED FROM BRITTANY ESTATES SUBDIVISION, ADDITION No. 1, PHASE 3, PLAT No. 2005-80; RECORDS OF THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
 - ALL LOTS IN THIS SUBDIVISION ARE SERVED BY THE CITY OF PALMER WATER SYSTEM AND SEWER SYSTEM. NO ON LOT WATER SYSTEM AND WASTE WATER SYSTEMS PERMITTED.
 - THE CITY OF PALMER IS RESPONSIBLE FOR THE OPERATION AND CONTINUED MAINTENANCE OF THE SEWER, WATER AND STREET SYSTEM.
 - THE FOLLOWING BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY:
RECORDED: OCTOBER 6, 1961 IN BOOK 39 AT PAGE 211.
RECORDED: MAY 26, 1978 IN BOOK 165 AT PAGE 599.
RECORDED: MAY 16, 1983 IN BOOK 303 AT PAGE 134.
RECORDED: OCTOBER 20, 1995 IN BOOK 825 AT PAGE 53.

CERTIFICATES OF OWNERSHIP AND DEDICATION

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way to the Matanuska Susitna Borough to the use shown.

OWNERS

Chinook Holdings, L.L.C.
1890 Jaime Marie Circle
Wasilla, Alaska 99654

By: _____ Title: _____ Date: _____

NOTARY'S ACKNOWLEDGMENT

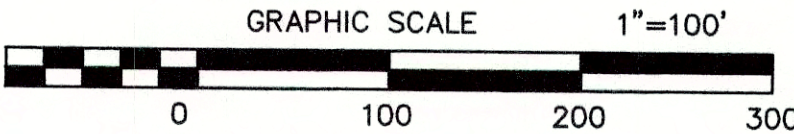
THIS IS TO CERTIFY THAT ON THIS _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared _____

to me known to be the persons described in and who executed the foregoing instrument; and acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

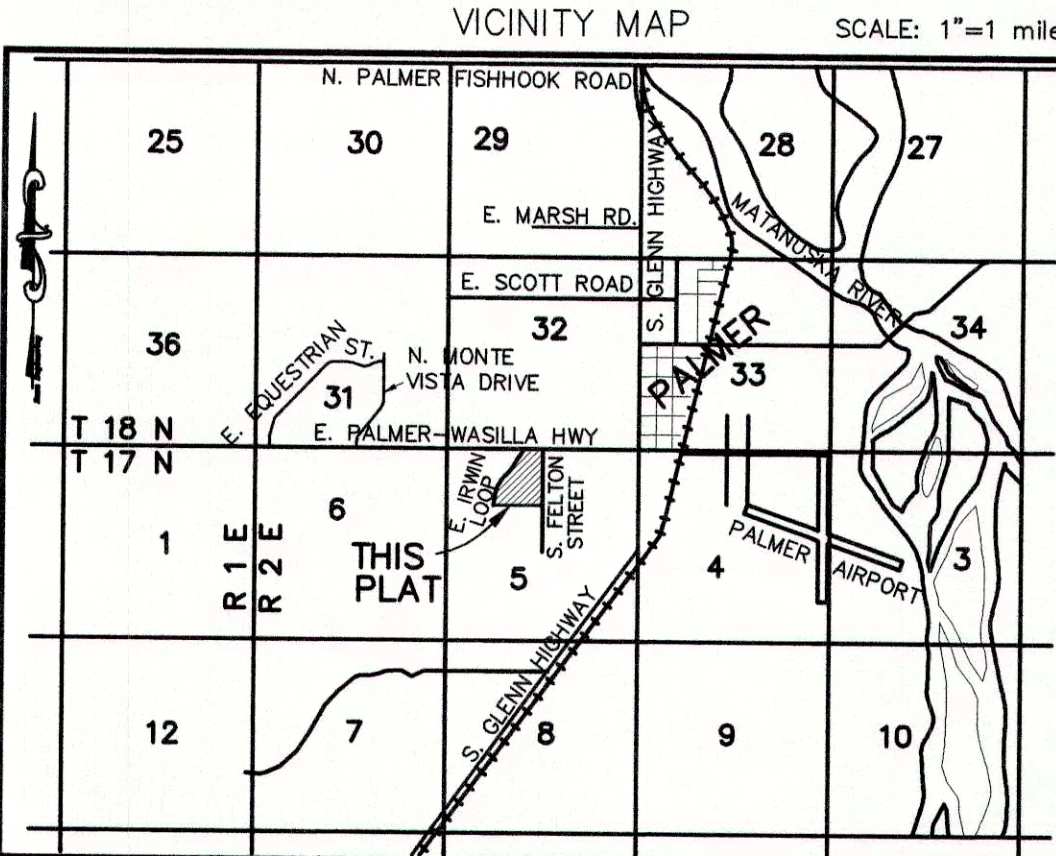
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Public in and for Alaska.

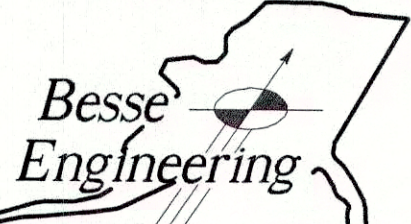
My commission expires: _____



Agenda Copy



TOPOGRAPHIC MAP AND PLAT OF
BRITTANY ESTATES SUBDIVISION, ADDITION No. 1, PHASE 3
TRACT C-1-A AND TRACT C-1-B
A REPLAT OF TRACT C-1, BRITTANY ESTATES SUBDIVISION, ADDITION No. 1, PHASE 3 (PLAT No. 2005-80).
LOCATED WITHIN THE E1/2 NW1/4 SEC. 5, T17N, R2E, S.M., PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.
Containing 16.88 acres more or less



BESSE ENGINEERING
1890 JAIME MARIE CIRCLE
WASILLA, ALASKA 99654
907-357-4257

Field Book: B12-15	Scale: 1" = 100'	Date: 03NOV20	Dwg. 2020BrittanyC-1
Drawn: MLK		W. O. No. B12-15	Sheet 1 of 1

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 shown hereon have been paid.

Tax Collection Official _____ Date: _____
City of Palmer

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 shown hereon have been paid.

Tax Collection Official _____ Date: _____
Matanuska-Susitna Borough

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I hereby certify that this 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 Platting Authority by Plat Resolution No. _____, dated _____, 20____, and that this plat shown hereon has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska.

Date: _____, 20____.

Attest: _____
Planning and Land Use Director _____ Platting Clerk _____

SURVEYOR'S CERTIFICATE

I, Richard L. Besse, No. 4094-S, 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 thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.



6C



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

MEMORANDUM

Date: February 4, 2021

To: Platting Board

To: Fred Wagner, Platting Officer

From: Peggy Horton, Platting Technician

RE: View Pointe At The Ranch Addition #1 Master Plan **Case #: 2020-189**

The petitioner has agreed to a continuance until February 18, 2021 to receive feedback from the borough engineer on recent changes submitted to the drainage plan and soils reports. Staff supports the continuance to give the Platting Board a complete and updated packet for review and approval.

Suggested motion: "I move to continue the public hearing for *View Pointe at the Ranch Addition #1 Master Plan* until February 18, 2021."

6D



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Platting Division

350 East Dahlia Avenue • Palmer AK 99645

Phone (907) 861-7874

Memorandum

February 4, 2021

To: Platting Board
Thru: Fred Wagner, PLS, Platting Officer
From: Peggy Horton, Platting Technician *PH*

Re: Jay's Landing

This preliminary plat was continued from January 7, 2021 public hearing. The Notification of Action and draft minutes of the public hearing are available at **Exhibits 1 & 2**. Handouts and Staff Report Packet are available at **Exhibits 3 & 4**.

Platting Staff recommends approval with the same recommendations for approval as were presented on January 7, 2021.

**MATANUSKA-SUSITNA BOROUGH****Platting Division**

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

PLATTING BOARD ACTION LETTER

January 15, 2021

D.E. Southfork, LLC
6382 E. Beechcraft Rd.
Wasilla, AK 99654

Case #: **2020-170**

Case Name: **JAYS LANDING**

Action taken by the Platting Board on January 7, 2021 is as follows:

THE PRELIMINARY PLAT FOR JAYS LANDING IS CONTINUED TO FEBRUARY 4, 2021 PLATTING BOARD HEARING.

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

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

Kindest regards,

Mr. Fred Wagner, PLS
Platting Officer

SV

cc: DPW – Jamie Taylor

Acutek Geomatics
5099 E. Blue Lupine Drive
Suite 104
Wasilla, AK 99654

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

Exhibit 1-1

Erik Boltman
200 W. 34th Ave.
PMB 283
Anchorage, AK 99503

Janis Bishop
PO Box 3409
Palmer, AK 99645

Junior Daniel
4755 S. Crab Apple Ct.
Palmer, AK 99645

Wesley Wood
PO Box 3865
Palmer, AK 99645

Priscilla Maile
1120 Huffman Road, Ste. 24-579
Anchorage, AK 99515

Mark LaPalm
7000 E. Wolf Lake Dr.
Wasilla, AK 99654

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 7, 2021**

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2020-176/177.
- The petitioner/petitioner's representative would like to continue the case to January 21, 2021 for the vacation to be posted correctly.

Chair Anderson:

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

The petitioner and/or the petitioner's representative was not present at the platting board hearing.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to continue the preliminary plat for Riverside Alley Vacation to January 21, 2021. The motion was seconded by Platting Member Vau Dell.

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

TIME: 1:28 P.M.

CD: 0:28:04

C. **JAYS LANDING:** The request is to create 10 lots from Tracts X-2A, X-2C & X-2D, Phase Four, First Addition to Aero on Wolf Lake, Plat 98-151, to be known as **Jays Landing**, containing 10.99 acres +/- . The property is located north of E. Hart Lake Loop, along both sides of N. Whitman Place and north of E. Caravelle Circle (Tax ID #4799000T00X-2A, 4799000T00X-2C, 4799000T00X-2D); lying within the NE ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: North Lakes and in Assembly #6: Jesse Sumner (*Owner/Petitioner: D.E. Southfork LLC; Surveyor: Acutek Geomatics; Staff: Peggy Horton*)

Chair Anderson:

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

Ms. Von Gunten provided the mailing report:

- Stating that 176 public hearing notices were mailed out on December 16, 2020.

Ms. Peggy Horton:

- Gave an overview of the case, #2020-170.
- Staff recommends approval of the case with findings of fact and conditions.
- Modify finding # 7 to read: There were no borough department or outside agency objections. There was one public objection to this plat.
- Answered questions from the platting board.

Exhibit 2-1

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JANUARY 7, 2021**

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

Ms. Barbara Doty, the petitioner's representative, gave brief overview of the case.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns about residential and commercial use. Mr. Erik Boltman.

The following person spoke regarding their concerns regarding higher traffic and economic changes. Is opposed to commercial property next to her lot: Ms. Janis Bishop.

The following person spoke regarding their interest in buying the lots being made and is in agreement with this project: Mr. Junior Daniel

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Ms. Barbara Doty, the petitioner, explained the commercial & residential property use in the area and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Jays Landing, with 6 recommendations and modifying finding #7. The motion was seconded by Platting Member Vau Dell.

Discussion took place between the board members on commercial & residential property, as the borough does not have zoning and platting does not make decision on land use.

Platting Member Vau Dell called for the question. There was no second.

Discussion by the platting board ensued on this case.

Chair Anderson asked the petitioner if they would like to continue the case. The petitioner would like to proceed with the vote.

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

TIME: 2:05 P.M.

CD: 01:05:45

Break for 20 minutes to write findings for failed vote:

TIME: 2:20 P.M.

Exhibit 2-2

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 7, 2021****CD: 01:20:40****FINDING for FAILED MOTION:**

1. There was no unanimous board agreement as to the applicant's sufficiency of information showing what adverse impact of intended commercial activities within an existing residential neighborhood.

Discussion ensued on reconsideration and the failed finding by the platting board members.

MOTION: Platting Member Vau Dell moved to add finding for failed motion. There was no second. Motion failed due to no second.

TIME: 2:35 P.M.**CD: 01:35:03**

Break for 5 minutes to have law come discuss with the board the correct procedures for motions due to lack of board members.

TIME: 2:44 P.M.**CD: 01:44:05**

MOTION: Platting Member Vau Dell moved to reconsider the preliminary plat for Jays Landing. The motion was seconded by Platting Member Fernandez.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Jays Landing, with 6 recommendations and modifying finding #7. The motion was seconded by Platting Member Fernandez.

Discussion on the case concerning reconsideration and continuing the case so that the board will have a full staff with a quorum.

Ms. Barbara Doty, the petitioner's representative, gave an explanation on the application and that land use is not part of platting. The petitioner requests a continuance to February 4, 2021 platting hearing.

Chair Anderson moved to the Platting Board for a motion.

MOTION Platting Member Cottini moved to continue Jays Landing to February 4, 2021 platting board hearing. The motion was seconded by Platting Member Fernandez.

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

TIME: 2:29 P.M.**CD: 01:49:03****7. ITEMS OF BUSINESS & MISCELLANEOUS****8. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory (*if needed*)

Exhibit 2-3

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



U.S. POSTAGE >> PITNEY BOWES
 ZIP 99645 \$ 000.50⁰
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RECEIVED

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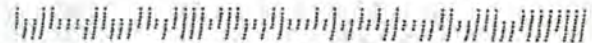
PLATTING

53119B03L002
 WOOD WESLEY
 PO BOX 3865
 PALMER, AK 99645-3865

169

FIRST CLASS

NOTIFICATION



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

PETITIONER/OWNER: D.E. SOUTHFORK, LLC

REQUEST: The request is to create 10 lots from Tracts X-2A, X-2C & X-2D, Phase Four, First Addition to Aero on Wolf Lake, Plat 98-151, to be known as **JAYS LANDING**, containing 10.99 acres +/- . The property is located north of E. Hart Lake Loop, along both sides of N. Whitman Place and north of E. Caravelle Circle (Tax ID #4799000T00X-2A, 4799000T00X-2C, 4799000T00X-2D); lying within the NE ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: North Lakes and in Assembly #6: Jesse Sumner

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **January 7, 2021**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: 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. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application or issues presented in the application. **All public comments** additional information please contact the Platting Technician, **Peggy Horto**. To participate via Telephonic and view the agenda or meeting packet www.matsugov.us/boards/platting. Please follow all public protocol Covid-19 for public participation.

ITEM # 6A 1/7/2021
JAYS LANDING
PAGE 1 OF 1
HANDOUT #1

[] No Objection ☒ Objection ☒ Concern

Name: Wesley Wood

Address: 4540 N. BARDON ST

Comments: The recent addition of 4 plexes created by subdividing SINGLE LOTS (WANSEA Heights) has added to the extreme pressure & crowding of only road leading out of the entire area. Engstrom. There is additional pressure on water table as they add wells & WAY too many septic systems. We don't have city water or city sewer so, please stop turning our first neighborhood into Tanning City.

Case # 2020-170 PH

Note: Vicinity Map Located on Reverse Side

Exhibit 3-1

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

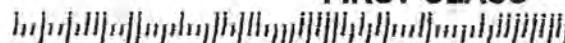


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54724B03L010 102
 MAILE LAWRENCE J
 RIBIC PRISCILLA G
 1120 HUFFMAN RD, STE 24-579
 ANCHORAGE AK 99515

FIRST CLASS

9951533516 0025



NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: D.E. SOUTHFORK, LLC

REQUEST: The request is to create 10 lots from Tracts X-2A, X-2C & X-2D, Phase Four, First Addition to Aero on Wolf Lake, Plat 98-151, to be known as **JAYS LANDING**, containing 10.99 acres +/- . The property is located north of E. Hart Lake Loop, along both sides of N. Whitman Place and north of E. Caravelle Circle (Tax ID #4799000T00X-2A, 4799000T00X-2C, 4799000T00X-2D); lying within the NE ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: North Lakes and in Assembly #6: Jesse Sumner

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To participate via Telephonic and view the agenda or meeting packet please go to the following link:

www.matsugov.us/boards/platting. Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

☒ No Objection [] Objection [] Concern

Name: Priscilla Ribic Address: 5028 N. Flying Circus Cir

Comments: _____

ITEM # 6A 1/7/2021
JAYS LANDING
PAGE 1 OF 1
HANDOUT #2

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

RECEIVED

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PLATTING



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Platting

52847B03L017 92
 LAPALM MARK W & ROBERTA A
 7000 E WOLF LAKE DR
 WASILLA AK 99654-9319

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: D.E. SOUTHFORK, LLC

REQUEST: The request is to create 10 lots from Tracts X-2A, X-2C & X-2D, Phase Four, First Addition to Aero on Wolf Lake, Plat 98-151, to be known as **JAYS LANDING**, containing 10.99 acres +/- . The property is located north of E. Hart Lake Loop, along both sides of N. Whitman Place and north of E. Caravelle Circle (Tax ID #4799000T00X-2A, 4799000T00X-2C, 4799000T00X-2D); lying within the NE ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: North Lakes and in Assembly #6: Jesse Sumner

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To participate via Telephonic and view the agenda or meeting packet please go to the following link:

www.matsugov.us/boards/platting. Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

☒ No Objection [] Objection [] Concern

Name: MARK LAPALM Address: 7000 E WOLF LAKE DR. WASILLA 99654

Comments:

I think it will be a
improvement for the AIRPARK

ITEM # 6A 1/7/2021
 JAYS LANDING
 PAGE 1 OF 1
 HANDOUT #4

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 7, 2021**

PRELIMINARY PLAT: **JAYS LANDING**
LEGAL DESCRIPTION: **SEC 21, T18N, R1E, SEWARD MERIDIAN, AK**
PETITIONER: **D.E. SOUTHFORK, LLC**
SURVEYOR/ENGINEER: **ACUTEK GEOMATICS/HOLLER ENGINEERING**
ACRES: **10.99** **PARCELS: 10**
REVIEWED BY: **PEGGY HORTON** **CASE: 2020-170**

REQUEST

The request is to create 10 lots from Tracts X-2A, X-2C, & X-2D, Phase Four, First Addition to Aero on Wolf Lake, Plat 98-151, to be known as JAYS LANDING, containing 10.99 acres +/- . The property is located north of E. Hart Lake Loop along both sides of N. Whitman Place and north of E. Caravelle Circle; lying within the NE¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps	Exhibit A
Engineer's Report	Exhibit B

COMMENTS:

DPW	Exhibit C
MTA	Exhibit D
Enstar	Exhibit E

DISCUSSION:

Lot and Block Design and Frontage: The 10 lots range in size from .93 acres to 2.18 acres. None of the lots exceed the 3 to 1 width to depth ratio. Lot and Block design standards are met. Each lot has more than the required of 60' of road frontage.

As-built and Topographic Info: As-Built and Topographic information was provided within and outside the boundary as required by MSB 43.15.016. The lots appear to be undeveloped.

Access: The borough maintains E. Hart Lake Loop, N. Whitman Place, and E. Caravelle Circle. No road construction is required.

Useable Area: Holler Engineering provided a useable area report (**Exhibit B**). He stated the evaluation included logging five new testholes, review of surrounding soils information, review of the provide topography information, review of aerial imagery and other observations at the site. Groundwater was not observed in the testholes. The five new testholes were dug on or along lot lines between the proposed new lots to evaluate existing soils conditions. He stated the proposed lots have few limitations on areas defined by MSB code as Useable septic area or useable building area. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site each of the new proposed lots as labeled on the attached useable area drawing: 1-4, 8-11, 16 & 17 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.

COMMENTS:

Borough: DPW had no comment (**Exhibit C**).

Utilities: MTA has no comments (**Exhibit D**). Enstar has no comments or recommendations (**Exhibit E**).

CONCLUSION

The preliminary plat for Jays Landing is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat. This plat will create 10 lots with access onto borough maintained roads.

A professional engineer stated the proposed lots contain the required useable septic and useable building area. There were no objections from Borough Departments, outside agencies or the public.

FINDINGS of FACT:

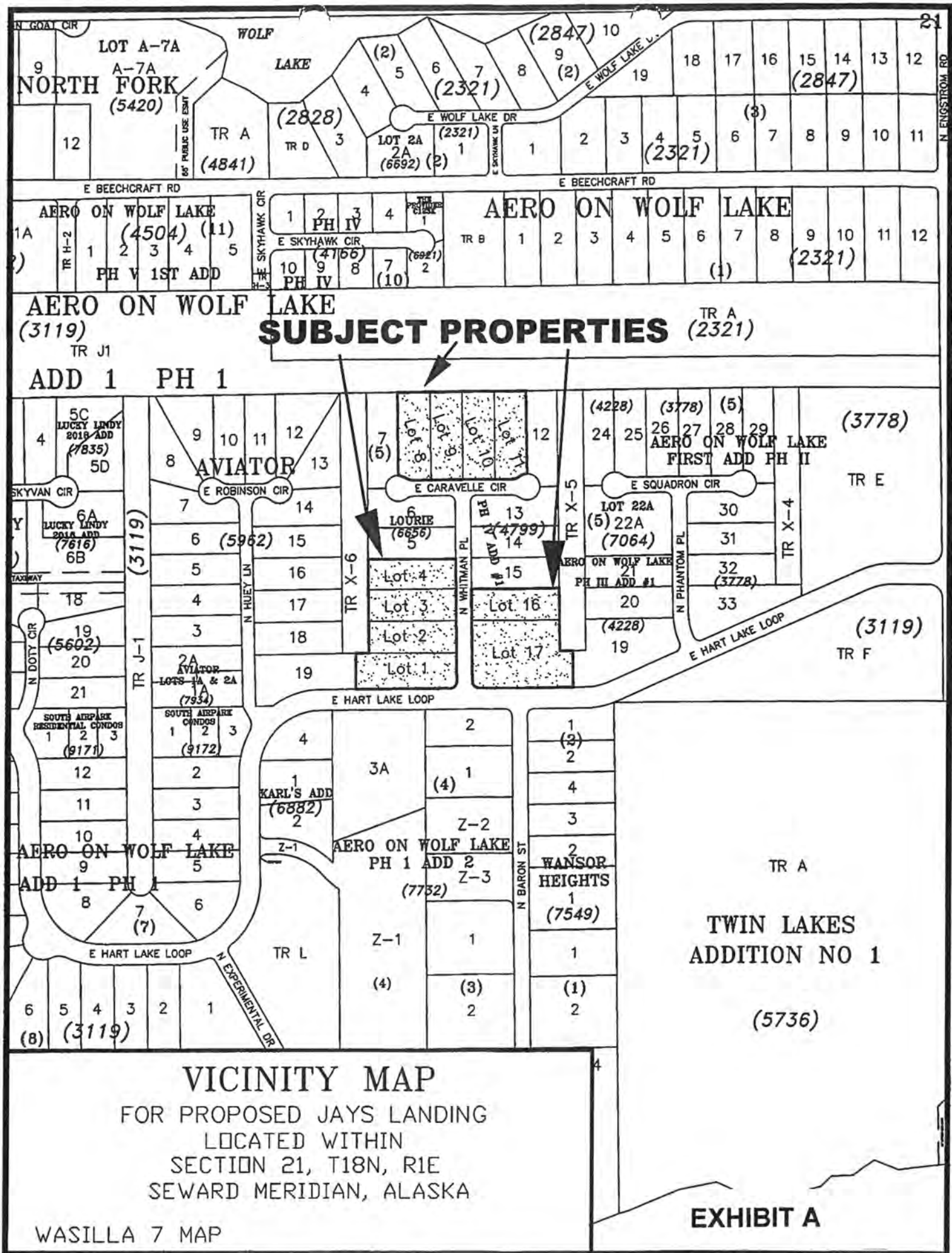
1. The plat of Jays Landing is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat.
2. A professional engineer stated useable area is available for wastewater disposal and building in compliance with MSB 43.20.281.
3. Lot sizes and block lengths are consistent MSB 43.20.300(A), *Lot and Block Design*.
4. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
5. Staff notes the 15' utility easements shown on the plat were granted with the plat of Phase Four, First Addition to Aero Subdivision on Wolf Lake, Plat 98-151.

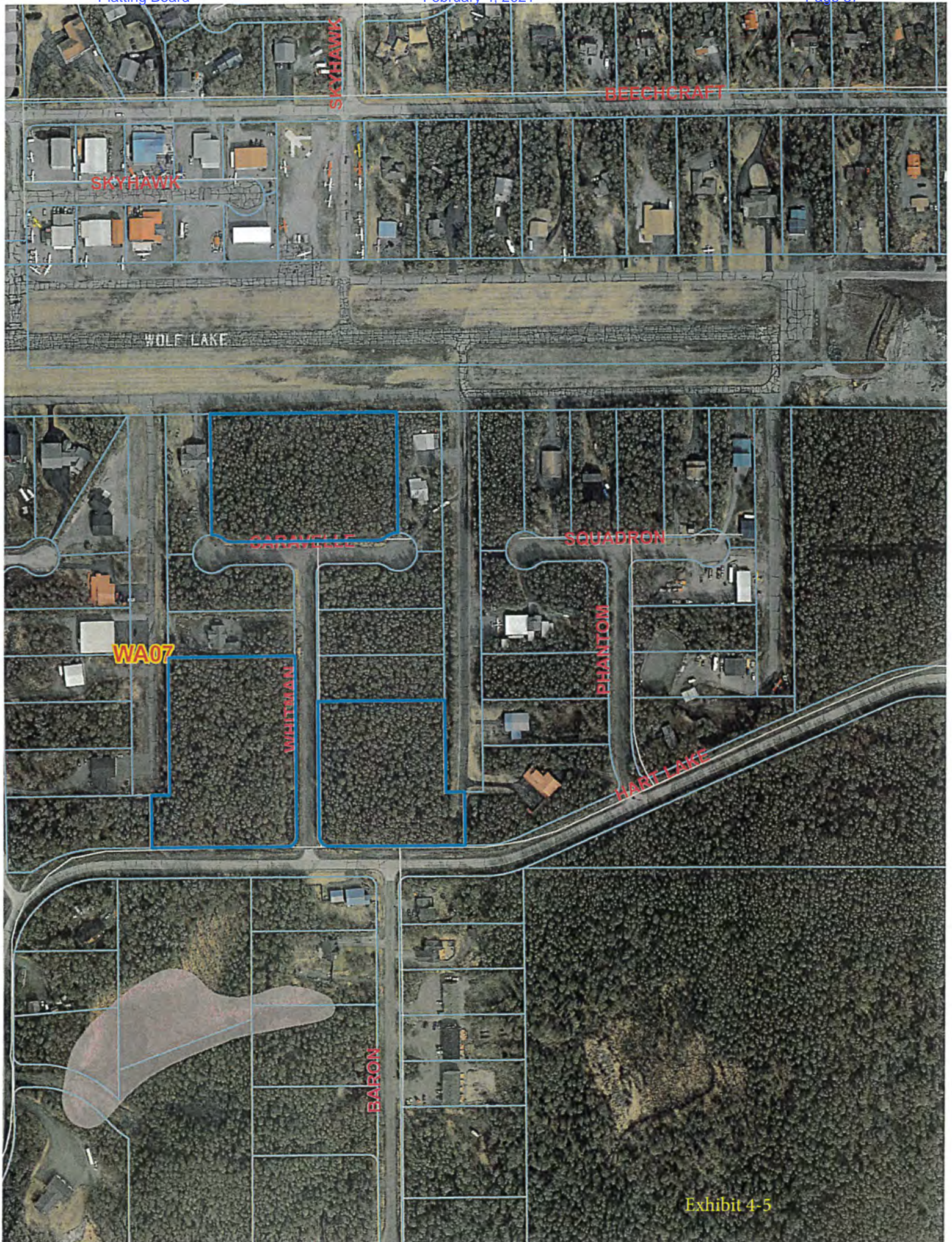
6. The borough maintains the access roads to the lots, N. Whitman Place and E. Caravelle Circle.
7. There were no borough department, outside agency or public objections to this plat.

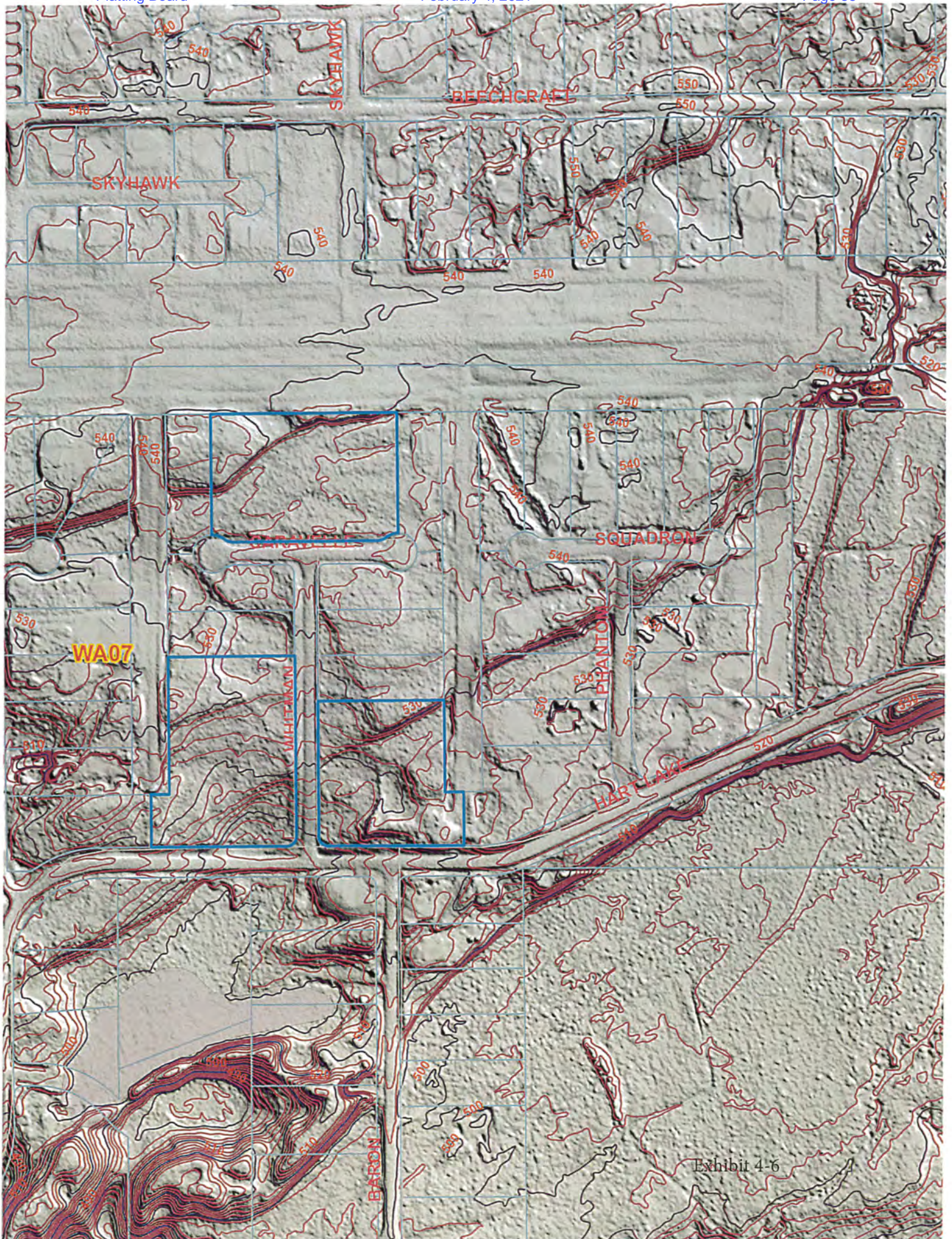
RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Recommended motion: “I move to approve the preliminary plat of Jays Landing, located within Section 21, Township 18 North, Range 1 East, Seward Meridian, Alaska contingent on the following staff recommendations:”

1. Submit the mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
3. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
4. Submit recording fee, payable to the State of Alaska, DNR.
5. 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.
6. Submit final plat in full compliance with Title 43.











HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED

NOV 09 2020

PLATTING

November 6, 2020

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

Re: Jay's Landing Subdivision; Useable Areas
HE #20089

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 10 new lots from three existing tracts totaling 11 acres. Our soils evaluation included logging 5 new testholes on the project, review of surrounding soils information, 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 three distinct irregular/incomplete rectangles at the north end, south west origin, and south east origin of N Whitman Place. The parent lot areas slope gradually and consistently towards the south directing drainage towards natural low/storage areas. The total elevation differential indicated from the provided topographical map is approximately 34'. No substantial steep areas exist within the project with the exception of 2 small ridges, one on the northern most edge of the parent parcel, and one on proposed Lot 16.

Soils & Vegetation. Vegetation on the parent parcel remains in its native or near native state. The vegetation consists primarily of waist height shrubbery and tall grasses interspersed between clusters of young and mature birch and cottonwood trees with some sparse yet dense willow trees growth throughout. Five new testholes were dug on or along lot lines between the proposed new lots to evaluate existing soils conditions. Near surface soils logged in the testholes included a thin organic mat over a thin layer of silty loess topsoils extending down to as much as 3', which is typical for the area. Receiving soils under the silts were consistently clean sands with gravels extending down to 12'. No evidence of groundwater was found in any of the new testholes. A copy of the testhole logs and the location/topography map is attached.

Groundwater. Groundwater was not encountered in any low areas or in the referenced testholes, which were dug to depths of up to 12'. Groundwater is not expected to be a limiting factor for any of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, setbacks to existing water wells, and setbacks to existing structures. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *each of the new proposed lots as labeled on the attached useable area drawing: 1-4, 8-11, 16, & 17 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*

Drainage Plan and Roads. Drainage will not be significantly affected by any of the proposed lot line changes. General existing drainage patterns have been indicated on the attached drawing.

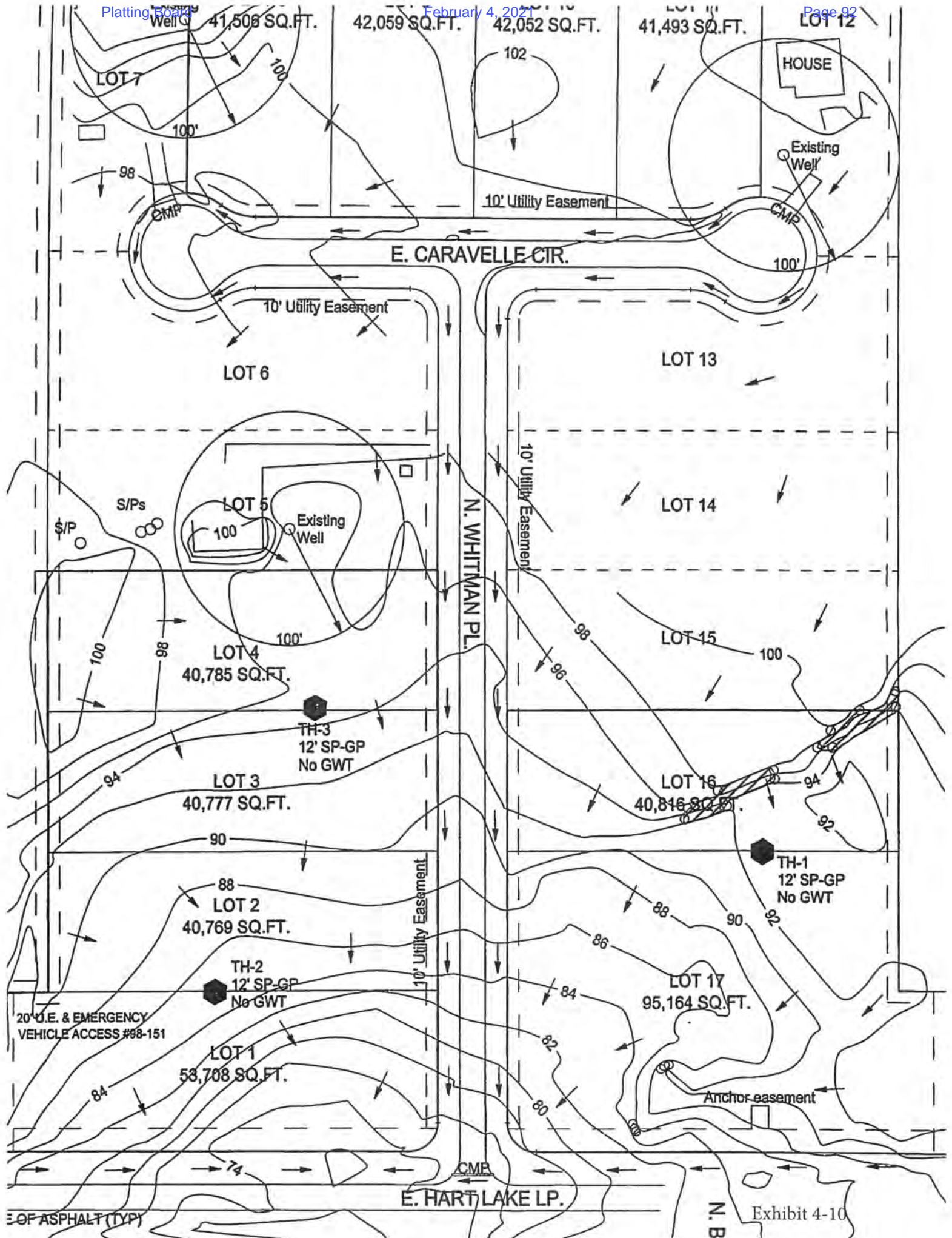
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: SCI, w/attachments





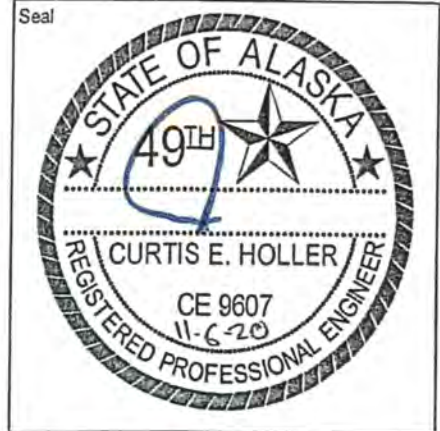

HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 5

Performed For: Steppers Construction, Inc.

Legal Description: Kurtz Subdivision / JAY'S LANDING


Depth, feet	Soil Type	Slope	Site Plan																																																												
1	OL, mosses		See attached testhole & topo map. <div style="text-align: center;"> ↑ N ↓ </div>																																																												
2	ML, olive brown, varies to SM-ML																																																														
3	SP-GP, varies to SP with GP, rock to 6", few 14" sloughs, olive gray.																																																														
4																																																															
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7																																																															
8																																																															
9		WAS GROUNDWATER ENCOUNTERED? <u>No</u> IF YES, AT WHAT DEPTH? <u>N/A</u> DEPTH AFTER MONITORING? <u>N/A</u>	Slope																																																												
10																																																															
11	SP-GP with heavy trace silt, varies to with silt, dense																																																														
12	No Impermeables																																																														
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> </tbody> </table>		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																					
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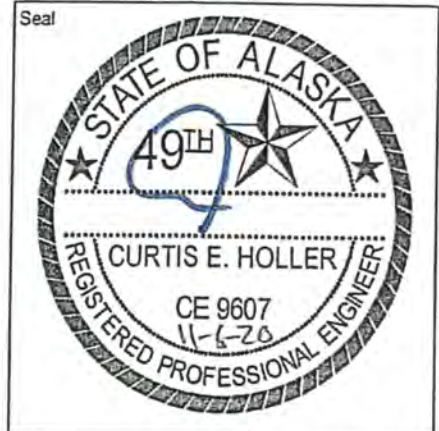

HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 5

Performed For: Steppers Construction, Inc.

Legal Description: Kurtz Subdivision / DAY'S LANDING


Depth, feet	Soil Type	Slope	Site Plan																																																																		
1	OL, grasses		<p>See attached testhole & topo map.</p> <p>↑ N ↓</p>																																																																		
2	ML, light brown, varies to SM-ML																																																																				
3	SP-GP, olive gray, sloughs, medium coarse sands, rock to 7", few 14"+, varies to SP with GP.																																																																				
4																																																																					
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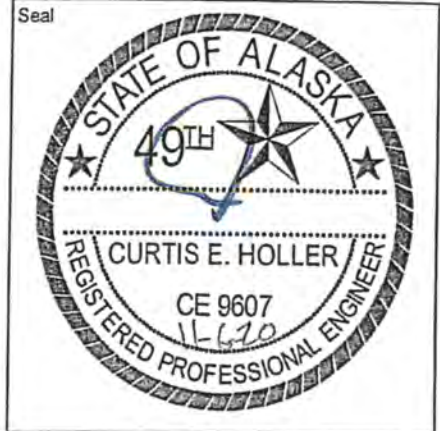

HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 5

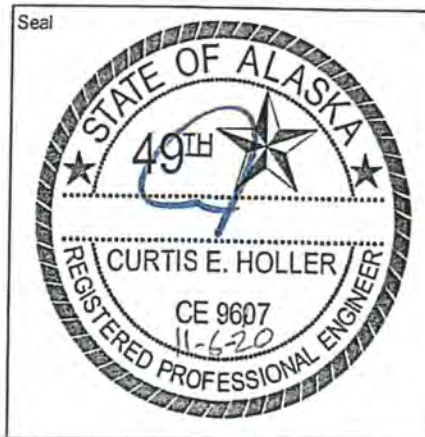
Performed For: Steppers Construction, Inc.

Legal Description: Kurtz Subdivision / JAY'S LANDING


Depth, feet	Soil Type	Slope	Site Plan																																																						
1	OL, leaves, roots		See attached testhole & topo map.																																																						
2	ML, light brown, varies to SM-ML.																																																								
3	SP-GP, varies to SP with GP, olive gray, sloughs, medium coarse sands, rock to 6", few 10"+																																																								
4																																																									
5																																																									
6																																																									
7	SP with GP, olive gray, rock to 4", few 8"+, sloughs, medium coarse sands																																																								
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16		<p>DATE: <u>9/14/20</u></p>																																																							


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 5

Performed For: Steppers Construction, Inc.

Legal Description: Kurtz Subdivision / JAY'S LANDING

Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

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: 9/14/20



HOLLER ENGINEERING

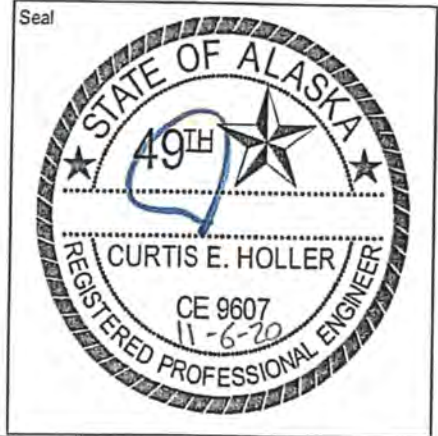
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 5

Performed For: Steppers Construction, Inc.

Legal Description: Kurtz Subdivision / JAY'S LANDING



Depth, feet	Soil Type	Slope	Site Plan																																																											
1	OL, rich black		<p>See attached testhole & topo map.</p> <p style="text-align: center;">N ↑</p>																																																											
2	ML, light brown																																																													
3																																																														
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PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

TEST RUN BETWEEN FT AND FT DEPTH

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

PERFORMED BY: J. Wilkins DATE: 9/14/20

Fred Wagner

From: Jamie Taylor
Sent: Thursday, November 19, 2020 7:14 PM
To: Peggy Horton
Subject: RE: Request for Comments for Jays Landing Case #2020-170 Tech: PH

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: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Tuesday, November 17, 2020 10:14 AM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: Request for Comments for Jays Landing Case #2020-170 Tech: PH

Good Morning,

The link below will take you to a request for comments for a 10-lot subdivision in the Wolf Lake area. RSA 25. Please review and provide any comments by December 1, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/E5V4jIBKx4xBjr_SsbeTfVMBBm9vSALQJJp_TSB-C8_miA?e=bA9Vjo

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

Thank you,
 Peggy Horton

EXHIBIT C

Fred Wagner

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, November 17, 2020 1:25 PM
To: Peggy Horton
Subject: RE: Request for Comments for Jays Landing Case #2020-170 Tech: PH

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

Hello,

MTA has reviewed the plat for Jay's Landing. 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: Tuesday, November 17, 2020 10:14 AM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: Request for Comments for Jays Landing Case #2020-170 Tech: PH

Good Morning,

The link below will take you to a request for comments for a 10-lot subdivision in the Wolf Lake area. RSA 25. Please review and provide any comments by December 1, 2020.



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

December 1, 2020

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

To whom it may concern:

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

- **Jays Landing**
 (MSB Case # 2020-170)
- **Brittany Estates Addition #1 Phase 3 RSB Tract C-1**
 (MSB Case # 2020-169)
- **Breezy Point**
 (MSB Case #2020-172)

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

Sincerely,

Andrew Fraiser
 Supervisor of ROW and Permitting
 ENSTAR Natural Gas Company

PRELIMINARY PLAT

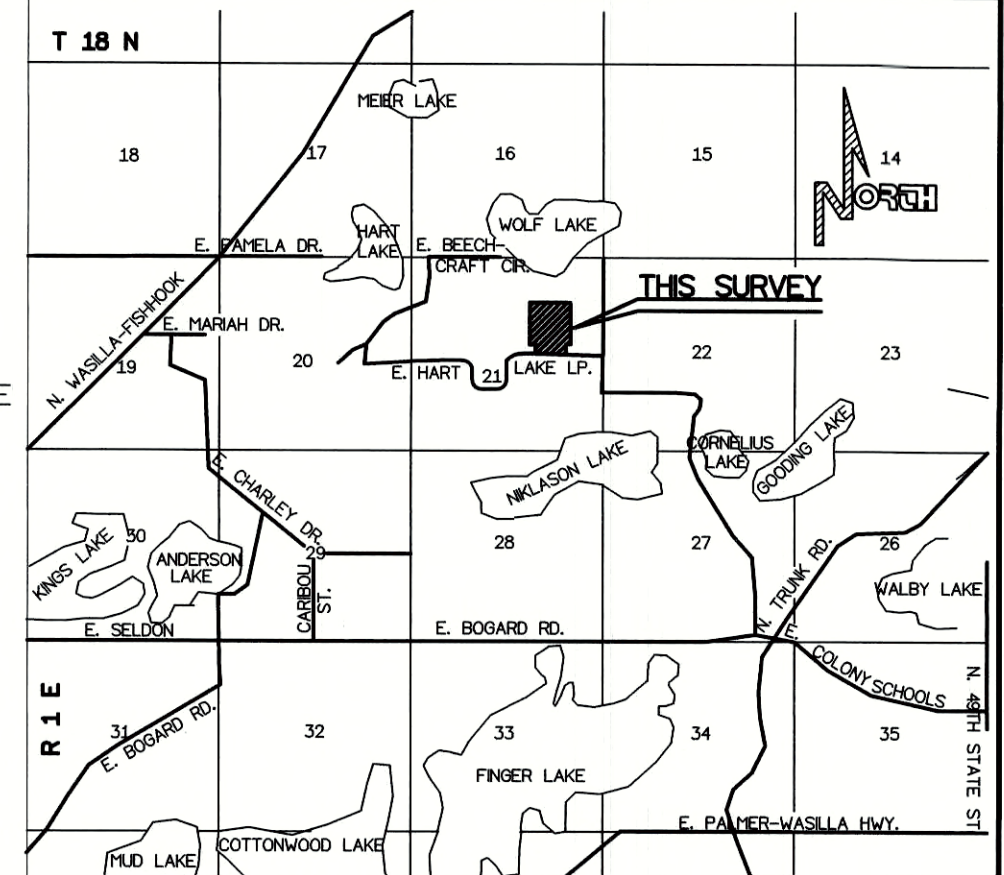
GENERAL NOTES

1. 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 THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON: NOVEMBER 5, 1985, IN BOOK 442 AT PAGE 657, AMENDED ON JULY 20, 1999 IN BOOK 1024 AT PAGE 470, AMENDED ON AUGUST 26, 1999 IN BOOK 1031 AT PAGE 928, AND RECORDED ON: FEBRUARY 27, 1991 IN BOOK 643 AT PAGE 610, AND RECORDED ON: DECEMBER 18, 1998 IN BOOK 990 AT PAGE 333.
5. BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED JUNE 28, 1955 IN BOOK 37 AT PAGE 248.

PHASE ONE FIRST ADDITION
AERO SUBDIVISION ON WOLF LAKE
PLAT # 85-203

LEGEND

- (N 90°00'00" E) RECORD DATA PER #98-151
N 90°00'00" E MEASURED DATA
- SURVEY LINES OF RECORD
 - EASEMENT LINES
 - PROPOSED NEW PROPERTY LINE
 - ADJACENT PROPERTY LINES
 - CENTER LINE
 - FOUND 5/8" REBAR
 - FOUND MONUMENT



VICINITY MAP
1" = 1 MILE

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 _____ Tax Collection Official (MAT-SU BOROUGH)

OWNERSHIP CERTIFICATE

WE 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.

SEE AFFIDAVIT

D.E. SOUTHFORK, LLC.
6382 E. BEECHCRAFT RD.
WASILLA, AK 99654

Date _____

SEE AFFIDAVIT

LLOYD & KATHRYN KURTZ
PO BOX 20743
JUNEAU, AK 99802

Date _____

CERTIFICATE OF APPROVAL BY THE THE PLANNING DIRECTOR

I CERTIFY THAT THE 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 THE PLAT RESOLUTION No. _____ 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.

Date _____

Planning and Land Use Director

ATTEST: _____
Platting Clerk

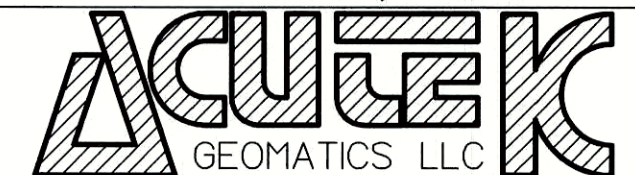
PRELIMINARY PLAT OF

JAY'S LANDING

Agenda Copy

CONTAINING 10.99 ACRES
A SUBDIVISION OF
TRACTS X-2C, X-2A AND X-2D, PLAT OF PHASE FOUR, FIRST ADDITION TO AERO SUBDIVISION ON WOLF LAKE
PLAT NO. 98-151
TOWNSHIP 18 NORTH, RANGE 1 EAST, SECTION 21
PALMER RECORDING DISTRICT, STATE OF ALASKA

PREPARED BY



5099 E. BLUE LUPINE DR. SUITE 104, WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

SCALE: 1"= 100'	DESIGNED BY: TENDRA	FIELD BOOK: 19-03 73
DATE: 7/27/2020	DRAWN BY: TENDRA	MAP NO.: WA 07
FILE No. 19-05.14	CHECKED: TLN	SHEET: 1 OF 1



10/30/2020

SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, 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.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	37°05'20"	32.37'	50.00'	N71°43'18"W	31.80'
C2	36°52'12"	32.18'	50.00'	S71°36'44"E	31.62'
C3	36°52'32"	32.18'	50.00'	S71°31'04"W	31.62'
C4	37°11'41"	32.46'	50.00'	S71°40'49"W	31.89'
C5	89°22'35"	39.00'	25.00'	N45°28'06"E	35.16'
C6	90°25'38"	39.46'	25.00'	S44°50'27"E	35.49'