

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

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



PLATTING DIVISION

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

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

**FEBRUARY 18, 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: For those using the telephonic system, please be advised that we have had technical difficulties. The preference for public participation is in-person or submission of written comments. Once public comments are closed, all public participation is also closed. To ensure your concerns are heard, it is best to present them in-person.

- 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. 907-861-7874

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 21, 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. **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.

7. ITEMS OF BUSINESS & MISCELLANEOUS

- A. Special Meeting Session on Title 43 White Board List.

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory *(if needed)*

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

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

- Introduction for the March 4, 2021 Platting Board Hearing *(Informational Only – Subject to change)*
 - Green Acres, Case 2021-006

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **February 18, 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.**

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 21, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 21, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:04 p.m. by Chair LaMarr Anderson.

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. John Shadrach, District Seat #3
Mr. Dan Bush, District Seat #4
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
VACANT, District Seat #7
VACANT, Alternate

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

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

C. APPROVAL OF THE AGENDA

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

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

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for December 17, 2020.

- On page 3 correct name of Big Lake Trail and on page 1 & 2 correct name.

GENERAL CONSENT: The minutes for December 17, 2020 were approved with changes 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*)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 21, 2021****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. **RIVERSIDE ALLEY**: 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. Continued from January 7, 2021 platting board hearing. (*Owner/Petitioner: Garic Hays General Contractor LLC, Surveyor: All Points North; Staff: Amy Otto-Buchana*)

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 30, 2020.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2020-176.
- Staff recommends approval of the case with findings of fact and conditions.

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

Mr. Garic Hayes, the petitioner, gave a brief overview.

Chair Anderson:

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

Mr. Garic Hayes, the petitioner, agrees with all the recommendations and had no comments.

Chair Anderson moved to the Platting Board for a motion.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 21, 2021**

MOTION: Platting Member Cottini moved to approve the preliminary plat for Riverside Alley & the vacation of the 4' X 63' portion of the alleyway, with 7 recommendations. The motion was seconded by Platting Member Shadrach.

Discussion by the platting board on the alleyway.

Mr. Meneses, City of Palmer Planning Commission Representative, explained to the board that alleyways are public access not a fire access road.

VOTE: The motion passed with all in favor by roll call vote. (Fernandez, Cottini, Bush, Vau Dell, Shadrach, and Anderson). There are 7 Findings of fact.

TIME: 1:27 P.M.
CD: 0:23:01

Platting Board Member Shadrach recused himself from Latitude 62 North.

B. LATITUDE 62 NORTH: The request is to create 6 lots from US Survey 3519 Lots 1, 2, & 27 and Lacher Subdivision Lots 1 & 2, Block 1 to be known as **Latitude 62 North**, containing 18 acres +/- . This plat will mitigate the substandard nature of three of the original lots. S. Horseshoe Lake Road, new internal rights-of-way (ROW), and construction of borough standard roads will provide legal and physical access to the new lots. Petitioners request vacations of: (1) Two public ROWs being replaced by proposed access; (2) A 50' public ROW on US Govt. Lot 3 (Tax Parcel A1) and; (3) A 50' public ROW along the shore of Horseshoe Lake. The property is located along the north shore of Horseshoe Lake (Tax ID #U03519000L01, U03519000L02, U03519000L27, 2636B01L001, 2636B01L002, 17N04W12A001); lying within the N½ Section 12, Township 17 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Big Lake and in Assembly District: #5 Dan Mayfield. Continued from November 19, 2020 & December 17, 2020 platting board hearing. (Owner/Petitioner: Russell & Janet Whitfield, Jack & Lona Sims, and Scott Sterling; Surveyor: Whitfield; Staff: Peggy Horton)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record.
- Platting Board Member Vau Dell had contact with a neighbor near this action. He stated he has no financial gain and can be impartial; 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 29 public hearing notices were mailed out on October 29, 2020 from the original platting board hearing on November 19, 2020.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 21, 2021**

Ms. Peggy Horton:

- Gave an overview of the case, #2020-153/155-158.
- Staff recommends approval of Action A and the Plat.
- Staff Does not approve Action B and Action C.
- Answered questions from the platting board.

Chair Anderson asked staff on the procedure for processing the case file. Staff answered his question and clarified what is the best process to do for the case file.

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

Mr. Russell Whitfield, the petitioner, gave a brief overview of the case.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns regarding road site distance and location on the new placement. Would like to see the easements improved and a fire pump station put in if these easements go through: Mr. Darcy Quan.

The following person spoke regarding their concerns regarding access, road grading, and placement of a water pump: Mr. Frank Paulson.

The following person spoke regarding their concerns regarding the access grading on a portion of the roadway. Would like to see the road upgraded and maintained: Mr. Eric Quan.

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.

Mr. Scott Sterling, a co-petitioner, gave his briefing on the case action.

The Petitioner, Ms. Janet Whitfield, asked for additional time to present their case. The platting chair granted her request, adding 2 more minutes to the petitioner's.

Ms. Janet Whitfield, a co-petitioner, explained more on the action being brought to the platting board, talked about the access on the properties, and answered questions from the platting board.

The Clerk Announced for those calling by Telephone that public comments have been closed by the chair for this case.

TIME: 2:15 P.M.

CD: 01:12:21

Break to fix technical difficulties of the phone line and microphones.

TIME: 2:49 P.M.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 21, 2021****CD: 01:45:38**

Chair Anderson moved to the Platting Board for a motion.

ACTION A

MOTION: Platting Member Cottini moved to approve the vacation of the 50' public access easement upland from and along the shore of proposed Lots 1 & 2, Block 1, for Latitude 62 North, with 2 recommendations and 15 findings. The motion was seconded by Platting Member Vau Dell.

Platting Board discussed with staff and law on the objection from the State of Alaska's Fish and Game Office and the 50' public access easement.

VOTE: The motion passed with all in favor by roll call vote. (Fernandez, Cottini, Bush, Vau Dell, Shadrach, and Anderson). There are 15 Findings of fact.

TIME: 3:03 P.M.**CD: 02:02:16****ACTION B****MAIN**

MOTION: Platting Member Cottini moved to approve the vacation of the 50' wide Roadway and Public Utility Easement along the west side of Govt. Lot 3, as stated on the U.S. Patent 1235307 for Latitude 62 North, with 4 recommendations and 27 findings. The motion was seconded by Platting Member Vau Dell.

Platting Board discussed the case regarding the petitioners changes on the findings and recommendations.

Amended

MOTION: Platting Member Cottini moved to amend the motion to add recommendation #B5: The amended motion was seconded by Platting Member Vau Dell.

RECOMMENDATIONS:

- Add B5: Obtain consent from the State of Alaska Department of Natural Resources for the vacation of the U.S. Patent Reservation Easement 1235307.

Amended

VOTE: The amended motion passed with all in favor by roll call vote. (Bush, Cottini, Anderson, Fernandez, Vau Dell).

Main Motion

VOTE: The main motion failed by roll call vote with all voting no. (Bush, Cottini, Vau Dell, Fernandez, Anderson).

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 21, 2021****TIME: 3:28 P.M.****CD: 02:23:58****Break for the platting board to write the findings of facts for the failed motion.****TIME: 3:31 P.M.****CD: 02:36:00****FINDINGS of FACTS for DENIAL:**

- B1 to B27
- B28: Findings as noted in staff report concerning Vacation #2 do not support approval of the requested vacation.
- B29: Objections from three adjoining property owners; Quams, Palin, & Gage for the vacation of the 50' Patent reservation easement, as it is being used and provides future access to Horseshoe Lake.
- B30: Better lake alternate access is not provided. A road along the proposed vacation is possible. Public comments indicate to keep the access to Horseshoe Lake.

MOTION: Platting Member Vau Dell moved to approve the failed findings of facts. The motion was seconded by Platting Member Cottini.

VOTE: The motion to approve the failed findings passed with all in favor by general consent.

TIME: 3:42 P.M.**CD: 02:42:40****ACTION C**

MOTION: Platting Member Cottini moved to approve the vacation of the 50' Roadway and Public Utility Easement on the east side of Lot 27, U.S. Survey 3519, as stated on the U.S. Patent 1227124 and vacation of the 25' platted right-of-way on Lacher Subdivision, Plat 83-289 for Latitude 62 North, with 2 recommendations and 18 findings. The motion was seconded by Platting Member Vau Dell.

Platting Board discussed 50' roadway and Public Utility Easement. Discussion on removing C12 and replacing it with a different finding.

Amended

MOTION: Platting Member Cottini moved to amend the motion to remove C12 and add a new finding for C12. The motion was seconded by Platting Member Vau Dell.

FINDINGS:

- Modify and Change C12 to read: Mr. Brian Gage objects to changes to the easements.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 21, 2021**

Amended

VOTE: The motion passed with all in favor by roll call vote. (Bush, Cottini, Fernandez, Vau Dell, Anderson).

Amended

MOTION: Platting Member Cottini moved to add recommendation C3. The motion was seconded by Platting Member Vau Dell.

RECOMMENDATIONS:

- Add C3: Obtain consent from the State of Alaska Department of Natural Resources for the vacation of the U.S. Patent Reservation Easement 1227124.

Amended

VOTE: The motion passed with all in favor by roll call vote. (Anderson, Fernandez, Vau Dell, Bush, Cottini).

Main Motion

VOTE: The main motion failed by roll call vote with all voting no. (Bush, Vau Dell, Fernandez, Anderson, Cottini).

FINDINGS of FACTS for DENIAL:

- Add C1 to C18, remove C12, and add new recommendation in place of C12.

MOTION: Platting Member Vau Dell moved to approve the failed findings of facts C1 to C18 with removing C12 and Adding new recommendation for C12. The motion was seconded by Platting Member Cottini.

VOTE: The motion passed with all in favor by roll call vote. (Vau Dell, Fernandez, Bush, Cottini, Anderson).

TIME: 4:03 P.M.**CD: 03:03:08****ACTION D**

MAIN

MOTION: Platting Member Cottini moved to approve the preliminary plat of Latitude 62 North with 10 recommendations and 12 findings. The motion was seconded by Platting Member Bush.

Platting Board and staff discussed recommendation D2 on the curve radius.

Mr. Ashenbrenner gave explanations on law and code.

FINDINGS:

- Modify D12: Three owners of property object to the new access road and have concerns about additional traffic and road noise.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 21, 2021**

VOTE: The motion passed with 4 in favor by roll call vote (Cottini, Bush, Fernandez, Anderson) and 1 against (Vau Dell). There are 12 Findings of fact.

TIME: 4:26 P.M.

CD: 03:22:30

Break

TIME: 4:33 P.M.

CD: 03:29:28:03

Platting Member Shadrach returned to his Seat on the Board.

- C. **PARADISE RIDGE:** The request is to create a 41-lot, 5-phase master plan from Tax Parcels C3 & C4 to be known as **Paradise Ridge**, containing 120.0 acres +/- . Interior streets will be dedicated and constructed to borough standards and a public use easement is proposed. The property is located north of E. Paradise Lane, west of N. Wasilla-Fishhook Road, southwest of E. Pamela Drive and east of N. Bull Moose Drive (Tax ID # 18N01W24C003 & 18N01W24C004); lying within the SW ¼ Section 24, Township 18 North, Range 01 West, Seward Meridian, Alaska. Community Council: N/A and in Assembly District #6: Jesse Sumner. (*Owner/Petitioner: Patterson Construction, LLC; Surveyor: Keystone; Staff: Cheryl Scott*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record;
- Platting Member Shadrach knows one of the petitioners and did not have a conversation with them. He can be impartial and make a fair decision.
- 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 91 public hearing notices were mailed out on December 30, 2020.

Ms. Cheryl Scott:

- Gave an overview of the case, #2020-168.
- Staff recommends approval of the case with findings of fact and conditions.
- Need to modify finding #4 and #12 and modify recommendation #8.

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

Mr. Gary LoRusso, the petitioner's representative, Mr. Steve Kidle and Mr. Don Patterson, the petitioner's, and Mr. Holler, the Engineer, gave a brief overview of the case.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 21, 2021**

Chair Anderson:

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

Mr. Gary LoRusso, the petitioner's representative, Mr. Steve Kidle and Mr. Don Patterson, the petitioner's, and Mr. Holler, the Engineer, explained the case action and agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Fernandez moved to approve the preliminary plat of Paradise Ridge Master Plan, with 16 recommendations, modifying recommendation #8, and Findings #4 and #12. The motion was seconded by Platting Member Shadrach.

FINDINGS:

- Modify #4: "with MSB 43.20.281 and fill, regrading, reconfiguring, or absorption of lots ... "
- Modify #12: There were no objections received to this plat from any borough department or outside agencies. One concern was received from fire Code and one non-objection, three concerns, and three objections were received from the public regarding additional traffic safety and development in relation to the creek and the lake to the south.

RECOMMENDATIONS:

- Modify #8: "pursuant to MSB 43.20.281. Reconfigure lots as needed or eliminate the lots lines to absorb the adjacent conforming lots and show on the final plat.

VOTE: The motion passed with all in favor by roll call vote. (Fernandez, Vau Dell, Bush, Shadrach, Cottini, Anderson). There are 12 findings of fact.

TIME: 4:55 P.M.

CD: 03:54:20

D. KELLARD FAMILY: The request is to divide Lots 21 and 38, Paper Subdivision, Plat 66-3, into 6 lots to be known as **Kellard Family Subdivision**, containing 15.03 acres +/- . The petitioner also requests to vacate the 15' wide utility easement along the south boundary and replace it with a 15' wide utility easement adjacent to the proposed right-of-way. The property is located west of S. Talkeetna Spur and north of E. Woodpecker Road, (Tax ID #2888000L021 & 2888000L038); lying within the SE ¼ Section 06, Township 25 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Talkeetna and in Assembly District #7 Tam Boeve. (*Owner/Petitioner: James & Susan Kellard; Surveyor: R & K; Staff: Peggy Horton*)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 21, 2021**

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 37 public hearing notices were mailed out on December 30, 2020.

Ms. Peggy Horton:

- Gave an overview of the case, #2020-181/182.
- Staff recommends approval of the case with findings of fact and conditions.

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

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

Chair Anderson:

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

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 approve the preliminary plat for Kellard Family and relocation of the 15' utility easement reserved on quitclaim deeds recorded at Book 75 Pages 225 and 228, with 16 recommendations. The motion was seconded by Platting Member Bush.

VOTE: The motion passed with all in favor by roll call vote. (Vau Dell, Cottini, Shadrach, Fernandez, Anderson, Bush). There are 10 findings of fact.

TIME: 5:01 P.M.

CD: 04:00:46

E. **BUG LAKE & SLEV:** The request is to divide Lot 1, Treeline, Plat 2014-35, into two lots, vacate the section line easement along the north side of proposed Lot 2 and dedicate 300' of right-of-way for W. Glenn Hwy. State of Alaska has provided preliminary approval for the Section Line Easement vacation. This subdivision is to be known as **Bug Lake**, containing 14.64 acres +/- . The property is bisected by W. Glenn Highway, just east of mile 111 (Tax ID #7284000L001); lying within the NE ¼ Section 25, Township 20 North, Range 10 East, Seward Meridian, Alaska. In Community Council: Glacier View and in Assembly District #1 Tim Hale. (*Owner/Petitioner: Richard Wood; Surveyor: Hanson; Staff: Peggy Horton*)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 21, 2021**

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 11 public hearing notices were mailed out on December 30, 2020.

Ms. Peggy Horton:

- Gave an overview of the case, #2020-186/187.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

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

Mr. Richard Wood, the petitioner, gave brief overview of the case.

Chair Anderson:

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

Mr. Richard Wood, the petitioner, agrees with all the recommendations and has no comments.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Bug Lake and vacation of the 33-foot Section Line Easement along the north boundary, with 8 recommendations. The motion was seconded by Platting Member Fernandez.

VOTE: The motion passed with all in favor by roll call vote. (Bush, Cottini, Fernandez, Anderson, Shadrach, Vau Dell). There are 13 findings of fact.

TIME: 5:13 P.M.

CD: 4:12:13

7. ITEMS OF BUSINESS & MISCELLANEOUS**8. PLATTING STAFF & OFFICER COMMENTS**

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on February 4, 2021. Updated the board on Title 43 White Board List and will put on the February 18, 2021 agenda.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 21, 2021**

Ms. Von Gunten updated the board on two new member that were approved by the assembly.

9. BOARD COMMENTS

- Platting Member Fernandez thanked everyone for their hard work today.
- Platting Member Cottini welcomed Mr. Bush as a platting board member.
- Platting Member Bush greeted everyone on the board.
- Platting Member Vau Dell was glad everything worked out well.
- Platting Member Shadrach had no comments.
- Platting Member Anderson welcomed Mr. Bush as a platting board member.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 5:24 p.m. (CD: 04:20:32)

LAMARR ANDERSON,
Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 4, 2021**

PRELIMINARY PLAT: **VIEW POINTE @ THE RANCH ADD 1 MASTER PLAN**

LEGAL DESCRIPTION: **SEC 16 & 21, T17N, R1E, S.M. AK**

PETITIONER: **ARCTIC DEVCO, INC.**

SURVEYOR/ENGINEER: **BESSE ENGINEERING**

ACRES: **72.83** PARCELS: **120**

REVIEWED BY: **PEGGY HORTON** CASE: 2020-189

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.

EXHIBITS

Vicinity Map	Exhibit A
Aerial Photo	Exhibit B
Water System Plan	Exhibit C
Drainage/Grading Plan	Exhibit D
Surveyor's Letters	Exhibit E
Jensen Rd Tie	Exhibit F
Jensen Rd ROW research	Exhibit G
Soils	Exhibit H

COMMENTS:

Public Works	Exhibit I
Planning	Exhibit J
Permit Center	Exhibit K
Development Services	Exhibit L
Fire Code	Exhibit M
Alaska Railroad	Exhibit N
MEA	Exhibit O
MTA	Exhibit P
Enstar	Exhibit Q
Public	Exhibit R

DISCUSSION

Lot and Block Design and Frontage: The 120 lots are all greater than 20,000 square feet and will be served by a community water system originating within View Pointe at The Ranch, which recorded last year and will eventually be tied into the municipal water system within The Ranch (**Exhibit C**). Lot and Block design standards are met. No lot exceeds the 3:1 width to depth ratio. Each lot has a minimum of 60' of road frontage, or 45' on a cul-de-sac, except Lot 33, Block 1, which only has 37 feet of frontage on E. Exquisite Circle (**Recommendation #2**).

As-built Info and Topographic Information: The surveyor provided as-built and current topographic information within and outside the boundary as required by MSB 43.15.016 on the preliminary plat dated November 25, 2019. The topographic information provided on the January 2021 drainage plan includes a proposed grading plan, not indicative of current topography, and addresses Alaska Railroad (ARRC) and DPW concerns and showing regrading plans for existing gravel mounds (**Exhibit D**).

Access: The subdivision is located directly west of S. Trunk Road Extension; the only lot access is from internal roads. E. Gateway Drive and portions of S. Sanctuary Drive were dedicated and constructed on the plat of View Pointe at the Ranch, Plat #2020-93, which recorded last year (**Exhibit F-8**). Both had portions constructed to Residential Subcollector standards with the prior plat and currently under a 1-year warranty (**Recommendation #5**). The remainder of S. Sanctuary Drive and the west leg of E. Exquisite Drive will be constructed to residential subcollector standard. Residential road construction will be required for all the remaining internal roads (**Recommendation #6**). View Pointe at the Ranch has 37 lots, Phase 1 and 2 of this master plan will add 53 lots, bringing the ADT over 500 for a single access on a residential subcollector road. S. Sanctuary Drive intersection with S. Trunk Road will need to be constructed with Phase 2 for a secondary access (**Recommendation #6**).

Mr. Besse provided a letter concerning Jensen Road Connection to Exquisite Circle (**Exhibit E-1**). In it, he proposes no connection to Jensen Road from the road system within this subdivision. He also provided exhibits to show either with or without the connection to Jensen Road (**Exhibit F-1 thru F-8**). Along with that, Mr. Besse provided a large packet describing research done for S. Jensen Road right-of-way (**Exhibit G**).

In the letter, staff sees an abundance of facts concerning alternate access for the lots within this subdivision, and for Lot 1, Happy Valley Subdivision, but no reasons why this connection is unnecessary for future development and/or public safety other than there are other accesses to the lots within and outside the subdivision. The Long Range Transportation Plan Goal #3 is to Improve Connectivity and one of the strategies to get to that goal is establishing a subdivision connectivity policy. MSB 43.20.060 is a part of that policy and requires connection to existing stub roads where feasible to improve interconnectivity and/or public safety. The topographic information provided shows it is feasible to connect. Staff recommends dedication of a connecting right-of-way and construction is not necessary past the cul-de-sac shown (**Recommendation #2**).

Useable Area: The property has been used as a borrow pit for sand and gravel. Several test pits were excavated in 2015 and a few were excavated in 2020. Those test hole logs that were submitted in November, 2020 that did not meet the standard of Title 43 were redug or reevaluated in January 2021. Staff had email conversation with Mr. Eng on January 22, 2021 and he provide an updated report (**Exhibit H**). In the original soils report, Test Hole 36 was shown having water at 7 feet (**Exhibit H-31**) and Title 43 requires it be to 8 feet below ground; the new report shows it was re-evaluated on January 21, 2021 (**Exhibit H-32**). MSB 43.20.281 requires that if water is encountered in test holes, the subsequent evaluations need to be done from May through October (**Recommendation #8**).

The drainage/grading plan submitted January 25, 2021 shows existing gravel pit mounds that will be regraded (**Exhibit D**). Several of these areas were where 2015 test holes were dug. Staff recommends those test holes be reevaluated (**Recommendation #9**). The slope north of the ARRC right-of-way appears to encroach further into the southern lots as shown on the regrading plan, casting doubt to the useable area within these lots (**Recommendation #10**).

Drainage: Besse Engineering provided a drainage plan/grading plan addressing DPW engineer and ARRC comments concerning the slope along the ARRC right-of-way on January 25, 2021 (**Exhibit D**). The drainage plan shows the drainage along the proposed roads and general drainage patterns along S. Trunk Road. The drainage plan shows the drainage from S. Jensen Road filtering onto these subdivision roads. Proposed culverts and infiltration points are also shown. The engineer shows proposed Lot 28, Block 4 as an On-Site Drainage Area. Staff notes that area should be dedicated as right-of-way with drainage easement so the lot is not sold as a residential property (**Recommendation #3**).

Water System: The water system serving this subdivision is an approved ADEC community water system originating within View Pointe at The Ranch, Plat 2020-93. The engineer shows on the Water Improvements Map that there will be a tie-in to the Wasilla Municipal Water system within The Ranch (**Exhibit C**). The engineer verbally stated that the water system tie-in will be needed during Phase 2 of this project (**Recommendation #11**). MSB 43.15.049(I) requires review and approval from State of Alaska Department of Environmental Conservation (ADEC) for community or municipal water supply systems (certificate to operate if required by ADEC) (**Recommendation #12**).

COMMENTS:

Borough:

Public Works comments include ensuring there is not a significant increase of runoff from the site to Trunk Road (**Exhibit I**). Construct Sanctuary and the west leg of Exquisite Drive to residential subcollector standard (**Recommendation #6**). DPW commented that the petitioner's discussion concerning connection to Jensen Road does not indicate that it would not improve public safety and so recommends the subdivision roads connect to Jensen Road (**Recommendation #2**). DPW noted the original soils report noted some of the test holes did not meet requirements and that this parcel was used as a gravel pit. DPW suggested the soils report should show the areas that were mined or regraded after the 2015 test pits were logged (**Recommendation #9**). *Staff notes Northrim Engineering provided an updated soils report*

*January 22, 2021, did not address DPW concern over the location of the 2015 test pits but did revise most of the test hole logs to meet standards. DPW noted that several of the lots along the southern property line have a slope of more than 25% and requests the engineer show where the 10,000 square footage of useable area on those lots. The 10,000 square feet must be 50' away from a slope greater than 25% that has more than 10 feet of elevation change. Staff notes Besse Engineering provided an updated drainage and grading plan on January 25, 2021 showing the future topography addressing DPW concern for 25% slopes, changing the grade in certain areas, showing existing gravel mounds that will need regrading, and adding rock filled infiltration ditches. Staff recommends useable septic area be shown along the southern lots adjoining the ARRC right-of-way in Phase 4 and the grade percentage of the slope to the ARRC right-of-way (**Recommendation #10**).*

Planning Division recommends connecting the proposed S. Exquisite Cir. to the existing S. Jensen Rd. as it relates to public safety (**Exhibit J**) (**Recommendation #2**). This recommendation is based on Goal Three: Improve Connectivity, as adopted in the Matanuska-Susitna Borough 2035 Long Range Transportation Plan (LRTP). Within the surveyor's letter, Re: Jensen Road Connection to Exquisite Circle, MSB 43.20.060(D) is quoted concerning public safety. The LRTP provides examples of the importance of connectivity to public safety and the MSB Planning Division believes that there is sufficient rational for the recommended connection based on MSB 43.20.060(D). From the LRTP:

Benefits of Connectivity Include:

- Lower vehicle speeds
- Lesser crash severity
- Improved emergency access and response times

Planning Division generally discourages creating cul-de-sacs when possible. Cul-de-sacs can (1) create traffic bottlenecks, (2) slow emergency response times, (3) decrease walkability, (4) foster dependency on the personal vehicle, and (5) lead to a disconnected transportation network in the Borough which is more expensive to maintain. The LRTP, recommended by the Planning Commission and adopted by the Borough Assembly, states that new roadways should enhance connectivity to make a multi-modal transportation network viable.

Permit Center notes that it appears there is an access on to Trunk Road that does not have a permit (**Exhibit K**). Please have them apply for that driveway. It's the one just north of the railroad, it has a paved apron. *Staff notes this is the southern intersection of S. Sanctuary Drive and S. Trunk Road and the petitioner will construct this intersection.*

Development Services noted the water line between the well within View Point at the Ranch and the well within Tract 1, The Ranch Phase 7B traverses across public rights-of-way (**Exhibit L**). Mr. Dean notes the Water Improvements Map (**Exhibit C**) does not indicate there are easements for those lines outside of this proposed subdivision. The petitioner will need to apply for encroachment permits for those lines that cross public rights-of-way and provide the recorded waterline easements if they cross private property. *Mr. Besse told staff that the wells within View Pointe at the Ranch would need a connection to the municipal system within The Ranch Phase 2 of this subdivision (**Recommendation #12**). Waterlines will also cross the Alaska Railroad property and permits may be necessary (**Recommendation #11**)*

Fire Code stated the master plan looks ok from an ingress and egress standpoint (**Exhibit M**).

Alaska Railroad has no objections in general (**Exhibit N**). They are concerned that future development of septic systems on the lots adjacent to the ARRC ROW could allow percolating effluent to eventually drain down and onto the ARRC ROW, where it could accumulate in ARRC's existing drainage ditches. They are also concerned that future grading of the individual lots could destabilize the slopes above the ARRC ROW eventually causing erosion down and onto the ARRC ROW. ARRC would appreciate it if the MSB could do whatever is appropriate and possible through the subdivision platting process to either address our concerns or put the future landowners on notice of these concerns. *Staff notes the engineer stated the January 2021 drainage and grading plan was provided as a result of these concerns (Exhibit D). Staff recommends the petitioner provide the grade percentage to the ARRC right-of-way after regrading is complete for Phase 4 (Recommendation #10).*

Utilities: MEA has no comment but included three recorded easements to place on the plat (**Exhibit O**). *Staff notes two of the easements are not within property included with this subdivision. MSB 43.15.05(P) requires all easements of record to be shown.* MTA has no comments (**Exhibit P**). Enstar has no comments or recommendations (**Exhibit Q**).

Public: Jim Colberg, nearby property owner, has no objection to property owners making money or creating good housing (**Exhibit R-1**). However, it would be beneficial to the new homeowners to have a public park included for children to play. Assuming that some of the 120 new homeowners have children. *Staff notes there is no requirement for providing parks within subdivisions.*

Pamela Ness, nearby property owner, objects (**Exhibit R-2**). The development must be served by a community sewer system also. .6069 acres is essentially a low lying, high water table is insufficient for adequate private sewer/septic systems insuring healthy ecological safety! Too close to Hayflats Refuge for this many new septic systems. Too close to the water table. *Staff notes the subdivision lots meet the minimum Title 43 requirements for lot size when served by a community or municipal water system.*

Matt Gittlein, nearby property owner, has no objection and is glad to see the growth in the valley (**Exhibit R-3**).

William Long has no objection and fully supports this (**Exhibit R-4**).

Stephen Edwards objects and has concerns (**Exhibit R-5**). The style of development represents the worst type for MSB. Major traffic congestion as all the tiny lots access Trunk with no alternate connection feasible. RSA will struggle for decades with snow removal and maintenance; 8 new cul-de-sacs. Owners will struggle with future septic issues due to the tiny lots and gravel pit location. Low quality of life lots with no trees and close neighbors; should be completely redesigned. *Staff notes Trunk Road is classified as a minor arterial. Roads will be constructed to meet the 1991 SCM standards. Lot size meets the minimum Title 43 requirements when served by a community or municipal water system.*

CONCLUSION:

The preliminary plat for View Pointe at the Ranch Addition 1 Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat Submittal and Approval. This master plan consists of 4 phases and 120 lots. The lots will be served by a community water system that originates within View Pointe at the Ranch, which recorded last year. The engineer stated the water system will need to tie into the City of Wasilla municipal water system within The Ranch for Phase 2.

The civil engineer will need to evaluate one of the test holes within the months of May through October which showed water at 7 feet. He stated the proposed lots contain the required useable septic and useable building area although many of the test holes were dug prior to the land being regraded and there are questions of useable area along the southern boundary. A drainage plan was submitted which meets the Subdivision Construction Manual standards and addressed DPW and ARRC concerns. There were objections from two Borough Departments concerning a lack of connection to S. Jensen Road. There were several public comments in support and several that objected or had concerns about this master plan due to the lack of a park, lack of a community sewer system, the small, treeless lots, and road maintenance issues in the future.

FINDINGS of FACT:

1. The master plan of View Pointe at the Ranch Addition 1 is consistent with AS 29.40.070 Platting Regulations, and MSB 43.15.016 Preliminary Plat Submittal and Approval.
2. A professional engineer stated useable area is available for wastewater disposal and building although not all of the test holes met the requirements of MSB 43.20.281, some look to be in areas regraded after the test holes were evaluated.
3. DPW commented that due to the grade along the southern boundary, useable septic area should be shown within those lots. ARRC comments included concerns of septic effluent draining onto the ARRC ROW. Useable septic area is that area located at least 50 feet from the top of a slope which is greater than 25 percent and has more than ten feet of elevation change per MSB 43.20.281
4. Lot sizes and block lengths are consistent MSB 43.20.300(A), Lot and Block Design.
5. Frontage to all lots are consistent with MSB 43.20.320, Frontage, except within Block 1, which will need to be redesigned.
6. E. Gateway Dr. and portions of S. Sanctuary Dr., S. Exquisite Dr., and E. Preservation Dr. within View Pointe at The Ranch are constructed, and under 1-year warranty until October 20, 2021. Those roads provide access to the roads within Addition 1 and will need to be shown to meet the standards of the SCM as MSB 43.20.140, Physical Access requires roads used for access conform to the SCM.

7. There are 15' utility easements shown on the plat along both sides of the proposed right-of-ways consistent with the SCM standards for utilities.
8. Comments from DPW and Planning concerned a lack of connection to S. Jensen Road and the amount of cul-de-sacs in this master plan. These comments speak to the need for interconnectivity and subdivision connections. They also speak to the need for new roadways to enhance connectivity.
9. Goal number 3 of The Long Range Transportation Plan is to improve connectivity. Establishing a subdivision connectivity policy is one of the strategies to achieve that goal. MSB 43.20.060(D) requires that subdivisions connect to adjacent stub roads where feasible. It appears from the topographic information and exhibits provided that connection is possible.
10. The petitioner provided research for the right-of-way for S. Jensen Road, north of this master plan. Thirty feet of dedicated right-of way exists along the eastern side within Dutterow Subdivision. The western side can be described as prescriptive right-of-way with an undetermined width; the researcher stated that if the road footprint is widened, he sees no alternative other than to obtaining an easement from the adjoining property owner. For that reason, staff is not recommending a constructed connection to S. Jensen Road, but is recommending a dedication of right-of-way.
11. A community water system will serve the lots in Phase 1, requiring ADEC approval. That water system originates within View Pointe at the Ranch, Plat 2020-93. The engineer stated the water system would need to tie into the municipal water system within The Ranch for Phase 2 requiring City of Wasilla to approve.
12. Development Services noted that the water system tie-in will cross public rights-of-way, which requires encroachment permits.
13. Proposed Lot 28, Block 4 is shown as an On-Site Drainage Area. Staff notes that area should be dedicated as right-of-way or a utility easement for drainage with the appropriate restrictive plat notes so the lot is not sold as a residential property.
14. ARRC is concerned that future development of septic systems on the lots adjacent to the ARRC ROW could allow percolating effluent to eventually drain down and onto the ARRC ROW, where it could accumulate in ARRC's existing drainage ditches. They are also concerned that future grading of the individual lots could destabilize the slopes above the ARRC ROW eventually causing erosion down and onto the ARRC ROW. Staff recommends the engineer show the useable septic area on the lots adjoining the ARRC right-of-way and that the percent grade to the ARRC right-of-way be shown on the final plat.
15. There were several public comments in support and several that objected or had concerns about this master plan due to the lack of a park, lack of a community sewer system, small lots, and future septic and road maintenance issues in the future. Staff notes parks are not required in Title 43; the lots meet the requirements of being 20,000 sq. ft. minimum served

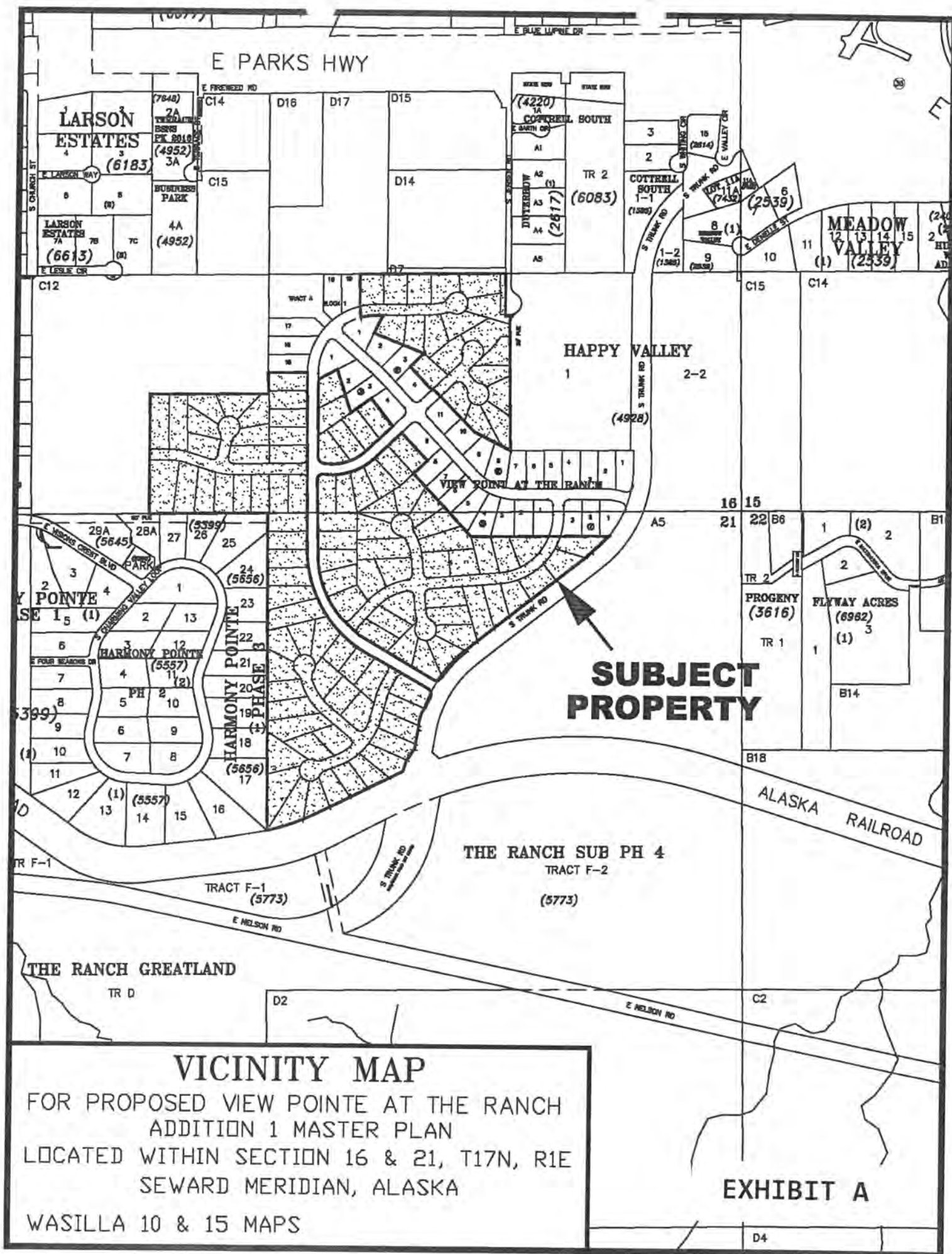
by a community or municipal water system; road construction is required to meet 1991 SCM standards.

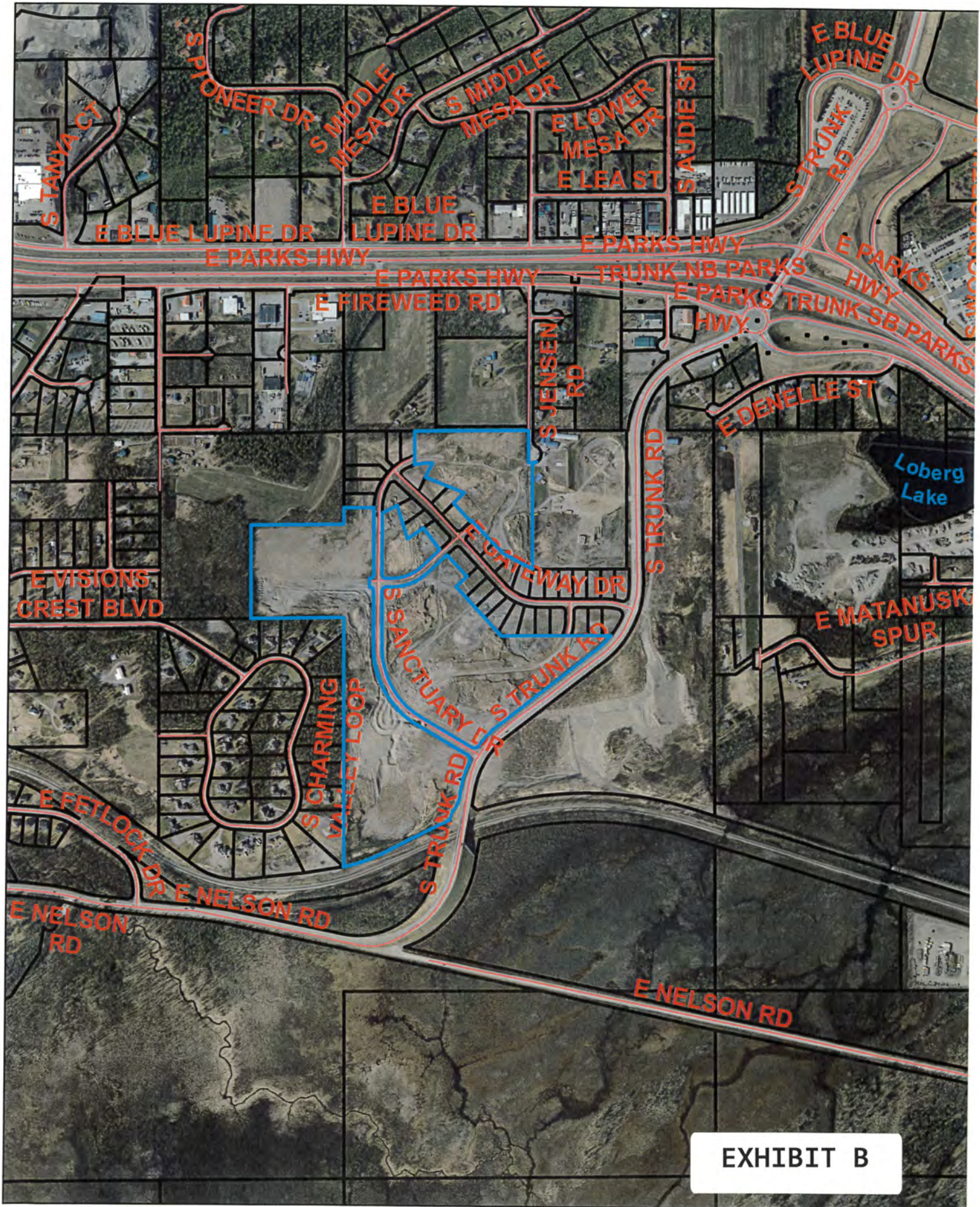
RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Recommended motion: "I move to approve the preliminary plat of View Pointe at the Ranch Addition 1, located within Sections 16 and 21, Township 17 North, Range 1 East, Seward Meridian, Alaska contingent on the following staff recommendations:"

1. Submit the mailing and advertising fee.
2. Dedicate a right-of-way to connect to S. Jensen Road. Design the internal road connecting to S. Jensen Road to end in temporary cul-de-sac. No road construction is necessary past the temporary cul-de-sac. Provide evidence the redesign provides for minimum lot size, minimum road frontage, and useable septic area.
3. Proposed Lot 28, Block 4 is shown as an On-Site Drainage Area. Dedicate this lot as right-of-way to ensure DPW has future access to maintain the drainage area.
4. Submit construction cost estimate, schedule pre-construction meeting with Public Works Engineer, pay inspection fee, and obtain Notice to Proceed in compliance with the 1991 SCM, Section E.
5. Obtain final DPW road signoff for those portions of Construct those portions of E. Gateway Drive, S. Sanctuary Drive, E. Exquisite Drive, and E. Preservation Drive within View Pointe at the Ranch.
6. Construct the remaining portions of S. Sanctuary Drive and E. Exquisite Drive to residential subcollector standard; all other interior roads to minimum residential standards. Construct the remaining portion of S. Sanctuary Drive and intersection with S. Trunk Road prior to Phase 2 recordation.
7. Provide engineer's final inspection report along with verification from an RLS that the constructed roadways are located within the proposed right-of-way per MSB 43.20.140 and obtain Public Works Engineer signoff.
8. Monitor the water level in Test Hole 36 between the months of May through October and provide updated test hole log with certification from a civil engineer that the lots contain 10,000 sq. ft. useable septic area meeting the requirements of MSB 43.20.281.
9. Provide current test hole logs for those areas regraded after the 2015 test holes were dug. Alternatively, excavate new test holes and provide those logs with a civil engineer's certification that the proposed lots have useable septic area as defined in MSB 43.20.281.

10. Graphically depict the 10,000 sq. ft. useable septic area as defined in MSB 43.20.281 on Lots 31 through 37, Block 4 and provide the percent grade for the slope to the ARRC right-of-way within those lots after regrading for Phase 4.
11. Prior to Phase 2 recording, apply for encroachment permits for those waterlines that cross public rights-of-way. Prior to final plat recordation, submit all permits and approvals from federal, state, or municipal regulatory agencies in accordance with MSB 43.15.049(H).
12. Construct the water lines, provide two as-built drawings, and provide ADEC certificate to operate for the water system extension within each phase. Within the phases where the water system ties into Wasilla municipal water system, provide City of Wasilla approval.
13. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
14. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
15. Submit recording fee, payable to the State of Alaska, DNR.
16. 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.
17. Submit final plat in full compliance with Title 43.





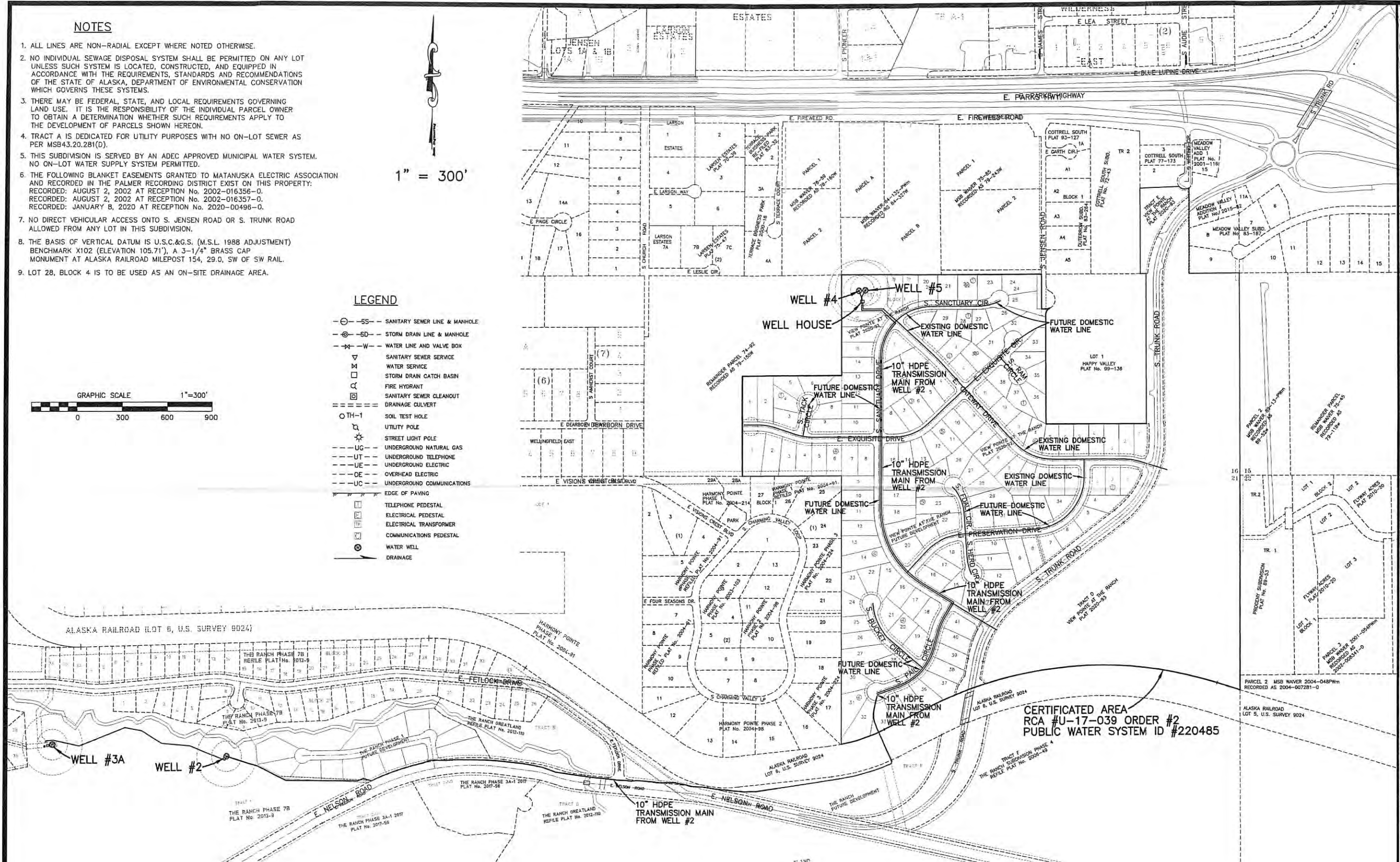
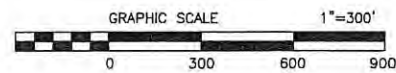
NOTES

1. ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
2. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THESE SYSTEMS.
3. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
4. TRACT A IS DEDICATED FOR UTILITY PURPOSES WITH NO ON-LOT SEWER AS PER MSB43.20.281(D).
5. THIS SUBDIVISION IS SERVED BY AN ADEC APPROVED MUNICIPAL WATER SYSTEM. NO ON-LOT WATER SUPPLY SYSTEM PERMITTED.
6. THE FOLLOWING BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY:
RECORDED: AUGUST 2, 2002 AT RECEPTION No. 2002-016356-0.
RECORDED: AUGUST 2, 2002 AT RECEPTION No. 2002-016357-0.
RECORDED: JANUARY 8, 2020 AT RECEPTION No. 2020-00496-0.
7. NO DIRECT VEHICULAR ACCESS ONTO S. JENSEN ROAD OR S. TRUNK ROAD ALLOWED FROM ANY LOT IN THIS SUBDIVISION.
8. THE BASIS OF VERTICAL DATUM IS U.S.C.&G.S. (M.S.L. 1988 ADJUSTMENT) BENCHMARK X102 (ELEVATION 105.71'), A 3-1/4" BRASS CAP MONUMENT AT ALASKA RAILROAD MILEPOST 154, 29.0, SW OF SW RAIL.
9. LOT 28, BLOCK 4 IS TO BE USED AS AN ON-SITE DRAINAGE AREA.

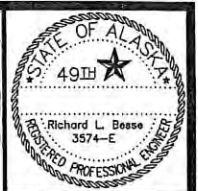
1" = 300'

LEGEND

- SS— SANITARY SEWER LINE & MANHOLE
- SD— STORM DRAIN LINE & MANHOLE
- W— WATER LINE AND VALVE BOX
- △— SANITARY SEWER SERVICE
- WATER SERVICE
- STORM DRAIN CATCH BASIN
- △— FIRE HYDRANT
- SANITARY SEWER CLEANOUT
- DRAINAGE CULVERT
- TH-1— SOIL TEST HOLE
- UTILITY POLE
- STREET LIGHT POLE
- UG--- UNDERGROUND NATURAL GAS
- UT--- UNDERGROUND TELEPHONE
- UE--- UNDERGROUND ELECTRIC
- OE--- OVERHEAD ELECTRIC
- UC--- UNDERGROUND COMMUNICATIONS
- — — — — EDGE OF PAVING
- — — — — TELEPHONE PEDESTAL
- — — — — ELECTRICAL PEDESTAL
- — — — — ELECTRICAL TRANSFORMER
- — — — — COMMUNICATIONS PEDESTAL
- WATER WELL
- — — — — DRAINAGE



CERTIFICATED AREA
RCA #U-17-039 ORDER #2
PUBLIC WATER SYSTEM ID #220485



ARCTIC DEVO, INC.
P.O. Box 3489
Palmer, Alaska
99645
907-746-6000
907-745-8335 (FAX)

VIEW POINTE AT THE RANCH WATER IMPROVEMENTS

REVISIONS

RECEIVED
NOV 3 2020
PLATTING

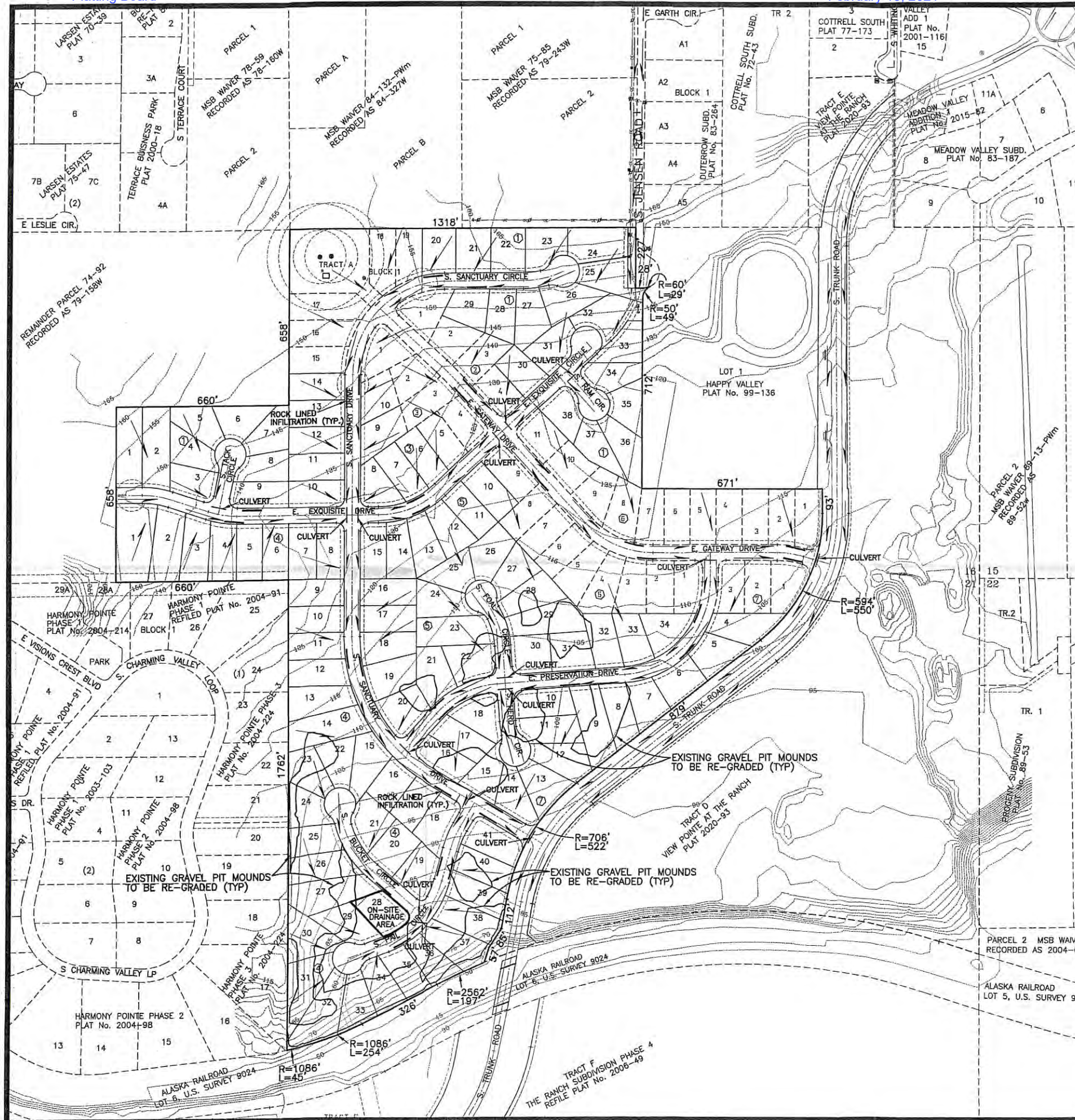
JOB NO. B11-10
DATE 29NOV20
DRAWING VIEWPOINTE2021
REVIEWED RLB

WATER SITE PLAN

SHEET NO.

1

EXHIBIT C



LEGEND

- SS— SANITARY SEWER LINE & MANHOLE
- SD— STORM DRAIN LINE & MANHOLE
- W— WATER LINE AND VALVE BOX
- ▽ SANITARY SEWER SERVICE
- WATER SERVICE
- STORM DRAIN CATCH BASIN
- FIRE HYDRANT
- SANITARY SEWER CLEANOUT
- D— DRAINAGE CULVERT
- TH-1 SOIL TEST HOLE
- UTILITY POLE
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- UC--- UNDERGROUND NATURAL GAS
- UT--- UNDERGROUND TELEPHONE
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- OE--- OVERHEAD ELECTRIC
- UC--- UNDERGROUND COMMUNICATIONS
- E— EDGE OF PAVING
- TELEPHONE PEDESTAL
- ELECTRICAL PEDESTAL
- ELECTRICAL TRANSFORMER
- COMMUNICATIONS PEDESTAL
- WATER WELL
- DRAINAGE
- ROCK FILLED INFILTRATION SWALE

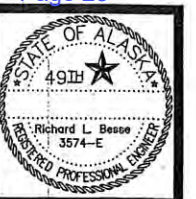
1" = 200'

NOTES

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3. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
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9. LOT 28, BLOCK 4 IS TO BE USED AS AN ON-SITE DRAINAGE AREA WITH NO ON-LOT SEWER AS PER MSB43.20.281(D).
10. CONTOURS SHOWN REPRESENT THE FINAL GRADING PLAN.
11. SLOPES ON THE MASTER PLAN TRACTS DO NOT EXCEED 4:1.



EXHIBIT D



ARCTIC DEVO, INC.
P.O. Box 3489
Palmer, Alaska 99645
907-746-6000 (FAX)
907-745-8335

VIEW POINTE AT THE RANCH
ADDITION No. 1
DRAINAGE IMPROVEMENTS

REVISIONS
18JAN21 REVISED DRAINAGE,
21JAN21 ADDED NOTES 9-11
ADDED EXISTING GRAVEL
PIT MOUNDS

RECEIVED
JAN 25 2021
PLATTING

JOB NO. 811-10
DATE 19JAN21
DRAWING VIEWPOINTE2021
REVIEWED RLB

SITE DRAINAGE PLAN

SHEET NO.
1

BESSE ENGINEERING
1890 W. Jaime Marie Cir.
Wasilla, Alaska 99654
907-357-4257
besse@mtaonline.net

December 13, 2020

Mat-Su Borough
Planning Department
Platting Division
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED

DEC 14 2020

PLATTING

Re: Jensen Road Connection to Exquisite Circle

Attention: Ms. Peggy Horton

Peggy,

Attached to this e-mail are pdf drawings of the Overall Access to View Pointe at the Ranch, the recorded copy of Happy Valley Subdivision (Plat 99-136), a copy of an Access Detail to Lot 1, Happy Valley and a South Jensen Road Detail.

We are proposing to not make a connection from Exquisite Circle in View Pointe at the Ranch Subdivision to Jensen Road in Duterrow Subdivision. 43.20.060 (D) Dedication to Public, allows an elimination of the requirement to provide access where feasible if it is unnecessary for future development and/or public safety. We have also restricted access to Jensen Road from any of the lots that front on Jensen Road or South Trunk Road. We have shown this restriction on all of the Master Plan Drawings.

The original subdivision of Happy Valley Subdivision provided access thru Jensen Road to Lot 1, Happy Valley Subdivision. The end of Jensen Road is a dedicated offset cul-de-sac with a 60' radius. A 30' PUE was dedicated along the west side of most southerly 230' of Jensen Road. We are proposing a dedication of this PUE to Right-of-Way. Jensen Road provides good access to Fireweed Lane on the south side of the Parks Highway. Two (2) paved approaches have been installed to the center and south sides along the east side of Lot 1, Happy Valley Subdivision. These approaches provide very good access to South Trunk Road. The most southerly portion of the Jensen Road cul-de-sac connects to a 27' flag of the Lot 2 Flag Lot of Happy Valley Subdivision. This flag portion of the previous Lot 2 Flag Lot of Happy Valley has been included in the lots that border Lot 1, Happy Valley Subdivision

We have provided a drainage swale with easement for the drainage that is generated from the road and cul-de-sac at the end of Jensen Road. The drainage from Jensen Road continues thru the drainage swale to the road side ditches that continue to Gateway Drive.

EXHIBIT E-1

If you have any questions, feel free to call me at 907-354-8074 (cell).
We look forward to working with you on this portion of the project.

Sincerely,
BESSE ENGINEERING

Richard L. Besse

Richard L. Besse PE, RLS



Peggy Horton

From: Richard Besse <besse@mtaonline.net>
Sent: Tuesday, January 26, 2021 9:42 AM
To: Peggy Horton
Cc: Jamie Taylor
Subject: View Pointe at the Ranch, Add. No. 1

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

Peggy,

We have made some changes to the grading plan that was submitted for Public Hearing originally. This project is a retired gravel extraction site and needs to be regraded for better usage as residential development. There are several small mounds of material that will need to be re-graded. We have added these mounds to the grading plan & the topo map.

We didn't realize that it was so important to have as much of the surface drainage from the project out of the South Trunk Right-of-Way. We have changed the grade on Preservation Drive, Herd Circle, Foal Circle, Sanctuary Drive and Pail Drive to drain into a Lot 28, Block 4, which will be dedicated as an on-site drainage pond. We have also added Rock Filled Infiltration ditches along the bottom of the drainage swales along the side of the roads. We have found the soil very permeable and would like to take advantage of percolating storm water back into the underlying soil. We will re-grade the steep slope along the north edge of the ARRC right-of-way, the westerly steep slope along the end of Pail Circle and along several areas along the South Trunk Road right-of-way.

We have snail mailed a complete copy of Northrim Engineering Soils Report to your office.

Let us know if you need anything more for your case.

Rick

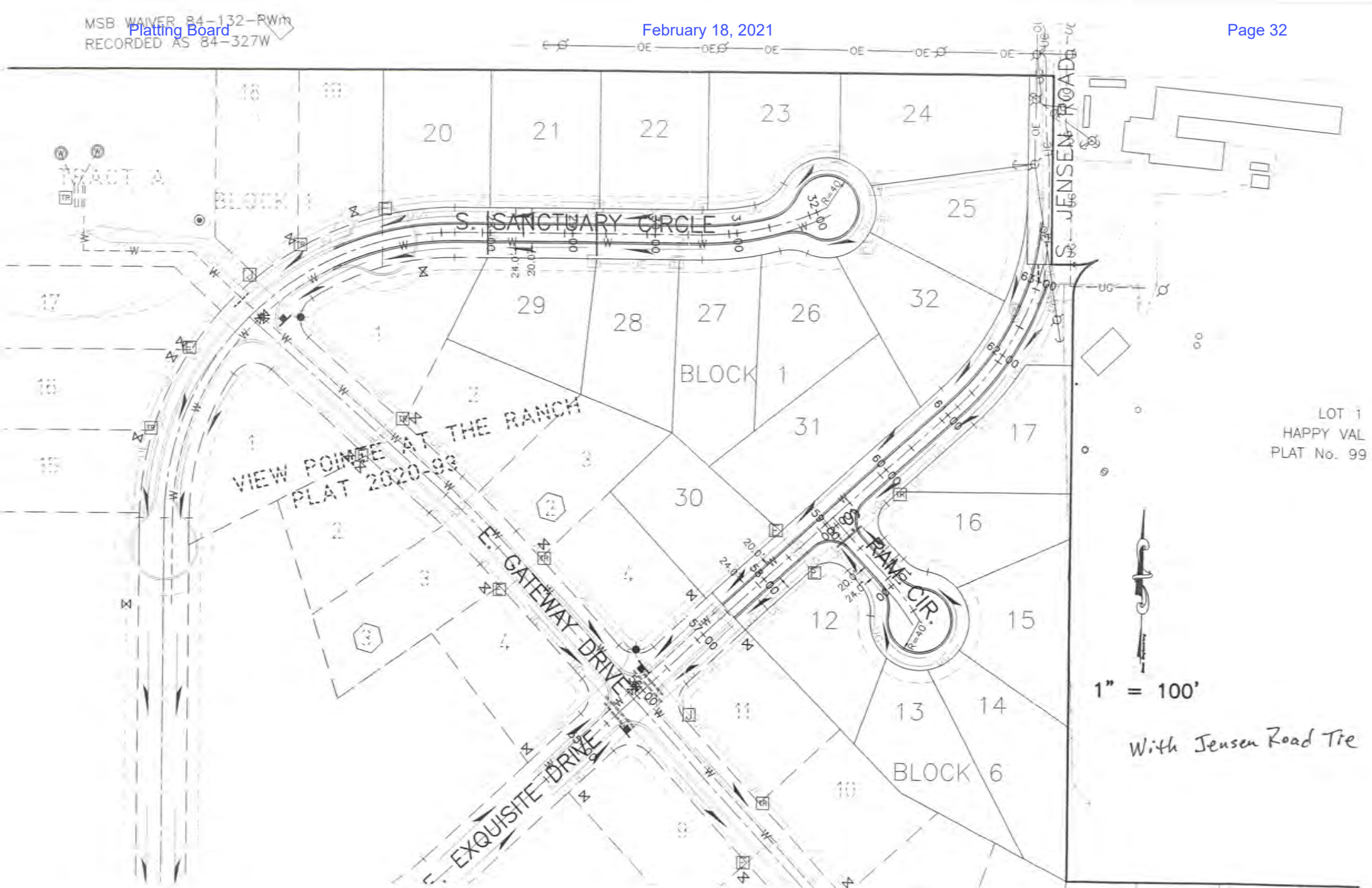


EXHIBIT F-1

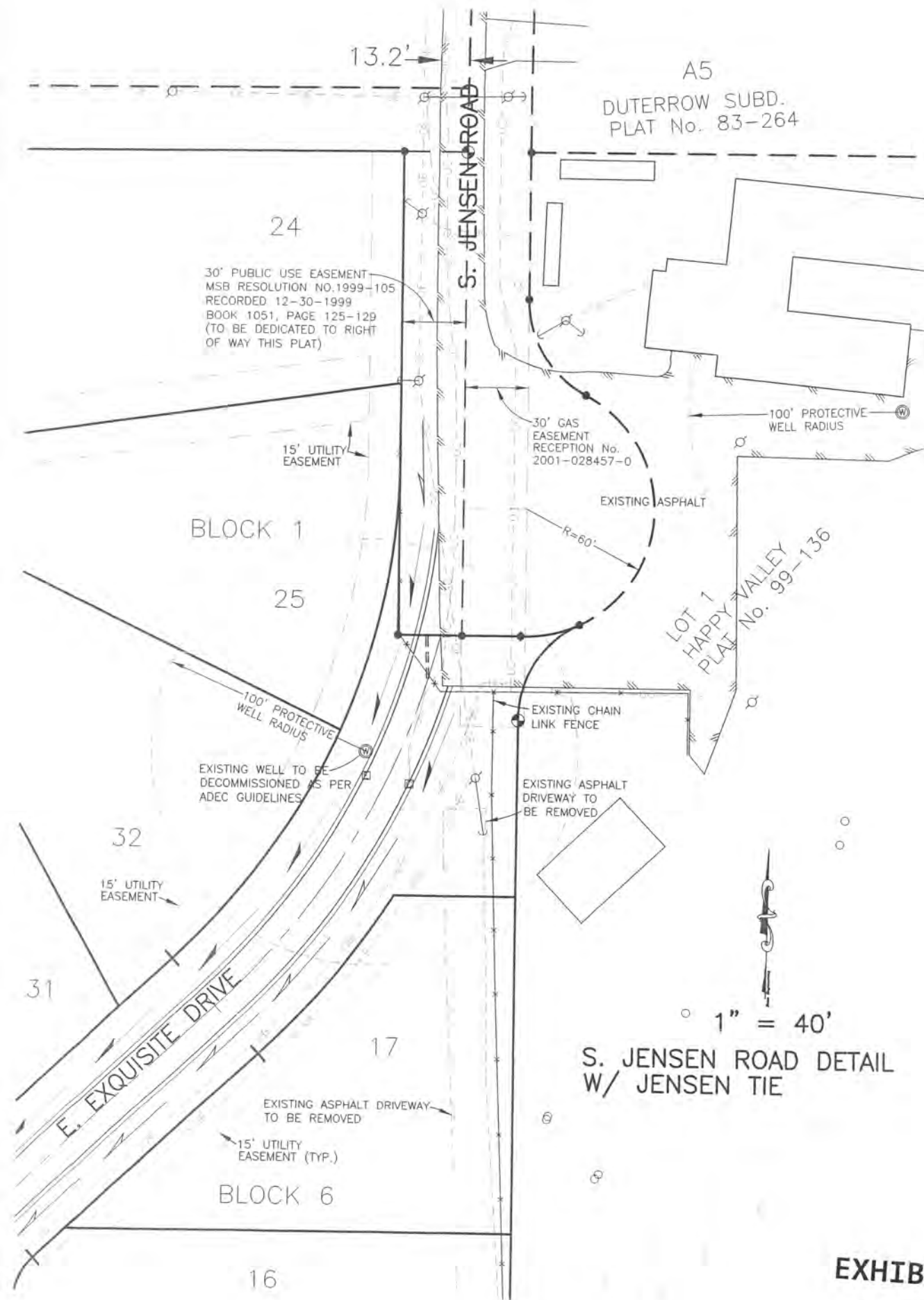
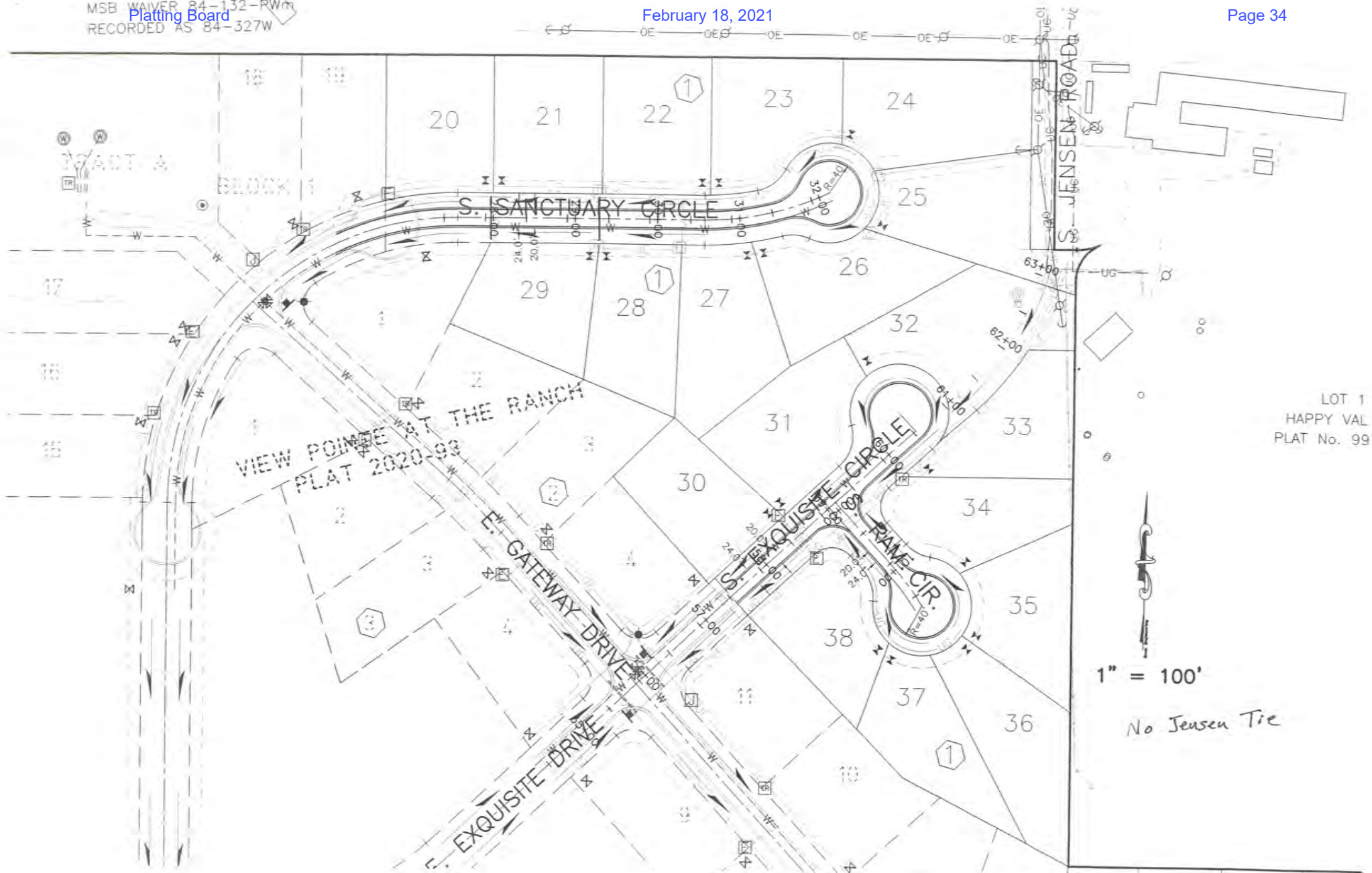


EXHIBIT F-2



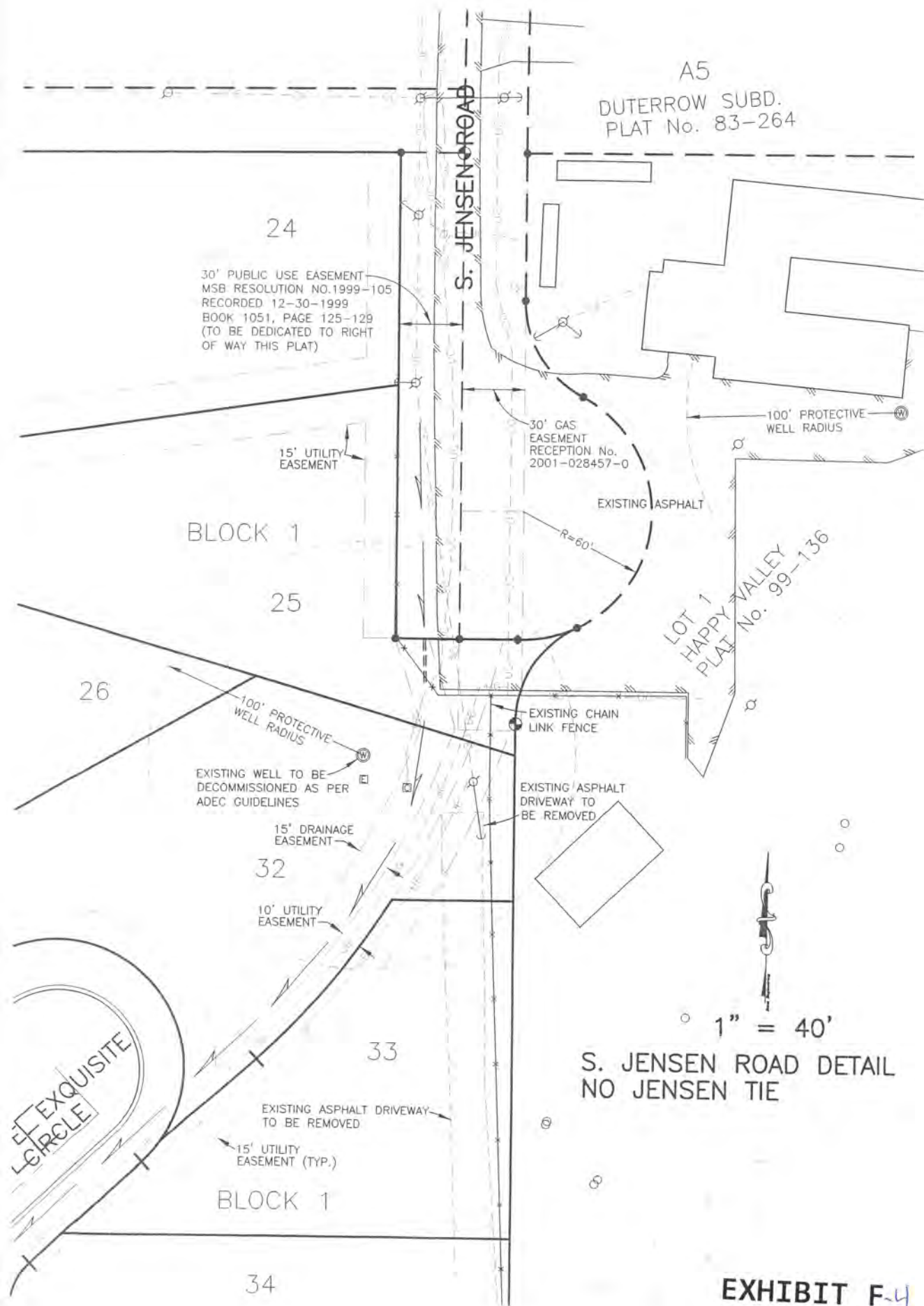
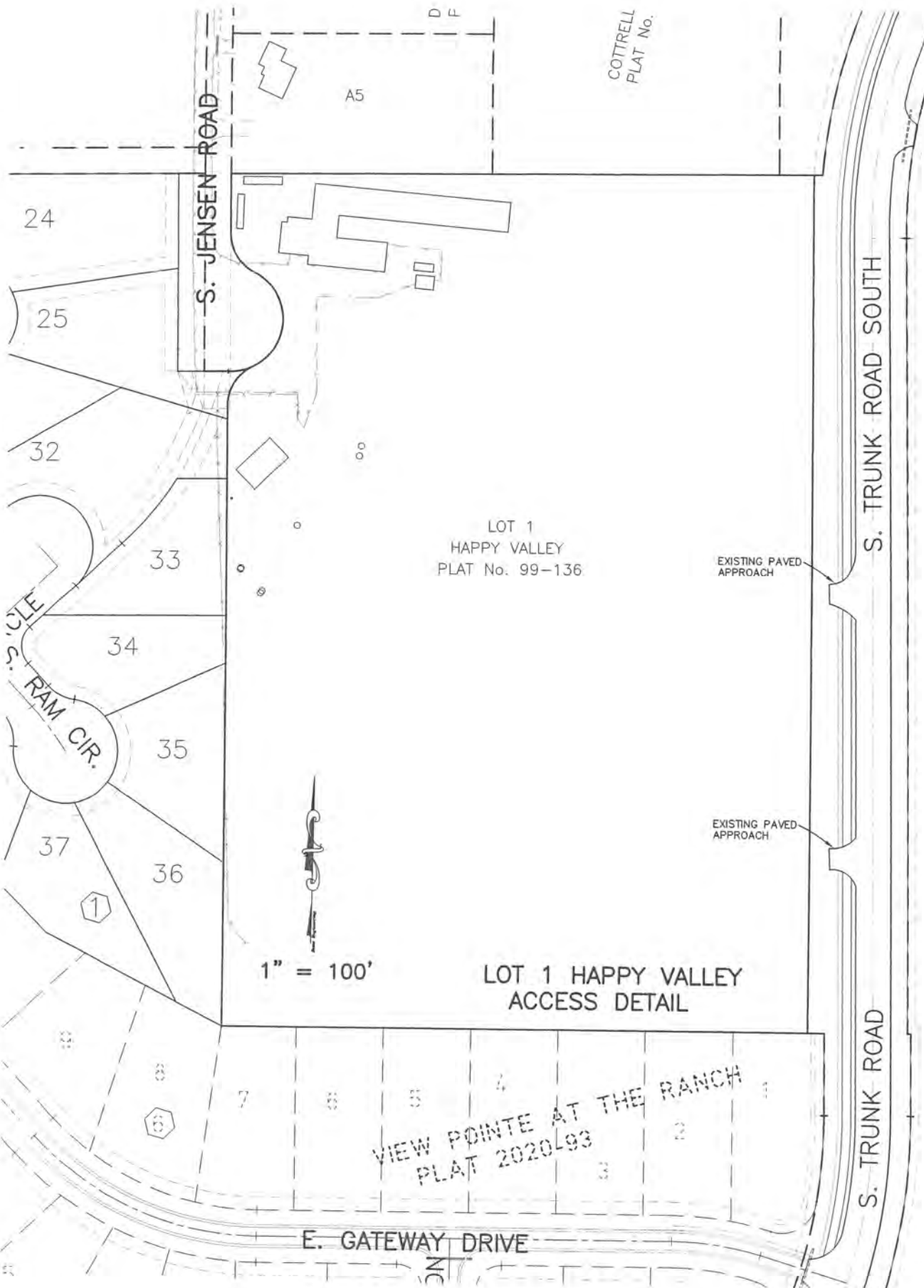




EXHIBIT F-6



Paul Hulbert

From: John Bennett <JBennett@rmconsult.com>
Sent: Thursday, July 09, 2015 1:42 PM
To: Paul Hulbert
Subject: RE: jensen rd row

Good afternoon Paul, this was an interesting assignment. I worked for Rick for more than a year in the early '80s after I graduated from the surveying program at ACC, but when he contacted us about this project he didn't realize that I was the same John Bennett. After I delivered the report to Rick, he had a couple of question similar to yours. First he wondered about the transfer of the existing utility permits in the deed to the Borough. What I told him was that utility permits were akin to quitclaim deeds. They are saying that to the extent we (DOT) has any interest in this road ROW, we will authorize placement of the utility, but as the "due diligence" with regard to the status of the ROW is the utility's responsibility, if it turns out that DOT doesn't have an interest in the ROW, ...too bad. In this case we were unable to determine that there was any road ROW interest where the utility placed their poles. However, now that they have been in place in excess of the 10 year prescriptive period, it is likely that the utility can claim a prescriptive easement across the private property for their facility. But the utility's rights are limited to the scope of use of the prescriptive easement, that that would be the use that they were put to or delivery of power. To use the utility prescriptive easement for any other use such as a widened road or ditches would be beyond the scope of the utility easement.

When I said that an assertion can be made for the area required to maintain the road or so called "ditch to ditch" width, I didn't mean that the use could be expanded in width if it was determined that additional width was necessary for maintenance. What I meant was that in measuring the width of the prescriptive easement it didn't have to be limited to the travelled way or basic footprint but could include adjoining ditches, width to the top of cut, area used for signs, signals and so on. But those uses had to meet the minimum requirements as outlined in the adverse possession statutes including the 10 year rule. So if the borough now needs to widen the road footprint to construct drainage ditches, I can see no alternative other than to obtain such an easement from the adjoining property owner.

In one of your photos I see a sloughed bank that may have initially been a cut back for construction of the road. If you could show that it was cut as a part of construction and maintenance of road, you might be able to claim it. But to just claim to the tree line where you can't show evidence of construction and maintenance of the road might be a stretch and likely not one your borough attorney would feel comfortable asserting. If this didn't quite answer your questions feel free to ask more. JohnB

John F. Bennett, PLS, SR/WA Senior Land Surveyor – Right of Way Services

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Innovating Today for Alaska's Tomorrow

From: Paul Hulbert [mailto:Paul.Hulbert@matsugov.us]
Sent: Thursday, July 09, 2015 11:56 AM
To: John Bennett
Subject: jensen rd row

John,
Thank you for the report on Jensen Rd ROW assessment, it gives a somewhat clearer understanding of what rights the borough has on this road and similar roads (farm to market roads) that the state quit claimed to us. The Borough's subdivision regulations allowed state maintained roads are sufficient for legal and physical access to subdivisions with

no assertions of row widths or construction and many subdivisions have been platted with these types of roads for access.

Now that we have maintenance responsibility on these roads sometimes there is a need for drainage improvements or clearing of brush along the roads, so the question is how far can we go. In your report it is stated "*Generally an assertion can be made for the area required to maintain the road or the so called "ditch to ditch" width. This could extend from the toe of slope to top of cut but may also include additional width for drainage and sight distance if actual maintenance and use of these areas are evident*". On the west side of Jensen Rd, there is a need for drainage improvements to include but not limited to putting in a ditch, and site visits does not indicate one was ever constructed. Attached are photographs taken along Jensen Rd. that show no road side ditch. Both the asbuilt prepare by Rick Besse and the photos show power poles on the west side of the road with additional tree clearing on the west side of the pole line. The quit claim deed (also attached) also lists utility permits that have been issued most notably to MEA for the same pole line. Would it be safe to say that the borough has management authority to the edge of the tree line on the west side of Jensen Rd?

Please note your report was delivered to platting by Rick Besse for a proposed platting action at the south end of Jensen Rd.

Paul Hulbert, Platting Officer
350 E. Dahlia
Palmer, Ak 99645
(907)861-7870
paul.hulbert@matsugov.us

June 8, 2015

R&M No. 2777.01

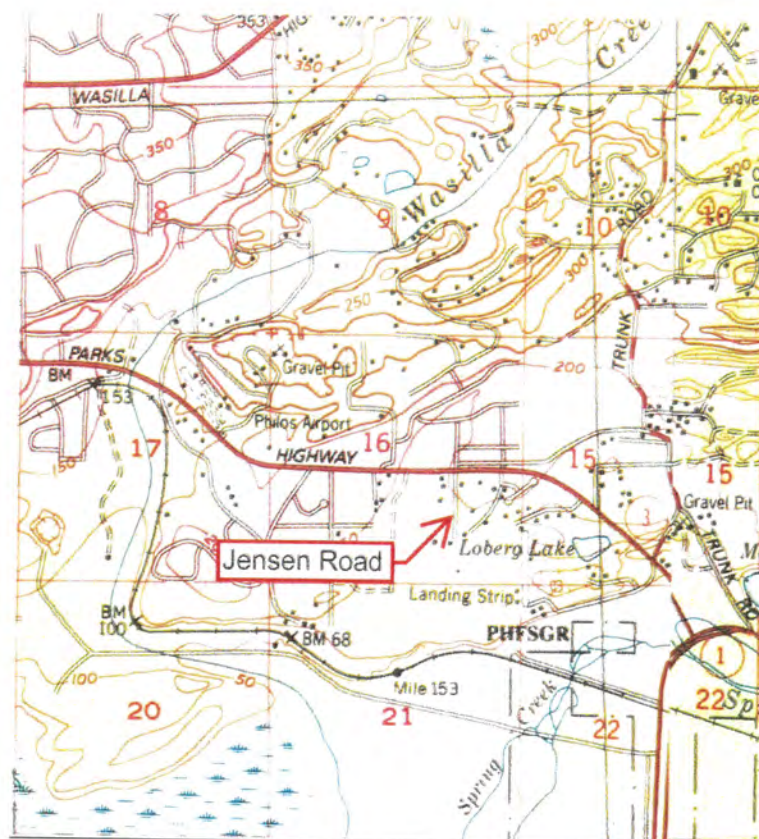
Besse Engineering
1890 W Jaime Marie Circle
Wasilla, AK 99654-8736

RE: Jensen Road Right-of-Way
ROW Assessment

Dear Mr. Besse:

You have requested an assessment of the existing right-of-way (ROW) for Jensen Road located south of the Parks Highway at approximate milepost 36.5 and west of Dutterow Subdivision within the Southeast One Quarter of Section 16, Township 17 North, Range 1 East, Seward Meridian. Specifically, you request information regarding the basis and ownership of the Jensen Road ROW.

The short answer is that Jensen Road appears to be based in part on a subdivision dedication and in part based on a public prescriptive easement. The issue of ownership is more complex. One view is that the Mat-Su Borough has an ownership interest in Jensen Road. The better view is that the Jensen Road ROW is held in trust for the public under Mat-Su Borough management authority.

Vicinity Map

(Merged USGS 1:63,360 C-6 & C-7 Quadrangles 1994)

EXHIBIT G-3

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Homestead Entry

I often refer to the authorities that make up road and highway rights-of-way as a "patchwork" quilt of varying title interests. This is a result of the broad range of authorities by which public rights-of-way can be created. A review of many existing rights-of-way can reveal that they may not be uniform in width or in interest. Some of the more common authorities for public rights-of-way in Alaska include federal and state section line easements, federal patent reservations, federal public land orders, statutory or common law dedications, easements by prescription and interests acquired by negotiation and purchase. Many of these authorities and others dropped out of the analysis once I realized the early date of the homestead entry surrounding Jensen Road.

Jensen road runs from the north boundary of the Southeast Quarter of Section 16, south through the middle of the Southeast Quarter for approximately a quarter of a mile. The Southeast Quarter of Section 16 represented one half of the homestead patented to Rudolph Weiss in 1920. (See Master Title Plat at Chronology – 2/10/20) Weiss' application date for the homestead was in September of 1915. The application date represents the date in which his rights were vested and would represent a "prior existing right" in comparison to certain subsequent ROW authorities. Weiss conveyed the SE Quarter of Section 16 to Chas. Marino in 1924 and as far as we can tell, no road in the location of the current Jensen Road existed at that time.

Alaska Rural Rehabilitation Corporation

The first map we have located representing the current Jensen Road was titled "Agricultural Lands – Matanuska Valley" with an initial date of 1929. (See Chronology – 1929) The map shows the SE Quarter of Section 16 labeled with Chas. Marino's name and quartered into Tracts No. 27, 28, 29 & 30. The map also shows a dark line for Jensen Road between Tracts 27 & 28 running south from the "Wasilla – Matanuska" road. The map appears to be a preliminary map prepared in anticipation of land acquisition by the Alaska Rural Rehabilitation Corporation (ARRC). The ARRC was incorporated on April 12, 1935 under the Alaskan laws relating to charitable agencies. The ARRC was set up to facilitate land transfers for agriculture to participants in the Matanuska Colony program. By the time the Colony was founded, homesteaders had received patent to most of the better lands in the Matanuska Valley in the prior 20 years. In order to make lands available to the Colonists, the ARRC purchased many of the homesteads. Between 1935 and 1938 the Corporation bought 7,780 acres from private owners¹. In July of 1935, Chas. Marino conveyed the SE Quarter of Section 16 to the ARRC.

I have provided a map of ARRC Tract #24 (See Chronology 9/12/36) for a parcel to the west of Jensen Road. It appears to be a typical survey and tract plat for ARRC parcels. Note that to the east of Tract #24 is Tract #27, Otto Nelson and to the south of Tract #27 is Tract #29, "H. Jensen" (Note: Henry Jensen). I found this map in a collection of ARRC maps recovered by Central Region DOT&PF for a Glenn Highway project and have shown it as an example. It suggests that further research would find a similar map for each of Tracts 27, 28, 29, & 30, providing a detailed view of improvements (including roads) on each side of the current Jensen Road as of 1936.

A 1937 ARRC Map (See chronology 3/19/37) shows another representation of Jensen Road between Tracts 27 & 28 and appearing to extend a bit further between Tracts 29 & 30. The title block for this map notes that parcels marked with a "P" are "Corporation Land purchased from previous homesteaders".

Alaska Road Commission & Successors

The chronology of Jensen Road indicates a trail of jurisdiction and management leading from the Alaska Road Commission (ARC), through the Bureau of Public Roads (BPR), the Alaska Department of Highways (DOH) and ultimately

¹ Matanuska Valley Memoir, July 1955, Alaska Experiment Station, Palmer, Alaska

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the Department of Transportation & Public Facilities (DOT&PF). The first map reference to ARC is found in the drawing of the "Anchorage – Matanuska Road System", initially dated 1936. (See Chronology 1936) In a manner similar to the preceding ARRC map, it shows the SE Quarter of Section 16 quartered into Tracts 27, 28, 29 & 30 with an apparent road in the location of the current Jensen Road running approximately $\frac{3}{4}$ of the distance from the north boundary of the SE Quarter to the south boundary.

Another ARC map in 1937 (See chronology 1/1/37) reinforces the existence by map reference of Jensen Road between ARRC Tracts 27 & 28.

In 1938, the General Land Office (GLO – Predecessor to BLM) approved a township plat that subdivided several sections within T. 17 N., R. 1 E., S.M. (See chronology 2/11/38) While the plat clearly shows the east – west "Wasilla – Matanuska" road along the north boundary of the SE Quarter of Section 16, it does not show Jensen Road. This appears to conflict with the previous ARC 1936 and ARRC 1937 maps that do show Jensen Road but it is a result of a plat approval taking place several years after the survey. The subdivision survey occurred between April 26, 1935 and September 14, 1935. This suggests that Jensen Road may have been constructed sometime in the 1935 – 1936 period.

The ARC published periodic reports regarding the status of construction and maintenance activities throughout the Alaska Highway system. A 1949 report (See chronology 9/6/49) offers some general clues regarding the ARC maintenance issues throughout the Valley farm roads. In one sentence it states that "Farmers have been requested to move all fences back to give us a sixty foot right-of-way." It doesn't provide any insight regarding the practice of acquiring rights-of-way across these farm roads but the 60-foot width is consistent with ROW for other farm roads in the vicinity.

The 1951 edition of ARC Order No. 40 (See chronology 2/6/51) is the first to list Jensen Road as a road now under ARC jurisdiction. Revised editions of Order No. 40 were issued from 1951 through 1957 and essentially constitute the predecessor to today's Alaska Highway System Inventory that summarizes all of the roads currently under DOT&PF maintenance and management. The order lists Jensen Road as being 0.2 miles in length and notes that it is "new". This does not mean that it is new construction as of 1951 but that it is newly adopted into the Order and is now under ARC jurisdiction.

Prior to statehood, most of the lands in Alaska were in the federal public domain. From the 1940's through the 1950's the federal Department of the Interior issued a series of Public Land Orders (PLO) establishing highway rights-of-way of varying widths for roads constructed or maintained by the Alaska Road Commission, an agency within the Department of the Interior. The first broad based PLO to create highway ROW statewide was PLO No. 601, effective August 10, 1949. However, the PLO's were subject to prior existing rights and lands entered and patented for homesteads would defeat the application of a PLO. Even though ARC Order No. 40 assumed maintenance and management of the existing Jensen Road, this action in itself did nothing to impose a public ROW where none previously existed.

A 1954 ARC map titled "Department of the Interior Alaska Road Commission Roads in the Vicinity of the Matanuska Valley Alaska" (See chronology 4/12/54). The map and legend show Jensen Road as within the "Local roads maintained by A.R.C."

In the mid-1950's ARC handed over jurisdiction for Alaska's highways to the Department of Commerce, Bureau of Public Roads. The BPR published a set of schematic maps showing the route designations and general locations for the roads under their management. (See chronology 4/8/55) "Matanuska" vicinity map No. 259 now shows Jensen Road newly labeled as "Route 5703". The BPR issued the final "ARC Order No. 40" on January 31, 1957 (See chronology 1/31/57) identifying routes as of November 1, 1956. The Order still lists Jensen Road as Route No. 312.18, under the old ARC numbering system while the "Matanuska" map reflects the December 1956 revisions with the new BPR route numbers.

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As required under the Statehood Act, in June of 1959 (See chronology 6/30/59) the Department of Commerce issued the Omnibus Act Quitclaim Deed that transferred all right, title and interest held by the Dept. of Commerce in Alaska's highways to the new State of Alaska. Jensen Road is listed along with Church and Walton Roads as Federal Aid Secondary Class "B" Route No. 5703 and describes it as "From a point approx. 0.75 mile west of FAS Routes 565 and 570 junction, south 0.2 mile. Length 0.2"

Now under the jurisdiction of the Alaska Department of Highways, Jensen Road is noted on the ROW plans for the 1968 construction of the Parks Highway, Matanuska to Wasilla section. (See chronology 12/30/68) These plans identify Jensen Road as a 20-foot wide gravel road without noting any existing ROW width.

ROW plans for the widening of the Parks Highway were prepared in 1999. (See chronology 4/23/99 – Plat 2011-37) These plans indicate that the existing Jensen Road ROW is 30-feet wide to the east of centerline (1/16 line). No ROW is shown to the west of the Jensen Road centerline (1/16 line). This project acquired ROW to the east and west of Jensen Road adjoining the south side of the Parks Highway.

In an exchange between Mat-Su Borough and DOT&PF, certain Mat-Su roads would be paved by DOT&PF and certain DOT&PF roads would be turned over to Mat-Su for maintenance and management. The Commissioner then conveyed² "all right, title and interest, if any" in Jensen Road to the Mat-Su Borough. The QCD makes reference to the DOT&PF CDS Log Route No. 170010 and the BPR Route No. 5703 as definitions for Jensen Road and the deed cites the length of the conveyed Jensen Road as being 0.241 miles, more or less. A 1990 edition of the DOT&PF CDS Road Log listed Jensen Road with a length of 0.270 miles. The above referenced widening of the Parks Highway reduced the length of Jensen Road by approximately 165 feet, reducing the reported length conveyed to 0.24 miles.

Subdivision Platting

The land to the east of Jensen Road within the SE Quarter of Section 16 was initially platted as Cottrell South Subdivision. (See chronology 6/22/72 – Plat 72-43) This plat dedicated the west 30-feet of the SE Quarter as Jensen Road using the appropriate Certificate of Ownership and Dedication.

A subsequent replatting of the east half of Cottrell South Subdivision (See chronology 12/29/77 – Plat 77-173) shows the 30-foot dedication for Jensen Road to the east of the 1/16 line (west boundary of Cottrell) but also indicates a 30-foot wide ROW to the west of the 1/16 line. The plat provides no basis for the Jensen Road ROW west of 1/16 line.

In 1975 the land to the west of Jensen Road is subdivided by waiver (See chronology 2/14/79 – Plat 79-243W) A subdivision waiver cannot dedicate ROW to the public and the waiver contains no reference to Jensen Road.

A resubdivision of Tract I of Cottrell South (See chronology 3/13/80 – Plat 80-22) reflects the 30-foot wide dedicated ROW for Jensen Road to the east of the 1/16 line and shows no dedicated public ROW to the west of the 1/16 line.

In 1983, Duterrow Subdivision creates several more lots from Tract I of Cottrell South Subdivision. (See chronology 11/29/83 – Plat 83-264) The plat shows the Jensen Road ROW in the same manner as the previously mentioned Plat 80-22.

A 1999 plat of Happy Valley Subdivision (See chronology 12/30/99 – Plat 99-136) extends the dedicated public ROW for Jensen Road to the south of the 30-foot wide Jensen Road ROW created in Cottrell South Subdivision. The ROW is extended by approximately 237 feet. To ensure a minimum 60-foot wide public ROW for Jensen Road, a corresponding 30-foot wide public use easement was created to the west of centerline (1/16 line) for the full 237-foot length of the Jensen Road extension.³ The plat also notes a 30-foot "Deed Exception For Access"⁴ along the southerly boundary of the

² Commissioner's Quitclaim Deed Recorded as Document 2003-015849-0 on 6/12/2003, Palmer Recording District.

³ "30' Public Use Easement MSB Resolution No. 1999-105 Recorded 12-30-1999 Book 1051, Page 125-129"

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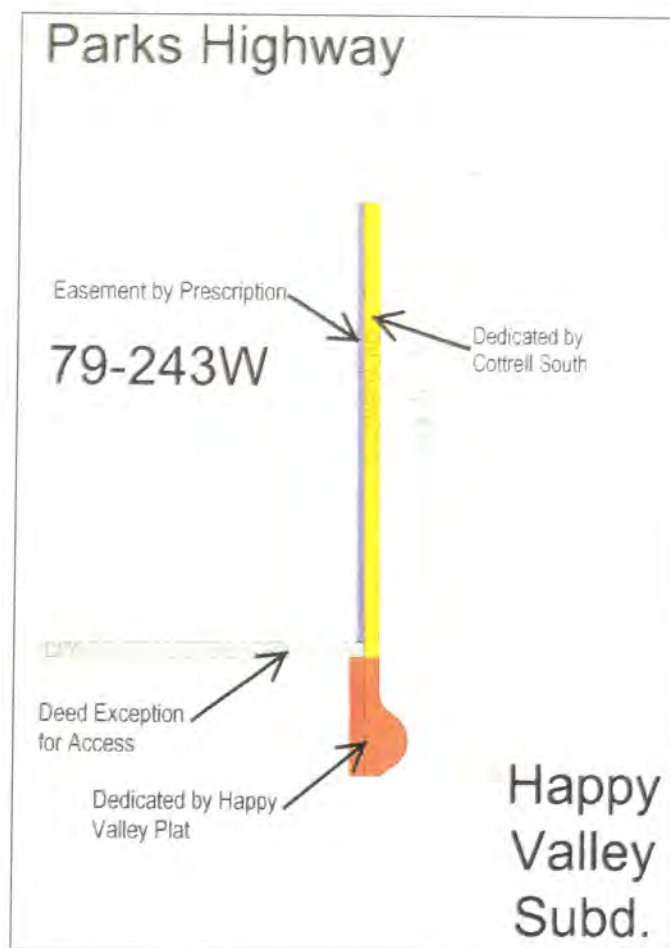
property to the west of Jensen Road subdivided by waiver as Plat 79-243W. This document was not reviewed and so it is unclear whether it constitutes a private or public access right.

Current Project

As a part of this assignment, I was provided with a draft as-built drawing of Jensen Road prepared by Besse Engineering. The following items are of note:

- Between the Parks Highway and Happy Valley Subdivision, the ROW for Jensen Road is called out as 30-feet to the east of the 1/16 line (approximate centerline).
- A feature "Existing 20' Wide Asphalt Street" is identified by line type.
- Three measurements are provided from the 1/16 line (west boundary of Duterrow Subdivision) and the west edge of asphalt. At the northerly end nearest the Parks Highway, the measurement is 6.3 feet. At the south end near the northerly boundary of Happy Valley Subdivision, the measurement is 13.2 feet. At a point approximately 1/3 the distance from the southerly measurement to the northerly measurement the distance is 9.9 feet.

Basis for Existing Right of Way



⁴ "30' Deed Exception For Access Deed Recorded 2/25/1970, Book 79d, Page 327"

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The basis for the Jensen Road existing ROW is outlined in the preceding image.

- Dedication by Plat (Orange & Yellow): These are the portions of Jensen Road public ROW created by the subdivision platting process. See Mat-Su Borough Ordinance 17.55.004 Definitions for "Dedication".
"Dedication means the reservation of land to a public use by the owner manifesting the intention that it shall be accepted and used presently or in the future for such public purpose."
- Easement by Prescription: "Prescriptive easement" is the term associated with an easement interest that accrues to an individual under Alaska's adverse possession statutes⁵ when the use meets the "prescribed" period of time along with other conditions. A successful adverse claim for an access road or utility would result in a judgment granting an easement interest, as they are based on use rather than full possession. Generally, the elements of adverse possession are that:
 - a. the possession must have been continuous and uninterrupted;
 - b. the possessor must have acted as if he were the owner and not merely one acting with the permission of the owner; and
 - c. the possession must have been reasonably visible to the record owner.

Use of the claimed area cannot be with the permission of the property owner otherwise the use would not be considered to be "adverse". Often a landowner subject to a claim of an easement by prescription will concede to the evidence of long public use and no further action is taken to secure a public ROW. However, if the landowner challenges a claim of an easement by prescription, it may be necessary to file a Quiet Title action in Superior Court to obtain a judgment in favor of the public's rights. The evidence gathered for this ROW assessment indicates that Jensen Road was in existence as far back as 1935-1936. There exists more than a half century of mapping and report documentation indicating that Jensen Road was taken under the maintenance and management jurisdiction of the Alaska Road Commission and its successor agencies. This documentation makes a very strong case for a prescriptive easement claim to the portion of Jensen Road west of Duterrow Subdivision (west of the 1/16 line). However, the claim would not be limited to the edge of asphalt as shown on the Besse Engineering as-builts. Generally an assertion can be made for the area required to maintain the road or the so called "ditch to ditch" width. This could extend from toe of slope to top of cut but may also include additional width for drainage and sight distance if actual maintenance and use of these areas are evident.

- A copy of the document creating the area in green labeled as the "Deed exception for access" has not been reviewed, so it is unclear whether it is for private or public access. Even if it is limited to private access, the strip of area claimed as a prescriptive easement would extend through it to the ROW created for the Happy Valley subdivision.

Ownership

As stated in the short answer, ownership of public road rights-of-way is not always clear. Certainly, real property interests for road ROW can be acquired by deed as is the case with many DOT&PF highway projects. DOT&PF issued a quitclaim deed to the Mat-Su Borough in 2003 for whatever interest the Department held in Jensen Road, "if any". A quitclaim deed can only convey the interest held by the grantor. We have found that when the ARC assumed

⁵ A.S. 9.45.052. Paragraph (a) of the statute states that "...The uninterrupted adverse notorious possession of real property under color and claim of title for seven years or more, or the uninterrupted adverse notorious possession of real property for 10 years or more because of a good faith but mistaken belief that the real property lies within the boundaries of adjacent real property owned by the adverse claimant, is conclusively presumed to give title to the property except as against the state or the United States."

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maintenance and management of Jensen Road prior to statehood, the lands crossed by Jensen Road had long since been patented out of federal ownership. As a result, Jensen Road could not be afforded the protection of the more common ROW authorities such as the Public Land Orders.

Who owns the Jensen Road ROW dedicated under the platting ordinances? These rights-of-way can be considered as easement interests with a reversionary right held by the adjoining property owners. Should these dedications be vacated, the unencumbered use of the land would return to the adjoining owners.⁶ There was no deed transferring title from the original subdivider to the Mat-Su Borough or any other entity for the dedicated ROW. However, the Mat-Su Borough has platting authority and accepted the dedication on behalf of the public. Essentially, these rights are held in trust for the public. In other areas of the State such as the North Star Borough, you have a governmental entity that has authority to create public rights-of-way by dedication through the platting process, but they do not have road powers to manage them with. They accept these dedications on behalf of the public to be taken under the management of other entities such as road service areas, cities with road powers or DOT&PF.

The same can be said for "ownership" of a public prescriptive easement. Ultimately, there could be a court judgment establishing that the public has rights to the prescriptive easement areas, but there generally would not be a deed from the property owner conveying the area of the prescriptive easement to a government agency.

So what did DOT&PF have to convey to the Mat-Su Borough? In an earlier paragraph I noted that road rights-of-way in Alaska represent a "patchwork quilt" of real property interests. When DOT&PF widens or extends their highway systems, they often incorporate existing ROW established under a variety of authorities into their projects. If a project was to be widened and an adjoining section line easement, patent reservation or dedicated street ROW was available, DOT&PF would incorporate them into the project ROW and assume maintenance and management authority over them.

In a 2001 Alaska Supreme Court Case⁷, a dedicated ROW incorporated into a DOT&PF project had been vacated by the Municipality of Anchorage over the objections of DOT&PF. The Court found that the State's incorporation of the dedicated ROW into the project effectively constituted a second acceptance of the dedication creating a specific right in DOT&PF that could not be vacated by the Municipality's action. The official action of the Alaska Road Commission to incorporate Jensen Road into its system and the subsequent conveyance of all highway rights-of-way to the State in 1959 appears to have been sufficient to create a ROW interest in the road in DOT&PF's favor. The 2003 Commissioner's QCD transferred to Mat-Su Borough the title interests in the ROW, if any, but at least it transferred the maintenance and management authority to Mat-Su. This along with Mat-Su's platting authority would allow the Mat-Su Borough to unilaterally dispose (vacate) the Jensen Road ROW (dedication and prescriptive easement) in the future through its platting process if the road was no longer necessary for public access.

Summary

I believe this review should answer your questions regarding the basis and ownership for the Jensen Road right of way. Previously I had mentioned that as our review was limited to the materials you had provided, online sources and the R&M archives, there is a possibility that full title reports of the adjoining properties and other outside research could reveal additional information relating to Jensen Road. Given the resources we were able to uncover, I have a reasonably high level of confidence that the conclusions reached are valid

⁶ 43.15.035 Vacations (C) – Title to a vacated area shall be determined as follows: (1) Title attaches to the lot or lands bordering on the vacated area in proportionate amounts..." (Mat-Su Borough Code of Ordinances)

⁷ Safeway, Inc. v. State, Dept. of Transp. And Public Facilities, 34 P.3d 336, Alaska 2001

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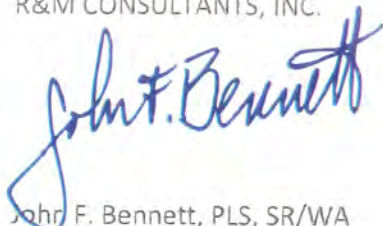
6/8/15

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We appreciate the opportunity to provide this review. Should you have any question, feel free to contact me directly at jbennett@rmconsult.com or 907.458.4304.

Sincerely,

R&M CONSULTANTS, INC.

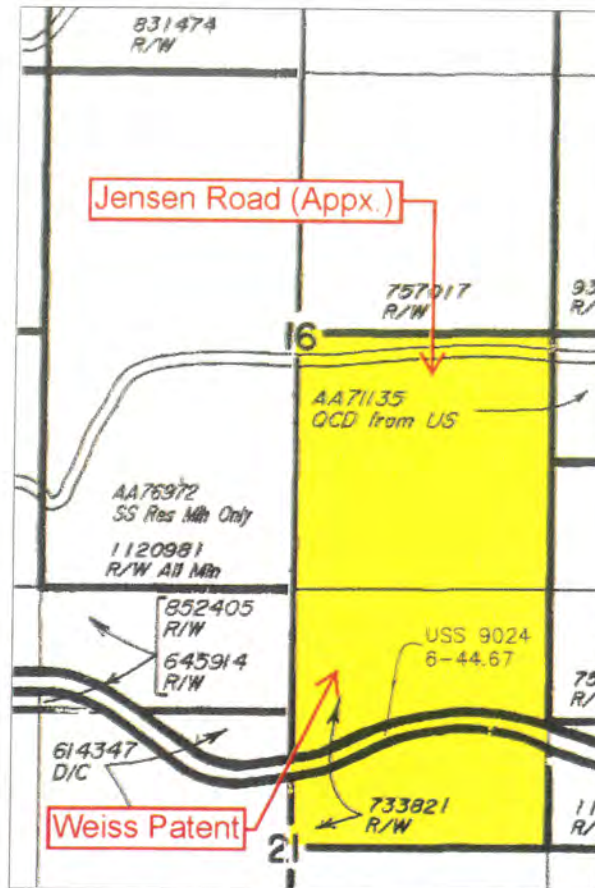


John F. Bennett, PLS, SR/WA
Senior Land Surveyor

Besse Engineering
6/8/15
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Chronology & Exhibits

- 1/28/15: Federal Township Survey Plat for Township 17 North, Range 1 East, Seward Meridian approved.
- 9/1/15: Homestead application for Rudolph Weiss filed.
- 2/10/20: Homestead patent No. 733821 issued to Rudolph Weiss for the SE Quarter of Section 16 and the NE Quarter of Section 21.



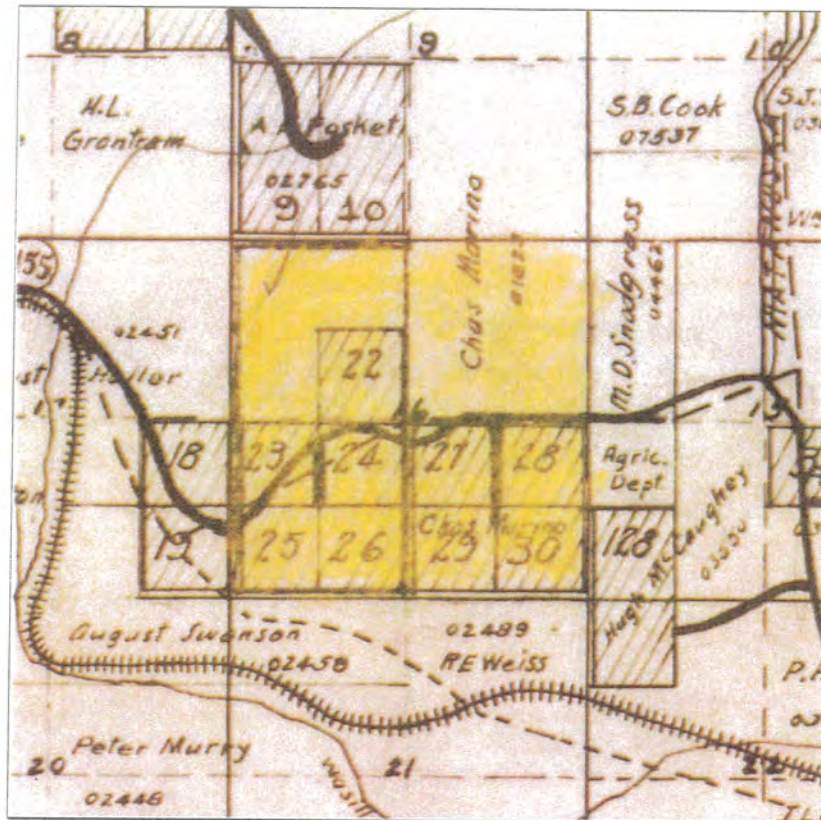
(Extract from BLM Master Title Plat for T17N, R1E, SM)

- 4/2/24: Rudolf Weiss conveys the SE Quarter of Section 16 to Chas. Marino. Recorded January 18, 1930 in Book 12, Page 382, Anchorage Precinct Books.

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1929: Agricultural Lands – Matanuska Valley, Alaska – File R 1022-173 – Rev. 1932



7/1/35: Chas. Marino conveys the SE Quarter of Section 16 to the Alaska Rural Rehabilitation Corporation of Alaska. The Warranty Deed was recorded at Book 14, Page 21, Anchorage Precinct books on July 11, 1935.

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1936: Alaska Road Commission – Anchorage Matanuska Road System (Rev. 1947; Mar. 15, 1949; Aug. 11, 1950)

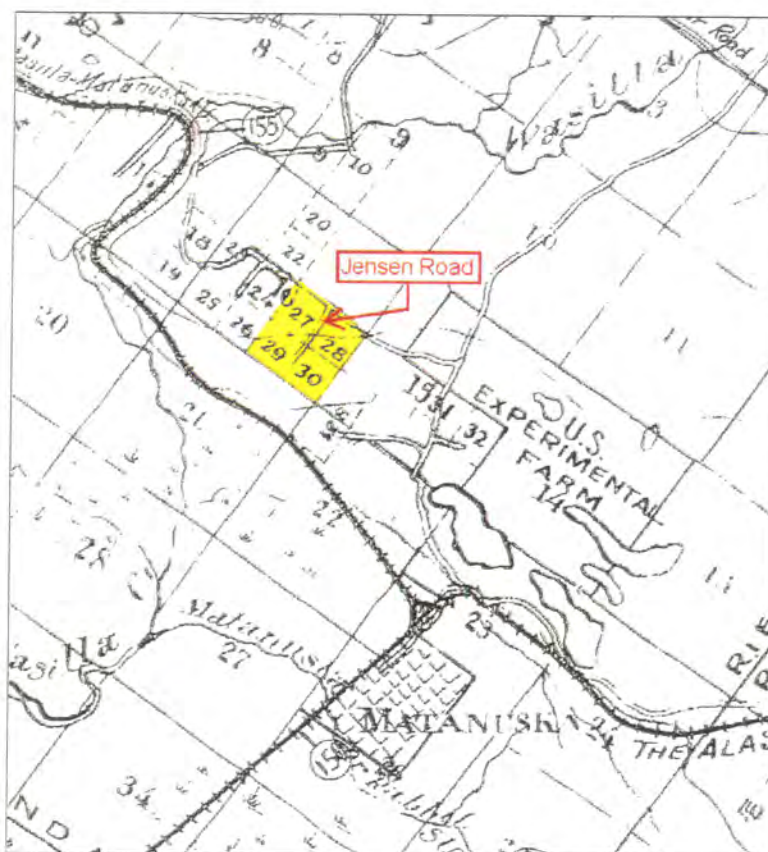
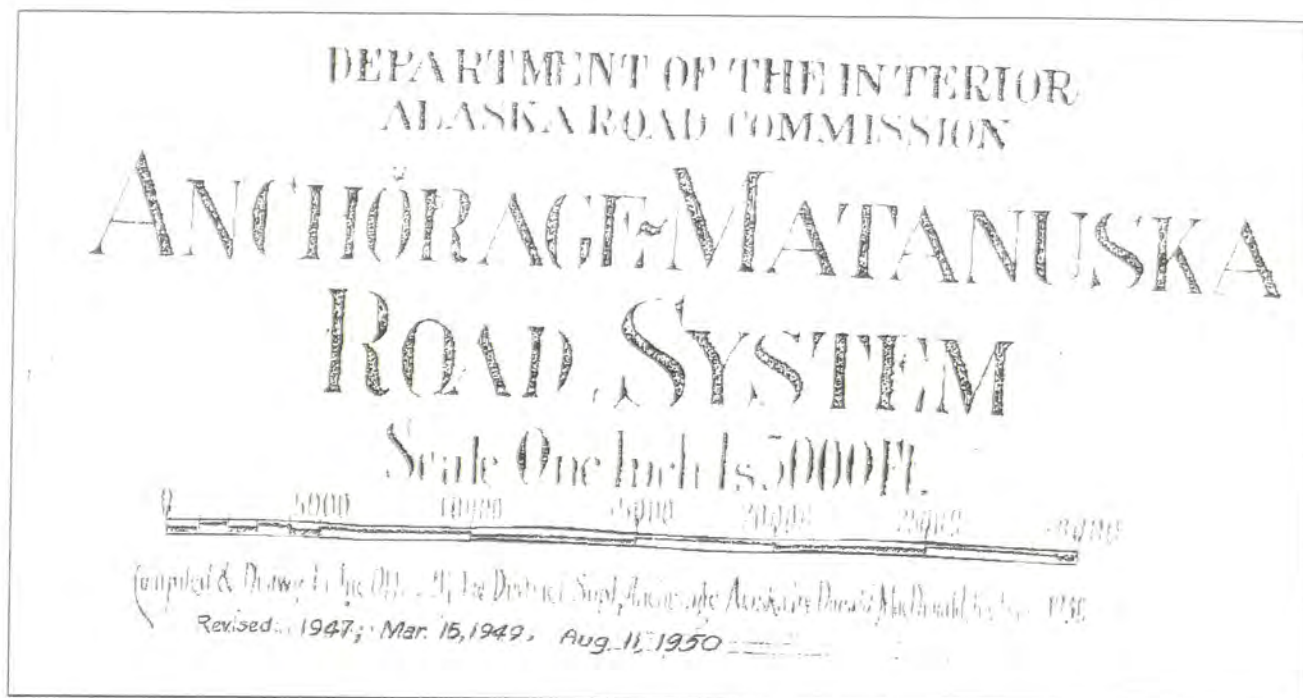


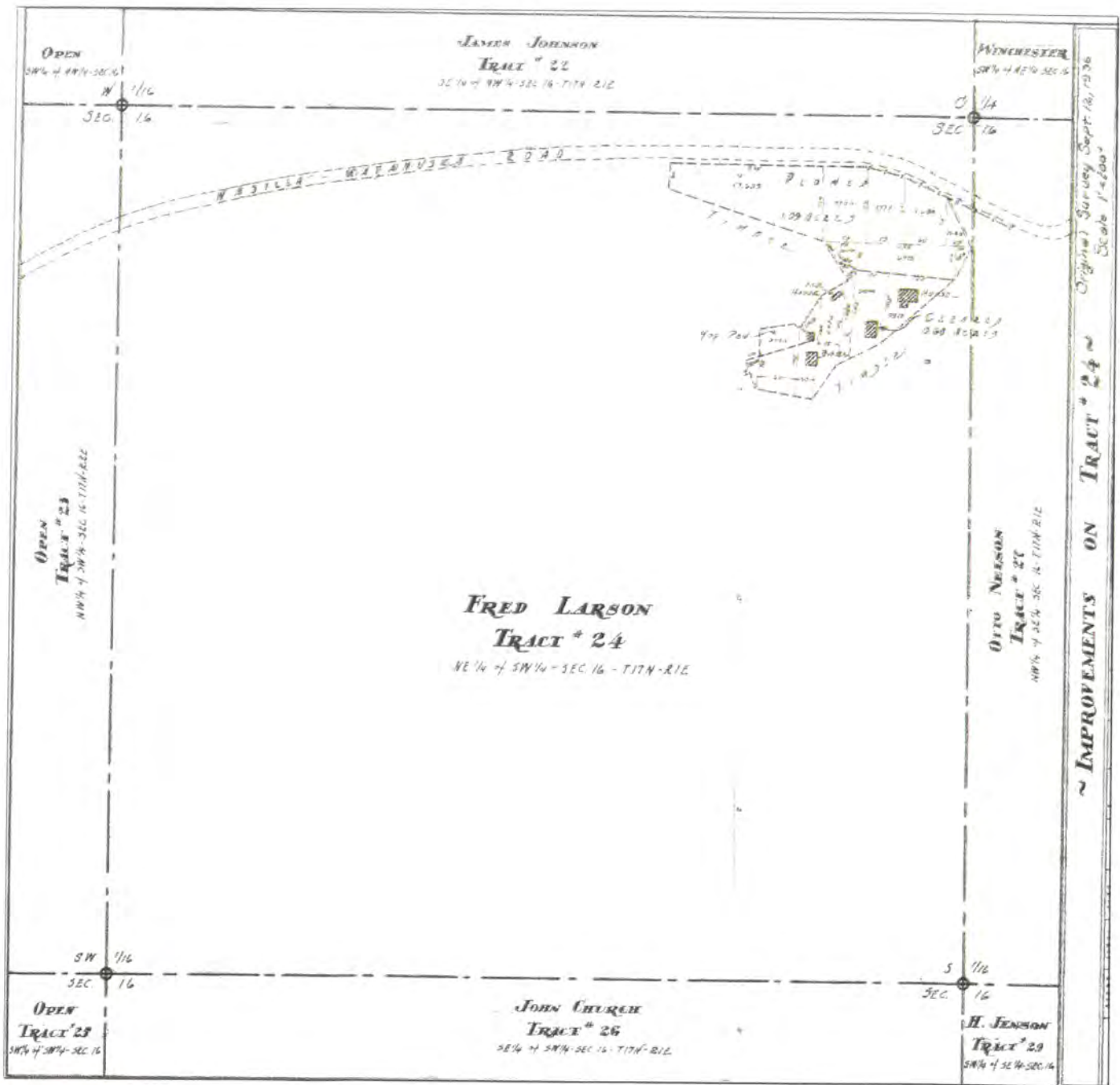
EXHIBIT G-13

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9/12/36: Alaska Rural Rehabilitation Corporation – Matanuska Colonization Project Tract Map #24 Fred Larson (Note: this tract is directly west of Tract #27 Otto Nelson and northwest of Tract 29 H. Jenson (Henry Jensen). This map was recovered as a part of a collection of ARRC materials collected by DOT&PF Central Region Right of Way Engineering as a part of a Glenn Highway mapping project. Tracts 27 and 29 are on the west boundary of Jensen Road and it is expected that a review of the ARRC records in Palmer would reveal similar maps for Tracts 27 and 29 as well as Tracts 28 and 30 on the east boundary of Jensen Road.



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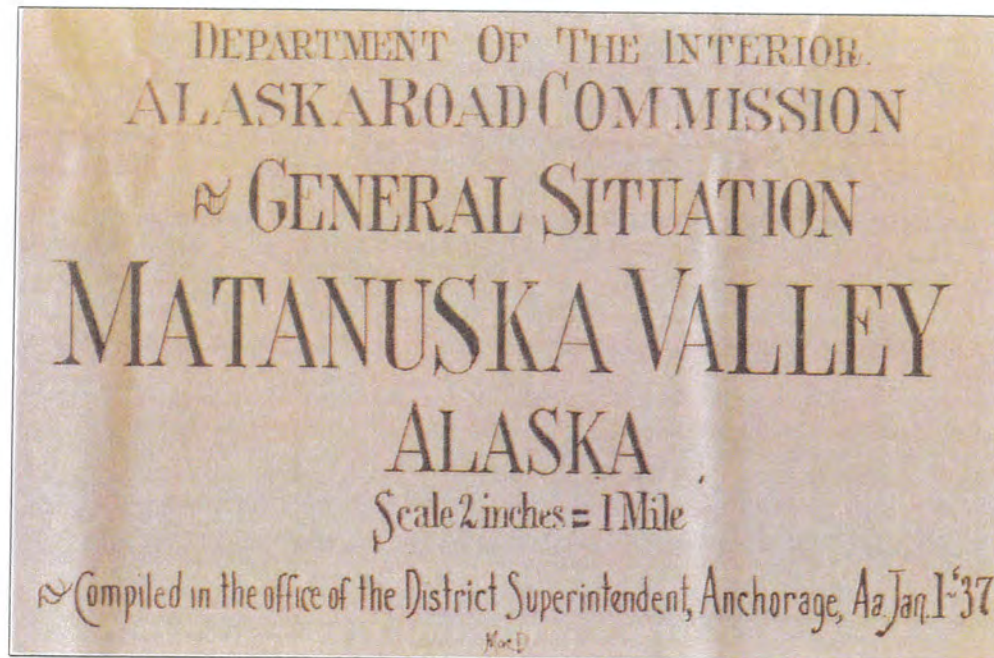
11/5/36: Alaska Rural Rehabilitation Corporation – Matanuska Colonization Project – Colonist Tract Allotment & Development.

ALASKA RURAL REHABILITATION CORPORATION MATANUSKA COLONIZATION PROJECT COLONIST TRACT ALLOTMENT & DEVELOPMENT

PRINTED IN ALASKA
DESIGNED BY OLAF SALVENDY
JAN. 1937. 1000
UNIVERSITY OF ALASKA
ANCHORAGE
JAN. 17, 1937

Tract No.	Tract Name	Location	Acres	State	County	Section	Range	Township	Meridian	Area	Remarks
27	Otto F. Nelson	NW 1/4 of SE 1/4	16	17	1					40	40
28	Vernon Olmstead	NE 1/4 of SE 1/4	16	17	1					40	40
29	Henry Jensen	SW 1/4 of SE 1/4	16	17	1					40	40
30	Edward Moss	SE 1/4 of SE 1/4	16	17	1					40	40

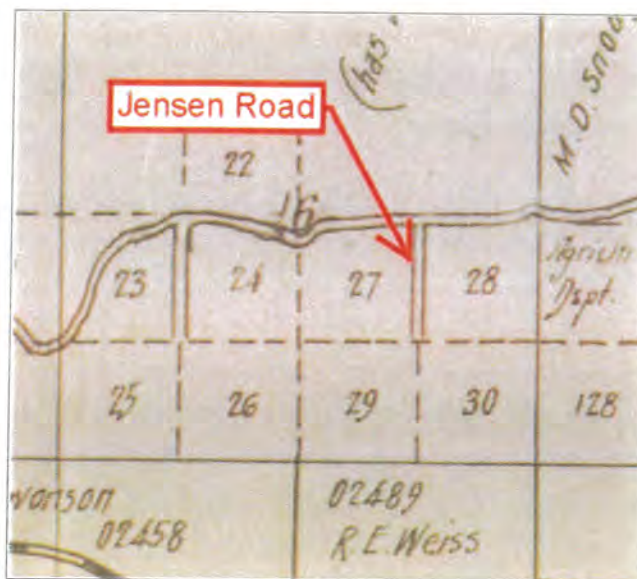
1/1/37: Alaska Road Commission – General Situation Matanuska Valley Alaska



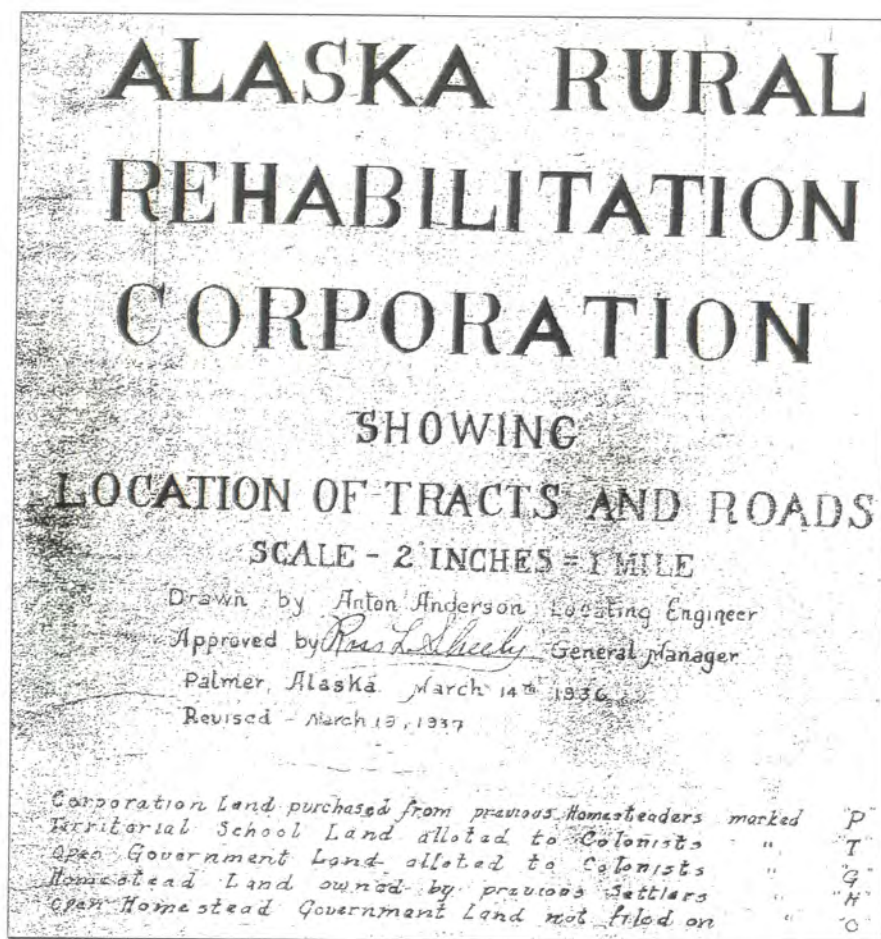
Innovating Today for Alaska's Tomorrow

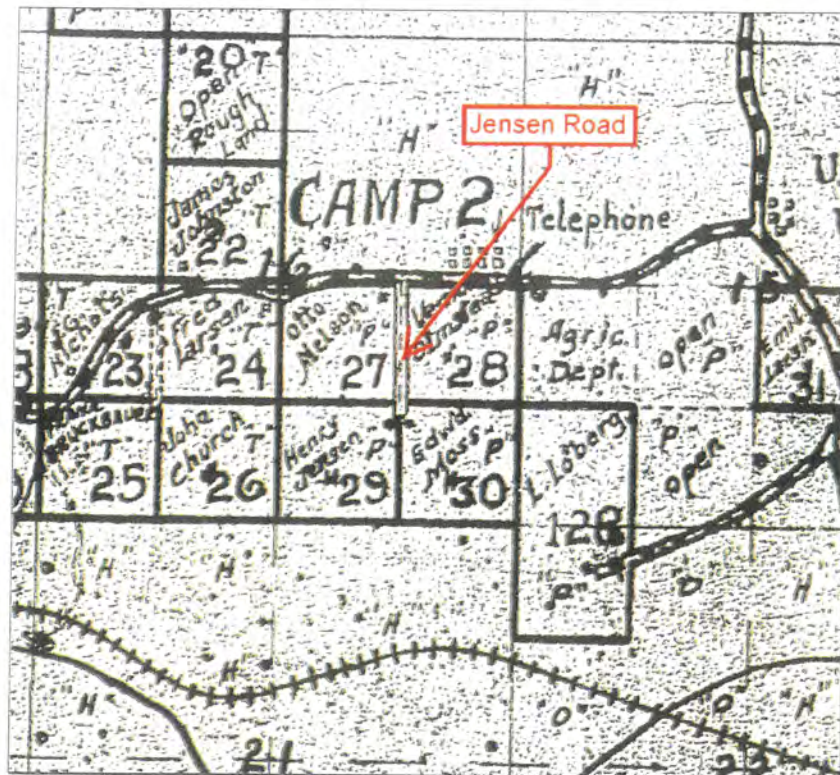
EXHIBIT G-15

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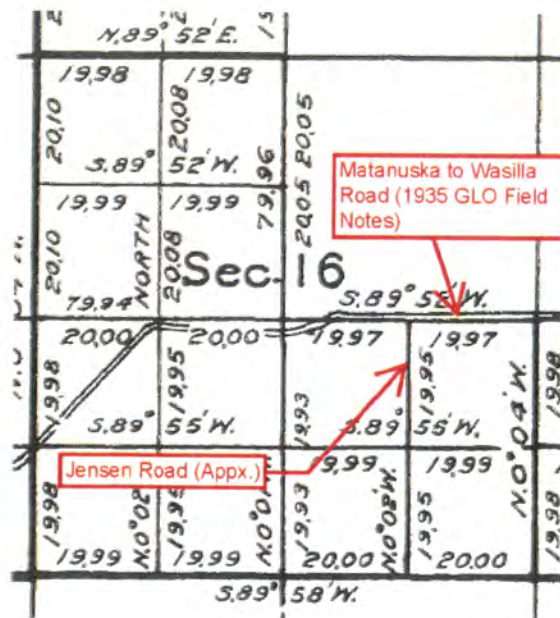


3/19/37: Alaska Rural Rehabilitation Corporation showing Location of Tracts and Roads.





2/11/38: Federal Plat for Subdivision of Sections including Section 16 approved (1935 Survey). A road is shown along the approximate East-West center section line (Approximate location of Parks Highway) but no road is shown in the area of the current Jensen Road.



Besse Engineering

6/8/15

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9/6/49: Alaska Road Commission Monthly progress report – Anchorage District

ALASKA ROAD COMMISSION ANCHORAGE, ALASKA		IPT 3 AFG 2 WID GHS
September 6, 1949		
Mr. Ike P. Taylor Chief Engineer Alaska Road Commission Juneau, Alaska		
SUBJECT: Monthly progress report for Aug. 1949, Anchorage District, Anchorage, Alaska.		

e. Valley Roads:

Other than grader maintenance on the main travelled roads very little work was done in the valley this month. Three miles of brush were dozed off the sides of the Palmer-Matenuska road and 3/4 of a mile of fence erected where the plows tore it down last winter. Barbed wire was furnished two farmers who put up their own fences which we tore down last winter. In the future we do not plan to furnish any more wire or labor for fences damaged by snow removal. Farmers have been requested to move all fences back to give us a sixty foot right-of-way — otherwise winter snow removal may not be possible without damage to fences.

2/6/51: Alaska Road Commission Order No. 40 – "Explanation – Attached hereto is a list intended to reflect all roads under A.R.C. jurisdiction. This gives old route numbers and gives mileage as accurately as it can be determined from information available to this office." Note that this is the first Order No. 40 listing Jensen Road.

A.R.C. ORDER NO. <u>40</u>	February 6, 1951
SUBJECT: Numbering System for Alaska Roads	
A.R.C. Order No. 34, dated September 15, 1950 is hereby revoked in its entirety, and is superseded by the provisions of this order.	

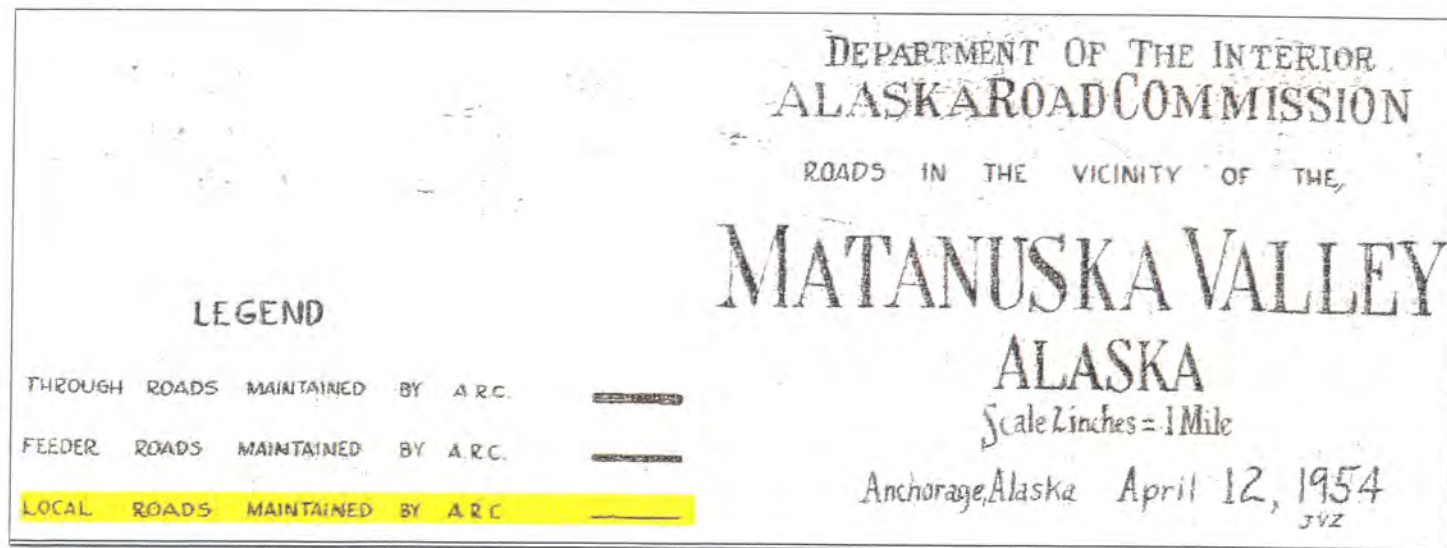
Besse Engineering

6/8/15

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LOCAL ROADS				
New Number	Old Number	Description		Miles
312.1	35LA	Community Center	312.1.1	1.2
	35C	Springer System	312.1.2	9.8
	35LA	McLeod Road	312.1.3	2.5
	35LA	Schible Road	312.1.4	0.1
	35LA	Herman Road	312.1.5	0.2
	35LA	Moore Road	312.1.6	0.3
	35K	Lynn Road	312.1.7	0.7
	35K	Matanuska Trunk (To Finger Lake-Palmer Road)	312.1.8	2.5
	New	Jensen Road	312.1.9	0.2
	New	Church Road	312.1.10	0.2
	35Q	Grantram Road	312.1.11	0.6
	New	Walton Road	312.1.12	0.5

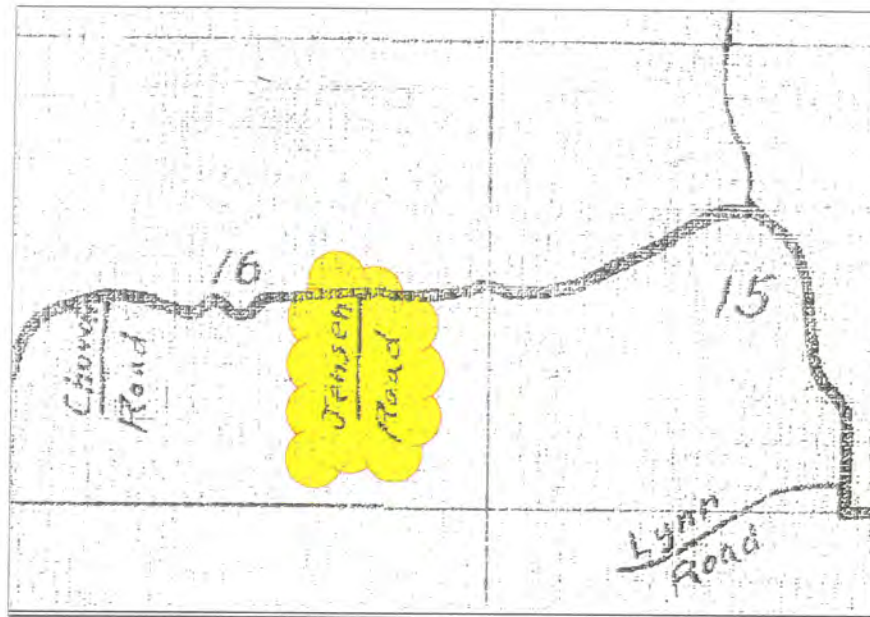
4/12/54: Alaska Road Commission – Roads in the Vicinity of the Matanuska Valley (Note: A review of the "BPR Real Estate Record Index Full.xlsx" from Central Region DOT&PF reveals that a 60-foot wide easement was acquired for Lynn Road, directly to the east of Jensen Road in Section 15 and recorded in the Precinct Books, presumably in the Palmer Recording District, in Book 4 Page 266 on October 30, 1939. The ARC Order No. 40 for 1951 lists Lynn Road as Route 312.1.7 and indicates that it existed prior to the 1951 Order as Route 35k. This is notable in that it suggests that the common ROW width for the area farm roads was intended to be 60-feet and that ARC did acquire easements for these roads where it believed that none had previously existed.



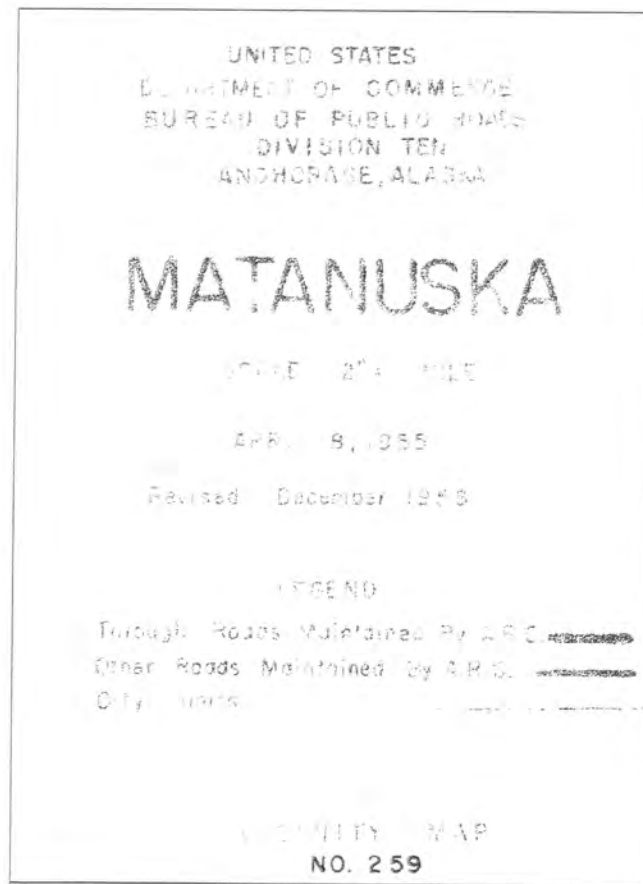
Innovating Today for Alaska's Tomorrow

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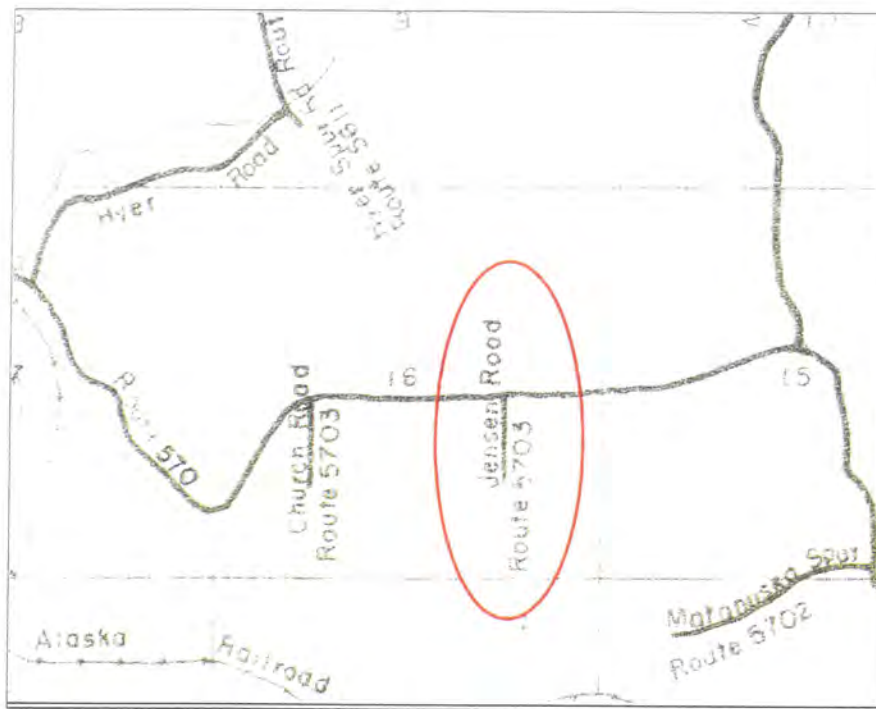
4/8/55: U.S. Dept. of Commerce Bureau of Public Roads Division Ten Anchorage, Alaska "Matanuska" – Vicinity Map No. 259 Revised to December 1956.



Besse Engineering

6/8/15

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1/31/57: Alaska Road Commission Order No. 40, Revised

UNITED STATES
DEPARTMENT OF COMMERCE
BUREAU OF PUBLIC ROADS
REGION TEN

January 31, 1957

ARC ORDER NO. 40, REVISED

SUBJECT: Highway System, Routes and Mileages

The attached tabulation of the highway system reflects route numbers, route names, total mileage, and winter maintenance mileage for all routes under the jurisdiction of the Bureau as of November 1, 1956.

Besse Engineering

6/8/15

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LOCAL ROADS - CONNECTED				
Route No	Name	Length	Winter Maintenance	
312.1	1 Springer System	10.4	10.4	
	2 McLeod Road	2.5	2.5	
	3 Schible Road	0.1	0.1	
	4 Herman Road	0.2	0.2	
	5 Moore Road	0.3	0.3	
	6 Lynn Road	0.7	0.7	
	7 Matanuska Trunk (Finger Lake-Palmer Road)	2.5	2.5	
	8 Jensen Road	0.2	0.2	
	9 Church Road	0.2	0.2	
	11 Walton Road	0.5	0.5	

6/30/59: Omnibus Act Quitclaim Deed – Transfers rights held by the U.S. Department of Commerce (Bureau of Public Roads) in highway rights-of-way to the State of Alaska.

SEWARD
Serial No. 69-687

QUITCLAIM DEED

BOOK 391 PAGE 12

KNOW ALL MEN BY THESE PRESENTS that the Secretary of Commerce, United States Department of Commerce, Grantor, under and pursuant to the authority contained in Section 21 of the Act approved by the President on June 25, 1939 (73 Stat. 141), does hereby devise, release, and quitclaim unto the State of Alaska, Grantee, its successors and assigns, subject to the condition set forth below, all rights, title, and interest of the Department of Commerce in

McCARTHY 70-6
Serial No.

Alaska Recording District

BOOK 391 PAGE 14
Anchorage Recording

BOOK 54 PAGE 105
Alutian Islands Recn
Homer Recording

ALASKA

FEDERAL-AID SECONDARY HIGHWAY SYSTEM, CLASS "B" ROUTES

B-16

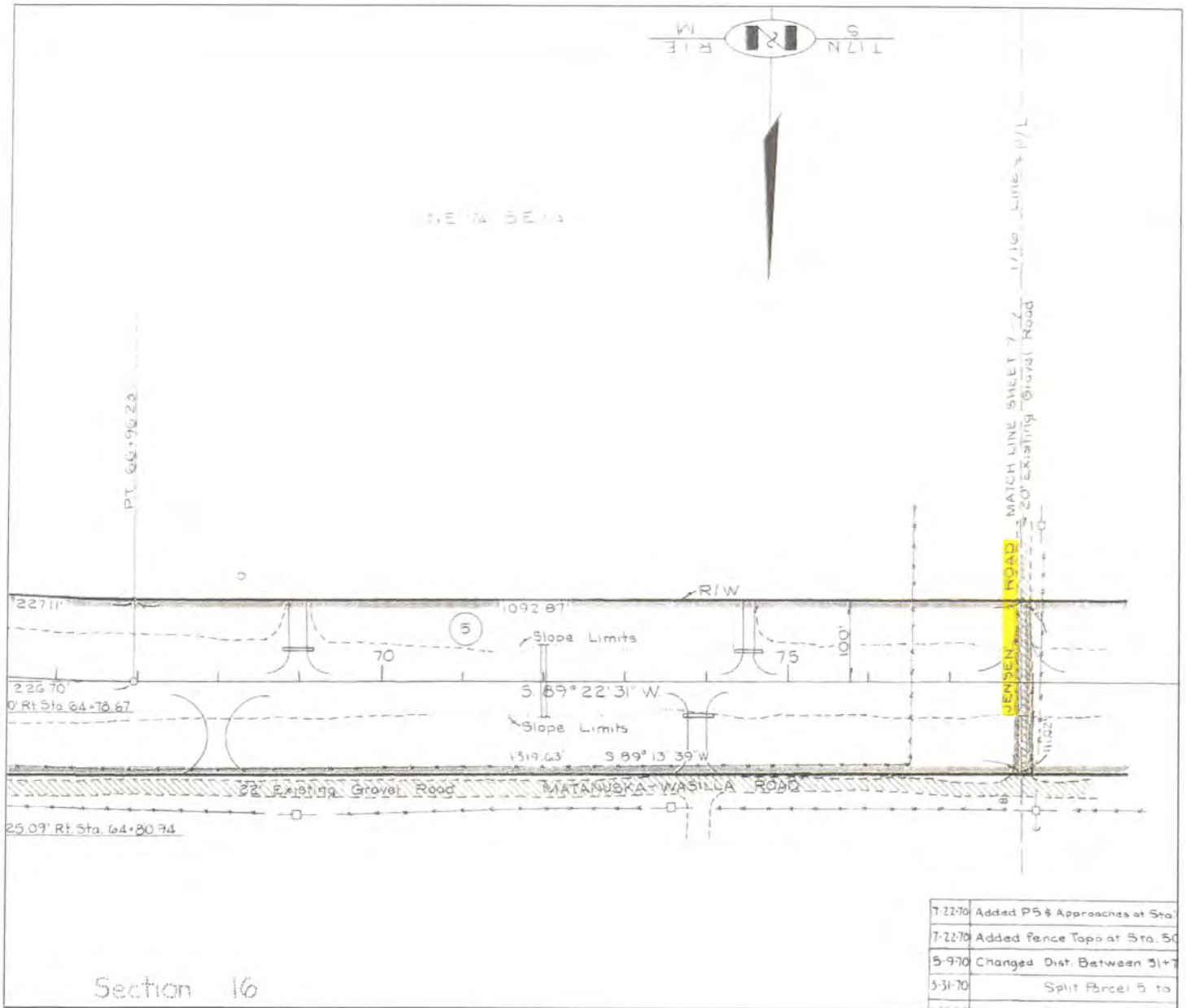
FAS Route No.	Name	Valdez Recording District	Description	Highway District No.	Constructed Mileage	System Mileage
5703	Jensen-Church-Walton Roads			10	0.9	0.9
	Jensen Road		From a point approx. 0.75 mile west of FAS Routes 565 and 570 junction, south 0.2 mile. Length 0.2 mile.			



EXHIBIT G-22

Besse Engineering
6/8/15
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12/30/68: Alaska Department of Highways Right of Way Map F-035-1(16) SR3 From Wasilla Southeasterly to Jct. With SR 1.

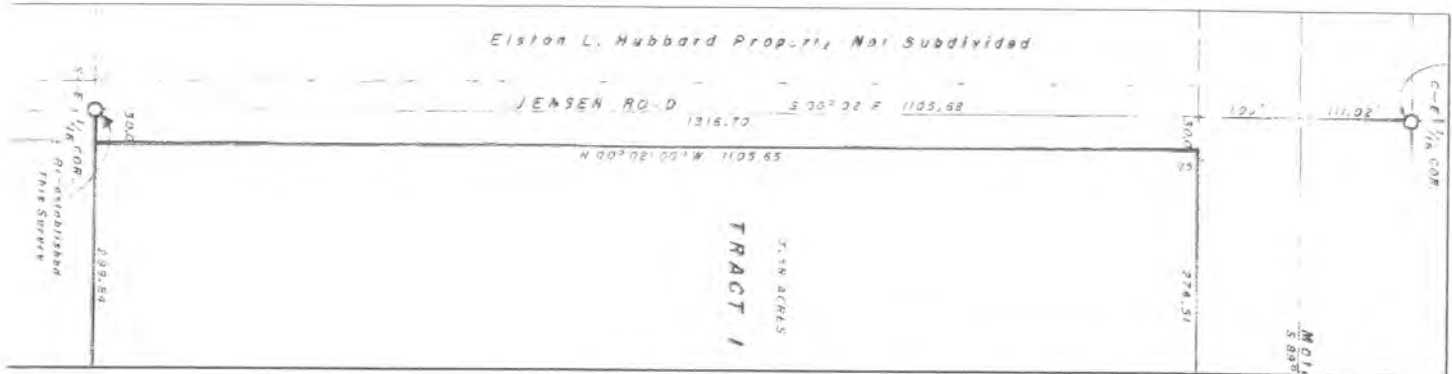


Besse Engineering

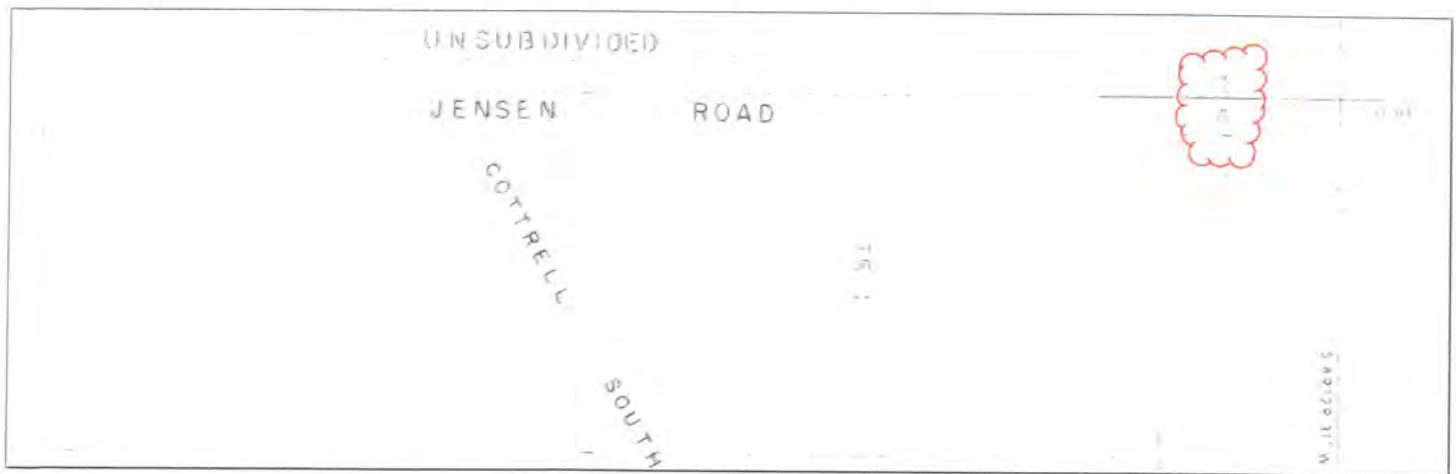
6/8/15

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6/22/72: Cottrell South Subdivision filed as Plat 72-43 in the Palmer Recording District. This plat dedicates the west 30-feet of the NE Quarter of the SE Quarter of Section 16 for the Jensen Road public right of way.



12/29/77: Resubdivision of Tract 3 & Tract 4 Cottrell South Subdivision filed as Plat 77-173 in the Palmer Recording District. Note that plat indicates an existing ROW of 30-feet on each side of the 1/16 line for Jensen Road without providing a basis for the 30-foot ROW to the west of the 1/16 line.



2/14/79: The property to the west of Jensen Road is subdivided by Mat-Su Waiver Resolution Serial No. 75-85. A subdivision waiver cannot dedicate public right of way. This waiver was recorded as Plat No. 79-243W in the Palmer Recording District.

EXHIBIT G-24

Besse Engineering

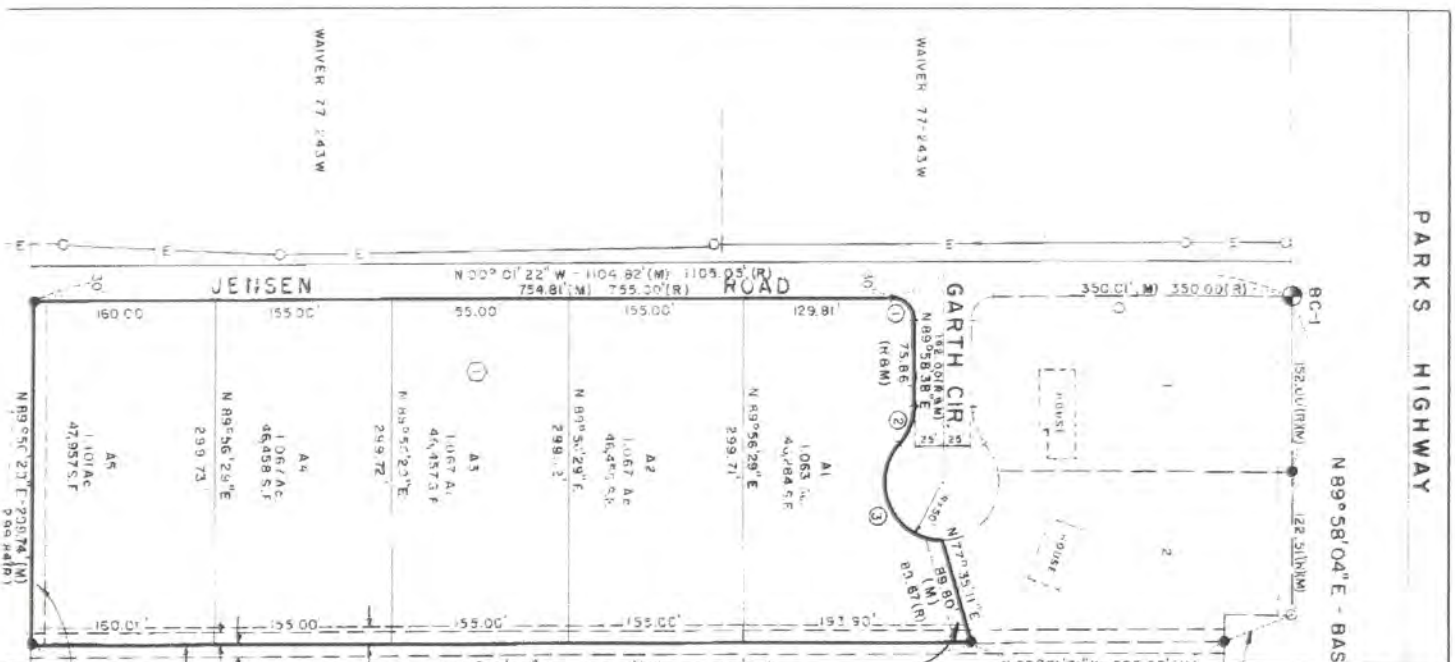
6/8/15

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3/13/80: Resubdivision of Tract 1, Cottrell South Subdivision filed as Plat 80-22 in the Palmer Recording District. This replat shows Jensen Road with a 30-foot existing ROW to the east of the 1/16 line and no dedicated ROW to the west of the 1/16 line.



11/29/83: Dutarrow Subdivision – A subdivision of Tract A of the Resubdivision of Tract I of Cottrell South Subdivision filed as Plat 83-264 in the Palmer Recording District. This plat reflects a 30-foot wide existing ROW for Jensen Road to the east of the 1/16 line. No public ROW is shown to the west of the 1/16 line within the lands subdivided under Waiver 79-243W. (Note: the plat erroneously cites the waiver as 77-243W)



Besse Engineering

6/8/15

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- 5/14/03:** DOT&PF Commissioner's Quitclaim Deed to Matanuska-Susitna Borough conveys all of "Jensen Road (CDS #170010) right of way, acquired upon statehood as a portion of Bureau of Public Roads route #5703...from its junction with milepost 1.28 of the Parks Highway (CDS #170000), commencing from the southerly right of way boundary of the Parks Highway, thence south for approximately 0.241 miles, more or less, to the road ending..." The Deed was recorded as document No. 2003-015849-0 in the Palmer Recording District on 6/12/03.
- 5/22/15:** As-built of Jensen Road provided by Besse Engineering. The drawing calls out the existing 30-foot wide ROW east of the 1/16 line and mislabels the Subdivision waiver 79-243W to the west as 77-243W. The as-built drawing calls out three dimensions from the 1/16 line (Jensen centerline) to the edge of asphalt for the existing 20-foot wide street.



EXHIBIT G-27



RECEIVED
JAN 27 2021
PLATTING

GEOTECHNICAL SOILS REPORT

FOR

VIEW POINTE AT THE RANCH

ADDITION 1

WASILLA, ALASKA

Submitted by:

NorthRim Engineering
P.O. Box 770724
Eagle River, AK 99577-0724
(907) 694-7028

Steve Eng, PE, PH
SteveEng.com

January, 2021

CIVIL

ENVIRONMENTAL

HYDROLOGY

EXHIBIT H-1



SteveEng.com

View Pointe At The Ranch Add. 1

Contents

INTRODUCTION	2
SITE CHARACTERISTICS	2
SOIL LOG DISCUSSION	2
APPENDIX	3

EXHIBIT H-2



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View Pointe At The Ranch Add. 1

1. INTRODUCTION

The View Pointe At The Ranch Addition 1 is in the platting stage. Many test holes have been excavated & logged over multiple years. The soils logs for these sites are included in this report. The test hole numbers are accurate & can be located on the attached location map. The site for this subdivision has been used as a borrow pit in the past for sand and gravel. This past use is indicative of soils with favorable potential for residential development. Attached is the revised grading plan for the entire subdivision west of S. Trunk Road. The head surveyor reports no areas that exceed the 4:1 grade required for septic areas. Soils in the southern and southeast areas of the subdivision have been observed to be uniformly superior, and for this reason the number of soil test sites has been reduced. Many excavation cuts exist in the south and southeast areas of the subdivision which demonstrate the predominant sandy and well-drained nature of the soil. Lots will be near a half-acre in size and will be provided with a community water system. The Test Boring Location Map depicts the soil site location of this report. **Each lot will be able to provide a minimum of 10,000 FT² of useable building area and 10,000 square feet of contiguous useable septic area, as defined in MSB 43.20.281**

2. SITE CHARACTERISTICS

Geomorphology in this vicinity is indicative of this glaciated region. Various deposits of glacial till are present in the area. The recent soil tests reveal sandy soil, with varying amount of gravel and silts. The subdivision site is well drained with little to no vegetation. Surface topography is generally flat or of low relief. No wetlands vegetation is present. The many soil test sites have revealed generally good soil for construction and septic systems. The soil generally improves toward the south and southeast areas of the subdivision.

EXHIBIT H-3



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View Pointe At The Ranch Add. 1

3. SOIL LOG DISCUSSION

The recent soil logs continue to reveal a large quantity of generally clean sand. Many test pits were completely dry, clean, sand; this is the preferred material for septic systems. The western edge of the lot revealed some perched groundwater associated with discontinuous silt layers; these were exhibited in test holes 35 and 36. Test holes 35 and 36 are similar to previous test holes reported with silt layers and perched water; previous test holes in the same vicinity. Test holes 34, 35 and 36 exhibited silty sand and also layers of silt. These zones are depicted in the soils logs. A water seep was evident above the silt layer in test hole 35. Other test holes at a lower elevation had no water present. This indicates a perched drainage pattern; not a consistent water table. Some silt layers are evident in a number of test holes, but adequate separation can be maintained during design of septic systems. All of the soil logs demonstrate the ability to provide soil suitable for on-site septic systems which meet State Department of Environmental Conservation regulations.

Three additional soils logs were completed on 1/22/2021, following morning excavation. All three were excavated to 14-foot depth. The holes were completely dry with no evidence of groundwater. Test hole 36A contained no groundwater, possibly due to the enhanced drainage features that have been completed in the subdivision.

4. APPENDIX

1. Test Boring Location Map
2. Soil Logs



EXHIBIT H-4



TEST BORING LOCATION MAP

LOCATED WITHIN SECTIONS 16 & 21,
T17N, R1E, S.M., PALMER
RECORDING DISTRICT, ALASKA.

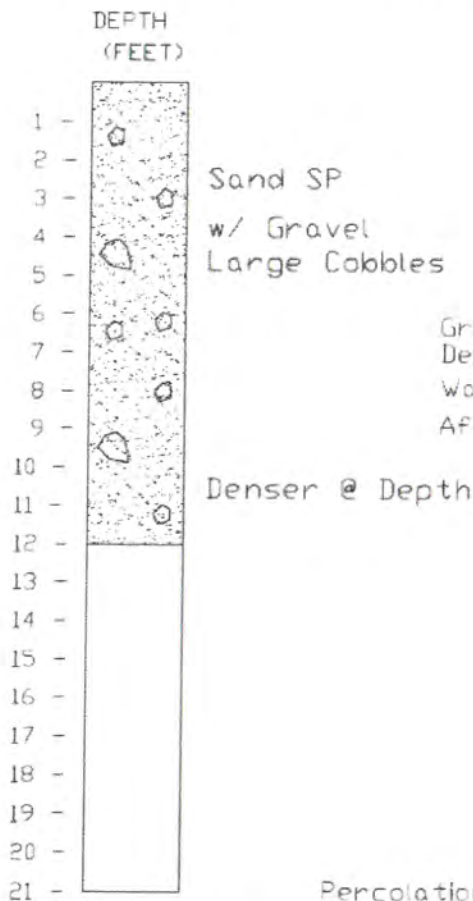


SOILS LOG - PERCOLATION TEST

Date Performed: 3/16/15

Performed For: Rex Turner

Legal Description: Block 1, Lot 4



T.H. Location: See Attached Test Boring Location Map

Groundwater? No

Depth ---

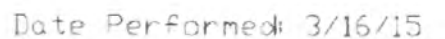
Water Depth

After Monitoring: None Date: 3/20/15

Percolation Rate ----- Perc Hole Diameter ---
Test Run Between -----

Comments: -----
Performed By NorthRim Eng. I ----- CERTIFY THAT THIS TEST WAS
Performed in Accordance with A.I. State/Municipal Guidelines in Effect
ON THIS DATE. DATE: -----

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		THE TERRACES AT THE RANCH	B1 L4 TH 5
		TESTHOLE LOG GEOTECHNICAL	Date: <u>3/20/15</u> SHEET: <u>5 of 18</u>



Legal Description: Block 1, Lot 1

Comments: _____
 Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
 Performed in Accordance with All State/Municipal Guidelines in Effect
 ON THIS DATE. DATE: _____

EXHIBIT H-8

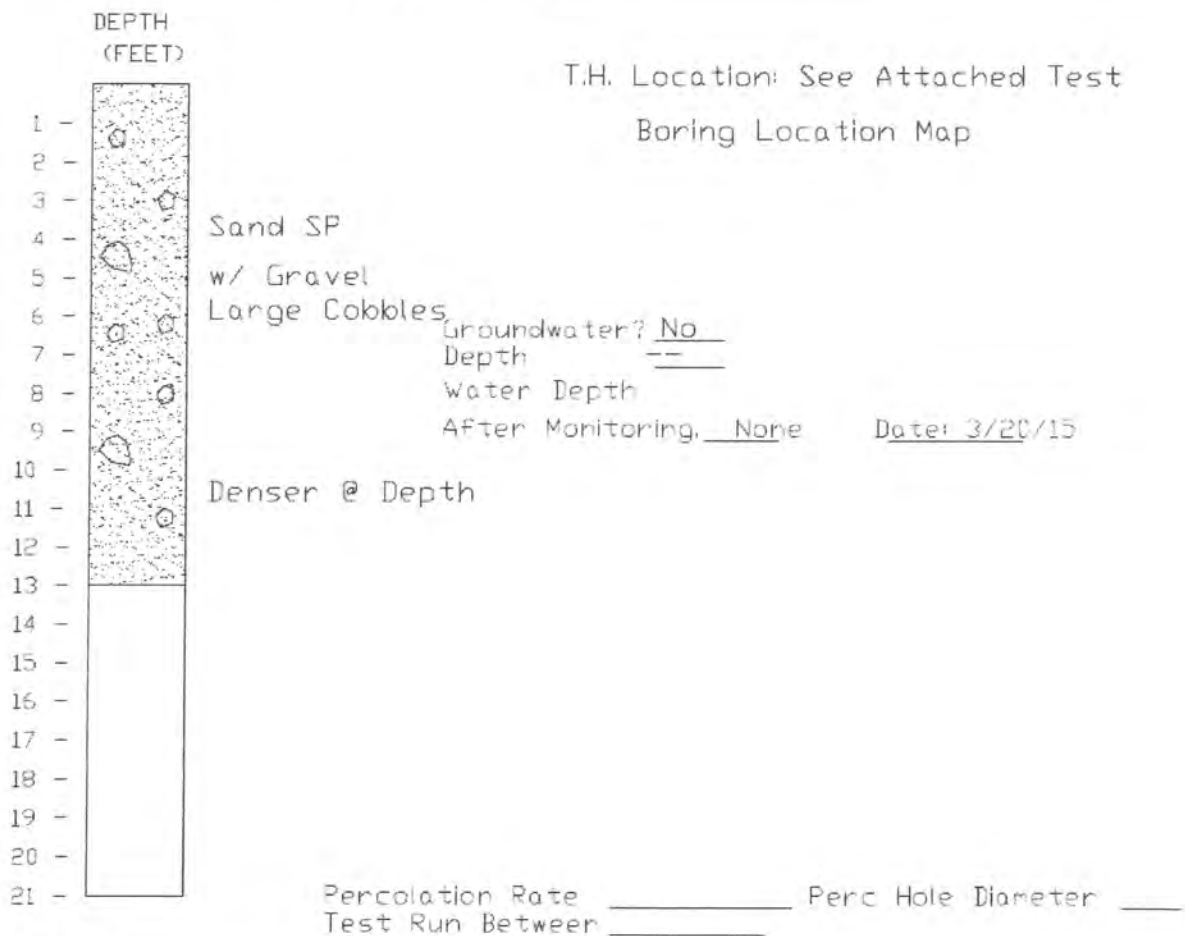


SOILS LOG - PERCOLATION TEST

Date Performed: 3/16/15

Performed For: Rex Turner

Legal Description: Block 2, Lot 9



Comments: _____
 Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
 Performed in Accordance with All State/Municipal Guidelines in Effect
 ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907 694 7028		THE TERRACES AT THE RANCH	B2 L9 TH 7
		TESTHOLE LOG GEOTECHNICAL	Date: <u>3/20/15</u> SHEET: <u>7 of 18</u>

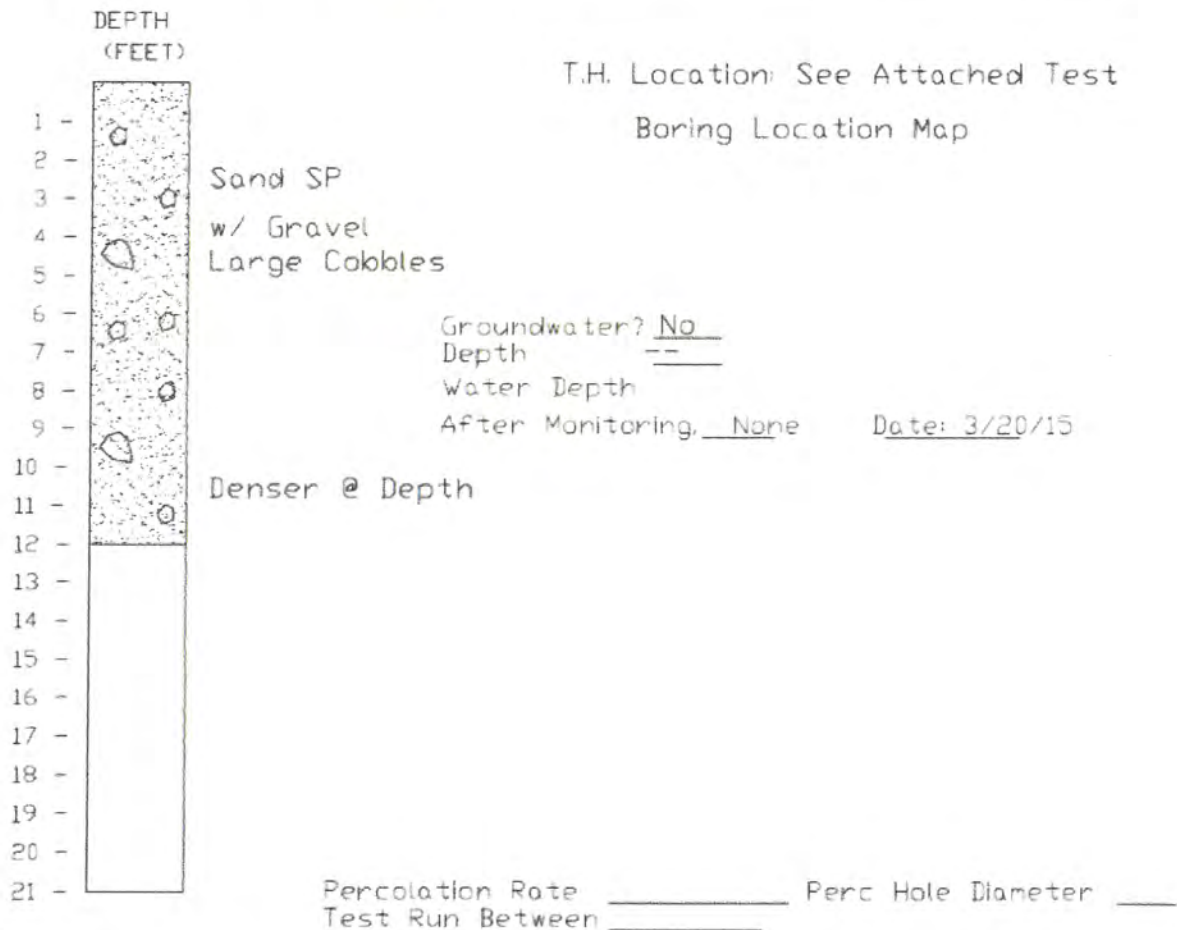


SOILS LOG - PERCOLATION TEST

Date Performed: 3/16/15

Performed For: Rex Turner

Legal Description: Block 5, Lot 1



Comments: _____
 Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
 Performed in Accordance with All State/Municipal Guidelines in Effect
 ON THIS DATE. DATE: _____

NORTH RIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		THE TERRACES AT THE RANCH	B5 L1 TH 8
		TESTHOLE LOG GEOTECHNICAL	Date: <u>3/20/15</u> SHEET: <u>10 of 10</u>



SOILS LOG - PERCOLATION TEST

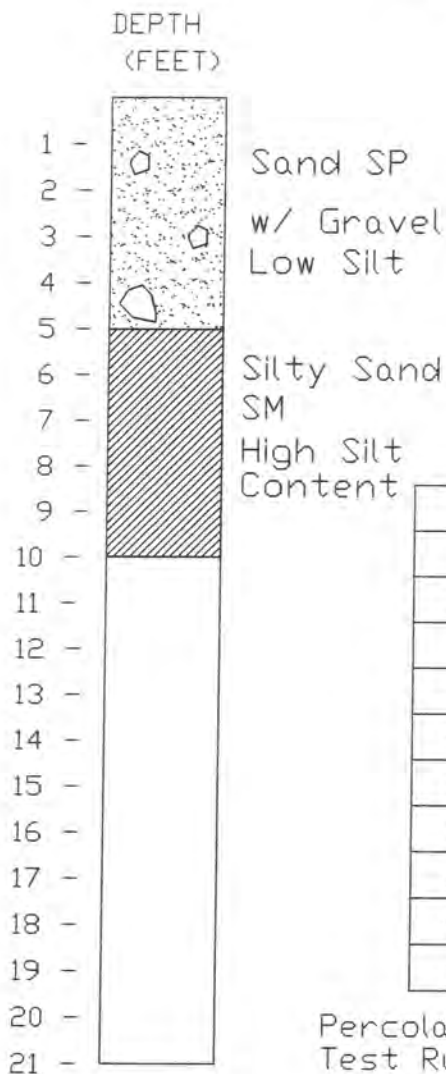
Date Performed: 3/16/15

Performed For: Rex Turner

Legal Description: Block 1, Lots 14 & 15 Lot Line

T.H. Location: See Attached Test

Boring Location Map


Groundwater? No

Depth --

Water Depth

After Monitoring: None

Date: 3/20/15

#	Date	Gross Time	Net Time	Depth	Net Drop
1	8/23	0	--	6"	--
2	8/23	10	10 min.	6.5"	0.5"
3	8/23	12	--	6"	--
4	8/23	22	10 min.	6.5"	0.5"
5	8/23	25	--	6"	--
6	8/23	35	10 min.	6.5"	0.5"
7	8/23	37	--	6"	--
8	8/23	47	10 min.	6.5"	0.5"
9	8/23	50	--	6"	--
10	8/23	60	10 min.	6.5"	0.5"

Percolation Rate 20 min/inch Perc Hole Diameter 6"
Test Run Between 5' & 6'

Comments:

Performed By NorthRim Eng. I CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE:

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		THE TERRACES AT THE RANCH	B1 L14 &15 TH 10
		TESTHOLE LOG GEOTECHNICAL	EXHIBIT H-11 Date: <u>3/20/15</u> <u>10</u> of <u>18</u>



SOILS LOG - PERCOLATION TEST

Date Performed: 3/16/15

Performed For: Rex Turner

Legal Description: Block 1, Lot 5

<p>DEPTH (FEET)</p> <p>1 -</p> <p>2 -</p> <p>3 -</p> <p>4 -</p> <p>5 -</p> <p>6 -</p> <p>7 -</p> <p>8 -</p> <p>9 -</p> <p>10 -</p> <p>11 -</p> <p>12 -</p> <p>13 -</p> <p>14 -</p> <p>15 -</p> <p>16 -</p> <p>17 -</p> <p>18 -</p> <p>19 -</p> <p>20 -</p> <p>21 -</p>		<p>T.H. Location: See Attached Test Boring Location Map</p> <p>Groundwater? <u>No</u></p> <p>Depth <u>---</u></p> <p>Water Depth <u>---</u></p> <p>After Monitoring, <u>None</u> Date: <u>3/20/15</u></p> <p>Percolation Rate <u>---</u> Perc Hole Diameter <u>---</u></p> <p>Test Run Between <u>---</u></p>
--	--	---

Comments: _____

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
 Performed in Accordance with A.I. State/Municipal Guidelines in Effect
 ON THIS DATE. DATE: _____

<p>NORTHRIM ENGINEERING</p> <p>PO Box 770724</p> <p>Eagle River, Alaska 99577</p> <p>907 694 7028</p>		<p>THE TERRACES AT</p> <p>THE RANCH</p>	<p>B1 L5</p> <p>TH 12</p>
		<p>TESTHOLE LOG</p> <p>GEOTECHNICAL</p>	<p>Date: <u>3/20/15</u> SHEET: <u>12 of 18</u></p>

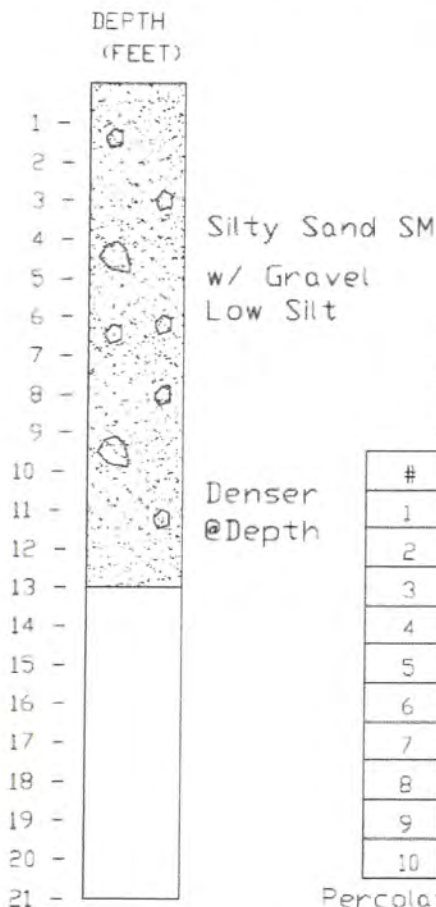


SOILS LOG - PERCOLATION TEST

Date Performed: 3/17/15

Performed For: Rex Turner

Legal Description: Block 2, Lot 8



T.H. Location: See Attached Test
Boring Location Map

Groundwater? No

Depth --

Water Depth

After Monitoring, None

Date: 3/20/15

#	Date	Gross Time	Net Time	Depth	Net Drop
1	8/23	0	--	7'	--
2	8/23	10	10 min.	9'	2'
3	8/23	12	--	7'	--
4	8/23	22	10 min.	9'	2'
5	8/23	25	--	7'	--
6	8/23	35	10 min.	9'	2'
7	8/23	37	--	7'	--
8	8/23	47	10 min.	9'	2'
9	8/23	50	--	7'	--
10	8/23	60	10 min.	9'	2'

Percolation Rate 5 /in/inch Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments:

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 3/20/15

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		THE TERRACES AT THE RANCH	B2 L8 TH 13
		TESTHOLE LOG GEOTECHNICAL	Date: <u>3/20/15</u> SHEET: <u>13 of 18</u>

EXHIBIT H-13



SOILS LOG - PERCOLATION TEST

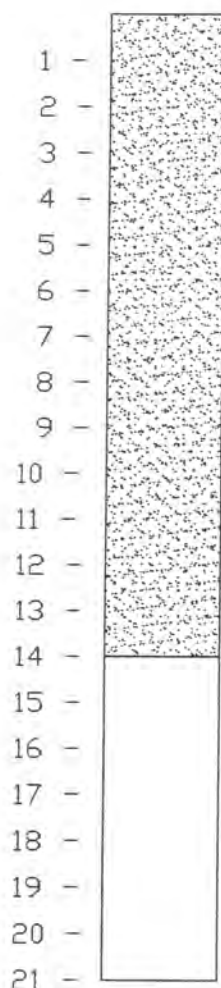
Date Performed: 1/22/21

Performed For: Rex Turner

Legal Description: Block 2, Lot 1

T.H. Location: See Attached Test
Boring Location Map

DEPTH
(FEET)



Silty Sand SM

Higher Silt
@ Depth

Denser
@ Depth

Groundwater? No
Depth --

Water Depth

After Monitoring, None Date: 1/22/21

#	Date	Gross Time	Net Time	Depth	Net Drop
1	1/22	0	--	6"	--
2	1/22	10	10 min.	6.5"	0.5"
3	1/22	12	--	6"	--
4	1/22	22	10 min.	6.5"	0.5"
5	1/22	25	--	6"	--
6	1/22	35	10 min.	6.5"	0.5"
7	1/22	37	--	6"	--
8	1/22	47	10 min.	6.5"	0.5"
9	1/22	50	--	6"	--
10	1/22	60	10 min.	6.5"	0.5"

Percolation Rate 20 min/inch Perc Hole Diameter 6"
Test Run Between 4' & 5'

Comments: _____
Performed By NorthRim Eng. SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE, DATE: _____

**NORTHRIM
ENGINEERING**

PO Box 770724
Eagle River, Alaska 99577
907.694.7028



THE TERRACES AT
THE RANCH

TESTHOLE LOG
GEOTECHNICAL

B2 L1
TH 14A

EXHIBIT H-4

Date: 1/22/21 PAGE 14 of 18



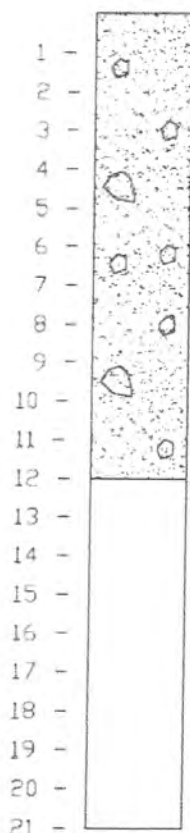
SOILS LOG - PERCOLATION TEST

Date Performed: 3/17/15

Performed For: Rex Turner

Legal Description: Block 3, Lot 1

DEPTH
(FEET)



Silty Sand SM
w/ Gravel

Denser
@ Depth

T.H. Location: See Attached Test

Boring Location Map

Groundwater? No

Depth --

Water Depth

After Monitoring: None

Date: 3/20/15

#	Date	Gross Time	Net Time	Depth	Net Drop
1	8/23	0	--	7'	--
2	8/23	10	10 min.	9'	2'
3	8/23	12	--	7'	--
4	8/23	22	10 min.	9'	2'
5	8/23	25	--	7'	--
6	8/23	35	10 min.	9'	2'
7	8/23	37	--	7'	--
8	8/23	47	10 min.	9'	2'
9	8/23	50	--	7'	--
10	8/23	60	10 min.	9'	2'

Percolation Rate 5 /in/inch Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments:

Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 3/20/15


NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907 594 7028		THE TERRACES AT THE RANCH	B3 L1 TH 15
		TESTHOLE LOG GEOTECHNICAL	Date: <u>3/20/15</u> SHEET: <u>15 of 18</u>

EXHIBIT H-15

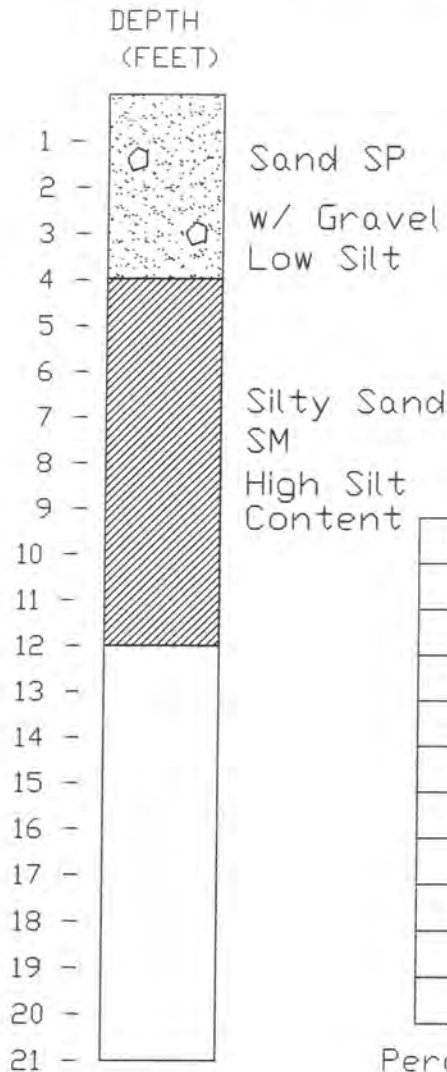


SOILS LOG - PERCOLATION TEST

Date Performed: 3/17/15

Performed For: Rex Turner

Legal Description: Block 1, Lot 17



T.H. Location: See Attached Test

Boring Location Map

Groundwater? No

Depth ---

Water Depth

After Monitoring. None

Date: 3/20/15

#	Date	Gross Time	Net Time	Depth	Net Drop
1	8/23	0	--	7"	--
2	8/23	10	10 min.	7.5"	0.5"
3	8/23	12	--	7"	--
4	8/23	22	10 min.	7.5"	0.5"
5	8/23	25	--	7"	--
6	8/23	35	10 min.	7.5"	0.5"
7	8/23	37	--	7"	--
8	8/23	47	10 min.	7.5"	0.5"
9	8/23	50	--	7"	--
10	8/23	60	10 min.	7.5"	0.5"

Percolation Rate 20 min/Inch Perc Hole Diameter 6"
Test Run Between 4' & 5'

Comments:

Performed By NorthRim Eng. I CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE:

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		THE TERRACES AT THE RANCH TESTHOLE LOG GEOTECHNICAL	B1 L17 TH 16 EXHIBIT H-16 Date: <u>3/20/15</u> SHEET: <u>16 of 18</u>
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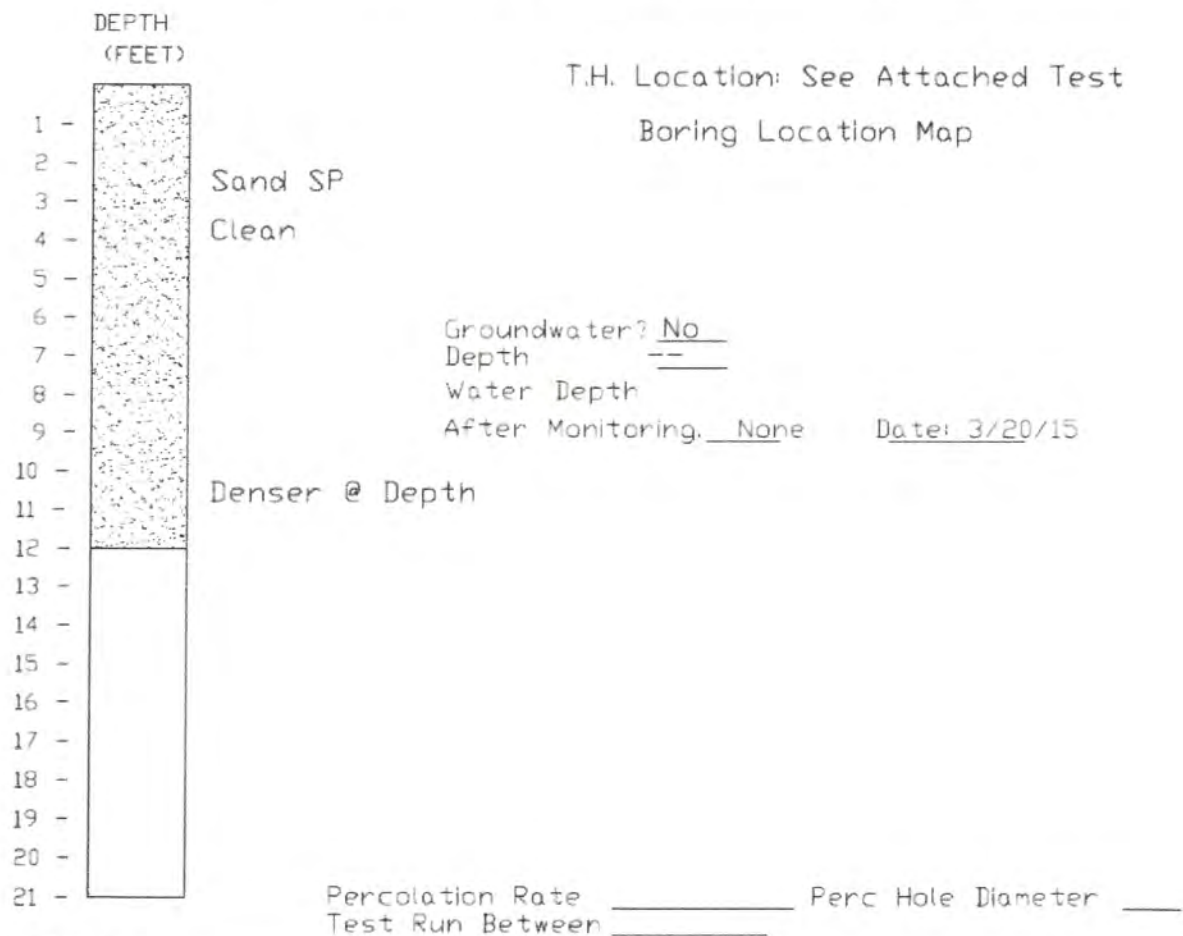


SOILS LOG - PERCOLATION TEST

Date Performed: 3/17/15

Performed For: Rex Turner

Legal Description: Block 4, Lot 2



Comments: _____
 Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
 Performed in Accordance with All State/Municipal Guidelines in Effect
 ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		THE TERRACES AT THE RANCH	B4 L2 TH 18
		TESTHOLE LOG GEOTECHNICAL	Date: <u>3/20/15</u> SHEET: <u>18 of 18</u>

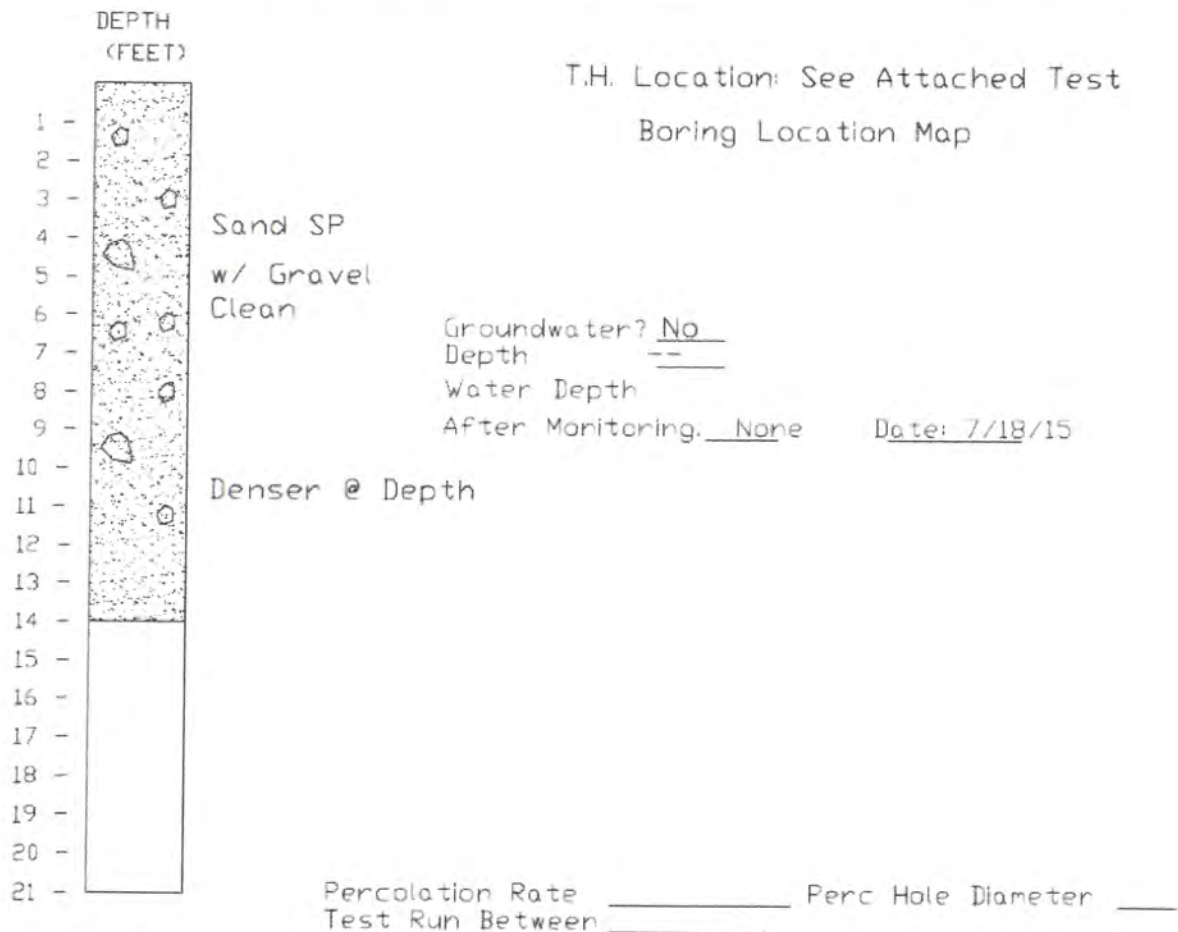


SOILS LOG - PERCOLATION TEST

Date Performed: 7/17/15

Performed For: Rex Turner

Legal Description: Block 5, Lots 5/6



Comments: _____
Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

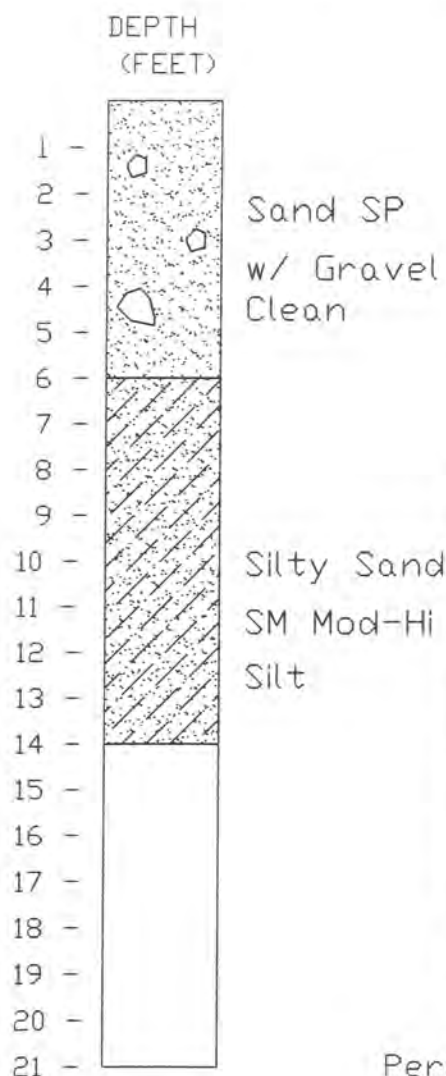
NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		TERRACES AT THE RANCH	BLOCK 5 LOTS 5/6 TH 19
		TESTHOLE LOG GEOTECHNICAL	Date: <u>7/17/15</u> SHEET: <u>19 of 26</u>



SOILS LOG - PERCOLATION TEST

Date Performed: 7/17/15

Performed For: Rex Turner

Legal Description: Block 5, Lots 7/8/9


T.H. Location: See Attached Test

Boring Location Map

Groundwater? No

Depth ---

Water Depth

After Monitoring: None

Date: 7/18/15

#	Date	Gross Time	Net Time	Depth	Net Drop
1	7/17	0	--	7"	--
2	7/17	30	30 min.	8"	1"
3	7/17	32	--	7"	--
4	7/17	62	30 min.	8"	1"
5	7/17	65	--	7"	--
6	7/17	95	30 min.	8"	1"
7	7/17	97	--	7"	--
8	7/17	127	30 min.	8"	1"
9	7/17	130	--	7"	--
10	7/17	160	30 min.	8"	1"

Percolation Rate 30 min/inch Perc Hole Diameter 6"
Test Run Between 6'-7'

Comments:

Performed By NorthRim Eng. I CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE, DATE:

EXHIBIT H-19

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		TERRACES AT THE RANCH	BLOCK 5
		TESTHOLE LOG GEOTECHNICAL	LOTS 7/8/9 TH 20
		Date: <u>7/17/15</u>	SHEET: <u>20 of 26</u>



SOILS LOG - PERCOLATION TEST

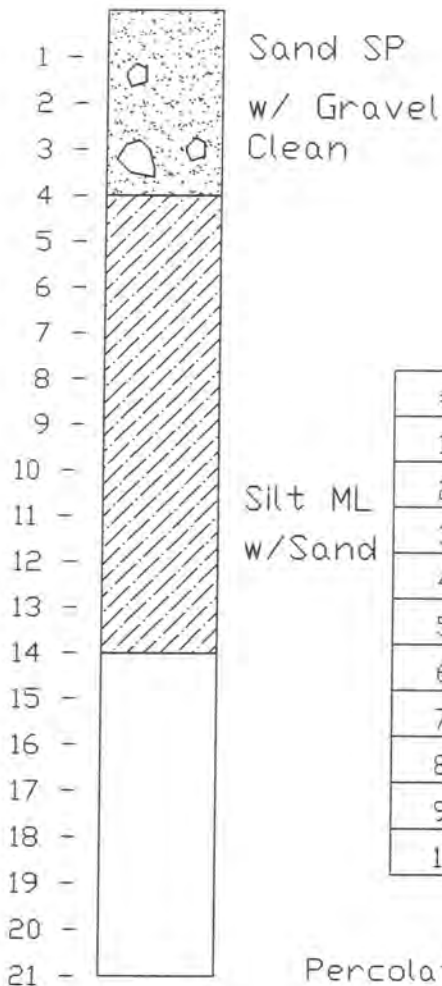
Date Performed: 7/17/15

Performed For: Rex Turner

Legal Description: Block 2, Lots 12/13

T.H. Location: See Attached Test
Boring Location Map

DEPTH
(FEET)




Groundwater? Yes- Seep @ 4'
Depth --
Water Depth
After Monitoring, 10' Date: 7/18/15

#	Date	Gross Time	Net Time	Depth	Net Drop
1	7/17	0	--	7"	--
2	7/17	30	30 min.	7.5"	0.5"
3	7/17	32	--	7"	--
4	7/17	62	30 min.	7.5"	0.5"
5	7/17	65	--	7"	--
6	7/17	95	30 min.	7.5"	0.5"
7	7/17	97	--	7"	--
8	7/17	127	30 min.	7.5"	0.5"
9	7/17	130	--	7"	--
10	7/17	160	30 min.	7.5"	0.5"

Percolation Rate 60 min/inch Perc Hole Diameter 6"
Test Run Between 4'-5'

Comments:

Performed By NorthRim Eng. I CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE:

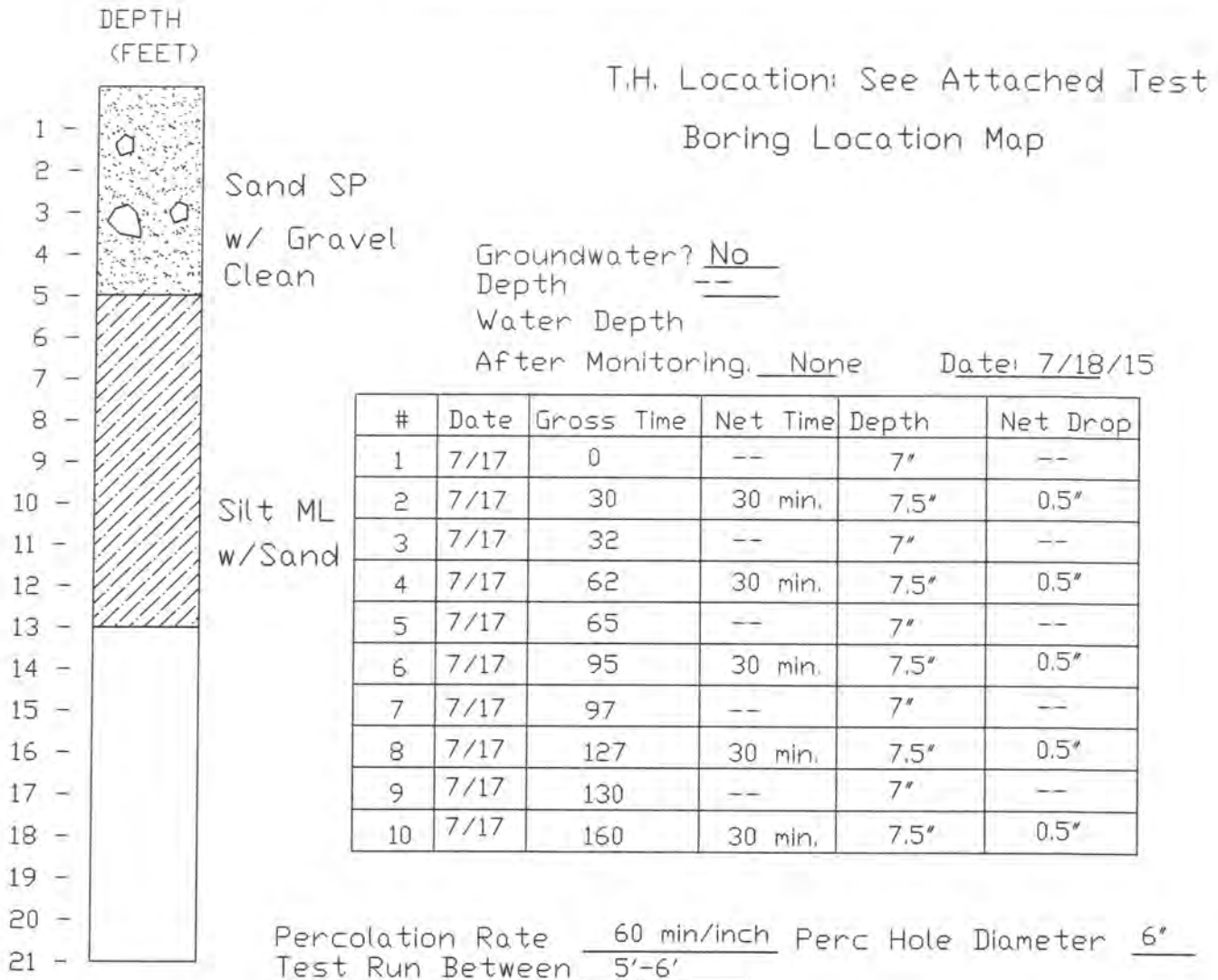
<p>NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028</p> 	<p>TERRACES AT THE RANCH</p> <hr/> <p>TESTHOLE LOG GEOTECHNICAL</p>	<p>EXHIBIT H-20 BLOCK 2 LOTS 12/13 TH 21</p> <p>Date: <u>7/17/15</u> SHEET: <u>21 of 26</u></p>
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SOILS LOG - PERCOLATION TEST

Date Performed: 7/17/15

Performed For: Rex Turner

Legal Description: Block 2, Lots 11/12/14


Comments:

Performed By NorthRim Eng. I CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE:

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		TERRACES AT THE RANCH TESTHOLE LOG GEOTECHNICAL	EXHIBIT H-21 BLOCK 2 LOTS 11/12/14 TH 22	
			Date: <u>7/17/15</u>	SHEET: <u>22 of 26</u>



SOILS LOG - PERCOLATION TEST

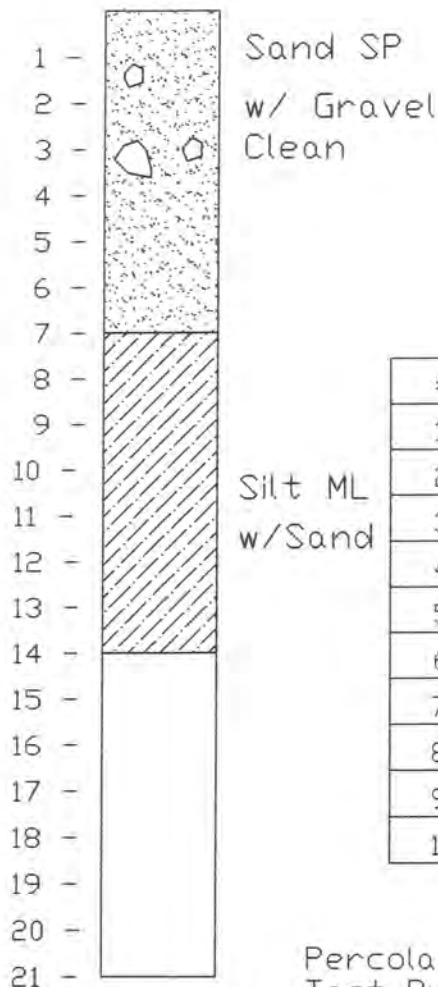
Date Performed: 7/17/15

Performed For: Rex Turner

Legal Description: Block 2, Lots 17/18

T.H. Location: See Attached Test

Boring Location Map

DEPTH
(FEET)

Groundwater? Yes- Seep @ 6'

Depth --

Water Depth

After Monitoring, 10' Date: 7/18/15

#	Date	Gross Time	Net Time	Depth	Net Drop
1	7/17	0	--	7"	--
2	7/17	30	30 min.	7.5"	0.5"
3	7/17	32	--	7"	--
4	7/17	62	30 min.	7.5"	0.5"
5	7/17	65	--	7"	--
6	7/17	95	30 min.	7.5"	0.5"
7	7/17	97	--	7"	--
8	7/17	127	30 min.	7.5"	0.5"
9	7/17	130	--	7"	--
10	7/17	160	30 min.	7.5"	0.5"

Percolation Rate 60 min/inch Perc Hole Diameter 6"
Test Run Between 7'-8'

Comments:

Performed By NorthRim Eng. I CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE:

EXHIBIT H-22

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		TERRACES AT THE RANCH	BLOCK 2 LOTS 17/18 TH 24
		TESTHOLE LOG GEOTECHNICAL	Date: <u>7/17/15</u> SHEET: <u>24 of 26</u>



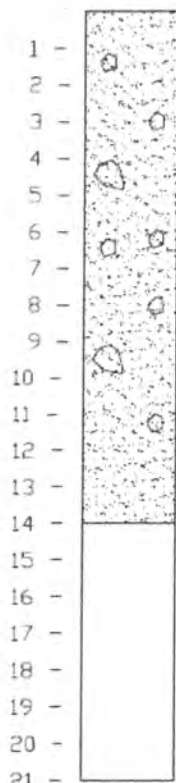
SOILS LOG - PERCOLATION TEST

Date Performed: 7/17/15

Performed For: Rex Turner

Legal Description: Block 4, Lot 7

DEPTH
(FEET)



Sand SP
w/ Gravel
Clean

T.H. Location: See Attached Test
Boring Location Map

Groundwater? No
Depth ---
Water Depth
After Monitoring, None Date: 7/18/15

Percolation Rate ----- Perc Hole Diameter ---
Test Run Between -----

Comments: -----
Performed By NorthRim Eng. I ----- CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: -----

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		TERRACES AT THE RANCH	BLOCK 4 LOT 7 TH 25
		TESTHOLE LOG GEOTECHNICAL	Date: <u>7/17/15</u> SHEET: <u>25 of 26</u>

EXHIBIT H-23





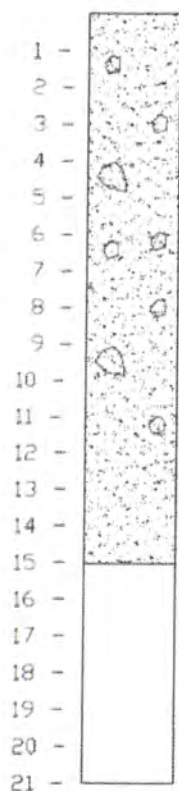
SOILS LOG - PERCOLATION TEST

Date Performed: 8/18/15

Performed For: Rex Turner

Legal Description: North of CL20048, CL20049

DEPTH
(FEET)



Sand SP
w/ Gravel
Clean

T.H. Location: See Attached Test
Boring Location Map

Groundwater? No

Depth ---

Water Depth

After Monitoring: None Date: 8/23/15

Percolation Rate ----- Perc Hole Diameter -----
Test Run Between -----

Comments: -----

Performed By NorthRim Eng. I ----- CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: -----

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		TERRACES AT THE RANCH TESTHOLE LOG GEOTECHNICAL	<div style="text-align: center; font-size: 2em;">TH 30</div> <div style="display: flex; justify-content: space-between; font-size: 0.8em;"> Date: 8/23/15 SHEET: 30 of 30 </div>
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EXHIBIT H-25

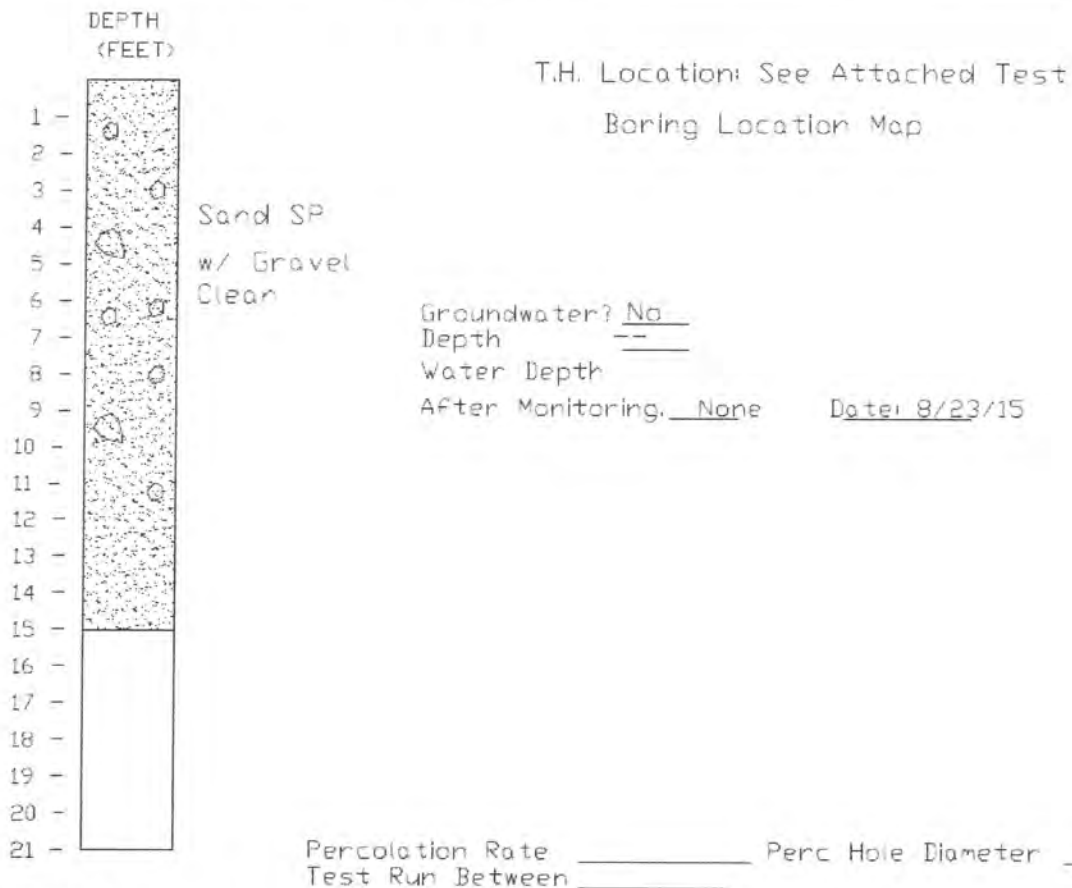


SOILS LOG - PERCOLATION TEST

Date Performed: 8/18/15

Performed For: Rex Turner

Legal Description: North Of CL20002



Comments: _____
Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7025		TERRACES AT THE RANCH	TH 31
		TESTHOLE LOG GEOTECHNICAL	
		Date: 8/23/15	SHEET: 31 of 31

EXHIBIT H-26

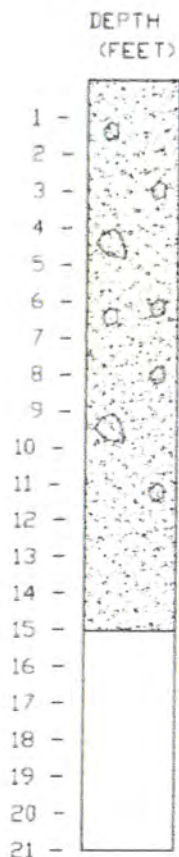


SOILS LOG - PERCOLATION TEST

Date Performed: 8/18/15

Performed For: Rex Turner

Legal Description: South Of CL20007, CL20008



T.H. Location: See Attached Test
Boring Location Map

Groundwater? No
Depth ---
Water Depth
After Monitoring, None Date: 8/23/15

Percolation Rate ----- Perc Hole Diameter ---
Test Run Between -----

Comments: -----
Performed By NorthRim Eng. I ----- CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: -----

<p>NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907 694 7028</p>		<p>TERRACES AT THE RANCH</p>	<p>TH 32</p>
<p>TESTHOLE LOG GEOTECHNICAL</p>		<p>Date: <u>8/23/15</u> SHEET: <u>32 of 32</u></p>	

EXHIBIT H-27

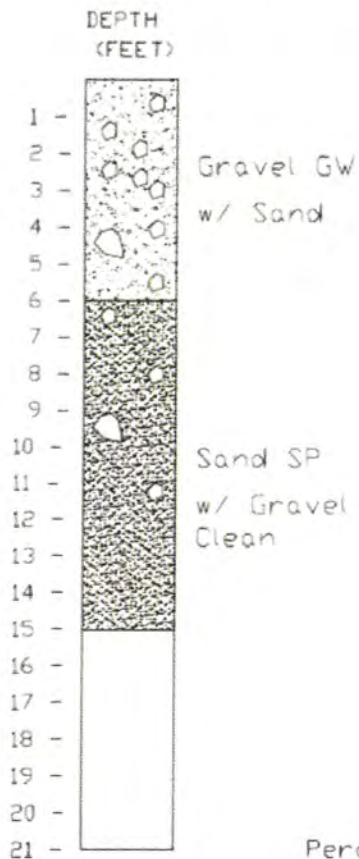


SOILS LOG - PERCOLATION TEST

Date Performed: 8/18/15

Performed For: Rex Turner

Legal Description: Northwest Of CL20031



T.H. Location: See Attached Test
Boring Location Map

Groundwater? No
Depth --
Water Depth
After Monitoring, None Date: 8/23/15

Percolation Rate _____ Perc Hole Diameter _____
Test Run Between _____

Comments: _____
Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

<p>NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907 694 7028</p>		<p>TERRACES AT THE RANCH</p> <p>TESTHOLE LOG GEOTECHNICAL</p>	<p>TH 33</p> <p>Date: 8/23/15 SHEET: 33 of 33</p>
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EXHIBIT H-28



SOILS LOG - PERCOLATION TEST

Date Performed: 8/18/15

Performed For: Rex Turner

Legal Description: North Df CL20044, CL20045

DEPTH
(FEET)

1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -
9 -
10 -
11 -
12 -
13 -
14 -
15 -
16 -
17 -
18 -
19 -
20 -
21 -

Silty Sand SM

T.H. Location: See Attached Test

Boring Location Map

Groundwater? No

Depth --

Water Depth

After Monitoring: None Date: 8/23/15

#	Date	Gross Time	Net Time	Depth	Net Drop
1	8/23	0	--	7'	--
2	8/23	10	10 min.	8'	1'
3	8/23	12	--	7'	--
4	8/23	22	10 min.	8'	1'
5	8/23	25	--	7'	--
6	8/23	35	10 min.	8'	1'
7	8/23	37	--	7'	--
8	8/23	47	10 min.	8'	1'
9	8/23	50	--	7'	--
10	8/23	60	10 min.	8'	1'

Percolation Rate 10 min/inch Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments:

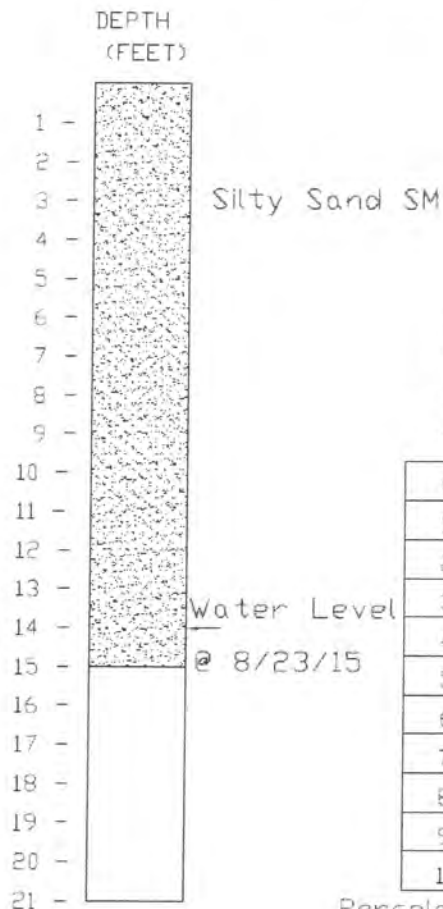
Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 8/23/15

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.594.7028		TERRACES AT THE RANCH	TH 34
		TESTHOLE LOG GEOTECHNICAL	
		Date: 8/23/15	SHEET: 34 of 34

EXHIBIT H-29



SOILS LOG - PERCOLATION TEST

Date Performed: 8/18/15Performed For: Rex TurnerLegal Description: West Of CL20013

T.H. Location: See Attached Test
Boring Location Map

Groundwater? No
Depth --

Water Depth

After Monitoring, 14" Date: 8/23/15

#	Date	Gross Time	Net Time	Depth	Net Drop
1	8/23	0	--	7'	--
2	8/23	10	10 min.	8'	1'
3	8/23	12	--	7'	--
4	8/23	22	10 min.	8'	1'
5	8/23	25	--	7'	--
6	8/23	35	10 min.	8'	1'
7	8/23	37	--	7'	--
8	8/23	47	10 min.	8'	1'
9	8/23	50	--	7'	--
10	8/23	60	10 min.	8'	1'

Percolation Rate 10 min/inch Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: _____
Performed By NorthRim Eng. I CC CERTIFY THAT THIS TEST WAS
Performed in Accordance with A.P. State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____


NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		TERRACES AT THE RANCH	TH 35
		TESTHOLE LOG GEOTECHNICAL	
		Date: <u>8/23/15</u>	SHEET: <u>35 of 35</u>

EXHIBIT H-30

NORTHRIM
ENGINEERING

SOILS LOG - PERCOLATION TEST

Date Performed: 8/18/15

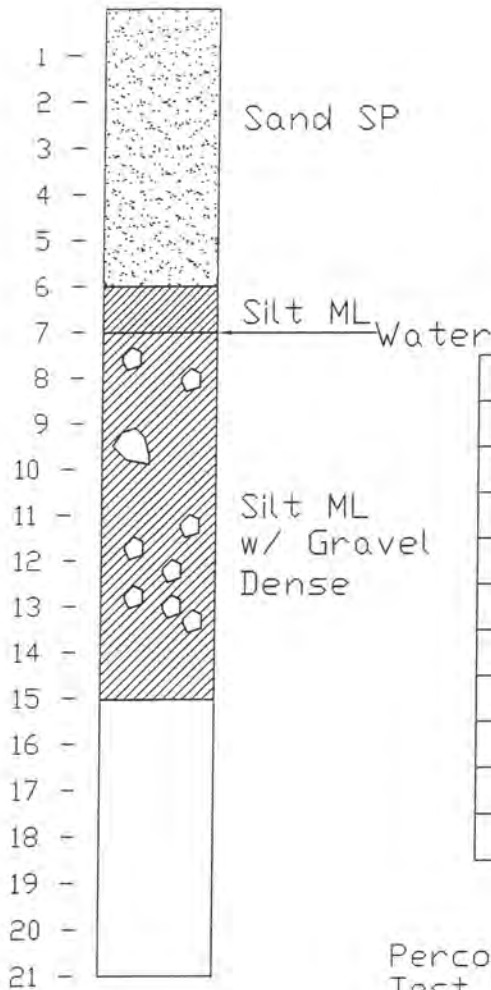
Performed For: Rex Turner

Legal Description: West Of CL20011

DEPTH
(FEET)

T.H. Location: See Attached Test

Boring Location Map



Groundwater? Yes
Depth Seep @ 7'
Water Depth
After Monitoring, 7' Date: 8/23/15

#	Date	Gross Time	Net Time	Depth	Net Drop
1	8/18	0	--	7"	--
2	8/18	30	30 min.	7.5"	0.5"
3	8/18	32	--	7"	--
4	8/18	62	30 min.	7.5"	0.5"
5	8/18	65	--	7"	--
6	8/18	95	30 min.	7.5"	0.5"
7	8/18	97	--	7"	--
8	8/18	127	30 min.	7.5"	0.5"
9	8/18	130	--	7"	--
10	8/18	160	30 min.	7.5"	0.5"

Percolation Rate 60 min/inch Perc Hole Diameter 6"
Test Run Between 6'-7'

Comments:

Performed By NorthRim Eng. I CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE:

<p>NORTHRIM ENGINEERING</p> <p>PO Box 770724 Eagle River, Alaska 99577 907.694.7028</p>		<p>TERRACES AT THE RANCH</p> <p>TESTHOLE LOG GEOTECHNICAL</p>	<p>EXHIBIT H31</p> <p>TH 36</p> <p>Date: <u>8/23/15</u> SHEET: <u>36 of 36</u></p>
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SOILS LOG - PERCOLATION TEST

Date Performed: 1/22/21

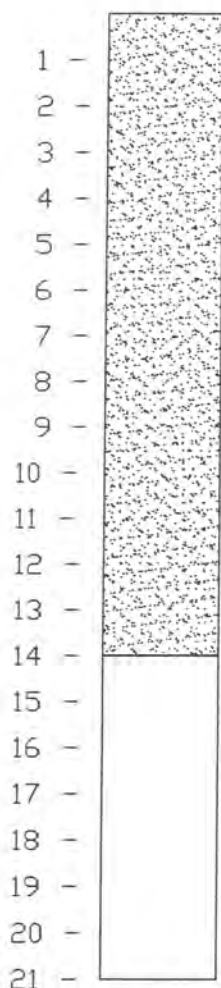
Performed For: Rex Turner

Legal Description: West of CL20011

T.H. Location: See Attached Test

Boring Location Map

DEPTH
(FEET)



Silty Sand SM

Higher Silt
@ Depth

Denser
@ Depth

Groundwater? No

Depth --

Water Depth

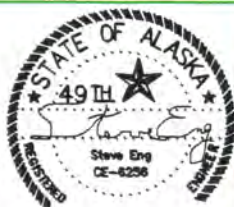
After Monitoring, None Date: 1/22/21

#	Date	Gross Time	Net Time	Depth	Net Drop
1	1/22	0	--	6"	--
2	1/22	10	10 min.	6.5"	0.5"
3	1/22	12	--	6"	--
4	1/22	22	10 min.	6.5"	0.5"
5	1/22	25	--	6"	--
6	1/22	35	10 min.	6.5"	0.5"
7	1/22	37	--	6"	--
8	1/22	47	10 min.	6.5"	0.5"
9	1/22	50	--	6"	--
10	1/22	60	10 min.	6.5"	0.5"

Percolation Rate 20 min/inch Perc Hole Diameter 6"
Test Run Between 4' & 5'

Comments: _____
Performed By NorthRim Eng. SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

**NORTHRIM
ENGINEERING**
PO Box 770724
Eagle River, Alaska 99577
907.694.7028



THE TERRACES AT
THE RANCH

TESTHOLE LOG
GEOTECHNICAL

EXHIBIT H-32

TH 36A

Date: 1/22/21 SHEET: 36 of 36

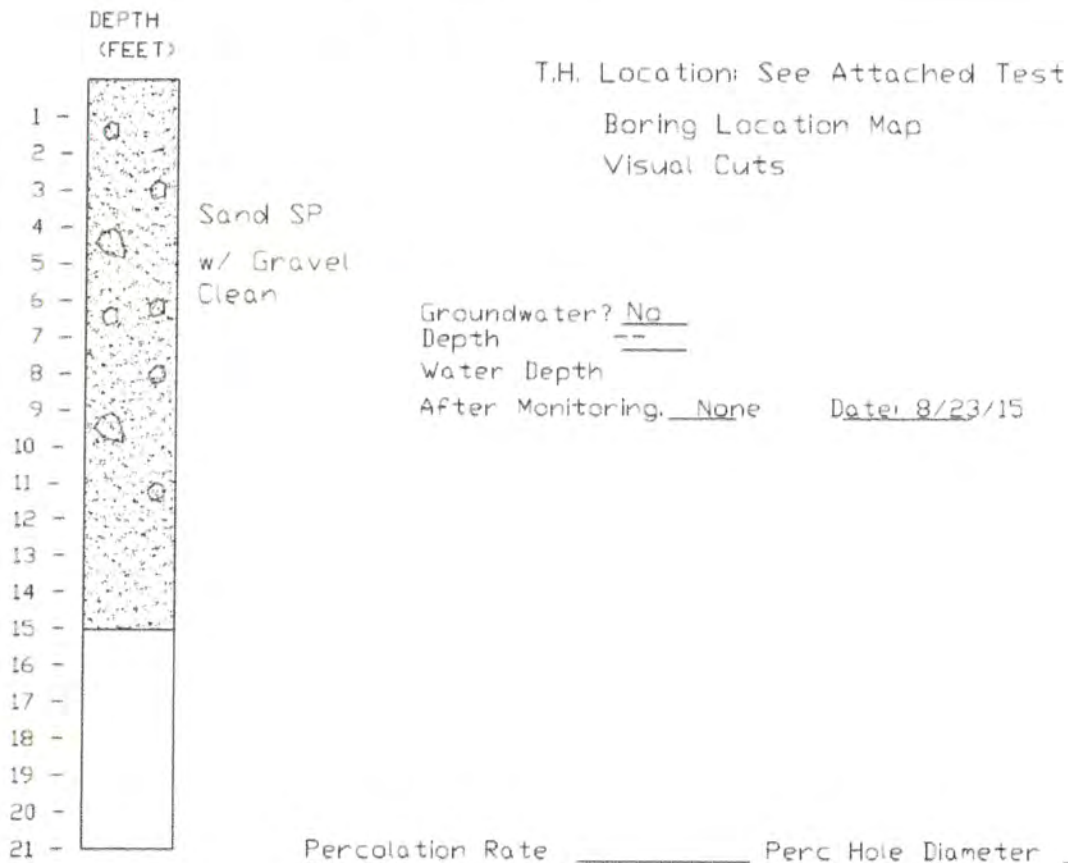


SOILS LOG - PERCOLATION TEST

Date Performed: 8/18/15

Performed For: Rex Turner

Legal Description: Near B4 L37



Comments: _____
Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		TERRACES AT THE RANCH	TH 37
		TESTHOLE LOG GEOTECHNICAL	
		Date: 8/23/15	SHEET: 37 of 37

EXHIBIT H-33

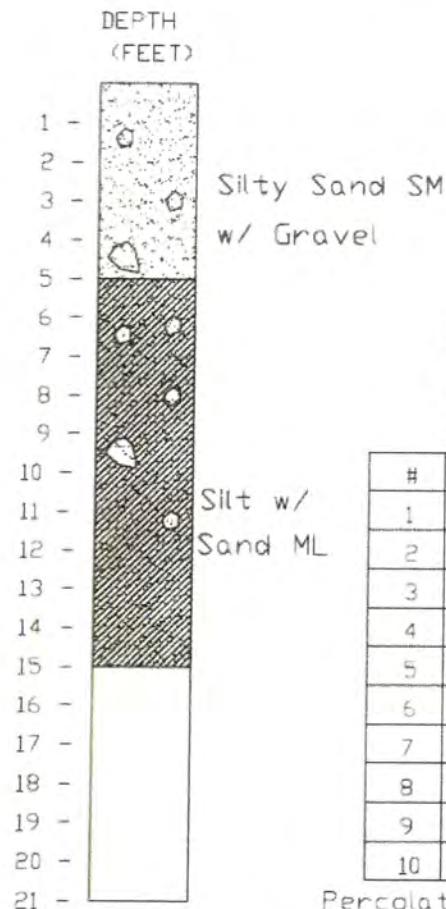


SOILS LOG - PERCOLATION TEST

Date Performed: 2/18/20

Performed For: Rex Turner

Legal Description: Location Map



T.H. Location: See Attached Test
Boring Location Map

Groundwater? No

Depth --

Water Depth

After Monitoring: None Date: 2/25/20

#	Date	Gross Time	Net Time	Depth	Net Drop
1	2/18	0	--	7'	--
2	2/18	10	10 min.	7.3'	3'
3	2/18	12	--	7'	--
4	2/18	22	10 min.	7.3'	3'
5	2/18	25	--	7'	--
6	2/18	35	10 min.	7.3'	3'
7	2/18	37	--	7'	--
8	2/18	47	10 min.	7.3'	3'
9	2/18	50	--	7'	--
10	2/18	60	10 min.	7.3'	3'

Percolation Rate 33 /in/inch Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: _____
Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		VIEW POINTE AT THE RANCH, ADD. 1	TH 38
		TESTHOLE LOG GEOTECHNICAL	
		Date: <u>2/18/20</u>	SHEET: <u>38</u>

EXHIBIT H-34



SOILS LOG - PERCOLATION TEST

Date Performed: 2/18/20

Performed For: Rex Turner

Legal Description: Location Map

DEPTH
(FEET)

1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -
9 -
10 -
11 -
12 -
13 -
14 -
15 -
16 -
17 -
18 -
19 -
20 -
21 -

Silty Sand SM
w/ Gravel

T.H. Location: See Attached Test
Boring Location Map

Groundwater? No
Depth --

Water Depth

After Monitoring, None Date: 2/25/20

#	Date	Gross Time	Net Time	Depth	Net Drop
1	2/18	0	--	7"	--
2	2/18	10	10 min.	8"	1"
3	2/18	12	--	7"	--
4	2/18	22	10 min.	8"	1"
5	2/18	25	--	7"	--
6	2/18	35	10 min.	8"	1"
7	2/18	37	--	7"	--
8	2/18	47	10 min.	8"	1"
9	2/18	50	--	7"	--
10	2/18	60	10 min.	8"	1"

Percolation Rate 10 min/inch Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: _____
Performed By NorthRim Eng. I CC CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907 694 7028		VIEW POINTE AT THE RANCH, ADD. 1	TH 39
		TESTHOLE LOG GEOTECHNICAL	
		Date: 2/18/20	SHEET: 39

EXHIBIT H-35



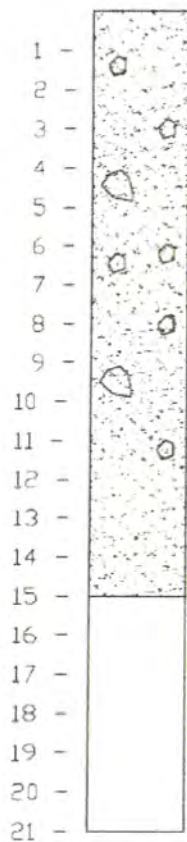
SOILS LOG - PERCOLATION TEST

Date Performed: 2/18/20

Performed For: Rex Turner

Legal Description: Location Map

DEPTH
(FEET)



Silty Sand SM
w/ Gravel
Clean

T.H. Location: See Attached Test

Boring Location Map

Groundwater? No
Depth --

Water Depth

After Monitoring, None Date: 2/25/20

#	Date	Gross Time	Net Time	Depth	Net Drop
1	2/18	0	--	7"	--
2	2/18	10	10 min.	8"	1"
3	2/18	12	--	7"	--
4	2/18	22	10 min.	8"	1"
5	2/18	25	--	7"	--
6	2/18	35	10 min.	8"	1"
7	2/18	37	--	7"	--
8	2/18	47	10 min.	8"	1"
9	2/18	50	--	7"	--
10	2/18	60	10 min.	8"	1"

Percolation Rate 10 min/inch Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: _____
Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028		VIEW POINTE AT THE RANCH, ADD. 1	TH 40
		TESTHOLE LOG GEOTECHNICAL	
		Date: <u>2/18/20</u>	SHEET: <u>40</u>

EXHIBIT H-36



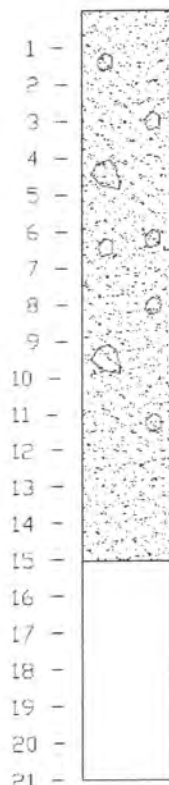
SOILS LOG - PERCOLATION TEST

Date Performed: 2/18/20

Performed For: Rex Turner

Legal Description: Location Map

DEPTH
(FEET)



Sand SP
w/ Gravel
Clean

T.H. Location: See Attached Test
Boring Location Map

Groundwater? No
Depth ---

Water Depth

After Monitoring: None Date: 2/25/20

Percolation Rate ----- Perc Hole Diameter ---
Test Run Between -----

Comments: -----
Performed By NorthRim Eng. I ----- CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: -----

<p>NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028</p>		<p>VIEW POINTE AT THE RANCH, ADD. 1</p>	<p>TH 41</p>
<p>TESTHOLE LOG GEOTECHNICAL</p>		<p>Date: <u>2/18/20</u></p>	<p>SHEET: <u>41</u></p>

EXHIBIT H-37

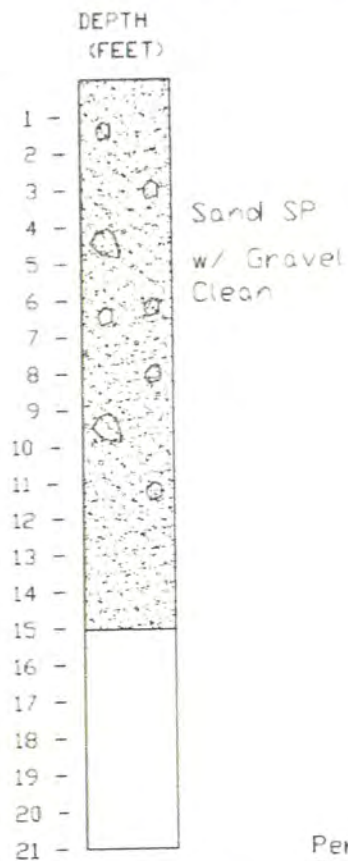


SOILS LOG - PERCOLATION TEST

Date Performed: 2/18/20

Performed For: Rex Turner

Legal Description: Location Map



T.H. Location: See Attached Test
Boring Location Map

Groundwater? No

Depth ---

Water Depth

After Monitoring: None Date: 2/25/20

Percolation Rate ----- Perc Hole Diameter -----
Test Run Between -----

Comments: -----
Performed By NorthRim Eng. I ----- CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: -----

<p>NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028</p>		<p>VIEW POINTE AT THE RANCH, ADD. 1</p> <p>TESTHOLE LOG GEOTECHNICAL</p>	<p>TH 42</p> <p>Date: <u>2/18/20</u> SHEET: <u>42</u></p>
---	--	--	---

EXHIBIT H-38



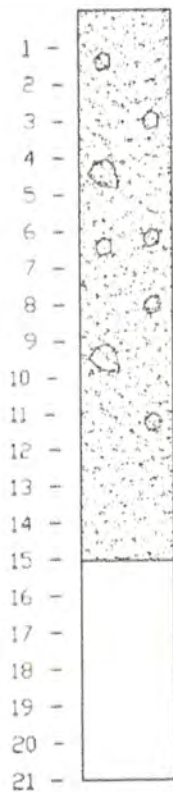
SOILS LOG - PERCOLATION TEST

Date Performed: 2/18/20

Performed For: Rex Turner

Legal Description: Location Map

DEPTH
(FEET)



Sand SP
w/ Gravel
Clean

T.H. Location: See Attached Test
Boring Location Map

Groundwater? No
Depth ---

Water Depth

After Monitoring, None Date: 2/25/20

Percolation Rate --- Perc Hole Diameter ---
Test Run Between ---

Comments: ---
Performed By NorthRim Eng. I --- CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: ---

<p>NORTHRIM ENGINEERING PO Box 770724 Eagle River, Alaska 99577 907.694.7028</p>		<p>VIEW POINTE AT THE RANCH, ADD. 1</p> <p>TESTHOLE LOG GEOTECHNICAL</p>	<p>TH 43</p> <p>Date: <u>2/18/20</u> SHEET: <u>43</u></p>
---	--	--	---

Peggy Horton

From: Jamie Taylor
Sent: Monday, January 11, 2021 7:24 PM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for comments for View Pointe @ the Ranch Addition 1 Case #2020-189
Tech: PH

Ensure there is not a significant increase of runoff from the site to Trunk Road.

Construct Sanctuary Drive and the west leg of Exquisite Drive to residential subcollector standard.

I don't see that the petitioner has shown that a connection to Jensen Road would not improve public safety. Connect internal subdivision roads to Jensen Road.

The soils report states that "all of the soil logs demonstrate the ability to provide soil suitable for on-site septic systems," but the following testholes do not meet borough code for useable septic area:

TH #10 shows SM with high silt content, does not include a sieve or perc test, and was only dug to a depth of 10 feet.

TH #16 shows SM with high silt content and does not include a sieve or perc test.

TH #20 shows SM with moderate to high silt content and does not include a sieve or perc test.

TH #21 shows ML and does not include a perc test.

TH #22 shows ML and does not include a perc test.

TH #24 shows ML and does not include a perc test.

TH #36 shows ML, does not include a perc test, and shows ground water at a depth of 7 feet.

It appears there are some areas within the development steeper than 4:1, the soils report should show that there is enough useable septic area outside of a 50-foot setback from those slopes. It is also stated that the parcel was used as a gravel pit, the soils report should show the areas which areas were mined or regraded after the 2015 test pits were logged.

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/>

EXHIBIT I

Peggy Horton

From: Adam Bradway
Sent: Wednesday, January 6, 2021 12:25 PM
To: MSB Platting
Cc: Karol Riese; Alex Strawn; Kim Sollien
Subject: RE: Request for comments for View Pointe @ the Ranch Addition 1 Case #2020-189
 Tech: PH

PA 2020189

View Pointe @ the Ranch Add 1 Master Plan

Comments

Connectivity:

Public Safety

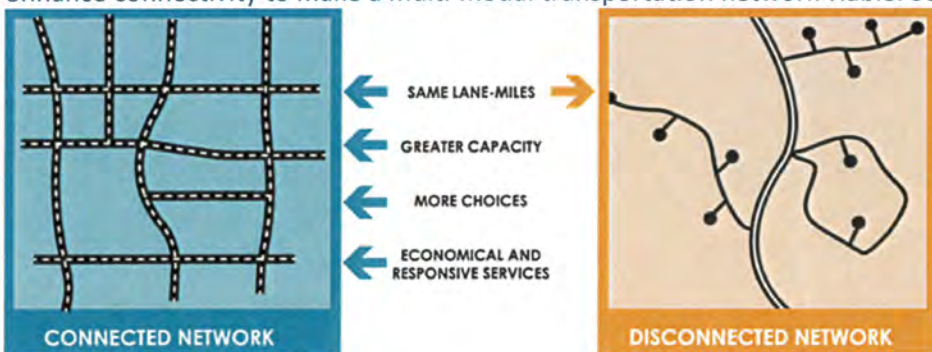
The Matanuska-Susitna Borough Planning Division recommends connecting the proposed S. Exquisite Cir to the existing S. Jensen Rd. This recommendation is based on Goal Three: Improve Connectivity as adopted in the Matanuska-Susitna Borough 2035 Long Range Transportation Plan(LRTP). Within the surveyors letter, Re: Jensen Road Connection to Exquisite Circle, MSB 43.20.060 (D) is quoted concerning public safety. The LRTP provides examples of the importance of connectivity to public safety and the MSB Planning Division believes that there is sufficient rational for the recommended connection based on MSB 43.20.060 (D). From LRTP:

Benefits of Connectivity Include:

- Lower vehicle speeds
- Lesser crash severity
- Improved emergency access and response times

Cul-de-sacs

The Planning division generally discourages creating cul-de-sacs when possible. Cul-de-sacs can (1) create traffic bottlenecks, (2) slow emergency response times, (3) decrease walkability, (4) foster dependency on the personal vehicle, and (5) lead to a disconnected transportation network in the Borough which is more expensive to maintain. The LRTP, recommended by the Planning Commission and adopted by the Borough Assembly, states that new roadways should enhance connectivity to make a multi-modal transportation network viable. See the graphic below:



Adam Bradway

Matanuska-Susitna Borough: Planner II

E Dahlia Ave, Palmer, Alaska

(907) 861-8608

EXHIBIT J

Cheryl Scott

From: Permit Center
Sent: Thursday, December 17, 2020 5:11 PM
To: MSB Platting
Subject: RE: Request for comments for View Pointe @ the Ranch Addition 1 Case #2020-189
Tech: PH

Good Afternoon,

It appears there is an access on to Trunk Rd that does not have a permit. Please have them apply for that driveway. It's the one just north of the railroad, it has a paved apron.

Thank you,

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

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, December 17, 2020 3:19 PM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Douglas Stephens <StephensD@akrr.com>; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; stan.gillespie@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>
Subject: Request for comments for View Pointe @ the Ranch Addition 1 Case #2020-189 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a 120-lot, 4-phase Master Plan subdivision in the Gateway area. RSA 9. Please review and provide any comments by January 11, 2020.

EXHIBIT K

Peggy Horton

From: Andy Dean
Sent: Tuesday, January 12, 2021 9:39 AM
To: MSB Platting; Peggy Horton
Subject: RE: Request for comments for View Pointe @ the Ranch Addition 1 Case #2020-189
 Tech: PH

Hello Peggy,
 This is late but still pertinent.

Have the applicant show all municipal waterline easements, not shown on any other recorded plat, from Well #2 to Tract A and provide a legal instrument for all these areas for this municipal waterline. Within this master plan have the applicant show the municipal temporary easement(s) or grant a temporary waterline easement to be automatically vacated, where ROW will eventually be dedicated in future phases. Any areas where the municipal water facilities go across private property within the subdivision need granted a permanent public water facility easement if not already identified as dedicated for utility purposes. Apply for a construction permit, for the use of the water easement, once the plat records for that easement to allow the encroachment and use of the facility..

Have the applicant apply for an encroachment permit for the water utility facilities that may be within the proposed ROW, at the earliest, once the platting board authority approves the masterplan. They should apply for sections no later than when the phases record or the facilities are being used. If other recorded subdivisions do not have a construction permit application for the allowance of the encroachment of existing waterlines, please apply for them under the requirements of Title 11. This will allow for the legal use of well #4 & 5 for these new phases and for the existing recorded subdivision.

Please address Note 9 on the Waterline Plan for the Subdivision on the final plat. If private lands used for on-site natural drainage, a public drainage easement is required for allowed use and continued maintenance by the MSB.

Sincerely,



From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, December 17, 2020 3:19 PM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Douglas Stephens <StephensD@akrr.com>; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; stan.gillespie@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger

EXHIBIT L

Peggy Horton

From: Fire Code
Sent: Monday, December 28, 2020 2:25 PM
To: MSB Platting
Subject: RE: Request for comments for View Pointe @ the Ranch Addition 1 Case #2020-189
 Tech: PH

Peggy,
 The master plan looks ok from an ingress and egress standpoint.



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

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, December 17, 2020 3:19 PM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Douglas Stephens <StephensD@akrr.com>; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; stan.gillespie@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>
Subject: Request for comments for View Pointe @ the Ranch Addition 1 Case #2020-189 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a 120-lot, 4-phase Master Plan subdivision in the Gateway area. RSA 9. Please review and provide any comments by January 11, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EiROYpQvMqhCnZTnW9kH-VQBdjyvt-w6V0fTa2afh2ASwg?e=JP6vce

EXHIBIT M

Peggy Horton

From: Douglas Stephens <StephensD@akrr.com>
Sent: Tuesday, January 19, 2021 12:40 PM
To: MSB Platting
Subject: Re: Request for comments for View Pointe @ the Ranch Addition 1 Case #2020-189
Tech: PH

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

Peggy,

ARRC has no objections in general to this subdivision, nor specific comments on the plat.

ARRC does have two general concerns to make you aware of.

1) ARRC is concerned that future development of septic systems on the lots adjacent to the ARRC ROW could allow percolating effluent to eventually drain down and onto the ARRC ROW, where it could accumulate in ARRC's existing drainage ditches.

2) ARRC is concerned that future grading of the individual lots could destabilize the slopes above the ARRC ROW eventually causing erosion down and onto the ARRC ROW.

ARRC would appreciate it if the MSB could do whatever is appropriate and possible through the subdivision platting process to either address our concerns or put the future landowners on notice of these concerns.

Douglas A. Stephens, PLS

Manager Land Services

907-265-2469 office

mailing: PO Box 107500, Anchorage, AK 99510-7500

physical: 327 W Ship Creek Ave, Anchorage, AK 99501

web: www.AlaskaRailroad.com



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From: Douglas Stephens
Sent: Wednesday, January 13, 2021 5:15 PM
To: MSB Platting
Subject: Re: Request for comments for View Pointe @ the Ranch Addition 1 Case #2020-189 Tech: PH

Peggy,

This one slipped by me. Thanks for following up.

EXHIBIT N

Peggy Horton

From: Cindy A. Coughlin <Cindy.Coughlin@mea.coop>
Sent: Friday, January 8, 2021 11:54 AM
To: MSB Platting; Adam J. Dubour (adam.dubour@alaska.gov); Douglas Stephens; Kate Dueber; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov); stan.gillespie@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Fire Code; Jill Irsik; Eric Phillips; Brad Sworts; Cindy Corey; Debbie Bakic; Terry Dolan; Jim Jenson; Jamie Taylor; Charlyn Spannagel; Planning; Joseph Metzger; Alex Strawn; Fred Wagner; Permit Center; Mark Whisenhunt; Theresa Taranto; Andy Dean; John Aschenbrenner; George McKee; MEA_ROW; MTA ROW (row@mta-telco.com); GCI ROW (ospdesign@gci.com); Enstar ROW (row@enstarnaturalgas.com)
Subject: RE: Request for comments for View Pointe @ the Ranch Addition 1 Case #2020-189 Tech: PH
Attachments: 20210108_120251.pdf

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

Hello Peggy,

MEA has no comment on this one. Please see attached recorded easement for your file.

Thank you,

Cindy Coughlin
 ROW Supervisor
 Matanuska Electric Association
 cindy.coughlin@mea.coop
 Office Phone: 907-761-9265
 Cell Phone: 907-707-4915

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, December 17, 2020 3:19 PM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Douglas Stephens <StephensD@akrr.com>; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; stan.gillespie@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; Enstar ROW (row@enstarnaturalgas.com)

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, December 21, 2020 11:05 AM
To: MSB Platting
Subject: RE: Request for comments for View Pointe @ the Ranch Addition 1 Case #2020-189
Tech: PH

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

Hello,

MTA has reviewed the plat for View Pointe @ the Ranch Addition 1. MTA has not comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, December 17, 2020 3:19 PM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Douglas Stephens <StephensD@akrr.com>; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; stan.gillespie@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>
Subject: Request for comments for View Pointe @ the Ranch Addition 1 Case #2020-189 Tech: PH

Good Afternoon,

EXHIBIT P



ENSTAR Natural Gas Company
 A DIVISION OF SEMCO ENERGY
 Engineering Department, Right of Way Section
 401 E. International Airport Road
 P. O. Box 190288
 Anchorage, Alaska 99519-0288
 (907) 277-5551
 FAX (907) 334-7798

January 11, 2021

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

To whom it may concern:

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

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

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

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

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

Sincerely,

Skylar Shaw
 ROW & Compliance Technician
 ENSTAR Natural Gas Company

EXHIBIT Q



U.S. POSTAGE PITNEY BOWES
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0000368428 JAN 13 2021

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

53616000T002 18
COLBERG JAS W & DZINTRA I
7085 E MATANUSKA SPUR RD
PALMER, AK 99645

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ARCTIC DEVCO, INC.

REQUEST: 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.

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 **Master Plan**. The public hearing is scheduled for **February 4, 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 returning this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platt@mat.gov.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, **Peggy Horton** at (907) 861-7881.

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 p

☐ No Objection ☐ Objection ☒ Concern

EXHIBIT R-1

Name: Jim Colberg Address: 7085 E. MAT. SPUR

Comments: I have no objection to property owners making money or creating good housing. However it would be beneficial to the new homeowners to have a public park included for children to play. Assuming that some of the new homeowners



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

52464000T00A
 NESS PAMELA L
 2261 S HORNUNG RD
 PALMER, AK 99645

54

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JAN 18 2021

PLATTING

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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all public protocols in relation to the mandates regarding Covid-19 for public participation.

[] No Objection [X] Objection [] Concern **ALL ENVIRONMENTAL IMPACT STATEMENT NEEDED**
 Name: **J.P. NESS** Address: **2261 S. HORNUNG ROAD, PALMER**

Comments: **THE DEVELOPMENT MUST BE SERVED BY A COMMUNITY SEWER SYSTEM ALSO. 6069 ACRES IN ESSENTIALLY A LOW LYING, HIGH WATER TABLE IS INSUFFICIENT FOR ADEQUATE PRIVATE SEWER/SEPTIC SYSTEMS INSUREING HEALTHY ECOLOGICAL SAFETY.**

Case # 2020-189 PH

Note: Vicinity Map Located on Reverse Side

→ TOO CLOSE TO HAYFLATS REFUGE FOR THIS MANY NEW SEPTIC SYSTEMS. TOO CLOSE TO THE WATER TABLE

MATANUSKA-SUSITNA BOROUGH**PLATTING DIVISION**350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645U.S. POSTAGE PITNEY BOWES
ZIP 99645 \$ 000.50⁰
02 4W 0000360420 JAN 13 202152514B01L003 38
KG ENTERPRISES LLC
4891 E STONEY HOLLOW DR
WASILLA AK 99654-4506

RECEIVED

JAN 20 2021

PLATTING

FIRST CLASS

9965434506 0018

NOTIFICATION OF PUBLIC HEARINGThe Matanuska-Susitna Borough **Platting Board** will consider the following:**PETITIONER/OWNER: ARCTIC DEVCO, INC.**

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☒ No Objection [] Objection [] ConcernName: Matt Gittlein Address: 4891 E Stoney Hollow Dr.
Comments: Glad to see the growth in the
Valley.

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



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JAN 21 2021

PLATTING

54928000L001 41
 LONG INVESTMENTS LLC
 220 W GERONDALE CIR
 WASILLA AK 99654

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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☒ No Objection ☐ Objection ☐ Concern

Name: William Long Address: 220 W Gerondale Circle Wasilla, AK 99654

Comments: I Fully Support this!



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

RECEIVED

JAN 21 2021

PLATTING

52464B07L004 24
EDWARDS FAMILY TR
#528
7362 W PARKS HWY
WASILLA AK 99623

99623 99600 H134

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/nlatting. Please follow all public protocols in relation to the mandates regarding Covid-19 for public par

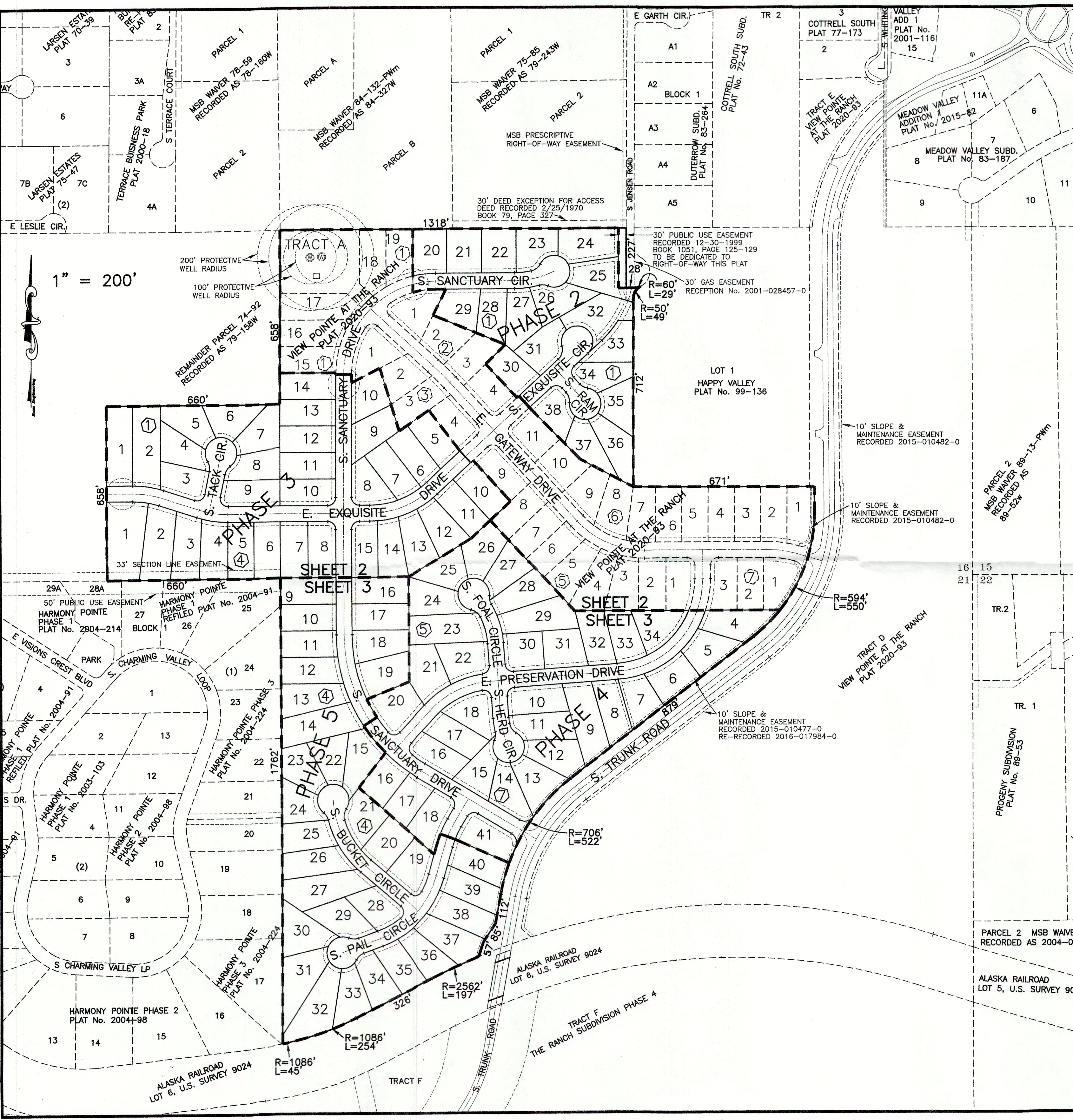
☐ No Objection ☒ Objection ☒ Concern

EXHIBIT R-5

Name: Stephen Edwards Address: 7362 W Parks hwy #528 Wasilla, AK 99623

Comments: This inner city California style development represents the worst type for MSB and will have implications far beyond the scope of the project.

1. Major traffic congestion as all the tiny lots attempt to access Trunk. No alternate connection feasible.
2. RSA will struggle for decades with snow removal and maintenance issues. 8 New Child seats!
3. Owners will struggle with future septic issues due to the tiny lots and gravel pit location
4. Low quality of life lots with NO TREES and close neighbors. Should be completely Redesignated.



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we hold the herein specified property interest in the property described hereon. We hereby agree to this Master Plan and pledge to dedicate to the Matanuska-Susitna Borough all proposed areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon in each phase as each phase is recorded with the Matanuska-Susitna Borough. Any covenants or restrictions appearing hereon in each phase shall be binding and enforceable against present and successive owners of this property as each phase is subdivided and recorded with the Matanuska-Susitna Borough.

OWNER

Artic Devco, Inc.
P.O. Box 3489
Palmer, Alaska 99645

By: _____ Date: _____

NOTARY ACKNOWLEDGMENT

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

known to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that _____ signed and sealed the same as _____ voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public in and for Alaska.
My commission expires: _____

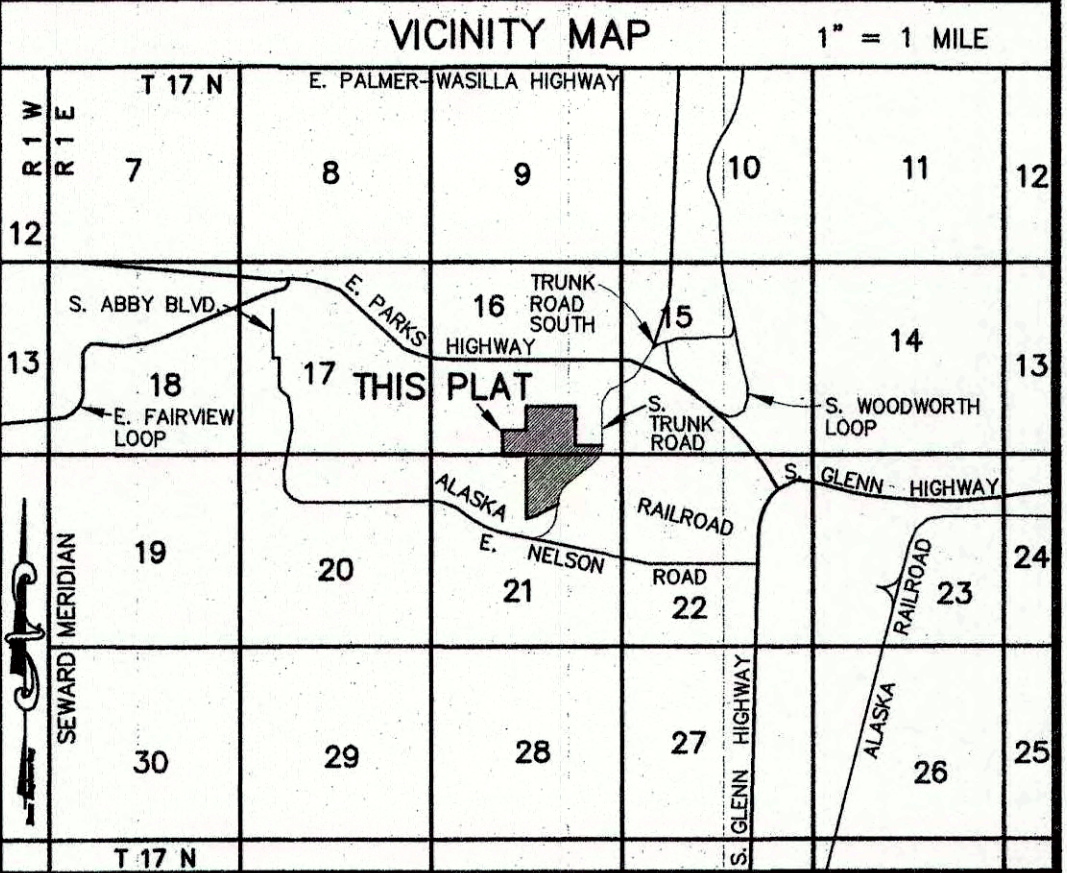
CERTIFICATE OF APPROVAL

I hereby certify that the master plan shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the master plan has been approved by the Platting Board on _____ and shall be in effect until _____

Date: _____
Attest: _____
Planning Director Platting Clerk

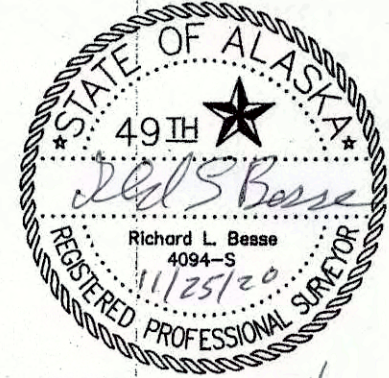
NOTES

- ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
- NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THESE SYSTEMS.
- 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.
- TRACT A IS DEDICATED FOR UTILITY PURPOSES WITH NO ON-LOT SEWER AS PER MSB43.20.281(D).
- THIS SUBDIVISION IS SERVED BY AN ADEC APPROVED MUNICIPAL WATER SYSTEM. NO ON-LOT WATER SUPPLY SYSTEM PERMITTED.
- THE FOLLOWING BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY:
RECORDED: AUGUST 2, 2002 AT RECEPTION No. 2002-016356-0.
RECORDED: AUGUST 2, 2002 AT RECEPTION No. 2002-016357-0.
RECORDED: JANUARY 8, 2020 AT RECEPTION No. 2020-00496-0.
- NO DIRECT VEHICULAR ACCESS ONTO S. JENSEN ROAD OR S. TRUNK ROAD ALLOWED FROM ANY LOT IN THIS SUBDIVISION.
- THE BASIS OF VERTICAL DATUM IS U.S.C.&G.S. (M.S.L. 1988 ADJUSTMENT) BENCHMARK X102 (ELEVATION 105.71'), A 3-1/4" BRASS CAP MONUMENT AT ALASKA RAILROAD MILEPOST 154, 29.0, SW OF SW RAIL.

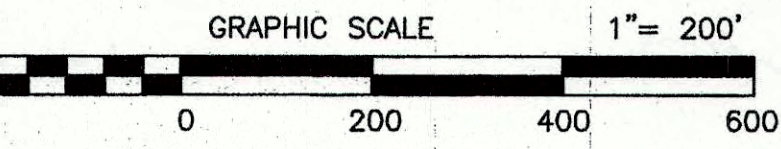


SURVEYOR'S CERTIFICATE

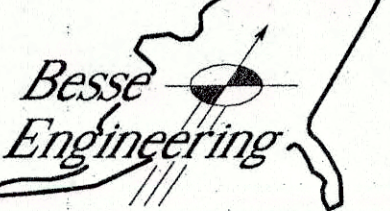
I hereby certify that I am a registered land surveyor and that this Master Plan of Subdivision has been designed by me or under my direct supervision. The data shown hereon is a Master Plan for subdivision development only.



Topo only
See Sheets 2083
and 3083



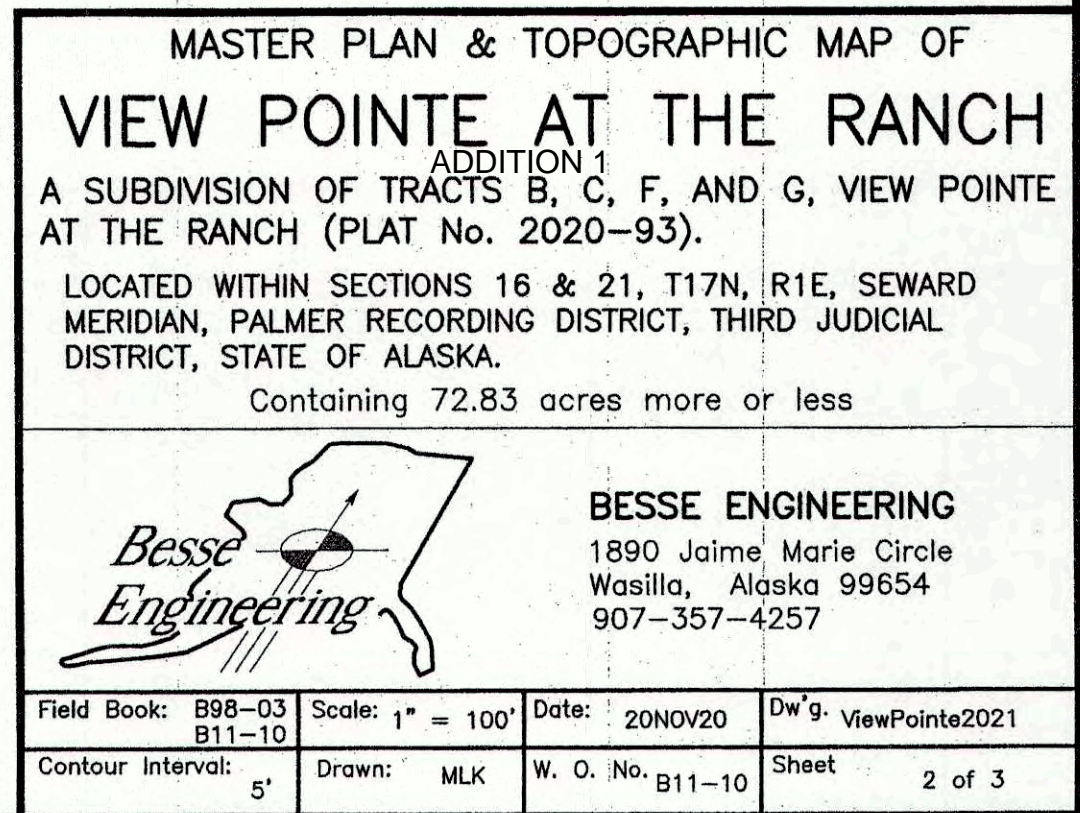
MASTER PLAN & TOPOGRAPHIC MAP OF
VIEW POINTE AT THE RANCH
A SUBDIVISION OF TRACTS B, C, F, AND G, VIEW POINTE AT THE RANCH (PLAT No. 2020-93).
LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
Containing 72.83 acres more or less

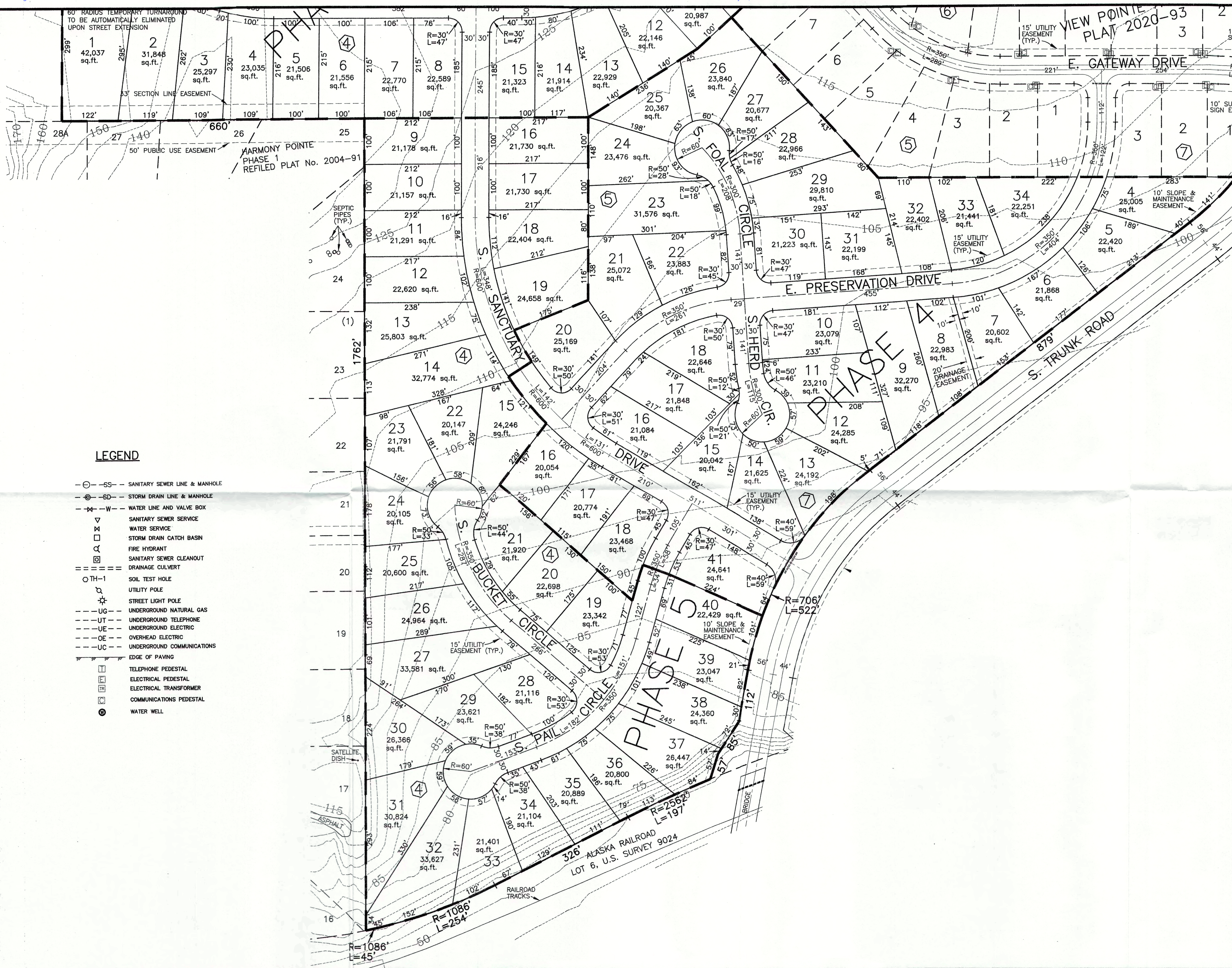


BESSE ENGINEERING
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

Field Book: B98-03 B11-10	Scale: 1" = 200'	Date: 20NOV20	Dw'g: ViewPointe2021
Tax Maps: WA 10 WA 16	Drawn: MLK	W. O. No: B11-10	Sheet 1 of 3

RECEIVED
NOV 30 2020
PLATTING

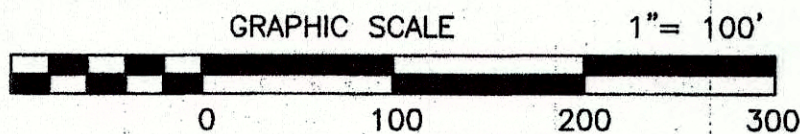




LEGEND

- SS— SANITARY SEWER LINE & MANHOLE
- SD— STORM DRAIN LINE & MANHOLE
- W— WATER LINE AND VALVE BOX
- S— SANITARY SEWER SERVICE
- W— WATER SERVICE
- C— STORM DRAIN CATCH BASIN
- F— FIRE HYDRANT
- C— SANITARY SEWER CLEANOUT
- D— DRAINAGE CULVERT
- TH—1— SOIL TEST HOLE
- U— UTILITY POLE
- S— STREET LIGHT POLE
- UG— UNDERGROUND NATURAL GAS
- UT— UNDERGROUND TELEPHONE
- UE— UNDERGROUND ELECTRIC
- OE— OVERHEAD ELECTRIC
- UC— UNDERGROUND COMMUNICATIONS
- E— EDGE OF PAVING
- T— TELEPHONE PEDESTAL
- E— ELECTRICAL PEDESTAL
- T— ELECTRICAL TRANSFORMER
- C— COMMUNICATIONS PEDESTAL
- W— WATER WELL

1" = 100'



MASTER PLAN & TOPOGRAPHIC MAP OF
VIEW POINTE AT THE RANCH
ADDITION 1
A SUBDIVISION OF TRACTS B, C, F, AND G, VIEW POINTE
AT THE RANCH (PLAT No. 2020-93).
LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD
MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL
DISTRICT, STATE OF ALASKA.
Containing 72.83 acres more or less

Besse Engineering
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

Field Book: B98-03 Scale: 1" = 100' Date: 20NOV20 Dw'g: ViewPointe2021
B11-10
Contour Interval: 5' Drawn: MLK W. O. No. 911-10 Sheet 3 of 3