

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 24, 2021**

ABBREVIATED PLAT: DESTINY ESTATES

LEGAL DESCRIPTION: SEC 33, T18N, R01W, SEWARD MERIDIAN, AK

PETITIONER: PAVEL & OLGA LOSIK

SURVEYOR: DENALI NORTH

ACRES: 7.19 PARCELS: 3

REVIEWED BY: CHERYL SCOTT

CASE: 2021-011

REQUEST

The request is to create three lots from Parcel C5 (Parcel 1, MSB Waiver 2007-028-PWm) to be known as Destiny Estates, containing 7.19 acres more or less. The property is located directly north of W. Spruce Avenue, east of N. Lucus Road, south of W. Gail Drive and west of N. Buckeye Lane, lying within the SW¹/₄ Section 33, Township 18 North, Range 1 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Maps

Exhibit A

Soils Report

Exhibit B

Topographic Map

Exhibit C

COMMENTS

Department of Public Works

Exhibit D

Fire Code

Exhibit E

City of Wasilla

Exhibit F

MTA

Exhibit G

Enstar

Exhibit H

Public

Exhibit I

DISCUSSION

The proposed subdivision is located just outside the City of Wasilla boundary with access from W. Spruce Avenue, which is within the city limits.

Useable Area: James Rowland, P.E. performed a soils evaluation and provided a soils report which included two test hole logs and a sieve analysis (**Exhibit B**). The location of the test holes are shown on the logs and the topographic map. The engineer stated there is a minimum of 10,000 sq. ft. of useable building area and 10,000 sq. ft. of contiguous useable septic area within each of the proposed lots based on the test hole data and topography in conformance with MSB 43.20.281, *Area*. Test hole log #1 noted the soils type as GM/SM and test hole log #2 as SM/GM. MSB

43.20.281(A)(1)(f)(ii) states soils in a useable wastewater disposal area must be clearly shown to be GM or SM under the Soils Classification System by a sieve analysis. The MSB Engineer and Platting Staff were unable to confirm the useable area verified by the engineer due to some inaccuracies and insufficient information in the soils report (see DPW comments below). An updated soils report, test hole logs, sieve analysis with plasticity index consistent with MSB 43.20.281, *Area* is required prior to plat recordation.

(Recommendation #4)

Topography & As-Built: The surveyor provided topographic contours at **Exhibit C** and As-Built information on the preliminary plat as required by MSB 43.15.016. There were no structures or any other improvements shown on the As-Built.

Lot & Block Design/Frontage: The proposed lots meet the lot and block design requirements according to MSB 43.20.300, *Lot and Block Design*. Frontage for the proposed lots exists consistent with MSB 43.20.320 *Frontage* and MSB 43.20.300(E) *Flag Lots*.

Access: W. Spruce Avenue is a City of Wasilla maintained street that provides access to the proposed lots meeting the requirements of MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. Access to Spruce Avenue from the proposed lots is managed by The City of Wasilla and any future driveways are permitted through the City.

Comments:

Department of Public Works (DPW) noted the sieve analysis does not give a determination of soils type or which test hole the sample is from and there is not enough information given to determine one. The sieve analysis needs to include a plasticity index. The test hole logs show a soils type that does not exist. Spruce Avenue is classified as a minor collector and has an existing average access point spacing of 135' from Lucus Road to Lucille Street (39-access points/5280 LF). A04-3(b) in the 2020 Subdivision Construction Manual (SCM) says when the average access point spacing on an existing residential collector (a minor collector in a residential area) is less than 250 feet, it shall not decrease due to the subdivision. Therefore, this parcel should only have one access point to Spruce Avenue. DPW understands the City of Wasilla is okay with a driveway for each proposed lot, but DPW believes the standards of the SCM should still apply. **(Exhibit D)** *Staff notes an updated soils report and sieve analysis will be required prior to plat recordation. (Recommendation #4) City of Wasilla manages access for Spruce Avenue and a shared driveway is not required for plat approval.*

Fire Code has no issue with the proposed subdivision. **(Exhibit E)**

City of Wasilla Planning has no comments. Public Works stated there is sufficient spacing for separate driveways for each lot and any future driveways require a permit from the City of Wasilla. **(Exhibit F)**

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

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

Verne Rupright, owner of Lot 4, Block 4, Adventure Estates, notes his objection and concern to this subdivision. He is concerned about future land use affecting property values and the water table. He inquired about the proposed land use. **(Exhibit I)** *Staff notes land use is not within the purview of Title 43 nor is it required for preliminary plat approval.*

No other comments received from borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION:

The preliminary plat of Destiny Estates is consistent with AS 29.40.070 Preliminary Plats and MSB 43.15.025 Abbreviated Plats. Legal and physical access exists to the proposed lots consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. Frontage provided to each lot is consistent with MSB 43.20.320 *Frontage* and MSB 43.20.300(E) *Flag Lots*. Useable area requirements consistent with MSB 43.20.281 will be met with an updated soils report and sieve analysis from a professional engineer. There was no objections from any outside agencies or borough departments and one objection received from the public.

FINDINGS OF FACT:

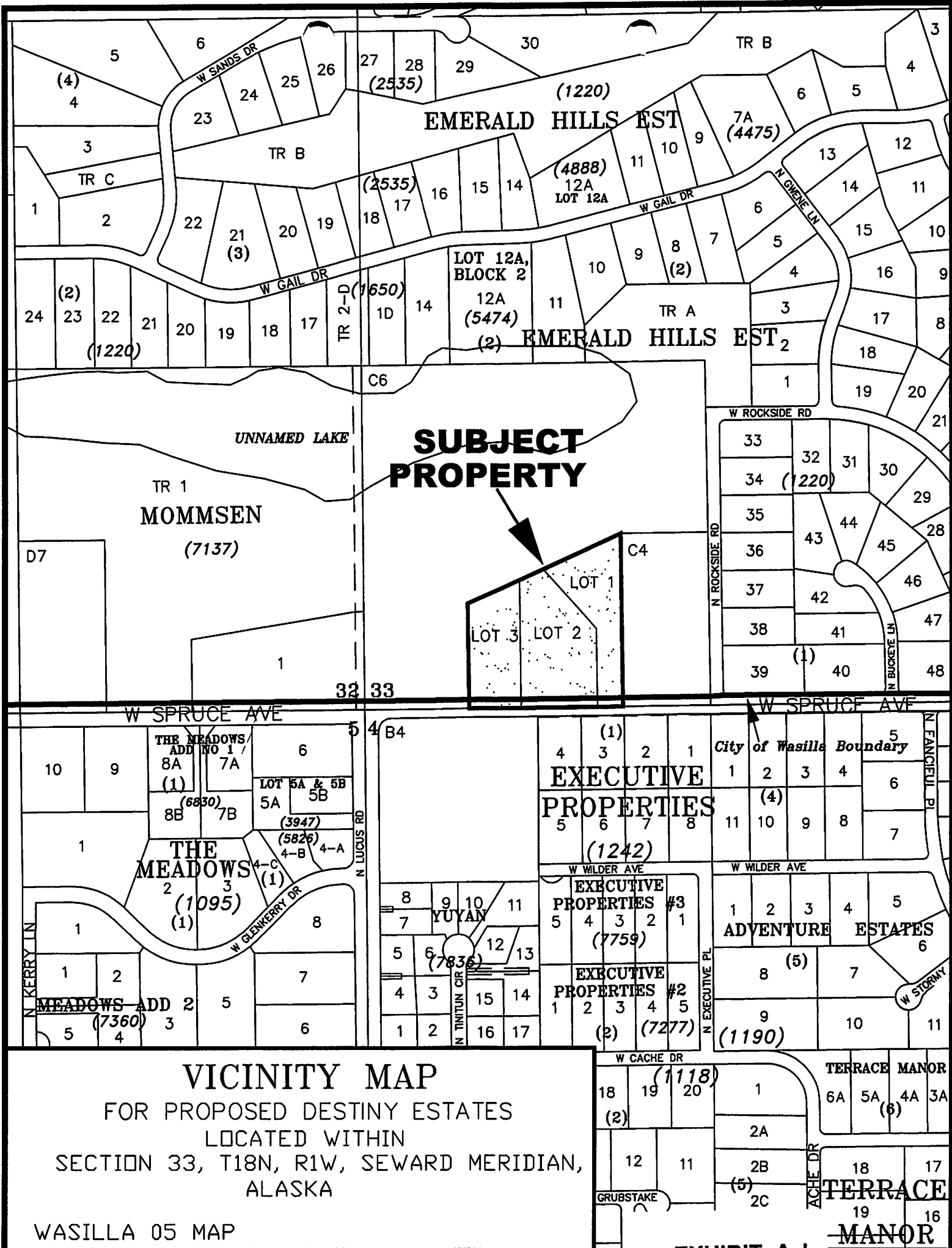
1. The plat of Destiny Estates is consistent with AS 29.40.070 Preliminary Plats and MSB 43.15.025 Abbreviated Plats.
2. Topographic and As-Built information provided as required by MSB 43.15.016.
3. A professional engineer certified the proposed lots have the required useable area per MSB 43.20.281, *Area*. MSB Department of Public Works noted the report does not include enough information to verify useable area consistent with MSB 43.20.281. An updated soils report and sieve analysis meeting useable area requirements is required prior to plat recordation.
4. The lots meet the requirements of Lot and Block Design pursuant to MSB 43.20.300.
5. Frontage requirements are consistent with MSB 43.20.320, *Frontage* and MSB 43.20.300(E) *Flag Lots*.
6. W. Spruce Avenue provides legal and physical access to the proposed lots pursuant to MSB 43.20.100 *Access*, MSB 43.20.120 *Legal Access* and 43.20.140 *Physical Access*.
7. A04-3(b) in the 2020 Subdivision Construction Manual (SCM) notes when the average access point spacing on a residential collector (a minor collector in a residential area) is less than 250 feet, it shall not decrease due to a subdivision. Spruce Avenue classified as a minor collector has an average access point spacing of 135 feet from Lucille to Lucas. City of Wasilla manages access onto Spruce Avenue and they are allowing separate driveways for each proposed lot. Platting is not recommending a shared access nor is it required for plat approval.

8. Platting did not receive any objections from outside agencies or borough departments.
9. One objection received from the public with concerns regarding future land use affecting property values and the water table. Land use is not within the purview of Title 43 nor is it required for preliminary plat approval.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: "I move to approve the preliminary plat of Destiny Estates, Section 33, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Provide an update soils report, test hole logs, sieve analysis with plasticity index meeting MSB 43.20.281, *Area* prior to plat recordation.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to DNR.
7. Submit final plat in full compliance with Title 43.



VICINITY MAP

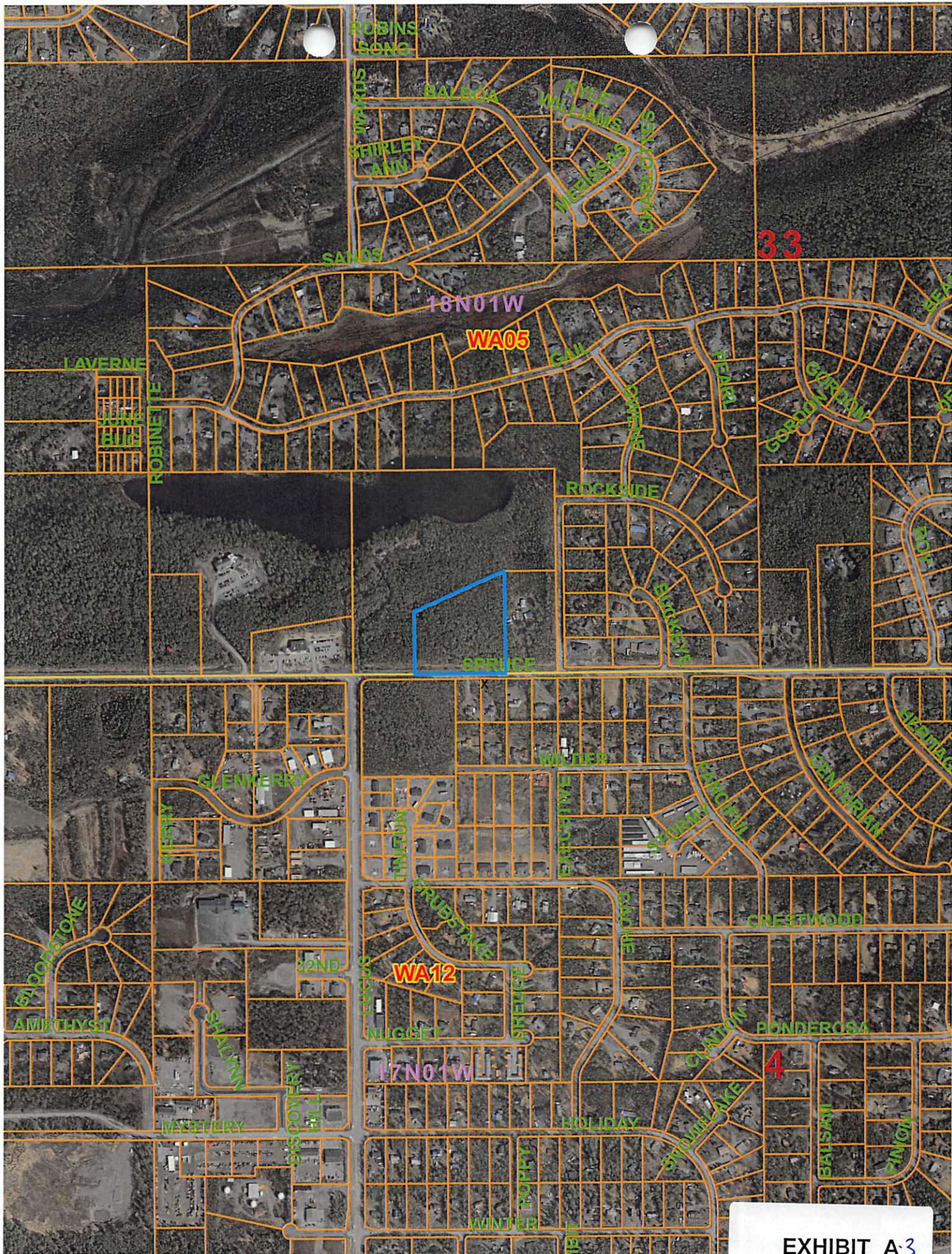
FOR PROPOSED DESTINY ESTATES
LOCATED WITHIN

SECTION 33, T18N, R1W, SEWARD MERIDIAN,
ALASKA

WASILLA 05 MAP

EXHIBIT A-1





ROBINS
SONG

WARTS

BALBOCA

RILEY
WILLIAMS

MERISSAS

CHARLOTTE

SHIRLEY
ANN

SANDS

18N01W

WA05

33

LAVERNE

ROBINETTE

ROBINETTE

PEARL

PEARL

GORDON

ROCKSIDE

SPRICE

GLENKERRY

WILDER

EXECUTIVE

FRANCIS

GENERIAN

HERITAGE

BLONSTONE

AMETHYST

32ND

WA12

CRUICKSHANK

SPRIDGE

COALHE

CRESTWOOD

PONDEROSA

4

NUGGET

17N01W

HOLIDAY

CLAYTON

STONEMAN

BALSAM

PINON

MYSTERY

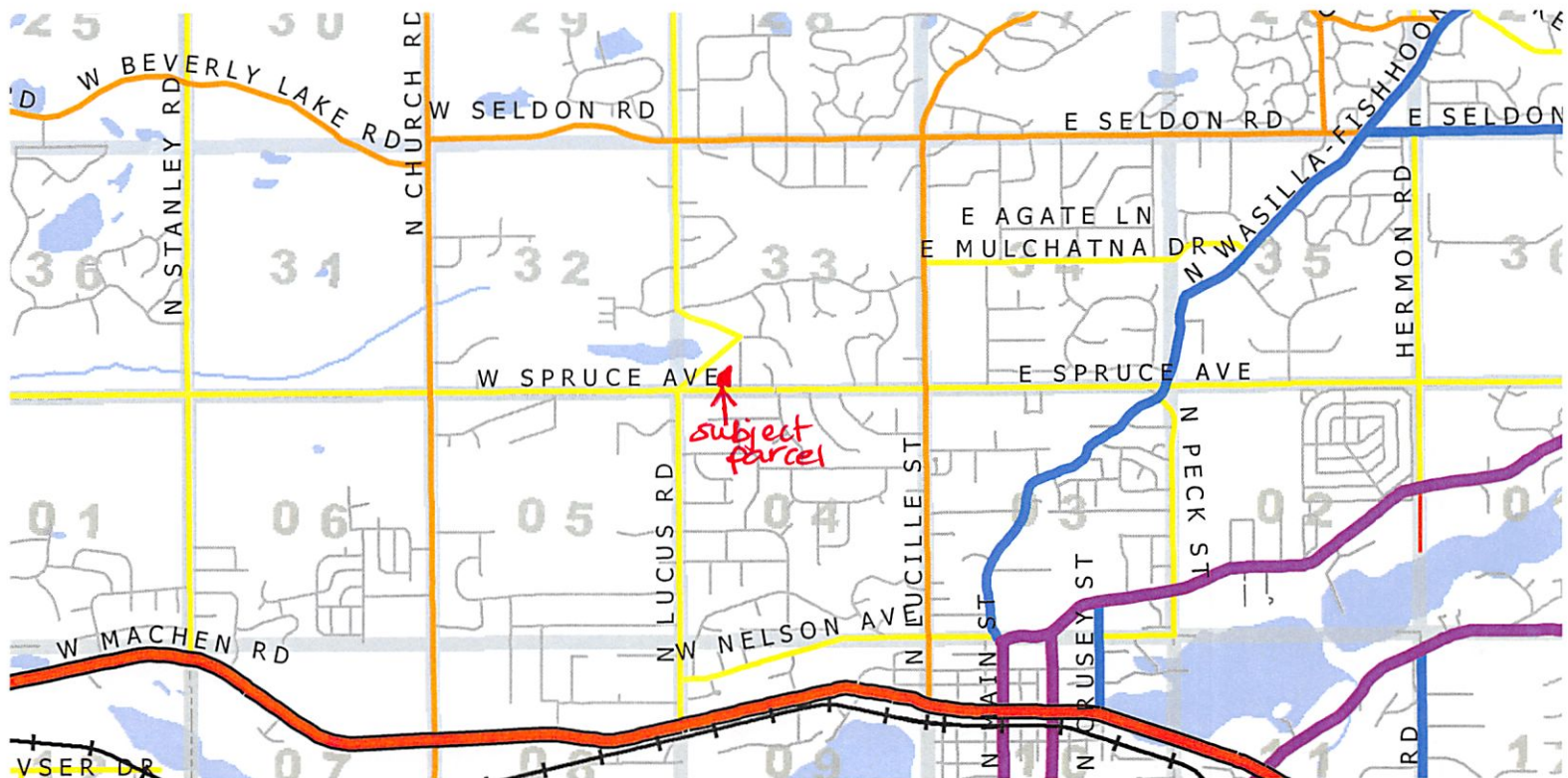
DISCOVERY

WINTER

HOPPY

TRIT

OFFICIAL STREETS &
HIGHWAYS MAP (OSHAP)



RECEIVED

JAN 19 2021

PLATTING

December 9, 2020

Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

RE: DESTINY ESTATES

SOILS INVESTIGATION:

A soils investigation has been completed for the referenced proposed three lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.

Attached are test hole logs from September 18, 2020 located as shown on the attached soils map. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

SITE PLAN:

In accordance with MSB 43.15.016(A) the soils/topo map is included with the test hole locations. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely



James Rowland, P.E.



DENALI NORTH

847 W. Evergreen Avenue
Palmer, Alaska 99645

SOIL LOG

PERCOLATION TEST

☒ SOIL LOG

☐ PERCOLATION
TEST

____ BEDROOMS

JOB NUMBER: 20-261

PERFORMED FOR: FONOV CONST.

DATE PERFORMED: 9/18/20

LEGAL DESCRIPTION: 1045 W. Spruce Ave Destiny Estates

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

DEPTH (FEET)

0.6 m

5m/5m

SANDY & GRAVEL
TRACE OF SILT

NOT TO SCALE

SITE PLAN



WAS GROUND WATER
ENCOUNTERED? NO

IF YES, AT WHAT
DEPTH? _____

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS _____

PERFORMED BY: S.W. CERTIFIED BY: JR DATE: 1-7-21

EXHIBIT B-2

SOIL LOG

847 W. Evergreen Avenue
Palmer, Alaska 99645

PERCOLATION TEST

☒ SOIL LOG

□ PERCOLATION
TEST

- BEDROOMS

JOB NUMBER: 20-26

PERFORMED FOR: Ponov Const.

DATE PERFORMED: 9/18/20

LEGAL DESCRIPTION: 1045 W. Spruce Ave

Destiny Estates

DEPTH
(FEET)

OC - Mr L

Shu/Gin

Silty sandy Gravel

NOT TO SCALE

SITE PLAN

200, ↑

Lot 3

LOT 2

6021

WAS GROUND WATER
ENCOUNTERED?

20

IF YES, AT WHAT DEPTH?

[illegible]

PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS

PERFORMED BY: S.W.

CERTIFIED BY: JR

DATE: 1-7-71

EXHIBIT B-3

SIEVE ANALYSIS

ROAD OR AREA Destiny Estates (1045 W. Spruce Ave).

SAMPLE LOCATION Test Hole # 1+2 DATE: 9/18/2020.

SAMPLE DEPTH 6 feet.

WET WT: ✓ WASHED WT: ✓ PAN= ✓.

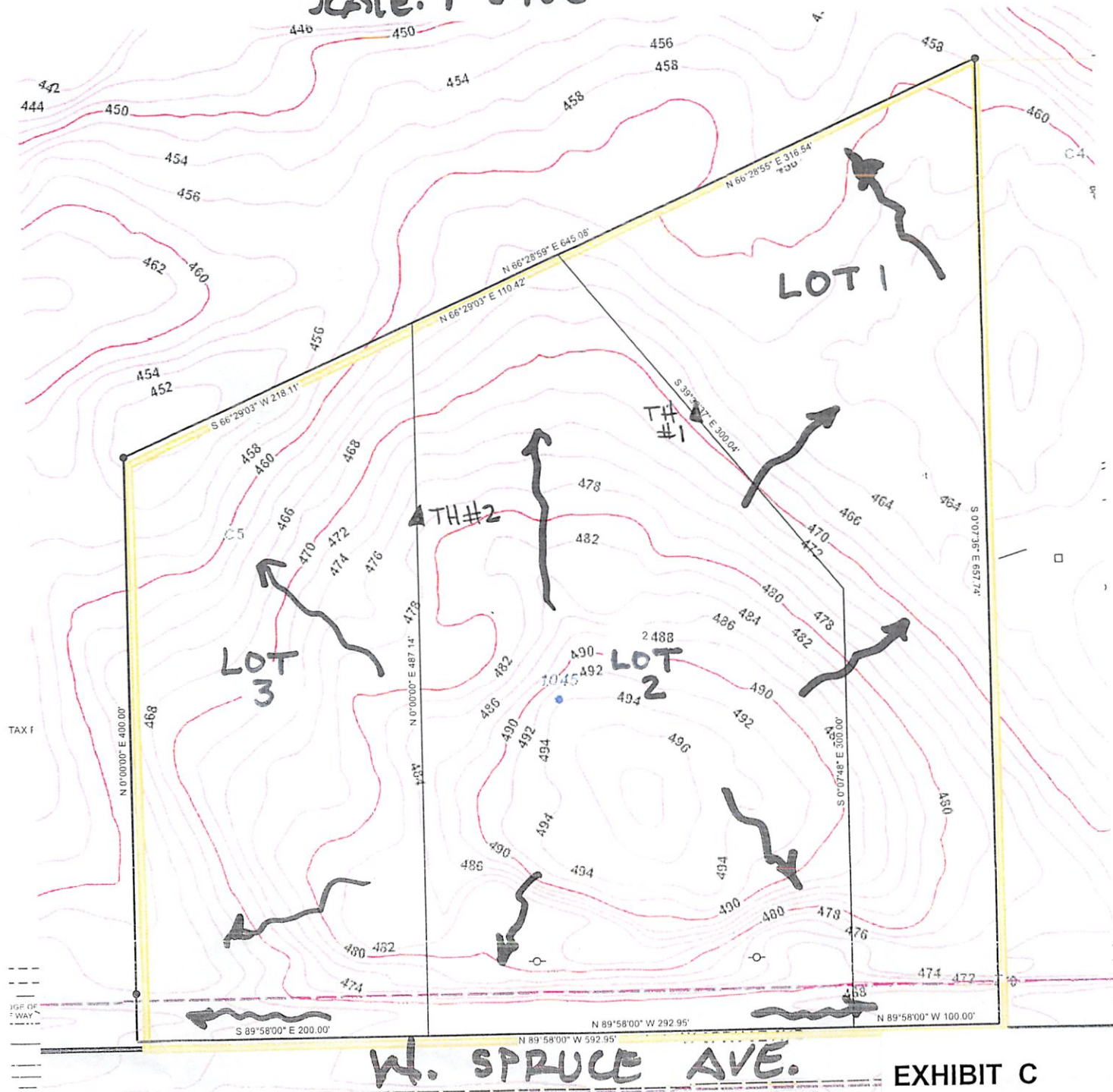
DRY WT: 1329 PAN= 319 = 1010 PAN WT: .

<u>TOTAL W/PAN</u>	<u>SCREEN</u>	<u>LESS PAN WT:</u>	<u>PERCENT FINER</u>
<u>0</u>	# <u>2"</u>	WT= <u>0</u> = % <u>0</u>	
<u>597</u>	# <u>3/4"</u>	WT= <u>278</u> = % <u>27</u>	
<u>653</u>	# <u>10</u>	WT= <u>334</u> = % <u>32</u>	
<u>670</u>	# <u>200</u>	WT= <u>351</u> = % <u>34</u>	
<u>391</u>	# <u>PAN</u>	WT= <u>72</u> = % <u>7%</u>	
<u> </u>	# <u> </u>	WT= <u> </u> = % <u> </u>	
<u> </u>	# <u> </u>	WT= <u> </u> = % <u> </u>	
<u>2311</u>	<u>PAN</u>	= <u> </u> = % <u>100%</u>	
<u>1035</u>	<u>TOTAL</u>	= <u>1035</u> = % <u>100%</u>	

TOPO/DRAINAGE MAP



SCALE: 1" = 100'



Cheryl Scott

From: Jamie Taylor
Sent: Tuesday, February 16, 2021 7:41 PM
To: Cheryl Scott
Subject: RE: RFC Destiny Estates (CS)

Is the soil sample that was analyzed from test hole 1, test hole 2, or a mix of soil from both test holes? The sieve analysis does not give a determination of soil type, and there is not enough information presented to determine one. There is no such thing as GM/SM or SM/GM as noted on the soil logs. From the information provided the soils are likely a SW-SM or SP-SM, but more information is needed (including a plasticity index) to classify.

Spruce Avenue is classified as a minor collector and has an existing average access point spacing of 135 feet, from Lucus Road to Lucille Street (39 access points/5280 LF). A04.3(b) of the 2020 SCM says when the average access point spacing on an existing residential collector (a minor collector in a residential area) is less than 250 feet, it shall not decrease due to the subdivision. Therefore this parcel should only have one access point to Spruce Avenue. I understand the City of Wasilla is okay with a driveway for each proposed lot, but I believe the standards of the SCM should still apply.

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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, January 28, 2021 2:02 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; tanainacommunity@gmail.com; davemtp@mtaonline.net; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Destiny Estates (CS)

All ~

Below is a link to a Request for Comments for Destiny Estates, MSB Case #2021-011. Spruce Avenue is maintained by the City of Wasilla. The property is not within the City limits.

Cheryl Scott

From: Fire Code
Sent: Tuesday, February 9, 2021 1:58 PM
To: Cheryl Scott
Subject: RE: RFC Destiny Estates (CS)

Cheryl,
Fire and Life Safety has no issue with this.



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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, January 28, 2021 2:02 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; tanainacommunity@gmail.com; davemtp@mtaonline.net; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Destiny Estates (CS)

All ~

Below is a link to a Request for Comments for Destiny Estates, MSB Case #2021-011. Spruce Avenue is maintained by the City of Wasilla. The property is not within the City limits.

Comments are due by February 17, 2021.

https://matsugovus-my.sharepoint.com/:f:/g/personal/cheryl_scott_matsugov_us/ErqPKxnmq2NGmvOY-9ZaudYBHM0nkqwy0ATOcKsDdkZrbw?e=jEVk7g

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

Cheryl Scott

From: Cheryl Scott
Sent: Friday, February 19, 2021 9:46 AM
To: Cheryl Scott
Subject: RFC Destiny Estates (CS)

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Tuesday, February 2, 2021 2:52 PM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: RE: RFC Destiny Estates (CS)

Cheryl,

Thanks for the follow-up! However, I spoke with Archie and he said they had sufficient spacing for separate driveways.

Tina

Tina Crawford, AICP
City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax



From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, January 29, 2021 1:47 PM
To: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Subject: RE: RFC Destiny Estates (CS)

Thanks Tina. I just want to make sure that the City will allow a separate driveway for each lot and won't require a shared access for any of the proposed lots. If you do, we can add a plat note restricting access.

Thanks in advance,

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

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Friday, January 29, 2021 12:55 PM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: RE: RFC Destiny Estates (CS)

The City of Wasilla Planning Department does not have any comments. The Public Works Department indicates that a city driveway permit will be required for each lot.

Thanks,
Tina

Tina Crawford, AICP
City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax



Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, January 29, 2021 9:29 AM
To: Cheryl Scott
Subject: RE: RFC Destiny Estates (CS)

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

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

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent
MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, January 28, 2021 2:02 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; tanainacommunity@gmail.com; davemtp@mtaonline.net; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Destiny Estates (CS)

All ~

Below is a link to a Request for Comments for Destiny Estates, MSB Case #2021-011. Spruce Avenue is maintained by the City of Wasilla. The property is not within the City limits.



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

February 4, 2021

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

To whom it may concern:

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

- **Green Acres Master Plan**
(MSB Case # 2021-006)
- **Starboard Cove RSB B/4 L/2 & 3**
(MSB Case # 2021-007)
- **Destiny Estates**
(MSB Case # 2021-011)

If you have any questions, please feel free to contact me at 907-334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

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

Skylar Shaw
ROW & Compliance Technician
ENSTAR Natural Gas Company

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



U.S. POSTAGE PITNEY BOWES



ZIP 99645 \$ 000.51⁰
02 4W
0000368428 FEB. 03 2021

RECEIVED

FEB 17 2021

PLATTING

51190B04L001 20
RUPRIGHT VERNE E & BERNADETTE
866 W SPRUCE AVE
WASILLA AK 99654

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: PAVEL & OLGA LOSIK

REQUEST: The request is to create three lots from Tax Parcel C5 (Parcel 1, Waiver 2007-028-PWm) to be known as **DESTINY ESTATES**, containing 7.19 acres +/- . The property is located north of W. Spruce Avenue, east of N. Lucas Road, south of W. Gail Drive and west of N. Buckeye Lane (Tax ID # 18N01W33C005); within the SW ¼ Section 33, Township 18 North, Range 01 West, Seward Meridian, Alaska. Community Council in Tanaina and in Assembly District #6 Jesse Sumner

The Matanuska-Susitna Borough Platting Officer will hold a public hearing in the Assembly Chambers at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Subdivision. The public hearing is scheduled for **February 24, 2021**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, Cheryl Scott at (907) 861-8692.

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.**

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

Name: VERNE E. RUPRIGHT Address: 866 W-SPRUCE AVE WASILLA AK

Comments: I REGISTER CONCERN AND OBJECTION.
AS EVIDENCED BY THE BOROUGH PERMITTING CONSTRUCTION DIRECTLY ACROSS
FROM MY HOME OF A 4-PLEX A FEW YEARS AGO IN A PREDOMINATELY
SINGLE FAMILY HOME AREA PROPERTY VALUES ARE AFFECTED. THE PROPERTY NEXT
NEXT TO THIS PROPOSED SUBDIVISION - SKREIZERS - HAVE TO DATE NOT RECEIVED
NOTICE AND ARE CONCERNED AS IS MY OTHER NEIGHBORS WHO ALSO TO DATE
NOT RECEIVED THIS NOTICE - DENSITY AS BY 4 PLEXES AFFECTS THE WATER TABLE
AND PROPERTY VALUES - WHAT IS PROPOSED FOR THIS "NEW PLAT"?

Case # 2021-011 CS

Note: Vicinity map Located on Reverse Side

EXHIBIT I

Verne E. Rupright 2/1/21

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
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 THOSE SYSTEMS.
3. THIS PLAT IS AFFECTED BY MEA BLANKET EASEMENTS RECORDED FEBRUARY 28, 1959 IN BOOK 26 PAGE 19, AUGUST 18, 1961 IN BOOK 37 PAGE 399.
4. COVENANTS, CONDITIONS, RESTRICTIONS, AND OR EASEMENTS RECORDED APRIL 5, 2007 AT RECEPTION NO. 2007-007902.0

CERTIFICATION OF PAYMENT OF TAXES

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

DATE 20 TAX COLLECTION OFFICIAL (BOROUGH)

CERTIFICATION OF PAYMENT OF TAXES

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

DATE 20 TAX COLLECTION OFFICIAL (CITY OF WASILLA)

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER DATED 20, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE 20

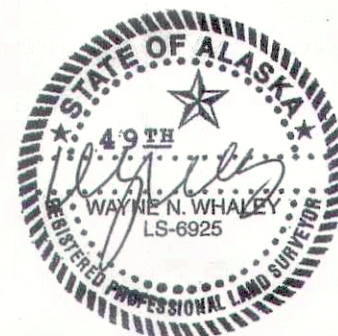
PLANNING AND LAND USE DIRECTOR ATTEST: PLATTING CLERK

SURVEYOR'S CERTIFICATE

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

DATE

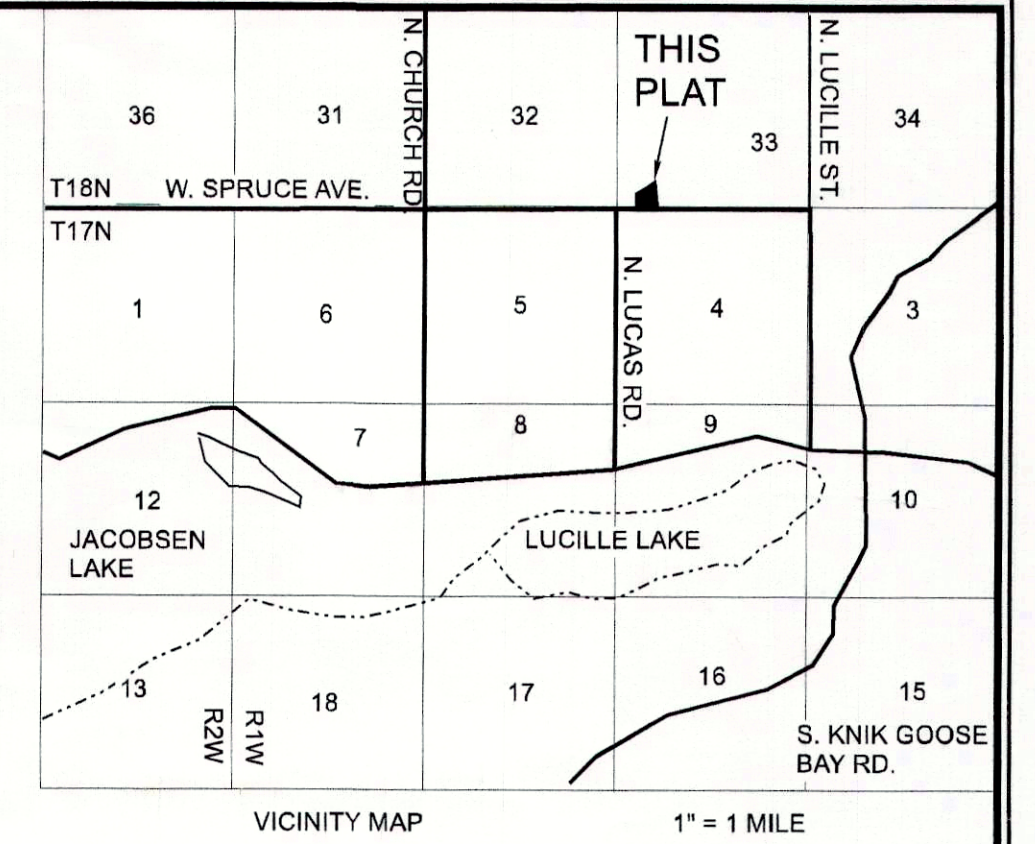
WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S



ASBUILT INFO ONLY 1/19/21

LEGEND

- POWER POLE
- MEA PEDESTAL
- FOUND MONUMENT
- FOUND 6/8" REBAR



CERTIFICATE OF OWNERSHIP & DEDICATION

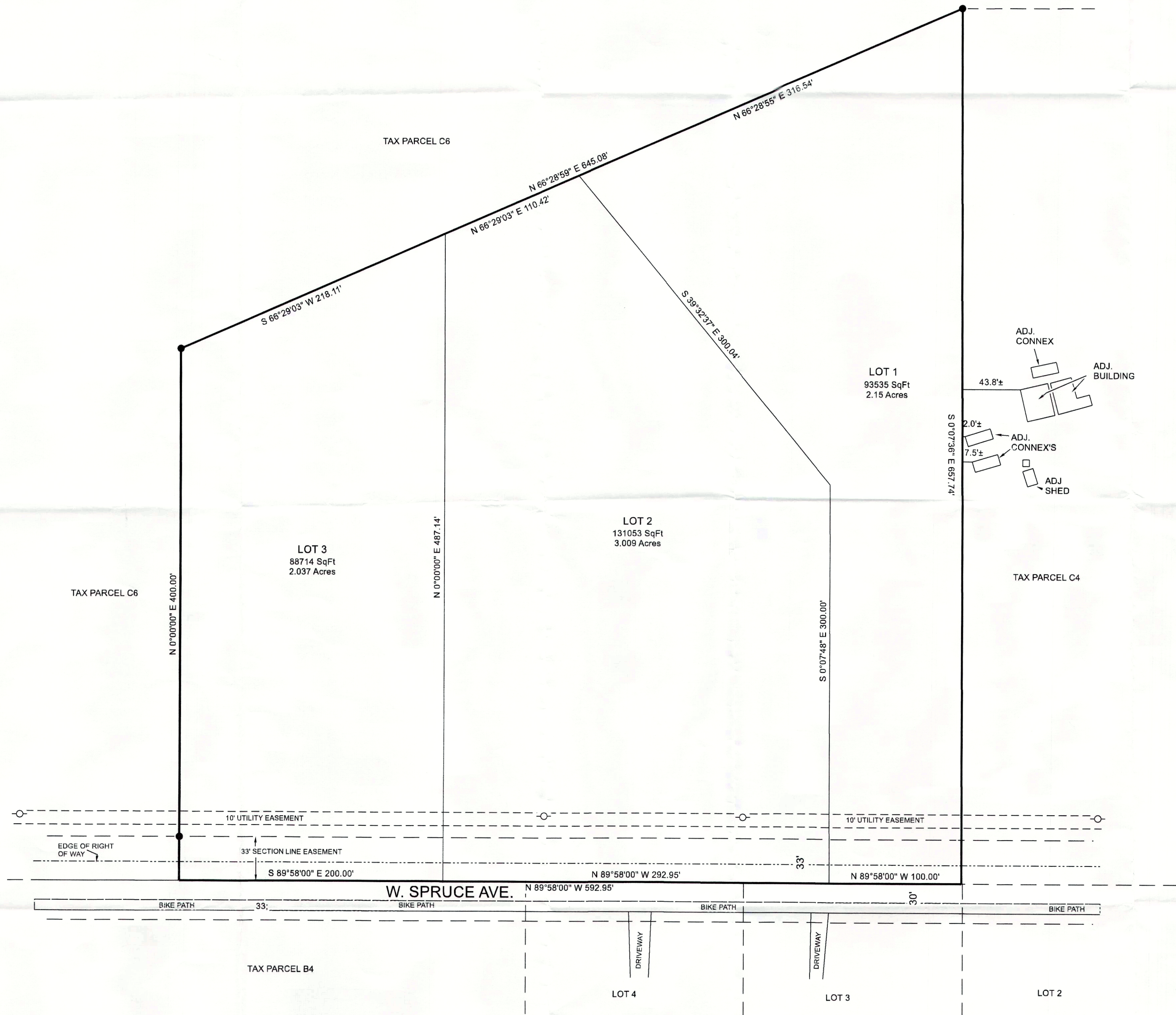
I CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

SEE AFFIDAVIT

NAME: PAVEL M. LOSIK
5149 W. BRYCE CIR.
WASILLA, AK 99654
DATE:

SEE AFFIDAVIT

NAME: OLGA I. LOSIK
5149 W. BRYCE CIR.
WASILLA, AK 99654
DATE:



PRELIMINARY PLAT

A PLAT OF

DESTINY ESTATES

A REPLAT OF

A PORTION OF LAND LOCATED
WITHIN THE SW 1/4 SW 1/4
SECTION 33, TOWNSHIP 18 NORTH
RANGE 1 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL SYSTEM

CONTAINING 7.19 ACRES MORE OR LESS

DENALI NORTH

PO BOX 874577 WASILLA, ALASKA 99687
PHONE (907) 376-9535, (907) 745-1110

JOB NO. 20-261 DATE: DECEMBER 9, 2020 DWN HW CHK WW
SCALE 1" = 50' FB. PGS. SHEET 1 OF 1