

AGENDA

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

LaMarr Anderson
Pio Cottini
Dennis Vau Dell
Wilfred Fernandez
John Shadrach
Dan Bush
Alan Leonard
Barabara Doty, Alternate
VACANT, Alternate



PLATTING DIVISION

Fred Wagner, Platting Officer
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*

**MARCH 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. February 18, 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. **THORNOCK FAMILY INVESTMENTS LLC:** The request is to create nine lots, from Tract E-1, Memory Hills, Plat No. 2020-033, to be known as **MEMORY HILLS 2**, containing 44.79 acres +/- . The plat is located north of N. Bull Moose Drive, east of N. Galloway Drive and is bisected by E. Ridgeview Drive, (Tax ID # 57997000T00E-1); within the SW ¼ Section 23, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Tanaina Community Council and Assembly District #6 Jesse Sumner
- Platting Board Chair to read the Ex-Parte & Interest Memo.
 - B. **DORI S. McDANNOLD:** The request is to create six lots, from Parcels 1A and 2A, MSB Waiver 2007-220-PWm, recorded at 2007-032695-0, rerecorded as 2008-009661-0, Tax Parcels B5 and B6, to be known as **TY RIVER RAVEN WOODLANDS**, containing 38.38 acres +/- . The plat is located east of N. Glenn Highway and west of Matanuska River (Tax ID # 118N02E21B005/B006); within the NW ¼ Section 21, Township 18 North, Range 02 East, Seward Meridian, Alaska. Community Council: Farm Loop and Assembly District #1: Tim Hale
- Platting Board Chair to read the Ex-Parte & Interest Memo.
 - C. **CYRUS ALDEMAN, CALEB ALDEMAN, CHARLES & KATHY ALDEMAN:** The **ALDEMAN ROW VACATION & PUBLIC USE EASEMENT** request is to vacate a majority of W. Caleb Circle, a 60-foot wide Public Use Easement (PUE), recorded in 2004. Replacement PUEs include a t-turnaround approximately 250-feet west of W. Caleb Circle and S. Mack Drive intersection and a 1750-foot long, 60-foot wide PUE heading west from W. Mill Site Circle and S. Mack Drive intersection, ending in a cul-de-sac. The vacation is requested to remove structural and other encroachments from the existing PUE. The replacement easements provide alternate access to areas affected by the vacation. The property is south and east of S. Clapp

Street and west of S. Mack Drive (Tax ID # 17N01W18B005, 17N01W18B008, 17N01W18B010, 17N01W18B011, 17N01W18B012); lying within the S ½ NW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Meadow Lakes Community Council and Assembly District #4: Robert Yundt.

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

D. STANLEY & SONS, LLC: The request is to combine Lots 5A & 10A, Mountain Village Plaza, Plat 82-48, into one lot to be known as **Lot 1, STANLEY AND SONS**, containing 2.19 acres +/- . The petitioner is also requesting to eliminate two 15' wide platted utility easements, replacing them with two new utility easements along the west, north, and east sides of the new lot to coincide with a new utility design plan. The property is located northwest of the intersection of S. Mountain Village Circle. and E. Sun Mountain Avenue (Tax ID #2304B02L005A, 2304B02L010A); lying within the SW ¼ Section 12, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4: Robert Yundt.

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 April 1, 2021 Platting Board Hearing (*Informational Only – Subject to change*)
 - BLW, Case 2021-020
 - Wolf Ridge, Case 2021-021
 - Farm Overlook, Case 2021-022
 - Northgate AK 2021 MSP, Case 2021-023
 - Cedar Pk MSP, Case 2021-025
 - Stella Ridge, Case 2020-098

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **March 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.**

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
FEBRUARY 18, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 18, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by 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, Chair
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
Mr. Alan Leonard, District Seat #7

Platting Board members absent and excused were:

Mr. Justin Hatley, Alternate
VACANT, Alternate

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Alan Leonard.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for January 21, 2021.

- Correction to misspelled names and wordage.

GENERAL CONSENT: The minutes for January 21, 2021 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 are no persons to be heard)***4. UNFINISHED BUSINESS: Quasi-Judicial Matters**

(There is no Unfinished Business)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
FEBRUARY 18, 2021****5. RECONSIDERATIONS/APPEALS***(There are no Reconsiderations/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. VIEW POINTE AT THE RANCH ADD 1 MASTER PLAN:** 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.
(Owner/Petitioner: Arctic Devco, Inc.; Surveyor: Besse; Staff: Peggy Horton)

Chair Anderson:

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

Ms. Von Gunten provided the mailing report:

- Stating that 83 public hearing notices were mailed out on January 13, 2021.

Ms. Peggy Horton:

- Gave an overview of the case, #2020-189.
- 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. Rick Besse, the petitioner's representative, 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. Steve Eng, the petitioner's Engineer, gave a brief summary of the soils report and answered any questions from the platting board.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
FEBRUARY 18, 2021**

Mr. Rick Besse, the petitioner's representative, would like to change the wordage to recommendation #12 and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MAIN

MOTION: Platting Member Cottini moved to approve the preliminary plat for View Pointe at the Ranch Addition 1 Master Plan, with 17 recommendations. The motion was seconded by Platting Member Vau Dell.

Staff gave modified wordage for finding #11 and recommendation #12.

Amended

MOTION: Platting Member Cottini moved to amend the motion to modify finding #11 and recommendation #12. The motion was seconded by Platting Member Shadrach.

FINDINGS:

- Modify #11: . . . "The engineer stated the water system would need to tie into the well within The Ranch for Phase 2 of this project."

RECOMMENDATIONS:

- Modify #12: Construct the water lines, provide two as-built drawings, and provide ADEC certificate to operate for the water system extension within each phase.

Platting Member Vau Dell had a question for staff on recommendation #2, and staff replied to his question.

Amended

VOTE: The amended motion to modify finding #11 and recommendation #12 passed with all in favor by general consent.

MAIN

VOTE: The motion passed with all in favor by general consent. There are 15 findings of fact.

TIME: 1:53 P.M.

CD: 0:50:05

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

- Ms. Peggy Horton and Fred Wagner provided an introduction on the past white board list items that are completed and provided a new list of items for the platting board.
- Staff would like the board members to read over the white board packet before the next meeting so everyone will be ready to discuss the items.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
FEBRUARY 18, 2021****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 March 4, 2021. Will start on the white board items at the next meeting.

Ms. Von Gunten recognized Ms. Horton as she will be moving into a new position in the planning department. The Platting Board thanked her for her service. Updated the board on the upcoming APA Conference. Borough staff will be looking for a new Platting Technician in the following months.

9. BOARD COMMENTS

- Platting Member Leonard had no comments.
- Platting Member Fernandez welcomed the new platting member Mr. Leonard.
- Platting Member Cottini welcomed Mr. Leonard to the platting board.
- Platting Member Bush had no comments.
- Platting Member Vau Dell thanked staff.
- Platting Member Shadrach welcomed Mr. Leonard.
- Platting Member Anderson thanked staff and the board for their work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 2:15 p.m. (CD: 01:13:29)

LAMARR ANDERSON,
Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 18, 2021

PRELIMINARY PLAT: MEMORY HILLS 2

LEGAL DESCRIPTION: SEC 23, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: THORNOCK FAMILY INVESTMENTS LLC

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 44.79 ± PARCELS: 9

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-012

REQUEST: The request is to create nine lots, from Tract E-1, Memory Hills, Plat No. 2020-033, to be known as **MEMORY HILLS 2**, containing 44.79 acres +/- . The plat is located north of N. Bull Moose Drive, east of N. Galloway Drive and is bisected by E. Ridgeview Drive, within the SW ¼ Section 23, Township 18 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Traffic Analysis

EXHIBIT A – 4 pgs
EXHIBIT B – 9 pgs
EXHIBIT C – 2 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Department of Emergency Services
Utilities
US Army Corps of Engineers
Community Council Tanaina
Public Comment

EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 5 pgs
EXHIBIT G – 1 pg
EXHIBIT H – 1 pg
EXHIBIT I – 3 pgs

DISCUSSION: The proposed subdivision is north of N. Bull Moose Drive, east of N. Galloway Drive and is bisected by E. Ridgeview Drive. N. David Circle, existing at 50' and access for Lots 5-10 is constructed and maintained by MSB. Petitioner will be dedicating additional right-of-way to create a 60' wide right-of-way and also to center the existing road within the right-of-way. Lots 11 and 12 will share a common access driveway at the common lot line and will be directly across from E. Inverness Drive (see **Recommendation #4**). Surveyor has provide a traffic analysis at **Exhibit C**.

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging two new testholes, review of seven existing testholes, review of earlier testholes, review of the provided topography information, review of aerial imagery and other observations on site. Testhole location map and testhole logs are attached. The project site forms a large irregular rectangle north of N. Bull Moose Drive and borders N. Galloway drive's eastern edge. The majority of the terrain consists of gently rolling terrain, with one large hill/ridge feature to the

south. Remaining areas either slope eastward or to the south form the large ridge feature. Total elevation differential is approximately 62'. See attached map for general drainage patterns. The current tract is relatively undisturbed with a few existing trails/paths and two cleared regions/cut banks used previously for apparent gravel extractions, and two existing roads which are confined to the center portion of the parcel. Vegetation consists mainly of mature birch, cottonwood and poplar trees with few sparse spruce trees. Tall native grasses and small shrubs dominate the spaces between trees. Near surface solid included a thin organic mat over a layer of silty topsoils typically extending to 3'. Receiving soils varied from sands and gravels with a minor trace of silt to dense silty sands and gravels. Testhole #8 was dug along the common lot line between proposed Lots 5 and 6. Receiving soils were silty sands with gravels, so a percolation test was performed and returned a result of 3 min/in. The remaining testholes contained predominantly SP-GP soils. Groundwater was encountered in four of the testholes below the original grade in Testholes #1, 4, 2 and 8 at levels of 9', 6', 8' and 13', respectively. Based on the available soils and water table information, topography, MSB code and observations on site, proposed Lots #5, #6 and #8-#12 will each contain over 10,000 sf of contiguous useable septic area and 10,000 sf of additional useable building area. Lot 7 will require approximately 8,000 sf of fill area to meet useable area verification or may simply be absorbed into an adjacent conforming lot (see **Recommendation #5**).

Roads & Traffic Analysis: The project should not require construction of any new road. Based on the projected lot count and present standards, no road upgrades will be needed; a traffic/lot count map is attached (see **Exhibit C-2**). Each new lot will have a reasonable access point onto an existing street and private drives can be constructed with reasonable grades.

Drainage Plan: The attached map shows the approximate existing drainage patterns and drainage structures along the existing roads.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) notes groundwater table between May and October should be determined. If more than 10,000 sf of fill is needed, (8,000 sf is already shown), a full drainage report will be required (see **Recommendation #5**). Per SCM A04.3(d) proposed access points on Residential Collectors shall be shown on the preliminary plat. Show proposed access locations for Lots 11 & 12. It was requested at the preapp that the lots share a single access directly across from E. Inverness Drive (see **Recommendation #4**). Department of Emergency Services (**Exhibit E**) has no issues.

Utilities: (**Exhibit F**) MTA respectfully requests the 15' wide MEA easement be changed to a 15' wide utility easement. Enstar requests a 10' wide natural gas easement depicted on the attach as-built (see **Exhibit G-4**). *Staff notes the area that Enstar wants the easement is already being granted as a 15' wide utility easement.* MEA and GCI did not respond.

US Army Corps of Engineers (USACE): (**Exhibit G**) USACE preliminarily determined the property may contain waters of the US and wetlands under the Corps' regulatory jurisdiction. If the petitioner proposes to place dredged and/or fill material into waters of the US, including wetlands and/or perform work in navigable waters of the US, Department of the Army authorization is required.

Tanaina Community Council: (Exhibit H) We, as the governing Board of Directors at the Tanaina Community Council, are in receipt and have reviewed the materials provided to us regarding the proposed subdivision of Tract E-1 at Memory Hills #2 and offer the following invited comment. We also have publicly solicited comment from our Council membership who may contact you directly. We, as the Board Directors for Tanaina Community Council, share our greatest concern for increased arterial traffic as a result of residential development of said tract; primarily as relates to the intersection of East Schrock Road and North Bull Moose Drive. Presently, there are considerable hazards including line-of-sight safety at this intersection in all directions with a sharp grade drop-off and serious erosion issues at the East Schrock Road radius-curve outside shoulder. Natural drainage from the hill in this intersection further erodes the underlayment of the roadbed thus fracturing and shifting asphalt, which in turn reduces vehicular traction. The proposed increased passage at this intersection in its present form will only compound the danger without redress. Sound residential development that incorporates wise planning both within and access to, any subdivision under consideration is our concern. We at the Tanaina Community Council embrace a future that includes wise planning with safety and hope this insight will assist in good decision-making processes now and for the future.

Public Comment: (Exhibit I) Leroy Ochap, owner of Lot 15, Block 2, Scotwood Estates Division II, has “a concern that new septic systems might affect our Memory Lake Community Well. It is a ground water (shallow) well, and my concern is pollution of our drinking water with coliform bacteria and other pathogens. Our community well is located on Tract C of this map @ E. Bull Moose Drive and E. Inverness Drive (see the circled “W” on the map).”

Dennis Illies, owner of Tax Parcel B3, to the northwest, has no objection. “Much needed building lots.”

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Fire Service Area #130 Central Mat-Su; Road Service Area #28 Gold Trail; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services; GCI or MEA.

CONCLUSION: The preliminary plat of Memory Hills 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing, one concern and one non-objection was received. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

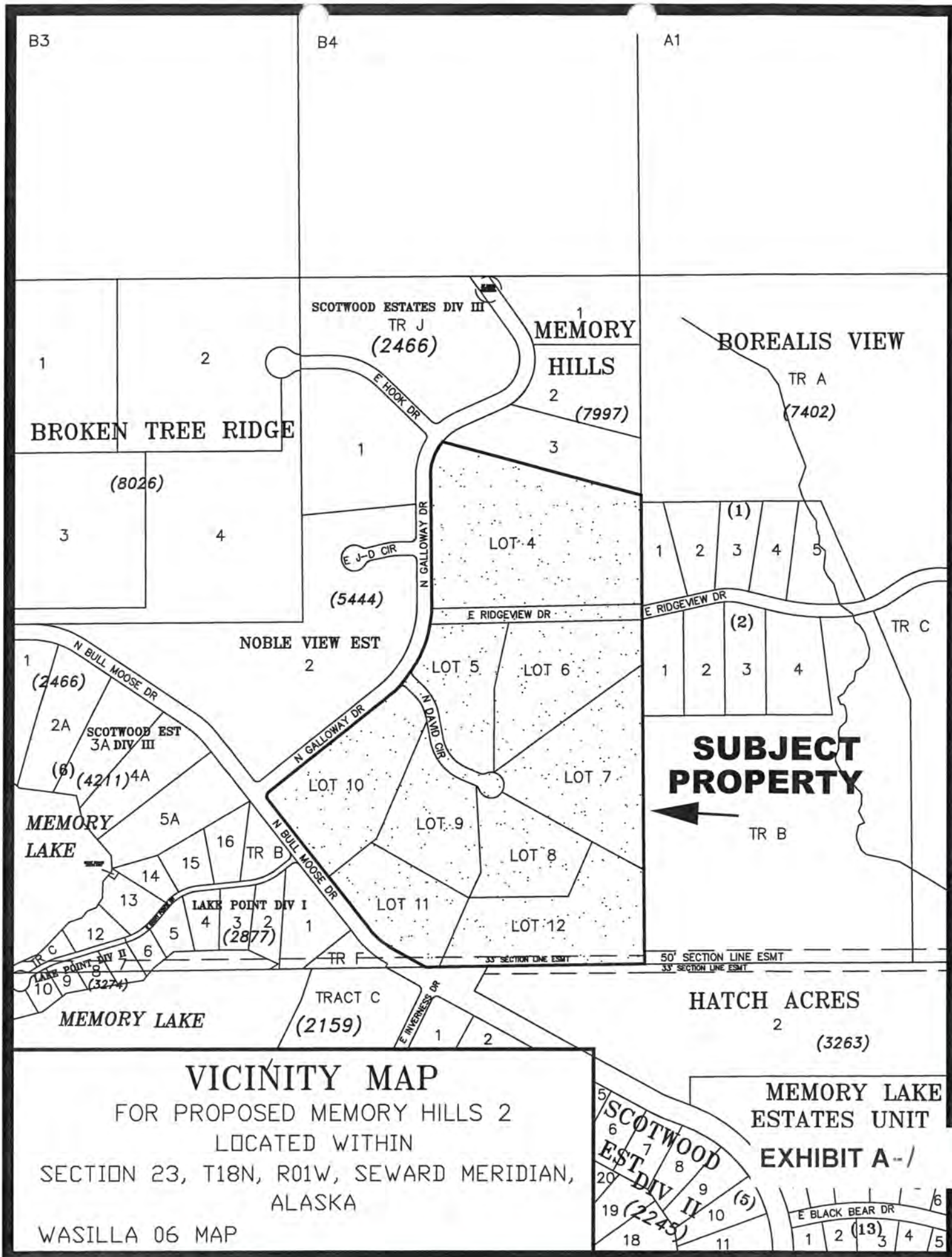
1. The plat of Memory Hills 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(3). All lots with the exception of Lot 7 have the required useable septic area and building area.
3. No road construction is required, as all lots have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.

5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Fire Service Area #130 Central Mat-Su; Road Service Area #28 Gold Trail; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services; GCI or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing; one concern and one non-objection was received.

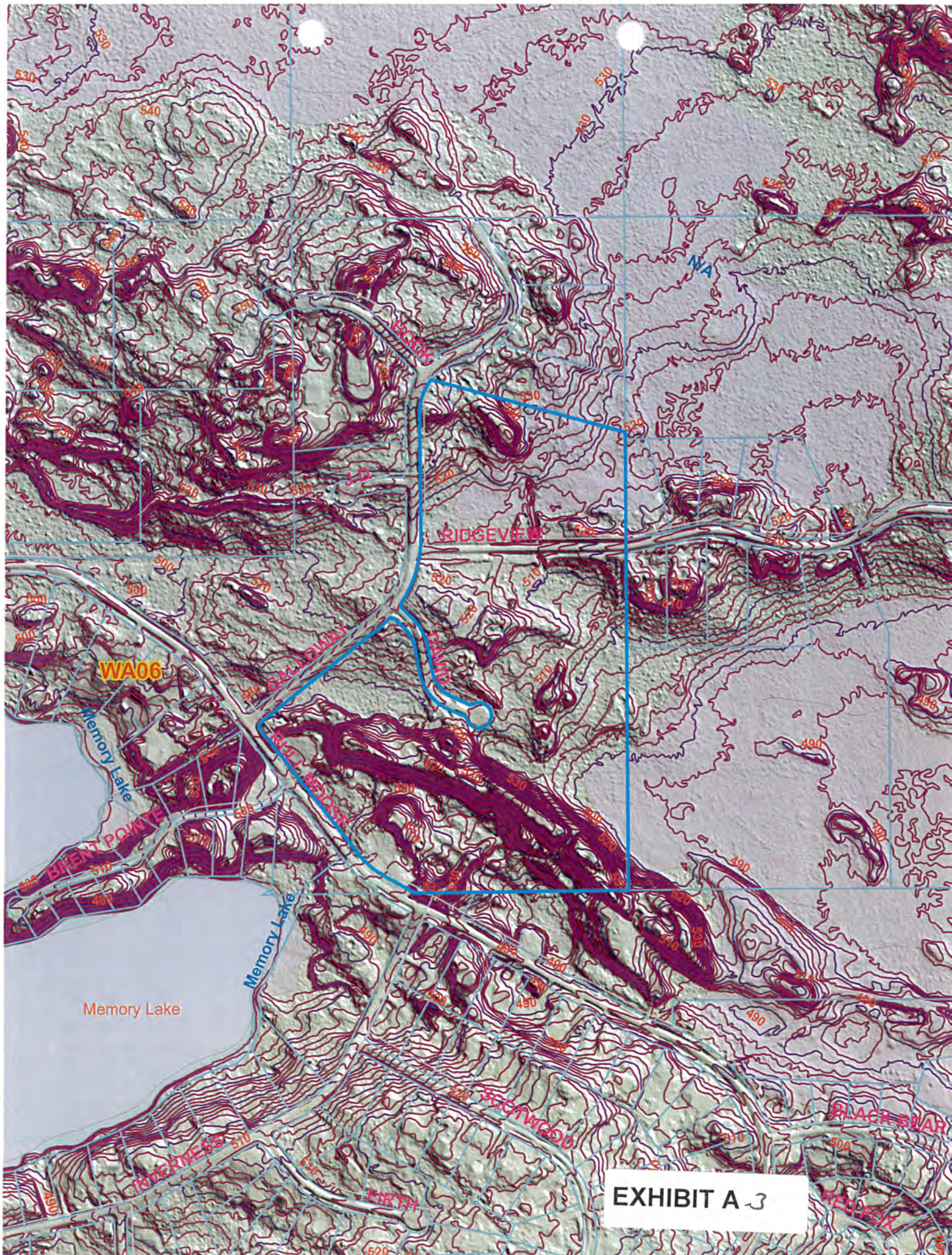
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Memory Hills 2, Section 23, Township 18 North, Range 01W East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide plat note that Lot 11 & 12 will share a common access point.
5. Provide updated soils report after the recontouring on Lot 7 has been accomplished, or show on final plat that Lot 7 has been absorbed into adjacent lots.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.







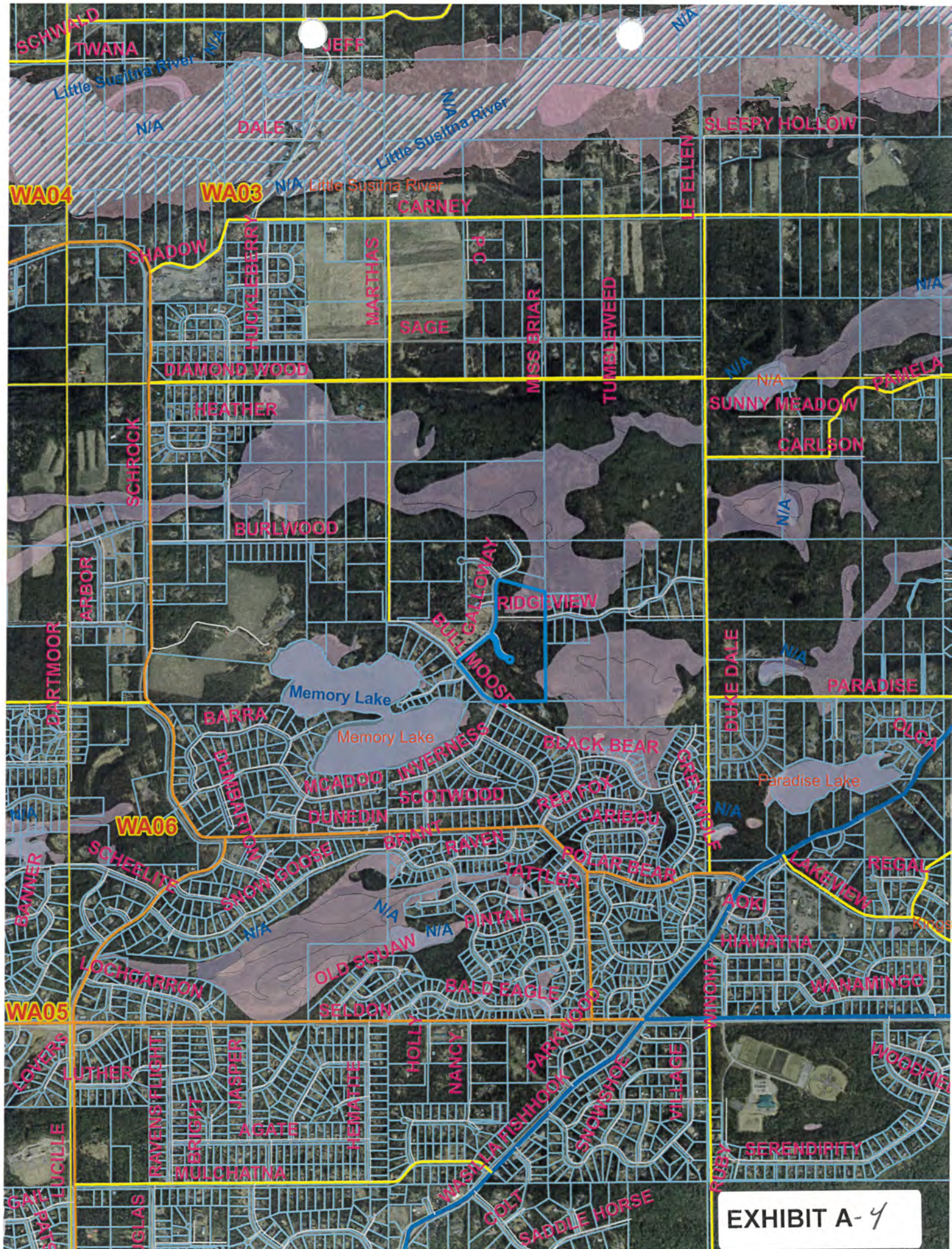


EXHIBIT A-4



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

January 29, 2021

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

RECEIVED
JAN 29 2021
PLATTING

Re: *Memory Hills; Useable Areas.* HE #11082

Dear Mr. Wagner:

At the request of Tim Thornock we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The phased project will create 9 new lots from the existing Tract E-1 Memory Hills, with an approximate total area of 44.8 acres. Our soils evaluation included logging 2 new test holes, review of 7 existing Holler Engineering testhole soils data on the parent & adjacent parcels, review of earlier testholes, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a large irregular rectangle north of N Bull Moose Drive, and borders N Galloway Drive's eastern edge. The majority of the terrain consists of gently rolling terrain, with one large hill/ridge feature to the south. The ridge feature forms the highest point of the parcel, with the lowest areas existing along the southern edge and to the east of the parcel. The remaining areas either slope eastward to the lower areas, or to the south from the large ridge feature. The total elevation differential indicated from the provided topographical map is approximately 62'. See the attached map for general drainage patterns.

Soils & Vegetation. The current tract E-1 remains relatively undisturbed with only a few apparent existing trails/paths running through portions of the ridge feature, two cleared regions/cut banks used previously for apparent gravel extraction, and two existing roads which are confined to the central portion of the parcel. Vegetation on the parcel consists mostly of mature birch, cottonwood, and poplar trees with few sparse spruce trees. Tall native grasses and small shrubs dominate the spaces between trees, and throughout many of the low/flat regions. Near surface soils included a thin organic mat over a layer of silty topsoils typically extending to around 3' in the logged test holes. Receiving soils under the topsoils varied from sands and gravels with a minor trace of silt to dense silty sands and gravels. Testhole 8 was dug along the common lot line between proposed lots 5 and 6. Receiving soils were silty sands with gravels, so a percolation test was performed and returned a result of 3 min/in. The remaining testholes contained predominately SP-GP

soils. Copies of the relevant testhole logs, the single percolation test and the location/topography map are attached.

Groundwater. Groundwater was encountered on the project in four of the test holes. Groundwater in the form of seepage was encountered below the original grade in testholes 1, 4, 2, and 8, at levels of 9', 6', 8' and 13' respectively. The remaining testholes found no evidence of groundwater. Groundwater will be a limiting factor for some of the proposed lots; the estimated limit of area with over 8' to groundwater is delineated on the attached drawing.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotline, steep areas and related setbacks, areas with shallow groundwater, and setbacks to surface water. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lot, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed lots 5, 6, and 8-12 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Lot 7 will require approximately 8,000 square feet of fill area to meet useable area verification, or may simply be absorbed into an adjacent conforming lot.***

Roads & Traffic Analysis. See the attached map. The project should not require construction of any new road, as each lot is served by existing roads. Based on the projected lot count and present standards, no road upgrades will be needed; a traffic/lot count map is attached. Each new lot will have a reasonable access point onto an existing street, and private drives can be constructed with reasonable grades.

Drainage Plan. As all access roads presently exist, no road construction is planned and no drainage plan is required. The attached map shows the approximate existing drainage patterns and drainage structures along the existing roads. See the attached map for details.

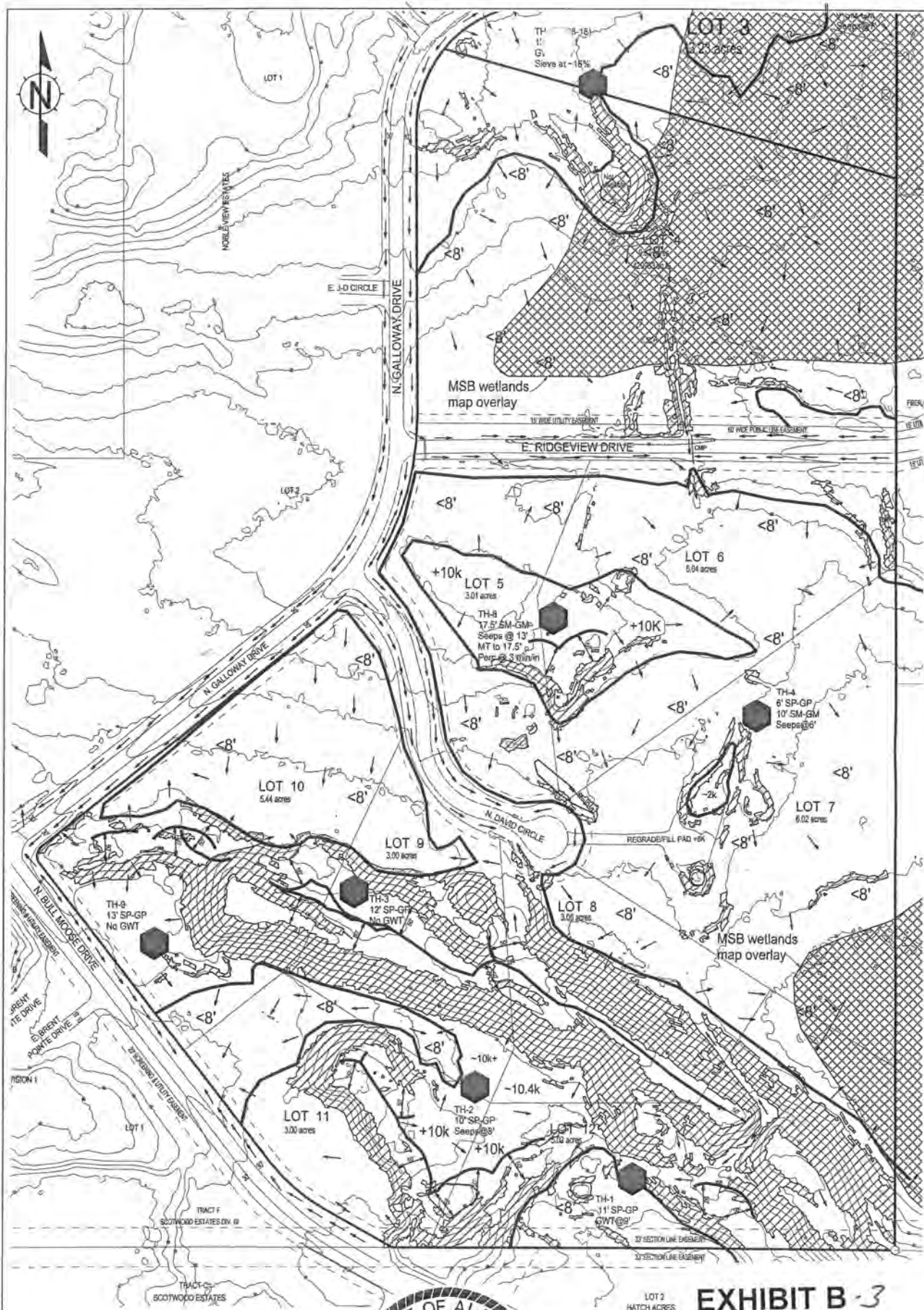
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: T. Thornock, w/attachments





Notes

1. Topography shown is 5' LIDAR for clarity:
1' contours used for area determination.
2. Hatched areas have +25% slope.
3. Arrows denote apparent drainage patterns.
4. Locations of improvements approximate.

Memory Hills
Useable Area, Drainage, and Topography

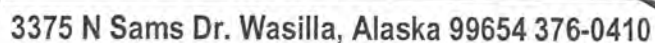
HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654

1/29/21

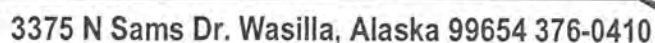
Job # 11082

Scale: 1" = 150'



Legal Description: Tract E Scotwood Estates III

THLOGsubdnew-h2o-yes.xlsx 7/2/2018



SOILS LOG / PERCOLATION TEST

Legal Description: Tract E Scotwood Estates III

Soil Type

Slope

Site Plan

↑
N
I

See attached testhole & topo map

Slope

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

Seeps at 8'

DEPTH AFTER MONITORING?

PERCOLATION TEST

[illegible]

- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER

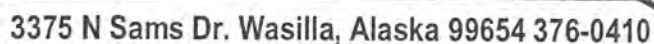
- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
MT installed to 10'

- PERFORMED BY: J.Wilkins

DATE: 6/28/18

EXHIBIT B-5



Legal Description: Tract E Scotwood Estates III

Depth, feet **Soil Type**

1	OL, Peat, roots	-
2	ML, orange-brown,	-
3		-
4	SM, band, dense	-
5		-
Sample - 6	SP-GP, varies to SP w/gravel, rock to 4"; few 16"+ boulders, sloughs, olive gray.	-
7		-
8		-
9		-
10		-
11	No GWT	-
12	No impermeables	-
13		-
14		-
15		-
16		-
17		-
18		-
19		-
20		-
21		-
22		-

Slope

Site Plan

See attached testhole & topo map.

N ↑

WAS GROUNDWATER ENCOUNTERED?
- No _____

IF YES, AT WHAT DEPTH?
- N/A _____

DEPTH AFTER MONITORING?
- N/A _____

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

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

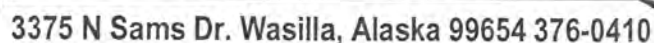
- TEST RUN BETWEEN √ FT AND ____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering.
. Sample taken at 6'

- _____

- PERFORMED BY: J. Wilkins

DATE: 6/28/18



SOILS LOG / PERCOLATION TEST

Legal Description: Tract E Scotwood Estates III

Soil Type

Soil type
OL, peat, roots

ML, varies to SM-ML, light tan

SP-GP, Olive gray, rock to
3", few 12"+, stands well,
with silt

SM-GM, consolidated,
olive gray, staining

Slope

Site Plan

See attached testhole & topo map

↑
N
I

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

Seeps at 6'

DEPTH AFTER MONITORING?

Slope

PERCOLATION TEST

[illegible]

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

- TEST RUN BETWEEN \downarrow FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
.MT installed to 9'

- PERFORMED BY: J.Wilkins

DATE: 6/28/18

EXHIBIT B-7


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

 TEST HOLE # 8 of 9

 Performed For: Tim Thornock

 Legal Description: Memory Hills Subdivision

Seal



Depth, feet	Soil Type	Slope	Site Plan																																																					
frost →	OL, frost to 0.5'		See attached drawing ↑ N																																																					
1	ML, light brown, varies to SM-ML																																																							
2																																																								
3	SM-GM, olive brown, rock to 4", few 8"+, few 14"+, minor sloughing,																																																							
4																																																								
5																																																								
6																																																								
7																																																								
8	SM-GM, varies to GM-SM rock to 0.5"																																																							
9				WAS GROUNDWATER ENCOUNTERED? <u>Yes</u> IF YES, AT WHAT DEPTH? <u>13' (Heavy seeps)</u> DEPTH AFTER MONITORING? <u></u>																																																				
10	SM-GM, varies to SM with GM, band of SP at 11'-12', discontinuous	PERCOLATION TEST <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td></td> <td>1/21/21</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td>11:41</td> <td>10 min</td> <td>10' 10/16"</td> <td>3' 10/16"</td> </tr> <tr> <td>2</td> <td></td> <td>11:53</td> <td>10 min</td> <td>10' 10/16"</td> <td>3' 10/16"</td> </tr> <tr> <td>3</td> <td></td> <td>11:06</td> <td>10 min</td> <td>10' 9/16"</td> <td>3' 9/16"</td> </tr> <tr> <td>4</td> <td></td> <td>12:17</td> <td>10 min</td> <td>10' 9/16"</td> <td>3' 9/16"</td> </tr> <tr> <td>5</td> <td></td> <td>12:29</td> <td>10 min</td> <td>10' 9/16"</td> <td>3' 9/16"</td> </tr> <tr> <td>6</td> <td></td> <td>12:41</td> <td>10 min</td> <td>10' 9/16"</td> <td>3' 9/16"</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop		1/21/21					1		11:41	10 min	10' 10/16"	3' 10/16"	2		11:53	10 min	10' 10/16"	3' 10/16"	3		11:06	10 min	10' 9/16"	3' 9/16"	4		12:17	10 min	10' 9/16"	3' 9/16"	5		12:29	10 min	10' 9/16"	3' 9/16"	6		12:41	10 min	10' 9/16"	3' 9/16"						
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18		- PERCOLATION RATE <u>3</u> (min/inch) PERC HOLE DIAMETER <u>6"</u> - TEST RUN BETWEEN <u>4</u> FT AND <u>5</u> FT DEPTH - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering <u>Monitor installed to 17.5' DEPTH.</u> - PERFORMED BY: J. Wilkins																																																						
19		DATE: <u>1/21/21</u>																																																						
20																																																								
21																																																								
22																																																								

EXHIBIT B-8


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 9

Performed For: Tim Thornock

Legal Description: Memory Hills Subdivision

Seal



Depth, feet	Soil Type	Slope
1	OL, roots, frost	
2	ML, frost, few gravels	
3		
4		
5	SP-GP, olive gray, rock to 4", few 7", one 20"+ boulder, sloughs	
6		
7		
8		
9		
10		
11		
12		
13	No Groundwater No Impermeables	
14		
15		
16		
17		
18		
19		
20		
21		
22		

Site Plan

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER

- TEST RUN BETWEEN FT AND FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 1/21/21
EXHIBIT B-9

Amy Otto-Buchanan

From: Holler Engineering <holler@mtaonline.net>
Sent: Wednesday, February 3, 2021 10:27 AM
To: Amy Otto-Buchanan
Cc: Gary LoRusso
Subject: Memory Hills traffic count update
Attachments: Traffic Count updated.pdf

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

Hi Amy-

After looking at the conditions of approval for Paradise Ridge, and the comments for Memory Hills, we have updated our traffic count map. The updates include:

1 As no traffic will be allowed access west out of the Paradise Ridge project until an internal pass through to Paradise Lane is constructed, this parcel was removed from the westbound lot count.

2 Proposed Lot 10 will likely be required to access onto either Galloway or David, even though an existing driveway runs to Bull Moose. On our map/count it is shown going to David, adding one lot.

Since change 1 subtracts one lot, and change 2 adds one lot, there is no net change and the lot count at the beginning of Galloway is still 40 lots.

Updated map is attached.

Thanks,

Curt Holler PE
Holler Engineering
3375 N Sams Drive
Wasilla, AK 99654-4306
(907) 376-0410 Fax 376-0610

Lot Count for Traffic Analysis Proposed Subdivision: Memory Hills

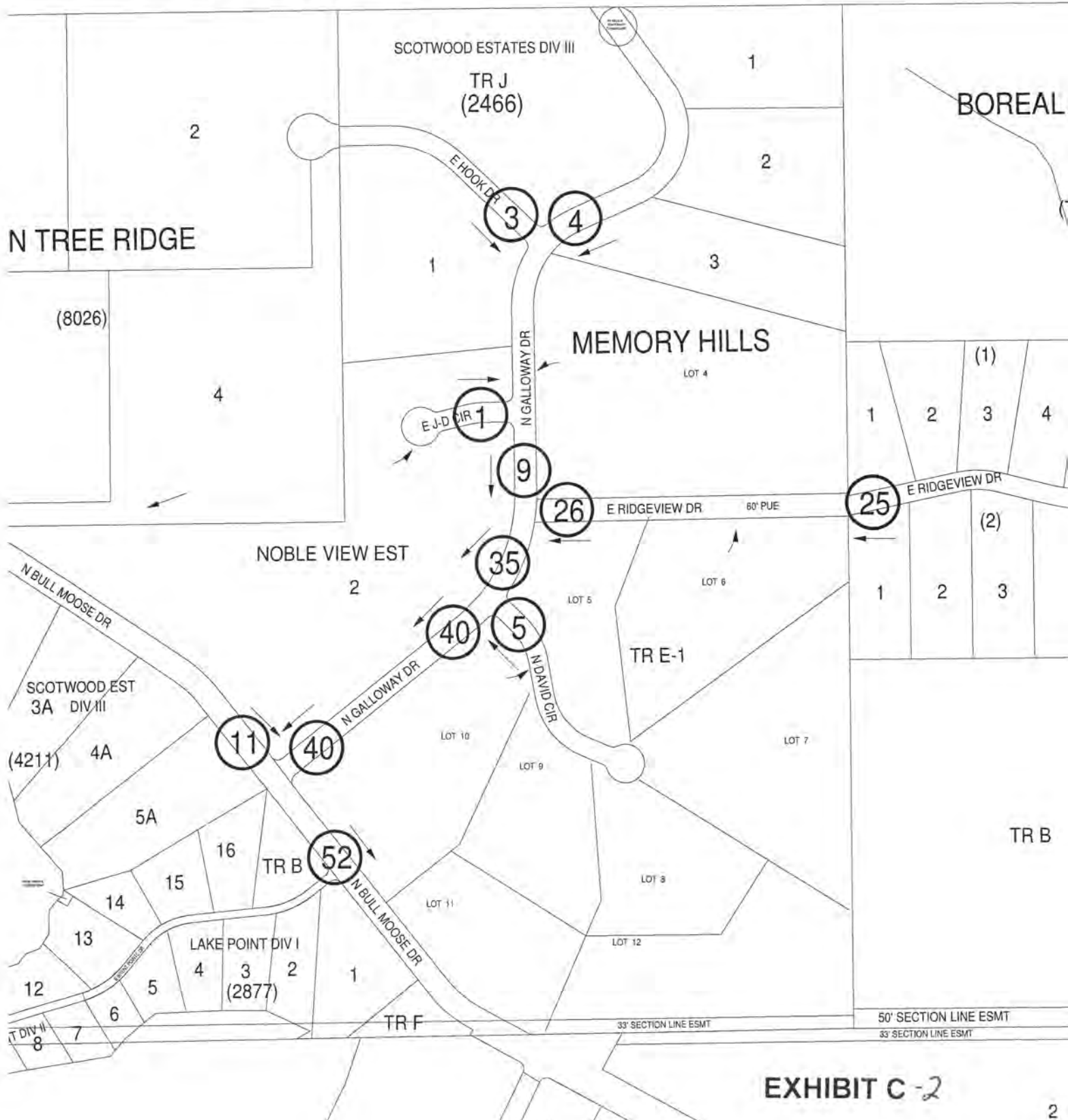


EXHIBIT C-2

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, February 23, 2021 6:42 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Memory Hlls 2 #21-012

Determine GWT between May and October to confirm useable area. If more than 10,000 sf of fill is needed (8,000 sf is already shown), a full drainage report will be required.

Per A04.3(d) proposed access points on Residential Collectors shall be shown on the preliminary plat. Show proposed access locations for lots 11 and 12. It was requested at the pre-app that the lots share a single access directly across from Brent Point Drive.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, February 3, 2021 9:32 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; tanainacommunity@gmail.com; davemtp@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; 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@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Memory Hlls 2 #21-012

The following link contains a Request for Comments to subdivide Tract E-1, Memory Hills into nine lots. Comments are due by February 25, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ej8HrmS8pzFJs1C8HSskKrYBBgnTT_Wrbery4Pt0Az1Ayg?e=9K4UuD

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

Amy Otto-Buchanan

From: Fire Code
Sent: Monday, February 8, 2021 2:32 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Memory Hlls 2 #21-012

Amy,
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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, February 3, 2021 9:32 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; tanainacommunity@gmail.com; davemtp@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; 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@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Memory Hlls 2 #21-012

The following link contains a Request for Comments to subdivide Tract E-1, Memory Hills into nine lots. Comments are due by February 25, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ej8HrmS8pzFJs1C8HSskKrYBBgnTT_Wrbery4Pt0Az1Ayg?e=9K4UuD

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

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

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, February 3, 2021 10:01 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Memory Hlls 2 #21-012

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

Hi Amy,

MTA respectfully requests the 15' MEA easement be changed to a 15' Utility easement.

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



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, February 3, 2021 9:32 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; tanainacommunity@gmail.com; davemtp@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; 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; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Memory Hlls 2 #21-012

The following link contains a Request for Comments to subdivide Tract E-1, Memory Hills into nine lots. Comments are due by **February 25, 2021**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/Ej8HrmS8pzFJs1C8HSskKrYBBgnTT_Wrbery4Pt0Az1Ayg?e=9K4UuD



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 18, 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 **Aldeman 2 ROW Vacation and Replacement PUE (MSB Case # 2020-015 & 016)** and advises that there is an existing natural gas main installed within W. Caleb Circle, a sixty foot (60FT) wide Public Use Easement, document number 2004-032118-0. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this vacation unless one of the following scenarios is met:

1. Add a note which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing main." And draw in the approximate location of the main on the map and add, "Approximate location of natural gas main and centerline of fifteen foot (15 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a fifteen foot (15 FT) wide natural gas easement, centered on the main at this location.

ENSTAR Natural Gas Company has reviewed **Aldeman 2 ROW Vacation and Replacement PUE (MSB Case # 2020-015 & 016)** and advises that there are two existing natural gas easements filed under Recording No. 2016-021394-0 and Recording No. 2016-021393-0, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

1. ENSTAR requests a plat not which states: Existing ENSTAR Natural Gas Easement recorded at State Serial Number 2016-021394-0 and State Serial Number 2016-021393-0, Palmer Recording District.

ENSTAR Natural Gas Company has reviewed **Memory Hills 2 (MSB Case # 2020-012)** and requests a ten foot (10 FT) wide natural gas easement depicted on the attached ENSTAR as-built. ENSTAR Natural Gas Company originally requested an easement in a letter dated March 1, 2019 for the **Memory Hills (MSB Case # 2019-018)** preliminary plat request for comments. Attached is the letter for reference. ENSTAR objects to the plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing main." And draw in the approximate location of the main on the map and add, "Approximate location of natural gas main and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the main at this location.



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

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

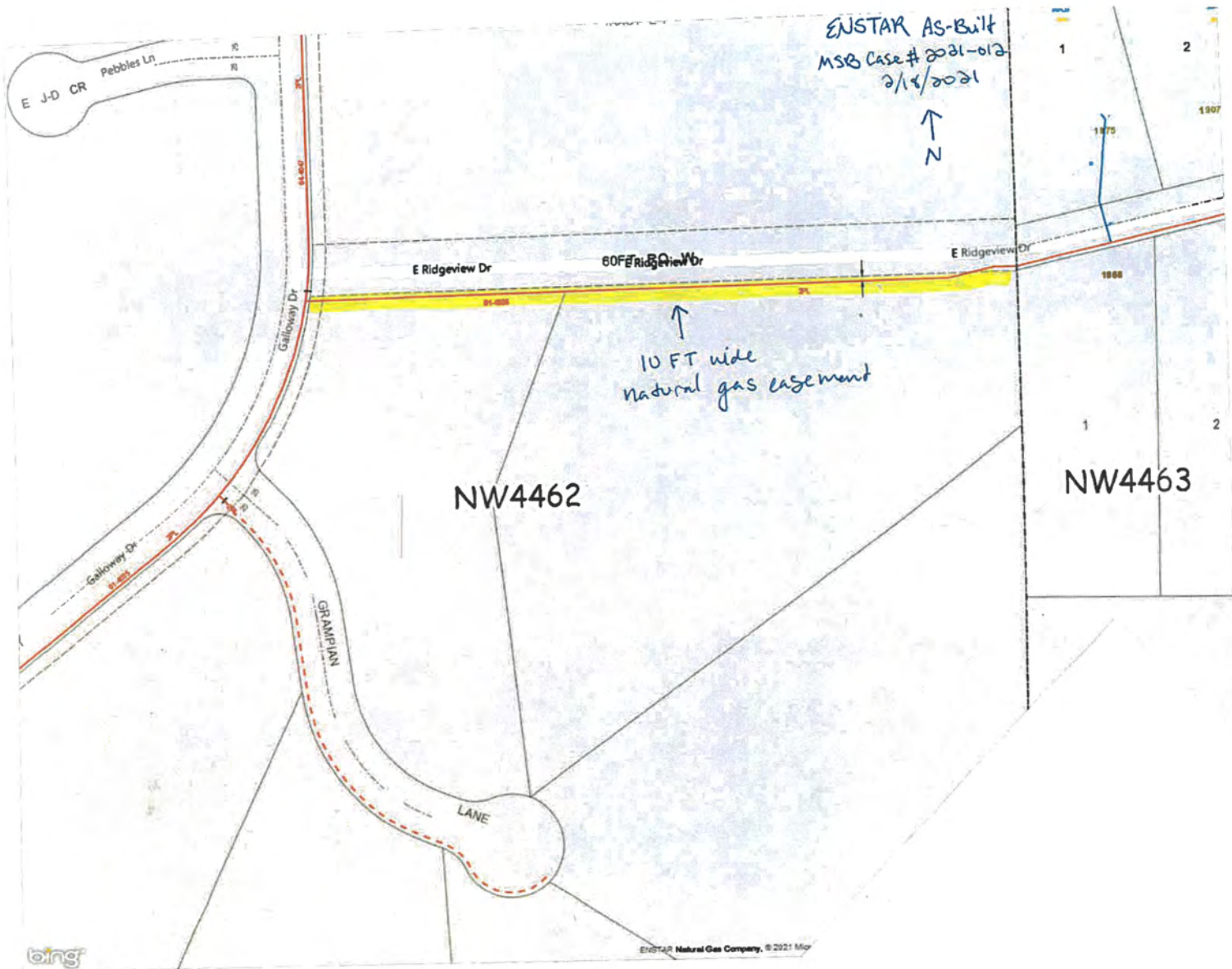
- **Ty River Raven Woodlands**
(MSB Case # 2021-014))
- **Stanley and Sons**
(MSB Case # 2021-018 & 019)

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 black ink that reads "Skylar Shaw". The signature is written in a cursive, flowing style.

Skylar Shaw
 ROW & Compliance Technician
 ENSTAR Natural Gas Company





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

March 1, 2019

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

Subject: Preliminary Plat Request for Comments – **Memory Hills**
(Case No. 2019-018)

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the Subject preliminary plat and requests a ten foot (10 FT) wide natural gas easement, coincident and parallel to the south edge of the Public Use Easement within proposed Tract E-1. The requested easement is depicted on the attached ENSTAR map.

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

Sincerely,

A handwritten signature in black ink that reads "Cassie Acres". The signature is written in a cursive, flowing style.

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

EXHIBIT F-5

Amy Otto-Buchanan

From: Holman, Kendra B CIV USARMY CEPOA (USA) <Kendra.B.Holman@usace.army.mil>
Sent: Monday, February 8, 2021 11:29 AM
To: Amy Otto-Buchanan
Cc: Pagemaster, Reg POA
Subject: RE: RFC Memory Hlls 2 #21-012

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

Good morning Amy Otto-Buchanan,

Based on our review of the information you provided and available to our office, we have preliminarily determined the proposed Memory Hills 2 subdivision (Plat #2020-33) property area may contain waters of the U.S. and wetlands under the Corps of Engineers (Corps) regulatory jurisdiction.

Department of the Army authorization is required if the Thornock Family Inv, LLC. proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

The Thornock Family Inv, LLC can find a copy of the DA permit application online at www.poa.usace.army.mil/Missions/Regulatory, the Thornock Family Inv, LLC can refer to the sample drawing on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Please feel free to contact me if you have any questions or concerns. You can reach me via email at Kendra.B.Holman@usace.army.mil or by phone at 907-753-5693.

Thank you,

Kendra Holman
U.S. Army Corps of Engineers-Alaska District
Regulatory Division
P.O. Box 6898
JBER, AK 99506
Direct: 907-753-5693

From: Alvarez, Calvin L CIV USARMY CEPOA (USA) <Calvin.L.Alvarez@usace.army.mil>
Sent: Thursday, February 4, 2021 3:38 PM
To: Holman, Kendra B CIV USARMY CEPOA (USA) <Kendra.B.Holman@usace.army.mil>
Subject: FW: RFC Memory Hlls 2 #21-012

Hey Kendra,

Please review this request to determine if the Petitioner may need something from us. If you think they may, please send our standard response to the Requester.



Tanaina Community Council
P. O. Box 870236
Wasilla, Alaska 99687

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

RE: Case 2021-012; Memory Hills #2, Tract E-1

Dear Ms. Otto-Buchanan,

We as the governing Board of Directors at the Tanaina Community Council, are in receipt and have reviewed the materials provided to us regarding the proposed subdivision of Tract E-1 at Memory Hills #2 and offer the following invited comment. We also have publicly solicited comment from our Council membership who may contact you directly.

We as the Board Directors for Tanaina Community Council share our greatest concern for increased arterial traffic as a result of residential development of said tract; primarily as relates to the intersection of East Schrock Road and North Bull Moose Drive. Presently, there are considerable hazards including line-of-sight safety at this intersection in all directions with a sharp grade dropoff and serious erosion issues at the East Schrock Road radius-curve outside shoulder. Natural drainage from the hill in this intersection further erodes the underlayment of the roadbed thus fracturing and shifting asphalt which in turn reduces vehicular traction. The proposed increased passage at this intersection in it's present form will only compound the danger without redress.

Sound residential development that incorporates wise planning both within and access to, any subdivision under consideration is our concern. We at the Tanaina Community Council embrace a future that includes wise planning with safety and hope this insight will assist in good decision making processes now and for the future.

Respectfully,

The Tanaina Community Council Board Directors:

Rachel Lund
Michelle LaRose
Corine Hickey
Gretchen Watson

EXHIBIT H

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



U.S. POSTAGE >>> PITNEY BOWES
ZIP 99645 \$ 000.51⁰
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0000368428 FEB 25 2021

52245B02L015 57
OCHAP LEROY CHARLES
OCHAP BERNADETTE FAYE
1741 E SCOTWOOD DR
WASILLA AK 99654-1746

99654-1746 C003

|||||FIRST CLASS|||||

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: THORNOCK FAMILY INVESTMENTS LLC

REQUEST: The request is to create nine lots, from Tract E-1, Memory Hills, Plat No. 2020-033, to be known as **MEMORY HILLS 2**, containing 44.79 acres +/- . The plat is located north of N. Bull Moose Drive, east of N. Galloway Drive and is bisected by E. Ridgeview Drive, (Tax ID # 57997000T00E-1); within the SW ¼ Section 23, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Tanaina Community Council and Assembly District #6 Jesse Sumner

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **March 18, 2021**, starting at 1 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

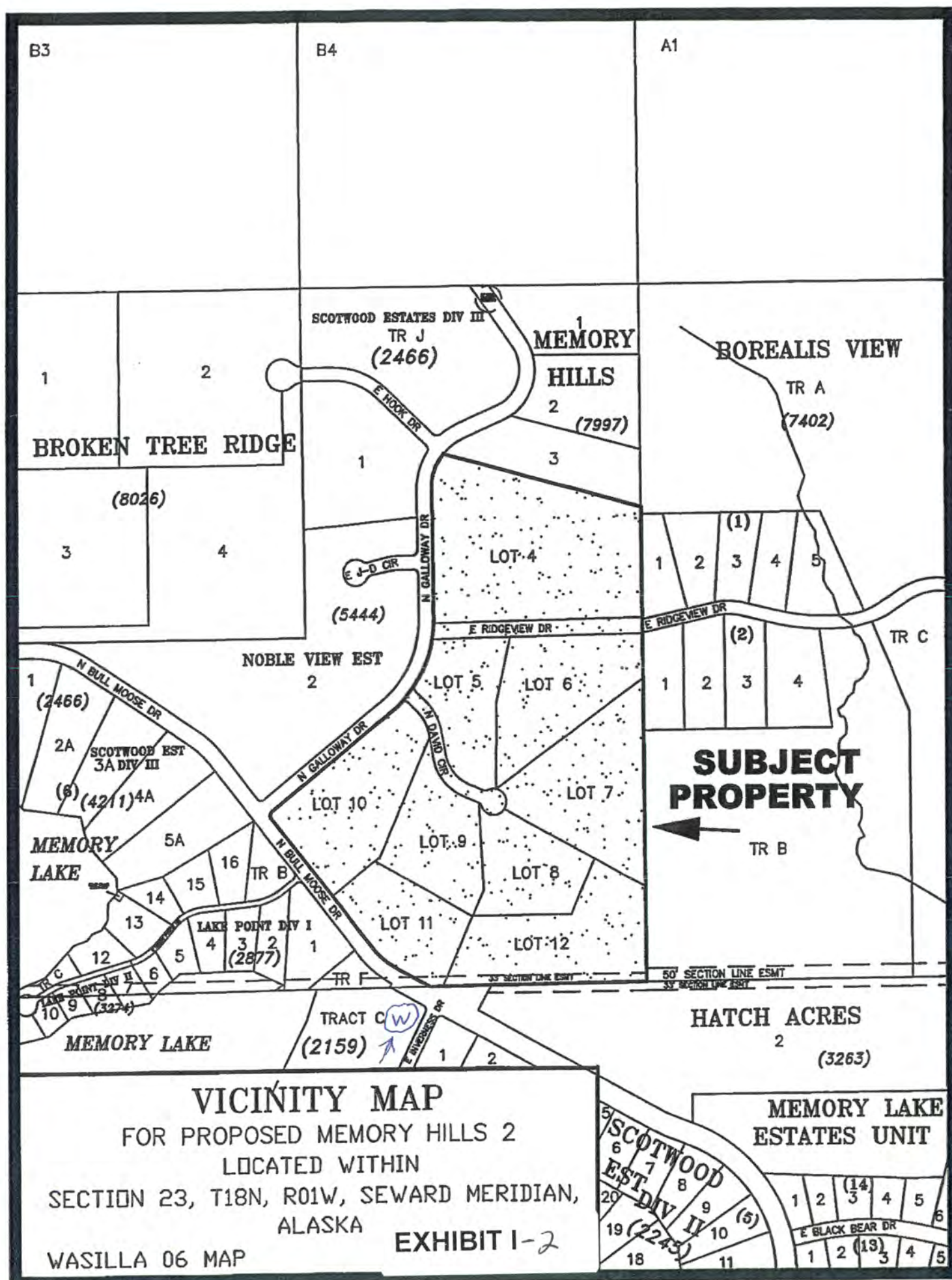
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, Amy Otto-Buchanan at (907) 861-7872.

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

☐ No Objection ☐ Objection ☐ Concern

Name: LEROY OCHAP Address: 1741 E SCOTWOOD DR WASILLA, AK, 99654

Comments: I HAVE A CONCERN THAT NEW SEPTIC SYSTEMS MIGHT AFFECT OUR MEMORY LAKE COMMUNITY WELL. IT IS A GROUND WATER (SHALLOW) WELL, AND MY CONCERN IS POLLUTION OF OUR DRINKING WATER WITH COLIFORM BACTERIA, AND OTHER PATHOGENS. OUR COMMUNITY WELL IS LOCATED ON TRACT "C" OF THIS MAP @ BULL MOOSE INVERNESS



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



218N01W23B003 41
ILLIES DENNIS
PO BOX 870729
WASILLA, AK 99687-0729

99687-0729 B010

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

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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 ☐ Objection ☐ Concern

Name: Donna Eileen Illies Address: Po Box 870729 Wasilla AK

Comments: 99645

Much needed building lots.

CERTIFICATE OF OWNERSHIP & DEDICATION

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

SIGNATURE _____ DATE _____

NAME/TITLE
THORNOCK FAMILY INVESTMENTS, LLC
P.O. BOX 872034
WASILLA, ALASKA 99687-2034

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____, 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

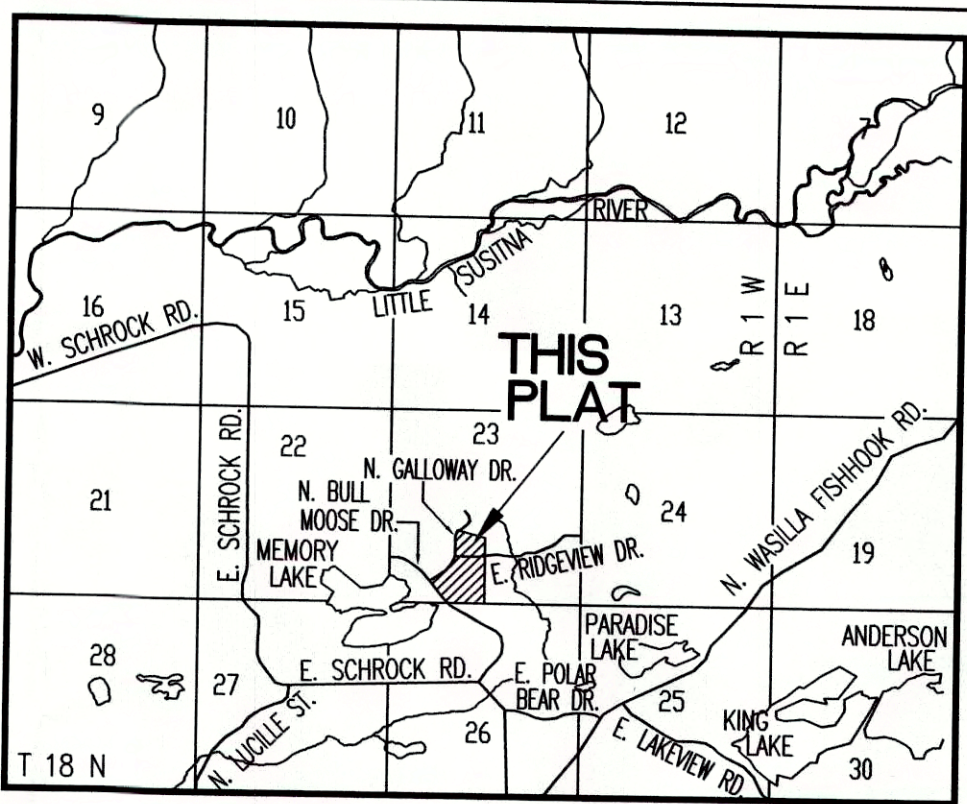
PARCEL #1
2008-157-EWM
RECORDED AT RECEPTION
SERIAL #2008-022535-0

PARCEL #2
2008-157-EWM RECORDED AT RECEPTION SERIAL #2008-022535-0

LINE	LENGTH	BEARING
L1	82.49'	S89°58'12"E
L2	61.79'	S89°57'02"E
L3	76.08'	N60°54'22"W
L4	36.99'	N89°49'48"W
L5	36.98'	N89°49'52"W
L6	72.00'	S45°00'00"E
L7	41.46'	N45°00'00"W
L8	30.54'	N45°00'00"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	139.48'	349.81'	70.68'	22°50'42"	138.55'	S49°29'01"E
C2	127.51'	319.81'	64.62'	22°50'42"	126.67'	S49°29'01"E
C3	31.44'	20.00'	20.02'	90°04'03"	28.30'	S06°58'22"W
C4	55.02'	457.57'	27.54'	06°53'23"	54.99'	N48°33'42"E
C5	47.06'	30.00'	29.94'	89°53'00"	42.38'	N89°56'30"W
C6	125.93'	195.00'	65.25'	37°00'00"	123.75'	N26°30'00"W
C7	234.22'	220.00'	129.59'	61°00'00"	223.32'	S38°30'00"E
C8	37.82'	50.00'	19.87'	43°20'30"	36.93'	N47°19'45"W
C9	114.55'	60.00'	84.73'	109°23'24"	97.93'	S80°21'12"E
C10	119.52'	60.00'	92.63'	114°08'10"	100.72'	N120°06'59"W
C11	45.19'	60.00'	23.73'	43°09'27"	44.13'	S89°14'13"W
C12	37.82'	50.00'	19.87'	43°20'30"	36.93'	N89°19'45"E
C13	170.34'	160.00'	94.25'	61°00'00"	162.41'	S38°30'00"E
C14	164.67'	255.00'	85.32'	37°00'00"	161.83'	N26°30'00"W
C15	39.73'	30.00'	23.38'	75°52'21"	36.89'	S07°03'49"E
C16	152.49'	457.57'	76.96'	19°05'41"	151.79'	N21°19'31"E
C17	248.93'	457.57'	127.63'	31°10'14"	245.87'	N15°17'14"E
C18	111.48'	427.57'	56.06'	14°56'19"	111.16'	N44°32'13"E
C19	279.69'	396.61'	145.94'	40°24'17"	273.93'	N18°23'05"E
C20	41.05'	30.00'	24.47'	78°24'18"	37.92'	S07°58'49"W
C21	46.87'	30.00'	29.75'	89°51'08"	42.25'	S45°03'28"E
C22	143.10'	204.94'	74.61'	40°02'26"	140.21'	S19°42'20"W
C23	312.68'	174.96'	217.59'	102°23'51"	272.69'	N15°34'32"E
C24	275.03'	234.94'	155.72'	67°04'21"	259.59'	S33°14'17"W
C25	96.44'	457.57'	48.40'	12°04'33"	96.26'	N05°44'24"E
C26	53.71'	425.57'	26.89'	07°13'51"	53.67'	N3°56'58"E
C27	60.09'	425.57'	30.10'	08°05'26"	60.04'	N41°36'36"E
C28	145.30'	225.00'	75.28'	37°00'00"	142.79'	N26°30'00"W
C29	202.28'	190.00'	111.92'	61°00'00"	192.86'	S38°30'00"E



VICINITY MAP
SCALE 1" = 1 MILE

NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
- 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - M.E.A. EASEMENT RECORDED FEBRUARY 17, 1960 AT BOOK 29, PAGES 10 AND 104
 - M.E.A. EASEMENT RECORDED AUGUST 18, 1961 AT BOOK 37, PAGE 398
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED AUGUST 24, 1972 AT BOOK 64, PAGE 640: WITH AMENDMENTS THERETO RECORDED: MAY 9, 1973 AT BOOK 71, PAGE 778 AUGUST 18, 1981 AT BOOK 241, PAGE 460 APRIL 5, 1983 AT BOOK 297, PAGE 865 OCTOBER 23, 1984 AT BOOK 385, PAGE 668 DECEMBER 10, 1999 AT BOOK 1048, PAGE 199 NOVEMBER 15, 2000 AT BOOK 1100, PAGE 252 APRIL 24, 2001 AT BOOK 1128, PAGE 801

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

DATE _____ PLANNING & LAND USE DIRECTOR _____

ATTEST: _____ PLATTING CLERK _____

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

SCALE
0 FEET 100 200 300 400
0 METERS
1 INCH = 100 FEET



Agenda Copy
SURVEYOR'S CERTIFICATE

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

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE _____

A PLAT OF MEMORY HILLS 2

A SUBDIVISION OF TRACT E-1
MEMORY HILLS, PLAT #2020-33
LOCATED WITHIN THE
SW1/4 SECTION 23, T. 18 N., R. 1 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 44.79 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 12/14/2020	DRAWING: 2019-2/MemoryHills
CHECKED BY GLo	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 18, 2021

PRELIMINARY PLAT: TY RIVER RAVEN WOODLANDS

LEGAL DESCRIPTION: SEC 21, T18N, R02E, SEWARD MERIDIAN AK

PETITIONERS: DORI S. MCDANNOLD

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 38.68 ± PARCELS: 6

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-014

REQUEST: The request is to create six lots, from Parcels 1A and 2A, MSB Waiver 2007-220-PWm, recorded at 2007-032695-0, rerecorded at 2008-009661-0, Tax Parcels B5 and B6, to be known as **TY RIVER RAVEN WOODLANDS**, containing 38.38 acres +/- . The plat is located east of N. Glenn Highway and west of Matanuska River, within the NW ¼ Section 21, Township 18 North, Range 02 East, Seward Meridian, Alaska. Petitioner is applying for a variance from MSB 43.20.300(E)(6)(b), Flag Lot width.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Soils Report

EXHIBIT B – 8 pgs

Variance Application

EXHIBIT C – 4 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT D – 1 pg

Development Services

EXHIBIT E – 3 pgs

Department of Emergency Services

EXHIBIT F – 1 pg

Utilities

EXHIBIT G – 3 pgs

ADOT&PF

EXHIBIT H – 2 pgs

DISCUSSION: The proposed subdivision is east of the N. Glenn Highway, between E. Archie Road and N. Farm Loop and west of the Matanuska River. Petitioner will be granting a common access easement for Lots #2-#5. Lot 1 will have its own access, as will Lot 6. Petitioner has applied for a variance from MSB 43.20.300(E)(6)(b) to allow for 40' wide flagpoles for Lots 1 and 3.

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging five new testholes, two percolation tests, review of the provided topography information, review of aerial imagery and other observations on site. Testhole location map and testhole logs are attached. The project site forms a rough incomplete rectangle east of N. Glenn Highway at approximately Mile 50.3. There is a large bluff feature running northeast to southwest, which encompasses roughly 1/3 of the area and drops off to the Matanuska River plain to the east southeast. Minimal area exists at the bottom of the bluff, including an abandoned railroad bed which functions as a

trail. The upper bench area has gently rolling hills. The total elevation differential indicated is approximately 322' and variance in the upper bench is about 50'. Several minor areas and the large bluff have steep slopes exceeding 25%. The majority of the parcel consists of native vegetation with two fully developed home sites and a cabin site, each with a driveway and related cleared areas. There is an apparent old gravel pit primarily located on proposed Lot 2 and exposed gravel cut banks exist along the east edge. One well-overgrown area parallel to the bluff was apparently the original Glenn Highway road bed many decades ago. There is a small footpath traversing east along the steep slope down to the river plain area. Native vegetation primarily consists of willows, spruce and cottonwood with thorn bushes, tall grasses and other shrubbery. Two existing testholes related to on-site septsics serving the current residences were reviewed, five new testholes were dug on the parent parcel in order to evaluate existing soil conditions. Two new percolation tests were performed, in Testhole #2 and #4, where a deep layer of silty sandy topsoils were encountered, returning rates of 3 min/in for each. The preexisting testholes typically contained clean sands and gravels underneath the deep silty overburden. The five new testholes were similar to the reported existing testholes with some variance in the amount of silty sands present over the clean sands and gravels at depth. Although the useable areas are supported by Testholes #2, #3 and #4 and the existing testholes, additional Testholes #1 and #5 are included as supplemental information; these holes were similar to the others. Testhole logs, location map and topography map are attached. Groundwater was not found on the parent parcels in any of the new or existing testholes. Based on the available soils and water table information, topography, MSB code and observations on site, proposed Lots #2, and #4-#6 will each contain over 10,000 sf of contiguous useable septic area and 10,000 sf of additional useable building area. Proposed Lots #1 and #3 are over 400,000 sf (9.183 acres) and do not require useable area verification.

Roads and Drainage: The proposed new Lot 1 will maintain existing access in the form of an existing driveway, Lots #2-#5 will eventually receive access via a new common access easement and Lot #6 will receive access via frontage onto N. Glenn Highway. General drainage patterns are shown on the attached map.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met. Pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E), each lot will have the required frontage.

Variance from MSB 43.20.300(E)(6)(b):

Petitioner requests a variance from MSB 43.20.300(E)(6)(b) (**Exhibit C**) to allow Lot 1 and Lot 3 to have flagpole widths that are 40' wide single poles. MSB 43.20.300(E)(6)(b) states that lots greater than 2.5 acres shall have flag poles that are 60' wide when they are a single pole. The reason for the 60' wide flag poles is to provide the ability for a future road over the flag pole portion if the lots are ever further subdivided in the future. In this case these parcels cannot be subdivided due to extreme topographical constraints. Petitioner has provided answers to the criteria A-C of MSB 43.15.075 Variance; Standards for Approval (**Exhibit C**).

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property. *The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to adjacent property as it provides a workable solution to topographically challenged parcels.*
- B. The variance request is based upon conditions of the property that are atypical to other properties. *The variance is based upon the unique topographical challenges of the subject parcels.*

C. Because of the unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20.120 and MSB 43.20.140 shall result in undue substantial hardship to the owner of the property. *The strict application of MSB 43.20.300(E)(6)(b) will result in larger flag poles than necessary, given the topographical constraints of the parcels. Proposed Lot 3 has limited building and septic areas. The high area of the lot is the only feasible building area. Over the precipice easterly of the building area there is a bench. That bench is 40' lower than the only building area and the slope between the building area and the bench is at a grade of 50%. From the bench, the lot further drops over the precipice 280' at a grade of 70%, which is not even walkable. This lot cannot be further subdivided. Further subdivision is the reason for MSB 43.20.300(E)(6)(b). This parcel is more akin to a lot that is less than 2.5 acres as it cannot be resubdivided. In fact, there is only about two acres in the building area on this parcel. It should fall under MSB 43.20.300(E)(5)(b) where it is contemplated that the lots could not be further subdivided. Unfortunately when this section of code was written, these types of situations were not accounted for other than in a variance situation, which is what is requested. Proposed Lot 1 is analogous to Lot 3 regarding useable building and septic area, topography and the potential for future resubdivision. The high area is the only feasible building area and is the location of the petitioner's residence. The grades down towards the river are identical to the grades on Lot 3. Lot 1 has less building area than Lot 3 and like Lot 3 cannot be further subdivided. In addition to the above challenges, Lot 1 has a 66' wide Section Line Easement that straddles the flagpole portion of this lot. The Section Line Easement provides all the access necessary for a future road; however, a road could not be constructed over the precipice past the petitioner's homesite, and as such, Lot 1 could not be resubdivided. This was another situation that was not considered when this section of code was written – where a Section Line Easement or any public access easement straddles and runs along the length of the flag pole portion of the lot. MSB 43.20.300(E)(6)(b) serves no purpose in this situation and needs to be rewritten.*

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) has no objections, as long as ADOT&PF approves of the three separate access points to the N. Glenn Highway. Development Services Division (**Exhibit E**) notes there is a Special Flood Hazard Area located on the far east edge of the parcel at the toe of the bluff. Any development in this identified area will require a permit prior to development. Department of Emergency Services (**Exhibit F**) notes the issue with this plat is that access may be hindered. Elevation changes may present grades of greater than 10%. Appendix "D" of the International Fire Code call for maximum grades of 10% unless approved by the fire chief. *Staff notes the proposed access for all six lots are in the best possible scenario for driveway access. Lot 6 has an area on the southern boundary that has minimum topographical challenges, as does the proposed access for Lot 1 on the northern boundary. Lots #2-#5 will be served by a common access easement for all lots, which is also in a location with the least amount of topographical challenges.*

Utilities: (**Exhibit G**) MTA requests the 15' wide MEA easement be changed to a 15' wide utility easement. Enstar has no comments, recommendations or objections. MEA and GCI did not respond.

ADOT&PF: (**Exhibit H**) ADOT&PF has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Community Council Farm Loop; Fire Service Area #132 Greater Palmer

Consolidated; Road Service Area #16 South Colony; MSB Community Development, Assessments, Pre-Design Division or Development Services; GCI or MEA.

CONCLUSION: The preliminary plat of TY River Raven Woodlands is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The variance from MSB 43.20.300(E)(6)(b) is consistent with the requirements of MSB 43.15.075 Variance; Standards for Approval. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of TY River Raven Woodlands is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The variance from MSB 43.20.300(E)(6)(b) is consistent with the requirements of MSB 43.15.075 Variance; Standards for Approval.
3. Petitioner has provided answers to the criteria A-C of MSB 43.15.075 Variance; Standards for Approval:
 - A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property. *The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to adjacent property as it provides a workable solution to topographically challenged parcels.*
 - B. The variance request is based upon conditions of the property that are atypical to other properties. *The variance is based upon the unique topographical challenges of the subject parcels.*
 - C. Because of the unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20.120 and MSB 43.20.140 shall result in undue substantial hardship to the owner of the property. *The strict application of MSB 43.20.300(E)(6)(b) will result in larger flag poles than necessary, given the topographical constraints of the parcels. Proposed Lot 3 has limited building and septic areas. The high area of the lot is the only feasible building area. Over the precipice easterly of the building area there is a bench. That bench is 40' lower than the only building area and the slope between the building area and the bench is at a grade of 50%. From the bench, the lot further drops over the precipice 280' at a grade of 70%, which is not even walkable. This lot cannot be further subdivided. Further subdivision is the reason for MSB 43.20.300(E)(6)(b). This parcel is more akin to a lot that is less than 2.5 acres as it cannot be resubdivided. In fact, there is only about two acres in the building area on this parcel. It should fall under MSB 43.20.300(E)(5)(b) where it is contemplated that the lots could not be further subdivided. Unfortunately when this section of code was written, these types of situations were not accounted for other than in a variance situation, which is what is requested. Proposed Lot 1 is analogous to Lot 3 regarding useable building and septic area, topography and the potential for future resubdivision. The high area is the only feasible building area and is the location of the petitioner's residence. The grades down towards the river are identical to the grades on Lot 3. Lot 1 has less building area than Lot 3 and like Lot 3 cannot be further subdivided. In addition to the above challenges, Lot 1 has a 66' wide Section Line Easement that straddles the flagpole portion of this*

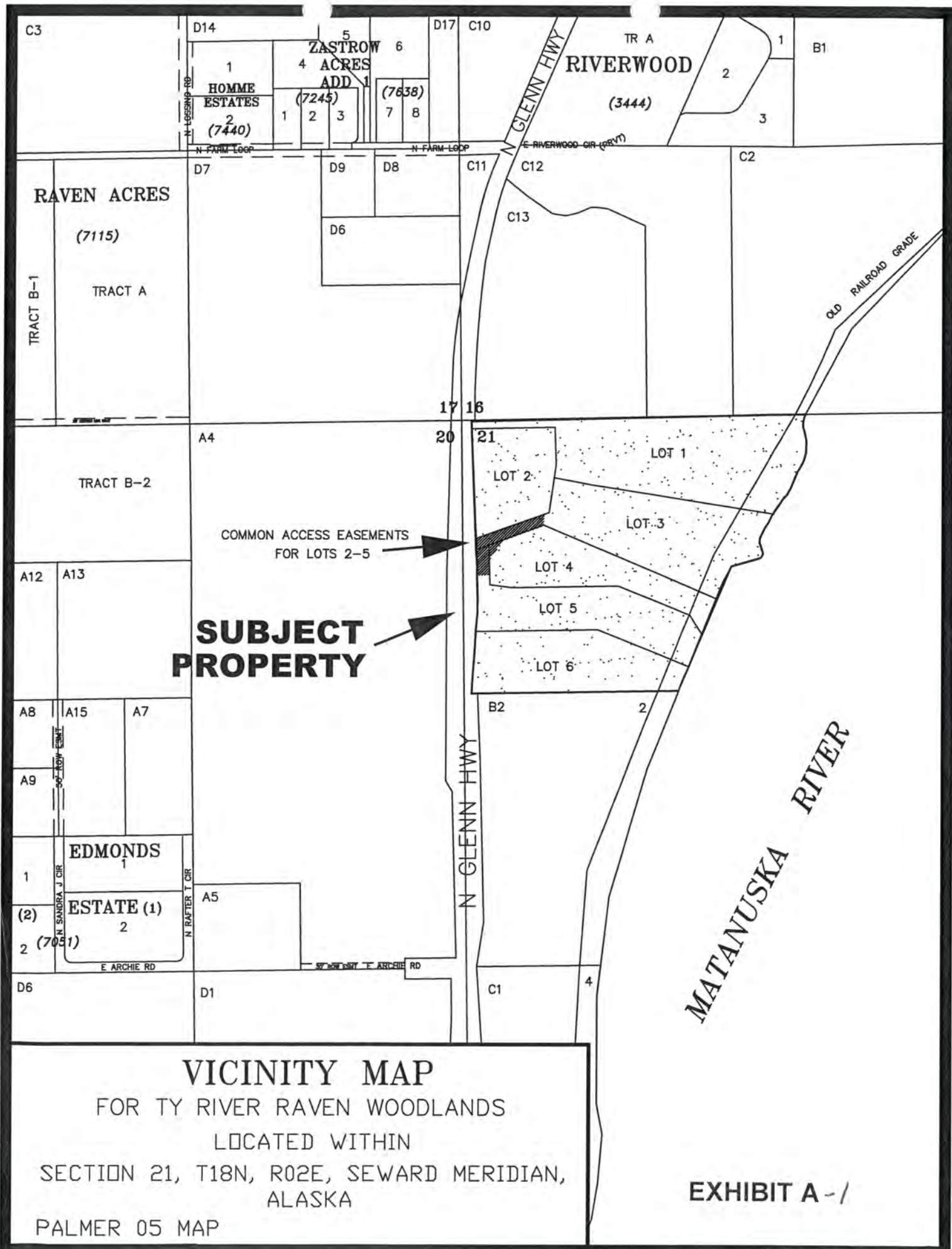
lot. The Section Line Easement provides all the access necessary for a future road; however, a road could not be constructed over the precipice past the petitioner's homesite, and as such, Lot 1 could not be resubdivided. This was another situation that was not considered when this section of code was written – where a Section Line Easement or any public access easement straddles and runs along the length of the flag pole portion of the lot. MSB 43.20.300(E)(6)(b) serves no purpose in this situation and needs to be rewritten.

4. A soils report was submitted, pursuant to MSB 43.20.281(A)(3). All lots with the exception of Lots #1 and #3 have the required useable septic area and building area. Lot #1 and #3 do not require a soils report, as they are greater than 400,000 sf (9.183 acres).
5. No road construction is required, as all lots have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
6. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
7. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Community Council Farm Loop; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Assessments, Pre-Design Division or Development Services; GCI or MEA.
8. There were no objections from any federal or state agencies, or Borough departments.
9. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of TY River Raven Woodlands, and the variance from MSB 43.20.300(E)(6)(b) Flag Lot width, Section 21, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

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





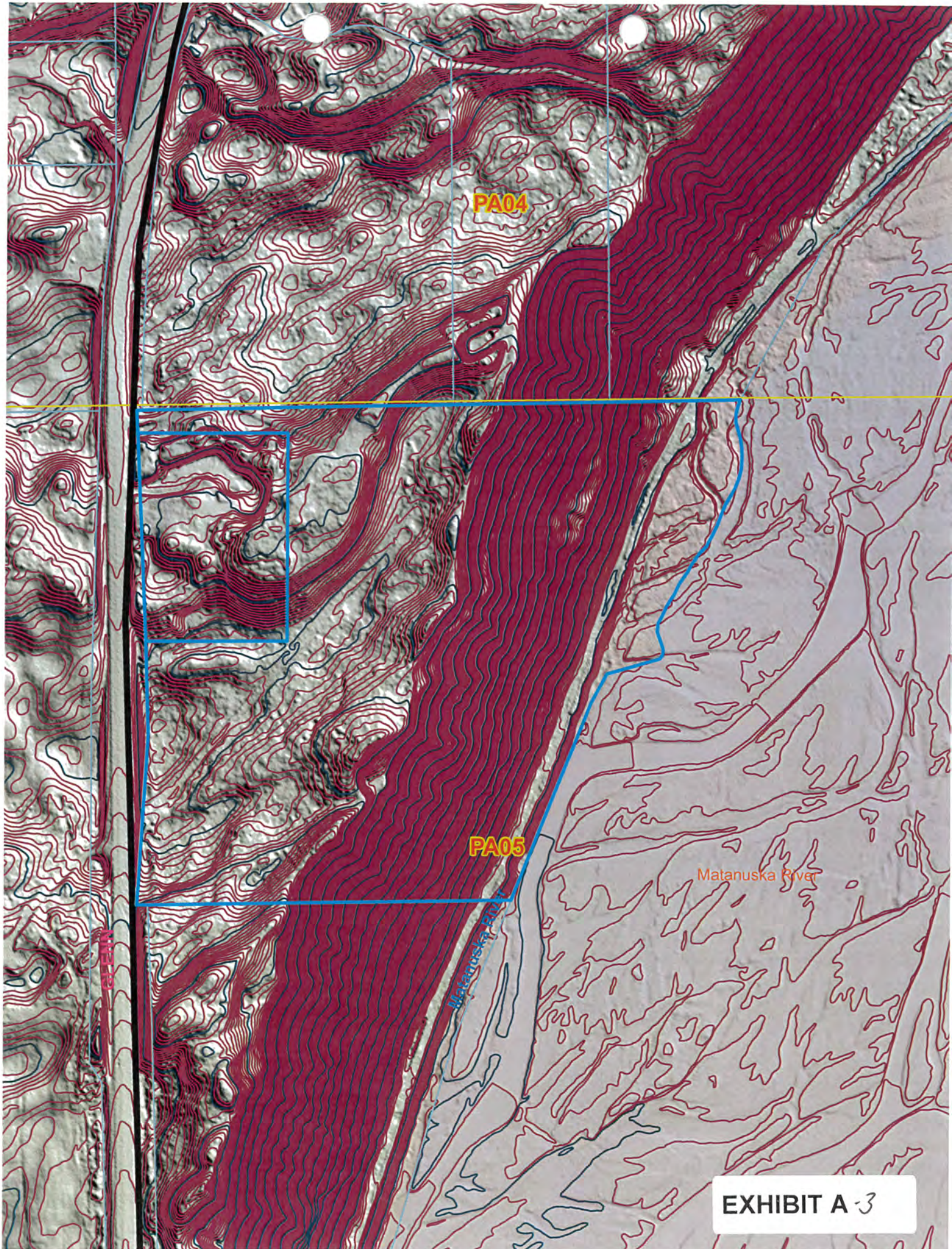


EXHIBIT A-3

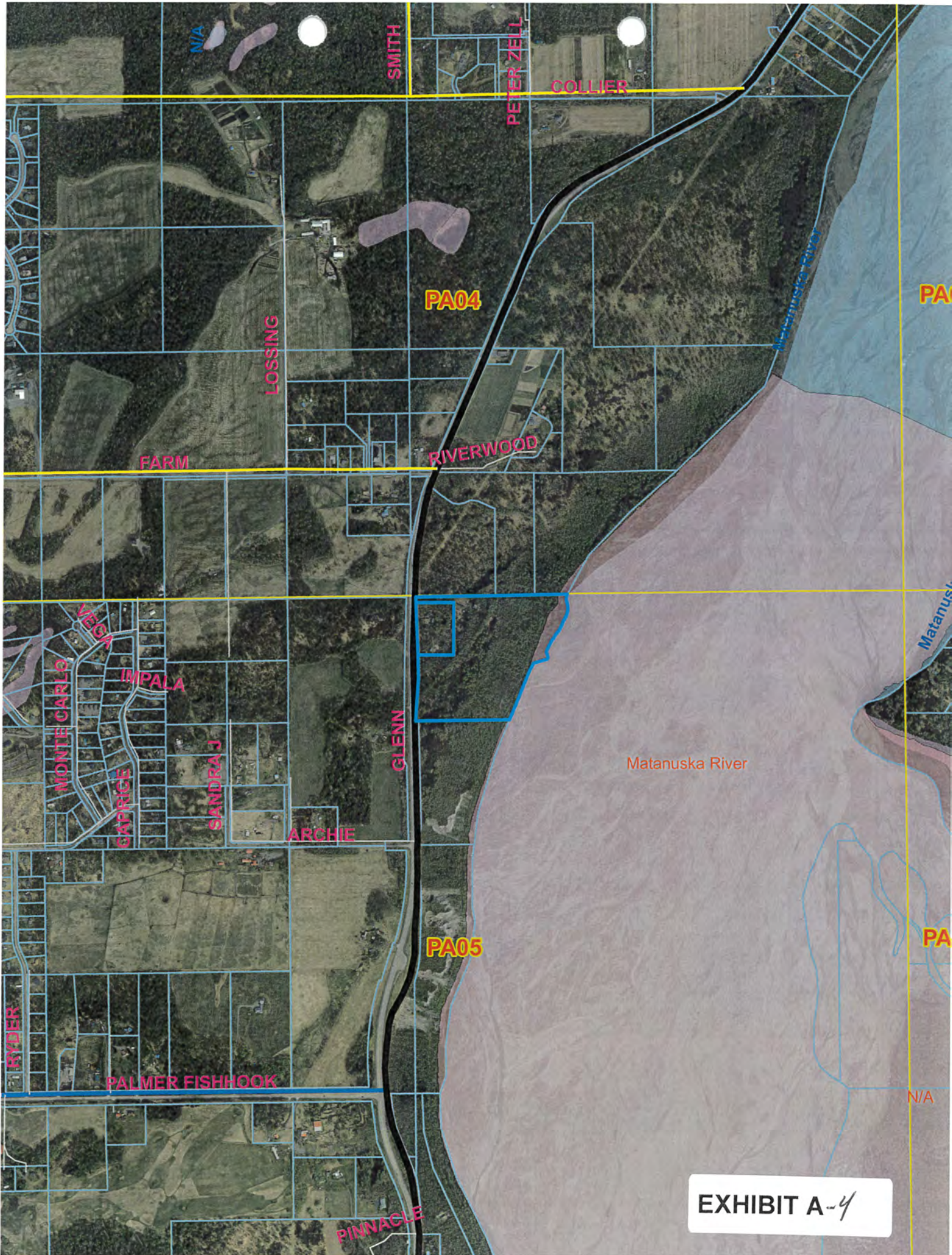


EXHIBIT A-4



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

January 29, 2021

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

JAN 29 2021

Re: *River Raven Subdivision; Useable Areas, Drainage & Roads*
HE #20125

Dear Mr. Wagner:

At the request of the project owner we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 6 new lots from two existing tracts with a combined total area of approximately 55 acres. Our soils evaluation included logging 5 new testholes, 2 percolation tests, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rough incomplete rectangle east of N. Glenn Highway at approximately mile 50.3. There is a large bluff feature running northeast to southwest, which encompasses roughly 1/3rd of the area and drops off to the Matanuska River plain to the east southeast. Minimal area exists at the bottom of the bluff, including an abandoned railroad bed which functions as a trail. The upper bench area has gently rolling hills. The total elevation differential indicated from the provided topographical map is approximately 322', and the variance in the upper bench is about 50'. Several minor areas and the large bluff have steep slopes exceeding 25% and have been delineated on the attached map.

Soils & Vegetation. The majority of the parent parcel consists of native vegetation, however there are 2 fully developed home sites and a 3rd cabin site, each with a driveway and related cleared areas. There is an apparent old gravel pit primarily located on proposed Lot 2, and exposed gravel cut banks exist along its east edge. One well overgrown area parallel to the bluff was apparently the original Glenn Highway road bed, many decades ago. There also exists a small footpath traversing east along the steep slope, down to the river plain area. Native vegetation primarily consists of willows, spruce and cottonwood trees with thorn bushes, tall grasses, and other shrubbery occupying the space between trees. As shown on the attached drawing, two existing testholes related to on-site septs serving the current residences were reviewed, and 5 new testholes were dug on the parent parcel in order to evaluate existing soils conditions.

Additionally 2 new percolation tests were performed, in testholes numbered 2 and 4, where a deep layer of silty sandy topsoils were encountered, returning rates of 3 min/in for each. The pre-existing testholes on the parent parcel typically contained clean sands and gravels underneath the deep silty overburden present within much of the parent parcel. The 5 new testholes were similar to the reported existing testholes, with some variance in the amount of silty sands present over the clean sands and gravels at depth. Although the useable areas are supported by testholes 2, 3 & 4 and the existing testholes, additional testholes 1 & 5 are included as supplemental information; these holes were similar to the others. Copies of the relevant testhole logs, percolation test results, and the location/topography map are attached.

Groundwater. Groundwater was not found on the parent parcels in any of the new or existing testhole data. Separation to groundwater is not expected to be a limiting factor for any of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, steep areas and related setbacks, setbacks to existing structures, and setbacks to existing water wells. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate useable area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed new lots 2, 4, 5 & 6 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed lots 1 & 3 will each contain over 400,000 square feet of area and will not require useable area verification.***

Roads and Drainage. The proposed new lot 1 will maintain existing access in the form of an existing driveway, lots numbered 2, 3, 4, and 5 will eventually receive access via a new common access easement shown on the attached drawing, and lot 6 will receive access via frontage onto N. Glenn Highway. As no new roads are proposed, no drainage plan is required. General existing drainage patterns have been indicated on the attached map.

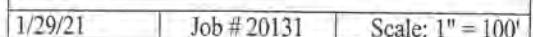
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: D. McDannold w/attachments






HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 5

Performed For: Dori McDannold

Legal Description: McDannold Subdivision - LB6 S21 T18N R2E


Depth, feet	Soil Type	Slope	Site Plan
1	OL		See attached testhole & topo map.
2	ML VARIES to ML-SM w/ FEW ROOTS		
3			
4			
5	SM, VARIES TO SM-ML IN BANDS		
6			
7	FINE SANDS		
8	OLIVE		
9			
10			
11			
12			
13			
14			
15			
16	SPWGP, ROCK to 4" MED to M-F SANDS CLEAN		
17			
18	NO GW		
19			
20			
21			
22			

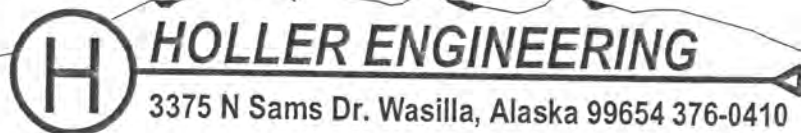
WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

PERCOLATION RATE (min/inch) PERC HOLE DIAMETER
 TEST RUN BETWEEN FT AND FT DEPTH
 COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 PERFORMED BY: C. Holler

DATE: 12-09-20
EXHIBIT B-4



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 5Performed For: Dori McDannoldLegal Description: McDannold Subdivision - LB6 S21 T18N R2E

Depth, feet

Soil Type

1 a

2 ML

3

4

5 SM, FEW BANDS SM-ML

6

7 dark brown

8

9

10

11

12

13

14

15 SP-GP, dark gray

16 Rock to 6"

17 NO GWT

18

19

20

21

22

Slope

Site Plan

See attached drawing

↑ N ↓

PERC 5

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	<u>12/09/20</u>				
1		<u>13:58</u>	<u>10 min</u>	<u>9 1/16"</u>	<u>4 8/16"</u>
2		<u>14:09</u>	<u>10 min</u>	<u>8 11/16"</u>	<u>3 11/16"</u>
3		<u>14:19</u>	<u>10 min</u>	<u>8 9/16"</u>	<u>3 9/16"</u>
4		<u>14:30</u>	<u>10 min</u>	<u>8 7/16"</u>	<u>3 7/16"</u>
5		<u>14:41</u>	<u>10 min</u>	<u>8 5/16"</u>	<u>3 5/16"</u>
6		<u>14:51</u>	<u>10 min</u>	<u>8 3/16"</u>	<u>3 3/16"</u>

PERCOLATION RATE 3 (min/inch) PERC HOLE DIAMETER 6"

TEST RUN BETWEEN 4.5 FT AND 5.5 FT DEPTH

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

PERFORMED BY: C. Holler, J. Wilkins DATE: 12/09/20

EXHIBIT B-5

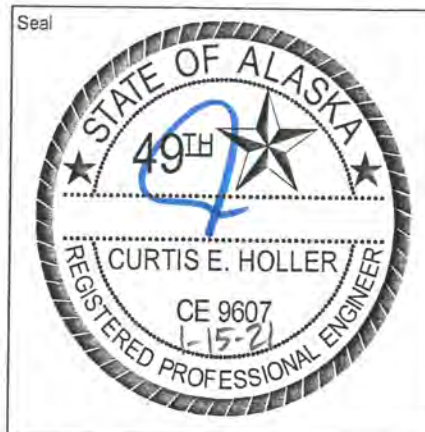

HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

 TEST HOLE # 3 of 5

 Performed For: Dori McDannold

 Legal Description: McDannold Subdivision - LB6 S21 T18N R2E


Depth, feet	Soil Type	Slope	Site Plan
1	OL		See attached testhole & topo map.
2	ML		
3			
4			
5			
6	SM, VARIES TO SM-ML		
7	OLIVE BROWN		
8			
9			
10			
11	SPW/GP		
12	VARIES TO SP-GP		
13	OLIVE, ROCK to 6"		
14	w/FEW to 8"		
15			
16	No GWT		
17			
18			
19			
20			
21			
22			

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A

PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 TEST RUN BETWEEN FT AND FT DEPTH
 COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 PERFORMED BY: C. Holler DATE: 12-09-20

EXHIBIT B-6


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

 TEST HOLE # 4 of 5

 Performed For: Dori McDannold

 Legal Description: McDannold Subdivision - LB6 S21 T18N R2E


Depth, feet	Soil Type	Slope	Site Plan																																																											
1	ML, VARIES to ML-SM		See attached drawing ↑ N ↓																																																											
2																																																														
3																																																														
4																																																														
5																																																														
6																																																														
7																																																														
8																																																														
9																																																														
10																																																														
11				WAS GROUNDWATER ENCOUNTERED? - <u>No</u> IF YES, AT WHAT DEPTH? - <u>N/A</u> DEPTH AFTER MONITORING? - <u>N/A</u>																																																										
12		PERCOLATION TEST <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td></td> <td>12/09/20</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td>14:09</td> <td>10 min</td> <td>8"</td> <td></td> </tr> <tr> <td>2</td> <td></td> <td>14:14</td> <td>10 min</td> <td>8 3/16"</td> <td>3 3/16"</td> </tr> <tr> <td>3</td> <td></td> <td>14:25</td> <td>10 min</td> <td>8 5/16"</td> <td>3 5/16"</td> </tr> <tr> <td>4</td> <td></td> <td>14:36</td> <td>10 min</td> <td>8 5/16"</td> <td>3 5/16"</td> </tr> <tr> <td>5</td> <td></td> <td>14:47</td> <td>10 min</td> <td>8 11/16"</td> <td>3 11/16"</td> </tr> <tr> <td>6</td> <td></td> <td>14:58</td> <td>10 min</td> <td>9 1/16"</td> <td>3 1/16"</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop		12/09/20					1		14:09	10 min	8"		2		14:14	10 min	8 3/16"	3 3/16"	3		14:25	10 min	8 5/16"	3 5/16"	4		14:36	10 min	8 5/16"	3 5/16"	5		14:47	10 min	8 11/16"	3 11/16"	6		14:58	10 min	9 1/16"	3 1/16"												
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19		DATE: <u>12/09/20</u>																																																												
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EXHIBIT B-7


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 5

Performed For: Dori McDannold

Legal Description: McDannold Subdivision - LB6 S21 T18N R2E


Depth, feet	Soil Type	Slope	Site Plan
1	OL		See attached testhole & topo map.
2	ML, ML-SM		
3			
4			
5			
6			
7			
8			
9	SM, V. FINE SM-ML		
10	OL		
11			Slope
12			
13			
14			
15			
16	SP, BROWN, FINE		
17	NO GWT		
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 -
 - PERFORMED BY: C. Holler

DATE: 12-09-20

EXHIBIT B-8

Matanuska-Susitna Borough
Telephone (907) 745-9874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

FEB 11 2021

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property:

PARCELS 1A & 2A, MSB WAIVER RESOLUTION SERIAL #2007-220-PWm
RECORDED AT RECEPTION SERIAL #2007-032695-0 & RE-RECORDED AT
RECEPTION SERIAL #2008-009661-0

An application for a variance from a requirement of Title 43 shall contain:


1. The preliminary plat to which the variance pertains or a copy of the plat or record if it has previously been approved and recorded;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, DORI L. McDANNOLD the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.300(6) (b) of the Borough Code in order to allow:

40' WIDE FLAGPOLES FOR LOTS 1&3

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

APPLICANT OR OWNER

Name: DORI L. McDANNOLD Email: ida@mtaonline.net
Mailing Address: P.O. BOX 4058, PALMER, AK. . Zip: 99645
Signature:  Phone: _____

SURVEYOR

Name (FIRM): KEYSTONE SURVEYING & MAPPING
Email: garyl@mtaonline.net
Mailing Address: P.O. BOX 2216, PALMER, AK. 99645
Contact Person: GARY Phone: 376-7811

EXHIBIT C -/

VARIANCE REQUEST

T.Y. RIVER RAVEN WOODLANDS

The request is to allow Lots 1 and 3 to have flagpole widths that are 40' wide – single poles-. 43.300(6) (b) states that lots greater than 2.5 acres have flag poles that are 60' wide when they are a single pole.

As some members of the Board may remember, the reason for the 60' wide flagpoles was to provide the ability for a future road over the flagpole portion should the lots in question be further subdivided in the future. In this case these parcels cannot be subdivided in the future due to extreme topographical constraints.

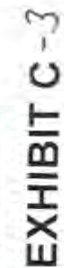
Lot 3 has limited building and septic area. The high area on the lot is the only feasible building area. Over the precipice easterly of the building area there is a bench. That bench is 40 feet lower than the only building area and the slope between the building area and the bench is at a grade of 50%. From the bench the lot further drops over the precipice 280' at a grade of 70% which is not even walkable. This lot cannot be subdivided further. Further subdivision is the reason for 43.300(6) (b). This parcel is more akin to a lot that is less than 2.5 acres as it cannot be subdivided. In fact, there is only about 2 acres in the building area on this parcel. It should fall under 43.300(5) (b) where it was contemplated that the lots could not be further subdivided. Unfortunately when this section of code was written these types of situations were not accounted for other than in a variance situation which is what we are requesting.

Lot 1 is analogous to Lot 3 regarding usable building and septic area, topography, and the potential for future subdivision. Again the high area is the only feasible building area and is the location of Ms. McDannolds residence. The grades down towards the river are identical to the grades on Lot 3. This Lot 1 has less building area than Lot 3 and like Lot 3 cannot be further subdivided. In addition to the above challenges Lot 1 has 66 feet of Section Line Easement that

straddles the flagpole portion of this Lot. Though this lot cannot be further subdivided the Section Line Easement provides all the access necessary for a future road THOUGH a road could not be constructed over the precipice past the homesite of Ms. McDannold and as such Lot 1 could not be further subdivided. This was another situation that was not considered when this section of code was written – where a Section Line Easement or ANY Public Access Easement straddles and runs along the length of the flagpole portion of a lot. As such we are left with requesting a variance.

This section of code, 43.300 (6) (b), serves no purpose in situations like these and needs to be re-written when the Board again takes up white board items. These situations should be written into code so that when encountered the applicants are not left with requesting a variance to a section of code that when written did not foresee anything past a flat piece of land. For now we have to request a variance.

This is one of the most topographically challenged parcels that I have worked with in my 40+ years of experience. No harm can come from granting this variance and that fact should be further reasoning for its granting.



Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, February 23, 2021 3:00 PM
To: Amy Otto-Buchanan
Subject: RE: RFC TY Rvr Raven Wdlns #21-014

No objection, so long as DOT approves of the 3 separate access point to the Glenn Hwy.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 4, 2021 10:34 AM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaldedistrict1@gmail.com; pamela.j.melchert@usps.gov; mothers@mtaonline.net; cobbfam@mtaonline.net; farmloopak@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC TY Rvr Raven Wdlns #21-014

The following link contains a Request for Comments for TY River Raven Woodlands. Comments are due by February 24, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EvuZJ8CRHBZGs1J1lrEojrYBehLPjrpLRt4R90adBwgTjA?e=oe1Gv5

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

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

Amy Otto-Buchanan

From: Taunnie Boothby
Sent: Thursday, February 18, 2021 3:31 PM
To: Amy Otto-Buchanan
Subject: RE: RFC TY Rvr Raven WdInds #21-014 18N02E21
Attachments: SFHA overview 5195 and 5281 N Glenn Hwy.pdf; SFHA with topo 5195 and 5281 N Glenn Hwy.pdf

Special Flood Hazard Area (SFHA) is located on this parcel. It is on the far east edge of the parcel at the toe of the bluff, see attached maps.

Should any development be desired in the identified area it will require a permit prior to development.

Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department
907-861-8526
taunnie.boothby@matsugov.us

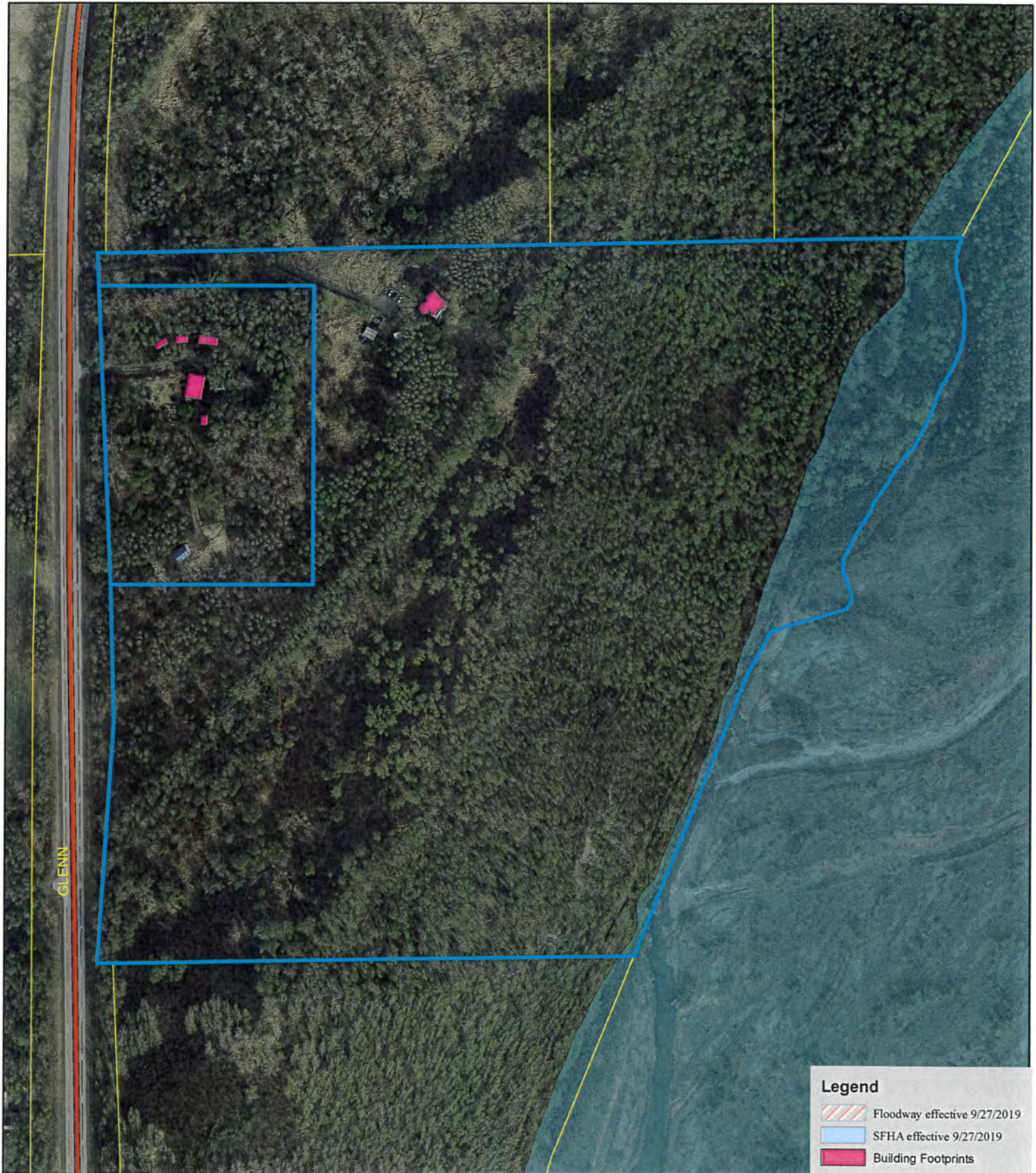
From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 18, 2021 1:40 PM
To: Taunnie Boothby <Taunnie.Boothby@matsugov.us>
Subject: RE: RFC TY Rvr Raven WdInds #21-014 18N02E21

Can you send me a map? That will help clarify for the staff report. Thanks, A.
-----Original Appointment-----

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Friday, February 5, 2021 4:46 PM
To: Karol Riese; Theodore Eischeid; Taunnie Boothby
Subject: RFC TY Rvr Raven WdInds #21-014 18N02E21
When: Monday, February 22, 2021 12:00 AM to Tuesday, February 23, 2021 12:00 AM (UTC-09:00) Alaska.
Where:

EXHIBIT E -1

Special Flood Hazard Area Overview of Sept 27, 2019 effective map
Tax id: 18N02E21B005 & B006 5195 & 5281 N GLENN HWY Palmer



Matanuska Susitna Borough
Permit Center

Date: 2/18/2021

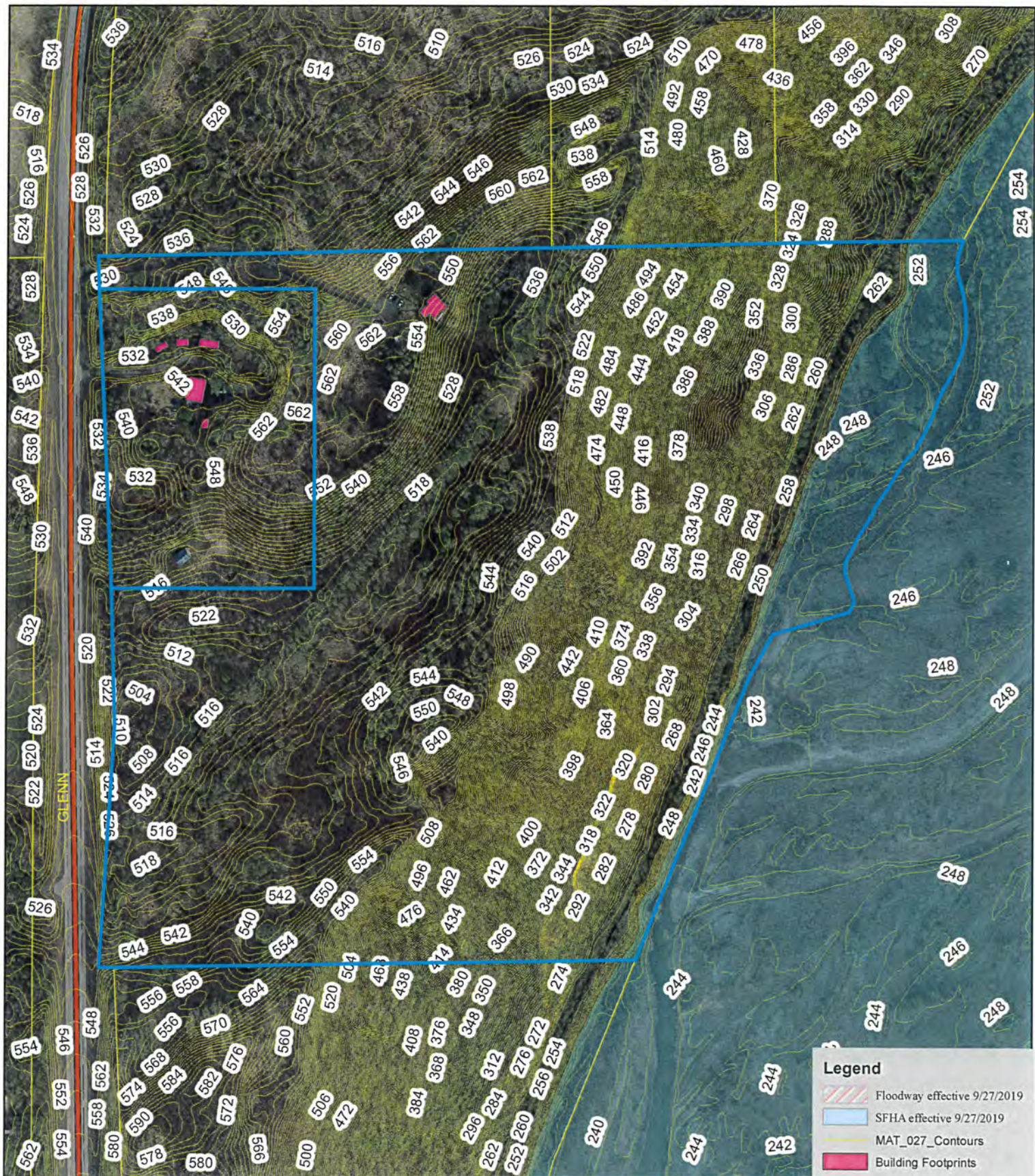


This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough Planning Division at 907.881-7801.

0 65 130 260 390 520 Feet

EXHIBIT E-2

Special Flood Hazard Area Overview of Sept 27, 2019 effective map with 2011 LiDar topography
Tax id: 18N02E21B005 & B006 5195 & 5281 N GLENN HWY Palmer



Matanuska Susitna Borough
Permit Center

Date: 2/18/2021



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0 65 130 260 390 520 Feet

EXHIBIT E -3

Amy Otto-Buchanan

From: Fire Code
Sent: Monday, February 8, 2021 2:28 PM
To: Amy Otto-Buchanan
Subject: RE: RFC TY Rvr Raven Wdlns #21-014

Amy,

The issue with this is that access may be hindered. Elevation changes may present grades of greater than 10%. Appendix "D" of the International Fire Code calls for maximum grades of 10% unless approved by the fire chief.

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.



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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 4, 2021 10:34 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaldedistrict1@gmail.com; pamelaj.melchert@usps.gov; mothers@mtaonline.net; cobbfam@mtaonline.net; farmloopak@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC TY Rvr Raven Wdlns #21-014

The following link contains a Request for Comments for TY River Raven Woodlands. Comments are due by February 24, 2021. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, February 5, 2021 9:23 AM
To: Amy Otto-Buchanan
Subject: RE: RFC TY Rvr Raven Wdlns #21-014

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

Good morning Amy,

MTA has reviewed the plat for T.Y. River Raven Woodlands. MTA would like to request that the 15' MEA easement be changed to a 15' utility easement.

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



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 4, 2021 10:34 AM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; pamela.j.melchert@usps.gov; mothers@mtaonline.net; cobbfam@mtaonline.net; farmloopak@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; 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; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC TY Rvr Raven Wdlns #21-014

The following link contains a Request for Comments for TY River Raven Woodlands. Comments are due by February 24, 2021. Please let me know if you have any questions. Thanks, A.



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

February 18, 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 **Aldeman 2 ROW Vacation and Replacement PUE (MSB Case # 2020-015 & 016)** and advises that there is an existing natural gas main installed within W. Caleb Circle, a sixty foot (60FT) wide Public Use Easement, document number 2004-032118-0. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this vacation unless one of the following scenarios is met:

1. Add a note which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing main." And draw in the approximate location of the main on the map and add, "Approximate location of natural gas main and centerline of fifteen foot (15 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a fifteen foot (15 FT) wide natural gas easement, centered on the main at this location.

ENSTAR Natural Gas Company has reviewed **Aldeman 2 ROW Vacation and Replacement PUE (MSB Case # 2020-015 & 016)** and advises that there are two existing natural gas easements filed under Recording No. 2016-021394-0 and Recording No. 2016-021393-0, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

1. ENSTAR requests a plat not which states: Existing ENSTAR Natural Gas Easement recorded at State Serial Number 2016-021394-0 and State Serial Number 2016-021393-0, Palmer Recording District.

ENSTAR Natural Gas Company has reviewed **Memory Hills 2 (MSB Case # 2020-012)** and requests a ten foot (10 FT) wide natural gas easement depicted on the attached ENSTAR as-built. ENSTAR Natural Gas Company originally requested an easement in a letter dated March 1, 2019 for the **Memory Hills (MSB Case # 2019-018)** preliminary plat request for comments. Attached is the letter for reference. ENSTAR objects to the plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing main." And draw in the approximate location of the main on the map and add, "Approximate location of natural gas main and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the main at this location.



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

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

- **Ty River Raven Woodlands**
 (MSB Case # 2021-014))
- **Stanley and Sons**
 (MSB Case # 2021-018 & 019)

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

Sincerely,

Skylar Shaw
 ROW & Compliance Technician
 ENSTAR Natural Gas Company



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

February 11, 2021

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

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has no comments:

- **Ty River Raven Woodlands (McDannold)**

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

- **Splinter Add (Burak)**
 - We object to the easement vacation as it serves as Lot 9's access to Helms Drive.
- **Tax Map SU 14, Sec 22, T19N, R03E (Khang)**
 - Petitioner needs to speak with the Alaska Railroad (ARRC) about access across the property they own between the petitioner's lots and Jonesville Mine Road. The plat should not be approved until the petitioner has permits to cross ARRC land.
 - We recommend the petitioner consider dedicating a road along the backside of the lots that would connect to Eska Creek Street. This would provide future secondary access to these lots or the primary access if the ARRC refuses permission to cross their land.

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

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

"Keep Alaska Moving through service and infrastructure."

EXHIBIT H ~/

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

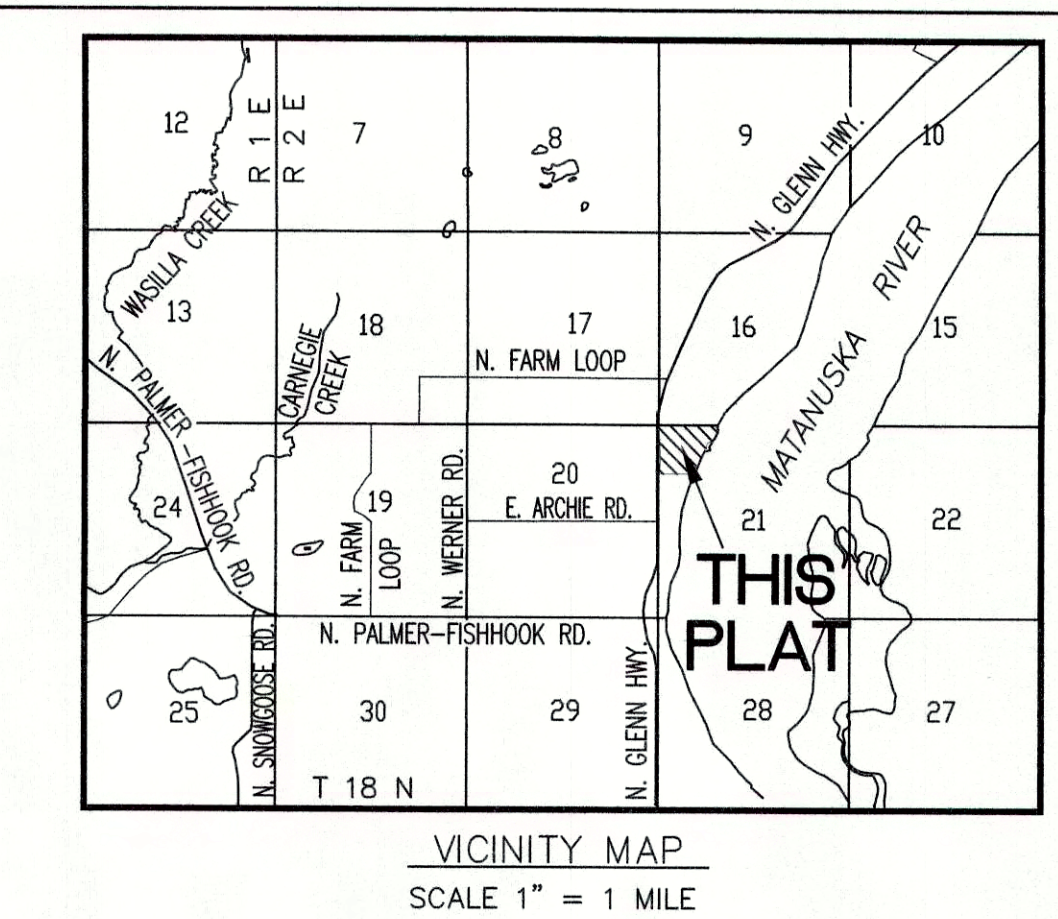
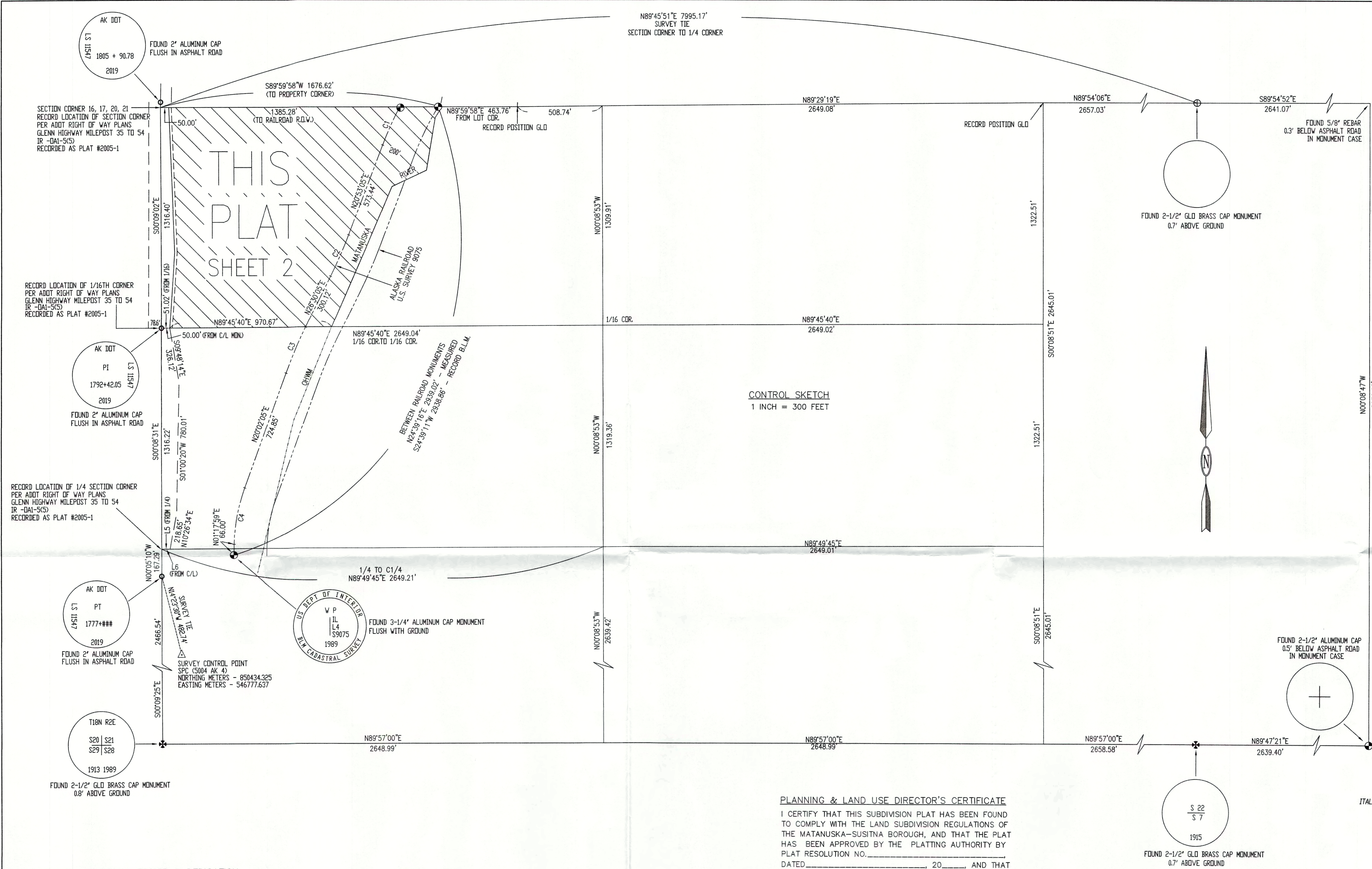
Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc:

Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB PD&E Manager
Danika Simpson, Property Management Supervisor, Right of Way
Allen Kemplen, Mat-Su Core Area Planner



- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
 3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) RCA ALASKA COMMUNICATIONS, INC. AND APPURTENANCES, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO INTRASTATE COMMUNICATION SYSTEM, RECORDED JANUARY 19, 1971 IN BOOK MISC. 16, AT PAGE 199 AND ASSIGNED TO MATANUSKA TELEPHONE ASSOCIATION INC. BY ASSIGNMENT RECORDED AUGUST 13, 1981 IN BOOK 241, AT PAGE 183.
 - b) MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JUNE 24, 2002 AS INSTRUMENT NO. 2002-012892-0 AND 2002-012893-0

- LEGEND**
- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - ⊕ FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR
 - FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED
- (T) = TOTAL DIMENSION
- ITALICIZED TEXT = COMMON ACCESS EASEMENT DIMENSIONS

Agenda Copy

CERTIFICATE OF OWNERSHIP & DEDICATION

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

DORI L. McDANNOLD
P.O. BOX 4658
PALMER, ALASKA 99645-4658

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

BENEFICIARY

SIGNATURE _____ DATE _____

NAME/TITLE
KEY BANK NATIONAL ASSOCIATION
SOLIDIFI - ATTN: FILINGS
701 SENECA STREET, SUITE #661
BUFFALO, NY 14210

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____ FOR _____

NOTARY FOR THE STATE OF NEW YORK
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

DATE _____ PLANNING & LAND USE DIRECTOR _____

ATTEST: _____ PLATTING CLERK _____

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE _____

**A PLAT OF
T.Y. RIVER RAVEN WOODLANDS**

A SUBDIVISION OF PARCELS 1A AND 2A
MATANUSKA-SUSITNA BOROUGH
WAIVER RESOLUTION SERIAL #2007-220-PWm RECORDED
12/31/2007 AT RECEPTION SERIAL #2007-032695-0
LOCATED WITHIN THE
NW1/4 SECTION 21, T. 18 N., R. 2 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 38.68 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 * PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE * PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 1/27/2021	DRAWING: 2021-2/RiverRaven
CHECKED BY Glo	SCALE 1 INCH = 300 FEET	SHEET 1 OF 2



CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	249.45'	2009.95'	124.88'	07°06'39"	249.29'	S24°26'04"W
C2	271.05'	2765.01'	135.63'	05°37'00"	270.94'	N23°41'35"E
C3	297.42'	2964.52'	148.83'	05°44'54"	297.29'	S22°54'31"W
C4	344.95'	1054.88'	174.03'	18°44'10"	343.42'	S10°40'05"W

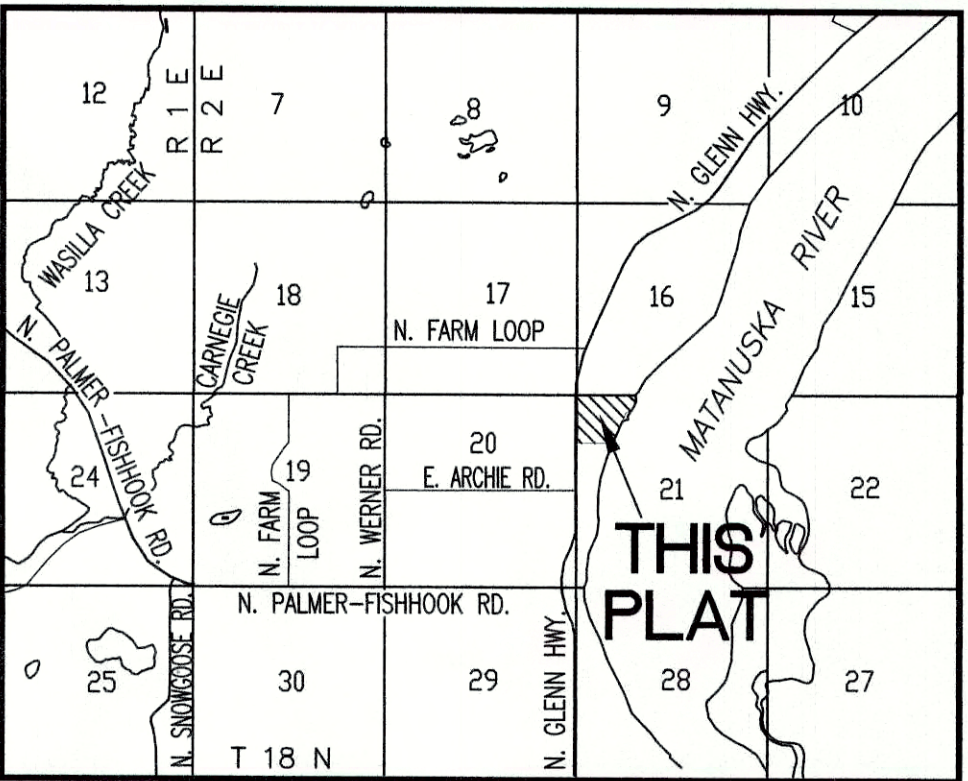
LINE	LENGTH	BEARING
L1	50.93'	N02°10'46"W
L2	90.00'	N02°11'00"W
L3	60.00'	N87°49'22"E
L4	70.00'	S02°10'38"E
L5	49.97'	N89°49'45"E
L6	50.00'	N89°49'45"E
L7	42.92'	S32°29'48"W
L8	27.65'	S11°21'26"W
L9	41.53'	N02°10'38"W

LEGEND

- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT
AS SHOWN AND DESCRIBED
- ⊙ FOUND ALUMINUM CAP MONUMENT
AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED

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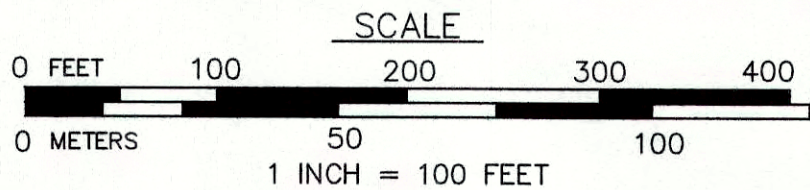
ITALICIZED TEXT = COMMON ACCESS EASEMENT DIMENSIONS



NOTES

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- BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
- 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
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Agenda Copy



A PLAT OF
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PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 1/27/2021	DRAWING: 2021-2/RiverRaven
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 2 OF 2

SURVEYOR'S CERTIFICATE

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

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE



6C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 18, 2021

PROJECT NAME:	ALDEMAN 2 PUBLIC USE EASEMENT & VACATION		
LEGAL DESCRIPTION:	SECTIONS 18, T17N, R1W, SEWARD MERIDIAN, AK		
PETITIONER:	CALEB ALDEMAN, CYRUS ALDEMAN, CHARLES & KATHY ALDEMAN		
SURVEYOR:	DENALI NORTH		
REVIEWED BY:	FRED WAGNER	CASE #:	2021-015/016

REQUEST:

The request is to vacate the majority of W. Caleb Circle and provide replacement Public Use Easements providing internal access to tax parcels B5, B8, B10, B11, & B12. W. Caleb Circle is a 60-foot wide Public Use Easement over 2000-feet long with a 200-foot wide t-turnaround at the terminus. W. Caleb Cir. is located south and east of S. Clapp St. and west of S. Mack Dr., just outside of the City of Wasilla within the SE¼ NW¼ Sec. 18, T17N, R01W, S.M. AK.

EXHIBITS:

Vicinity Maps	EXHIBIT A
PUE Application	EXHIBIT B
Proposed PUE & As-Built	EXHIBIT C
Vacation Application	EXHIBIT D

COMMENTS:

Public Works Engineer	EXHIBIT E
City of Wasilla	EXHIBIT F
Development Services	EXHIBIT G
Fire Code	EXHIBIT H
MTA	EXHIBIT I
Enstar	EXHIBIT J

DISCUSSION: The petitioner is requesting to vacate a portion of W. Caleb Circle due to the multi-family building encroachments and the gravesite encroachment within the Public Use Easement (PUE). The petitioners suggested replacement PUEs include a short portion of W. Caleb Circle that provides access to Tax Parcels B10 & B12 with a t-turnaround that provides access to B11, and a PUE approximately 1750-feet in length running westerly from the intersection of W. Mill Site Circle and S. Mack Drive that will provide access to the other parcels involved (**Exhibit C**). Posting of the vacation along the boundary of the property at all

common points of access to that portion of the easement was required and an affidavit of that posting is due prior to the public hearing.

History: The Aldeman family owns the subject property (**Exhibit A**). In 2004, the family members went through Platting's Public Use Easement process and received approval by the Platting Board. The family members involved signed the PUE Document, the Planning Director accepted it with his signature and the Platting Assistant recorded it at the Palmer Recording Office in November 2004. The petitioner's representative stated they did not have a plan at that time as to what it would be used for, but wanted to protect the ability to subdivide in the future, prior to the patriarch of the family passing away.

Current Ownership:

Charles O. Aldeman:	Tax Parcels B5 & B8
Charles O. & Kathy Aldeman:	Tax Parcel B10
Caleb F. Aldeman:	Tax Parcel B11
Cyrus Aldeman:	Tax Parcel B12

W. Caleb Circle was constructed sometime between 2004 and 2011. Instead of constructing the radius curve as shown on the recorded easement, the petitioner constructed it with a 90-degree corner. The borough did not receive an application for a permit to construct within this public right-of-way. Sometime between 2011 and 2016, the petitioner constructed small houses along W. Caleb Circle. Four of these houses are within the public right-of-way as shown on the plot plan and as-built the surveyor provided (**Exhibit C**). One gravesite, and several MEA, and MTA pedestals are also shown within the public right-of-way.

ROW Vacation: MSB 43.15.035 in part states, "Public rights-of-way in areas shall be assumed to have a public use unless proven otherwise." The public use of this right-of-way is to provide internal access to this mostly undeveloped land and to provide interconnectivity between parcels of land without having to access the Major Collectors of S. Clapp Street and S. Mack Drive. The petitioner is providing an alternate internal right-of-way that provides equal or better access to all areas affected by the vacation.

Fair Market Value: MSB 43.15.035(C)(2) states, "If a municipality acquired the vacated area for legal consideration or by express dedication to and acceptance by the municipality other than as a prerequisite to plat approval, the fair market value of the vacated area shall be deposited with the platting authority before the final act of vacation, to be paid over to the municipality upon final vacation."

Staff notes that the Aldeman's created the public use easement by express dedication, it was accepted by the borough, and was not a prerequisite to plat approval. Tax Parcel B5 is a Government Lot, created with the 1915 federal survey of this area. Clifford Aldeman went through the waiver process to create Tax Parcel B8 in its current configuration in 1986. In July 2004, the Aldeman family went through the waiver process to create Tax Parcels B10, B11, & B12 in their current configurations. It wasn't until November 2004, that the existing public use easement was created by recorded document. There was no platting requirement to create this public use easement. Staff's recommendation, if the vacation is approved, is to obtain a fair

market value appraisal of the vacated area and provide funds meeting that appraised amount to the borough prior to the vacation recording in accordance with MSB 43.15.035(C)(2) **(Recommendation #4)**.

COMMENTS:

MSB Dept of Public Works Engineer stated, "The Surveyor's January 15, 2021 letter says there is a portion of the Mill Site Circle PUE that is steeper than 10%. 2011 contours of the alignment show grades closer to 20%. Per 43.15.021(C), plan, profile, and cross sections are required if existing grades along the proposed route exceed 10%..." **(Exhibit E)**.

Fire Marshal stated Fire and Life Safety has no issue with this action **(Exhibit H)**.

MTA reviewed the plat and objects to the Public Use Easement Vacation without a replacement easement to access their facilities along Caleb Circle **(Exhibit I)**. Staff notes the petitioner will provide easements for the existing utilities within the vacated portion of N. Caleb Circle **(Recommendation #5)**.

Enstar stated they currently have facilities within W. Caleb Circle and objects to this plat unless one of the following scenarios is met **(Exhibit J)**:

1. Add a note, which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing natural gas main." And draw in approximate location of the natural gas main on the map and add, "Approximate location of natural gas main and centerline of fifteen foot (15 FT) wide natural gas easement."
2. Grant a fifteen-foot (15 FT) wide natural gas easement, centered on the existing natural gas main.

Staff notes this is not a plat, but a request to vacate a public right-of-way, which if approved would be done by resolution, not by a plat.

CONCLUSION:

The vacation is pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035, *Vacations*. The petitioner wishes to vacate a public right-of-way and is proposing two alternate public use easements to meet the requirements of MSB 43.15.035. The petitioner wishes to replace the vacation area with a small portion of the existing right-of-way and a t-turnaround that provides internal access to tax parcels B10, B11, & B12 and a public use easement that provides internal access to parcels B5, B8, & B10.

FINDINGS of FACT:

1. The vacation is pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035 *Vacations*.
2. MSB 43.15.035(B)(1)(c) allows for vacations of public rights-of-way if the right-of-way is not being used, a road is impossible or impractical to construct, and alternate access has been

provided. Staff notes the public use easement for W. Caleb Circle is currently unusable due to encroachments and the petitioner is providing alternate access.

3. The petitioner requests the vacation to eliminate the structural encroachments into the public right-of-way, encroachments into the building setbacks, and to remove the public right-of-way where there is a gravesite.
4. Public notice was posted for the right-of-way vacation notifying the public of the date, time, and place of the public hearing and the posting affidavit will be provided prior to the public hearing.

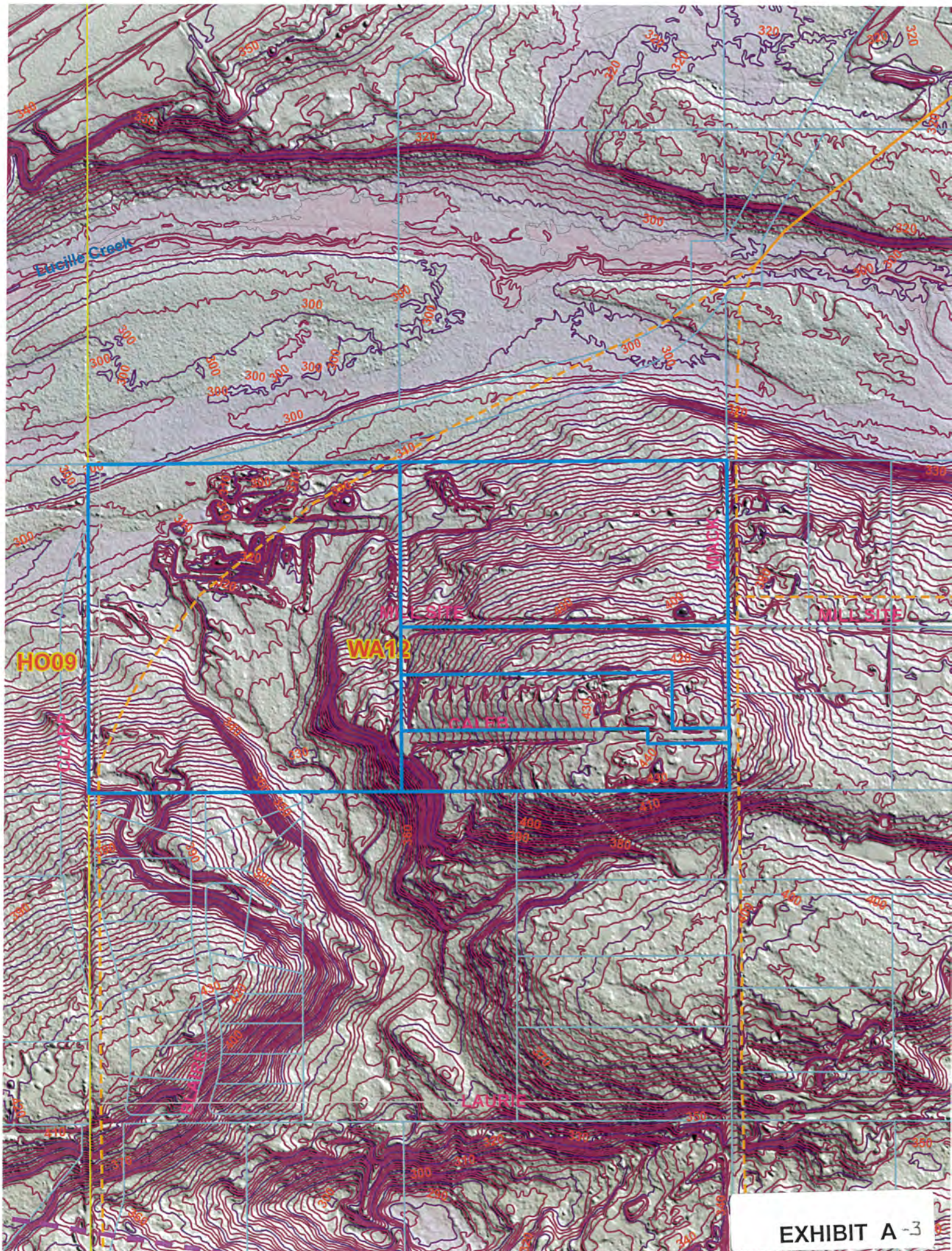
RECOMMENDATIONS FOR CONDITIONS OF APPROVAL:

Suggested motion: "I move to approve the petition to vacate a portion of W. Caleb Circle, the public use easement recorded at 2004-032118-0, and to grant replacement Public Use Easements, located within Section 18, Township 17 North, Range 1 West, Seward Meridian, Alaska"

1. Pay Postage and Advertising fee.
2. Obtain the Borough Assembly approval of the vacation within 30 days of Platting Board's written Notification of Action. MSB Assembly has 30 days from the date of the Platting Board decision to veto the request, if no action is taken within 30 days, the vacation is automatically approved.
3. Provide an updated Plan & Profile drawing.
4. Provide a fair market value appraisal of the vacated right-of-way and deposit those funds with the borough platting authority before the final act of vacation.
5. Obtain replacement utility easements for the existing utilities within that portion of N. Caleb Circle that is being vacated.
6. Provide updated Certificate to Plat executed within 7 days prior to recording the vacation and replacement public use easement and submit Beneficiary Acknowledgement, if applicable, in accordance with MSB 43.15.035(H).









Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

APPLICATION FOR PUBLIC USE EASEMENT ACCEPTANCE

RECEIVED
JAN 22 2021
PLATTING

LOCATED IN THE (aliquot part) NW 1/4 of 18 Section(s) 17N Township(s) RIW Range(s) Seward Meridian, Alaska.

SUPPORTIVE DATA

REQUIRED AT TIME OF SUBMITTAL:

- ☐ LEGAL DESCRIPTION OF PROPOSED EASEMENT
(by Registered Land Surveyor if description is by metes and bounds)
- ☐ SCALED DRAWING OF EASEMENT DEPICTING LOCATION
- ☐ PROOF OF CONSTRUCTIBILITY
- ☐ FEE \$500.00
- ☐ CERTIFICATE TO PLAT (provided by a local title company)

APPLICANT Name: Caleb F. Aldeman Email: AKtrolley@msn.com

OR Mailing Address: Po Box 870309 Wasilla, AK Zip: 99687

OWNER Contact Person: Caleb Phone: 775-2333

SURVEYOR Name (FIRM): Denali North Email: denalinorth6925@gmail.com

Mailing Address: Po box 874577 wasilla, AK Zip: 99687

Contact Person: Wayne or Hayli Phone: 376-9535

ENGINEER Name (FIRM): same as surveyor Email: _____

Mailing Address: _____ Zip: _____

Contact Person: _____ Phone: _____

Hayli / Denali North Rep. DATE 12/9/2020
APPLICANTS SIGNATURE

THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

12/14/2021
DATE

Peter Horton
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 3-18-2021

EXHIBIT B -1

Denali North
Po Box 874577 Wasilla, AK 99687
(907)376-9535

RECEIVED
JAN 29 2021
PLATTING

Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer, AK. 99645

January 15, 2021

ATTN: Fred Wagner

RE: Aldeman Vacation Request

Dear Mr. Wagner,

This letter is in reference to the new Public Use Easement. A topo is provided showing the East half of the road is relatively flat with a 1%-2% drop to the West. The west half drops about 30.0' ft. to the intersection at 1320' ft. which would be about a 4%-5% grade. There is an existing access road already constructed as shown on the asbuilt and topo maps. From the intersection to the Cul-de-sac the first 290' ft. drops about 18' ft. or about 6 % then to the cul-de-sac it drops 18' ft. or 10% to 11%.

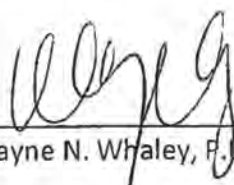
The Public Use Easement at Caleb Cir. Has been previously constructed by the owners. I do question the need for construction per Item No. 19 since the original easement did not involve construction.

The existing waiver parcels were all created with access to Mack Rd. The remaining Public Use Easement has been constructed and didn't need a culvert at Mack Rd. since it is at the top of the hill. Both the existing and proposed Public Use Easements meet feasibility of construction requirements per the topo map and the fact existing roads are already constructed.

When we do the Multi-Family permit there will be access road construction requirements which would include the T-Turnaround and the private access and for emergency service requirements. There are no changes to the existing asbuilt on Caleb Cir at this time. See proposed PUE & asbuilt for asbuilt information on Millsite Cir.

If you have any questions, please feel free to contact us at 376-9535

Sincerely,


Wayne N. Whaley, P.L.S.

RECEIVED
JAN 22 2021
PLATTING

REVISED
PUBLIC USE EASEMENT

A Public Use Easement on and across the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 18, Township 17 North Range 1 West, Seward Meridian, Alaska. Being more particularly described as follow:

Commencing at the center section corner of said Section 18, a found 5/8" rebar. Thence N $00^{\circ}02'57''$ W Along the center $\frac{1}{4}$ line, a distance of 219.34' ft. to the True point of beginning of this centerline description for this 60.0 foot wide Public Use Easement.

Thence S $89^{\circ}57'03''$ E a distance of 288.31' ft. to the SI of a T-Turnaround to the North; Together with 30' radius curve returns on the North side of the "T" Turnaround; And 30' radius curve returns at the intersection with the existing 50' road easement on Mack Rd.
See Exhibit "B"



RECEIVED
JAN 23 2021
PLAT

60' PUBLIC USE EASEMENT

A Public Use Easement on and across the S ½ NW ¼ of Section 18, Township 17 North Range 1 West, Seward Meridian, Alaska. Being more particularly described as follow:

Commencing at the center section corner of said Section 18, a found 5/8" rebar. Thence N 00°02'57" W Along the center ¼ line, a distance of 659.2' ft. to the True point of beginning of this centerline description for this 60.0 foot wide Public Use Easement.

Thence S 89°58'01" E a distance of 1318.67' ft. to the SI of a T-Turnaround to the south; Together with 30' radius curve returns on the South side of the "T" Turnaround; Thence continuing S 89°58'01" E A Distance of 430.87' ft. to the Radius point of a 60.00' foot radius Cul-De-Sac.
See Attachment "A"



Plating Board

March 18, 2021

Page 90

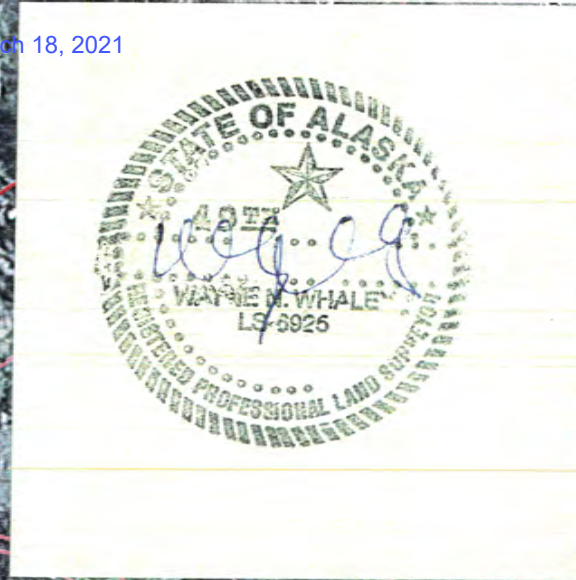
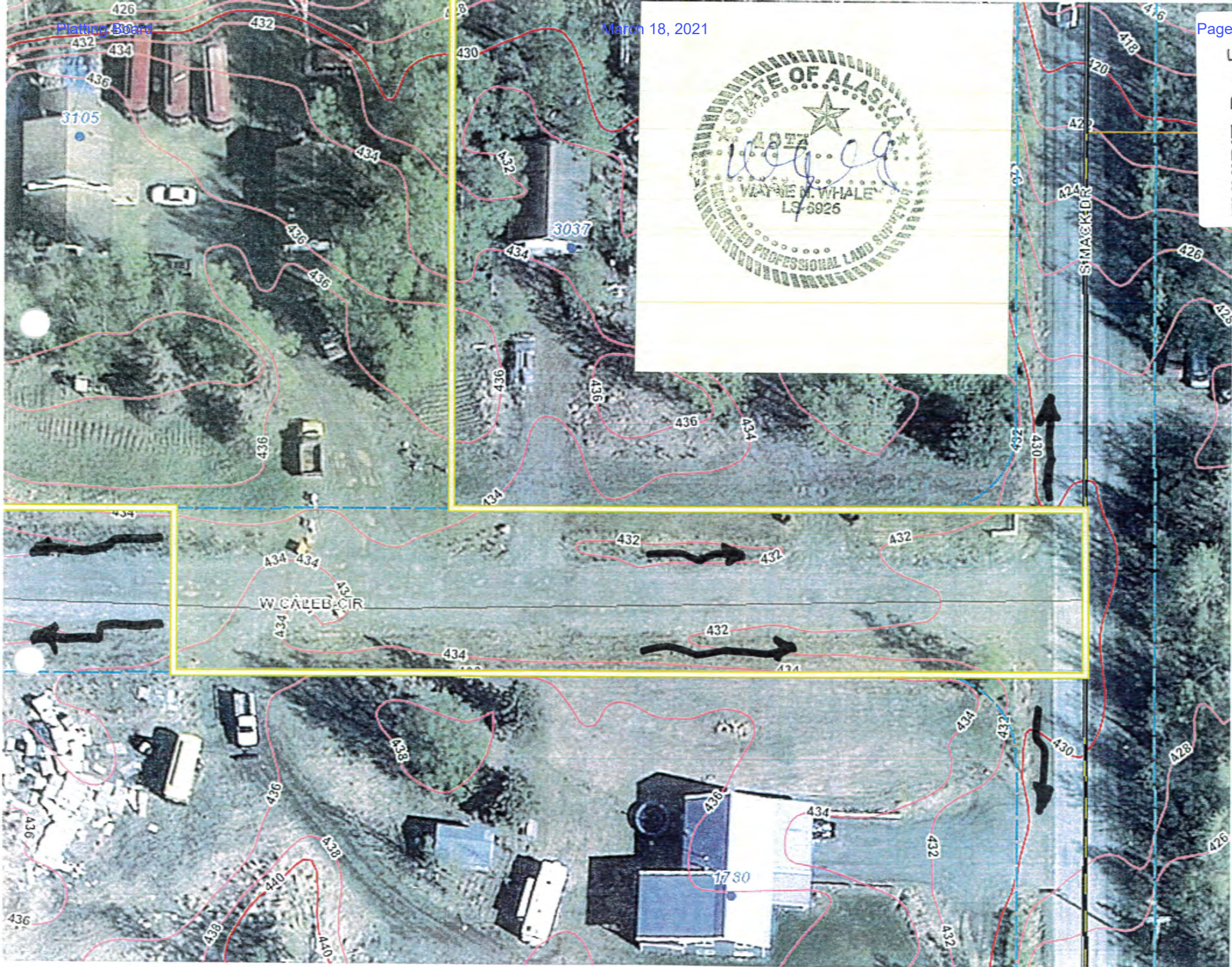


EXHIBIT B - 5

N
(NTS)



DENALI NORTH

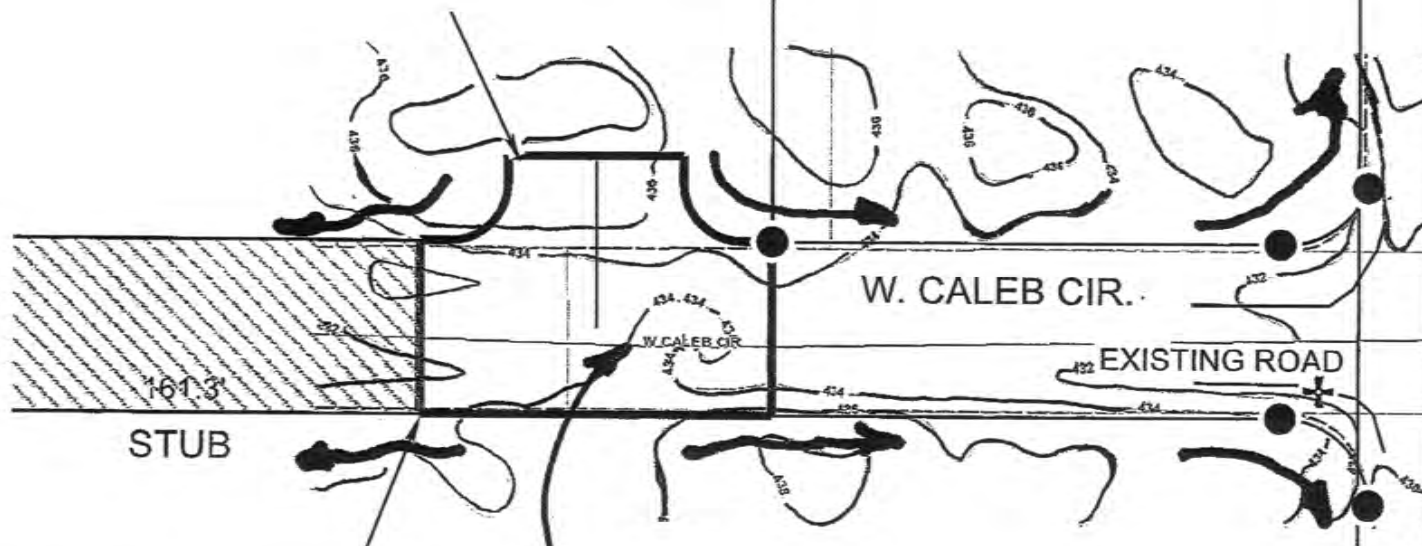
→ = DRAINAGE ARROW
EXISTING DRAINAGE

DENALI NORTH

March 18, 2021

DRIVE

EXISTING 60' P.U.E.
W/ NEW "T" TURNAROUND



ACCESS

HOUSE'S
AGENCY

HIGH SPOT



~> = DRAINAGE
ARROW * EXISTING DRAINAGE

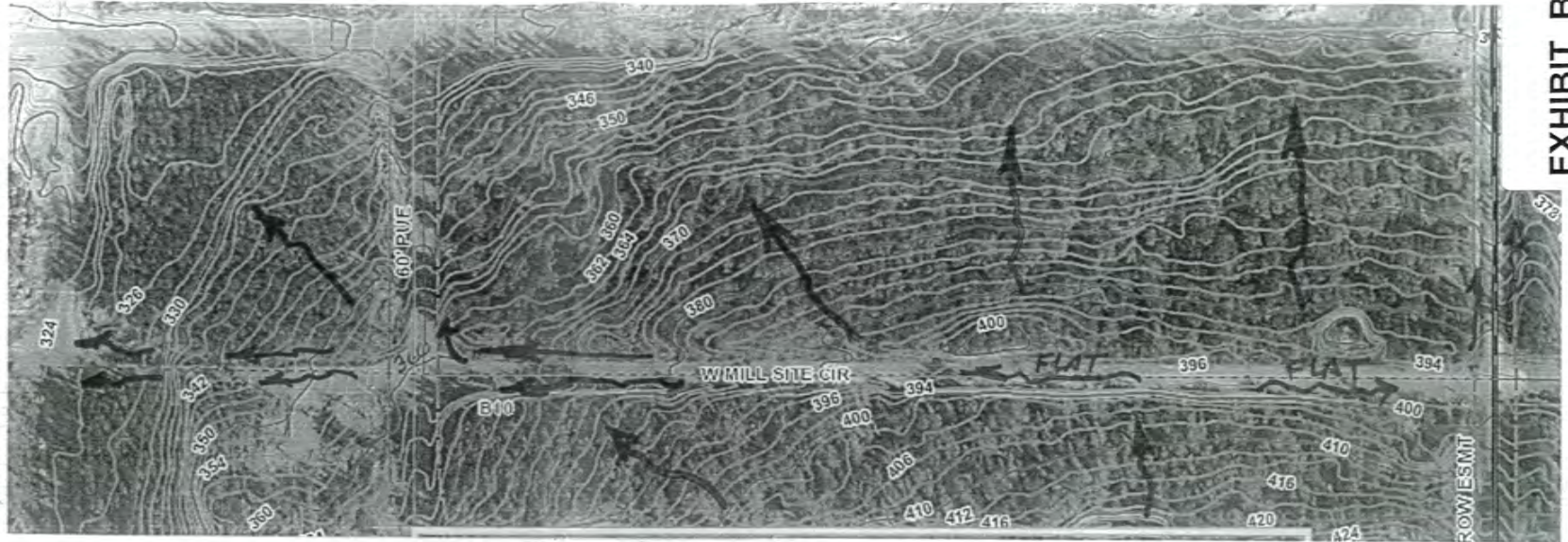
(NTS)

EXHIBIT B-6

PLATING

JAN 29 2021

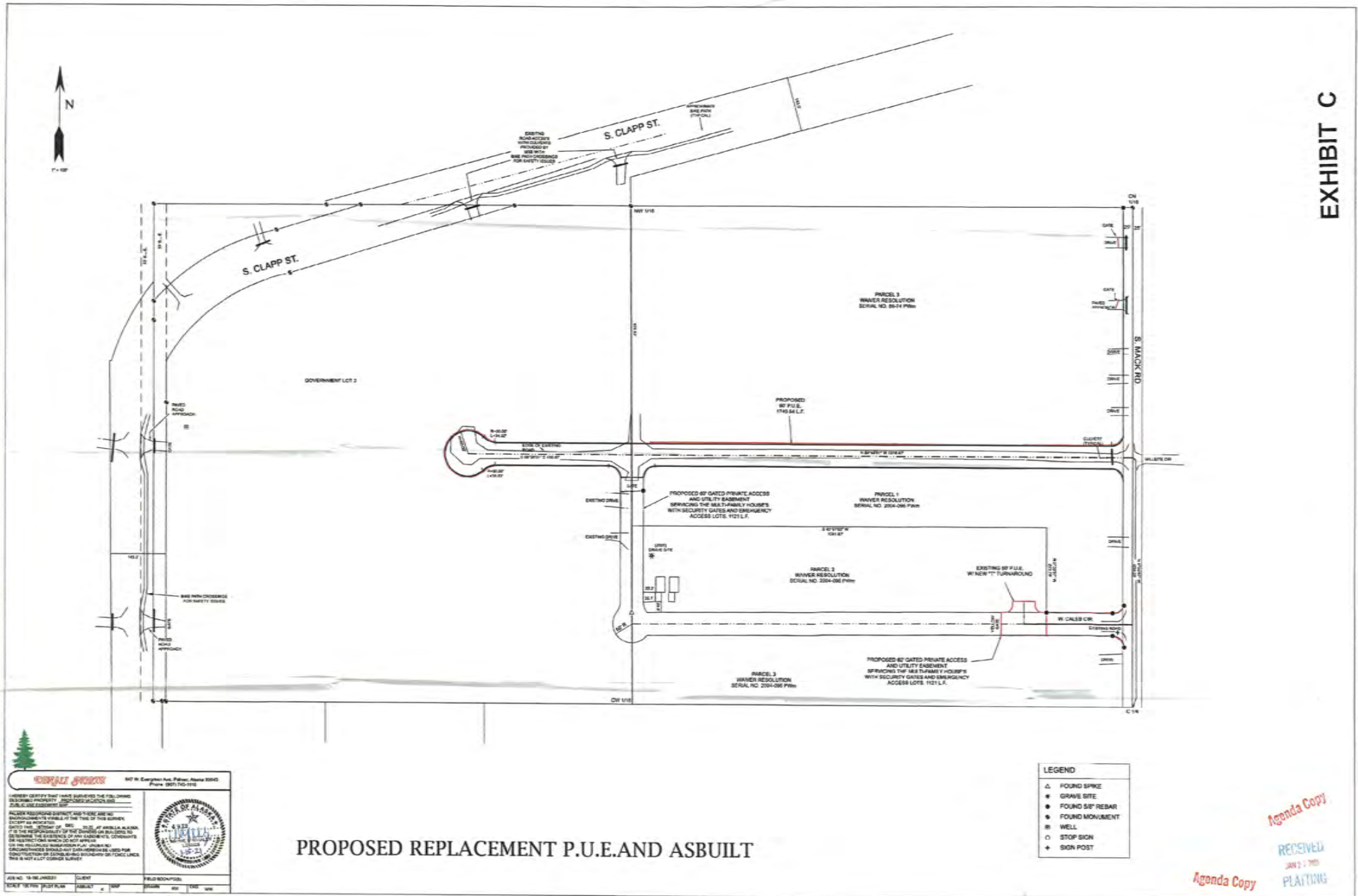
RECEIVED



PROPOSED P.U.E. TOPO
EXISTING DRAINAGE. ~~~~>



PROPOSED REPLACEMENT P.U.E.AND ASBUILT



Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, Charles, Caleb, Cyrus, Kathy Aldeman, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

Said right-of-way being more fully described as: (See Attached)

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. \$250.00 Right-of-Way Vacation Fee with Regular Plat; or
4. \$500.00 for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): (ATTACH PAGES, IF NEEDED)

APPLICANT Name: Caleb F. Aldeman Email: _____
OR Mailing Address: PO Box 870309 Wasilla AK Zip: 99687
OWNER Contact Person: Caleb Phone: 775-2333
SURVEYOR Name (FIRM): Denali North Email: denalinorth1925@gmail.com
Mailing Address: PO Box 874577 Wasilla AK Zip: 99687
Contact Person: Wayne or Hayli Phone: 376-9535

SIGNATURES OF PETITIONER(S):

Charles O. Aldeman
 Charles O. Aldeman
12/28/2020
 Cyrus Aldeman

Caleb F. Aldeman
 Caleb F. Aldeman
Kathy Aldeman
 Kathy Aldeman

12/28/2020

NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

2-4-2021
 DATE

Reed Horton
 PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 3-18-2021

EXHIBIT D - 2

2019
Submittal
RECEIVED
JAN 22 2020

Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer, AK 99645

August 19, 2019

ATTN: Fred Wagner PLS

RE: Proposed Vacation and "T" turnaround public use easement. 2004-03211-0 Pg.1-4

Dear Mr. Wagner

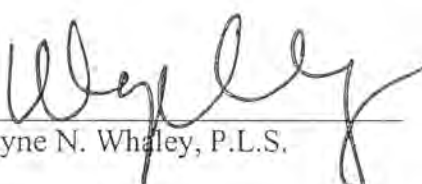
On behalf of my client Caleb F. Aldeman we are requesting vacating a portion of Caleb Cir. Due to the multi-family building encroachments and the gravesite encroachment. We are replacing the westerly portion with a private access, maintenance & drainage easement to help resolve multi family development access issues.

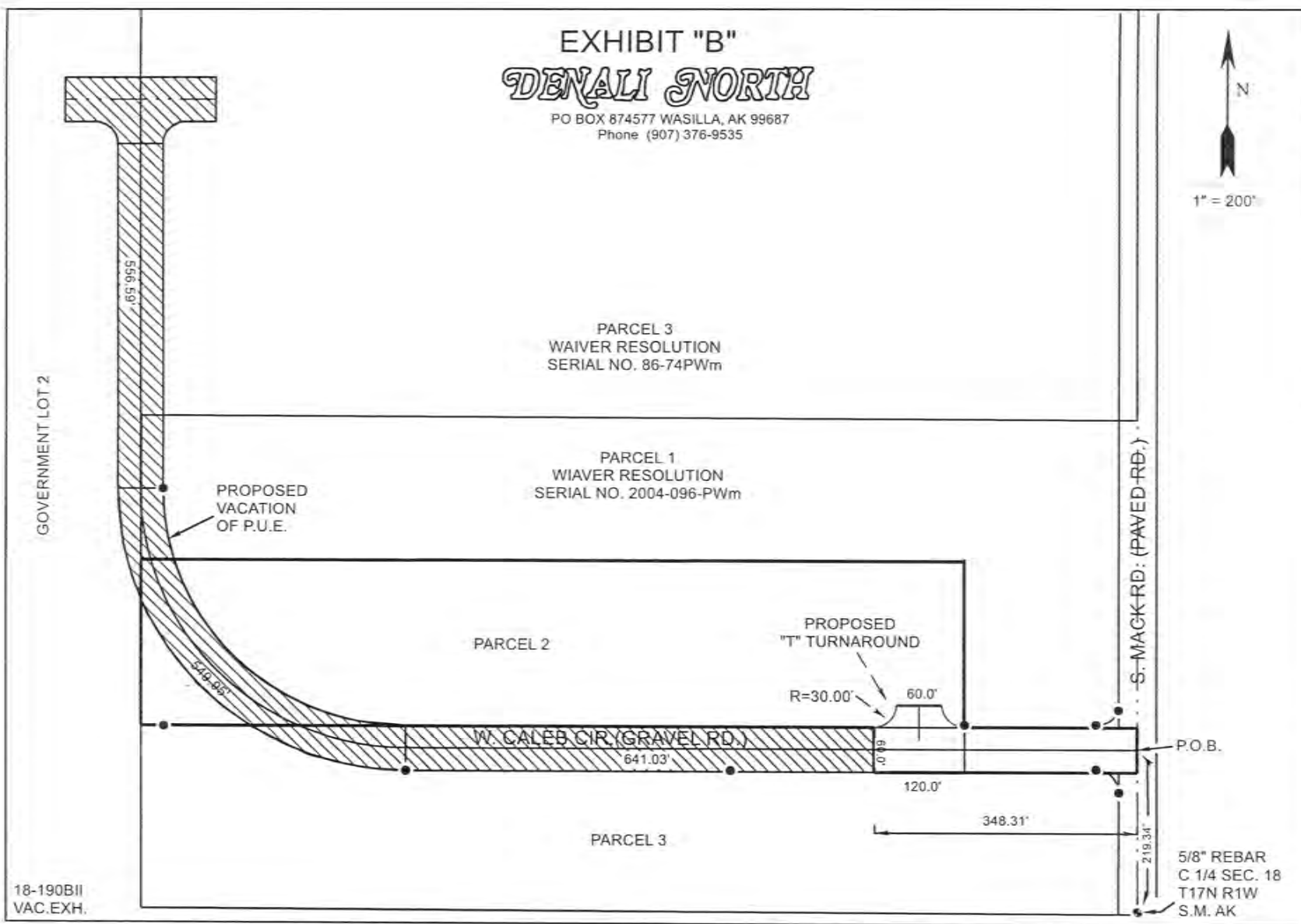
This original easement was created for possible development plans which never were created. The existing waiver parcels have access to Mack Road an Government Lot 2 has access to the new Clapp road project.

This access only served Aldeman Family properties and was not connected to any roads for thru access.

Please feel free to contact us if you have any questions.

Sincerely,


Wayne N. Whaley, P.L.S.



Fred Wagner

From: Jamie Taylor
Sent: Tuesday, February 23, 2021 12:52 PM
To: MSB Platting
Cc: Fred Wagner
Subject: RE: Request for Comments for Aldeman 2 ROW Vacation and replacement easement

The Surveyor's January 15, 2021 letter says there is a portion of the Mill Site Circle PUE that is steeper than 10%. 2011 contours (the only ones available?) of the alignment show grades closer to 20%. Per 43.15.021 (C), plan, profile, and cross sections are required if existing grades along the proposed route exceed 10%. The description for said easement refers to an Attachment "A", but I don't see it in the packet.

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

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, February 8, 2021 3:32 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; info@mlccak.org; davemtp@mtaonline.net; lana@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; robyundtmsb@gmail.com
Subject: Request for Comments for Aldeman 2 ROW Vacation and replacement easement

Good Afternoon,

The link below will take you to a NEW request for comments for a right-of-way vacation and replacement public use easement in the Meadow Lakes area. RSA 27. Please review and provide any comments by February 22, 2021.

Fred Wagner

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Thursday, February 11, 2021 10:24 AM
To: MSB Platting
Subject: RE: Request for Comments for Aldeman 2 ROW Vacation and replacement easement

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
 The City of Wasilla Planning and Public Works departments do not have any comments.

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



From: MSB Platting <Platting@matsugov.us>
Sent: Monday, February 08, 2021 3:32 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Tyler Hylton (tyler.hylton@alaska.gov) <tyler.hylton@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Planning <Planning@ci.wasilla.ak.us>; publicworks <publicworks@ci.wasilla.ak.us>; info@mlccak.org; davemtp@mtaonline.net; lane@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; robbyundtmsb@gmail.com
Subject: Request for Comments for Aldeman 2 ROW Vacation and replacement easement

Good Afternoon,

Fred Wagner

From: Theresa Taranto
Sent: Tuesday, February 9, 2021 12:45 PM
To: MSB Platting
Subject: RE: Request for Comments for Aldeman 2 ROW Vacation and replacement easement

Open Case 10520, Pam Ness CCO

Theresa Taranto

Mat-Su Borough
Development Services
Administrative Specialist

350 E Dahlia Ave.
Palmer, Alaska 99645
907-861-8574
www.matsugov.us

From: MSB Platting <Platting@matsugov.us>
Sent: Monday, February 8, 2021 3:32 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; info@mlccak.org; davemtp@mtaonline.net; lana@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; robyundtmsb@gmail.com
Subject: Request for Comments for Aldeman 2 ROW Vacation and replacement easement

Good Afternoon,

The link below will take you to a NEW request for comments for a right-of-way vacation and replacement public use easement in the Meadow Lakes area, RSA 27. Please review and provide any comments by February 22, 2021.

https://matsugovus-my.sharepoint.com/:b:/g/personal/pegay_horton_matsugov_us/EVhvkpkXu0ZPpAsY7CRAJEsBoTosmcYubfqh-v_IDSjHkg?e=MTkGVQ

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

Fred Wagner

From: Fire Code
Sent: Tuesday, February 9, 2021 1:56 PM
To: MSB Platting
Subject: RE: Request for Comments for Aldeman 2 ROW Vacation and replacement easement

Peggy,
 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: MSB Platting <Platting@matsugov.us>
Sent: Monday, February 8, 2021 3:32 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; info@mlccak.org; davemtp@mtaonline.net; lana@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; robyundtmsb@gmail.com
Subject: Request for Comments for Aldeman 2 ROW Vacation and replacement easement

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https://matsugovus-my.sharepoint.com/:b/g/personal/peggy_horton_matsugov_us/EVhvkpkXu0ZPpAsY7CRAJEsBoTosmcYubfah-v_IDSiHkg?e=MTkGVQ

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, February 12, 2021 3:32 PM
To: MSB Platting
Subject: RE: Request for Comments for Aldeman 2 ROW Vacation and replacement easement
Attachments: 20210212_105854.pdf

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

Hello,

MTA has reviewed the Aldeman 2 vacation and replacement easement. MTA echoes MEA's request for a 20' wide easement on Government Lot 2 as shown on the attached map.

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: Monday, February 8, 2021 3:32 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; info@mlccak.org; davemtp@mtaonline.net; lana@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; robyundtmsb@gmail.com
Subject: Request for Comments for Aldeman 2 ROW Vacation and replacement easement





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 18, 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 **Aldeman 2 ROW Vacation and Replacement PUE (MSB Case # 2020-015 & 016)** and advises that there is an existing natural gas main installed within W. Caleb Circle, a sixty foot (60FT) wide Public Use Easement, document number 2004-032118-0. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this vacation unless one of the following scenarios is met:

1. Add a note which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing main." And draw in the approximate location of the main on the map and add, "Approximate location of natural gas main and centerline of fifteen foot (15 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a fifteen foot (15 FT) wide natural gas easement, centered on the main at this location.

ENSTAR Natural Gas Company has reviewed **Aldeman 2 ROW Vacation and Replacement PUE (MSB Case # 2020-015 & 016)** and advises that there are two existing natural gas easements filed under Recording No. 2016-021394-0 and Recording No. 2016-021393-0, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

1. ENSTAR requests a plat not which states: Existing ENSTAR Natural Gas Easement recorded at State Serial Number 2016-021394-0 and State Serial Number 2016-021393-0, Palmer Recording District.

ENSTAR Natural Gas Company has reviewed **Memory Hills 2 (MSB Case # 2020-012)** and requests a ten foot (10 FT) wide natural gas easement depicted on the attached ENSTAR as-built. ENSTAR Natural Gas Company originally requested an easement in a letter dated March 1, 2019 for the **Memory Hills (MSB Case # 2019-018)** preliminary plat request for comments. Attached is the letter for reference. ENSTAR objects to the plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing main." And draw in the approximate location of the main on the map and add, "Approximate location of natural gas main and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the main at this location.



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

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

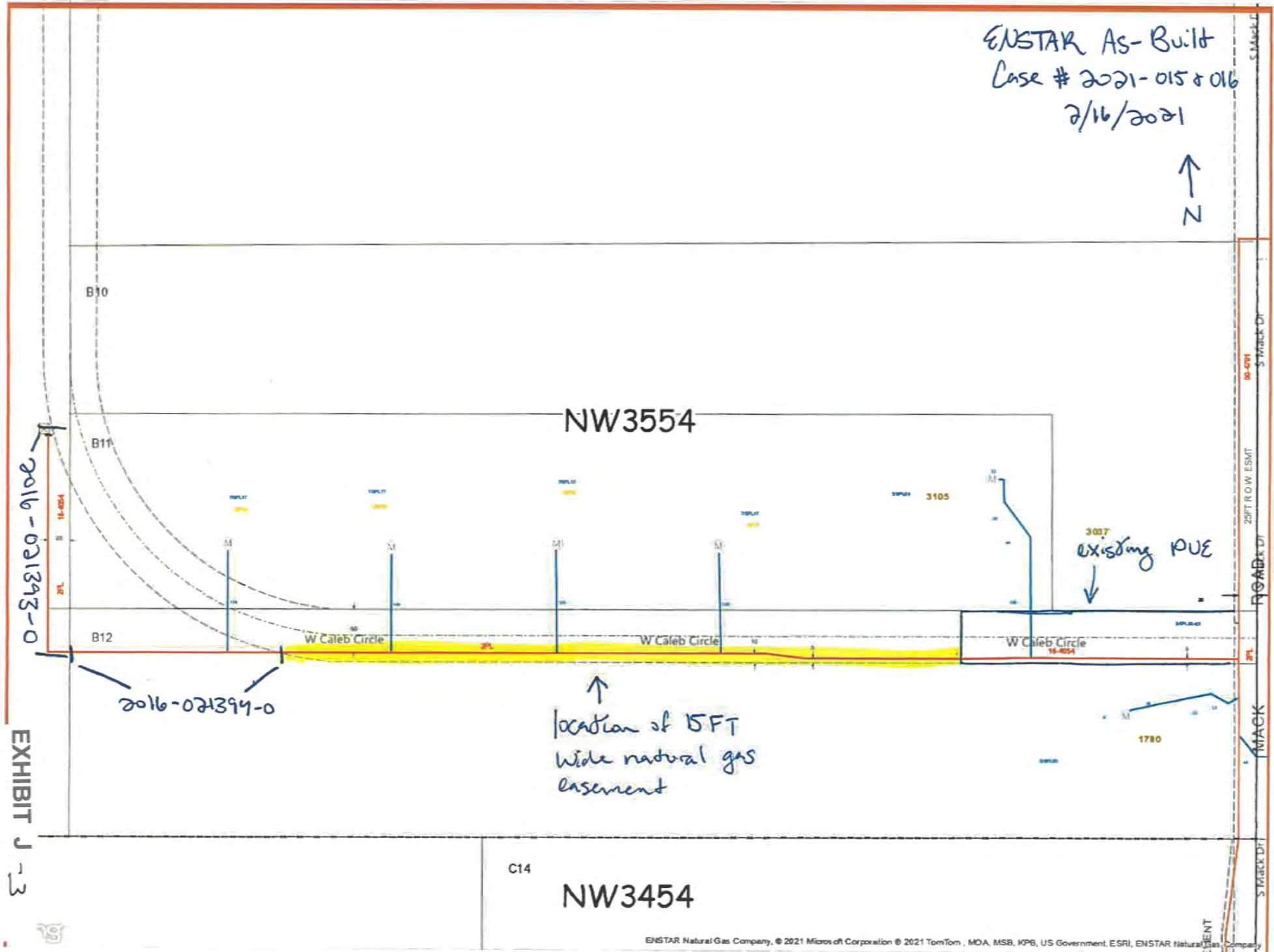
- **Ty River Raven Woodlands**
(MSB Case # 2021-014))
- **Stanley and Sons**
(MSB Case # 2021-018 & 019)

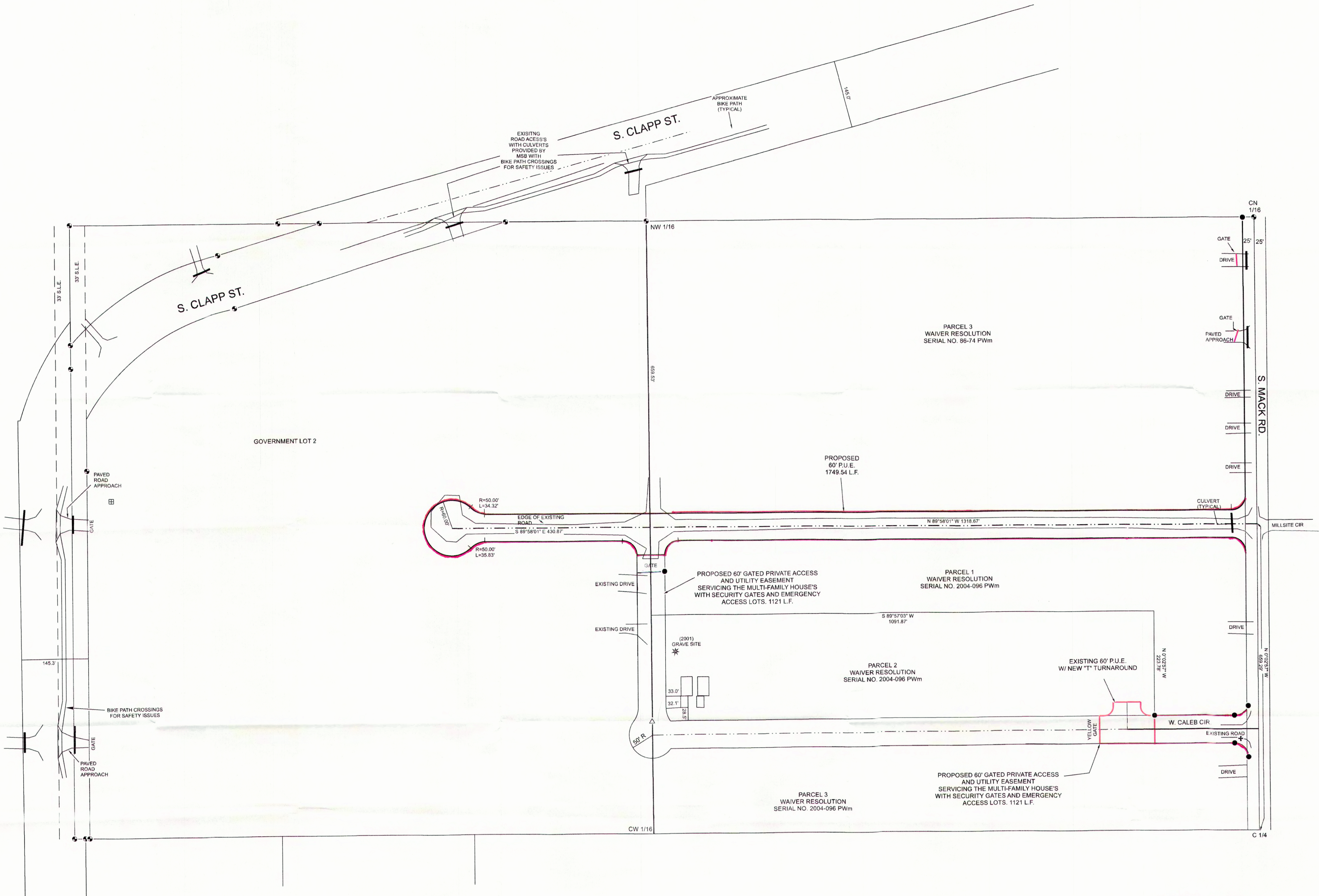
If you have any questions, please feel free to contact me at (907) 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "Skylar Shaw". The signature is written in a cursive, flowing style.

Skylar Shaw
ROW & Compliance Technician
ENSTAR Natural Gas Company

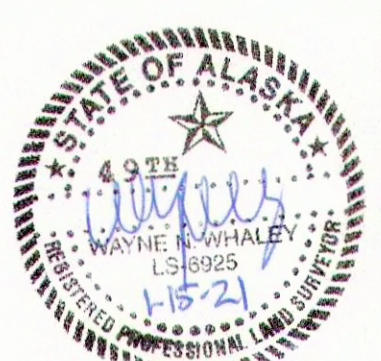




DEVALI NORTH 847 W. Evergreen Ave. Palmer, Alaska 99645
Phone (907) 745-1110

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY - PROPOSED VACATION AND PUBLIC USE EASEMENT MAP

PALMER RECORDING DISTRICT AND THERE ARE NO ENCROACHMENTS VISIBLE AT THE TIME OF THIS SURVEY, EXCEPT AS INDICATED. DEC 20 2021 AT WASILLA, ALASKA. IT IS THE RESPONSIBILITY OF THE OWNERS OR BUILDERS TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES. THIS IS NOT A LOT CORNER SURVEY.



JOB NO. 18-190.JAN2021	CLIENT	FIELD BOOK(PG(S).
SCALE 100 Feet	PLOT PLAN	ASBUILT X MAP
		DRAWN HW CKD. WW

PROPOSED REPLACEMENT P.U.E.AND ASBUILT

LEGEND	
△	FOUND SPIKE
*	GRAVE SITE
●	FOUND 5/8" REBAR
⬢	FOUND MONUMENT
⊞	WELL
○	STOP SIGN
+	SIGN POST

Agenda Copy
RECEIVED
JAN 22 2021
PLATTING
Agenda Copy

6D

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 18, 2021**

PRELIMINARY PLAT: **STANLEY & SONS**
LEGAL DESCRIPTION: **SEC 12, T17N, R1W, SEWARD MERIDIAN, AK**
PETITIONER: **STANLEY & SONS, LLC**
SURVEYOR: **BRISTOL INFRASTRUCTURE DESIGN SERVICES, LLC**
ACRES: **2.19** PARCELS: **1**
REVIEWED BY: **PEGGY HORTON** CASE: 2021-018 & 019

REQUEST

The request is to combine lots 5A & 10A, Mountain Village plaza, plat 82-48, into one lot to be known as Lot 1, Stanley and Sons, containing 2.19 acres +/- . The petitioner is also requesting to eliminate two 15' wide platted utility easements, replacing them with two new utility easements along the west, north, and east sides of the new lot to coincide with a new utility design plan. The property is located northwest of the intersection of S. Mountain Village Cir. and E. Sun Mountain Ave.; lying within the SW ¼ Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps **EXHIBIT A**
Elim/Mod Util Esmt Petition **EXHIBIT B**

COMMENTS:

Fire Code **EXHIBIT C**
COW **EXHIBIT D**
Enstar **EXHIBIT E**
MTA **EXHIBIT F**

DISCUSSION:

Elimination of a Common Lot Line: This case is being heard under MSB 43.15.025(B) and 43.15.054(G), exemptions for elimination of common lot lines. MSB 43.15.025(B) does not require useable area report submittals, legal or physical access, as-built survey or topographic information. MSB 43.15.054(G) allows the surveyor to use record information from the prior plats and does not require survey and monumentation.

Utility Easement Modification: The petitioner submitted a petition to eliminate or modify a utility easement centered on the common lot line between Lots 5A and 10A originating on Plat 82-48 (**Exhibit B**). The petition required non-objections from the servicing utility companies. The modification involves removing the current easement and placing a 10' utility easement along the northwest side of the combined lot and a 10' utility easement along the right-of-way at the northeast end of the lot.

COMMENTS:

Borough: Fire Code had no issue (**Exhibit E**). City of Wasilla had no comments other than the requirement to submit a subdivision permit to the City (**Exhibit G**) (**Recommendation #2**).

MTA had no comment (**Exhibit F**). Enstar had no comment (**Exhibit G**).

CONCLUSION

The preliminary plat for Stanley & Sons is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat Submittal and Approval. This plat will combine two lots and modify a utility easement. MSB 43.15.032 requires the platting board hear platted utility easement eliminations and/or modifications. If approved, the item will be placed on the borough assembly's agenda.

There were no objections from any borough department, outside agency, or the public.

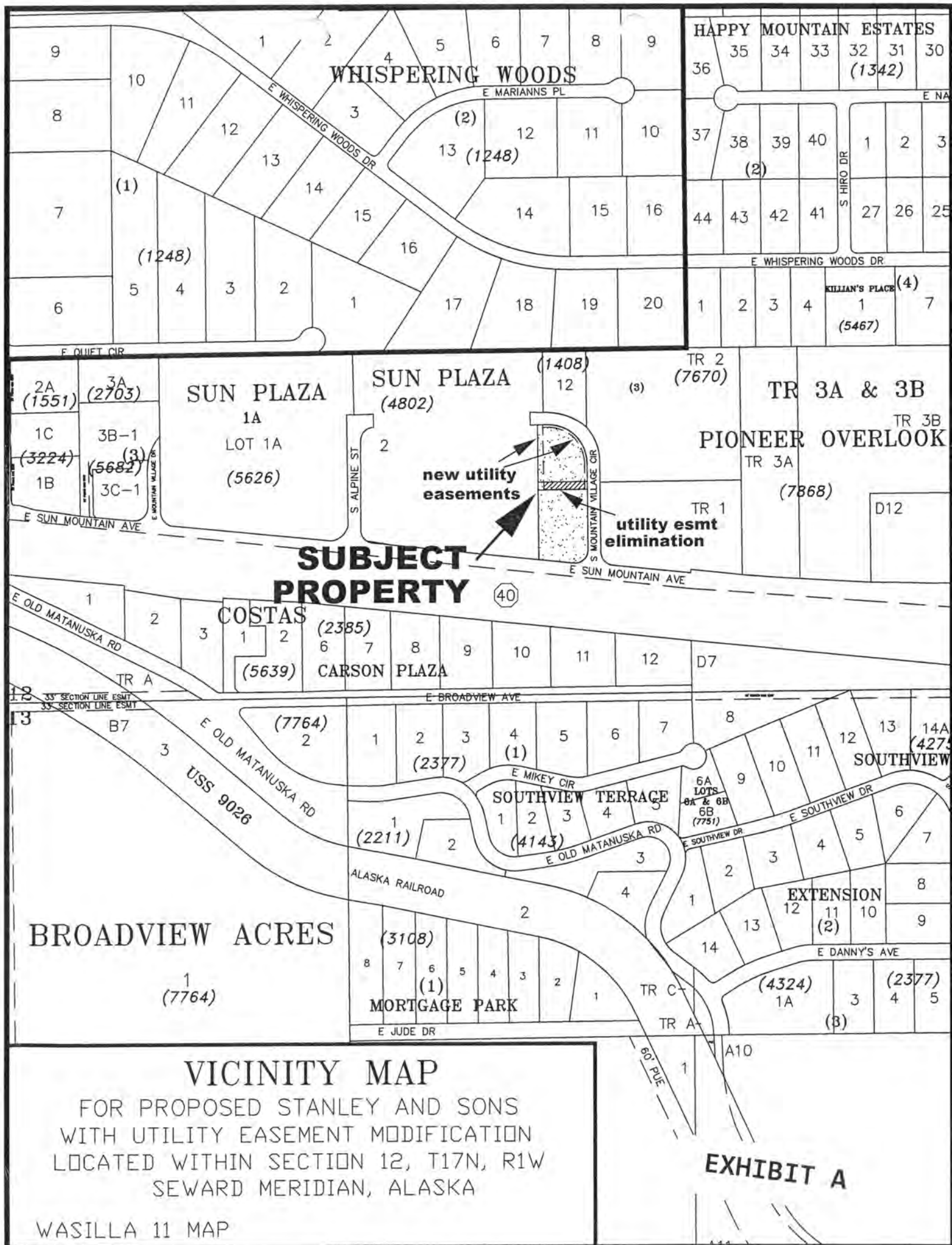
FINDINGS of FACT:

1. The plat of Stanley and Sons is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat Submittal and Approval.
2. City of Wasilla municipal water and sewer systems serve this property.
3. Lot sizes and block lengths are consistent MSB 43.20.300(A), *Lot and Block Design*.
4. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
5. The servicing utility companies provided non-objections to the utility easement modification petition.
6. MSB 43.15.032 requires the platting board hear platted utility easement eliminations and/or modifications. If approved, the item will be placed on the borough assembly's agenda.
7. There are no borough department, outside agency, or public objections to this plat.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Recommended motion: “I move to approve the preliminary plat of Stanley and Sons and the modification of the platted utility easement, located within Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska contingent on the following staff recommendations:”

1. Submit the mailing and advertising fee.
2. Submit an approved City of Wasilla Land Use Permit for Subdivision.
3. Obtain the Borough Assembly approval of the utility easement modification within 30 days of Platting Board’s written Notification of Action. MSB Assembly has 30 days from the date of the Platting Board decision to deny the request.
4. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
5. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
6. Submit recording fee, payable to the State of Alaska, DNR.
7. 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.
8. Submit final plat in full compliance with Title 43.



Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR ELIMINATION OR MODIFICATION OF UTILITY, SLOPE, SNOW STORAGE, DRAINAGE, SANITATION, BUFFERS AND SCREENING EASEMENTS

Comes now the undersign Stanley and Sons (-Rep-Frank Paulson), and petitions the Matanuska-Susitna Borough to eliminate or modify the *utility, slope, snow storage, drainage, sanitation, buffers, or screening easement(s)* lying within the following described property, to-wit:

15' Utility easement lot 5A Block 2 and 15' Utility easement lot 10A Block 2
Mountain Village Plaza Plat 82-48

Said easement(s) being more fully described as: PLAT 82-48

15' Utility easement lot 5A Block 2 and 15' Utility easement lot 10A Block 2 Mountain Village Plaza
located within SW ¼, Section 12, T.17N., R.1W., S.M. AK

See attached

NOTE: Utility easement eliminations require non-objection letters from the service area utility companies at the time of submittal, see MSB 43.15.032.

Submitted herewith are the following:

1. A copy of the as-built showing the *easement(s)* to be vacated/modified (if due to encroachment)
2. \$500.00 Public Hearing Fee (no fee if submitted with Regular Plat)

The action sought by this petition is for the following reasons: **(ATTACH PAGES, IF NEEDED)**

Eliminate the common lot line between Lots 5A & 10A Block 2 Mountain Village Plaza, Plat 82-48, eliminate platted 30' utility easement replacing it with a utility easement that is adjacent to the outer line (as shown on preliminary plat), will create a more useable building site.

APPLICANT Name: Stanley and Sons Email: emelia.stanley@fixauto.com

OR Mailing Address: 802 Gambell St, Anchorage, AK 99501

OWNER Contact Person: Frank Paulson Phone: 907-350-8731

EXHIBIT B-1

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

Contact Person: Frank Paulson Phone: 907-350-8731

John Paul

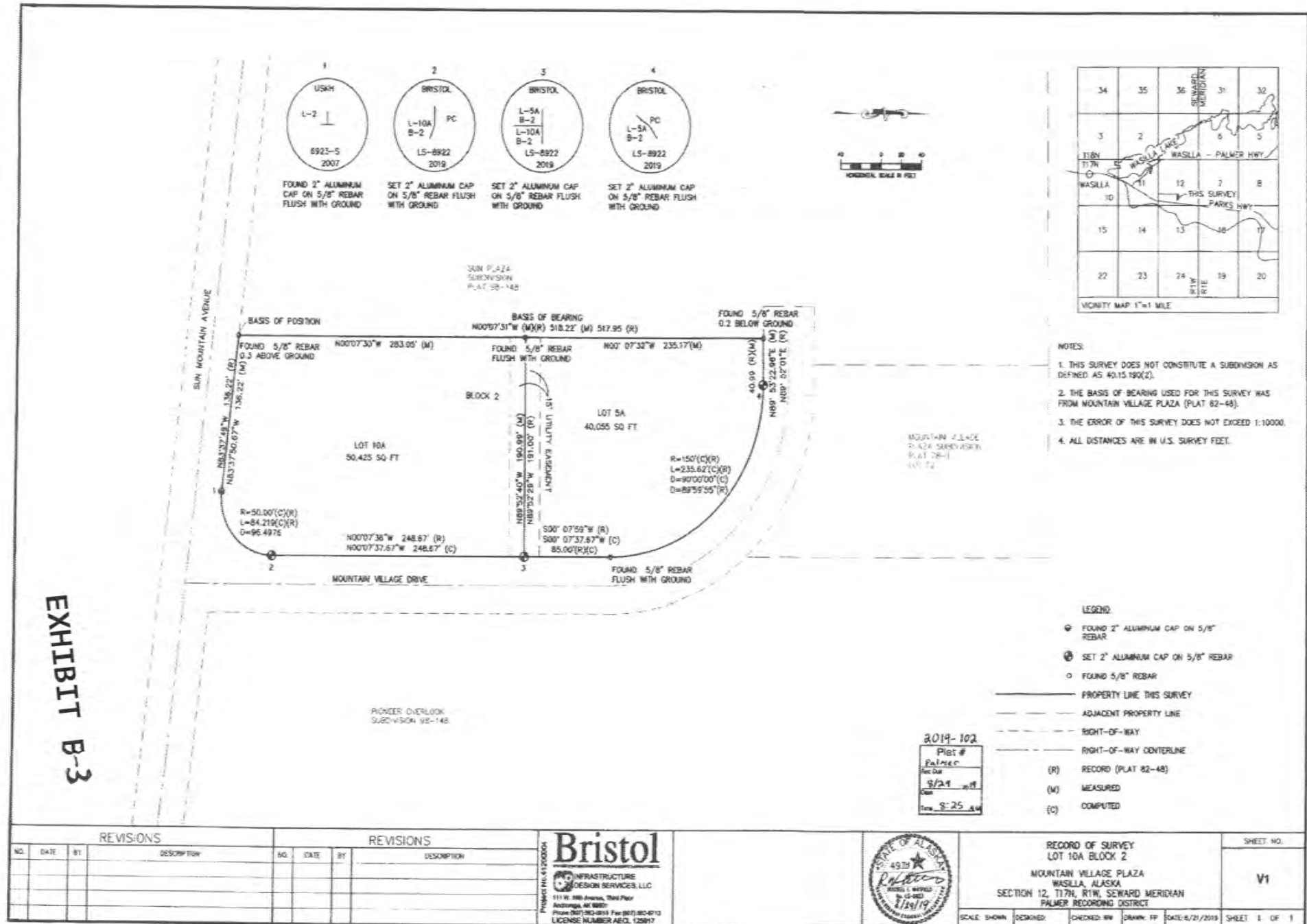
[illegible]

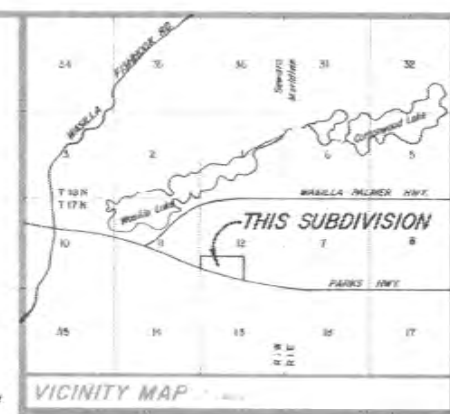
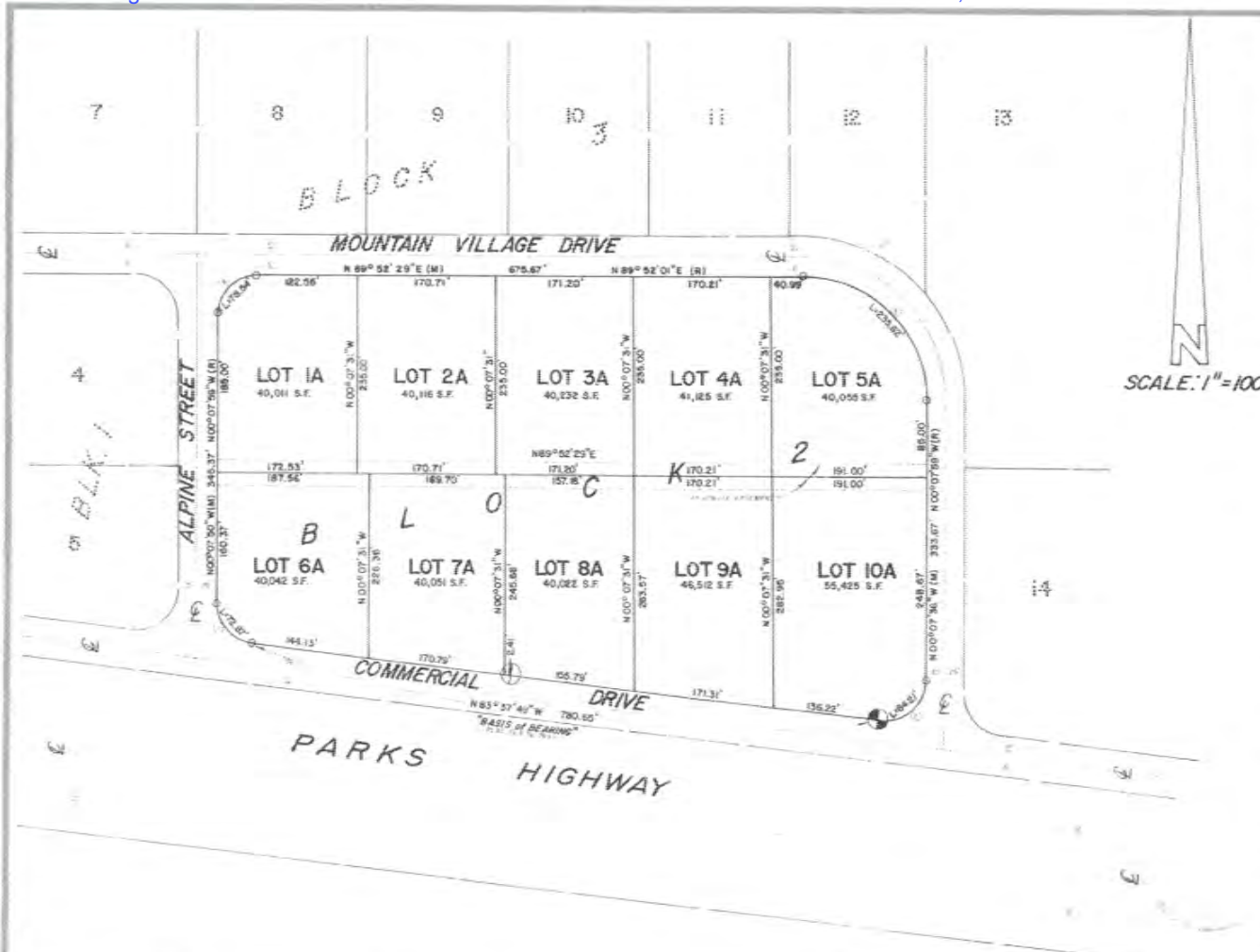
THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

Peet + Brown
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PUBLIC HEARING ON: 3/18/2021

EXHIBIT B-2





CERTIFICATE of OWNERSHIP & DEDICATION

I, HERBERT ALSON, PRESIDENT, RIVERVIEW INVESTMENT CO., INC. DO HEREBY CERTIFY THAT THE SUBDIVISION HEREIN SHOWN WAS LAYED OUT AND THE PROPERTY THEREON DESCRIBED FOR THE PURPOSES OF EASEMENTS, STREETS, ALLEYS, TRAILWAYS, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON.

DELBERT ALSON, PRESIDENT, RIVERVIEW INVESTMENT CO., INC.
P.O. BOX 2250
WASILLA, ALASKA 99667

CERTIFICATE of APPROVAL by the COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION HEREIN SHOWN WAS LAYED OUT AND THE PROPERTY THEREON DESCRIBED FOR THE PURPOSES OF EASEMENTS, STREETS, ALLEYS, TRAILWAYS, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON.

CERTIFICATION of PAYMENT of TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES HAVE BEEN PAID FOR THE PROPERTY HEREIN SHOWN.

WATER SUPPLY and SEWAGE DISPOSAL

NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS DESIGNED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ALASKA.

RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF THE STATE OF ALASKA.

SURVEYOR'S CERTIFICATE

I, HERBERT ALSON, PRESIDENT, RIVERVIEW INVESTMENT CO., INC. DO HEREBY CERTIFY THAT THE SUBDIVISION HEREIN SHOWN WAS LAYED OUT AND THE PROPERTY THEREON DESCRIBED FOR THE PURPOSES OF EASEMENTS, STREETS, ALLEYS, TRAILWAYS, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON.

LOTS 1A - 10A BLOCK 2
MOUNTAIN VILLAGE PLAZA
A SUBDIVISION OF
LOTS 1-6, BLOCK 2 MOUNTAIN VILLAGE PLAZA
LOCATED WITHIN SW/4, SECTION 2, T.17N., R.14W., S.4E., CONTAINING 5.72 AC.

SILVERS ENGINEERING

CURVE DATA

No.	A	R	T	C	L
1.	83°25'09"	90.00'	44.63'	66.99'	72.87'
2.	96°29'47"	50.00'	56.02'	74.80'	84.21'
3.	89°59'56"	150.00'	150.00'	212.13'	235.62'
4.	90°00'19"	90.00'	90.00'	70.71'	78.54'

NOTES

- No structure shall be placed nearer than 25' from any public R.O.W. or 10' from any side or rear lot line.
- All lots have 100% useable area unless stated otherwise.

LEGEND

- FOUND 3" BRASS CAP
- FOUND 5/8" REBAR
- SET 5/8" x 50" REBAR
- SET 5/8" x 30" REBAR
- RECORD (PLAT FILED IN 1977)
- MEASURED
- SET 5" ALUMINUM MONUMENT

RVL
L-6 L-5
3475-5
1977
DETAIL - A

P.C.
L-104
5458-5
1981
DETAIL - B

EXHIBIT B-4

Plot 82-48
5-25-82
2:53 PM

148766



NOTES

1. No structure shall be placed nearer than 25' from any public R.O.W. or 10' from any side or rear lot line.
2. All lots have 100% useable area unless stated otherwise.



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 22, 2021

Stanley & Sons, LLC
2861 & 2860 E Mountain Village Circle
Anchorage, AK 99654

Re: Easement Vacation

To whom it may concern:

ENSTAR Natural Gas Company has no objection to the proposed easement vacation between Lots 5A and 10A, Mountain Village Plaza Subdivision, according to Plat No. 82-48, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

Acceptance and use of this letter of non-objection by yourself, your heirs, your assigns, or your successors, will constitute agreement to the following stipulations:

- Landowner/Contractor working near ENSTAR gas facilities shall contact the Alaska Digline, Inc., (907) 278-3121 or 811 for line locating two (2) business days prior to any related excavation. This service is free of charge.

Sincerely,

A handwritten signature in blue ink that reads "Cassie Acres".

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

RECEIVED
FEB 03 2021
PLATTING

EXHIBIT B-6

RECEIVED
FEB 03 2021
PLATTING

NON-OBJECTION TO EASEMENT ENCROACHMENT DOCUMENT

By this document Matanuska Telephone Association, Inc. (MTA) declares that it has no objection to vacating the 15' utility easement located within Lot 5A, Block 2 and Lot 10A, Block 2 of Mountain Village Plaza, filed as Plat No. 82-48 in the Palmer Recording District.

Please be advised that MTA through the issuance of this document does not forfeit any of its rights to the use of the area cited. In the exercise of these rights MTA will, if needed, upgrade, maintain, repair, and/or replace buried or aerial telecommunications facilities within the easement. Any repairs that may be required to the encroachment as a result of utility construction will be borne by the property owner of record. This document does not authorize the placement of any additional encroachments within the easement area. Property owners are required to obtain utility locates before doing any kind of work in the utility easements and will be liable for any damages caused by their construction work in the easements.

Issued for Matanuska Telephone Association, Inc. this 20th day of January, 2021 by,

Jessica Burnett

Jessica Burnett, Real Estate & Properties Supervisor
Matanuska Telephone, Association, Inc.

EXHIBIT B-7

DocuSign Envelope ID: BDEF1932-05B7-4E69-BB55-94437367FB75



February 1, 2021

RECEIVED

FEB 03 2021

PLATTING

Frank Paulson, P.L.S.
Survey Manager
Bristol Infrastructure Design Services, LLC
111 W.16th Avenue, Third Floor
Anchorage, AK 99501-5109

To Whom it may concern,

GCI Communication Corp has no objection to the proposed vacation between Lots 5A and 10A, Mountian Village Plaza Subdivision, according to Plat No. 82-48, Records of Palmer Recording District, Third Judicial District, State of Alaska. City Grid NW3664, GCI WO#21-0340-02.

Sincerely,

DocuSigned by:
Markus Kofoid
14EA42871F7741C...

Markus Kofoid
Mgr. Sr, Field Services Central Region
GCI Communication Corp
5151 Fairbanks St.
Anchorage, AK 99503
907-868-6168 Office
907-868-8580 Fax

EXHIBIT B-8



RECEIVED

FEB 03 2021

PLATTING

February 2, 2021

PRELIMINARY ESTIMATE

Stanley and Sons
802 Gambell St
Anchorage, AK 99501

Subject: Request to relocate the power line running between Sun Plaza Subdivision Lot 5A and Lot 10A and provide electrical service on the re-platted lot.

MEA Work Order # 124172

To whom it may concern:

Matanuska Electric Association, Inc. (MEA) has prepared at your request a preliminary estimate to reroute the powerline between lot 5A and lot 10A to a new proposed utility easement shown on the attached preliminary plat. At your request this estimate also includes the cost of service to a new commercial building. The estimated cost of construction is \$73,500.00. This estimate should only be used to indicate a general idea of the cost involved with your inquiry.

Upon completion of final design and payment, MEA will sign off the proposed plat which will release the existing easement in exchange for a more suited easement location.

This preliminary estimate is not for payment. Final design and cost estimate will be prepared when you are ready to proceed with your project.

If you have any questions, please call me at 907-354-1453.

Sincerely,

Kevin Maxwell
Senior Engineering Technician

EXHIBIT B-9

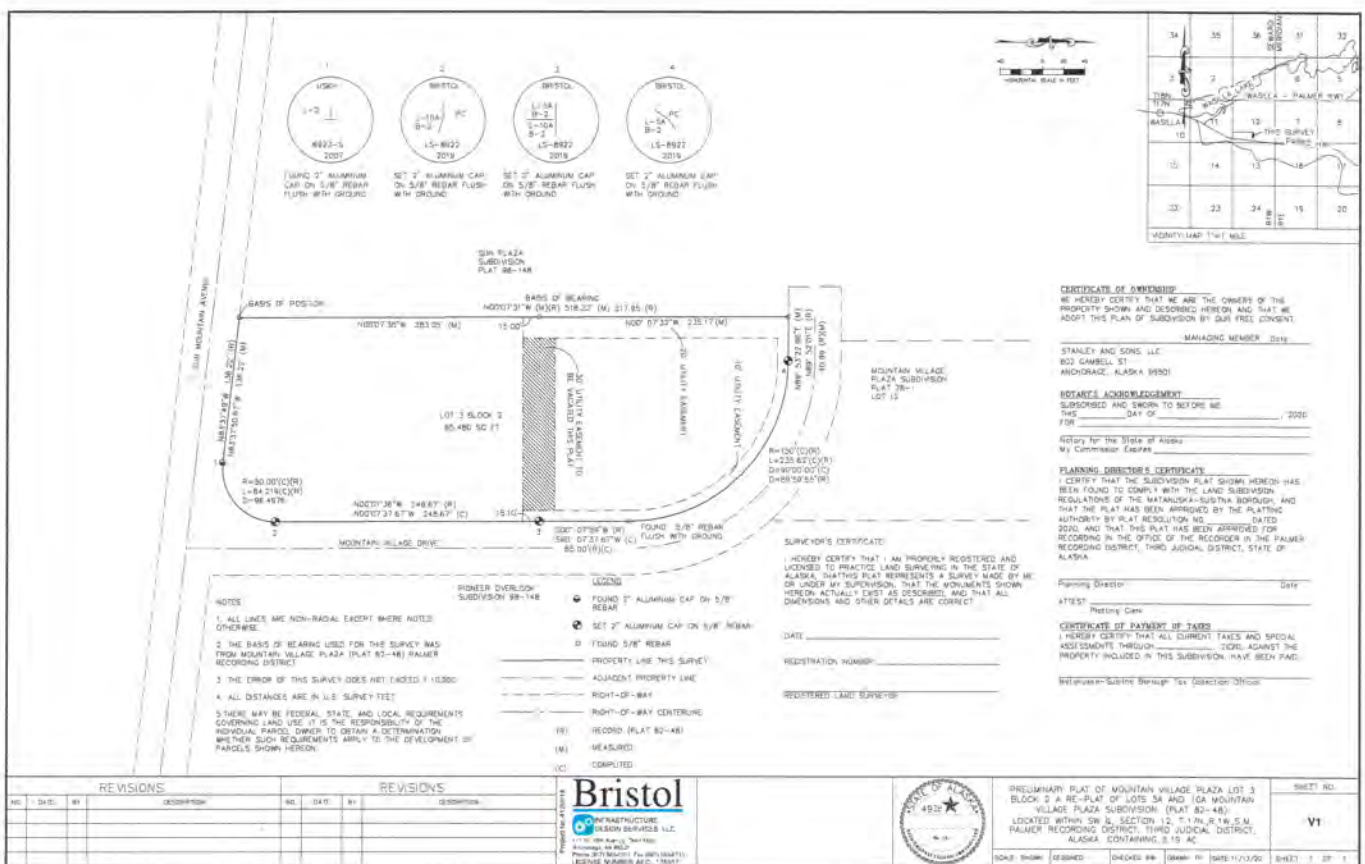


EXHIBIT B-10

Peggy Horton

From: Fire Code
Sent: Tuesday, February 23, 2021 10:21 AM
To: MSB Platting
Subject: RE: Request for comments for Stanley and Sons Case #2021-018 & 019 Tech: PH

Peggy,
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: MSB Platting <Platting@matsugov.us>
Sent: Thursday, February 11, 2021 9:57 AM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@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.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robyundtmsb@gmail.com; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for comments for Stanley and Sons Case #2021-018 & 019 Tech: PH

Good Morning,
The link below will take you to a request for comments for a combination of lots with utility easement relocation in the city of Wasilla. No RSA. Please review and provide any comments by February 26, 2021.
https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EqEBRdjTfghEidhYa5cnWDsBq9W00S8PKB2Rxer_MUMavA?e=EPyKdQ

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

Thank you,
Peggy Horton

EXHIBIT C

Peggy Horton

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Thursday, February 11, 2021 10:23 AM
To: MSB Platting
Subject: RE: Request for comments for Stanley and Sons Case #2021-018 & 019 Tech: PH

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

The City of Wasilla Planning and Public Works Departments do not have any comments other than the requirement to submit a subdivision permit to the City.

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: MSB Platting <Platting@matsugov.us>
Sent: Thursday, February 11, 2021 9:57 AM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Planning <Planning@ci.wasilla.ak.us>; publicworks <publicworks@ci.wasilla.ak.us>; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robyundtmsb@gmail.com; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for comments for Stanley and Sons Case #2021-018 & 019 Tech: PH

Good Morning,

The link below will take you to a request for comments for a combination of lots with utility easement relocation in the city of Wasilla. No RSA. Please review and provide any comments by February 26, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EqEBRdjTfghEidhYa5cnWDsBq9W00S8PKB2RxeR_MUMavA?e=EPyKdQ

EXHIBIT D



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 18, 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 **Aldeman 2 ROW Vacation and Replacement PUE (MSB Case # 2020-015 & 016)** and advises that there is an existing natural gas main installed within W. Caleb Circle, a sixty foot (60FT) wide Public Use Easement, document number 2004-032118-0. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this vacation unless one of the following scenarios is met:

1. Add a note which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing main." And draw in the approximate location of the main on the map and add, "Approximate location of natural gas main and centerline of fifteen foot (15 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a fifteen foot (15 FT) wide natural gas easement, centered on the main at this location.

ENSTAR Natural Gas Company has reviewed **Aldeman 2 ROW Vacation and Replacement PUE (MSB Case # 2020-015 & 016)** and advises that there are two existing natural gas easements filed under Recording No. 2016-021394-0 and Recording No. 2016-021393-0, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

1. ENSTAR requests a plat not which states: Existing ENSTAR Natural Gas Easement recorded at State Serial Number 2016-021394-0 and State Serial Number 2016-021393-0, Palmer Recording District.

ENSTAR Natural Gas Company has reviewed **Memory Hills 2 (MSB Case # 2020-012)** and requests a ten foot (10 FT) wide natural gas easement depicted on the attached ENSTAR as-built. ENSTAR Natural Gas Company originally requested an easement in a letter dated March 1, 2019 for the **Memory Hills (MSB Case # 2019-018)** preliminary plat request for comments. Attached is the letter for reference.

ENSTAR objects to the plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing main." And draw in the approximate location of the main on the map and add, "Approximate location of natural gas main and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the main at this location.

EXHIBIT E-1



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

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

- **Ty River Raven Woodlands**
(MSB Case # 2021-014))
- **Stanley and Sons**
(MSB Case # 2021-018 & 019)

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

Sincerely,

Skylar Shaw
 ROW & Compliance Technician
 ENSTAR Natural Gas Company

EXHIBIT E-2

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, February 11, 2021 10:17 AM
To: MSB Platting
Subject: RE: Request for comments for Stanley and Sons Case #2021-018 & 019 Tech: PH

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

Good morning,

MTA has reviewed the plat for Stanley and Sons. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Thursday, February 11, 2021 9:57 AM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robyundtmsb@gmail.com; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for comments for Stanley and Sons Case #2021-018 & 019 Tech: PH

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EXHIBIT F