

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 26, 2021

ABBREVIATED PLAT: HOOKS HOMESTEAD

LEGAL DESCRIPTION: SEC 17, T17N, R02E, SEWARD MERIDIAN AK

PETITIONER/OWNER: ESTATE OF HAZEL HOOKS, BRIAN HOOKS - EXECUTOR

SURVEYOR: ACUTEK GEOMATICS, LLC

ACRES: 40.07 ± PARCELS: 4

REVIEWED BY: FRED WAGNER CASE #: 2021-063

REQUEST: The request is to create four lots from Tax Parcel C2, to be known as **HOOKS HOMESTEAD**, containing 40.07 acres +/- . The plat is located north of S. Sky Ranch Loop, south of E. Lady Slipper Lane and is bisected by S. McLeod Road; within the SW ¼ Section 17, Township 17 North, Range 02 East, Seward Meridian, Alaska. Proposed Lot 1 is a flag lot, pursuant to MSB 43.20.300(E).

EXHIBITS

Vicinity Map and Aerial Photos
Engineer's Report

EXHIBIT A – 4 pgs
EXHIBIT B – 10 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Development Services
Permit Center
Fire Code
Utilities
Public Comment

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 3 pgs
EXHIBIT F – 1 pg
EXHIBIT G – 3 pgs
EXHIBIT H – 4 pgs

DISCUSSION: The proposed subdivision is east of S. Glenn Highway and bisected by S. McLeod Road. Proposed Lot 1 is a flag lot, with a 60' wide flag lot. All lots will have the required frontage on S. McLeod Road. S. McLeod Road right of way was transferred from the State of Alaska to the MSB with Deed and Assignment recorded at Book 1141, Page 73. MSB 43.20.120 *Legal Access*, requires a minimum of 50' of right-of-way if the right-of-way exists. Petitioner's surveyor has provided a letter stating that S. McLeod Road easement is a minimum of 50' wide. S. McLeod Road is borough maintained within this parcel.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Robert Walden, PE, Walden Construction Consulting and Engineering LLC, notes that the soils evaluation included three new testholes. Testhole location map and testhole logs are attached. No ground water was

encountered in any of the testholes. He further states that, "The areas are greater than the 10,000 square feet of buildable area and greater than 10,000 square feet required for the septic system, in conformance with Matanuska-Susitna Borough Subdivision Regulations Title 43."

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Code Compliance (**Exhibit D**) notes there is an open Code Compliance Case #11947. Development Services (**Exhibit E**) states that this parcel has at least two driveways with no permits. A driveway permit for all accesses onto S. McLeod Road is required (see **Recommendation #5**). Fire Marshal Donald Cuthbert commented (**Exhibit F**), "The proposed letter should agree to build S. McLeod Rd. to the same standard as the existing pieces of that road. Also the pole portion of lot one should be built to support emergency vehicle access." *Staff notes that S. McLeod Road is owned and maintained by the MSB within this parcel.*

Utilities: (**Exhibit E**) Enstar and GCI have no comments or objections. MTA requests a 15' easement on both sides of McLeod Road. *Staff notes an abbreviated plat cannot grant easements. Petitioner may choose to grant the easement by document, record the document, and the information be shown on final plat.*

Public Comment: Three concerns and one objection from the public (**Exhibit H**) were received in response to the Notice of Public Hearing. Concerns centered on increased traffic, mailbox location, land use and future subdivision access. Ms. Evelyn Bunch, owner Lot 2, Block 1, Sky Ranch at Pioneer Peak Phase II, adjacent property owner to the south, objects: "At this time, I am objecting to the proposed subdivision because I believe some or all of the lots do not comply with borough codes and regulations. Lot 4, in particular, has not removed construction waste material as instructed by the borough recently. The borough needs to assess the number of junk vehicles and hazardous items on the entire property."

CONCLUSION: The preliminary plat of Hooks Homestead is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection and three concerns 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.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; U.S. Postmaster; Greater Palmer Community Council; Road Service Area #16 South Colony; MEA; MSB Community Development, Assessments, Planning, or Pre-Design Division.

FINDINGS OF FACT

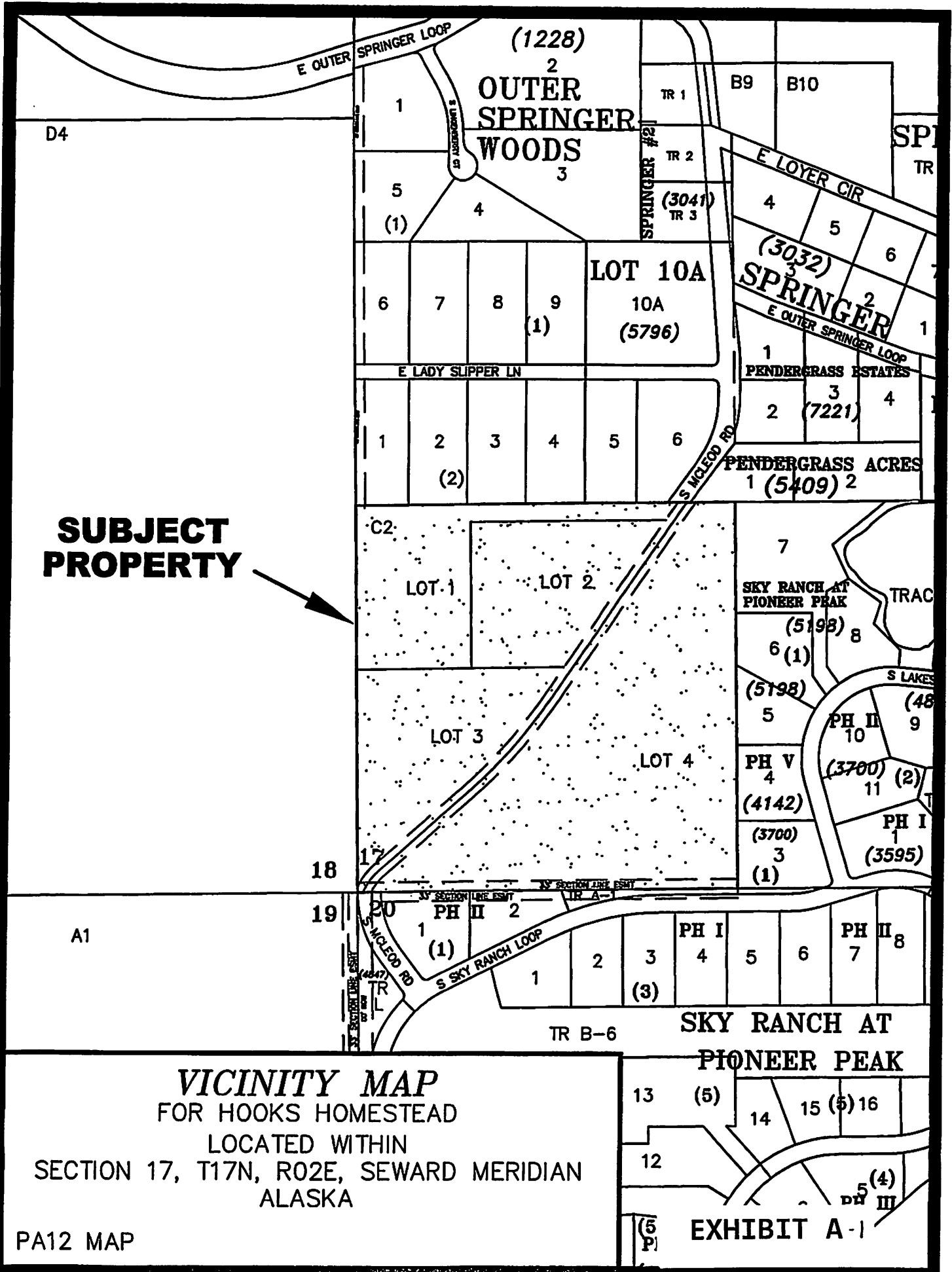
1. The plat of Hooks Homestead is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have required septic and building area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E) Flag lots.

5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; U.S. Postmaster; Greater Palmer Community Council; Road Service Area #16 South Colony; MEA; MSB Community Development, Assessments, Planning, or Pre-Design Division.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was one objection and three concerns from the public in response to the Notice of Public Hearing, regarding increased traffic, mailbox location and complaints of trash and construction debris.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Hooks Homestead, Section 17, Township 17 North, Range 02E 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. Apply for driveway permits from MSB for all driveways accessing S. McLeod Road and provide copy to Platting staff.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

**SUBJECT
PROPERTY**



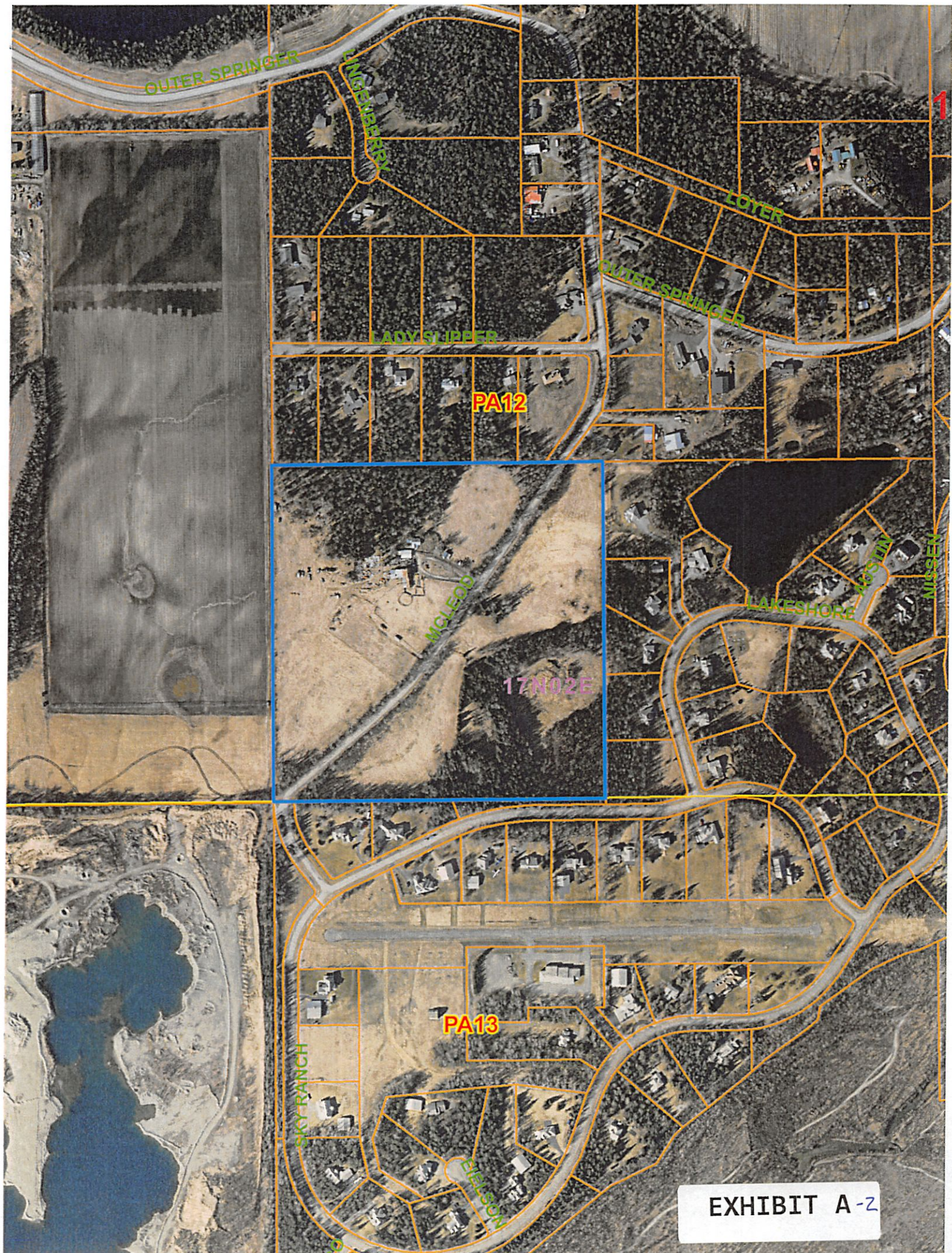
**VICINITY MAP
FOR HOOKS HOMESTEAD**

LOCATED WITHIN
SECTION 17, T17N, R02E, SEWARD MERIDIAN
ALASKA

PA12 MAP

**SKY RANCH AT
PIONEER PEAK**

EXHIBIT A-1





WALDEN Construction Consulting and Engineering, LLC
2422 W James T Cir, Wasilla, AK 99654

RECEIVED

MAR 10 2021

PLATTING

3/3/2021

T17N R2E Sec 17 Lot C2, 2150 S Mcleod, Palmer, AK

Subject: Proposed Plat Hazel Homestead, T17N R2E Sec 17 Lot C2

To whom this may concern,

This lot is 40.00 acres total that is being split into four lots; Lot 1 (6.13 acres), Lot 2 (6.21 acres), Lot 3 (7.56 acres), Lot 4 (20.17 acres). Lot 2 has structures on it with a wells or septic system already. Attached is the proposed plat from Acutek.

Lot 4 has a usable area of about 13.32 acres with two holes containing 6.88 acres that are not usable with slopes greater than 25% and elevations greater than 10 feet. Lot 1&2&3 do not have any topographically restrictions. No water was found in any of the three test holes 12-13 feet deep. All soils classified were GP, poorly graded gravel with sand or GW, well graded gravel with sand. No silts were encountered.

Normal gravity fed septic bed systems and conventional foundations will be acceptable on all three new lots. The areas are greater than the 10,000 square feet of buildable area and greater than 10,000 square feet required for the septic system, in conformance with Matanuska-Susitna Borough Subdivision Regulations Title 43.

Please contact me for any additional information as needed.

Sincerely,

Robert L Walden

Robert L Walden, PE

Cell #907-354-6661

robertwcce@gmail.com

Attached: Plat Hooks Homestead

TH 1,2,3, TH locations/usable area maps, Gradations 1,2,3.

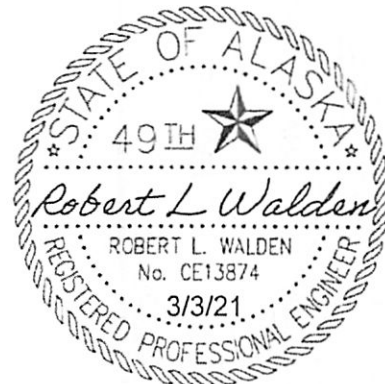
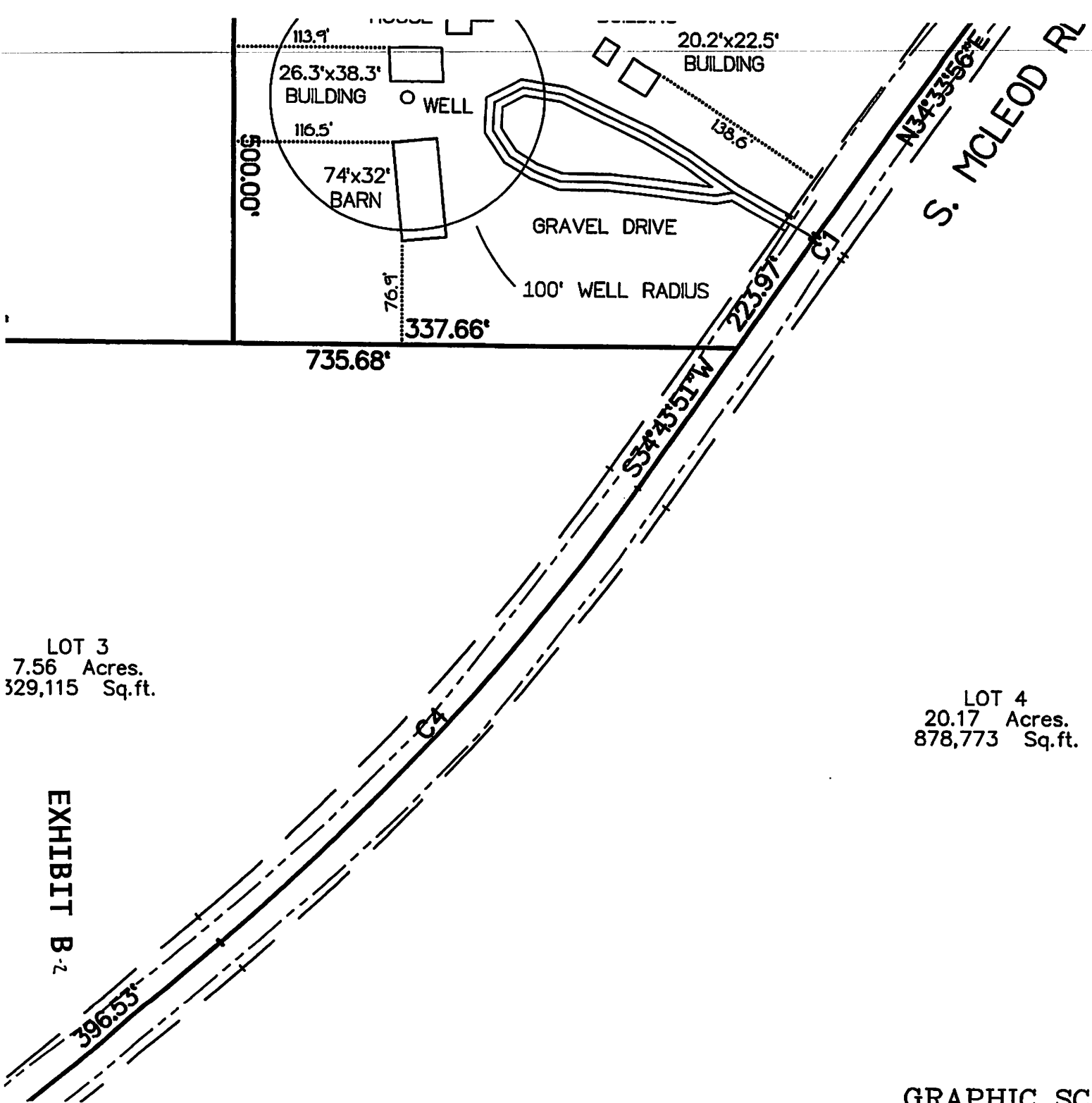
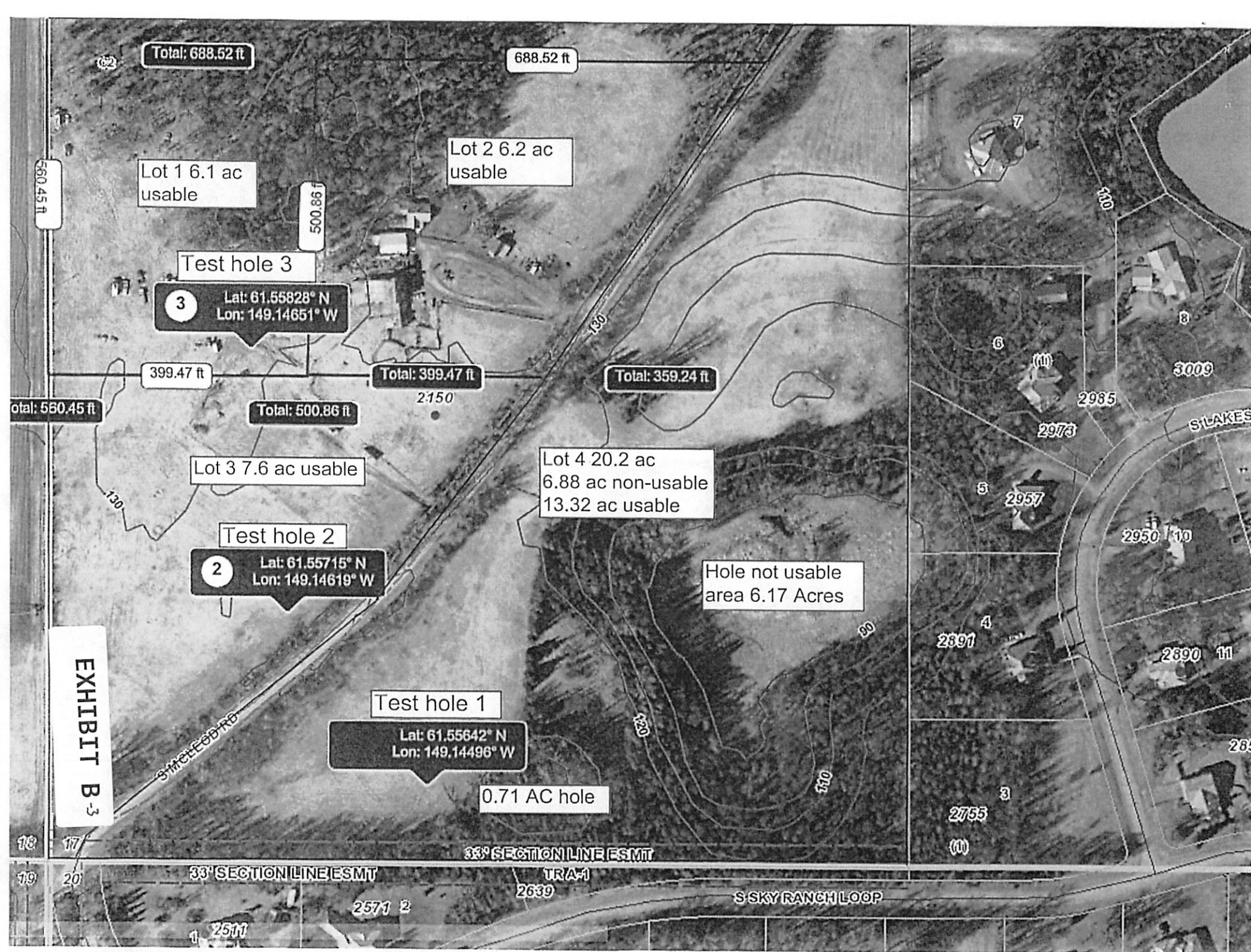


EXHIBIT B-1





Test hole 2

Lat: 61.55715° N
Lon: 149.14619° W

EXHIBIT B-4

Test hole 1

Lat: 61.55642° N
Lon: 149.14496° W

Area: 0.71 ac

Area: 6.17 ac
Perimeter: 2,061.72 ft

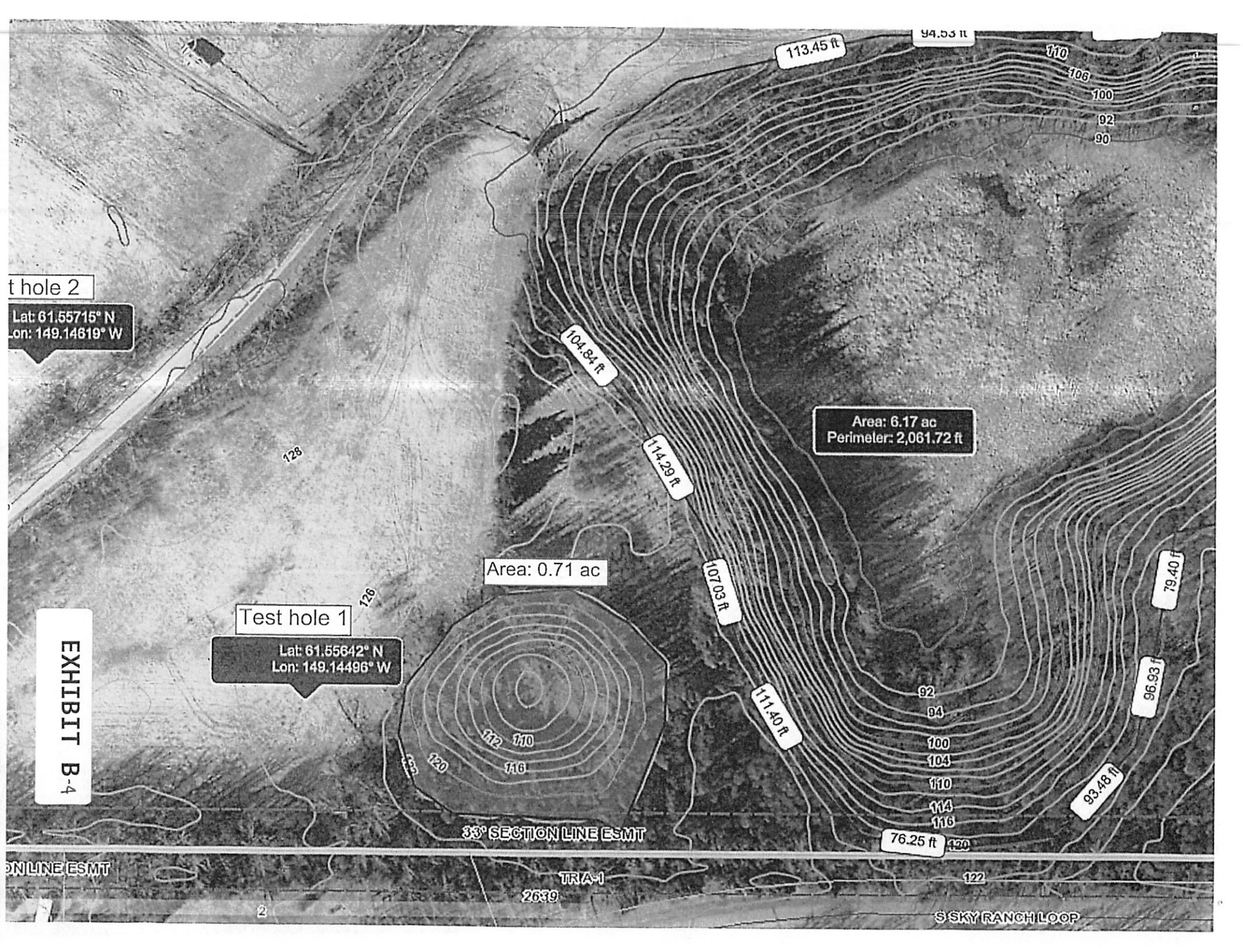
33° SECTION LINE ESMT

ONLINE ESMT

TRA-1

2639

SSKY RANCH LOOP



AGGREGATE/SOILS TEST REPORT

PROJECT NAME:	TEST SVCS	DATE TAKEN:	1/14/21
PROJECT NO.:	21-400-1	DATE TESTED:	1/15/21
CLIENT:	WALDEN	TESTED BY:	JAB
SAMPLE NO.:	21-P4	REVIEWED BY:	DPS
LOCATION:	HOOKS	DESCRIPTION:	TH1

SIEVE ANALYSIS TEST

(ASTM D422)

SIEVE SIZE	DIAMETER (mm)	TOTAL % PASSING
6"	152.4	
4"	100.0	
3"	76.2	100
2"	50.8	94
1"	25.4	77
3/4"	19.0	71
1/2"	12.7	62
3/8"	9.5	56
#4	4.75	46
#10	2.00	38
#20	0.85	29
#40	0.425	16
#80	0.25	5
#100	0.15	3
#200	0.075	1.9

% GRAVEL: 53.9
% SAND: 44.1
% FINES: 1.9
D60= 11.70
D30= 0.94
D10= 0.33
Cu= 35.4
Cc= 0.2

% .02 mm
% Moist.= 2.6
Fine Modulus=
(ASTM D4318)
Liquid Limit=
Plastic Limit=
Plastic Index. =
(ASTM C127)
Bulk SpG=
SSD SpG=
Apparent SpG=
% Absorption=

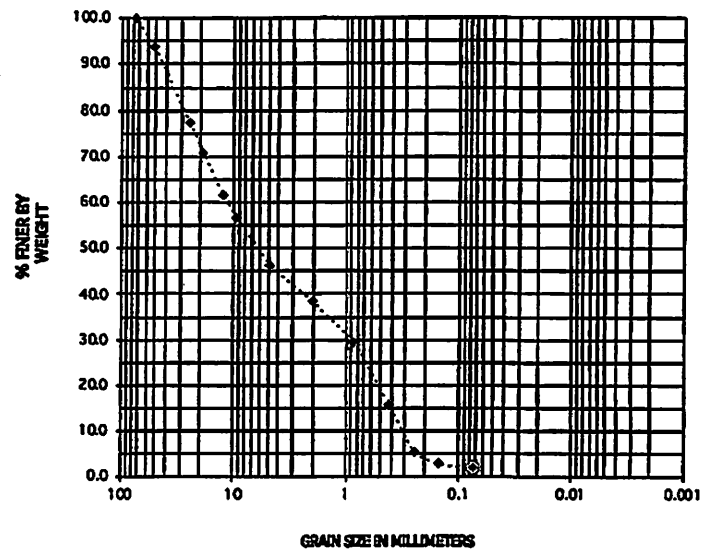
HYDROMETER TEST

(ASTM D422)

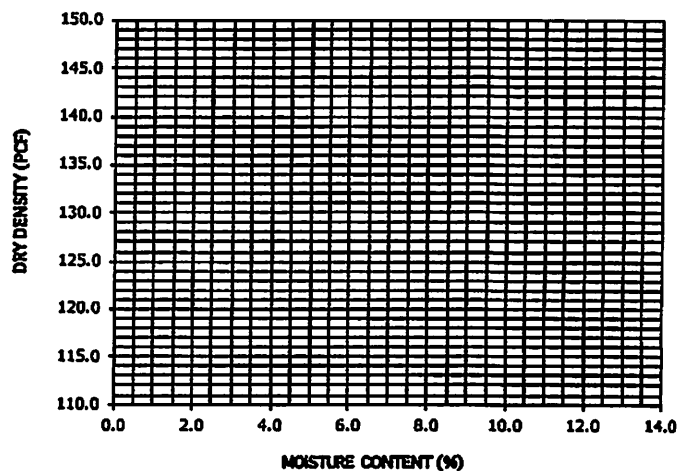
ELAPSED TIME	DIAMETER (mm)	TOTAL % PASSING
0		
0.5		
1		
2		
4		
8		
15		
30		
60		
250		
1440		

(ASTM C128)
Bulk SpG=
SSD SpG=
Apparent SpG=
% Absorption=
(ASTM D1557)
Dry Den (U) =
Dry Den (C) =
M % (U) =
M % (C) =
SpG (assumed) =
M-D Test Method =

GRAIN SIZE DISTRIBUTION



MOISTURE-DENSITY RELATIONSHIP



CLASSIFICATION: Poorly Graded Gravel w/Sand

USC: GP

FROST CLASS:

COMMENTS:

TESTHOLE LOG 1

Legal Description: T17N R2E Sec 17 Lot C2

Date: 1/14/2021

Inspected By: Robert L Walden, PE

Ground level

1ft	ML
2ft	
3ft	GW
4ft	
5ft	
6ft	
7ft	
8ft	GP
9ft	
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

Testhole Location Map

See Test hole map

Comments:

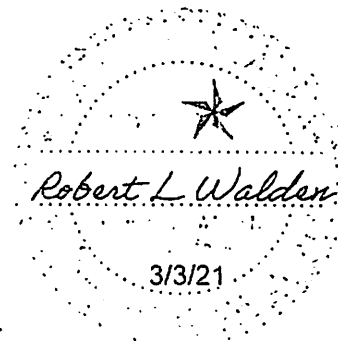
GW - Well graded gravel with sand top 2'-8'

GP - Poorly graded gravel with sand 8'-13'

Total Depth of Testhole 13 ft.

Groundwater/Seeps Encountered? Y ☒ (N) At _____ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y ☒ (N) At _____ ft.



AGGREGATE/SOILS TEST REPORT

PROJECT NAME:	TEST SVCS	DATE TAKEN:	1/14/21
PROJECT NO.:	21-400-1	DATE TESTED:	1/15/21
CLIENT:	WALDEN	TESTED BY:	JAB
SAMPLE NO.:	21-P5	REVIEWED BY:	DPS
LOCATION:	HOOKS	DESCRIPTION:	TH2

SIEVE ANALYSIS TEST

(ASTM D422)

SIEVE SIZE	DIAMETER (mm)	TOTAL % PASSING
6"	152.4	
4"	100.0	
3"	76.2	100
2"	50.8	93
1"	25.4	70
3/4"	19.0	63
1/2"	12.7	54
3/8"	9.5	49
#4	4.75	39
#10	2.00	33
#20	0.85	28
#40	0.425	15
#60	0.25	6
#100	0.15	2
#200	0.075	1.0

% GRAVEL: 60.7
% SAND: 38.3
% FINES: 1.0
D60= 16.83
D30= 1.53
D10= 0.33
Cu= 50.7
Cc= 0.4

% .02 mm
% Moist.= 1.4

Fine Modulus=

(ASTM D4318)

Liquid Limit=

Plastic Limit=

Plastic Index=

(ASTM C127)

Bulk SpG=

SSD SpG=

Apparent SpG=

% Absorption=

(ASTM C128)

Bulk SpG=

SSD SpG=

Apparent SpG=

% Absorption=

(ASTM D1557)

Dry Den (U)=

Dry Den (C)=

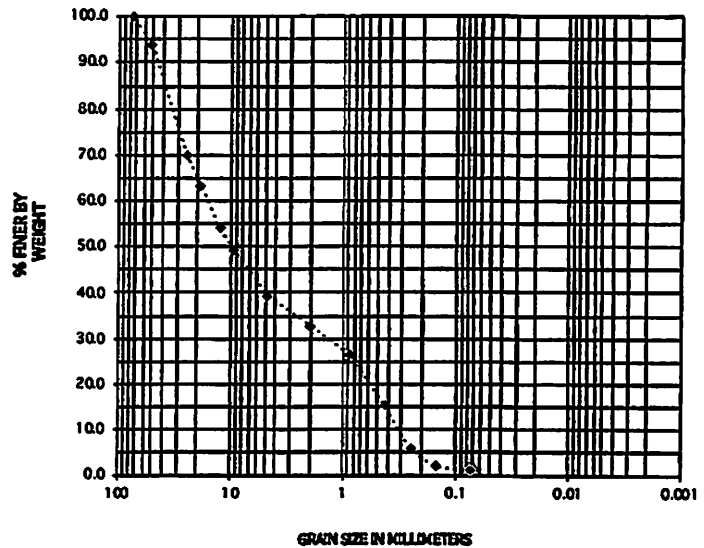
M % (U)=

M % (C)=

SpG (assumed)=

M-D Test Method=

GRAIN SIZE DISTRIBUTION

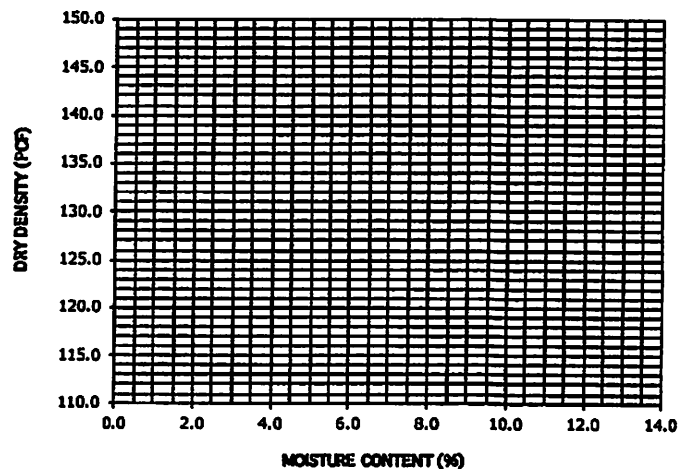


HYDROMETER TEST

(ASTM D422)

ELAPSED TIME	DIAMETER (mm)	TOTAL % PASSING
0		
0.5		
1		
2		
4		
8		
15		
30		
60		
250		
1440		

MOISTURE-DENSITY RELATIONSHIP



CLASSIFICATION: Poorly Graded Gravel w/Sand

USC: GP

FROST CLASS:

COMMENTS:

TESTHOLE LOG 2

Legal Description: T17N R2E Sec 17 Lot C2

Date: 1/14/2021

Inspected By: Robert L Walden, PE

Ground level

1ft	ML
2ft	GP
3ft	
4ft	
5ft	
6ft	
7ft	
8ft	
9ft	
10ft	SP
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

Testhole Location Map

See Test hole map

Comments:

GP - Poorly graded gravel with sand top 18"-9'

SP - Poorly graded sand with gravel 9'-12'

Total Depth of Testhole 12 ft.

Groundwater/Seeps Encountered? Y ☒ (N) At _____ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y ☒ (N) At _____ ft.



AGGREGATE/SOILS TEST REPORT

PROJECT NAME:	TEST SVCS	DATE TAKEN:	1/14/21
PROJECT NO.:	21-400-1	DATE TESTED:	1/15/21
CLIENT:	WALDEN	TESTED BY:	JAB
SAMPLE NO.:	21-P6	REVIEWED BY:	DPS
LOCATION:	HOOKS	DESCRIPTION:	TH3

SIEVE ANALYSIS TEST

(ASTM D422)

SIEVE SIZE	DIAMETER (mm)	TOTAL % PASSING
6"	152.4	
4"	100.0	
3"	76.2	100
2"	50.8	96
1"	25.4	77
3/4"	19.0	67
1/2"	12.7	55
3/8"	9.5	49
#4	4.75	37
#10	2.00	27
#20	0.85	18
#40	0.425	10
#80	0.25	6
#100	0.15	5
#200	0.075	4.2

% GRAVEL: 63.5
% SAND: 32.4
% FINES: 4.2
D60= 15.43
D30= 2.83
D10= 0.44
Cu= 34.7
Cc= 1.2

% .02 mm
% Moist.= 3.0

Fine Modulus=

(ASTM D4318)

Liquid Limit=

Plastic Limit=

Plastic Index=

(ASTM C127)

Bulk SpG=

SSD SpG=

Apparent SpG=

% Absorption=

(ASTM C128)

Bulk SpG=

SSD SpG=

Apparent SpG=

% Absorption=

(ASTM D1557)

Dry Den (U)=

Dry Den (C)=

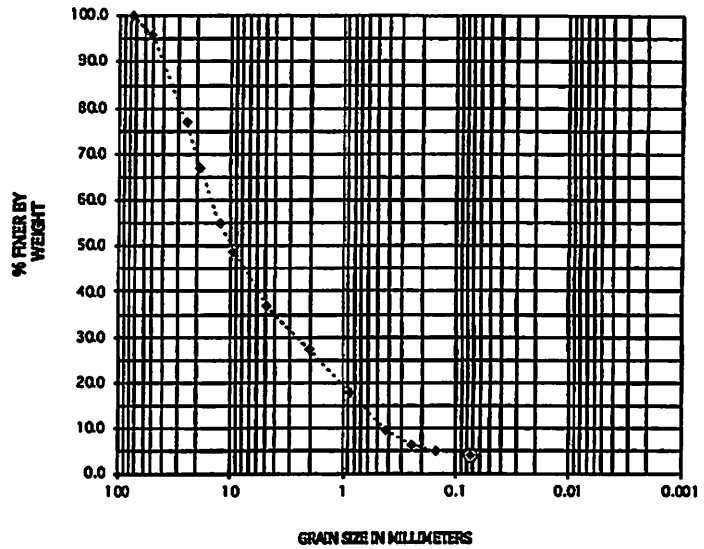
M % (U)=

M % (C)=

SpG (assumed)=

M-D Test Method=

GRAIN SIZE DISTRIBUTION

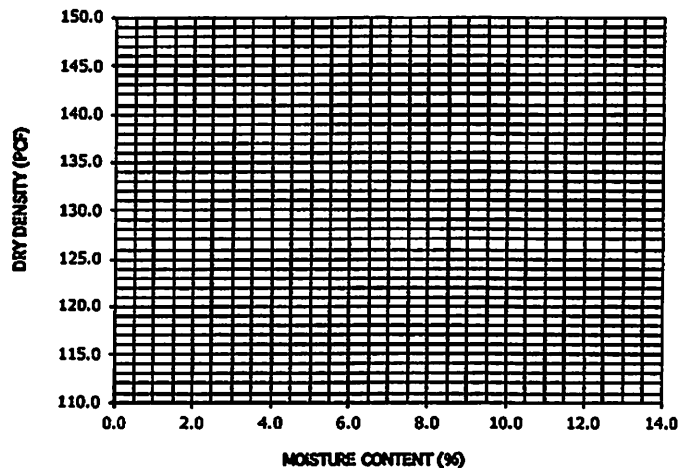


HYDROMETER TEST

(ASTM D422)

ELAPSED TIME	DIAMETER (mm)	TOTAL % PASSING
0		
0.5		
1		
2		
4		
8		
15		
30		
60		
250		
1440		

MOISTURE-DENSITY RELATIONSHIP



CLASSIFICATION: Well Graded Gravel w/Sand

USC: GW

FROST CLASS:

COMMENTS:

EXHIBIT B-9

TESTHOLE LOG 3

Legal Description: T17N R2E Sec 17 Lot C2

Date: 1/14/2021

Inspected By: Robert L Walden, PE

Ground level

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

Testhole Location Map

See Test hole map

Comments:

GW - Well graded gravel with sand

Total Depth of Testhole 13 ft.

Groundwater/Seeps Encountered? Y ☒ N At _____ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y ☒ N At _____ ft.



Fred Wagner

From: Jamie Taylor
Sent: Wednesday, May 19, 2021 7:14 PM
To: Fred Wagner
Subject: RE: RFC Hooks Homestead (FW)

No comment.

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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, April 28, 2021 4:23 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; farmloopak@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; 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>; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; StephanieNowersDistrict2@gmail.com
Subject: RFC Hooks Homestead (FW)

All,

Below is a link to a Request for Comments on Hooks Homestead, MSB Case #2021-063, Tech FW, RSA #16 South Colony.

Comments are due by May 21, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/Eh0801nAiiZKiBpVLgt8-ABrMdNwcZDd7pbHzFAFIWEZA?e=SRgKcV

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

Sincerely,

Fred Wagner

From: Theresa Taranto
Sent: Wednesday, April 28, 2021 4:43 PM
To: Fred Wagner
Subject: RE: RFC Hooks Homestead (FW)

Open Code Compliance case # 11947, Kendra Johnsons CCO.
Thanks,

Theresa Taranto
Mat-Su Borough
Development Services
Administrative Specialist

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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, April 28, 2021 4:23 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; farmloopak@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; 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>; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; StephanieNowersDistrict2@gmail.com
Subject: RFC Hooks Homestead (FW)

All,

Below is a link to a Request for Comments on Hooks Homestead, MSB Case #2021-063, Tech FW, RSA #16 South Colony.

Comments are due by May 21, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/Eh0801nAiiZKiBpVLgt8-ABrMdNwcZDd7pbHzFAFIWEZA?e=SRgKcV

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

Sincerely,

Fred Wagner

From: Permit Center
Sent: Wednesday, May 5, 2021 2:04 PM
To: Fred Wagner
Subject: RE: RFC Hooks Homestead (FW)

Good Afternoon,

This parcel has at least two driveways with no permits, Please have them apply for their driveway permits.

Thank you,

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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, April 28, 2021 4:23 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; farmloopak@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; 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>; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; StephanieNowersDistrict2@gmail.com
Subject: RFC Hooks Homestead (FW)

All,

Below is a link to a Request for Comments on Hooks Homestead, MSB Case #2021-063, Tech FW, RSA #16 South Colony.

Comments are due by May 21, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/Eh0801nAiiZKiBpVLgt8-ABrMdNwcZDd7pbHzFAFIWEZA?e=SRgKcV

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: Friday, May 7, 2021 1:14 PM
To: Fred Wagner
Subject: RE: RFC Hooks Homestead (FW)

Fred,
The proposed letter should agree to build S. McLeod Rd. to the same standard as the existing pieces of that road. Also the pole section of lot one should be built to support emergency vehicle access.



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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, April 28, 2021 4:23 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; farmloopak@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; 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>; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; StephanieNowersDistrict2@gmail.com
Subject: RFC Hooks Homestead (FW)

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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: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Thursday, April 29, 2021 12:37 PM
To: Fred Wagner
Cc: Andrew Fraiser; Sterling Lopez
Subject: RE: RFC Hooks Homestead (FW)
Attachments: MSB No Comments 2021-063.pdf

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

Hello,

Please see ENSTAR's attached response to MSB Case 2021-063 without comments or objections.

Thank you,

James Christopher
Right of Way and Compliance Technician
ENSTAR Natural Gas
401 E. International Airport Rd.
P.O. Box 190288, Anchorage Ak 99519-0288
907-334-7944

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, April 28, 2021 4:23 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; farmloopak@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; 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>; ospdesign@gci.com; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; StephanieNowersDistrict2@gmail.com
Subject: RFC Hooks Homestead (FW)

CAUTION: This email originated outside of AltaGas. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact itservicedesk@altagas.ca

All,

Below is a link to a Request for Comments on Hooks Homestead, MSB Case #2021-063, Tech FW, RSA #16 South Colony.

Comments are due by May 21, 2021.

Fred Wagner

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, April 30, 2021 8:27 AM
To: Fred Wagner
Cc: OSP Design Group
Subject: RE: RFC Hooks Homestead (FW)
Attachments: Agenda Plat.pdf; McLeod Rd.pdf; Engineers Report.pdf; RFC Packet.pdf

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

In review GCI has no comments or objections to the plat, attached is the signed plat for your records

Thanks,
MIREYA ARMESTO
GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, April 28, 2021 4:23 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; farmloopak@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; 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>; OSP Design Group <ospdesign@gci.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; StephanieNowersDistrict2@gmail.com
Subject: RFC Hooks Homestead (FW)

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

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Below is a link to a Request for Comments on Hooks Homestead, MSB Case #2021-063, Tech FW, RSA #16 South Colony.
Comments are due by May 21, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/Eh0801nAiiZKiBpVLgt8-ABrMdNwcZDd7pbHzFAFIWEZA?e=SRgKcV

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

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

Fred Wagner

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, May 12, 2021 8:22 AM
To: Fred Wagner
Subject: RE: RFC Hooks Homestead (FW)

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

Good morning,

MTA has reviewed the plat for Hooks Homestead. MTA would like to request a 15' utility easement on both sides of Mcleod Road.

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: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, April 28, 2021 4:23 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; farmloopak@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; 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>; 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>; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; StephanieNowersDistrict2@gmail.com
Subject: RFC Hooks Homestead (FW)

All,

Below is a link to a Request for Comments on Hooks Homestead, MSB Case #2021-063, Tech FW, RSA #16 South Colony.

Fred Wagner

From: MSB Platting
Sent: Tuesday, May 18, 2021 11:33 AM
To: Fred Wagner
Subject: FW: Estate of Hazel Hooks Public Meeting

From: Michael Kruse <mike.t.kruse@gmail.com>
Sent: Tuesday, May 18, 2021 10:54 AM
To: MSB Platting <Platting@matsugov.us>
Subject: Estate of Hazel Hooks Public Meeting

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

I have received the notification for the request to divide Tax Parcel C2 into 4 lots known as the Hooks Homestead and would like the following testimony provided during the public meeting.

My Family and I own a house directly north of the Hooks Homestead on the corner of East Lady Slipper Lane and McLeod road. in addition, a portion of my property is along outer springer loop. My concern with this property subdivision is the increased traffic load on the intersection of McLeo and Outer Springer Road. This intersection has a mail box stop as part of the intersection with a painted hatch where traffic is to be diverted around the mail box stop. However, after 3 years i have witnessed almost all traffic ignoring the hatched paint and continuing straight through McLeod road at a high rate of speed. The construction equipment, landscaping, snow removal and general traffic regularly speed though this mail box stop headed for the Sky Ranch Subdivision.

My kids and pets play in our yard regularly with traffic speeding by well above the speed limit. Increasing the household traffic in this area will only increase the danger at this intersection. In addition, cars regularly park here to get mail or in some cases wait for others that may be lost or looking to meet for unclear reasons. I have witnessed several traffic accidents with parked cars and many more near misses with this intersection.

If this subdivision is approved, we request the mail boxes be relocated to the existing mail box stop just north of the existing one. This has a turn out to keep people off the actual road. In addition, this intersection should be designed to encourage people to not cut the corner and slow down when entering the residential neighborhood.

I would also like to be presented with what the final plans are for the subdivided track. Will additional residential housing be constructed?

Thanks

Mike and Kendal Kruse

Fred Wagner

From: MSB Platting
Sent: Thursday, May 13, 2021 9:30 AM
To: Fred Wagner
Subject: FW: Estate of Hazel Hooks subdivision

-----Original Message-----

From: Mac <maclayz@yahoo.com>
Sent: Wednesday, May 12, 2021 7:08 PM
To: MSB Platting <Platting@matsugov.us>
Subject: Estate of Hazel Hooks subdivision

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

The access to lot 1

This must be a designated road with a culdisac like E. Ladyslipper lane.

Lots 1-6 of Outer Springer Woods subdivision require this access to facilitate access in the event that the 2 acre Outer Springer lots opt to divide into one acre lots.

Brian Burgess

Sent from my iPhone

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

ALASKAN FRONTIER
5 MAY 2021 PM 1



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ASPELUND ROGER EARL & KIM L
2891 S LAKESHORE LOOP
PALMER AK 99645

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ESTATE OF HAZEL HOOKS, EXECUTOR BRIAN K. HOOKS

REQUEST: The request is to divide Tax Parcel C2 into 4 lots to be known as **HOOKS HOMESTEAD**, containing 40.07 acres +/- . The property is north of S. Sky Ranch Loop, south of E. Lady Slipper Lane and bisected by S. McLeod Road (Tax ID # 117N02E17C002); lying within the SW ¼ Section 17, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Farm Loop Community Council and in Assembly District #2: Stephanie Nowers.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 119** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 26, 2021**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mailing this notice to the MSB Platting Division, 350 E. Dahlia Ave., Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Officer, **Fred Wagner** at (907) 861-7870.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

Starting May 1, 2021 it is optional to wear a mask to the Mat-Su Borough Platting Board Hearings.

☐ No Objection ☐ Objection ☐ Concern

Name: Roger + Kim Aspelund Address: 2891 S. Lakeshore Loop Palmer, AK 99645

Comments: Currently the corner of proposed lot 4 has been used as a commercial construction lot with large heavy equipment & a lot of dirt & plunder. This area should remain residential area AND NOT A commercial construction site. All 4 proposed lots must be residential as stated in "Hooks Homestead"

Case # 2021-063 FW

Note: Vicinity map Located on Reverse Side

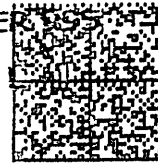
EXHIBIT H-3

Seward Thomas May 8, 2021 Handwritten signature

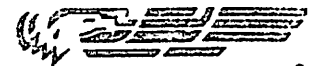
MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

ALASKAN FRONTIER

5 MAY 2021 PM 1



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PLATTING

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BUNCH EVELYN M
2571 S SKY RANCH LOOP
PALMER AK 99645

6

FIRST CLASS

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[] No Objection ☒ Objection [] Concern

Name: Evelyn Bunch Address: 2571 Sky Ranch Lp., Palmer, Ak. 99645

Comments:

At this time, I am objecting to the proposed subdivision because I believe some or all of the lots do not comply with borough codes and regulations. Lot 4, in particular, has not removed construction waste material as instructed by the borough recently. The borough needs to assess the number of junk vehicles and hazardous items on the entire property.

EXHIBIT H4