

AGENDA

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Sloan Von Gunten

PLATTING TECHNICIANS
Cheryl Scott
Amy Otto-Buchanan
Kimberly McClure



PLATTING BOARD
Pio Cottini, District 1
LaMarr Anderson, District 2
John Shadrach, District 3
Dan Bush, District 4
Dennis Vau Dell, District 5
Wilfred Fernandez, District 6
Alan Leonard, District 7
Amanda Salmon, Alternate A
Barbara Doty Alternate B

PLATTING BOARD AGENDA **ASSEMBLY CHAMBERS** **350 EAST DAHLIA AVENUE, PALMER**

PLATTING BOARD REGULAR MEETING **1:00 P.M.** **THURSDAY, JUNE 3, 2021**

Ways you can participate in Platting Board meetings:

IN PERSON: Should you wish to attend in person, please adhere to the 6-foot distance between yourself and others.

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

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. May 5, 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. LYNETTE STULL & DON LEE: The request is to create 6 lots from Lot 3, Paper Subdivision, Plat #66-3 to be known as **QUINN'S LANDING**, containing 6.66 acres +/- . Access to all lots is proposed by dedication and construction of an interior street. The property is located directly east of S. Talkeetna Spur approximately ½ mile south of S. Comsat Road (Tax ID #2888000L003); lying within the NE ¼ Section 06, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7: Tam Boeve.

B. JESS ADAMS; DONALD & IRENE GLASER; DEAN & KIMBERLY CAGLE: The request is to vacate a 15' wide right-of-way that runs from W. Field Avenue south to Kashwitna Lake, and attach the vacated right-of-way to Lots 12-15, **McKinley View Subdivision**, Plat No. 68-12, to be known as **LOTS 12A, 13A, 14A AND 15A**, containing 1.96 acres +/- . Petitioner is applying for a variance from MSB 43.20.060(C), as W. Field Avenue is only 30' wide. The plat is located north of Kashwitna Lake, west of S. Parks Highway and south of W. Field Avenue (Tax ID#s 56212000L012-L015); within Section 07, Township 20 North, Range 04 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7: Tam Boeve.

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

- A. Adjudicatory *(if needed)*
 - Definition: Law. To hear and settle an issue or a question regarding code.
- B. Upcoming Platting Board Agenda Items *(Staff: Fred Wagner & Clerk: Sloan Von Gunten)*
 - Introduction for June 17, 2021 Platting Board Hearing *(Informational Only – Subject to change)*
 - Tobin, Case 2021-027

- Bruns Lk Overlook, Case 2021-061
- Jana Est Ph 2, Case 2021-056
- Goodwin SLEV, Case 2021-066

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **June 3, 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. Starting May 1, 2021, it is optional to wear a mask in the Mat-Su Borough Hearings.

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
MAY 5, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 5, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:04 p.m. by Chair LaMarr Anderson.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. 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. Alan Leonard, District Seat #7
Ms. Barbara Doty, Alternate

Platting Board members absent and excused were:

Mr. Pio Cottini, District Seat #1
Mr. Wilfred Fernandez, District Seat #6, Vice Chair
Ms. Amanda Salmon, Alternate

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

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

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for April 1, 2021.

GENERAL CONSENT: The minutes for April 1, 2021 were approved without objections.

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

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

4. UNFINISHED BUSINESS: Quasi-Judicial Matters
(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS
(There are no Reconsiderations/Appeals)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
MAY 5, 2021****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. WILLOW CREEK AIRPARK MASTER PLAN:** The request is to create 92 lots and three tracts, by a two-phase Master Plan, from the East ½ of Section 26 (Tax Parcel A1), to be known as **WILLOW CREEK AIRPARK MASTER PLAN**, containing 320.32 acres +/- . The plat is located west of W. Parks Highway, north of W. Gratiot Drive and west of W. Sharen Drive, (Tax ID # 220N05W26A001); within Section 26, Township 20 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7: Tam Boeve. Continued from the April 15, 2021 platting board hearing. (Owner/Petitioner: JM Assets, LP; Surveyor: Edge; Staff: Fred Wagner)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record;
- Mr. John Aschenbrenner presented information on a phone call regarding a conversation with Platting Member Doty and general information regarding recusing oneself;
- Platting Member Doty stated she will recuse herself in regards to researching information on airports on her own if the board wishes her to. She has no gain or interest regarding the case;
- The platting board asked questions to Platting Member Doty and Mr. Aschenbrenner;
- The platting board allowed Platting Member Doty to sit and act on the case.

Ms. Von Gunten provided the mailing report:

- Stating that 22 public hearing notices were mailed out on March 24, 2021.
- Stated to the platting board members the process in making a motion and amendments.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-031.
- Staff recommends approval of the case with findings of fact and conditions.
- Would like to modify or add a new recommendation regarding the road construction for N. Artic Cat Street.

Discussion between the platting board and staff on the modification or adding a new recommendation on N. Artic Cat Street. More questions came up regarding the case as the platting officer answered the boards comments.

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

The Petitioner did not wish to give a brief overview.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
MAY 5, 2021**

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns about the added traffic: Ms. DJ McBride, RSA #16.

The following person spoke regarding their concerns about the proposed development. Concerned on the added traffic and fire service safety: Ms. Tam Boeve.

The following person spoke regarding their concerns about the changes to the trails in the area as they are used for mushing dog sleds. Is concerned on the aviation fuel and the changes to the environment in regards to the airport. Artic Cat Road floods every year and the drainage needs to be redone, if the roadway is to be improved. Is also concerned on the runway boundary and measurements: Ms. Susan Terry.

The following person is against the development of the property. Is very concerned on the airport regarding commercial usage: Mr. Bob Chlupach.

Chair Anderson:

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

Mr. Scott Jewel, the petitioner, clarified the trails and roadway placement.

Mr. Mark Aimonetti, the petitioner's surveyor, explained the improvements to the roadways, drainage, and development.

Mr. Dan Steiner, the engineer, explained the drainage issues on the roadways.

The petitioner, the surveyor, and engineer answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Willow Creek Airpark Master Plan, with 15 recommendations. The motion was seconded by Platting Member Bush.

Mr. Vau Dell stated an amended motion to modify recommendation #7, but there was confusion on the motion by staff. Clarification on the recommendations regarding the roads was stated by Staff.

Discussion ensued on writing the amended motion.

TIME: 2:28 P.M.

CD: 01:25:47

Break to write up and clarify the recommendation.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
MAY 5, 2021****TIME: 2:35 P.M.****CD: 01:32:45**

Amended

MOTION: Platting Member Vau Dell moved to amend the motion to add recommendation #16. The motion was seconded by Platting Member Shadrach.

RECOMMENDATIONS:

- Add #16: Construct N. Artic Cat Street from Phido to the N. Gratiot Drive intersection per MSB Residential Collector Standards.

Amended

VOTE: The amended motion to add recommendation #16 passed with all in favor by general consent.

Main Motion

VOTE: The motion passed with all in favor by general consent. There are 11 Findings of Fact.

TIME: 2:36 P.M.**CD: 01:34:27****BREAK****TIME: 2:48 P.M.****CD: 01:45:08**

- B. LARSEN ESTATES:** The request is to create three lots from Lots 1-1 and 1-2, Block 3; Lots 5 & 6, Block 4; Lots 8 & 9, Block 4; and Lots 4-7, Block 5, Texas Subdivision, Plat No. 63-15, to be known as Larsen Estates, containing 3.62 acres +/- . The plat is located northwest of Stepan Lake, southeast of Big Beaver Lake, and east of S. Beaver Lake Road (Tax ID#s 56314B003L001-1/L001-2, 56314B04L005, L006, L008, L009, 56314B05L004-L007); within Section 09, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5: Mokie Tew. Petitioner proposes to vacate a section of W. Alamo Road and is applying for a variance from MSB 43.20.060(C) Legal access, as S. Melozzi Hot Springs Road is 30' wide. (*Owner/Petitioner: Bruce M. Green and Francine Schilmoeller Larsen Trust; Surveyor: Frontier; Staff: Ms. Amy Otto-Buchanan*)

Chair Anderson:

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

Ms. Von Gunten provided the mailing report:

- Stating that 55 public hearing notices were mailed out on April 14, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-039/040.
- Staff recommends approval of the case with findings of fact and conditions.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
MAY 5, 2021**

Mr. John Aschenbrenner:

- Asked staff for clarification on the Right-of-Way Vacation and the design drawing.

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

Mr. Shane Stragier, the petitioner's surveyor, 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. Shane Stragier, the petitioner's surveyor, does have concerns regarding recommendation #4 and #8.

Ms. Francine Larsen, the petitioner, gave an explanation of the figuration of the lots. Is confused on the Variance and the Right-of-Way being taken on her lots and what can be changed on the design. Would like to go over more design ideas with platting staff and her surveyor.

Chair Anderson asked the petitioner if she would like to continue the case to a date certain or to continue with not date to help her in redesigning her case.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Doty moved to continue the preliminary plat for Larsen Estates for 6 months or until assigned a date to be heard. The motion was seconded by Platting Member Vau Dell.

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

Due to the continuance, the public hearing is re-opened, per Roberts Rules of Order.

TIME: 3:30 P.M.

CD: 02:27:39

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

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

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on Wednesday, May 19, 2021. We will continue the special meeting sessions on Title 43 white board list throughout the summer as time allows.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
MAY 5, 2021**

Ms. Von Gunten did not have any comments.

9. BOARD COMMENTS

- Platting Member Dotty had no comments.
- Platting Member Leonard had no comments.
- Platting Member Bush asked staff about opening documents, some programs are not working correctly.
- Platting Member Shadrach had no comments.
- Platting Member Vau Dell had no comments.
- Platting Member Anderson had no comments.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 3:33 p.m. (CD: 2:30:48)

LAMARR ANDERSON,
Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 3, 2021**

PRELIMINARY PLAT: **QUINN'S LANDING**
LEGAL DESCRIPTION: **SEC 06, T25N, R4W, SEWARD MERIDIAN, AK**
PETITIONER: **LYNETTE STULL**
SURVEYOR: **LOUNSBURY & ASSOCIATES, INC.**
ACRES: 6.66 PARCELS: 6
REVIEWED BY: CHERYL SCOTT CASE: 2021-048

REQUEST

The request is to create six lots from Lot 3, Paper Subdivision, Plat #66-3 to be known as **Quinn's Landing**, containing 6.66 acres+/- . A newly constructed right-of-way will provide access to the proposed lots. The property is located directly east of S. Talkeetna Spur approximately ½ mile south of S. Comsat Road lying within the NE ¼ Section 6, Township 25 North, Range 4 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps	Exhibit A
Soils Report	Exhibit B
As-Built & Topographic Information	Exhibit C
Drainage Plan & Road Plan & Profile	Exhibit D

COMMENTS:

ADOT&PF	Exhibit E
DPW	Exhibit F
Planning	Exhibit G
Development Services	Exhibit H
Fire Code	Exhibit I
MEA	Exhibit J
GCI	Exhibit K
MTA	Exhibit L
Talkeetna Community Council	Exhibit M
Public	Exhibit N

DISCUSSION: The preliminary plat for Quinn's Landing is located in the Talkeetna Special Land Use District. The purpose of this district is to maintain the visual integrity of the Spur Road with vegetative buffers along the Spur Corridor. A 15' vegetative buffer outside of any utility easements shall be shown on the final plat. **(Recommendation #5)** The road name needs

to be consistent with MSB 11.20, *Street Names and Address* and approved by Platting.
(Recommendation #6)

Lot and Block Design/Frontage: The proposed lots are .92 acres consistent with MSB 43.20.281(A)(1). All lots meet the width to depth ratio of 3:1 for lots under 2 acres pursuant to MSB 43.20.300(B). Each lot has a minimum of 60' of road frontage, or 45' when on a cul-de-sac pursuant to MSB 43.20.320 *Frontage*.

Useable Area: Pioneer Engineering, LLC provided a useable area report at **Exhibit B**. Test hole locations are shown on the As-Built at **Exhibit C**. The three test holes excavated to 13' deep and located near proposed common lot lines representing soil conditions for the future parcels. Groundwater was not encountered in any of the test holes as shown on the attached logs. The proposed lots have very few limitations on areas as defined by MSB code. Based on the available soils and water table information, topography, MSB Title 43 Code definitions and observations on site, each lot will have at least 10,000 sf of useable building area and at least 10,000 sf of contiguous useable septic area as required by MSB 43.20.281, *Area*. *Staff notes Lot 6 encumbered by a drainage easement, setbacks to lot-lines, section line easements and the proposed right-of-way may limit useable area as described in MSB 43.20.281. Provide additional information showing useable area on Lot 6 in relation to easements and setbacks.*
(Recommendation #7)

Topographic and As-Built Info: The surveyor provided topographic contours and as-built information within the proposed subdivision and outside the boundary as required by MSB 43.15.016 at **Exhibit C**. The as-built shows two abandoned buildings that are proposed to be removed. The surveyor will need to provide evidence of removal prior to plat recordation.
(Recommendation #8)

Drainage: Lounsbury & Associates, Inc. provided a drainage plan meeting the Subdivision Construction Manual requirements (**Exhibit D**). The drainage plan shows the drainage along the proposed road and general drainage patterns within the subdivision. The plan also shows proposed 18" culverts and a drainage easement. The drainage plan is subject to field modification and improvement during the road construction work.

Access: S. Talkeetna Spur is a state-maintained road that provides access to the proposed subdivision. Dedication and construction of a 60' wide right-of-way providing access to all lots is planned. (**Recommendation #9**). An approach road permit is required by ADOT&PF for the proposed road accessing Talkeetna Spur. An approved copy of the permit submitted to Platting is required prior to plat recordation (**Recommendation #10**). Proposed Lot 1 will not be granted direct access to S. Talkeetna Spur by ADOT&PF. (**Recommendation #11**). Access requirements will be met with the construction of the interior right-of-way pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, MSB 43.20.140 *Physical Access*. The surveyor also provided a road profile, construction plans, ADT calculations and sight distance information at **Exhibit D**.

The preliminary plat shows a 50' section line easement along the eastern boundary of the subdivision. The surveyor will need to provide documentation verifying section line easements

along sections 5 & 6 prior to plat recordation and show on the final plat. **(Recommendation #12)**

MSB 43.20.060(D) states subdivisions shall provide through connecting rights-of-way to all adjoining unsubdivided parcels, where feasible, to improve interconnectivity and/or public safety. The 640-acre parcel directly east of the proposed subdivision is undeveloped. Extend the proposed right-of-way east to the section line easement providing access to the unsubdivided area and alternate access for this subdivision if the section line easement is ever developed. **(Recommendation #13)**

COMMENTS:

Alaska Department of Transportation and Public Facilities are concerned that Lot 6 is not buildable with section line easement setbacks required by the MSB. No direct access will be granted from the lots to Talkeetna Spur Road. All lots must access via internal circulation. They recommend extending the cul-de-sac to the section line easement providing alternate access in and out of the subdivision if the section line easement is developed. **(Exhibit E)**

Department of Public Works requested the right-of-way be extended to the section line easement. **(Exhibit F)**

Planning noted the parcel is in the Talkeetna Special Land Use District (SPUD), Spur Road South District, MSB 17.25.070. All development must follow this chapter of code. There is a utility easement running parallel to Lot 1 and a section line easement through Lot 6. These areas must remain open for their intended use. **(Exhibit G)**

Development Services, Permit Center has no comments. **(Exhibit H)**

Fire Code noted this request poses no issue with Fire and Life Safety. The issue is this area has only one way out and is becoming more and more developed. At some point, interconnectivity has to be addressed. **(Exhibit I)**

MEA attached easements to be shown on the final plat. **(Exhibit J)**

GCI has no comments or objections to the plat. **(Exhibit K)**

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

Talkeetna Community Council inquired about the vegetative buffer required in the SPUD. **(Exhibit M)** *Staff notes a 15' vegetative buffer will be shown on the final plat.*

Holly Stinson, owner of Lot 1, Z Lake, has concerns about the public accessing Talkeetna Lakes Park through the proposed cul-de-sac. She requested a plat note, signs in the right-of-way and CCR's restrict access to the Park from this right-of-way and post the Park is non-motorized. In addition, concerns about Lot 6 having adequate useable building area while meeting MSB setback requirements from lot lines, section line easements and the proposed right-of-way. **(Exhibit N)**

There were no further comments received from borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION

The preliminary plat for Quinn's Landing is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat Submittal and Approval*. Legal and physical access is provided 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 exists pursuant to MSB 43.20.320 *Frontage*. The engineer provided a soils report stating the proposed lots meet the requirements of MSB 43.20.281(A). There were no objections received from any borough departments, outside agencies or the public.

FINDINGS of FACT:

1. The plat of Quinn's Landing is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat Submittal and Approval*.
2. This property is in the Talkeetna Special Land use District and requires a vegetative buffer.
3. Streets named on subdivision plats are subject to MSB 11.20, *Street Names and Address Numbers* and approval from Platting.
4. Lot sizes are consistent with MSB 43.20.300, *Lot and Block Design*.
5. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
6. A professional engineer stated all lots have the required useable building area and useable septic area in compliance with MSB 43.20.281 *Area*.
7. Lot 6 encumbered by a drainage easement, section line easement and setbacks to lot-lines and rights-of-way may limit useable area as described in MSB 43.20.281.
8. As-built and topographic information provided in accordance with MSB 43.15.016 *Preliminary Plat Submittal and Approval*.
9. Drainage plan meets Subdivision Construction Manual requirements.
10. All access requirements pursuant to MSB 43.20.100 *Access Required* MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access* will be met with the construction of the interior road.
11. Extension of the right-of-way east to the section line will provide access to adjoining rights-of-way and unsubdivided parcels improving interconnectivity consistent with MSB 43.20.060(D).

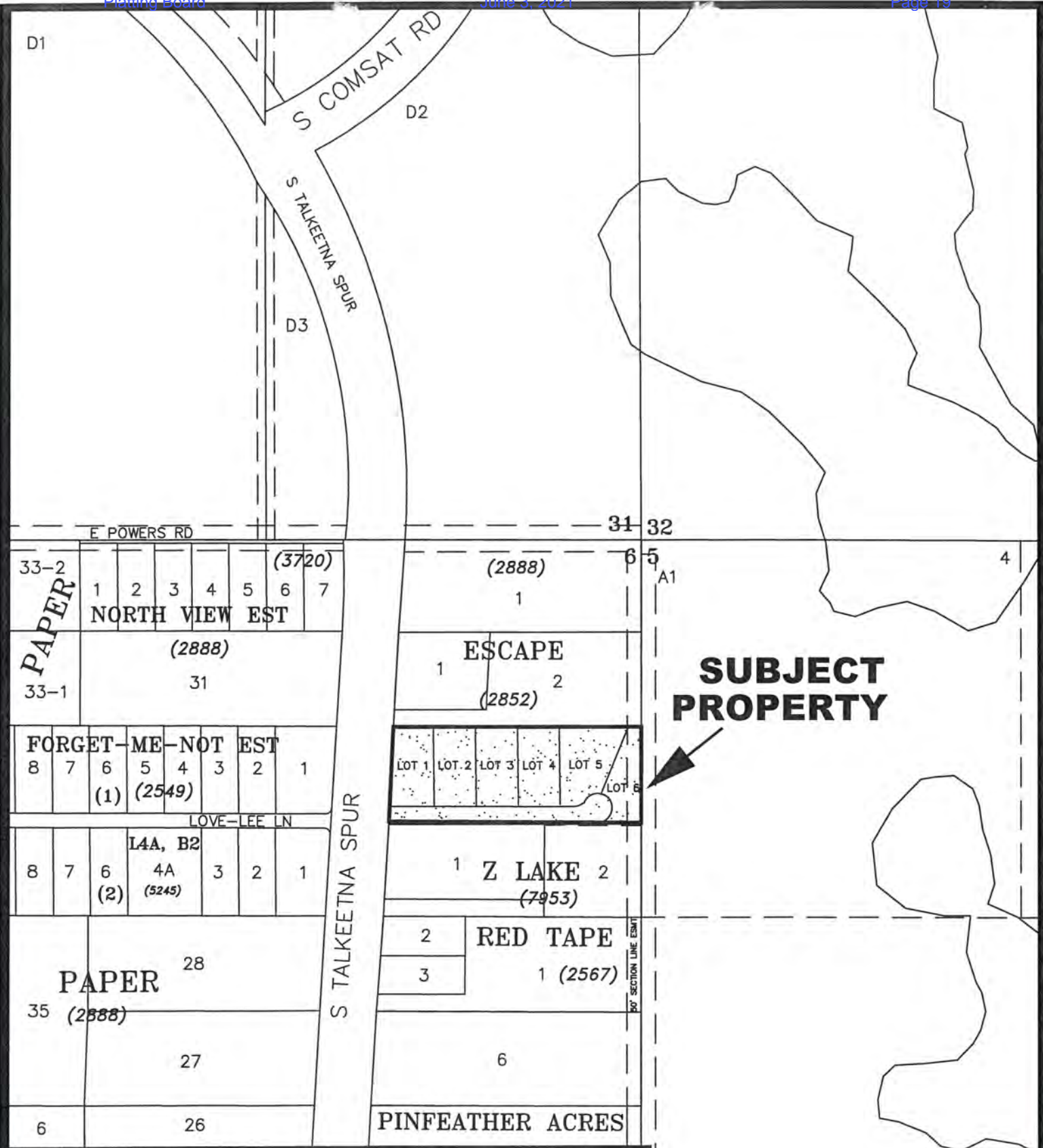
12. There were no objections from Borough departments, outside agencies or the public. The public submitted one concern about restricting access to the Talkeetna Lakes Parks and buildable area on lot 6.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Recommended motion: “I move to approve the preliminary plat of Quinn’s Landing, located within Section 06, Township 25 North, Range 4 West, Seward Meridian, Alaska contingent on the following staff recommendations:”

1. Submit the mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
3. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
4. Taxes and special assessments must be paid in full through the year of recording prior to recording the plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Show a 15’ vegetative buffer adjacent to the utility easement within Lot 1 on the final plat.
6. Obtain Platting approval of street name in accordance with MSB 11.20.
7. Provide additional information showing useable area on Lot 6 in relation to easements and setbacks.
8. Provide evidence the two abandoned buildings on proposed Lots 2 and 3 have been removed prior to plat recordation.
9. Provide a copy of the approved approach road permit from ADOT&PF to Platting prior to plat recordation.
10. Provide plat note limiting direct access to S. Talkeetna Spur from Lot 1 unless otherwise allowed by the permitting authority.
11. Provide documentation verifying section line easements along sections 5 & 6.
12. Extend right-of-way east to the section line easement and show on final plat.

13. Construct Maddie Lane east through the cul-de-sac to residential standards unless otherwise determined:
 - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff for each phase. Submit the No Engineer Left Behind for final road inspection.
 - b. Provide verification of roadways per MSB 43.20.140(A)(2)(a) & (b).
 - c. Provide DPW acceptance of the roads to Platting staff.
 - d. Provide Drainage Plan to DPW one week prior to preconstruction meeting.
14. Show all easements of record.
15. Submit recording fee, payable to DNR (State of Alaska, Department of Natural Resources).
16. Submit final phase plats in full compliance with Title 43.



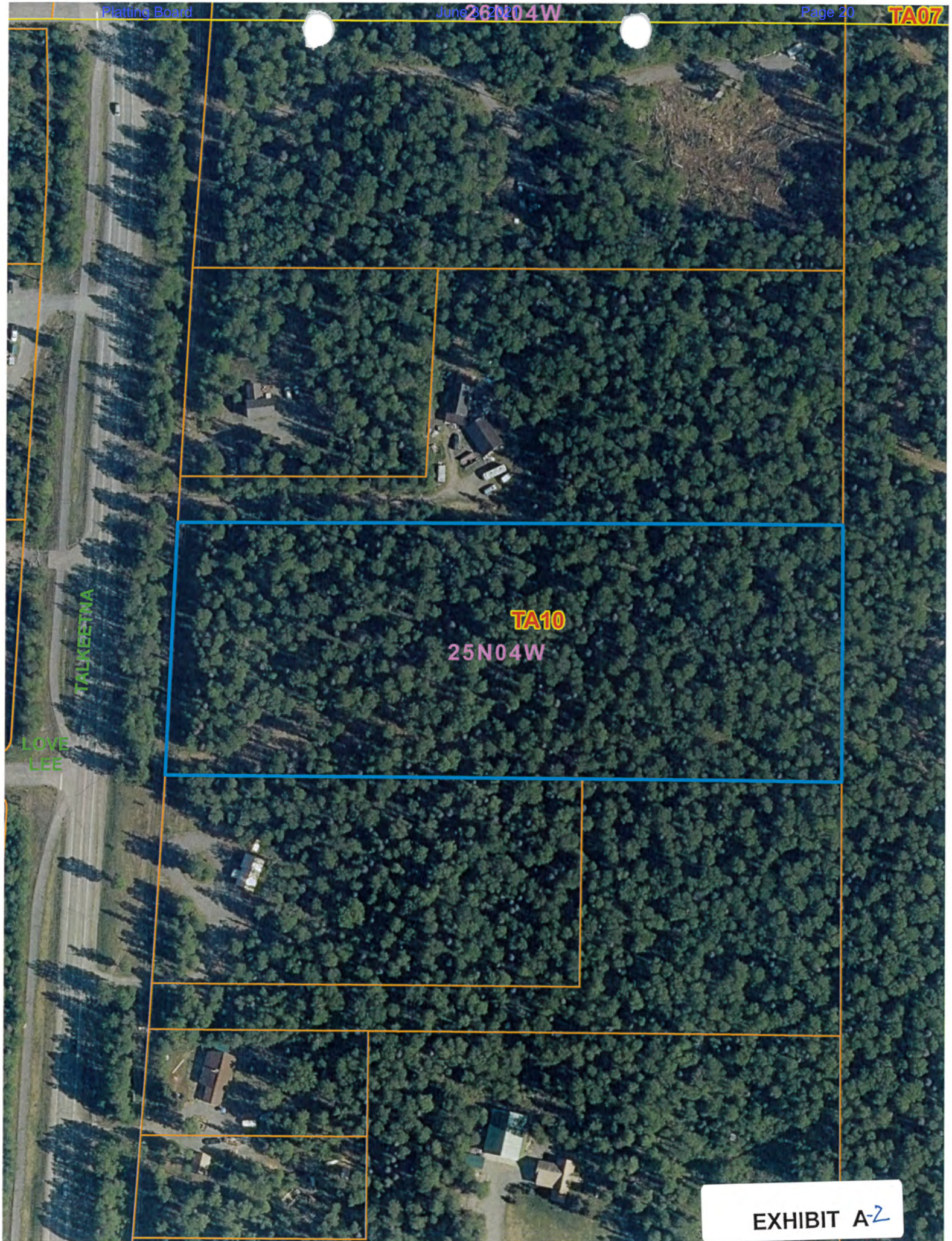
**SUBJECT
PROPERTY**

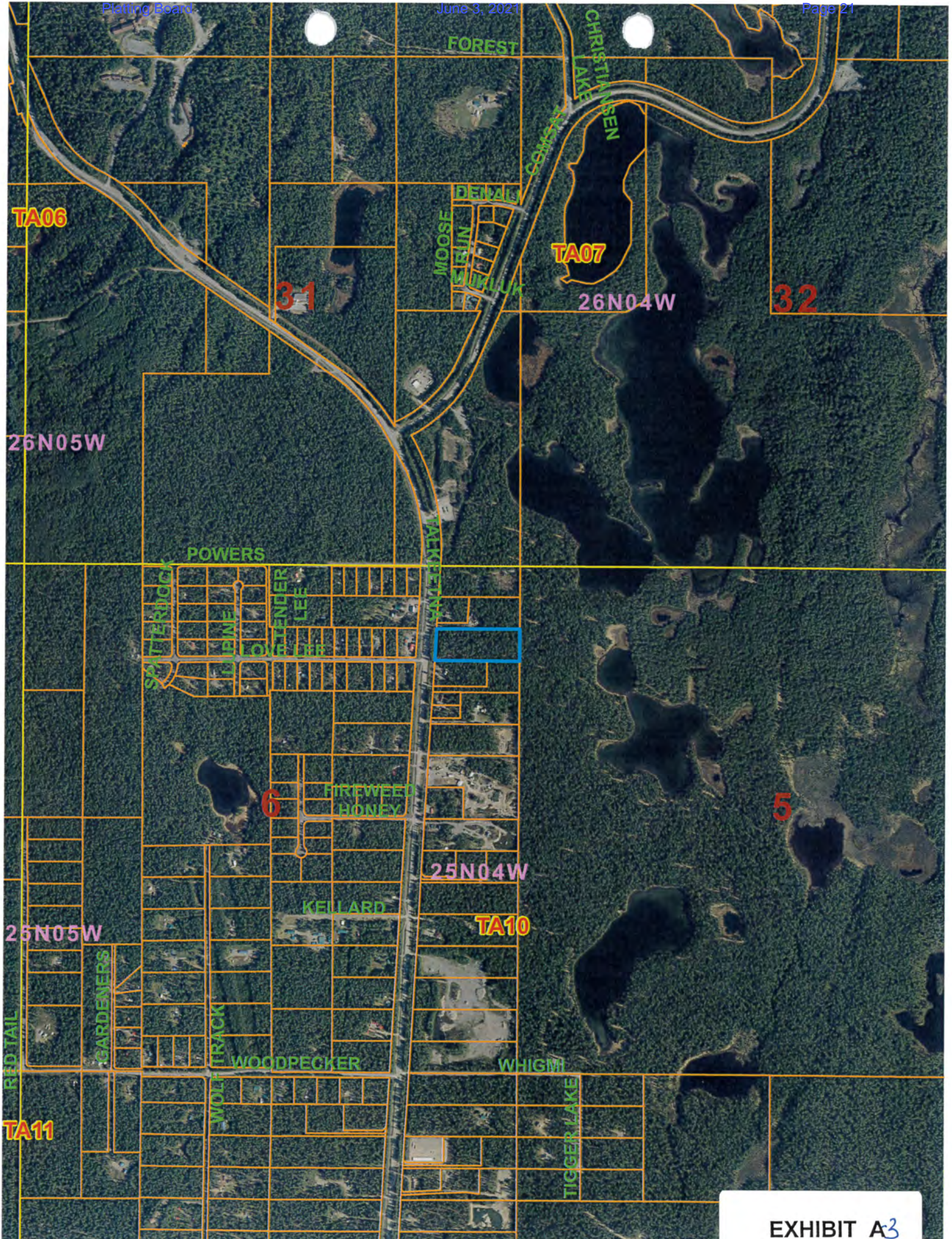
VICINITY MAP

FOR PROPOSED QUINN'S LANDING
LOCATED WITHIN
SECTION 06, T25N, R4W, SEWARD MERIDIAN,
ALASKA

TALKEETNA 10 MAP

EXHIBIT A-1







Pioneer Engineering LLC

Professional, Reliable, Local

February 24, 2021

**RE: Usable Area Report
T25N R4W Section 6
Paper, Lot 3**

Fred Wagner, PLS
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Mr. Wagner,

Usable Area: Working on behalf of the owners and in coordination with Lounsbury & Associates Surveying, I performed a soils investigation for the above-referenced proposed subdivision. The project plans to create 6 lots from the parent parcel which is approximately 6.4 acres. Each new lot will be approximately 0.9 acres in size. A 60' right of way is being dedicated along the entire south border of the property.

Test Hole: Three new test holes were excavated on 2-11-21. The test holes were all 13' deep and were sited on joint property lines to best represent the soil conditions for the future parcels. The test holes showed two to two and a half feet of topsoil overlaying a combination of sands, gravels & gravelly sands. Groundwater was not encountered in any of the test holes. The test hole logs are attached.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, ***each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of usable septic area as required by MSB 43.20.281 AREA.***

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645
907-863-2455



SOIL LOG

Job Number: 2021-SW-030

Project Location: Paper, Lot 3

Logged By: Steve Wilson

Date: 2-11-21

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Sand & gravelly sand (SP/SW)
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom of test hole No groundwater
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See Test Hole Map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2021-SW-030

Project Location: Paper, Lot 3

Logged By: Steve Wilson

Date: 2-11-21

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Gravel (GP)
5	
6	
7	
8	
9	Sand & gravelly sand (SP/SW)
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See Test Hole Map

COMMENTS:
Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2021-SW-030

Project Location: Paper, Lot 3

Logged By: Steve Wilson

Date: 2-11-21

TEST HOLE NO. 3

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Gravel (GP)
5	
6	
7	
8	Sand & gravelly sand (SP/SW)
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



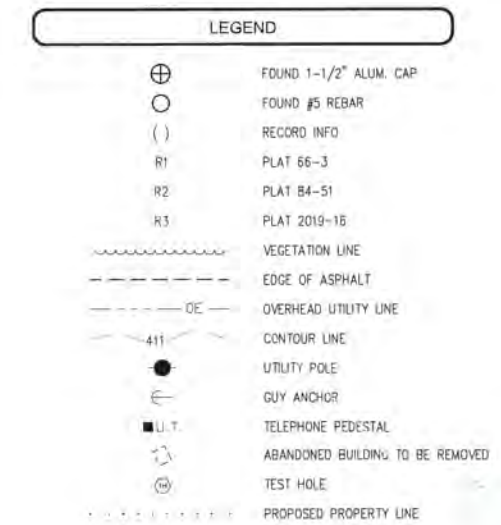
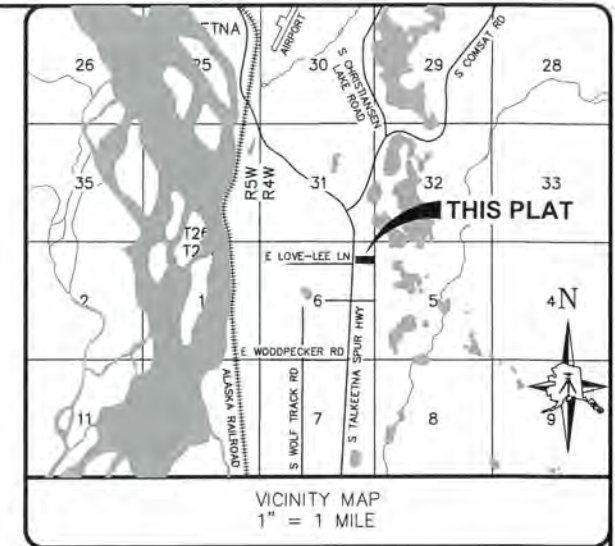
TEST HOLE LOCATION:

See Test Hole Map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



LOCATED IN NE 1/4 SEC. 6, T25N, R4W, S.M.,
TALKEETNA RECORDING DISTRICT, STATE OF ALASKA
CONTAINING: 6.657 ACRES

- I, JOSHUA W. VARNEY, PLS-106379, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS AS-BUILT 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.

4-05-2021
DATE



GRAPHIC SCALE

1 inch = 100 ft.



LOUNSBURY & ASSOCIATES, INC.
SURVEYORS-PLANNERS-ENGINEERS
3230 C STREET, SUITE 201, ANCHORAGE, ALASKA 99503
PHONE (907) 272-5451 FAX (907) 272-9085
LOUNSBURYINC.com
CERTIFICATE OF AUTHORIZATION NO. AECC391

DATE	APRIL 5, 2021	SCALE	1"=100'
DRAWN	MLH	GRID	N/A
CHECKED	JWV	F.B. NO.	2021-1
DWG NAME	21-006_PP	SHEET 1 OF 1	

EXHIBIT C

FILE T:\2021\21-011 LOT 3 PAPER SUBDIVISION\SURVEY\4.DWG\21-011 PRELIM CONST PLANS.DWG

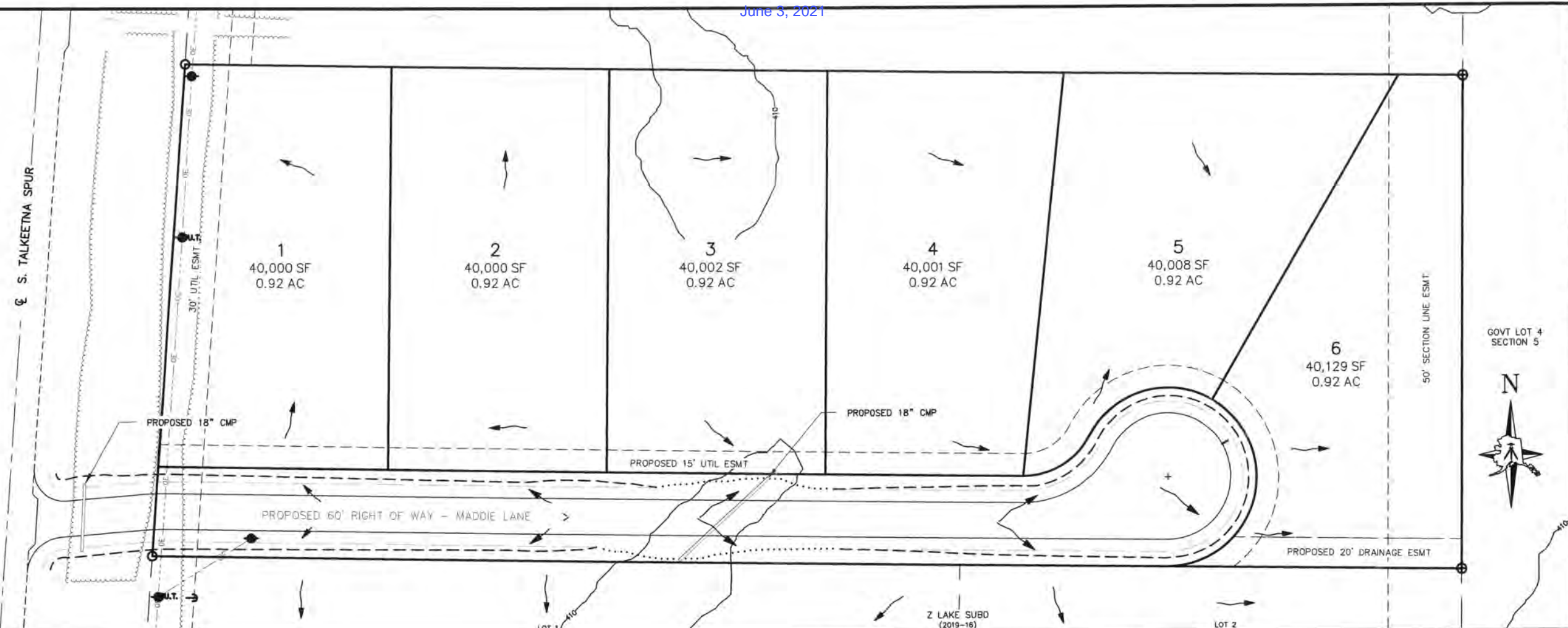
DATE/TIME 4/6/2021 9:35 AM

LAYOUT

DESIGNED

CHECKED

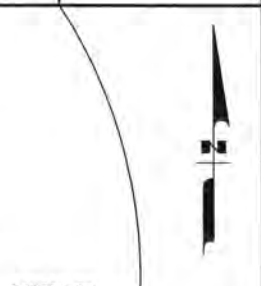
DRAFTED



SHEET NO.	TOTAL SHEETS
1	1
STATE	YEAR
ALASKA	2021

QUINN'S LANDING SUBDIVISION

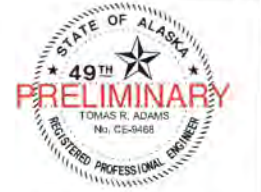
NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	



POWERS RD

LOVELEE LN

FAMILY CIR



LOUNSBURY & ASSOCIATES, INC.
1175 LEATHERLEAF LOOP, STE D
WASILLA, ALASKA 99654
(907)357-9132
CERT. OF AUTH. NO. AEDC391

PRELIMINARY CONSTRUCTION PLANS.

PRELIMINARY DRAINAGE PLAN.

INCH

PRELIMINARY CONSTRUCTION PLAN NOTES:

- CLEARING SHALL BE ROW TO ROW UNLESS OTHERWISE NOTED. GRUBBING SHALL EXTEND 5 FEET BEYOND THE CATCH LIMITS.
- ALL EXCAVATED MATERIAL MEETING THE REQUIREMENTS OF SUBBASE SHALL BE USED TO CONSTRUCT PROJECT FILLS BEFORE IMPORTING BORROW
- ORGANIC AND UNCLASSIFIED EXCAVATION SUITABLE FOR TOPSOIL THAT MEETS THE PROJECT SPECIFICATIONS MAY BE STOCKPILED IN LOCATIONS APPROVED BY THE ENGINEER AND USED AS TOPSOIL.
- PLACE 4 INCHES OF TOPSOIL AND SEED FROM:
 - THE BOTTOM OF THE DITCH TO THE CATCH LIMITS IN A CUT SECTION,
 - THE BOTTOM OF SELECTED MATERIAL 4' FROM EDGE OF SHOULDER IN A FILL SECTION.
 - ALL GRUBBED AREAS.
 - ALL AREAS DISTURBED BY CONTRACTORS WITHIN THE PROJECT AREA AND/OR AS DIRECTED BY THE ENGINEER.
- DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

PRELIMINARY DRAINAGE PLAN:

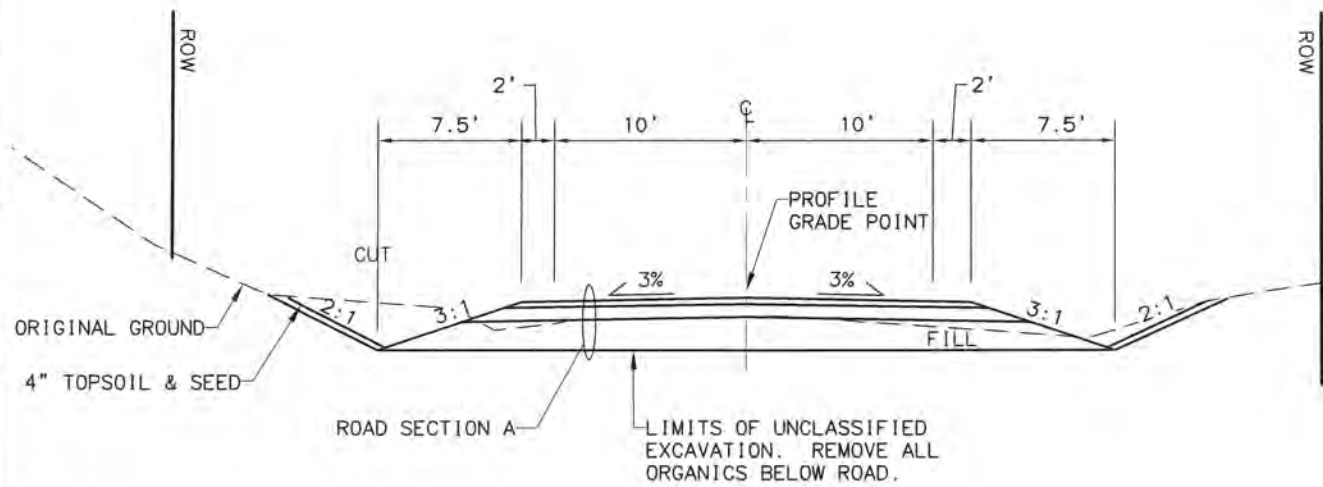
- ALL CONSTRUCTION SHALL ADHERE TO SECTION D OF THE 2020 MAT-SU BOROUGH SUBDIVISION CONSTRUCTION MANUAL.
- ALL DITCHING THAT IS BUILT ADJACENT TO THE PROPOSED ROADWAY WITHIN THE DEDICATED RIGHT-OF-WAY SHALL PROVIDE POSITIVE DRAINAGE.
- ALL FUTURE DRIVEWAYS SHALL BE BUILT WITH A 12" CULVERT INSTALLED THAT MAINTAINS POSITIVE DRAINAGE WITHIN THE ROADWAY DITCHLINE.
- ALL DRIVEWAY CULVERTS SHALL BE INSTALLED WITH A MINIMUM OF 12" COVER.
- ALL DRIVEWAYS SHALL BE SWALED BELOW TRAFFIC WAY SHOULDER TO PROVIDE LONGITUDINAL DRAINAGE.

AVERAGE DAILY TRAFFIC (ADT) CALCULATIONS:

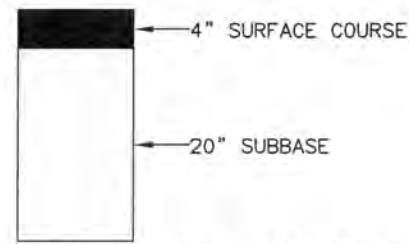
- ADT = NUMBER OF LOTS X 10 FOR SINGLE-FAMILY RESIDENTIAL USE.
- ADT = 60 FOR THE INTERSECTION OF MADDIE LANE AND THE TALKEETNA SPUR ROAD.

INTERSECTION SIGHT DISTANCE CALCULATIONS:

- THE RECOMMENDED SIGHT DISTANCE LENGTH SHALL BE 1450' ALONG THE TALKEETNA SPUR ROAD AS SHOWN IN TABLE A-2 OF THE MSB 2020 SCM. FURTHERMORE THE SIGHT DISTANCE TRIANGLE SHALL BE CONTAINED WHOLLY WITHIN THE EXISTING TALKEETNA SPUR ROAD ROW AND FREE OF ANY OBSTRUCTIONS.
- INTERSECTION SIGHT DISTANCE CALCULATIONS SHALL ACCOMPANY THE ALASKA DEPARTMENT OF TRANSPORTATION & PUBL FACILITIES APPROACH ROAD PERMIT APPLICATION AND SHALL ADHERE TO ALL APPLICABLE STANDARDS PERTAINING TH



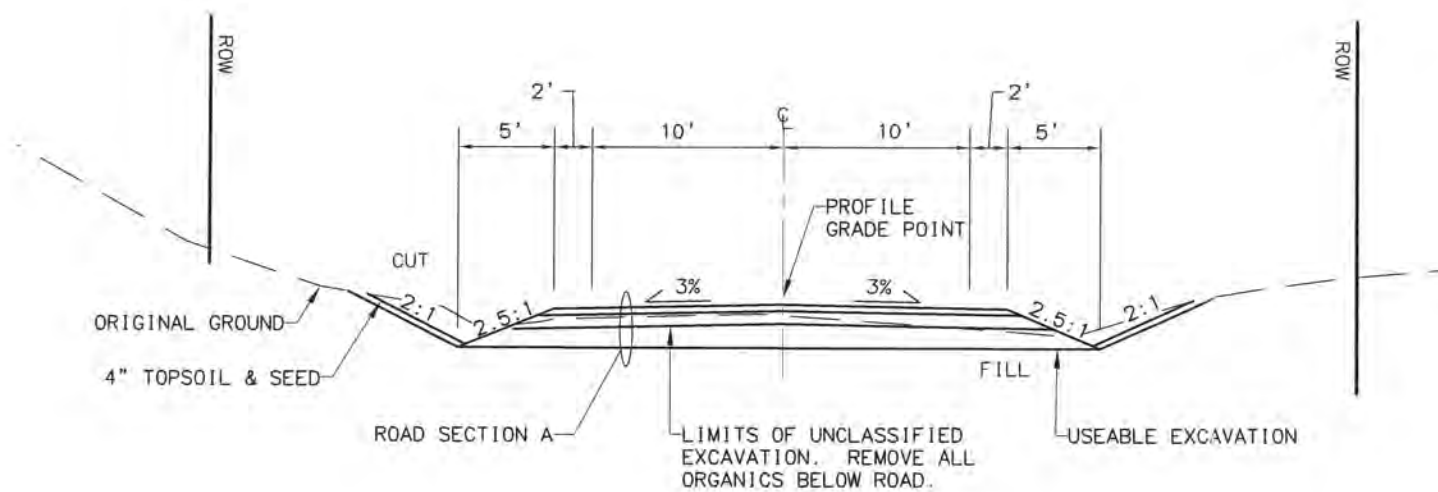
ROADWAY CONSTRUCTION



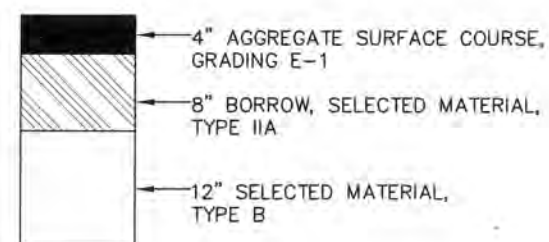
ROAD SECTION A

ALL ROADS

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	TBD	2021	1	1



ROADWAY CONSTRUCTION



ROAD SECTION A

ALL ROADS

PRELIMINARY CONSTRUCTION PLAN NOTES:

1. CLEARING SHALL BE ROW TO ROW UNLESS OTHERWISE NOTED. GRUBBING SHALL EXTEND 5 FEET BEYOND THE CATCH LIMITS.
2. WHEN UNSUITABLE MATERIAL IS ENCOUNTERED AT THE REQUIRED DEPTH OF EXCAVATION, REMOVE UNSUITABLE MATERIAL TO A DEPTH AS DIRECTED BY THE BOROUGH REPRESENTATIVE AND REPLACED WITH SELECTED MATERIAL, BORROW B OR BETTER.
3. ALL EXCAVATED MATERIAL MEETING THE REQUIREMENTS OF SELECTED MATERIAL BORROW B, MUST BE USED TO CONSTRUCT PROJECT FILLS BEFORE IMPORTING BORROW
4. ORGANIC AND UNCLASSIFIED EXCAVATION SUITABLE FOR TOPSOIL THAT MEETS THE PROJECT SPECIFICATIONS MAY BE STOCKPILED IN LOCATIONS APPROVED BY THE BOROUGH REPRESENTATIVE AND USED AS TOPSOIL.
5. PLACE 4 INCHES OF TOPSOIL AND SEED FROM:
 - a. THE BOTTOM OF THE DITCH TO THE CATCH LIMITS IN A CUT SECTION.
 - b. THE BOTTOM OF SELECTED MATERIAL 4' FROM EDGE OF SHOULDER IN A FILL SECTION.
 - c. ALL GRUBBED AREAS.
 - d. ALL AREAS DISTURBED BY CONTRACTORS WITHIN THE PROJECT AREA AND/OR AS DIRECTED BY THE BOROUGH REPRESENTATIVE.
6. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

DRAINAGE PLAN:

1. ALL CONSTRUCTION SHALL ADHERE TO SECTION D01 OF THE 2020 MAT-SU BOROUGH SUBDIVISION CONSTRUCTION MANUAL.
2. ALL DITCHING THAT IS BUILT ADJACENT TO THE PROPOSED ROADWAY WITHIN THE DEDICATED RIGHT-OF-WAY SHALL PROVIDE POSITIVE DRAINAGE TOWARDS THE TALKEETNA SPUR DRAINAGE SYSTEM.
3. ALL FUTURE DRIVEWAYS SHALL BE BUILT WITH AN 12" CULVERT INSTALLED THAT MAINTAINS POSITIVE DRAINAGE WITHIN THE ROADWAY DITCHLINE.
4. ALL DRIVEWAY CULVERTS SHALL BE INSTALLED WITH A MINIMUM OF 12" COVER.
5. ALL DRIVEWAYS SHALL BE SWALED BELOW TRAFFIC WAY SHOULDER TO PROVIDE LONGITUDINAL DRAINAGE.

RECEIVED
MAR 10 2021
PLATT

**PRELIM. PLAT
REVIEW
3/16/2021**

LOUNSBURY & ASSOCIATES, INC.
3230 C ST., STE. 201
ANCHORAGE, AK, 99518
(907)272-5451
CERT. OF AUTH. NO. AEC0391

MAT-SU BOROUGH
PUBLIC WORKS DEPARTMENT

**QUINN'S LANDING SUBDIVISION
PRELIMINARY CONSTRUCTION
PLANS**

EXHIBIT D-2

3/16/2021

DATE/TIME

FILE: I:\2021\21-011 LOT 3 PAPER SUBDIVISION\ENG\DWGS\20-011-PRELIM CONST. PLANS.DWG

JV

DRAFTED

CHECKED

DESIGNED

LAYOUT



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

April 22, 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 (DOT&PF) has reviewed the following plats and has no comments:

- **Watkins, Plat No. 80-157T (Hoffman & Watkins)**
- **Macken Goose (Olson)**
- **Lucille Landing (Mason, Anderson, Pearson)**
- **ASLS 72-026, Plat No. 86-163 (Cucullu)**
- **Lungaro Lots (Lungaro & Lee)**

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

- **Birdsell #2, Plat No 71-3 (Piancino)**
 - No direct access will be granted to Pittman Road.
- **Tax Map TA 07, Sec 31, T26N, R04W (Bradley & Heller)**
 - No direct access will be granted from the lots to Talkeetna Spur Road. All lots must access via internal circulation.
 - The access road onto Talkeetna Spur Road needs to align with Comsat Road.
- **Quinn's Landing (Stull)**
 - We are concerned that Lot 6 isn't buildable with the section line easement and the setbacks required by the Mat-Su Borough.
 - Per our previous letter from December 28, 2020:
 - No direct access will be granted from the lots to Talkeetna Spur Road. All lots must access via internal circulation.
 - We recommend that the cul-de-sac be extended to the section line easement. The cul-de-sac can be placed within the section line easement and will provide

"Keep Alaska Moving through service and infrastructure."

alternative access in and out of the subdivision if the section line is developed in the future.

- **Kennerson Subdivision (Kennerson)**

- o No direct access will be granted to the Palmer-Wasilla Highway. Both lots must access via Weswood Dr.

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.

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

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Jude Bilafer, MSB Capital Projects Director

Cheryl Scott

From: Jamie Taylor
Sent: Thursday, May 13, 2021 10:32 AM
To: Cheryl Scott
Subject: Re: RFC Quinn's Landing (CS)

Extend ROW to section line easement. Submit drainage report at least one week prior to desired date for preconstruction meeting.

Jamie Taylor

Sent from my iPad

On Apr 15, 2021, at 8:22 AM, Cheryl Scott <Cheryl.Scott@matsugov.us> wrote:

All ~

Below is a link to Quinn's Landing, MSB Case #2021-048, Tech CS. RSA #29 Greater Talkeetna .

Comments are due by May 12, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Esx5c8kco7NCj4tJfg2jAvoB_QtQhSNQCag6zYN9zXydEA?e=v3mfvi

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

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

Cheryl Scott

From: Kelsey Anderson
Sent: Monday, May 10, 2021 10:16 AM
To: Cheryl Scott
Subject: RE: RFC Quinn's Landing (CS)

PA20210048

Special Land Use District

This project area is included in the Talkeetna Special Land Use District (SPUD), Spur Road South District. Development standards have been set by Borough Code 17.25.070. All development must follow this chapter of code.

Access

There is a utility easement running parallel to Lot 1 of this proposed subdivision (DNR casefile: ADL 21221) and a section-line easement through Lot 6. These access areas must remain open for their intended uses.

Best,

Kelsey Anderson

Matanuska-Susitna Borough: Planner II
 Desk: 907-861-8525
 Cell: 907-795-3984

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, April 15, 2021 8:22 AM
To: allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyle.hylton@alaska.gov; regpagemaster@usace.army.mil; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; pamela.j.melchert@usps.gov; TCCI - contact <contact@talkeetnacouncil.org>; John <jsandrw@matnet.com>; chief_28@hotmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC Quinn's Landing (CS)

All ~

Below is a link to Quinn's Landing, MSB Case #2021-048, Tech CS. RSA #29 Greater Talkeetna .

Comments are due by May 12, 2021.

Cheryl Scott

From: Permit Center
Sent: Friday, April 16, 2021 9:50 AM
To: Cheryl Scott
Subject: RE: RFC Quinn's Landing (CS)

No Comment

Michelle Olsen, CFM
Permit Technician

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, April 15, 2021 8:22 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; regpagemaster@usace.army.mil; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; pamelaj.melchert@usps.gov; TCCI - contact <contact@talkeetnacouncil.org>; John <jsandrw@matnet.com>; chief_28@hotmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC Quinn's Landing (CS)

All ~

Below is a link to Quinn's Landing, MSB Case #2021-048, Tech CS. RSA #29 Greater Talkeetna .

Comments are due by May 12, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Esx5c8kco7NCj4tJfg2jAvoB_QtQhSNQCaq6zYN9zXydEA?e=v3mfvi

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

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

Cheryl Scott

From: Fire Code
Sent: Tuesday, April 20, 2021 12:30 PM
To: Cheryl Scott
Subject: RE: RFC Quinn's Landing (CS)

Cheryl,

This request by itself poses no issue with Fire and Life Safety. The overarching issue is this area has only one way out and is becoming more and more developed. At some point interconnectivity has to be addressed.



Donald Cuthbert

Fire Marshal

Fire & Life Safety Division

Central Mat-Su Fire Department

(907) 861-8030

FireCode@matsugov.us

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, April 15, 2021 8:22 AM
To: allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; regpagemaster@usace.army.mil; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; pamela.j.melchert@usps.gov; TCCI - contact <contact@talkeetnacouncil.org>; John <jsandrw@matnet.com>; chief_28@hotmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanaska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC Quinn's Landing (CS)

All ~

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https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Esx5c8kco7NCi4tJfg2iAvoB_QtQhSNQCag6zYN9zXydEA?e=v3mfvi

Cheryl Scott

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, May 5, 2021 3:34 PM
To: Cheryl Scott
Subject: RE: RFC Quinn's Landing (CS)
Attachments: 20210505_154136.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
 MEA comments to include the attached easement in the plat notes.

Thank you.

Tammy Simmons, SR/WA
 Right of Way Technician
 907-761-9276

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, April 15, 2021 8:22 AM
To: allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; regpagemaster@usace.army.mil; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; pamela.j.melchert@usps.gov; TCCI - contact <contact@talkeetnacouncil.org>; John <jsandrw@matnet.com>; chief_28@hotmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; 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>; MEA_ROW <MEAROW@mea.coop>; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC Quinn's Landing (CS)

CAUTION: This email originated from outside of the MEA.coop organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All ~

Below is a link to Quinn's Landing, MSB Case #2021-048, Tech CS. RSA #29 Greater Talkeetna .

Comments are due by May 12, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Esx5c8kco7NCi4tJfg2iAvoB_QtQhSNQCag6zYN9zXydEA?e=v3mfvi

A
L
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K
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2021-000673-0

Recording District 321 Talkeetna

CC

04/19/2021 11:41 AM

Page 1 of 2



**THIS COVER SHEET HAS BEEN ADDED TO
THIS DOCUMENT TO PROVIDE SPACE FOR
THE RECORDING DATA. THIS COVER
SHEET APPEARS AS THE FIRST PAGE OF
THE DOCUMENT IN THE OFFICIAL PUBLIC
RECORD.**

DO NOT DETACH

May 8, 2018

EXHIBIT J-2

Matanuska Electric Association, Inc.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

MARGARET CAMERON

(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929, Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Talkeetna Recording District, State of Alaska, and more particularly described as follows:

Lot 3
Paper Sub
(plat 66-3)

being in Section 6, Township 25N, Range 4W, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunication purposes.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, together with the right of ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except as may appear of record and those held by the following persons:

Margaret Cameron

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 8 day of July, 19 91

Margaret Cameron Grantor

Grantor

OF OREGON
STATE OF ALASKA) SS-

THIS IS TO CERTIFY that on this 8 day of July, 19 91, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Margaret Cameron

known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

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

Donna Sutter
Notary Public in and for Alaska OREGON
My commission expires: 5-12-93

Office User Only	WFO <u>683701</u>	MISC <u>WT481A</u>
	IS <u>2888</u>	MAP <u>25-6-1</u>
	SUBD <u>66-0037</u>	QUAD <u>A</u>
	PLAT	EASE <u>9400820</u>

FOR DISTRICT RECORDERS USE



Page 2 of 2
2021-000673-0

EXHIBIT J-3

RETURN TO: MEA
P.O. BOX 2929
PALMER, AK 99645

SEAL

Cheryl Scott

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, April 23, 2021 9:23 AM
To: Cheryl Scott
Cc: OSP Design Group
Subject: RE: RFC Quinn's Landing (CS)
Attachments: Agenda Plat.PDF

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

Cheryl,

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: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, April 15, 2021 8:22 AM
To: allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; regpagemaster@usace.army.mil; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; pamelaj.melchert@usps.gov; TCCI - contact <contact@talkeetnacouncil.org>; John <jsandrw@matnet.com>; chief_28@hotmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; OSP Design Group <ospdesign@gci.com>; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC Quinn's Landing (CS)

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

All ~

Below is a link to Quinn's Landing, MSB Case #2021-048, Tech CS. RSA #29 Greater Talkeetna .

Comments are due by May 12, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Esx5c8kco7NCi4tJfg2jAvoB_QtQhSNQCag6zYN9zXydEA?e=v3mfvi

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

Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, April 16, 2021 8:31 AM
To: Cheryl Scott
Subject: RE: RFC Quinn's Landing (CS)

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

Good morning,

MTA has reviewed the plat for Quinn's Landing. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, April 15, 2021 8:22 AM
To: allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; regpagemaster@usace.army.mil; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; pamelaj.melchert@usps.gov; TCCI - contact <contact@talkeetnacouncil.org>; John <jsandr@matnet.com>; chief_28@hotmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC Quinn's Landing (CS)

All ~

Below is a link to Quinn's Landing, MSB Case #2021-048, Tech CS. RSA #29 Greater Talkeetna .

Comments are due by May 12, 2021.

Cheryl Scott

From: TCCI - contact <contact@talkeetnacouncil.org>
Sent: Thursday, April 29, 2021 8:58 PM
To: Cheryl Scott
Subject: Re: RFC Quinn's Landing (CS)

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

Hello Cheryl,

One of our council members noticed that the map description for Quinn's Landing does not include a vegetative buffer. Due to restrictions in the SPUD, it's our understanding that for properties in that area a vegetative buffer is required. It needs to be 25ft. to the east of the utility easement as required by the SPUD, and MSB code 17.25.070 (5).

Can you verify if that is correct? Thanks,

Jon Korta
 Chair- Talkeetna Community Council
 (907) 203-2532 cell
jon@talkeetnacouncil.org

On Thu, Apr 15, 2021 at 8:22 AM Cheryl Scott <Cheryl.Scott@matsugov.us> wrote:

All ~

Below is a link to Quinn's Landing, MSB Case #2021-048, Tech CS. RSA #29 Greater Talkeetna .

Comments are due by May 12, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/Esx5c8kco7NCj4tJfg2jAvoB_QtQhSNQCaq6zYN9zXydEA?e=v3mfvi

Cheryl Scott

From: Ruth Wood <tothedogs@mtaonline.net>
Sent: Tuesday, May 4, 2021 5:26 PM
To: Cheryl Scott
Cc: TCCI - contact; Jon Korta; John Strassenburgh
Subject: RFC Quinn's Landing (CS)

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

Hello Cheryl,

I tried to reach you by phone but missed you. Jon Korta sent your email to us. Unless my understanding is incorrect, the required buffer for this lot would be 25 ft., but because of the utility easement it is 15 ft. that starts east of the utility easement boundary. The width of the proposed lot is not a factor because the original lot is wider than 150ft. and that is the width that applies.

I got involved with this because I was chair of the Talkeetna Community Council and worked with Eileen Probasco who wrote the SPUD ordinance. Here are the citations that are relevant.

17.25.010(C) The specific boundaries of the Special Land Use District are as described on the official map.

17.25.010(D) If there is a conflict between general and specific boundaries, the specific boundaries control.

17.25.040 (A) There is adopted the Official Talkeetna Special Land Use District Map date March 20, 2003, (effective date: May 1, 2003), drawn by the Matanuska-Susitna Borough, which shows the boundaries of all land use districts within the Talkeetna Special Land Use District of the Matanuska-Susitna Borough. This map shall be drawn on durable material from which prints can be made, shall be dated, and shall be kept by the clerk. This map is hereby adopted by reference and declared to be part of this chapter.

Note: There are also paragraphs (B)(C)(D)(E) and (F) under 17.25.040

The Borough has the official map. I have a copy. According to Eileen Probasco who was the staff person who wrote the ordinance, the original map applies even once the lots are subdivided unless the map is officially amended. To my knowledge it has not been amended, and this proposed subdivision must conform to the same requirements as the original lot. Also, the subdivided lots must also comply. They don't front the Spur Rd. so the buffer won't be an issue, but other development standards will. Perhaps there should be a plat note to the effect that all the lots are in the SPUD.

These proposed lots are in the Spur Road South District

17.25.070 SPUR ROAD SOUTH (SRS) LAND USE DISTRICT.

17.25.070(F)(5) Vegetative buffer standards are governed by MSB 17.25.065(F)(4), **except that a minimum 25-foot buffer is required.** As of the effective date of this ordinance, where the unencumbered building space measured along the dimension of the lot perpendicular to the road is less than 150 feet, the vegetative buffer requirement is reduced to 15 feet;

17.25.065(4) Vegetative Buffer Standards:

17.25.065(4)(B)(ii) The buffer shall not be encumbered by utility easements. Where utility easements exist, the buffer shall begin at the boundary of the utility easement and maintain a 15-foot width from the boundary of the utility easement.

So, it looks to me like 15ft. is correct, but it does have to start east of the utility easement.

Hope this is helpful.

- Ruth Wood

p.s. I am copying Jon Korta for TCCI, and John Strassenburgh for RSA 29

May 16, 2021

Platting Board
Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED
MAY 19 2021
PLATTING

Re: Quinn's Landing proposed subdivision

Dear Board Members:

I have concerns about Quinn's Landing proposed subdivision. As platted, proposed Lot 6 would be the only lot in the subdivision with legal access via section line easement to Talkeetna Lakes Park. To make this clear, I urge you to require that notes on the plat and perhaps even signs in cul-de-sac make clear to all property owners that there is no access to Talkeetna Lakes Park from this road or from Lots 1-5. Erecting signs in the cul-de-sac will alert the public who will be using this new Borough-maintained road as well.

I know MSB is trying to limit direct access to this jewel of a park by maintaining and clearly signposting public access from Whigmi and Comsat trailheads. My concern should be in alignment with MSB policy on this issue. I suggest MSB Platting be proactive on this issue by including notes on the plat, signs posted at end of MSB maintained road, and that the property owner include similar language in any CCRs.

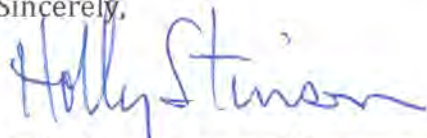
In addition, this is a non-motorized park. Not only should the access issue be addressed but also the fact that no motorized vehicles such as snowmachines or ATVs are allowed in the park (the exception is for trail maintenance and grooming done by MSB and Denali Nordic Ski Club). I fear what a public road to within feet of the park boundary will open up.

A second concern is the size of Lot 6. Without the plat I can only assume there is enough buildable area while still meeting MSB setback requirements from lot lines and from public roads and Rights of Way such as the existing section line easement. From the Vicinity Map provided as public notice it is difficult to see that and I envision an owner of Lot 6 illegally blocking the section line easement and/or erecting buildings in that area.

I request you are proactive on the issue of protecting access and usage of Talkeetna Lakes Park, rather than approve a subdivision and public road that will become a nightmare of problems for the local trail users to deal with in the future.

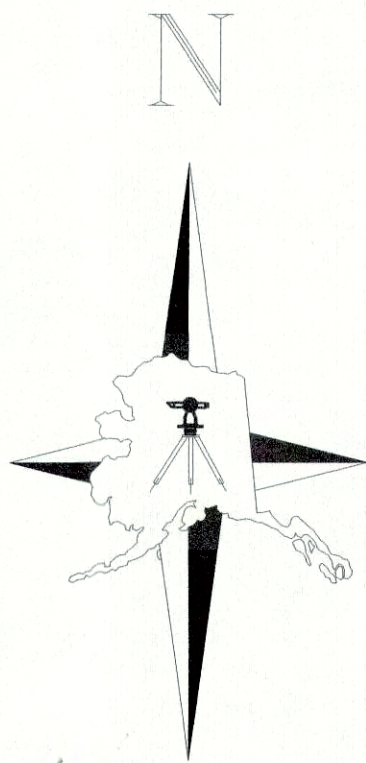
Thank you for your consideration of my concerns.

Sincerely,



Holly Stinson (user of Talkeetna Lakes Park and adjacent property owner of Z Lake Lot 1)
P.O. Box 1107
Talkeetna, AK 99676

EXHIBIT N



CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

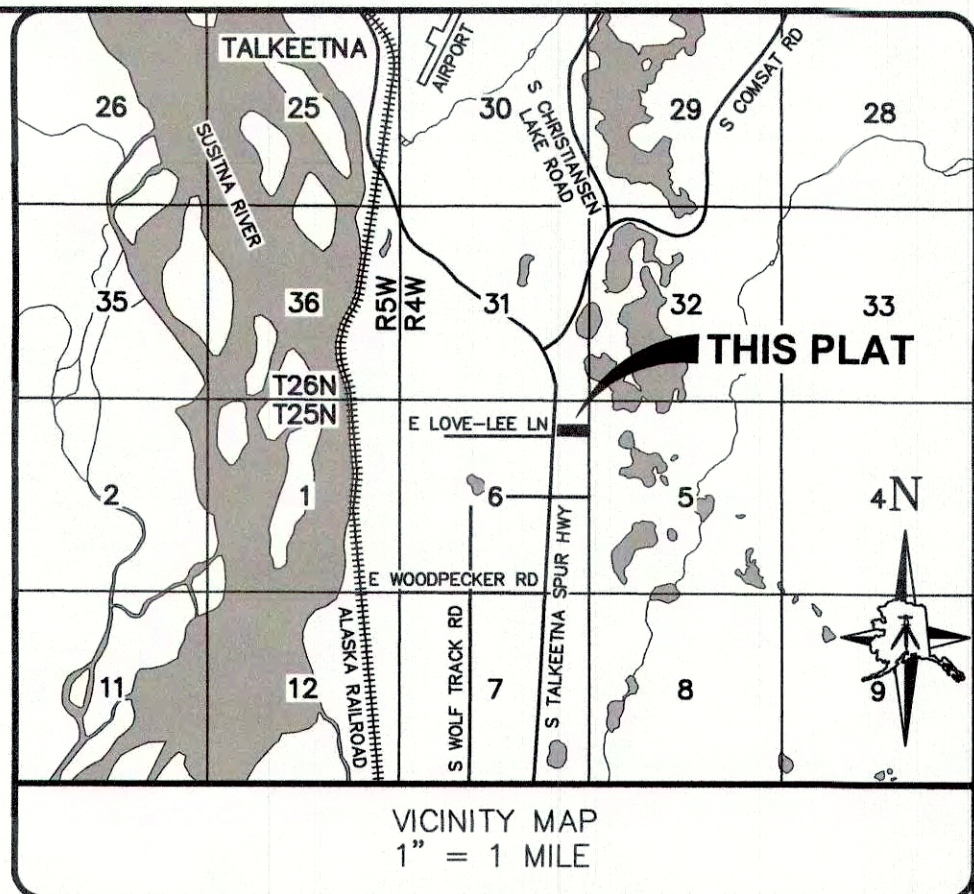
I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING BOARD BY PLAT RESOLUTION NUMBER _____, DATED _____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

DATE _____

PLANNING & LAND USE DIRECTOR

ATTEST:

PLATTING CLERK



CERTIFICATION OF OWNERSHIP

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.

SIGNATURE _____

DATE _____

NAME _____

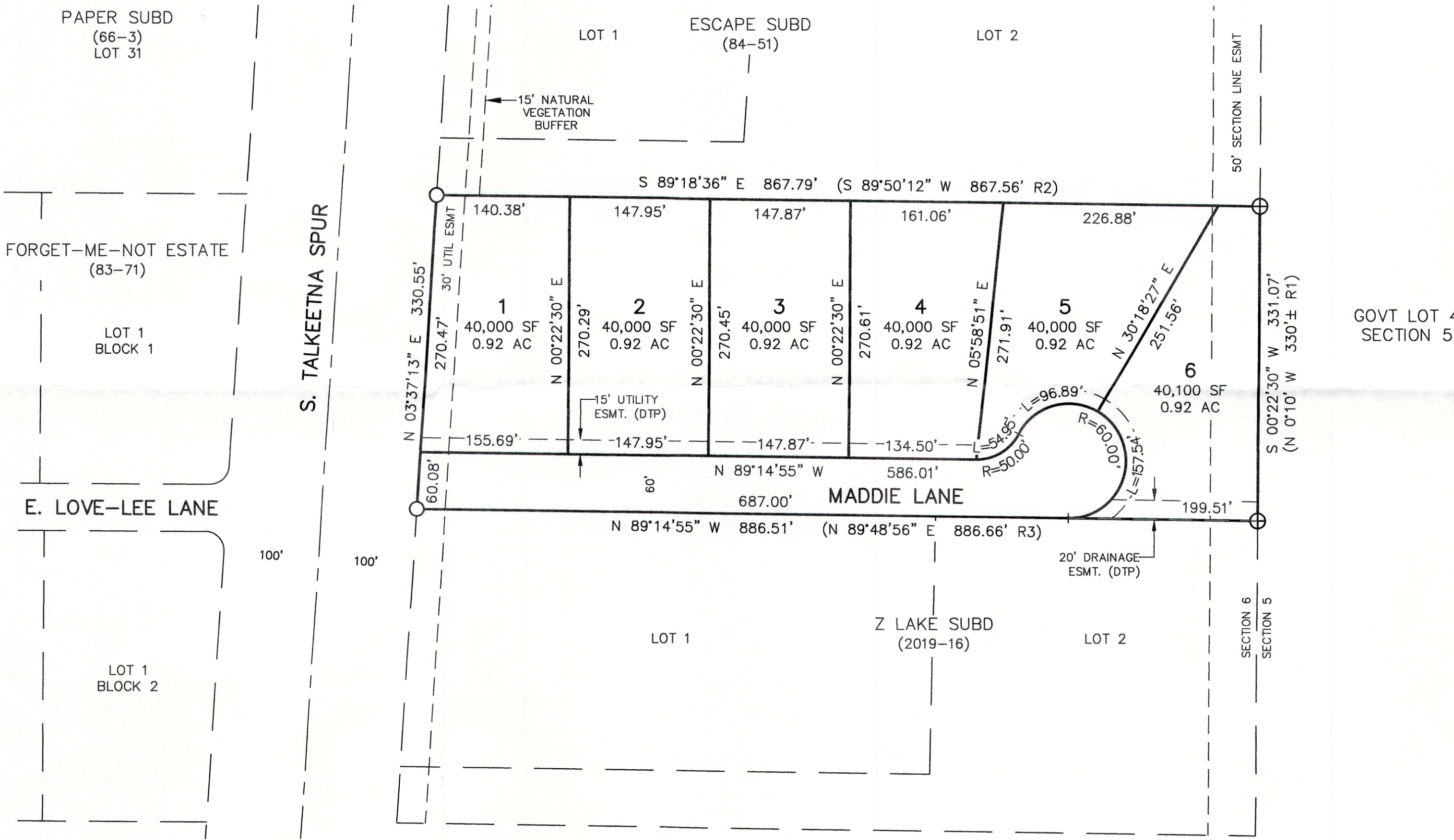
LYNETTE ELLEN STULL
PO BOX 139 243
TALKEETNA, AK 99676

NOTARY'S ACKNOWLEDGMENT

PERSONALLY APPEARED, SUBSCRIBED AND SWORN TO BEFORE ME THIS THE _____ DAY OF _____, 20____

NOTARY FOR ALASKA _____

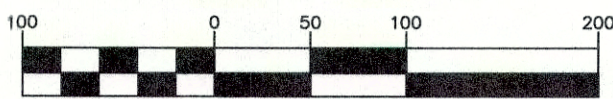
MY COMMISSION EXPIRES _____



LEGEND

- ⊕ FOUND 1-1/2" ALUM. CAP
- FOUND #5 REBAR
- () RECORD INFO
- R1 PLAT 66-3
- R2 PLAT 84-51
- R3 PLAT 2019-16

GRAPHIC SCALE



1 inch = 100 ft.

NOTES

1. THE BASIS OF BEARINGS ARE BASED ON THE ANCHORAGE 2015 LDP, A LOW DISTORTION PROJECTION DEVELOPED IN 2015 BY THE STATE OF ALASKA DOT&PF CENTRAL REGION SURVEY SECTION.
2. THE FIELD SURVEY WAS CONDUCTED BY LOUNSBURY AND ASSOCIATES, INC. DURING MARCH 2021.
3. PROPERTY UNDER STATE OWNERSHIP PER PATENT 50-65-0111 DATED 8-19-1964 CREATING THE 50' SECTION LINE EASEMENT AS SHOWN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. VARNEY, PLS-106379, 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.

JOSHUA W. VARNEY, PLS-106379

DATE _____



PRELIMINARY PLAT
QUINN'S LANDING
A RESUBDIVISION OF
LOT 3
PAPER SUBDIVISION
PLAT No. 66-3
LOCATED IN NE 1/4 SEC. 6, T25N, R4W, S.M.,
TALKEETNA RECORDING DISTRICT, STATE OF ALASKA
CONTAINING: 6.657 ACRES

LOUNSBURY & ASSOCIATES, INC.
SURVEYORS-PLANNERS-ENGINEERS
3230 C STREET, SUITE 201, ANCHORAGE, ALASKA 99503
PHONE (907) 272-5451 FAX (907) 272-9065
LOUNSBURYINC.com
CERTIFICATE OF AUTHORIZATION NO. AECC391

DATE	APRIL 5, 2021	SCALE	1"=100'
DRAWN	MLH	GRID	N/A
CHECKED	JWV	F.B. NO.	2021-MISC-1
DWG NAME	21-006_PP	SHEET 1 OF 1	

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 3, 2021

PRELIMINARY PLAT: MCKINLEY VIEW RSB LOTS 12-15 & 30' WIDE ROW VACATION

LEGAL DESCRIPTION: SEC 07, T20N, R04W, SEWARD MERIDIAN AK

PETITIONERS: JESS ADAMS; DONALD & IRENE GLASER;
DEAN & KIMBERLY CAGLE

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: 1.96 ± PARCELS: 4

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-056/057/058

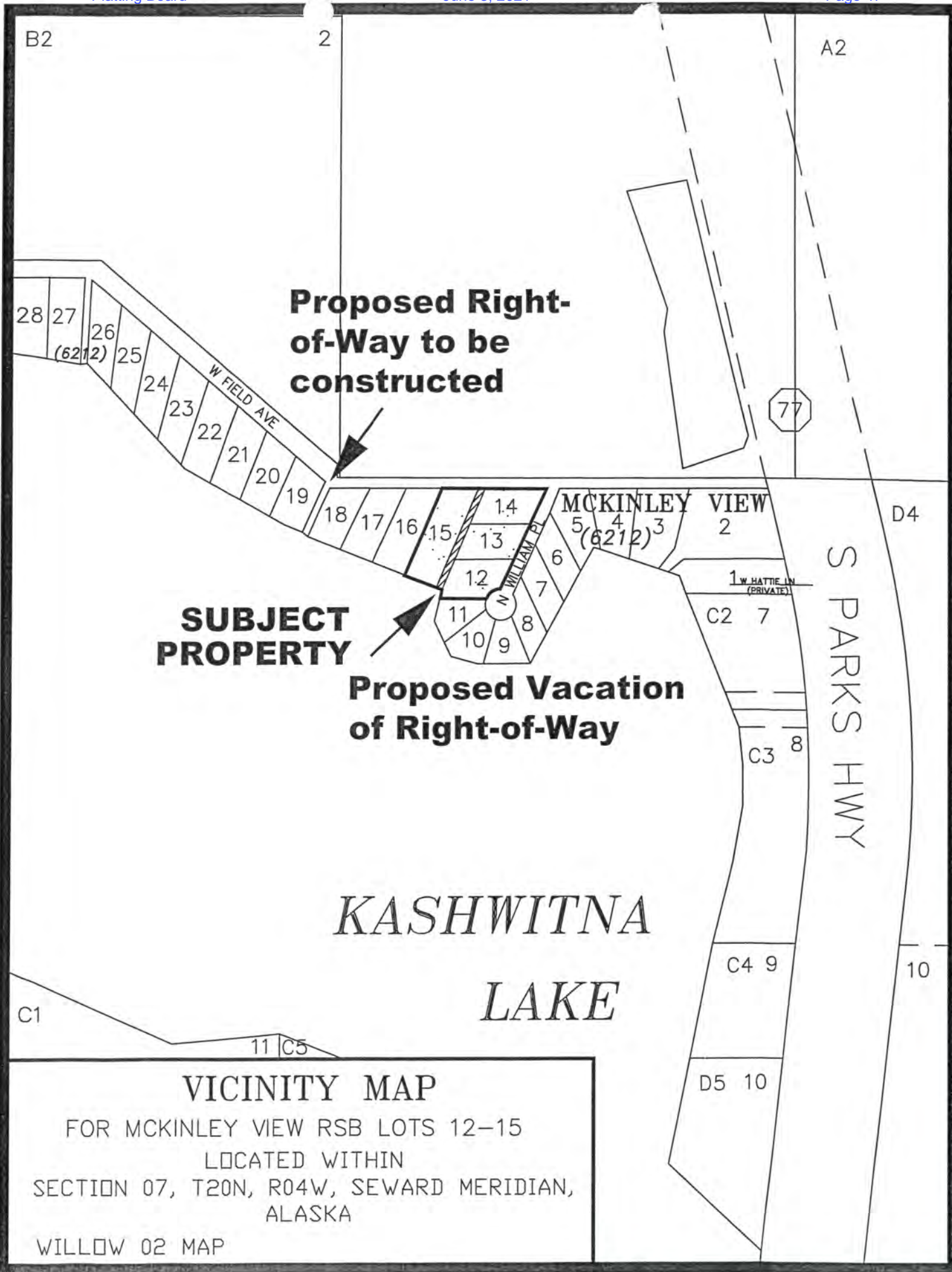
REQUEST: The request is to vacate a 30' wide right-of-way that runs from W. Field Avenue south to Kashwitna Lake, and attach the vacated right-of-way to Lots 12-15, McKinley View Subdivision, Plat No. 68-12, to be known as **LOT 12A, 13A, 14A AND 15A**, containing 1.96 acres +/- . The plat is located north of Kashwitna Lake, west of S. Parks Highway and south of W. Field Avenue; within Section 07, Township 20 North, Range 04 West, Seward Meridian, Alaska. Petitioner is applying for a variance from MSB 43.20.060(C), as W. Field Avenue is only 30' wide.

Staff requests continuation to the June 17, 2021 Platting Board to allow petitioner and surveyor to resolve issues of right-of-way dedication and/or possible additional variance, and to provide additional information for the construction and maintenance of the replacement right-of-way.

EXHIBITS

Vicinity Map

EXHIBIT A - 1 pg



Proposed Right-of-Way to be constructed

SUBJECT PROPERTY

Proposed Vacation of Right-of-Way

*KASHWITNA
LAKE*

VICINITY MAP

FOR MCKINLEY VIEW RSB LOTS 12-15
LOCATED WITHIN
SECTION 07, T20N, R04W, SEWARD MERIDIAN,
ALASKA

WILLOW 02 MAP