

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
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 MEETING

1:00 P.M.

JUNE 17, 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 19, 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. TIMOTHY G. & TINA B. TOBIN: The request is to create four lots from Tax Parcels A9 and B11, to be known as **TOBIN**, containing 42.2 acres +/- . The plat is located east of N. Sitze Road; (Tax IDs # 218N01W17A009/B011); within the NW ¼ NE ¼ and the NE ¼ NW ¼, Section 17, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7: Tam Boeve.

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

B. DENNIS BYLER: The request is to create 56 lots, by a four phase Master Plan, from Tax Parcel B4, to be known as **BRUNS LAKE OVERLOOK MASTER PLAN**, containing 67.74 acres +/- . The plat is located south of W. Parks Highway and east of S. Sylvan Road (Tax ID# 217N02W15B004); within Section 15, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7: Tam Boeve.

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

C. NANCY ANN NOLFI-DODGE & ADRIAN PETER NOLFI: The request is to create one lot and nine tracts from Lots 2, 3 & 4 and Tract D, Block 2, Phase I Jana Estates, Plat # 87-35, to be known as **JANA ESTATES PHASE 2**, containing 126.7 acres +/- . The plat is located west of Big Lake, directly north of W. Susitna Parkway, directly west of S. Jay Sedor Street, and directly east of S. Kenaka Bena Loop, (Tax ID # 2778000T00D / 2778B02L002/3/4); within Section 34, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5: Mokie Tew.

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

D. MARY SUSANNE GOODWIN: The request is to vacate the 33-foot wide Section Line Easement lying within Tract A, **Goodwin Estates Phase 1** (Plat #2020-73) and the 33-foot wide Section Line Easement lying west of E. Tex-Al Drive within Tax Parcel A1. The vacation of these Section Line Easements facilitates the connection of E. Tex-Al Drive, a major proposed connecting collector route between N. Wasilla-Fishhook and N. Palmer-Fishhook Roads. The plat is located directly south of E. Tex-Al Drive, west of N. Trinity View Drive and north of Dandy Lake, (Tax ID # 18N01E15A001); within Sections 10 & 15, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6: Jesse Sumner.

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 July 1, 2021 Platting Board Hearing (*Informational Only – Subject to change*)
 - Alliance Country Estates, Case 2021-069
 - S. Birch Bark Drive PUE/VAC, Case 2021-070
 - Wolf Estates MSP, Case 2021-077

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT 1:00 P.M. on June 17, 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 19, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 19, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:03 p.m. by Chair LaMarr Anderson.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, District Seat #1
Mr. LaMarr Anderson, District Seat #2, Chair
Mr. Dan Bush, District Seat #4
Mr. Dennis Vau Dell, District Seat #5
Mr. Alan Leonard, District Seat #7
Ms. Barbara Doty, Alternate
Ms. Amanda Salmon, Alternate

Platting Board members absent and excused were:

Mr. John Shadrach, District Seat #3
Mr. Wilfred Fernandez, District Seat #6, Vice Chair

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 LaMarr Anderson.

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 15, 2021.

- Correction to wordage on page 1 under Approval of Minutes.

GENERAL CONSENT: The minutes for April 15, 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

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
MAY 19, 2021**

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. WOLF RIDGE MASTER PLAN: The request is to create 34 lots from Tax Parcel A29, by a three phase Master Plan, to be known as Wolf Ridge Master Plan, containing 40 acres +/- . The plat is located south of E. Tex-Al Drive and west of N. Engstrom Road (Tax ID # 118N01E16A029); within the SE ¼ NE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6: Jesse Sumner. This case was previously heard and approved by the Platting Board on April 1, 2021. *No changes are proposed, other than changing the subdivision to a three-phase Master Plan. (Owner/Petitioner: Axel Bodnar and Sarah Forss; Surveyor: HLS; Staff: 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 59 public hearing notices were mailed out on April 28, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-021.
- Staff recommends approval of the case with findings of fact and conditions.
- Recommendation 3e was accidentally not typed in the staff report. The technician stated recommendation 3e into the record.

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.

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. Craig Hanson, the petitioner's representative, and Mr. Simon Gilliland, the Engineer, presented their case and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Vau Dell moved to continue Wolf Ridge Master Plan due to fire code. The motion was seconded by Platting Member Doty.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
MAY 19, 2021**

Discussion ensued by the board in asking Platting Member Vau Dell why he wished to continue the case. Discussion on the fire code, and what the fire code actually applies and what it does not apply to in a platting action.

VOTE: The motion failed with 6 against (Cottini, Bush, Leonard, Anderson, Salmon, Doty) and 1 in favor (Vau Dell).

Main

MOTION: Platting Member Cottini moved to approve the preliminary plat for Wolf Ridge Master Plan with 7 recommendations. The motion was seconded by Platting Member Leonard. There are 9 findings of fact.

Main

VOTE: The motion passed with 6 in favor (Cottini, Bush, Leonard, Anderson, Salmon, Doty) and 1 against (Vau Dell).

TIME: 1:31 P.M.

CD: 0:28:54

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

A. NEBESNY HEIGHTS: The request is to create 18 lots from Tax Parcel B3, to be known as Nebesny Heights, containing 35.82 acres +/- . The plat is located west and south of N. Pittman Road and north of Fireweed Fields (Tax ID# 218N01W30B003); within Section 30, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7: Tam Boeve. . (Owner/Petitioner: Anatoly D. Muzechuk; Surveyor: Keystone; Staff: 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 62 public hearing notices were mailed out on April 28, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-045.
- Staff recommends approval of the case with findings of fact and conditions.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
MAY 19, 2021**

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

Mr. Gary LoRusso, the petitioner's representative, gave a brief overview.

Chair Anderson:

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

Mr. Gary LoRusso, the petitioner's representative, presented their case. Agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

Main

MOTION: Platting Member Cottini moved to approve the preliminary plat for Nebesny Heights, with 9 recommendations. The motion was seconded by Platting Member Vau Dell. There are 8 findings of facts.

Main

VOTE: The motion passed with all in favor.

TIME: 1:52 P.M.

CD: 0:50:22

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There is no 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 June 3, 2021. We will continue the special meeting sessions on Title 43 white board list throughout the summer as time allows. The borough has approved a thousand hour hiring of another Platting Technician.

Ms. Von Gunten greeted the new alternates to the platting board. Any new information will be sent out as it comes in.

9. BOARD COMMENTS

- Platting Member Dotty asked about next months schedule.
- Platting Member Cottini thanked the staff for their work.
- Platting Member Leonard had no comments.
- Platting Member Bush commented on borough staff's work and the updates on COVID.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
MAY 19, 2021**

- Platting Member Salmon thanked the board.
- Platting Member Vau Dell had no comments.
- Platting Member Anderson thanked staff and the board for their work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 1:56 p.m. (CD: 0:54:58)

LAMARR ANDERSON,
Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 17, 2021**

PRELIMINARY PLAT: TOBIN

LEGAL DESCRIPTION: SEC 17, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: TIMOTHY G. & TINA B. TOBIN

SURVEYOR: BULL MOOSE SURVEYING

ACRES: 42.20 ± PARCELS: 4

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-027

REQUEST: The request is to create four lots from Tax Parcels A9 and B11, to be known as **TOBIN**, containing 42.2 acres +/- . Petitioner will be dedicating and constructing right-of-way for access to the four lots. The plat is located east of N. Sitze Road; (Tax IDs # 218N01W17A009/B011); within the NW ¼ NE ¼ and the NE ¼ NW ¼, Section 17, Township 18 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Preliminary Drainage Plan

EXHIBIT B – 2 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT C – 1 pg

Department of Emergency Services

EXHIBIT D – 1 pg

Utilities

EXHIBIT E – 11 pgs

DISCUSSION: The proposed subdivision is east of N. Sitze Road. N. Sitze Road is owned and maintained by MSB. Proposed Lot 1 has a garage/shop structure that is encroaching into the setback of the right-of-way of N. Sitze Road and will need to be removed, as it is not eligible for a Determination of Status of Non-Conforming (see ***Recommendation #4***). Proposed Lot 1 also has a wood and wire fence and a greenhouse encroaching into the right-of-way of N. Sitze Road. This fence and greenhouse will need to be removed out of the right-of-way (see ***Recommendation #5***). Petitioner will dedicate right-of-way and construct the street and cul-de-sac to Borough residential street standards (see ***Recommendation #6***).

Soils Report: A geotechnical report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as all lots are greater than 400,000 sf (9.183 acres) and topographical information was provided by the surveyor. A preliminary drainage plan and a letter from the surveyor noting a plan and profile was not necessary as the proposed road does not exceed six percent at **Exhibit B**.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) notes a drainage report will be required at least seven days prior to the desired preconstruction conference date. Note larger cul-de-sac radius requirements in 2020 SCM vs 1991 SCM. Department of Emergency Services (**Exhibit D**)

is opposed to this request, as this area has no connectivity and more than 30 lots on a single access. It also has flood potential cutting off the only access and wildland/urban interface as well. *Staff notes this platting action is creating four lots; it is not required by code to provide Average Daily Traffic analysis. Based on the comments of Department of Emergency Services, no platting actions would be allowed to occur north of the crossing of the Little Susitna River.*

Utilities: (Exhibit E) MTA has no comments. Enstar has no comments, recommendations or objections. GCI has no comments or objections. MEA requests two newly recorded easements and one easement already shown on plat be shown in the plat notes (see **Recommendation #7**).

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.

CONCLUSION: The preliminary plat of Tobin is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, or utilities. Department of Emergency Services objected. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).

FINDINGS OF FACT

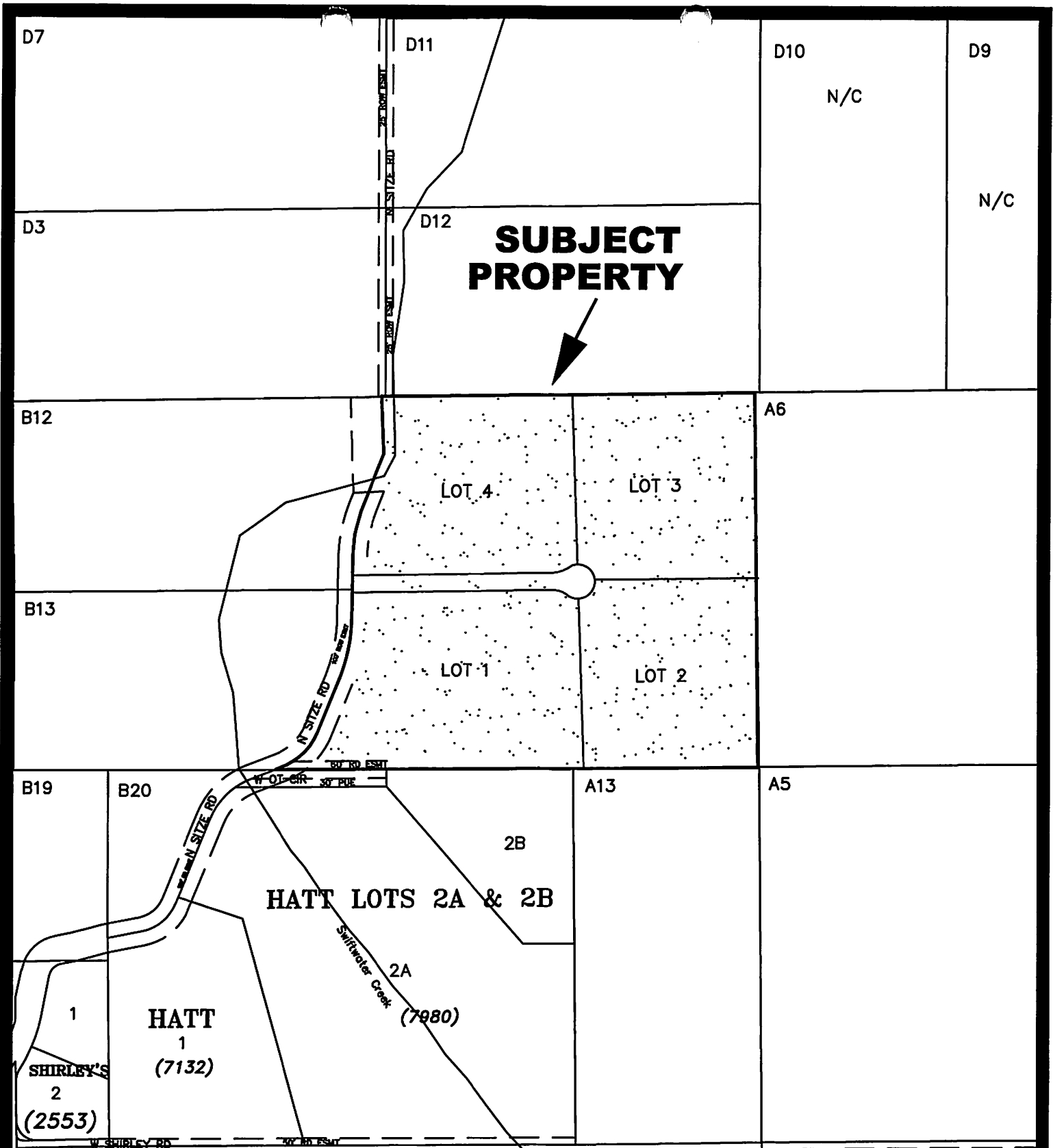
1. The plat of Tobin is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as all parcels are greater than 400,000 sf, and topographic information was supplied by the surveyor.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot will have the required frontage pursuant to MSB 43.20.320 Frontage.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.
6. There were no objections from any federal or state agencies, or utilities.
7. Department of Emergency Services objected.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Tobin, Section 17, Township 18 North, Range 01W East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.

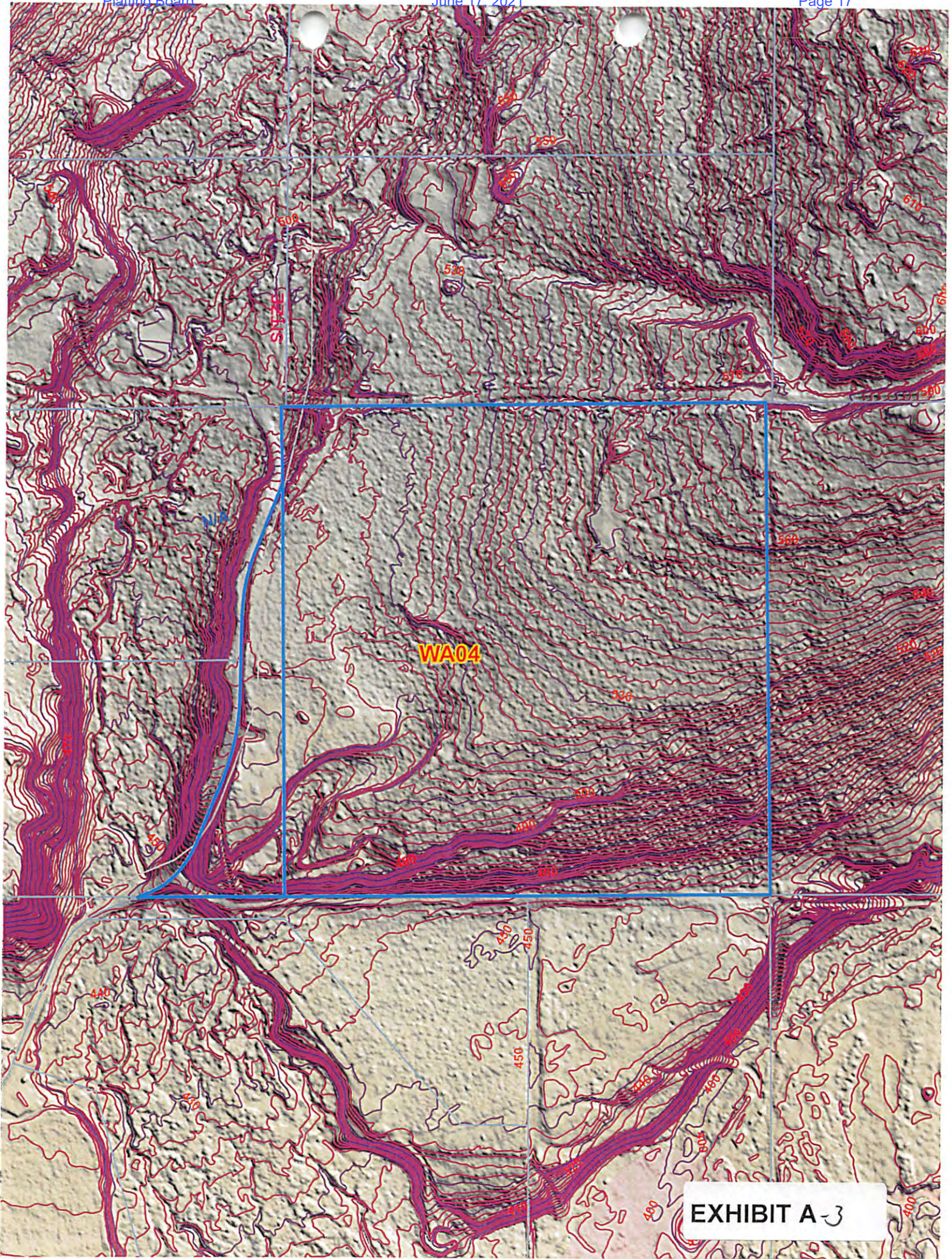
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide proof to Platting staff that the shop/garage has been removed.
5. Provide proof to Platting staff that the wood and wire fence and greenhouse has been removed out of the right-of-way of N. Sitze Road.
6. Construct interior street and cul-de-sac to residential street standards:
 - 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. Submit the No Engineer Left Behind for final road inspection.
 - b. Provide DPW acceptance of the roads to Platting staff.
 - c. Street name shall be approved by Platting Assistant.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



SITZE

N/A

WA04



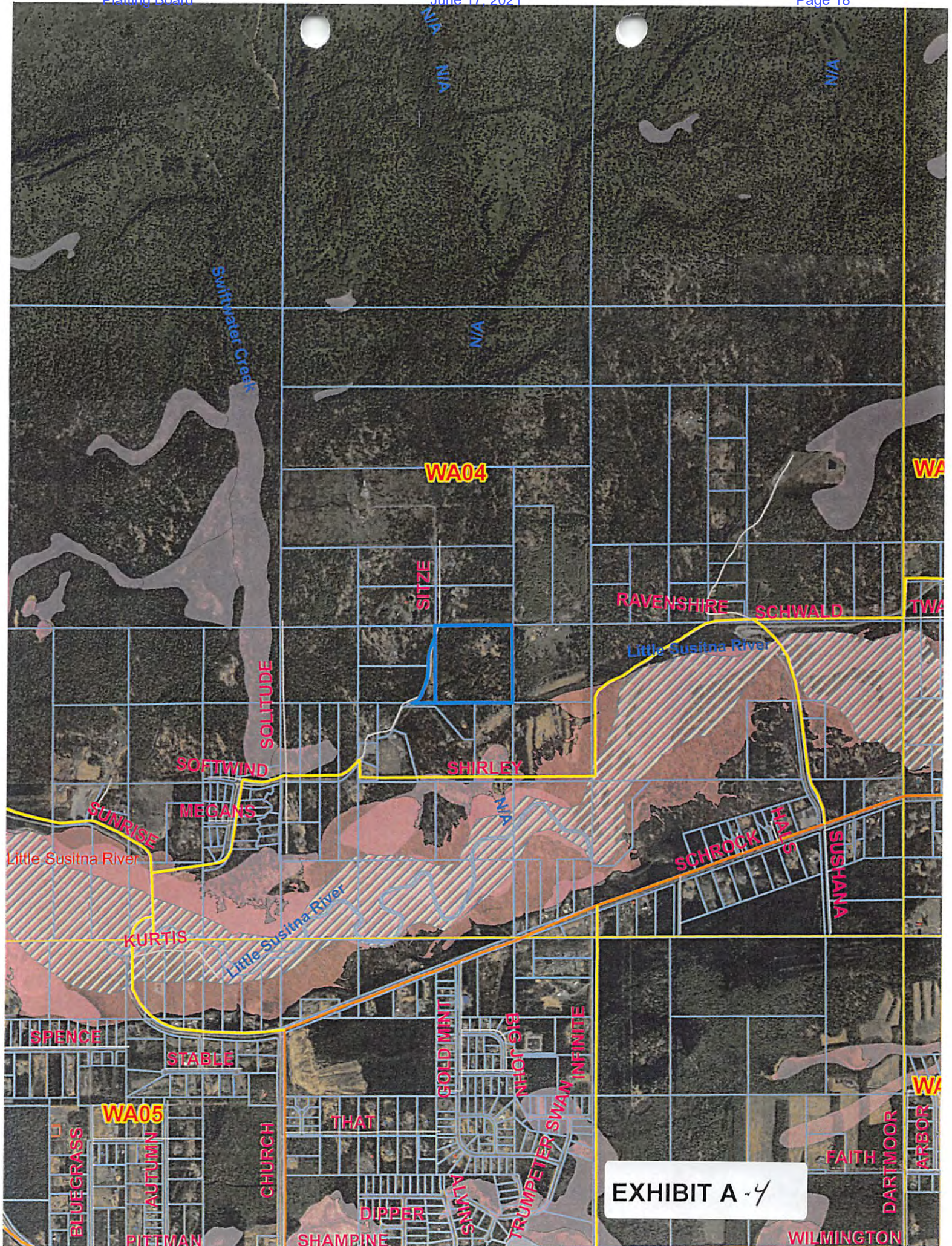
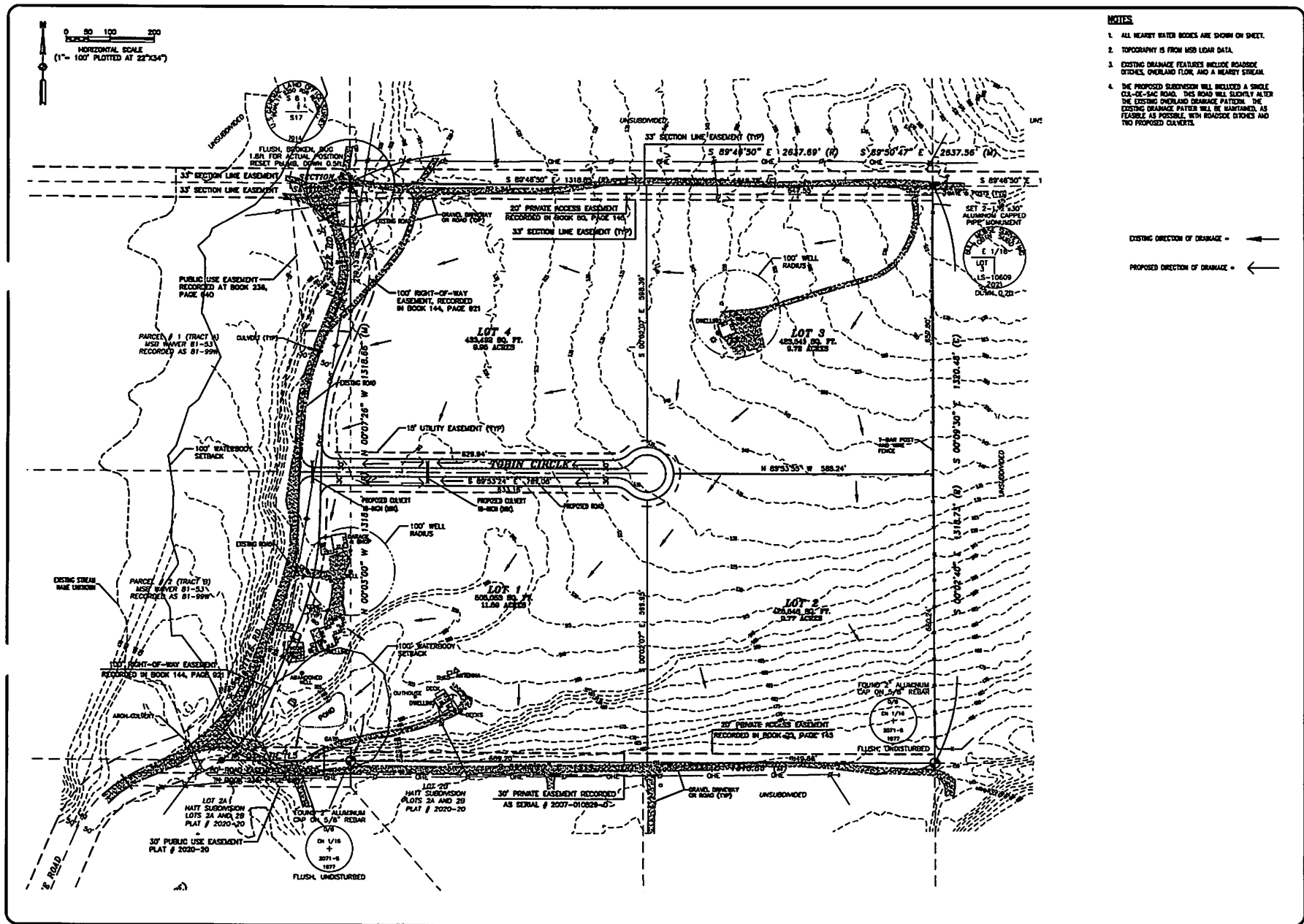


EXHIBIT A - 4



SDCS, LLC
 STERNER DESIGN & CONSTRUCTION SERVICES, LLC
 5900 W. DENVER BLVD. #400 DENVER, CO 80202
 PH: (303) 357-3409 FAX: (303) 357-3408

TOBIN SUBDIVISION
PRELIMINARY DRAINAGE PLAN
 A RESUBMISSION OF: HW & NE 1/4 SECTION 17, T10N R 11W S14

BY	DATE	REVISIONS

JOB NO.: 18-018
 DATE: 4/29/2021
 DRAWN: DES
 REVIEWED: DES

SHEET TITLE
 SITE PLAN

SHEET
 C1.0

EXHIBIT B-1

Bull Moose Surveying

Robert S. Hoffman, P.L.S.

200 Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957 Fax 907.357.6977



April 19, 2021

To: Amy Otto-Buchanan, Platting Tech
Fred Wagner, Platting Officer

Subject: Tobin Subdivision Road Design

This letter is to satisfy the Subdivision Construction Manual requirements for preliminary plat submittal under section F01.1(c) requiring a road plan and profile for sections of road exceeding 6 percent where cuts and fills exceed 5 feet in height measured from the centerline.

Bull Moose Surveying has determined that the proposed Tobin Circle cul-de-sac does not exceed 6 percent centerline grade and does not have cuts or fills over 5 feet measured from the centerline.

Respectfully,

A handwritten signature in blue ink, appearing to be "R. S. Hoffman". The signature is stylized and fluid.

Robert S. Hoffman, PLS

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, May 19, 2021 2:18 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Tobin #21-027

Submit drainage report at least 7 days prior to the desired preconstruction conference date. Note larger cul-de-sac radius requirement in 2020 SCM vs 1991 SCM.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, May 3, 2021 2:40 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; hsfirewise@gmail.com; mschoming@crweng.com; info@mlccak.org; psfisher@gci.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Tobin #21-027

The following link contains a Request for Comments for Tobin Subdivision. This is a revised preliminary plat with right-of-way dedication. Comments are due by May 20, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/Ek0hj6gd5DNBhRijsDI8lc4BrtAl4ZNngq9XTDHvnHHriw?e=k90ert

Please open in Chrome or copy and paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

Amy Otto-Buchanan

From: Fire Code
Sent: Friday, May 7, 2021 2:34 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Tobin #21-027

Amy,
This is another area that has no connectivity and more than 30 lots on a single access. It also has flood potential cutting off the only access and wildland/urban interface as well. Fire and Life Safety is opposed to this request.



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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, May 3, 2021 2:40 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; hsfirewise@gmail.com; mschoming@crweng.com; info@mlccak.org; psfisher@gci.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Tobin #21-027

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https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/Ek0hj6gd5DNBhRijsDI8lc4BrtAl4ZNngq9XTDHvnHHriw?e=k90ert

Please open in Chrome or copy and paste. Opening in Microsoft Edge creates viewing issues.

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, May 7, 2021 8:53 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Tobin #21-027
Attachments: Agenda Plat 20210617.pdf; Drainage and Road Construction.pdf; RFC Packet.pdf

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

Amy,

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, May 3, 2021 2:40 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; hsfirewise@gmail.com; mschoming@crweng.com; info@mlccak.org; psfisher@gci.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Tobin #21-027

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

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ek0hj6gd5DNBhRijsDI8lc4BrtAl4ZNngq9XTDHvnHHriw?e=k90ert

Please open in Chrome or copy and paste. Opening in Microsoft Edge creates viewing issues.

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

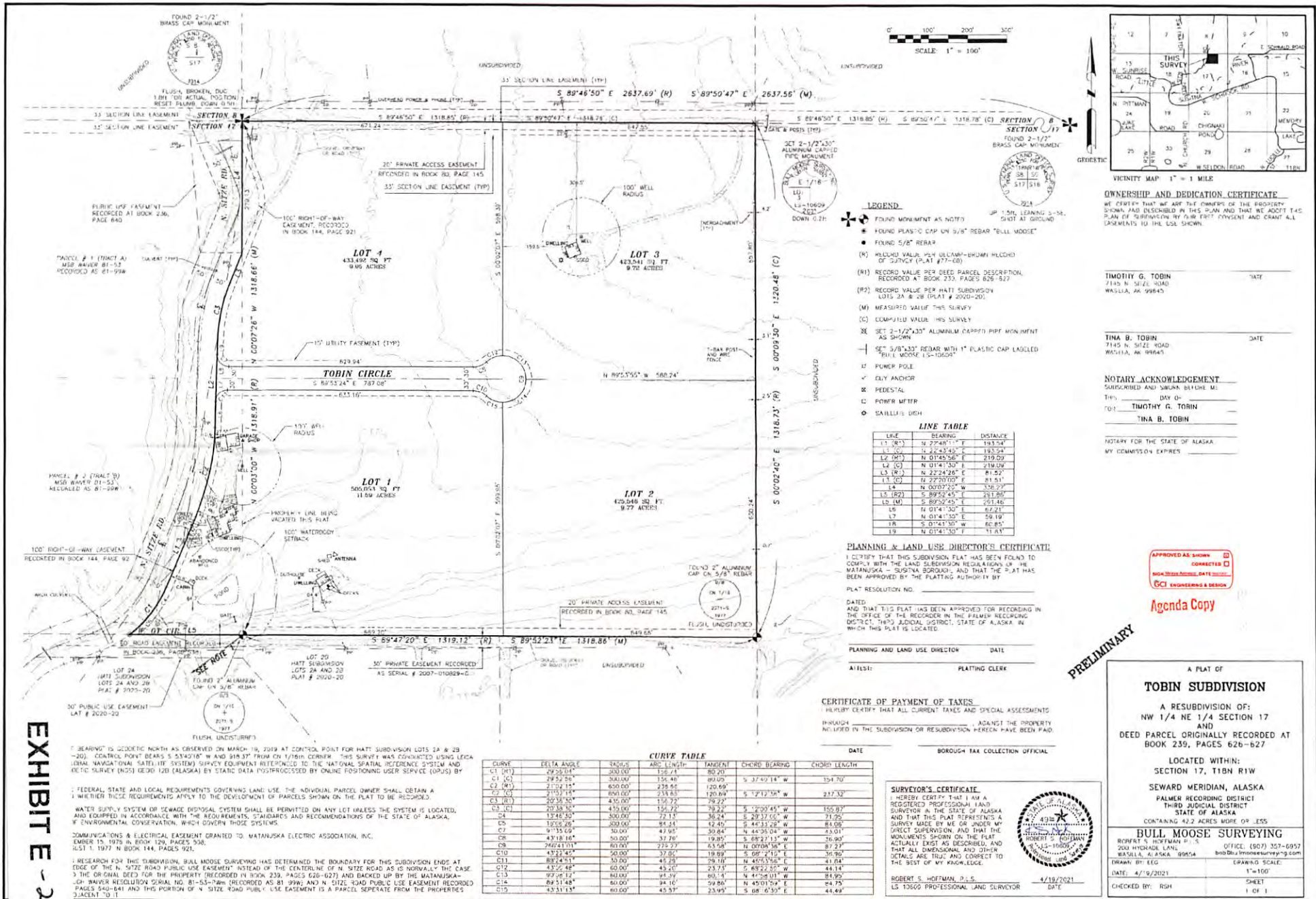


EXHIBIT E-2



OWNERSHIP AND DEDICATION CERTIFICATE
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ACCEPT THIS PLAN OF SUBDIVISION BY OUR FIRST JOINT AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TIMOTHY G. TOBIN DATE
7145 N. SIZEL ROAD
WASILLA, AK 99645

TINA B. TOBIN DATE
7145 N. SIZEL ROAD
WASILLA, AK 99645

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME:
THIS DAY OF
TIMOTHY G. TOBIN
TINA B. TOBIN
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

LINE TABLE

LINE	BEARING	DISTANCE
L1 (R1)	N 27°48'11\"	183.54'
L1 (C)	N 26°43'43\"	183.54'
L2 (R1)	N 01°45'56\"	219.09'
L2 (C)	N 01°41'50\"	219.09'
L3 (R1)	N 22°24'26\"	81.52'
L3 (C)	N 22°20'00\"	81.52'
L4	N 00°07'25\"	136.27'
L5 (R2)	S 89°52'45\"	231.86'
L5 (C)	S 89°52'45\"	231.86'
L6	N 01°41'50\"	82.21'
L7	N 01°41'50\"	58.19'
L8	S 01°41'50\"	46.85'
L9	N 01°41'50\"	51.83'

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. _____
DATED _____
AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THIS PLAN IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE
AILESI: _____ PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS DUE THROUGH _____ AGAINST THE PROPERTY INLIEVED IN THE SUBDIVISION OR RESUBDIVISION HEREIN HAVE BEEN PAID.

DATE BOROUGH TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE ACTUALS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S.
15360 PROFESSIONAL LAND SURVEYOR



BULL MOOSE SURVEYING
ROBERT S. HOFFMAN P.L.S.
200 HYDERA LANE
WASILLA, ALASKA 99645
OFFICE: (907) 357-6957
bmo@bullmoosesurveying.com
DRAWN BY: EGG
DATE: 4/19/2021
CHECKED BY: RSH
SHEET 1 OF 1

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, May 4, 2021 9:20 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Tobin #21-027

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

Hello,

MTA has reviewed the plat for Tobin Subd. 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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, May 3, 2021 2:40 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; hsfirewise@gmail.com; mschoming@crweng.com; info@mlccak.org; psfisher@gci.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Tobin #21-027

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Please open in Chrome or copy and paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, May 5, 2021 3:23 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Tobin #21-027
Attachments: 20210505_153312.pdf

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

Thank you.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, May 3, 2021 2:40 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; hsfirewise@gmail.com; mschoming@crweng.com; info@mlccak.org; psfisher@gci.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; cassie.acres@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Tobin #21-027

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.

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ek0hj6gd5DNBhRjisDI8lc4BrAl4ZNngq9XTDHvnHHriw?e=k90ert

Please open in Chrome or copy and paste. Opening in Microsoft Edge creates viewing issues.

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

Index
PALMER
Serial No. 61-2093

BOOK 37 PAGE 395
Palmer Recording District
Book 37 Page 395
RIGHT-OF-WAY EASEMENT.

Marshall H. Lipe, Jr.
(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the MATANUSKA ELECTRIC ASSOCIATION, Inc. a cooperative corporation (hereinafter called the "Cooperative"), whose post office address is Palmer, Alaska, and to the successors or assigns, the right to enter upon the lands of the undersigned, situated in the Third Judicial Division, Territory of Alaska, and more particularly described as follows:

A tract of land approximately 160 acres in area, described as

$N\frac{1}{2}NE\frac{1}{4}, NE\frac{1}{4}NW\frac{1}{4}, SE\frac{1}{4}NE\frac{1}{4}$

being in Section 17 Township 18N Range 1W

~~(East)~~ (West) of the Seward Meridan.

and to construct, operate and maintain on the above-described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and or shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

The undersigned agree that all poles, wires and other facilities, including any main service entrance equipment, installed on the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

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 those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals
this 13 day of June 1958.

Marshall H. Sife, Jr. (L.S.)

✓ (L.S.)

**Signed, Sealed and delivered
in the presence of:**

May C. Carter

Office Use Only	W. O.	MISC.
	P/S <u>P</u>	MAAP <u>854-17</u>
	SUBD. <u>01/25</u>	QUAD. <u>A & P</u>
	PLAT	EASE. <u>86-13825 &</u>

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA)

THIS IS TO CERTIFY that on this 13th day of June 1958
before me, the undersigned, a Notary Public in and for the Territory of
Alaska, personally appeared

Morse H. Sitze, Jr.

each to me personally known and to me known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the ~~uses and purposes~~ therein mentioned.

RECORDED - FILED IN
Palmer on Thursday
DATE 8-18 1961
TIME 10:00 A.M.
Requested by MEA
Address Palmer

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal
my and year in this certificate first above written.

first above written,
Mary C. Carter
Notary Public for Alaska
My commission expires

EXHIBIT E-5

A
L
A
S
K
A**2021-006699-0**

Recording District 311 Palmer

CC

03/16/2021 11:21 AM

Page 1 of 2



Return to:
Matanuska Electric Association Inc.
PO Box 2929
Palmer AK 99645

Palmer Recording

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

Matanuska Electric Association, Inc.

ELECTRIC LINE RIGHT OF WAY EASEMENT

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

M. H. Sitz

(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 cooperating corporation (hereinafter called the "Association") whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the

Recording District, State of Alaska, and more particularly described as follows:

NW 1/4 NE 1/4 OF Section 17

Being in Section 17, Township 18N, Range 1W, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric 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 Association 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, handholes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within _____ 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 lines, system, or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

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 Association's expense shall remain the property of the Association, removable at the option of the Association.

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 those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 6th day of

June, 19 75

M. H. Sitz

L.S.

L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 6th day of June, 19 75, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared M. H. Sitz, each to me personally known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

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

Ronald J. Tamm
NOTARY PUBLIC in and for Alaska
My commission expires June 12, 1976

W. O.	MISC.
P/S	JAP <u>18J4</u>
UBD. <u>22</u>	QUAD. <u>A</u>
-LAT	EASE. <u>86-13814</u>

A
L
A
S
K
A

2021-006714-0

Recording District 311 Palmer

CC

03/16/2021 11:21 AM

Page 1 of 3



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

MATANUSKA ELECTRIC ASSOCIATION, INC.

RIGHT OF WAY EASEMENT

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

Barry Simpson & Wendy Simpson

(unmarried)(husband and wife), whose address is

HC 33 Box 29985 Wasilla AK 99654-9721

for a good 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 assign, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly described as follows:

ATTACHED "Exhibit A"

being in Section 17A, Township 13 N, Range 1W, 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 the way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, 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 telecommunications 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:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 29 day of Sept, yr. 2000.

Barry Simpson Grantor

Wendy Simpson Grantor

STATE OF ALASKA)SS-

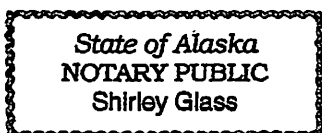
THIS IS TO CERTIFY that on this 29 day of Sept, yr. 2000, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Barry Simpson

Wendy Simpson

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



Notary Public in and of Alaska
My commission expires:

8-16-2004

W.O. <u>7753A</u>	MISC
P/S <u>S</u>	MAP <u>18-3-4</u>
SUBD <u>2000 22</u>	QUAD <u>A</u>
PLAT	EASE <u>0102070</u>
POLE <u>SL 117-15-7</u>	

SEAL

Return to: MEA, PO Box 2929, Palmer, AK 99645

EXHIBIT E-9

Page 2 of 3
2021-006714-0

EXHIBIT E

80-145:

The Northwest one-quarter of the Northeast one-quarter of Section 17, Township 18 North, Range 1 West, Seward Meridian, in the Palmer Recording District, Third Judicial District, State of Alaska,

RESERVING to the Grantors, their heirs and assigns, an Easement for access and egress on and over the North 20 feet of said property, the North boundary of such Easement being that sectionline common to Sections 8 and 17, AND, an Easement for access and egress on and over the South 20 feet of said property.

NW NE





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

May 11, 2021

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments or recommendations.

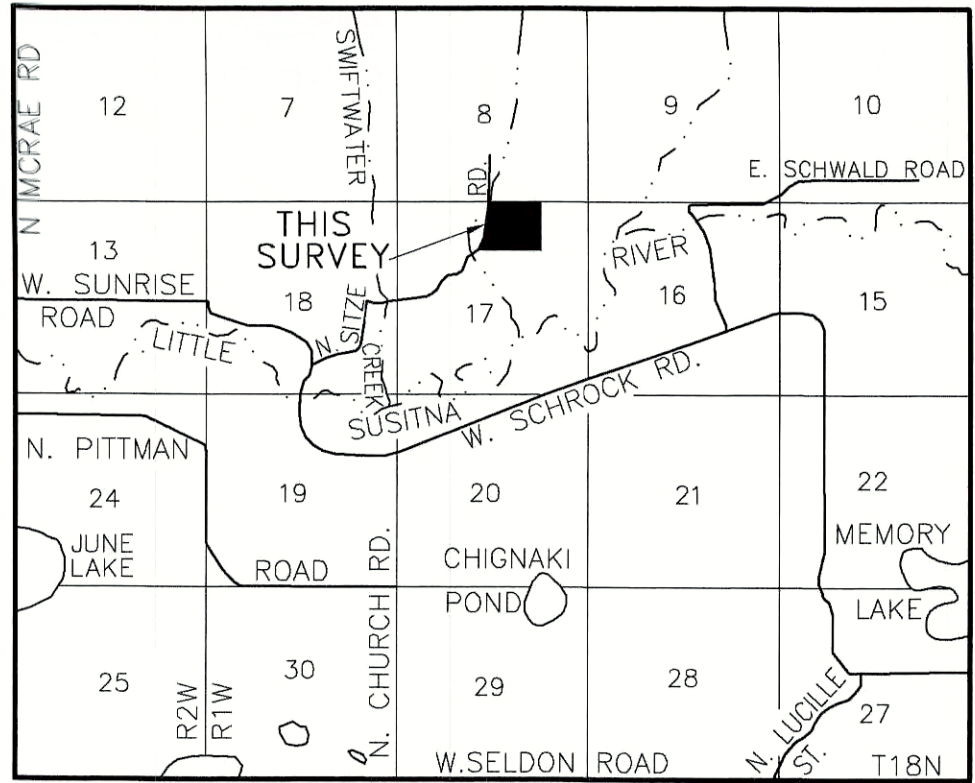
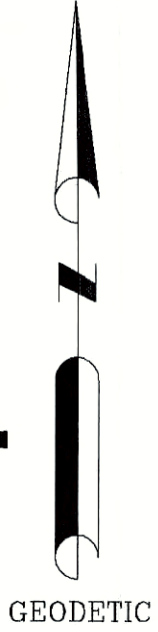
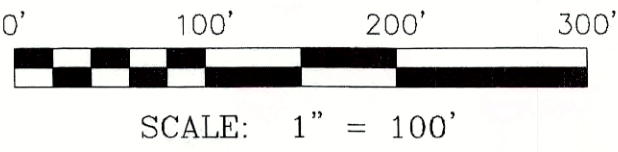
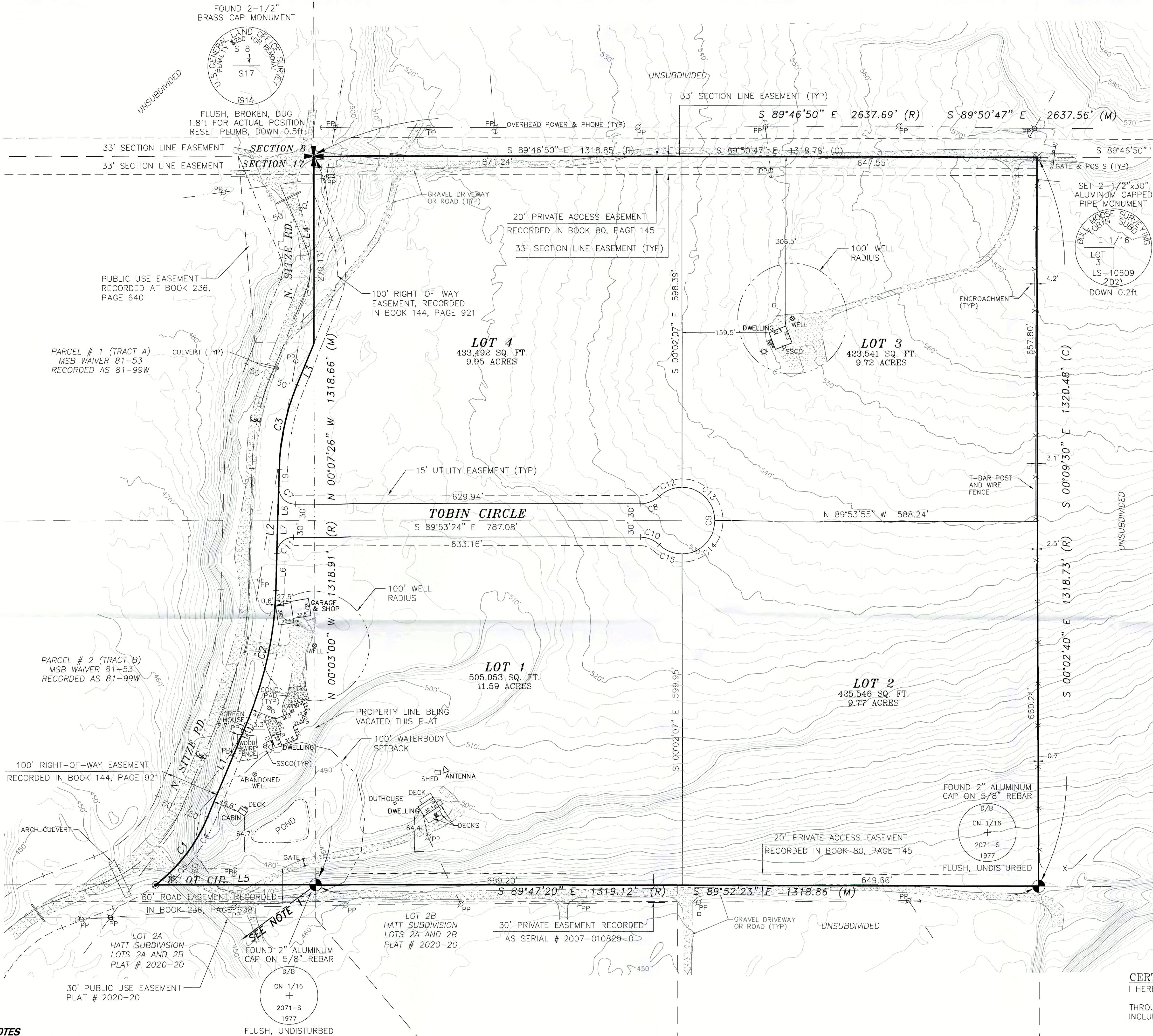
- **Tobin Subdivision 2021**
(MSB Case # 2021-027)

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

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The script is cursive and fluid.

James Christopher
 Right of Way & Compliance Technician
 ENSTAR Natural Gas Company



VICINITY MAP: 1" = 1 MILE

OWNERSHIP AND DEDICATION CERTIFICATE

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TIMOTHY G. TOBIN
7145 N. SITZE ROAD
WASILLA, AK 99645

DATE

TINA B. TOBIN
7145 N. SITZE ROAD
WASILLA, AK 99645

DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____
FOR TIMOTHY G. TOBIN
TINA B. TOBIN

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND PLASTIC CAP ON 5/8" REBAR "BULL MOOSE"
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER DECAMP-BROWN RECORD OF SURVEY (PLAT #77-68)
- (R1) RECORD VALUE PER DEED PARCEL DESCRIPTION, RECORDED AT BOOK 239, PAGES 626-627
- (R2) RECORD VALUE PER HATT SUBDIVISION LOTS 2A & 2B (PLAT # 2020-20)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- SET 2-1/2"x30" ALUMINUM CAPPED PIPE MONUMENT AS SHOWN
- SET 5/8"x30" REBAR WITH 1" PLASTIC CAP LABELED "BULL MOOSE LS-10609"
- POWER POLE
- GUY ANCHOR
- PEDESTAL
- POWER METER
- SATELLITE DISH

LINE TABLE

LINE	BEARING	DISTANCE
L1 (R1)	N 22°48'11" E	193.54'
L1 (C)	N 22°43'45" E	193.54'
L2 (R1)	N 01°45'56" E	219.09'
L2 (C)	N 01°41'30" E	219.09'
L3 (R1)	N 22°24'26" E	81.52'
L3 (C)	N 22°20'00" E	81.51'
L4	N 00°07'26" W	338.27'
L5 (R2)	S 89°52'45" E	291.86'
L5 (M)	S 89°52'45" E	291.46'
L6	N 01°41'30" E	67.21'
L7	N 01°41'30" E	59.19'
L8	S 01°41'30" W	60.85'
L9	N 01°41'30" E	31.83'

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. _____

DATED _____
AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: PLATTING CLERK

CERTIFICATE 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 BOROUGH TAX COLLECTION OFFICIAL

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1 (R1)	29°56'04"	300.00'	156.74'	80.20'		
C1 (C)	29°52'56"	300.00'	156.46'	80.05'	S 37°40'14" W	154.70'
C2 (R1)	21°02'15"	650.00'	238.66'	120.69'		
C2 (C)	21°02'15"	650.00'	238.66'	120.69'	S 12°12'38" W	237.32'
C3 (R1)	20°38'30"	435.00'	156.72'	79.22'		
C3 (C)	20°38'30"	435.00'	156.72'	79.22'	S 12°00'45" W	155.87'
C4	13°46'30"	300.00'	72.13'	36.24'	S 29°37'00" W	71.95'
C5	16°06'26"	300.00'	84.34'	42.45'	S 44°33'29" W	84.06'
C7	91°35'09"	30.00'	47.95'	30.84'	N 44°06'04" W	43.01'
C8	43°18'16"	50.00'	37.79'	19.85'	S 68°27'13" W	36.90'
C9	266°41'01"	60.00'	279.27'	63.58'	N 00°08'36" E	87.27'
C10	43°22'45"	50.00'	37.86'	19.89'	S 68°12'16" E	36.96'
C11	88°24'51"	30.00'	46.29'	29.18'	N 45°53'56" E	41.84'
C12	43°09'48"	60.00'	45.20'	23.73'	S 68°22'59" W	44.14'
C13	90°08'12"	60.00'	94.39'	60.14'	N 44°58'01" W	84.95'
C14	89°51'48"	60.00'	94.10'	59.86'	N 45°01'59" E	84.75'
C15	43°31'13"	60.00'	45.57'	23.95'	S 68°16'30" E	44.49'

NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 19, 2019 AT CONTROL POINT FOR HATT SUBDIVISION LOTS 2A & 2B (PLAT # 2020-20). CONTROL POINT BEARS S 53°40'18" W AND 918.37' FROM CN 1/16th CORNER. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY STATIC DATA POSTPROCESSED BY ONLINE POSITIONING USER SERVICE (OPUS) BY NGS.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- BLANKET TELECOMMUNICATIONS & ELECTRICAL EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 15, 1976 IN BOOK 129, PAGES 508; RECORDED AUGUST 1, 1977 IN BOOK 144, PAGES 921.
- IN PERFORMING RESEARCH FOR THIS SUBDIVISION, BULL MOOSE SURVEYING HAS DETERMINED THE BOUNDARY FOR THIS SUBDIVISION ENDS AT THE EASTERN EDGE OF THE N. SITZE ROAD PUBLIC USE EASEMENT INSTEAD OF THE CENTERLINE OF N. SITZE ROAD AS IS NORMALLY THE CASE. THIS IS DUE TO THE ORIGINAL DEED FOR THE PROPERTY (RECORDED IN BOOK 239, PAGES 626-627) AND BACKED UP BY THE MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NO. 81-53-PWm (RECORDED AS 81-99W) AND N. SITZE ROAD PUBLIC USE EASEMENT RECORDED AT BOOK 236, PAGES 640-641 AND THIS PORTION OF N. SITZE ROAD PUBLIC USE EASEMENT IS A PARCEL SEPERATE FROM THE PROPERTIES IMMEDIATELY ADJACENT TO IT.

SURVEYOR'S CERTIFICATE

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

ROBERT S. HOFFMAN, P.L.S.
LS 10609 PROFESSIONAL LAND SURVEYOR



4/19/2021
DATE

6B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 17, 2021**

PRELIMINARY PLAT: BRUNS LAKE OVERLOOK MASTER PLAN

LEGAL DESCRIPTION: SEC 15, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: DENNIS BYLER

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 64.74 ± PARCELS: 56

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-061

REQUEST: The request is to create 56 lots, by a four phase Master Plan, from Tax Parcel B4, to be known as **BRUNS LAKE OVERLOOK MASTER PLAN**, containing 64.74 acres +/- . The plat is located south of W. Parks Highway and east of S. Sylvan Road, within Section 15, Township 17 North, Range 02 West, Seward Meridian, Alaska. Petitioner will be dedicating right-of-way and constructing to residential street standard for interior streets, and constructing a portion of S. Sylvan Road.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Plan & Profile

EXHIBIT A – 6 pgs
EXHIBIT B – 50 pgs
EXHIBIT C – 6 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Development Services
Department of Emergency Services
Utilities
Public Comment

EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 5 pgs
EXHIBIT H – 37 pgs

DISCUSSION: The proposed subdivision is south of W. Parks Highway and east of S. Sylvan Road. Access for the subdivision will be from S. Sylvan Road. Petitioner will be constructing S. Sylvan Road to 60' south of S. Tom's Way. Interior streets will be constructed to Borough residential or sub-collector standards (see *Recommendation #3*). Plan and profile at **Exhibit C**. Petitioner is providing access to the southern parcels to connect to the existing right-of-way of S. Tom's Way to the south.

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging 23 new testholes, 23 new sieve tests, review of provided topography, review of aerial imagery and other observations on site. Testhole location map, sieve analysis test results and testhole logs are attached. The majority of the parent parcel contains hilly terrain with a high point within the northern half and generally slopes away in all directions or towards natural existing low areas. Total elevation differential is approximately 50'. A few minor areas with slopes exceeding 25% were noted within the project boundaries and are noted on the map. The parent parcel has

minimal development other than a long gravel driveway, which a neighboring lot to the south receives access onto W. Bruns Drive. Some areas were cleared decades ago; cleared areas and associated trails have overgrown substantially. Remaining portions are in their native state, consisting primarily of birch, spruce and cottonwood with tall grasses and minor clusters of willow. Twenty-three 16'+ testholes were dug; all received a sieve test. Near surface soils consistently included a thick organic mat and topsoils over silty sands and gravels with classification of GM, SM, GP-GM or GW-GM. Silt content typically ranged from 13% to 25%, with one hole at 34% and three at 6% to 7%. Groundwater was encountered in Testhole 17 only at a depth of 12.5'. Based on the available soils and water table information, topography, MSB code and observations on site, each of the proposed lots will each contain over 10,000 sf of contiguous useable septic area and 10,000 sf of additional useable building area.

Roads and Drainage: Approximately 6,415' of new roads. Lots 1-9, Block 1, will access via driveways onto existing W. Bruns Drive. All other lots will access of the new streets. Drainage for road improvements are shown on the attached useable area, drainage and topography map (**Exhibit B-3**). The new roads will include four cul-de-sacs and six internal intersections. Drainage along the new roads will be directed via ditches or swales to numerous infiltration or diffusion structures supporting existing natural drainage paths. Storage basins with rock filled infiltration points are proposed in 14 areas. Eight culverts are planned for installation and are shown on the attached drawing.

Traffic Analysis: Traffic count shown at **Exhibit B-4**.

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

Comments:

Department of Public Works Operations & Maintenance (**Exhibit D**) notes S. Sylvan Road shall be constructed to a minimum of Residential Subcollector standard (see **Recommendation #3**). Drainage report to be submitted at least seven days prior to desired preconstruction meeting date. Development Services Division (**Exhibit E**) notes the existing driveway on the parcel does not have an approved driveway permit. Department of Emergency Services (**Exhibit F**) has no issues.

Utilities: (**Exhibit G**) Enstar has no comments, recommendations or objections. GCI has no comments or objections. MEA and MTA request 15' wide utility easements be granted along all road rights-of-way (see **Recommendation #6**).

Public Comment: (**Exhibit H**)

Edward Duncan, owner of a lot in Bruns Park to the north, opposes the subdivision, due to concerns about one exit, additional traffic and safety and egress code of 30 or more dwellings must have two approved exits. "Please consider my concerns before issuing a building permit."

Kenneth Kingery, who lives on Bruns Drive, opposes the plan due to additional traffic and emergency evacuation.

Kyle Bisson, owner of a lot in Bruns Park, to the north, opposes the proposed new neighborhood of Bruns Lake Overlook because it only has one exit and would create too much traffic in case of an emergency.

Karen Zajchowski, resident of Bruns Park, opposes the proposed subdivision. In case of an emergency, all residents of Bruns Park and Bruns Lake Overlook would have to use Sylvan Road, the only exit for all. This would cause congestion and is against the egress code.

The Phillips-Johnson family, residents of Bruns Park subdivision, oppose this because it is unsafe and in violation of adopted fire code, traffic congestion. With the addition of nine new driveways off Bruns Road along will increase the amount of traffic our gravel road sees now causing increase in ruts and washout. This developer is known for building multi-unit housing. If he brings that many units into the subdivision, it will bring an increase of traffic/vehicles of 2-4 times the current amount.

Bernie Willis, who resides at the end S. Sylvan Road, has concerns:

1. The local roads do not support an increase of auto traffic. The corner of Sylvan and Parks is two lane, neither a left or right turn lane is provided on Sylvan. In winter, those turning right often drive over the sidewalk. The B&J Center, associated Charter School, UPS store, markets, restaurants and gas stations draw many vehicles to the intersection. With 50+ new lots, there is the potential of 100 additional cars trying to turn onto the Parks Hwy twice a day for work and return.
2. Single point access to a stop light on two lane roads is inadequate in case of emergency such as fire.
3. Solutions: Increase the size of the lots to decrease the number of households. Five acres instead of one acre would be better. Widen the intersection at Sylvan and Parks to allow for turn lanes. Extend Sylvan south to Hollywood for additional access.

Winellen Marshall, who lives in the area, is “in strong opposition to the subdivision, due to emergency access and additional traffic congestion and impact on wildlife.

Alice Koeneman, owner of Lot 1, Dun Fussin’ Subdivision, to the south, has a “few areas of concern, the first being that Mr. Byler’s proposed subdivision does not provide for a viable point of access to my property. I have been residing at 6901 W. Dun Fussin Road since purchasing my ten acres in 1975 and have accessed my property consistently using an established homestead road that has been in use since 1955. Viewing the proposed plans that Mr. Byler submitted, it shows that my property has been landlocked with no viable access to my home or garage. 1993, my late husband and I retained an attorney to maintain access to our property and were granted an easement by prescription. In the documents provided by the attorney, it noted that the road across what is now Mr. Byler’s property was first constructed as a homestead road in 1955, it was used by homesteaders in the area to gain access to their respective homesteads. Since 1955 the roadway has been open, adverse and continuous use by the residents and visitors to the area. Additionally in this document it outlines that the prescriptive road as it now exists, will continue to be used for ingress and egress by landowners. There can be no questions whatsoever that an easement by prescription exists under Alaska law. An easement by prescription, under Alaska Law, is an easement which is based upon ten years uninterrupted use of a roadway for ingress and egress by a property owner. Accordingly, there is no way that this road can be cut off or obstructed. On 5.7.2021, my granddaughter, speaking on my behalf, spoke with Ms. Otto-Buchanan. She confirmed that with the proposed plans there was no physical access to my residence/land and that the property is, in essence, landlocked. Ms. Otto-Buchanan also relayed that the matter was not public, that the Platting Division would not be assisting and that it would need to be remedied through the current land owner. *Staff clarification: Ms. Koeneman’s*

property is not landlocked legally. There is a 50' wide Section Line Easement on the west side of the parcel; a 50' wide right-of-way easement on the south side; a 50' wide Public Use Easement on the east side (S. Tom's Way), with a west adjoining 15' wide private easement created by Plat No. 96-61, ASLS 95-75. There is no record of a homestead road in the title report. Platting staff cannot assist in private matters of access where there is no record of a private easement. If a private easement exists, documentation of the private easement is required. This information was relayed to Ms. Koeneman's granddaughter. Attempts by my granddaughter, dating back to 02/26/2021, have been made to speak with Mr. Byler, and as of yet, no resolution has been reached nor has he been open to continue communicating. The fact that the MSB Platting Division has put the onus on myself, an established property owner, to facilitate contact and procure another point of access to my property is disappointing and concerning on both a financial level but also a legal level. Furthermore, the proposed development as it currently stands, is especially concerning regarding safe egress and is already in violation of state and borough fire code (ref Section D107) – with what would amount to more than 30 dwellings in a single area and only one means of egress. The Mat-Su Division of Forestry, the Meadow Lakes Fire Department, the MSB Emergency Services Manager, as well as CMSFD Fire Marshall, all are in agreement that this is a valid concern and that this proposal would meet the requirements for a second means of egress outside of Sylvan Road. A cursory count of existing residences in the area shows that there are 45 structures, three of which are duplexes in the Bruns Park and Dun Fussin Subdivisions. Additionally, there are 23 structure on Sun Ridge Circle, which also uses Sylvan for ingress/egress out of the subdivision. With few options available to construct a second egress from the areas, such as connecting Sylvan to its counterpart across the lake (which would fall on a 100 year flood zone, as well as across a salmon spawning ground, Lucille Creek) or onto Creeksedge Dr Or S. Countrywood Drive, which is already deemed to be at capacity for egress. I do not believe that the proposal is safe or warranted as it has been submitted. There is also additional concern about the proposed gravel pit (Tax ID# 17N02W10C001) that, if approved, is estimated to add considerable traffic in what is already been deemed a troublesome area. The two proposals would negatively impact the area in the way of noise, traffic/congestion, and safety. Lastly, I have grave concerns about how Mr. Byler tends to develop, which is to clear cut lots, leaving little to no tree cover and decimating any privacy between existing homeowners and the areas he develops. My late husband and I, as well as our surrounding neighbors, did not purchase our land in this area, so many years ago, to have a disruptive lifestyle – but rather a life of peace and privacy. I ask that you take the following into consideration when making a decision to allow Mr. Byler to develop this area: Larger lot sizes to reflect the current area homes and their land (2.5-5 acres per) – this would also allow for less concern regarding safe egress from the area. Though this would still be in violation of the State and MSB Fire Code, it would significantly reduce the number of vehicles that would be in transit. Providing a viable access point to access my residence, which his current proposal does not provide for. Acknowledge the existing infrastructure and homes and allow for privacy/tree cover to be kept between the lots he intends to develop and those that are already in existence.”

Brittany Johnson, Ms. Koeneman's granddaughter, who does not live in the area, but will inherit her grandmother's property, opposes this subdivision.

Julie Holbrook, owner of a lot on Sun Ridge Circle off of Sylvan Road is “opposed to allowing such a large development where there is not the infrastructure to support the project and where the project does not align with the comprehensive plan. As you are aware, the current fire code requires a development with 30 or more homes to have two approved exits. Sylvan Road dead ends, leaving only one exit or entrance into the area at the Parks Highway. The access to the area is already congested and accident prone. This intersection at the Parks and Sylvan was repaved two years ago and it is worse now than before. No turn light or lane

was installed and a median was put into place which forces all traffic going into the gas station to make a U-turn. Additionally, with the school at the Rainbow Mall, there is increased traffic at the light. Without the turn lane, we have numerous accidents at that light every year. Adding 56 more building lots to this one channel would certainly increase the number of accidents. Beyond that, not having two entrances/exits is a serious safety risk for everyone in that proposed development and the surrounding neighborhoods. Additionally, the fact that Mr. Byler has built numerous 'detach 4 plex' unit on lots around the valley is also a concern as that could potentially add up to 448 cars/224 families at that small tract of land. As I pointed out above, the single access street at Sylvan and the Parks Highway which is now extremely congested, will be a complete nightmare if that many more cars are coming and going at all hours. Add to that the issues with septic tanks and wells for such a concentrated are and you have provided a health hazard for all involved. The Mat-Su Borough has a comprehensive plan that addresses concerns about development. The impact of high density housing on EMS/Public Safety should be discussed. If you allow the detached 4 plex style units in our area, crime will increase and EMS calls will also increase. The study, titled "Land Use and Violent Crime" was published in the 11/2009 issue of the journal Criminology. The study found a direct correlation between high density housing and increased crime. The study found higher rates of all types of violent crime in areas of high-density residential land use, even after controlling for overall population. The correlation was more pronounced in disadvantaged areas, but held true in other areas as well. "There seems to be something about (high-density residential) units that is associated with all types of serious violent crime, even controlling for the other factors in the model," the authors write. "Apparently, high-density housing units promote serious violent crime." I assume the Platting Board is aware of the crime and drug problems the Mat-Su Valley deals with currently. This land is outside the city limits of Wasilla, leaving the already overburdened State Troopers to handle calls that will surely increase if low value or high density housing is allowed to be constructed in this area. I understand you have to balance the desires of the community and the desires of the developer. I am asking that you take in to consideration all the negative impacts to the existing residents this new project will bring. And ask yourself if you would want this built near your home. Then give your answer to the platting applicant."

Will Turnage, owner of a lot on W. Sun Ridge Circle, to the north, concerns "revolve around the amount of vehicles constantly entering and exiting the neighborhood both in an emergency and everyday use at the Parks Highway light. Sylvan exits onto the Parks Highway without a right hand turn lane at the Parks/Sylvan light. On a normal day, there is a school to the west of the intersection with cars lined up twice a day and the Tesoro gas station/Cadillac Café that constantly has traffic turning left across Sylvan. Currently there is a median that blocks a left-hand turn to the gas station until near the school traffic that is trying to cross the opposite direction across Sylvan. So each lane of traffic is trying to cross the opposing lane in a small area without a light or a left-hand turn lane. A smaller threat of danger, but one that could potentially be catastrophic, would be a wild fire in the area. The lack of another exit to the Parks Highway could be fatal for many people. In recent years we've seen Willow burn twice, and the threat of that happening out in the Meadow Lakes area is very real. The added amount of traffic without a change to the Sylvan Road exit to the Parks highway would be poor planning at a minimum. Undoubtedly it would cause long waits at the Sylvan/Parks light and a road safety hazard. And speaking of planning, I think it would be wise as a community to pause on approvals to new neighborhoods and think of the future of the valley. I'm not personally opposed to new development, but the way in which we go about that development is important. In the last decade, we have seen a preponderance of detached four-plexes built around our community. Byler, the builder, of the proposed neighborhood, has done many of these. In an effort to not have the entire valley look like Muldoon Road in Anchorage, I ask that if all the above mentioned traffic

concerns are ignored by the Mat-Su Borough, at least consider a restriction to single family homes on each lot. Thank you for your time and consideration.”

Sharon L. Harrell, owner of a lot on W. Sun Ridge Circle, opposes the subdivision, and has the same comments as Mr. Will Turnage.

Amy Schacle, owner of a lot on W. Sun Ridge Circle, to the northwest, opposes the subdivision, due to safety concerns, the single exit from the subdivision and the intersection of Sylvan and the Parks Highway. The fire code adopted by the Mat-Su Borough states 30 or more dwellings in a subdivision must have two approved ways in and out, Sylvan is a single exit for all residents in the area. This single entrance/exit road can also delay emergency responders due to the congestion often occurring at the Parks Hwy/Sylvan Road. I am not opposed to developing neighborhoods, but I am opposed to destruction of the land that was to remain a safe haven for the wildlife. I believe there has to be a way to allow for expansion of the area for residents that does not impact the wildlife or cram people into duplexes on one acre lots. Thank you for your time.” Lawrence Schacle III added his concerns.

Dale & Paula Griswold, owner of a lot on W. Sun Ridge Circle, are “in opposition to the new neighborhood being proposed. We live in Rainbow Heights Estates just north and west of the proposed development. Our biggest concern is the amount of traffic that will be created, causing issues both entering and exiting our neighborhood and, more importantly, at the Parks Highway intersection. Even now, the traffic gets backed up on Sylvan when the adjacent school begins and lets out. There is also a Tesoro and a café on that corner which further adds to the congestion. And there is not a right turn lane off Sylvan, which causes even more backup! It is only logical that before more development off Sylvan is done, that the intersection must be changed! Another concern is the threat of wildfire in the area. We have had catastrophic wildfires in Willow, so the possibility of having one in Meadow Lakes is real. With only one exit, it could become a very dangerous situation! I cannot believe that there are not fire codes that take this into account! And please understand that I am not opposed to development. But I has to be done in a manner that assures everyone will be safe.”

Mike Baumgartner, a homeowner near the proposed project, is “very concerned about the amount of traffic that will be using Sylvan Road. There is no other access to this area other than Sylvan Road, which is already busy with traffic from many other businesses. I believe the road would have to be widened to four lanes to accommodate a major increase in traffic in order to provide safe egress in an emergency and to avoid traffic gridlock. Alternatively, an additional road could be built to provide an alternative route in and out of this neighborhood. It is my opinion after watching development in the borough over the last 15 years that platting is approved without consideration of how the infrastructure should be built to support it. There have been some thoughtful projects but many seem lacking a big picture on organized, efficient and safe development. For easier reference I have include a picture of the proposed project. I believe an extension of the public comment deadline should be granted so all information can be obtained and evaluated. Thank you for your thoughtful consideration of this project.”

Frank and Merada Gregory, homeowners of Lot 11, Block 2, Bruns Park Subdivision were “quite surprised when we saw a vicinity map for Bruns Lake Overlook Master Plan. This is a lot of potential dwellings that could be added to the existing subdivision. There is only one road in and out. That will create a lot of congestion and a huge safety factor if we could need to evacuate. We oppose further consideration of this subdivision because it is unsafe and in violation of adopted code.”

Robert Hall, who lives on the corner of Sylvan and W. Sun Ridge, has concerns that there is only one entrance into the proposed neighborhood, safety issues, current speeding vehicles on Sylvan, fire risk in the area, the potential for increased theft, vandalism and other nefarious acts.”

Byron Dale Bruns, a homeowner in Bruns Park Subdivision, opposes the approval of this project, citing the International Fire Code and the Meadow Lakes Comprehensive Plan. The infrastructure in place associated with Sylvan Road egress is insufficient for the existing dwellings, business and school load. Do not allow anyone to increase the number of residences until the infrastructure is improved to sufficiently provide safe and appropriate fire apparatus access, safe emergency evacuation capability and effectively handle the additional daily load. Also of concern is the impact on water and sewers; crime and drug rate; the builder’s reputation of increasing population density by building multi-family rental units.

Randy Gloss, no address given, is very much opposed, citing fire code and traffic congestion at the intersection of S. Sylvan Road and the Parks Highway.

Whitney Linde, no address given, is concerned the additional houses will create a burden and danger to her neighborhood, which is already above fire code for exit ways, and will create an extreme hazard in the event of an emergency or evacuation.

Elissa Williams, owners of a lot in Bruns Park, is opposed, due to traffic overload and fire code.

Monica & Mark Alderman, owner of a lot in Rainbow Heights Estates, are very concerned, due to traffic overload on S. Sylvan Road and at the intersection with the Parks Highway. The hill at Sun Ridge Circle is dangerous and Sylvan Road is used for walking by many people as there is no walking path. This addition will create a safety hazard. The proposed gravel pit will also cause heavier traffic on Sylvan Road.

Glen Tate, owner of a lot in Bruns Park, notes his daughter and he are purchasing this property because of the peacefulness and tranquility and a feeling of safety. This large development will obscure the safety and tranquility. They definitely oppose this development.

Jane Axberg lives in Bruns Park Subdivision, has concerns as there is only one exit.

Kristin and Brian McMullan, oppose the subdivision, due to single exit/entry of S. Sylvan Road. It is against fire code and in the event of an emergency, will be absolute chaos.

David L. Fraker, who lives in the Rainbow Heights Subdivision and owned Bowker Mechanical on the corner of Sylvan and Anna Marie Drive, opposes the subdivision, due to the single exit of S. Sylvan Road, the congestion at the intersection with the Parks Highway, the builder’s reputation for building detached 4-plexes, and the proposed gravel pit.

Staff notes full comments of the above public comments are at Exhibit H. Staff notes that S. Sylvan Road is not the only access to W. Parks Highway. W. Buttercup Drive and W. Marigold Drive connect S. Sylvan Road to W. Parks Highway to the west, and W. Blondell Drive connects to W. Parks Highway to the east (see Exhibit A-2). Staff further notes the proposed subdivision has three entrances into the subdivision from S. Sylvan Road.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, Planning, Assessments, Pre-Design Division or Development Services.

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

FINDINGS OF FACT

1. The plat of Bruns Lake Overlook Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(3). All lots have the required useable septic area 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 will have the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, Planning, Assessments, Pre-Design Division or Development Services.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were numerous objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of BRUNS LAKE OVERLOOK MASTER PLAN, Section 15, Township 17 North, Range 02W West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, for each phase plat, 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, for each phase plat.
3. Construct a portion of S. Sylvan Road to residential subcollector standard. Construct interior streets and cul-de-sacs to residential street standards:
 - 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. Submit the No Engineer Left Behind for final road inspection.
 - b. Provide DPW acceptance of the roads to Platting staff.
 - c. Street names shall be approved by Platting Assistant.
4. Pay postage and advertising fees.

5. Show all easements of record on final phase plat.
6. Show 15' wide utility easements adjoining all rights-of-way on each phase plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR), for each phase plat.
8. Submit final phase plat in full compliance with Title 43.





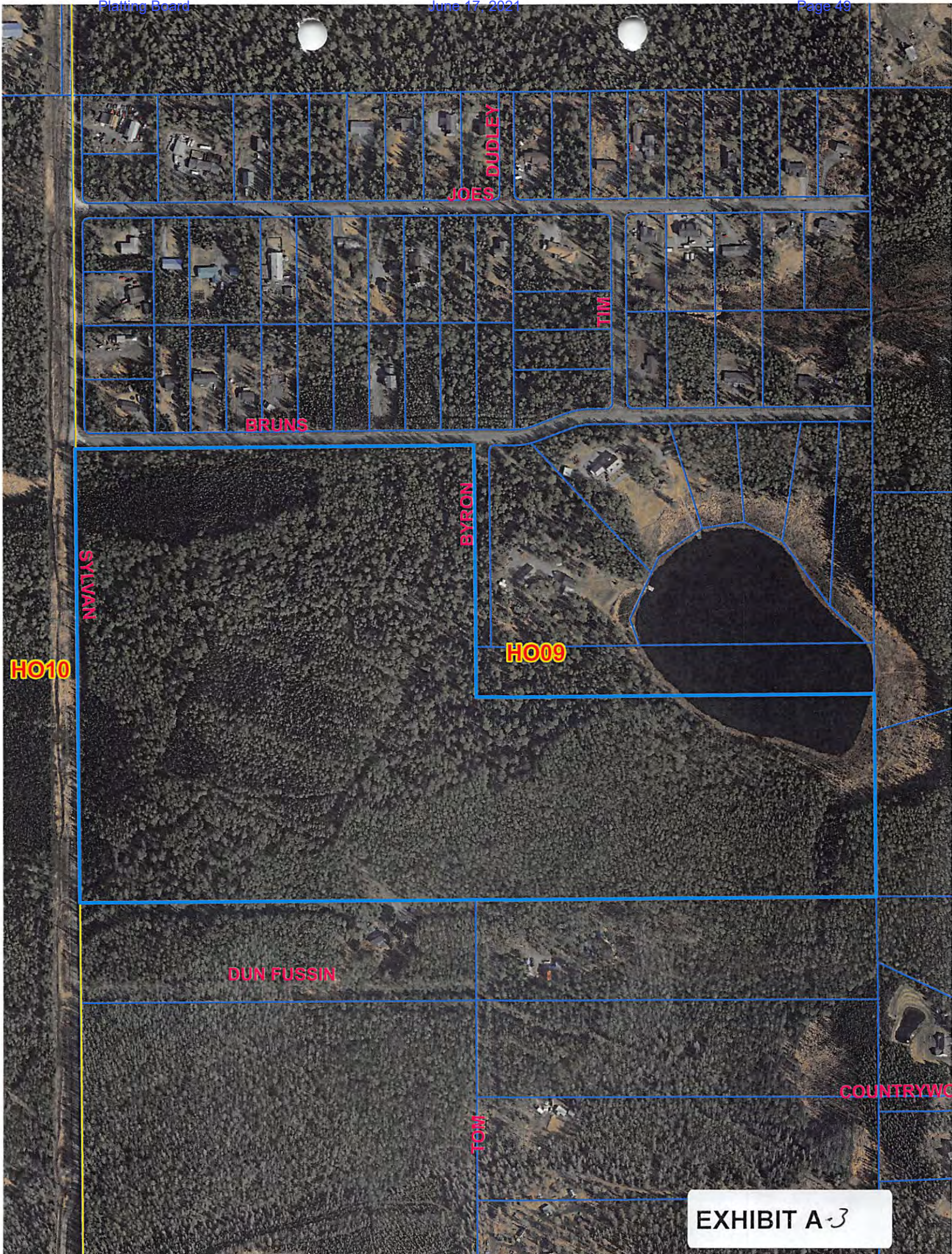
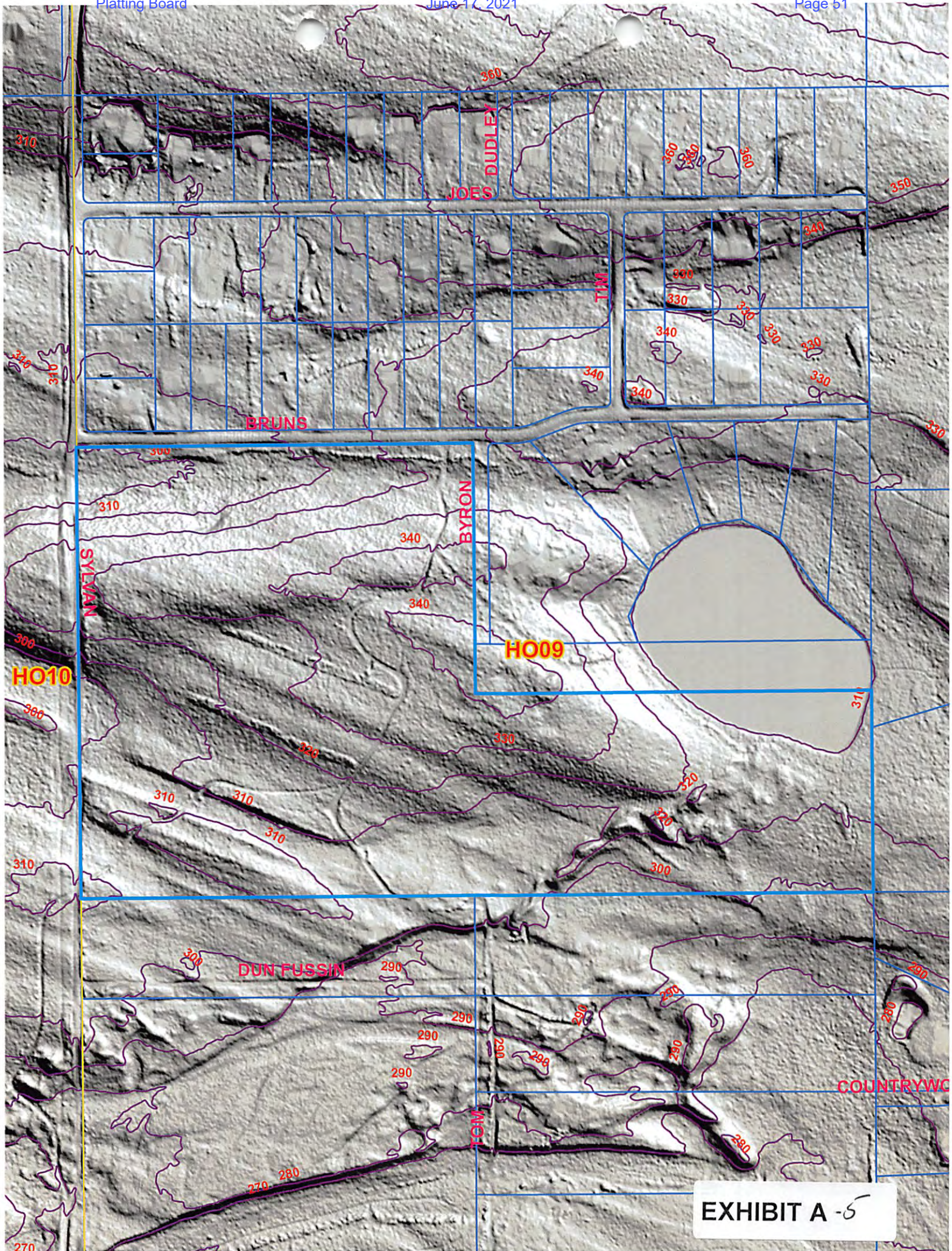




EXHIBIT A-4



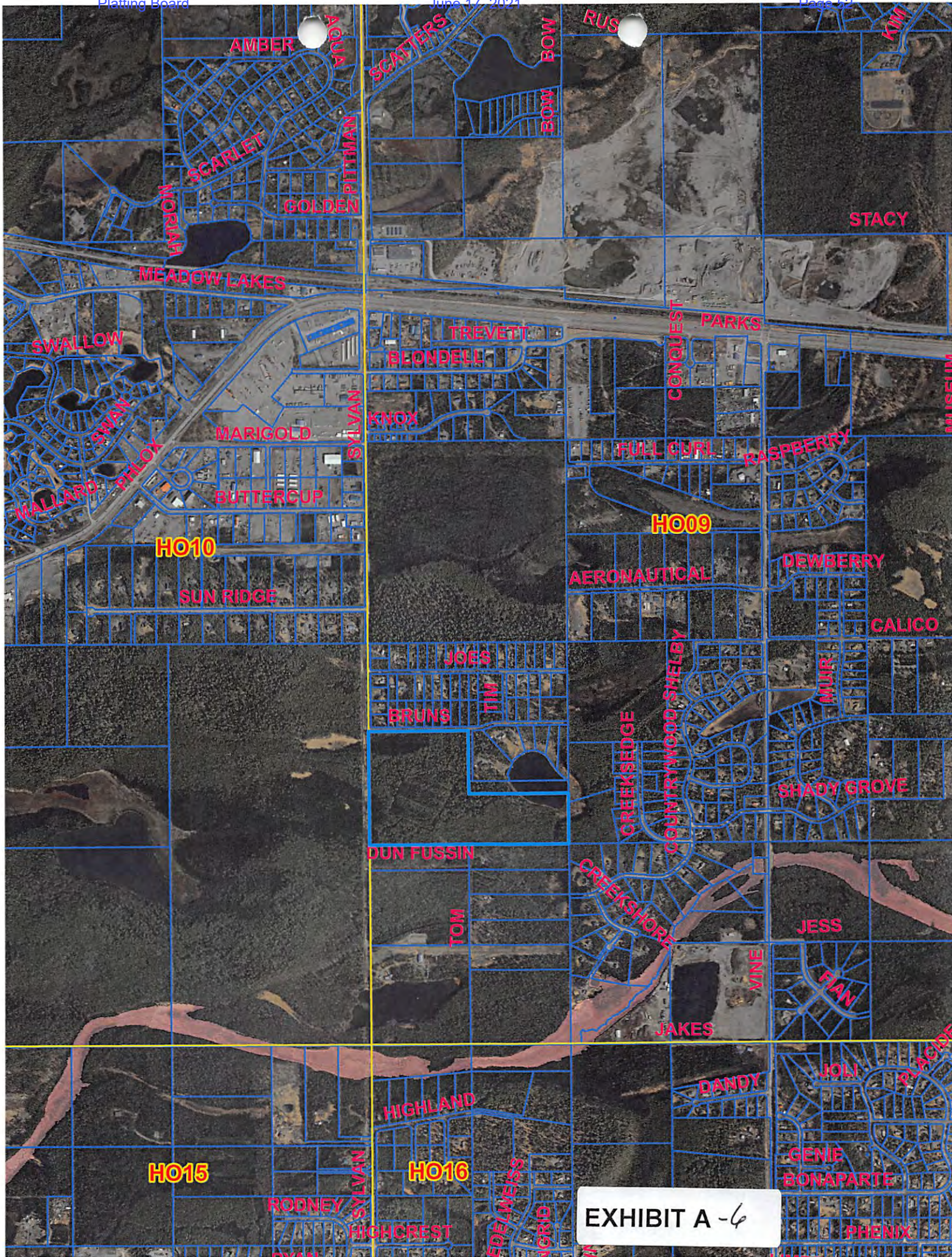


EXHIBIT A - 6



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

April 19, 2021

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

RECEIVED
APR 20 2021
PLATTING

Re: *Bruns Lake Overlook*; Useable Areas, Roads & Drainage
HE #20009

Dear Mr. Wagner:

At the request of the project developer, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 56 new lots from one existing parcel with an approximate total area of 65 acres. Access to the proposed lots will be from a new extension of S. Sylvan Road where it intersects with W. Bruns Drive. Our soils evaluation included logging 23 new testholes, 23 new soil sieve tests, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an incomplete rectangle south of and bordering W. Bruns Drive. The majority of the parent parcel contains hilly terrain which has a high point within the northern half of the project and generally slopes away in all directions or towards natural existing low areas. The total elevation differential indicated from the provided topographical map is approximately 50'. A few minor areas with slopes exceeding 25% were noted within the project boundaries and have been delineated on the attached useable area drawing.

Soils & Vegetation. The parent parcel has minimal development other than a long gravel driveway through which a neighboring lot to the south receives access onto W. Bruns Drive. Several decades ago some long, narrow field areas near the project center were cleared, with the stumps being pushed into parallel windrows. The cleared areas and an associated trail have overgrown substantially at this point. The remaining portions of the project appear to remain in their native state. Vegetation consists primarily of birch, spruce, and cottonwood trees with tall grasses with some minor clusters of willow trees in the areas between trees. Twenty-three 16+ testholes were dug on the referenced parent parcel in order to evaluate soil conditions, with all receiving a sieve test. Near surface soils in the testholes consistently included a thick organic mat and topsoils over silty sands and gravels with classification of GM, SM, GP-GM or GW-GM. Silt content

typically ranged from 13% to 25%, with one hole at 34% and three at 6% to 7%. Copies of the relevant testhole logs, sieves and the location/topography map are attached.

Groundwater. Groundwater was encountered on the project only in testhole 17 at a depth of 12.5'. Relatively shallow water is expected in low lying areas near the lake. Based on the available testing, each proposed lot contains sufficient area meeting the useable area requirement for separation to groundwater.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, setbacks to neighboring water wells, setbacks to existing structures, setbacks to steep areas, and low areas with shallow groundwater. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed new lots 1-18 block 1, 1-11 block 2, 1-7 block 3, and 1-20 block 4 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads and Drainage Plan. The proposed project will require the construction of approximately 6,415' of new roads. With the exception of lots 1-9 of block 1, each proposed lot will have access onto proposed new roads. Lots 1-9 of block 1 will have direct access via driveways onto existing W. Bruns Drive. Drainage for the road improvements is shown on the attached useable area, drainage, and topography drawing. We have also indicated general existing drainage patterns for the remainder of the project area on the attached map.

Roads and Drainage. The new roads will include 4 cul-de-sac bulbs and 6 internal intersections. Sandy gravel materials adequate to construct the roads may exist on the portions of the project site, or can be imported. Drainage along the new roads will be directed via ditches or swales to numerous infiltration or diffusion structures supporting existing natural drainage paths. Storage basins with rock filled infiltration points are proposed in 14 areas. Eight culverts are planned for installation and are shown on the attached drawing. General existing drainage patterns and post-development patterns have been indicated on the attached map. As always, the drainage plan is subject to field modification and improvement during construction.

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

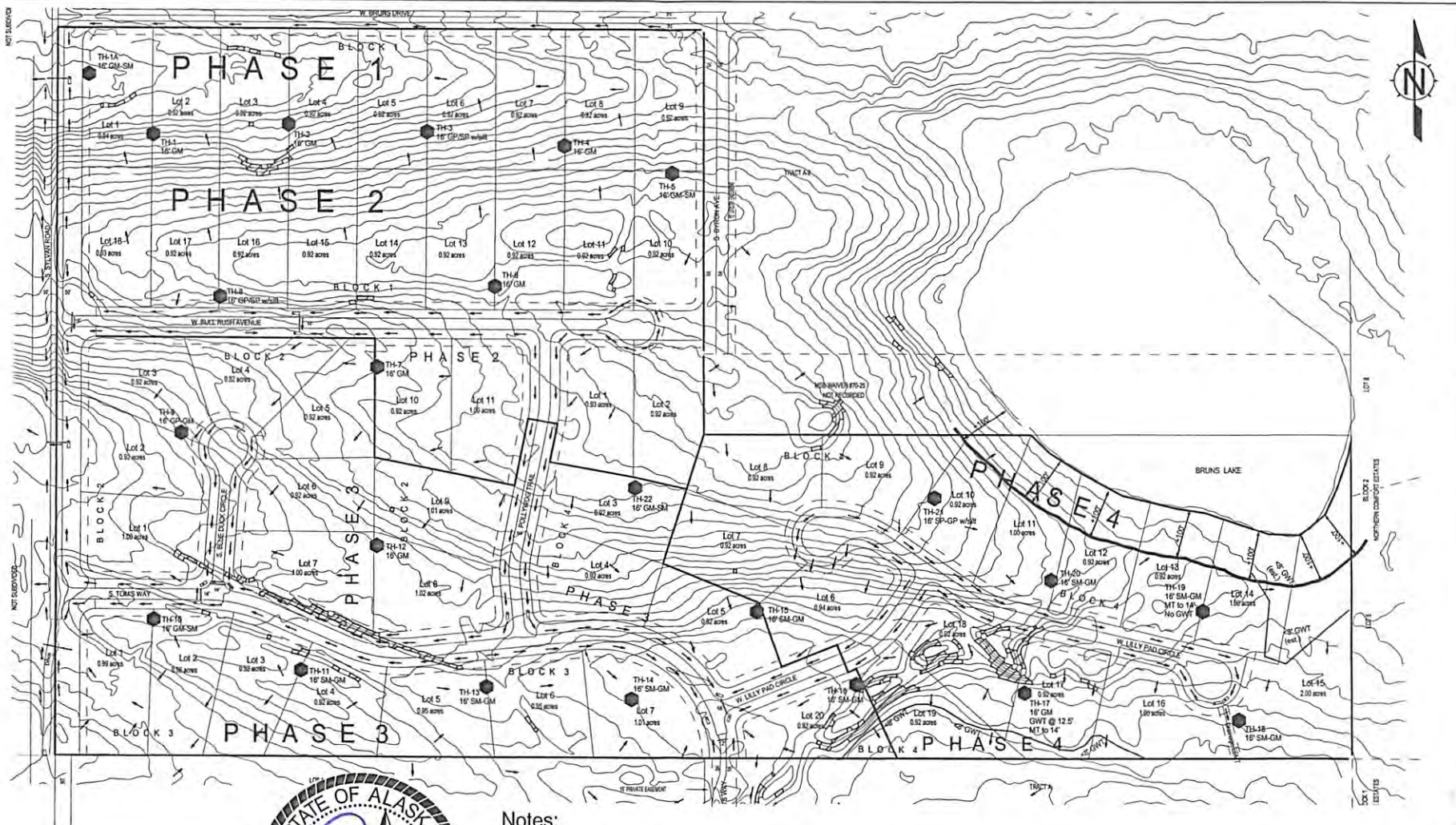
Sincerely,

Curtis Holler, PE

c: D. Byler w/attachments



EXHIBIT B -3



Bruns Lake Subdivision
Useable Area, Topography, and Drainage

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

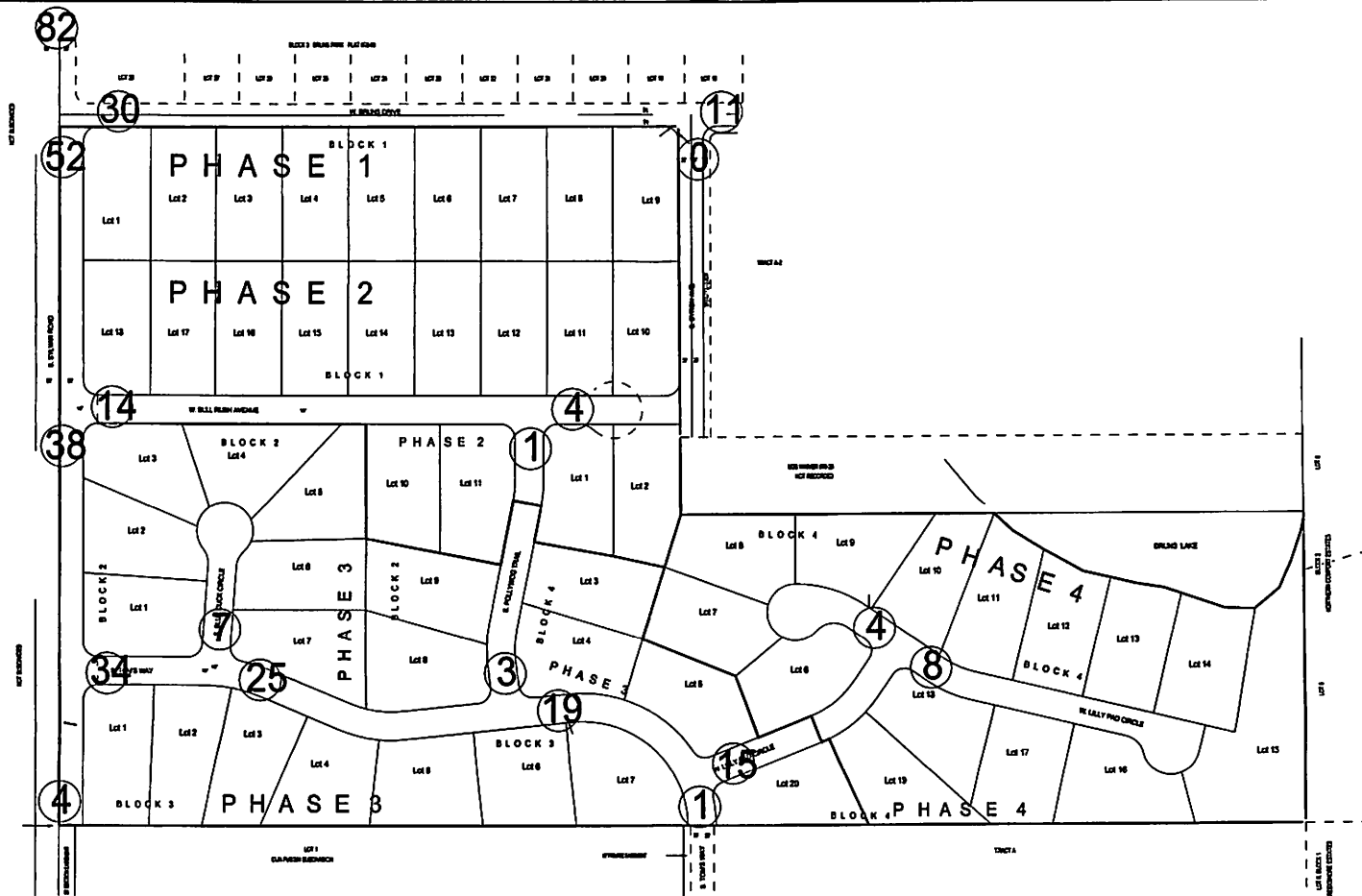


Notes:

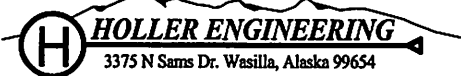
1. Base drawing provided by surveyor.
2. 2' topography contours from surveyor.
3. Hatched areas have +25% grade.
4. Arrows denote apparent drainage patterns.
5. Testhole locations approximate.
6. = 5'x15'x5' rock filled infiltration point
7. All CMP are 24" unless otherwise noted.

Job # 20009 Scale: 1" = 200' 4/19/21

EXHIBIT B-4



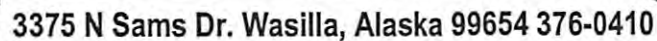
LINDS LAKE Subdivision
Estimated Traffic Count Map



Notes:

1. Numbers reflect lots served at that point.

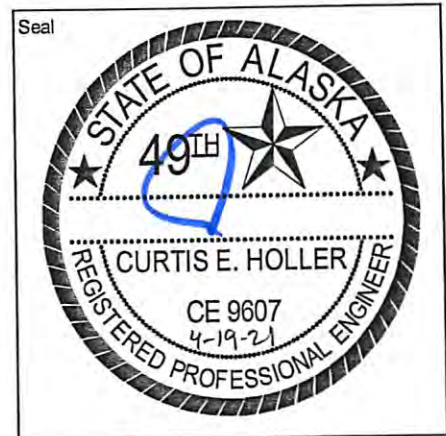
Job # 20009 Scale: NTS 4/16/21



Legal Description: Bruns Lake Subdivision

THLOGsubdnew-h2o-no.xlsx 4/16/2021

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



SOILS LOG / PERCOLATION TEST

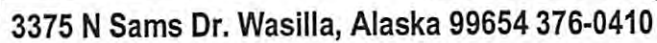
TEST HOLE # 1 of 23

Performed For: Byler Contracting

Legal Description: Bruns Lake Subdivision

[illegible]

EXHIBIT B-6



Legal Description: Bruns Lake Subdivision

Soil Type

ML, varies to SM-ML

GM, olive gray, rock
to 5"

Slope

Site Plan

$$\begin{array}{c} \uparrow \\ \text{N} \\ | \end{array}$$

See attached testhole & topo map.

- N/A

Slope

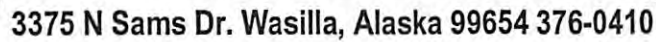
[illegible]

No Groundwater
No Impermeables

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

DATE: 1/07/21

EXHIBIT B-7



Legal Description: Bruns Lake Subdivision

$$\begin{array}{c} \uparrow \\ N \\ | \end{array}$$

See attached testhole & topo map.

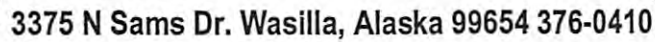
Slope

[illegible]

No Groundwater
No Impermeables

DATE: 1/07/21

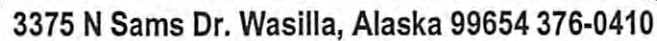
EXHIBIT B-8



Legal Description: Bruns Lake Subdivision

↑
N
I

THLOGsubdnew-h2o-no.xlsx 4/16/2021

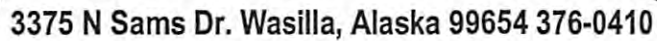


Legal Description: Bruns Lake Subdivision

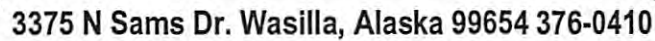
$$\begin{array}{c} \uparrow \\ \text{N} \\ | \end{array}$$

Sample →

THLOGsubdnew-h2o-no.xlsx 4/16/2021

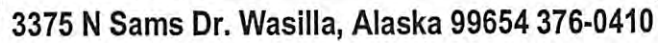


THLOGsubdnew-h2o-no.xlsx 4/16/2021



Legal Description: Bruns Lake Subdivision

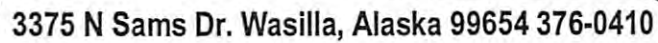
THLOGsubdnew-h2o-no.xlsx 4/16/2021



Legal Description: Bruns Lake Subdivision

$$\begin{array}{c} \uparrow \\ \text{N} \\ | \end{array}$$

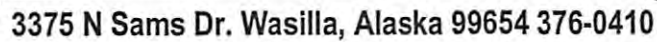
EXHIBIT B -13



Legal Description: Bruns Lake Subdivision

↑
N
I

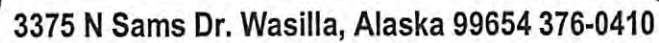
THLOGsubdnew-h2o-no.xlsx 4/16/2021



Legal Description: Bruns Lake Subdivision

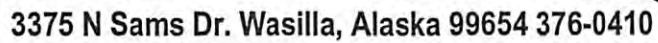
↑
N
I

THLOGsubdnew-h2o-no.xlsx 4/16/2021



Legal Description: Bruns Lake Subdivision

THLOGsubdnew-h2o-no.xlsx 4/16/2021

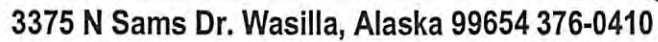


Legal Description: Bruns Lake Subdivision

$$\begin{array}{c} \uparrow \\ \text{N} \\ \text{I} \end{array}$$

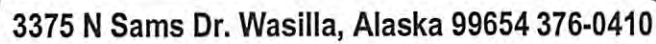
Sample 4

EXHIBIT B-17



Legal Description: Bruns Lake Subdivision

THLOGsubdnew-h2o-no.xlsx 4/16/2021



Legal Description: Bruns Lake Subdivision

Soil Type

ML, light brown

SM-6M, olive gray, rock
to 3", few 7"+

Slope

Site Plan

See attached testhole & topo map.

↑
N
I

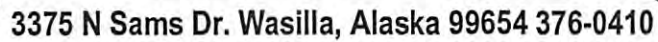
- N/A

Slope

PERCOLATION TEST

DATE: 1/07/21

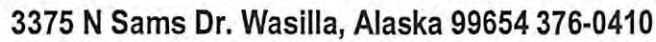
EXHIBIT B -19



Legal Description: Bruns Lake Subdivision

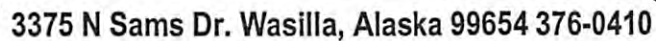
Soil Type

THLOGsubdnew-h2o-no.xlsx 4/16/2021



Legal Description: Bruns Lake Subdivision

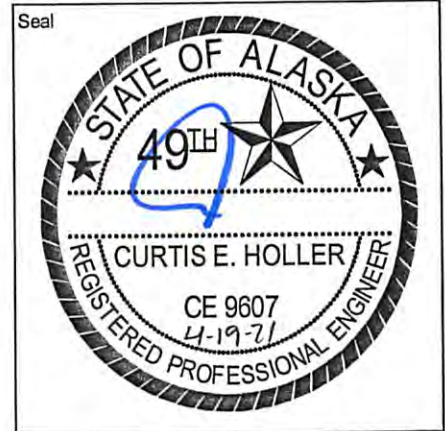
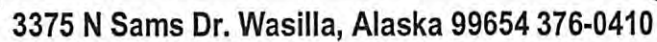
EXHIBIT B-21



Legal Description: Bruns Lake Subdivision

DATE: 1/07/21

EXHIBIT B-22



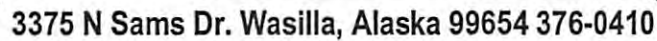
SOILS LOG / PERCOLATION TEST

TEST HOLE # 18 of 23

Performed For: Byler Contracting

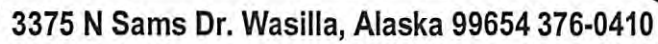
Legal Description: Bruns Lake Subdivision

[illegible]



Legal Description: Bruns Lake Subdivision

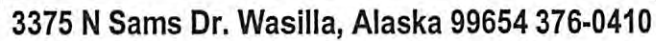
EXHIBIT B -24



Legal Description: Bruns Lake Subdivision

↑
N
I

EXHIBIT B - 25

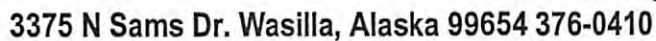


Legal Description: Bruns Lake Subdivision

$$\begin{array}{c} \uparrow \\ N \\ I \end{array}$$

DATE: 1/08/21

THLOGsubdnew-h2o-no.xlsx 4/16/2021



Legal Description: Bruns Lake Subdivision

Soil Type

ML, light brown

Slope

Site Plan

↑
N
I

See attached testhole & topo map.

- N/A

Slope

[illegible]

No Groundwater
No Impermeables

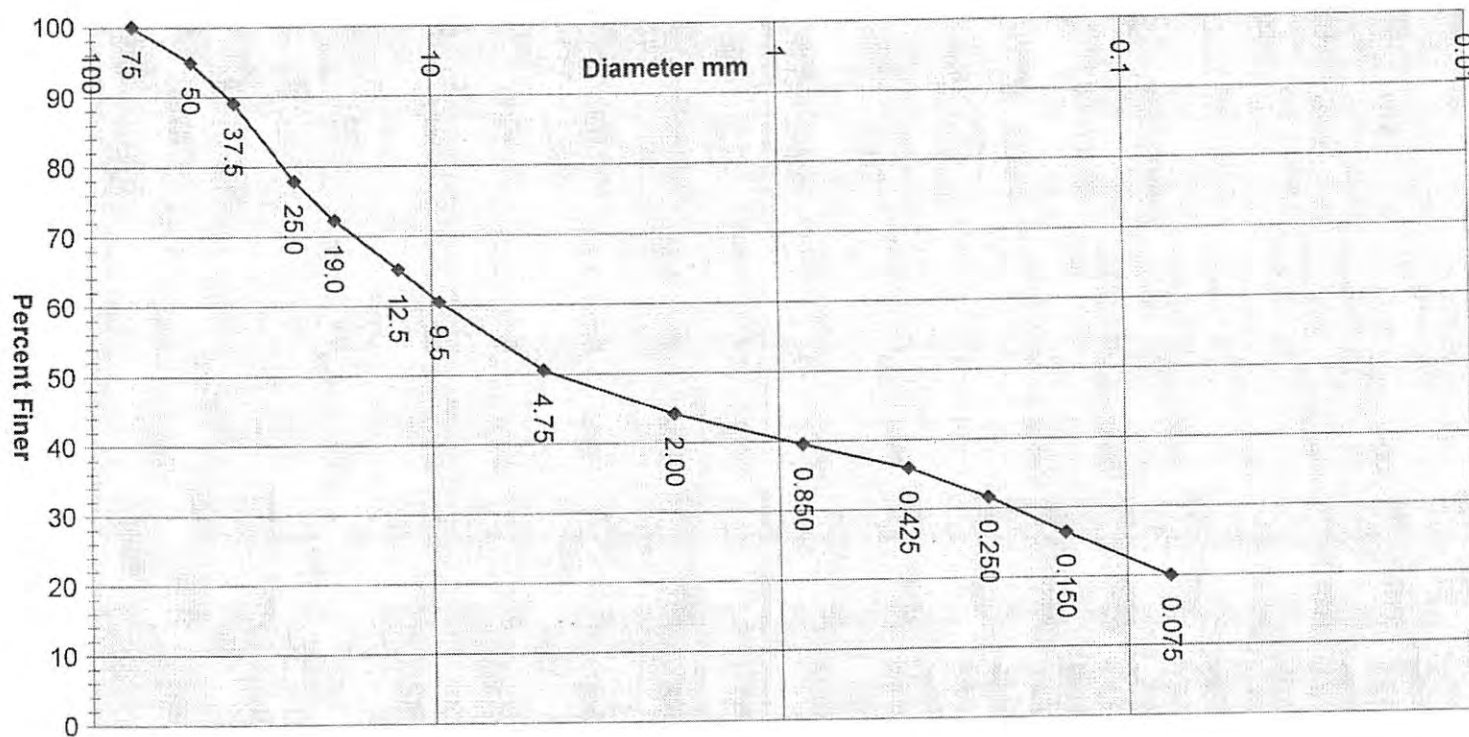
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

DATE: 1/08/21

EXHIBIT B-27



MARK HANSEN P.E.
 CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	95
1.5"	37.5	89
1"	25.0	78
3/4"	19.0	72
1/2"	12.5	65
3/8"	9.5	60
#4	4.75	51
#10	2.00	44
#20	0.850	40
#40	0.425	36
#60	0.250	32
#100	0.150	26
#200	0.075	20.0

EXHIBIT B-28

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

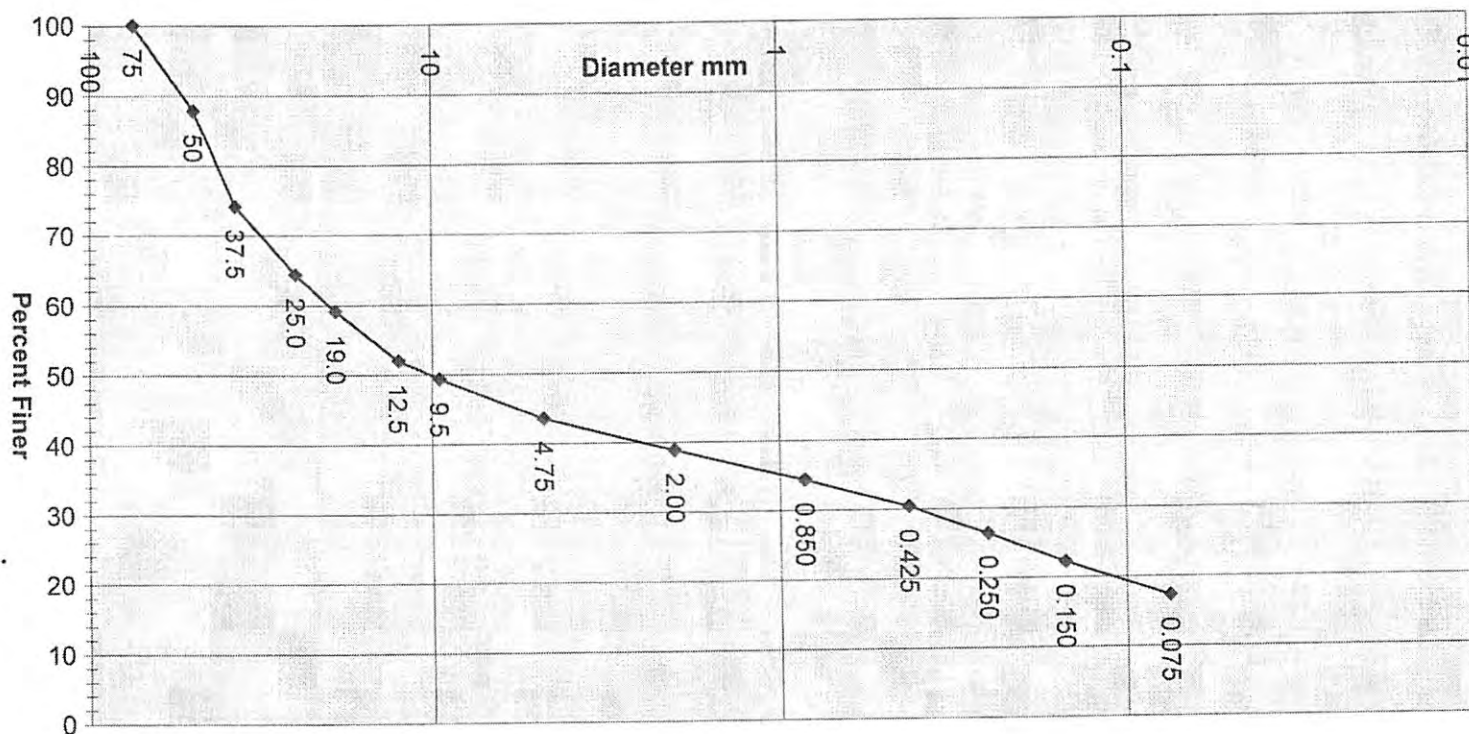
Sample Location: TH #1A @ 8'

Appears Nonplastic to low PI

Date: **2/12/2021**Sample Date: **1/7/2021**Proj. no: **21001**



MARK HANSEN P.E.
 CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	88
1.5"	37.5	74
1"	25.0	64
3/4"	19.0	59
1/2"	12.5	52
3/8"	9.5	49
#4	4.75	44
#10	2.00	39
#20	0.850	34
#40	0.425	30
#60	0.250	26
#100	0.150	22
#200	0.075	17.3

EXHIBIT B -29

Client: Byler Contracting/ Holler Eng

Soil Description: Silty Gravel with Sand

Project: Sylvan Rd

Unified Classification: GM

Sample Location: TH #1 @ 10'

Appears Nonplastic to low PI

Date: 2/12/2021

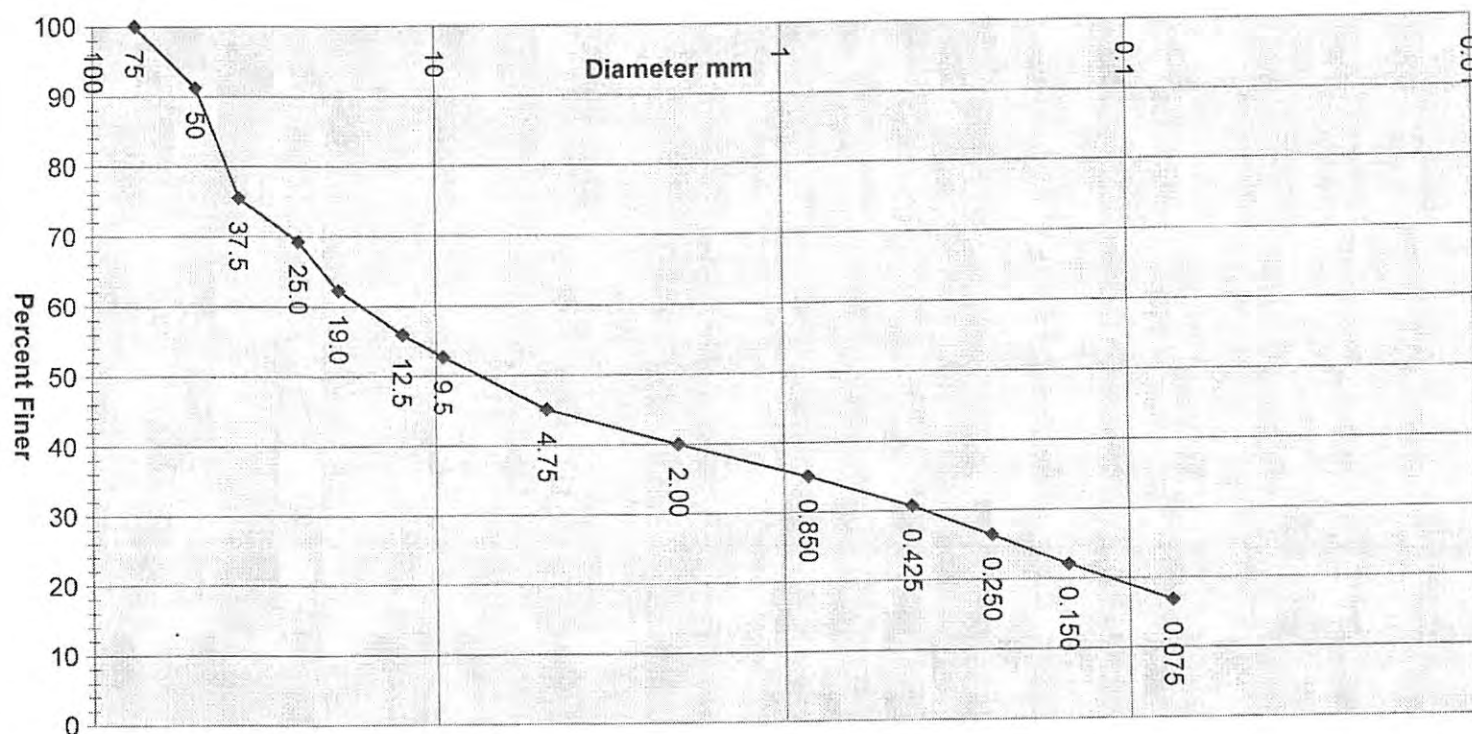
Sample Date: 1/7/2021

Proj. no: 21001



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	91
1.5"	37.5	76
1"	25.0	69
3/4"	19.0	62
1/2"	12.5	56
3/8"	9.5	53
#4	4.75	45
#10	2.00	40
#20	0.850	35
#40	0.425	31
#60	0.250	26
#100	0.150	22
#200	0.075	16.9

EXHIBIT B-30

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

Sample Location: TH #2 @ 8'

Appears Nonplastic to low PI

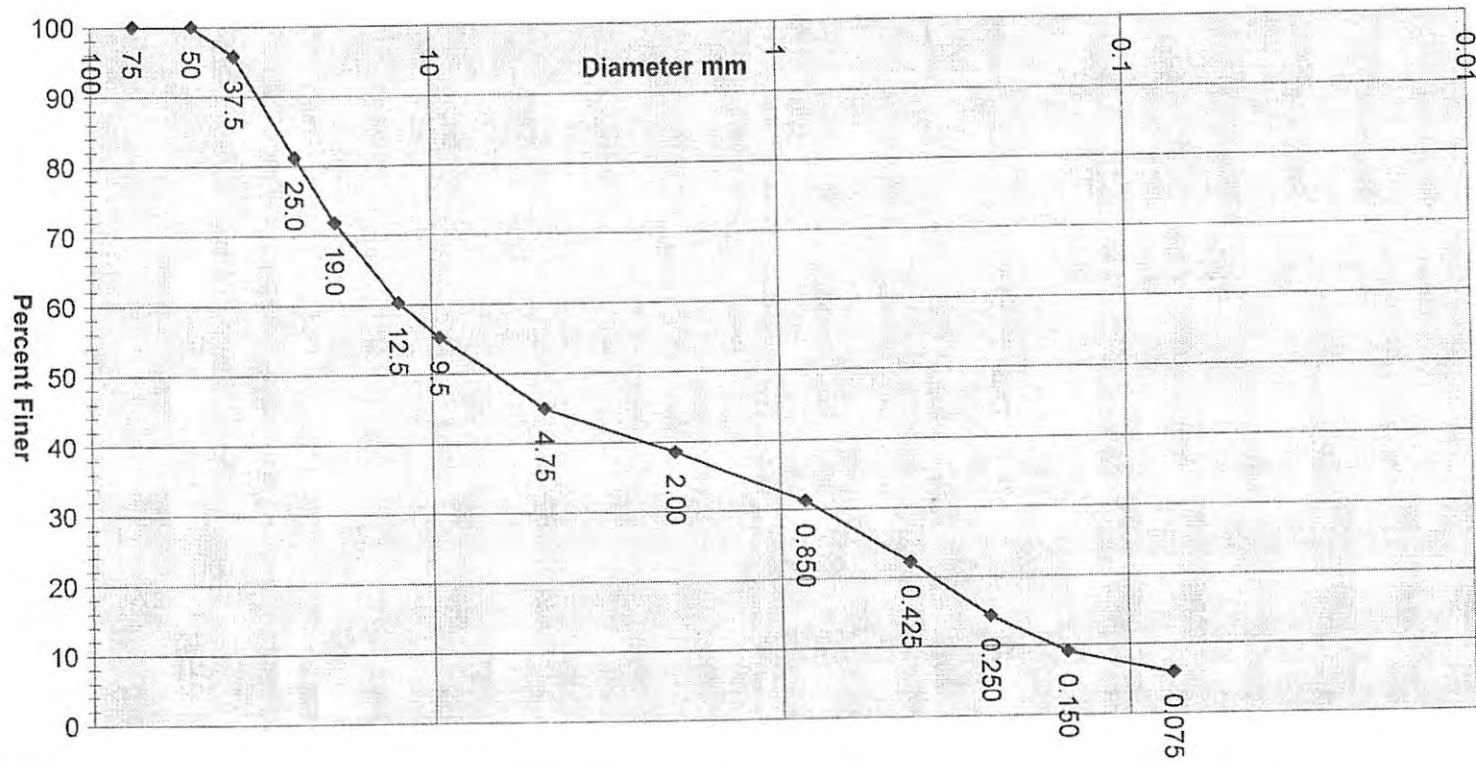
Date: **2/12/2021**

Sample Date: **1/7/2021**

Proj. no: **21001**



MARK HANSEN P.E.
 CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	96
1"	25.0	81
3/4"	19.0	72
1/2"	12.5	60
3/8"	9.5	55
#4	4.75	45
#10	2.00	39
#20	0.850	31
#40	0.425	22
#60	0.250	14
#100	0.150	9
#200	0.075	5.9

EXHIBIT B-3

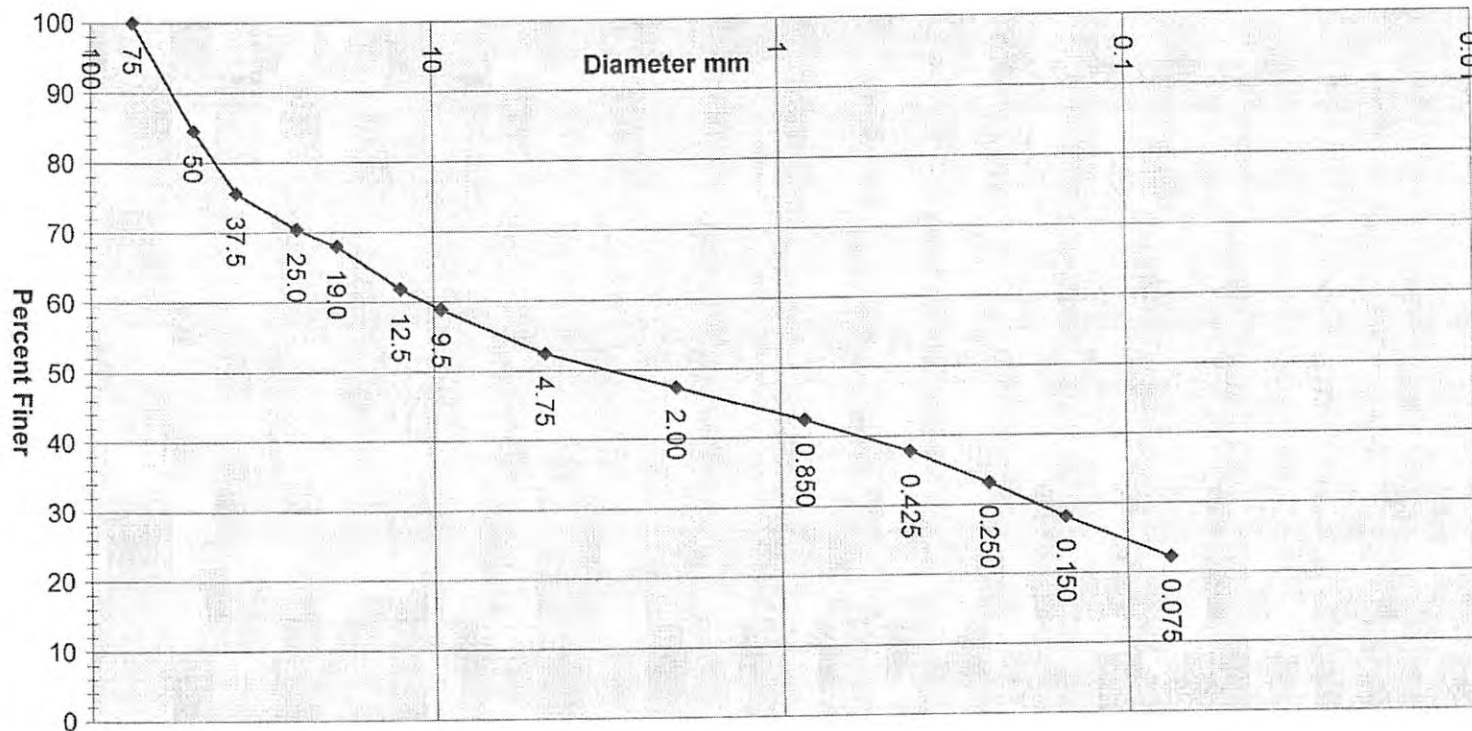
Client: **Byler Contracting/ Holler Eng**Project: **Sylvan Rd**Sample Location: **TH 3 @ 7'**Soil Description: **Poorly Graded Gravel with Silt and Sand**Unified Classification: **GP-GM**

Appears nonplastic

Date: **2/12/2021**Sample Date: **1/7/2021**Proj. no: **21001** $C_u = 73$ $C_c = 0.3$



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 CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	85
1.5"	37.5	76
1"	25.0	70
3/4"	19.0	68
1/2"	12.5	62
3/8"	9.5	59
#4	4.75	52
#10	2.00	47
#20	0.850	42
#40	0.425	38
#60	0.250	33
#100	0.150	28
#200	0.075	22.2

EXHIBIT B-32

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

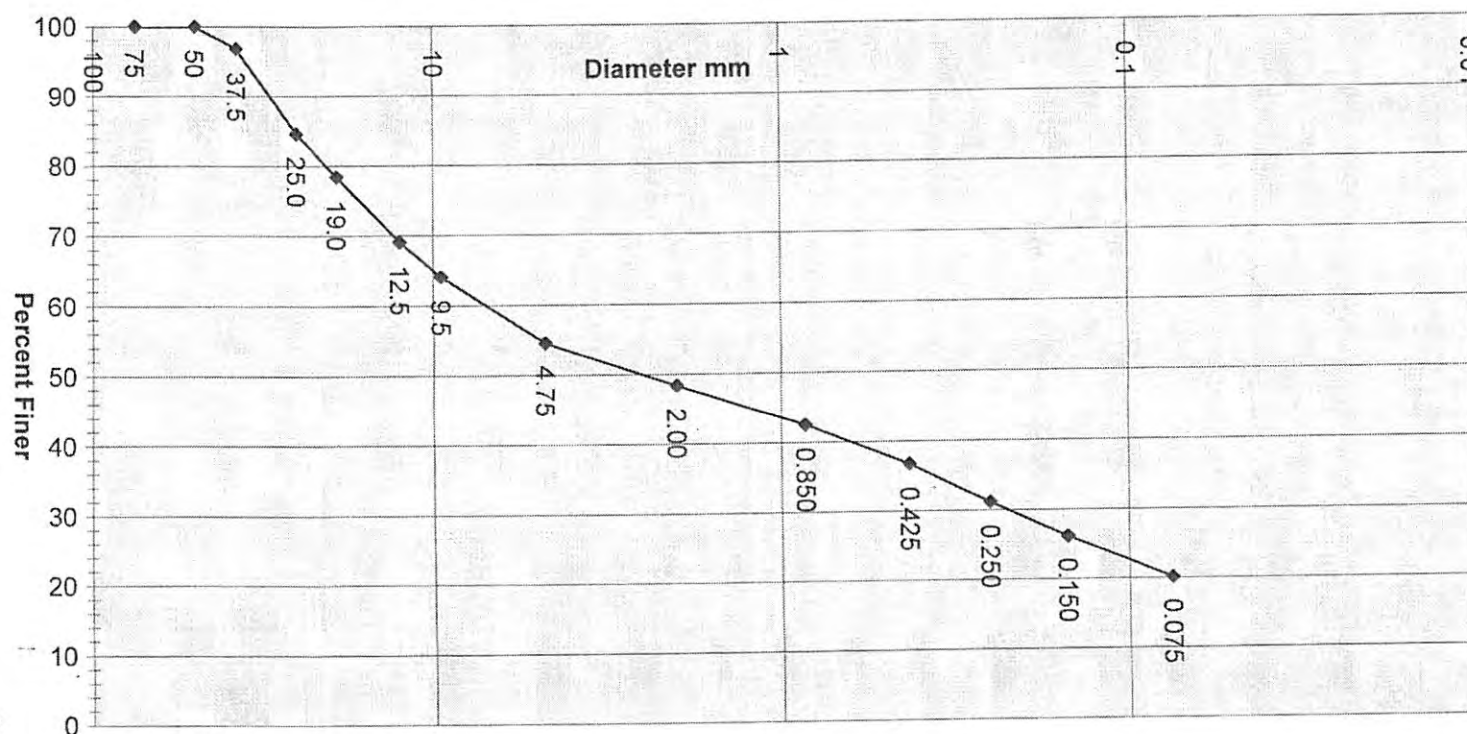
Sample Location: TH 4 @ 8'

Appears to have a low PI

Date: **2/12/2021**Sample Date: **1/7/2021**Proj. no: **21001**



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 CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	97
1"	25.0	85
3/4"	19.0	78
1/2"	12.5	69
3/8"	9.5	64
#4	4.75	55
#10	2.00	48
#20	0.850	43
#40	0.425	37
#60	0.250	31
#100	0.150	26
#200	0.075	20.1

EXHIBIT B-33

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

Sample Location: TH 5 @ 9'

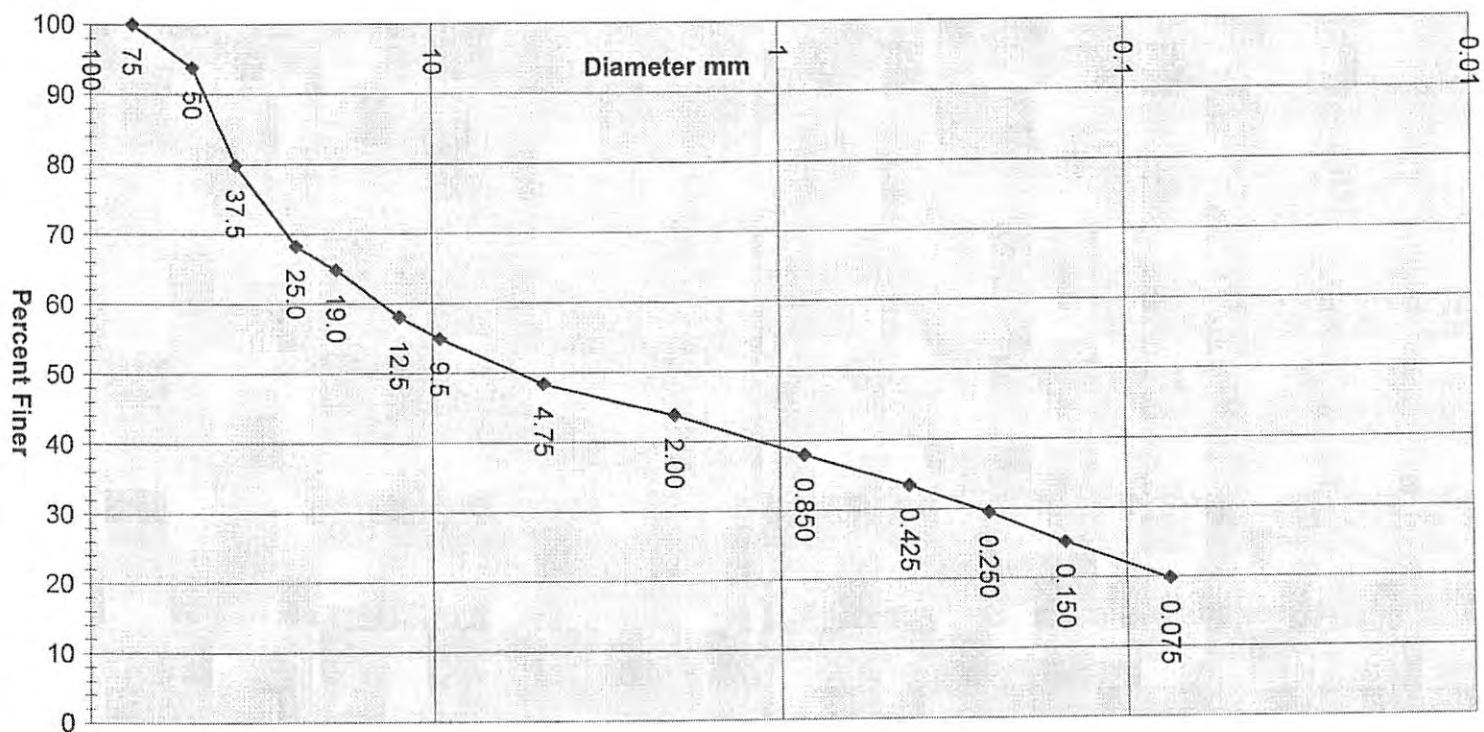
Appears nonplastic

Date: **2/12/2021**Sample Date: **1/7/2021**Proj. no: **21001**



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e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	94
1.5"	37.5	80
1"	25.0	68
3/4"	19.0	65
1/2"	12.5	58
3/8"	9.5	55
#4	4.75	48
#10	2.00	44
#20	0.850	38
#40	0.425	33
#60	0.250	30
#100	0.150	25
#200	0.075	19.8

EXHIBIT B-34

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

Sample Location: **TH #6 @ 8'**

Appears Nonplastic to low PI

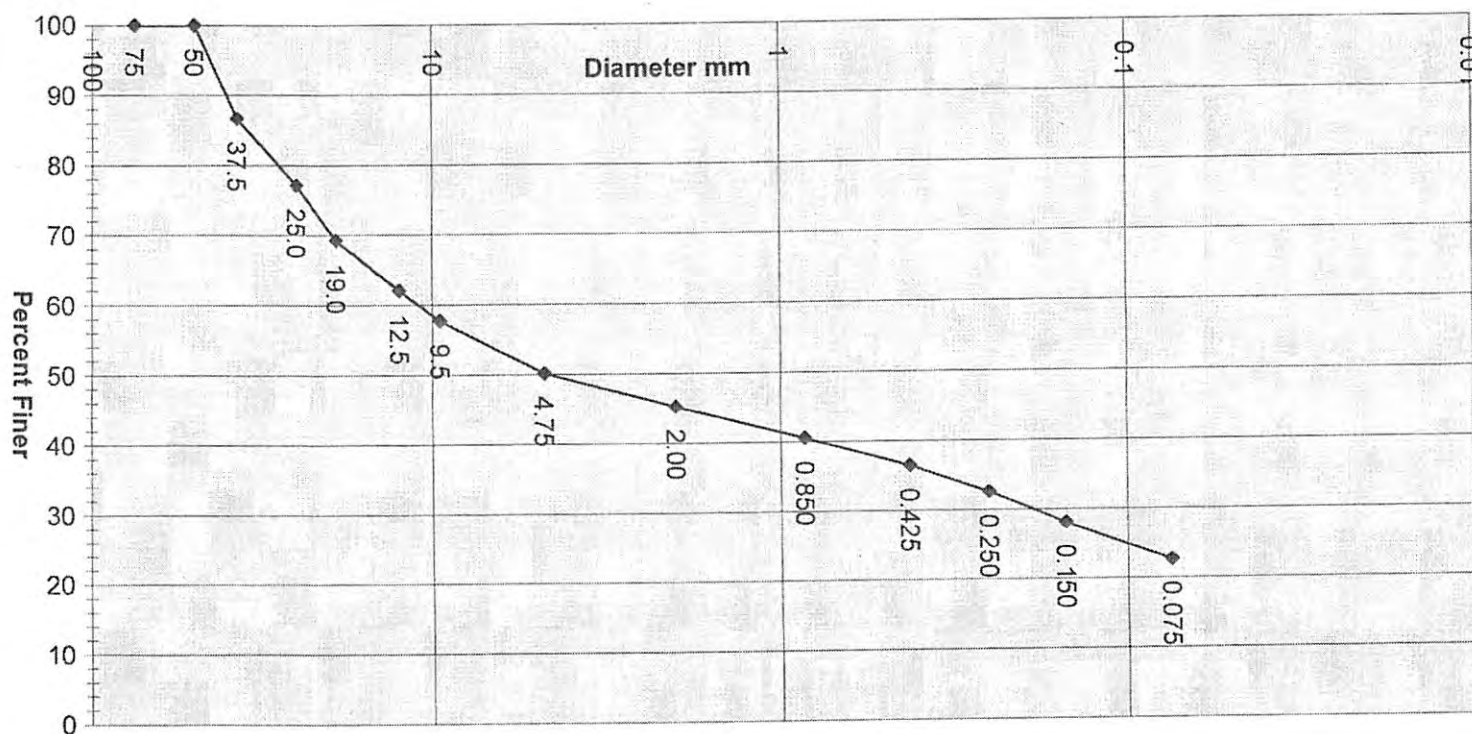
Date: **2/12/2021**

Sample Date: **1/7/2021**

Proj. no: **21001**



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 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	87
1"	25.0	77
3/4"	19.0	69
1/2"	12.5	62
3/8"	9.5	58
#4	4.75	50
#10	2.00	45
#20	0.850	41
#40	0.425	36
#60	0.250	33
#100	0.150	28
#200	0.075	22.6

EXHIBIT B-35

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

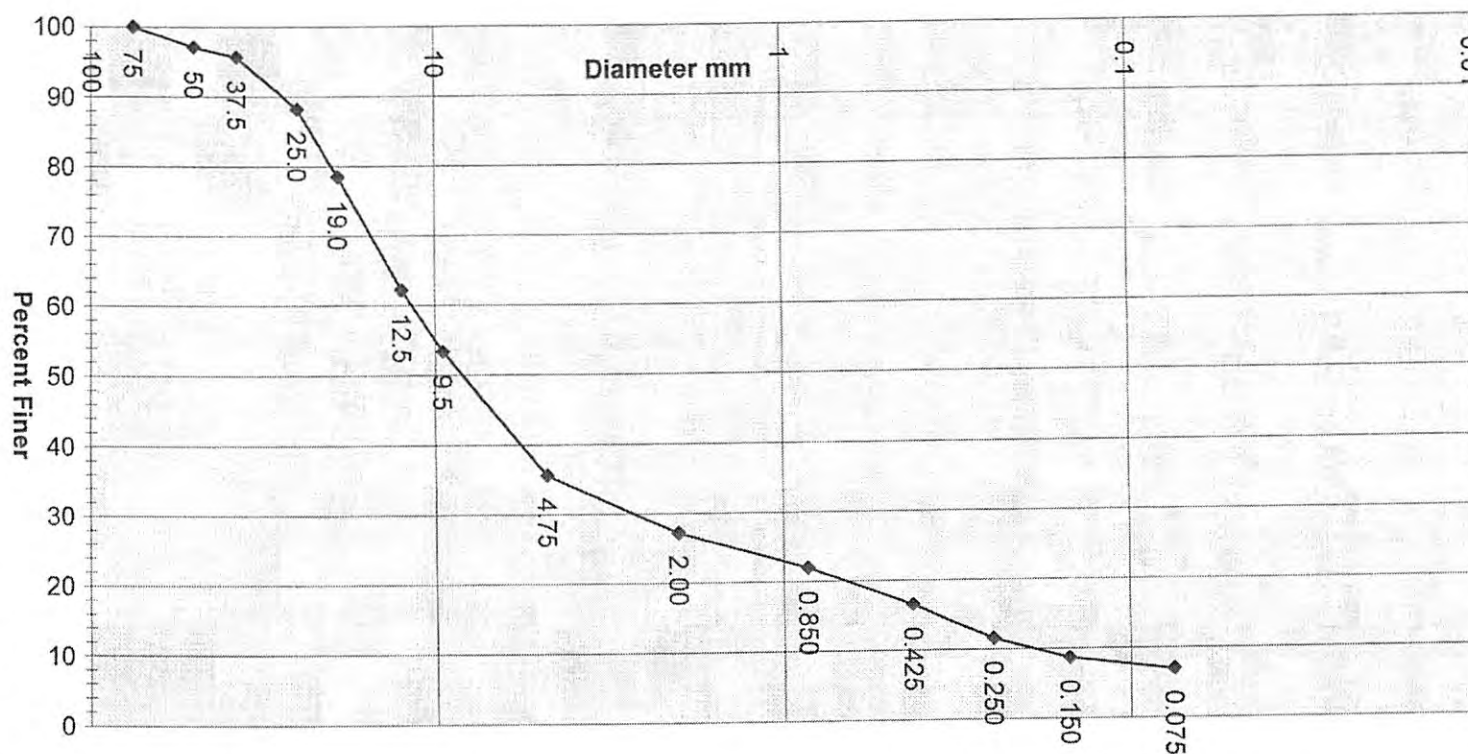
Sample Location: TH #7 @ 7'

Appears Nonplastic to low PI

Date: **2/12/2021**Sample Date: **1/7/2021**Proj. no: **21001**



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 e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	97
1.5"	37.5	96
1"	25.0	88
3/4"	19.0	78
1/2"	12.5	62
3/8"	9.5	53
#4	4.75	36
#10	2.00	27
#20	0.850	22
#40	0.425	17
#60	0.250	12
#100	0.150	9
#200	0.075	7.0

EXHIBIT B-36

Client: **Byler Contracting/ Holler Eng**Soil Description: **Poorly Graded Gravel with Silt and Sand**Project: **Sylvan Rd**Unified Classification: **GP-GM**Date: **2/12/2021**Sample Location: **TH 8 @ 8'**

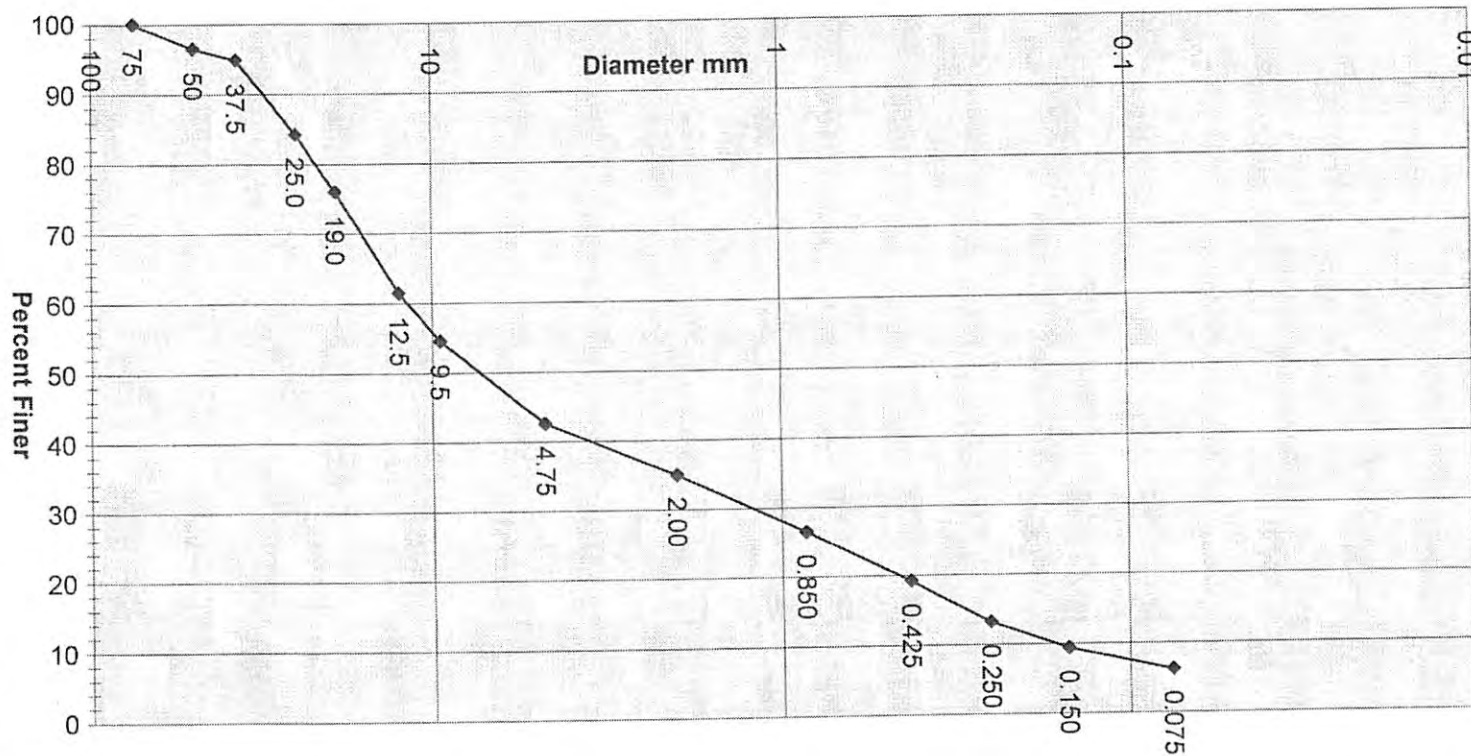
Appears nonplastic

 $C_u = 59$ Sample Date: **1/7/2021** $C_c = 3.5$ Proj. no: **21001**



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 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net

EXHIBIT B-37



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	97
1.5"	37.5	95
1"	25.0	84
3/4"	19.0	76
1/2"	12.5	61
3/8"	9.5	55
#4	4.75	43
#10	2.00	35
#20	0.850	27
#40	0.425	19
#60	0.250	13
#100	0.150	9
#200	0.075	6.3

Client: **Byler Contracting/ Holler Eng**

Soil Description: Poorly Graded Gravel with Silt and Sand

Project: **Sylvan Rd**

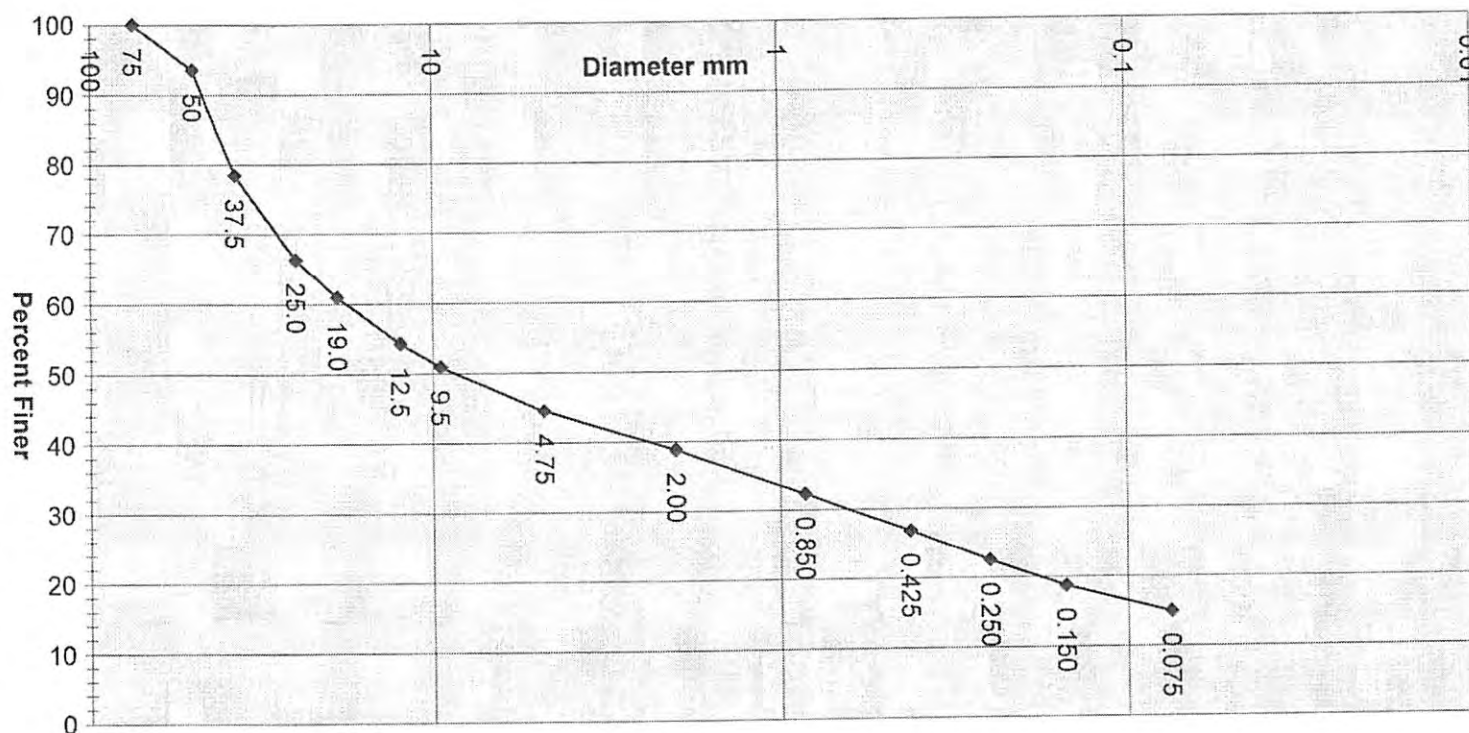
Unified Classification: GP-GM

Sample Location: TH #9 @ 7'

Date: **2/12/2021** $C_u = 72$ Sample Date: **1/7/2021** $C_c = 0.9$ Proj. no: **21001**



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 CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	94
1.5"	37.5	78
1"	25.0	66
3/4"	19.0	61
1/2"	12.5	54
3/8"	9.5	51
#4	4.75	45
#10	2.00	39
#20	0.850	32
#40	0.425	27
#60	0.250	22
#100	0.150	19
#200	0.075	15.0

EXHIBIT B-38

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

Sample Location: TH #10 @ 7'

Appears Nonplastic to low PI

Date: 2/12/2021

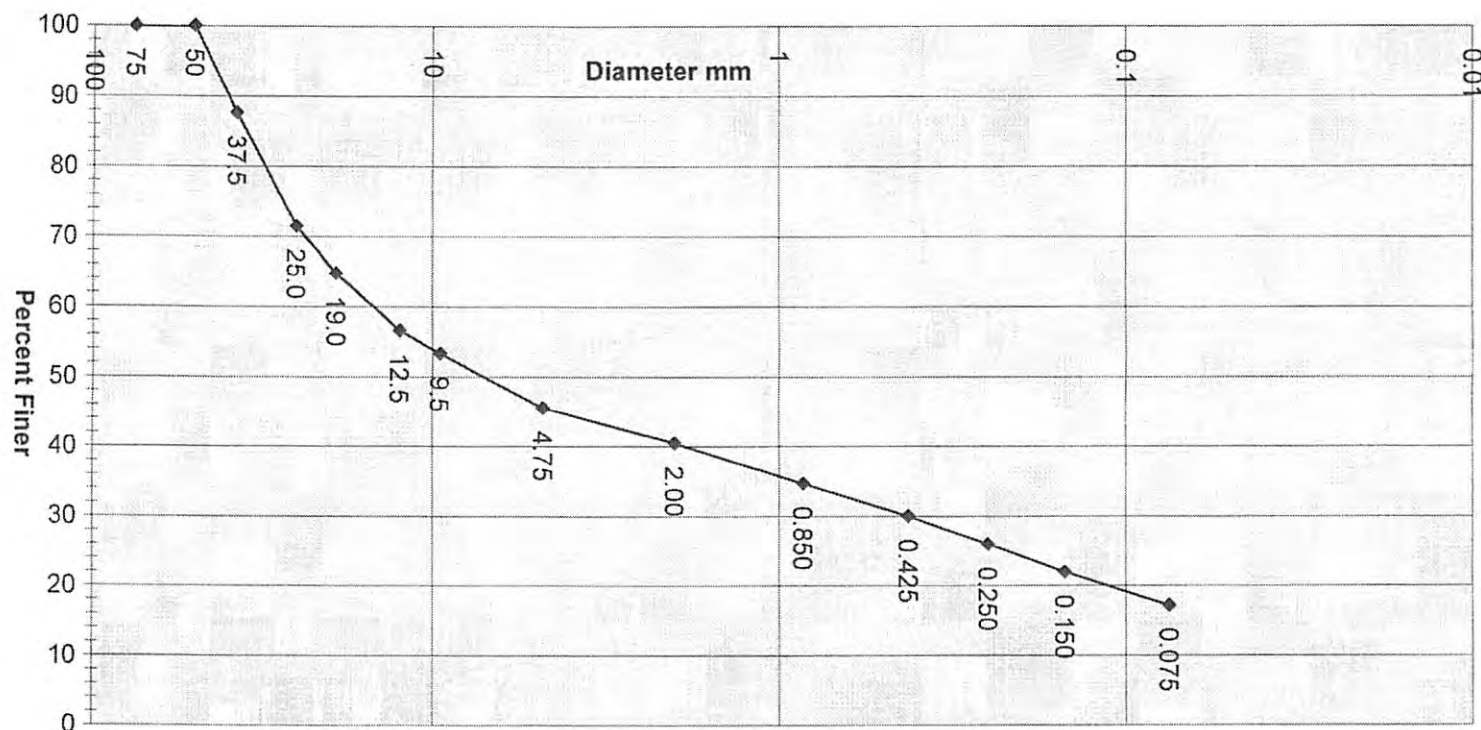
Sample Date: 1/7/2021

Proj. no: 21001



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 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	88
1"	25.0	71
3/4"	19.0	65
1/2"	12.5	57
3/8"	9.5	53
#4	4.75	46
#10	2.00	40
#20	0.850	35
#40	0.425	30
#60	0.250	26
#100	0.150	22
#200	0.075	17.2

EXHIBIT B.39

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

Sample Location: TH #11 @ 7'

Appears Nonplastic to low PI

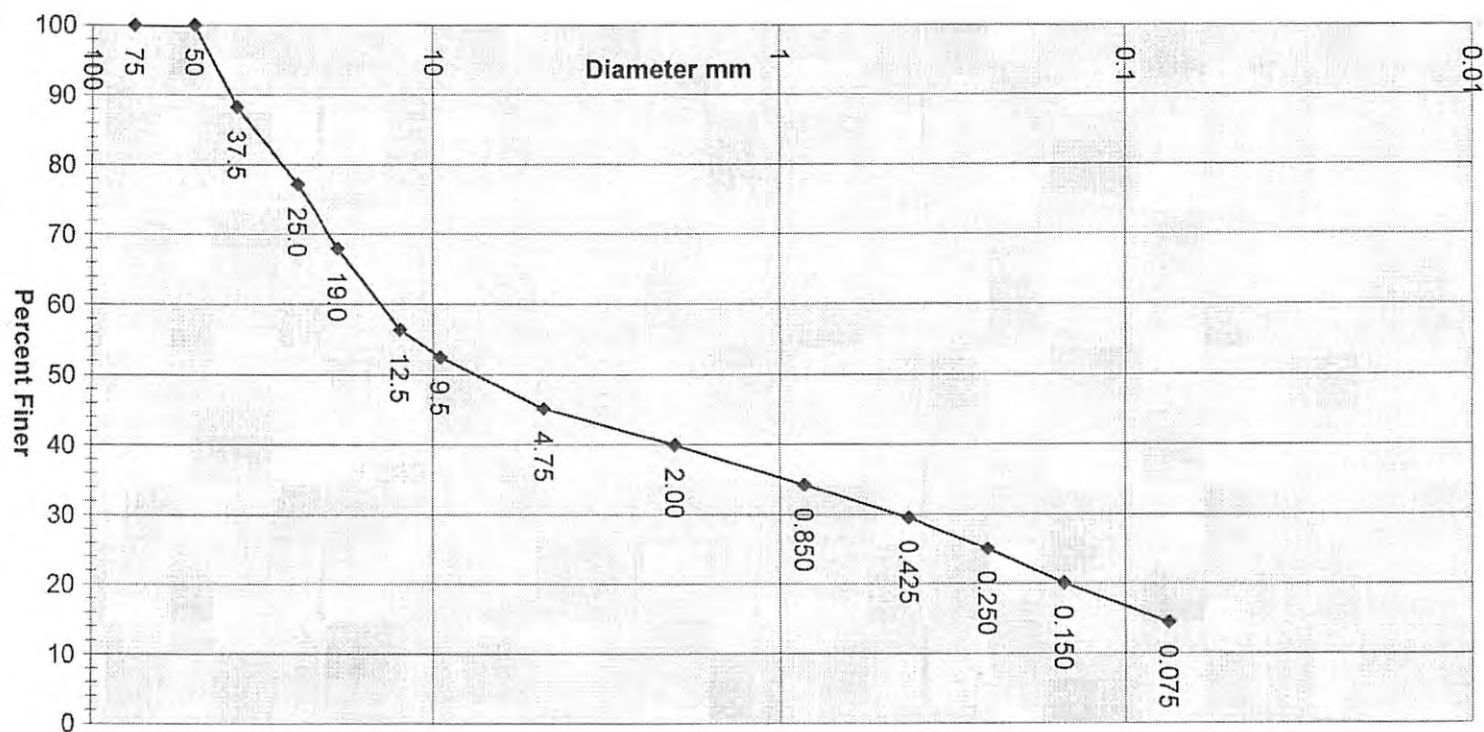
Date: 2/12/2021

Sample Date: 1/7/2021

Proj. no: 21001



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 CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	88
1"	25.0	77
3/4"	19.0	68
1/2"	12.5	56
3/8"	9.5	52
#4	4.75	45
#10	2.00	40
#20	0.850	34
#40	0.425	30
#60	0.250	25
#100	0.150	20
#200	0.075	14.5

EXHIBIT B-40

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

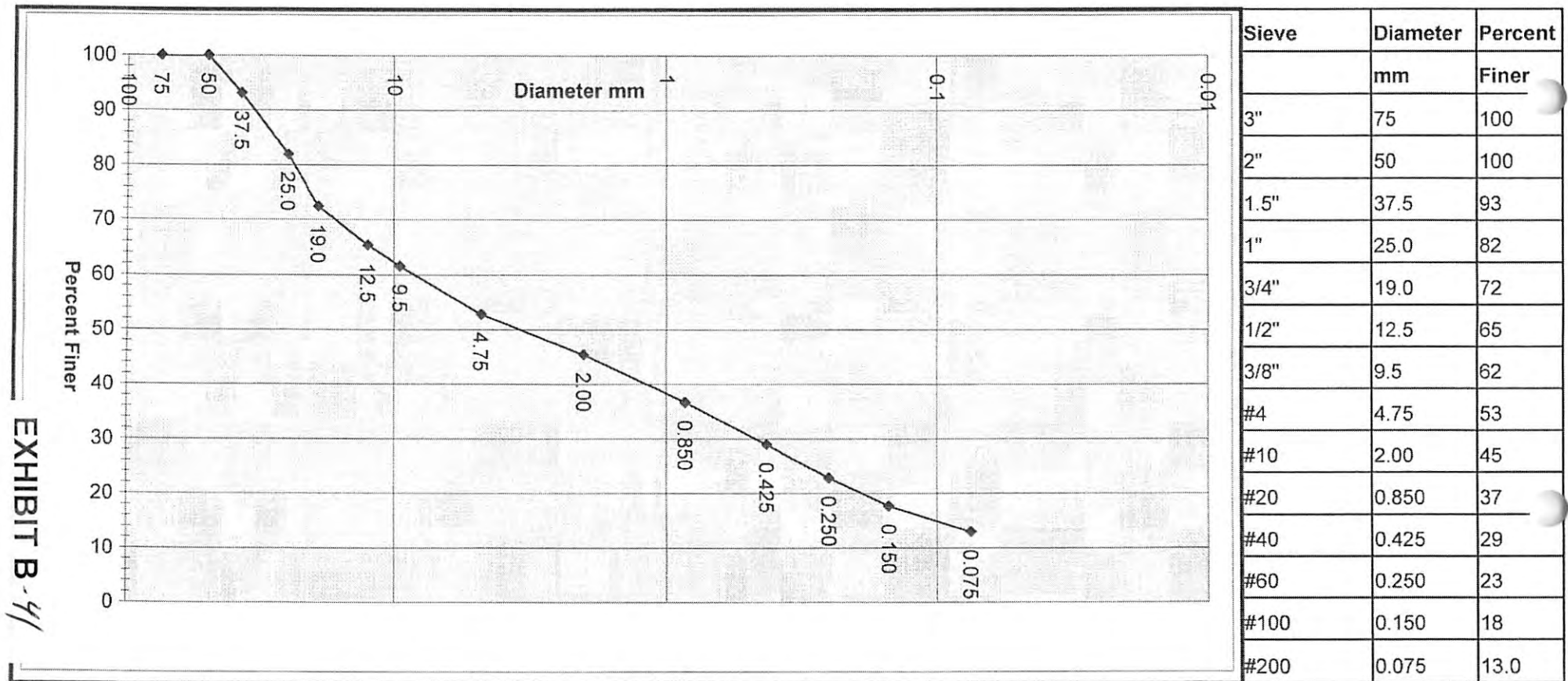
Sample Location: TH 12 @ 8'

Appears nonplastic

Date: **2/15/2021**Sample Date: **1/7/2021**Proj. no: **21001**



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 CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

Sample Location: TH #13 @ 7'

Appears Nonplastic

Date: 2/15/2021

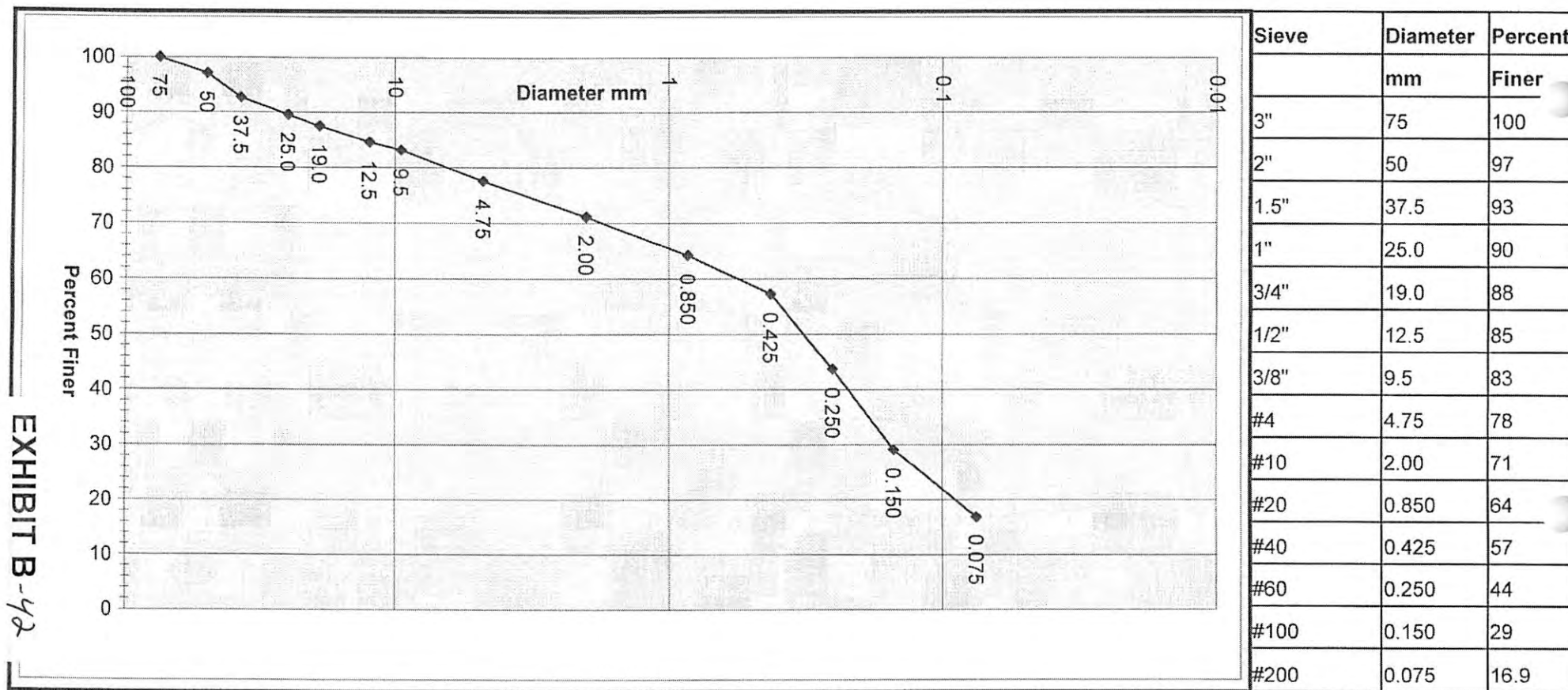
Sample Date: 1/7/2021

Proj. no: 21001



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2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Sand with Gravel

Project: **Sylvan Rd**

Unified Classification: SM

Sample Location: TH 14 @ 7'

Appears nonplastic

Date: 2/15/2021

$C_u = 73$

Sample Date: 1/7/2021

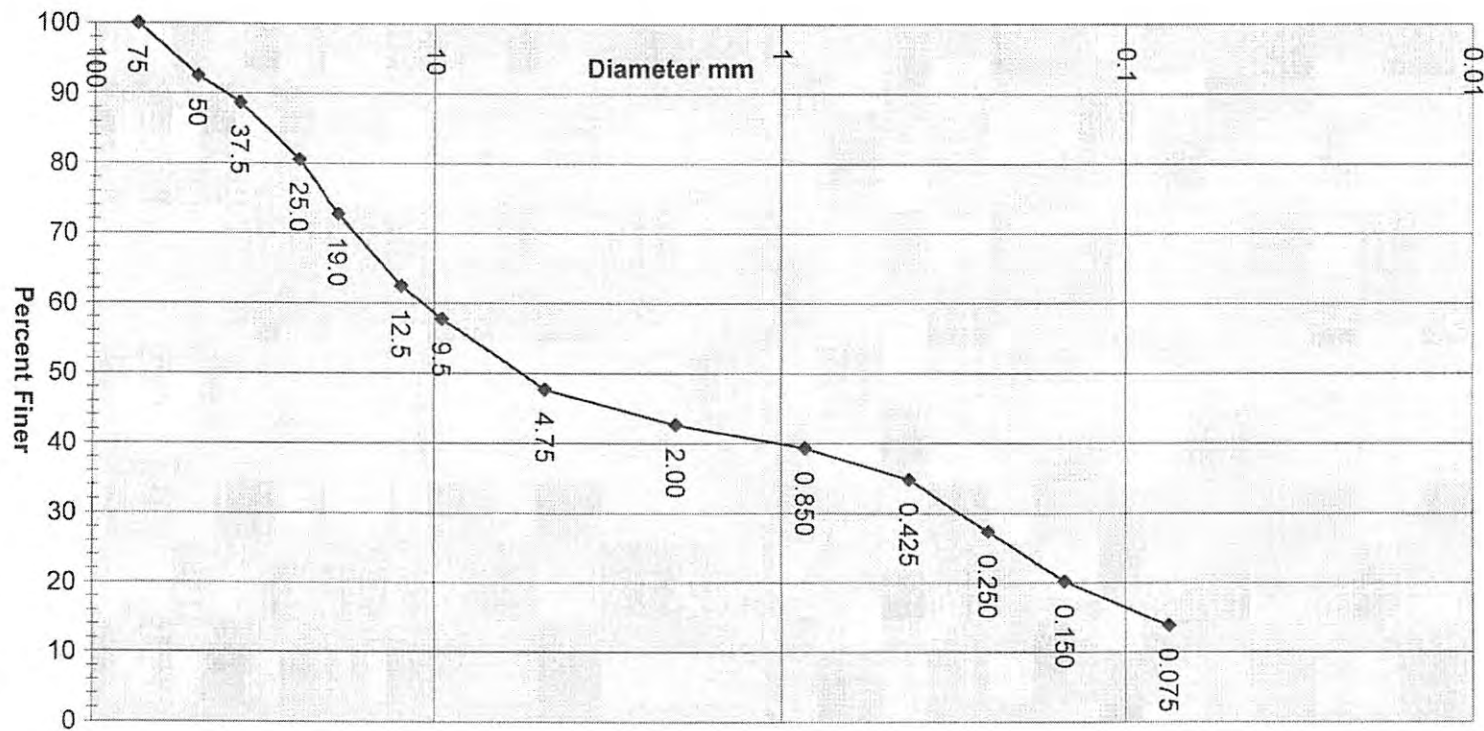
$C_c = 0.3$

Proj. no: 21001



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 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	93
1.5"	37.5	89
1"	25.0	81
3/4"	19.0	73
1/2"	12.5	62
3/8"	9.5	58
#4	4.75	48
#10	2.00	43
#20	0.850	39
#40	0.425	35
#60	0.250	27
#100	0.150	20
#200	0.075	13.8

EXHIBIT B-43

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

Sample Location: TH #15 @ 8'

Appears nonplastic to low PI

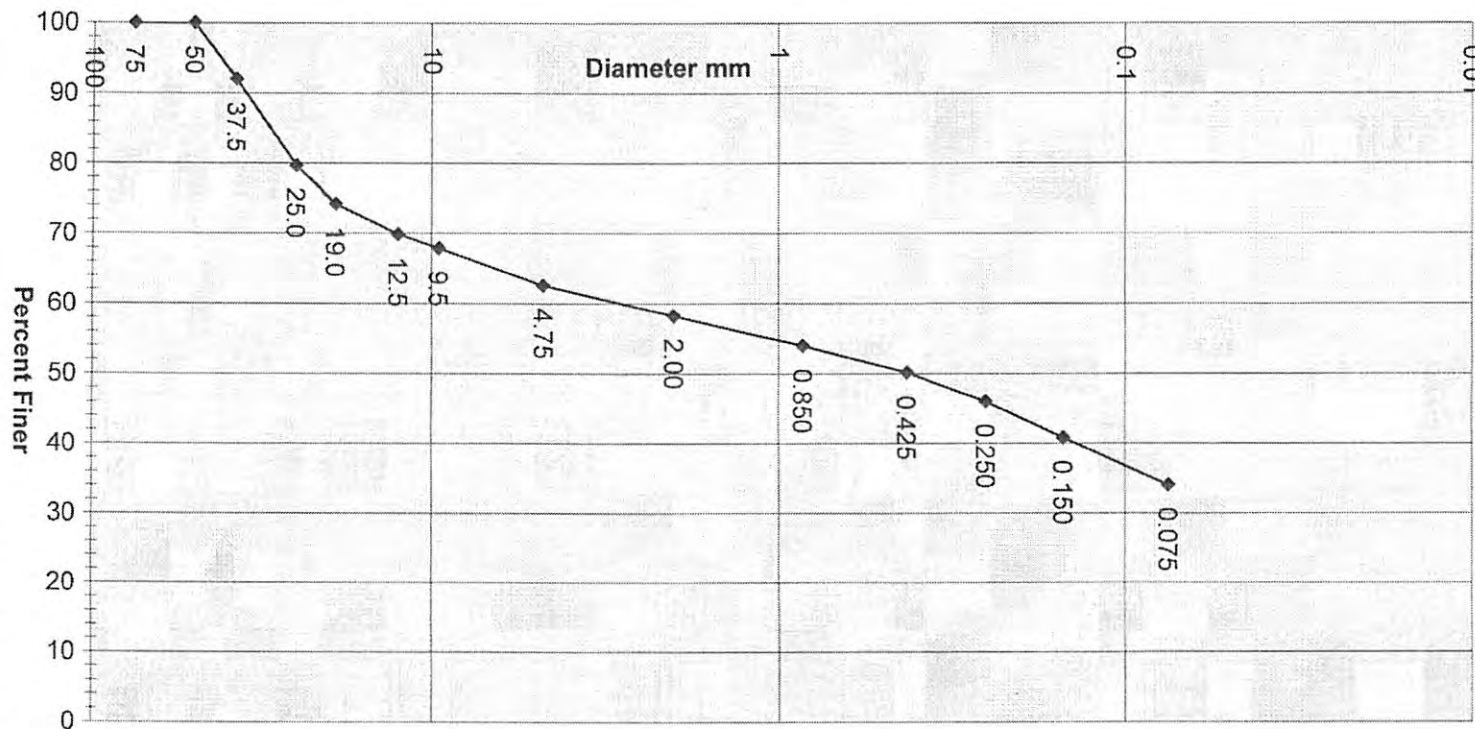
Date: **2/17/2021**

Sample Date: **1/7/2021**

Proj. no: **21001**



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 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	92
1"	25.0	80
3/4"	19.0	74
1/2"	12.5	70
3/8"	9.5	68
#4	4.75	63
#10	2.00	58
#20	0.850	54
#40	0.425	50
#60	0.250	46
#100	0.150	41
#200	0.075	34.0

EXHIBIT B-44

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

Sample Location: TH #16 @ 8'

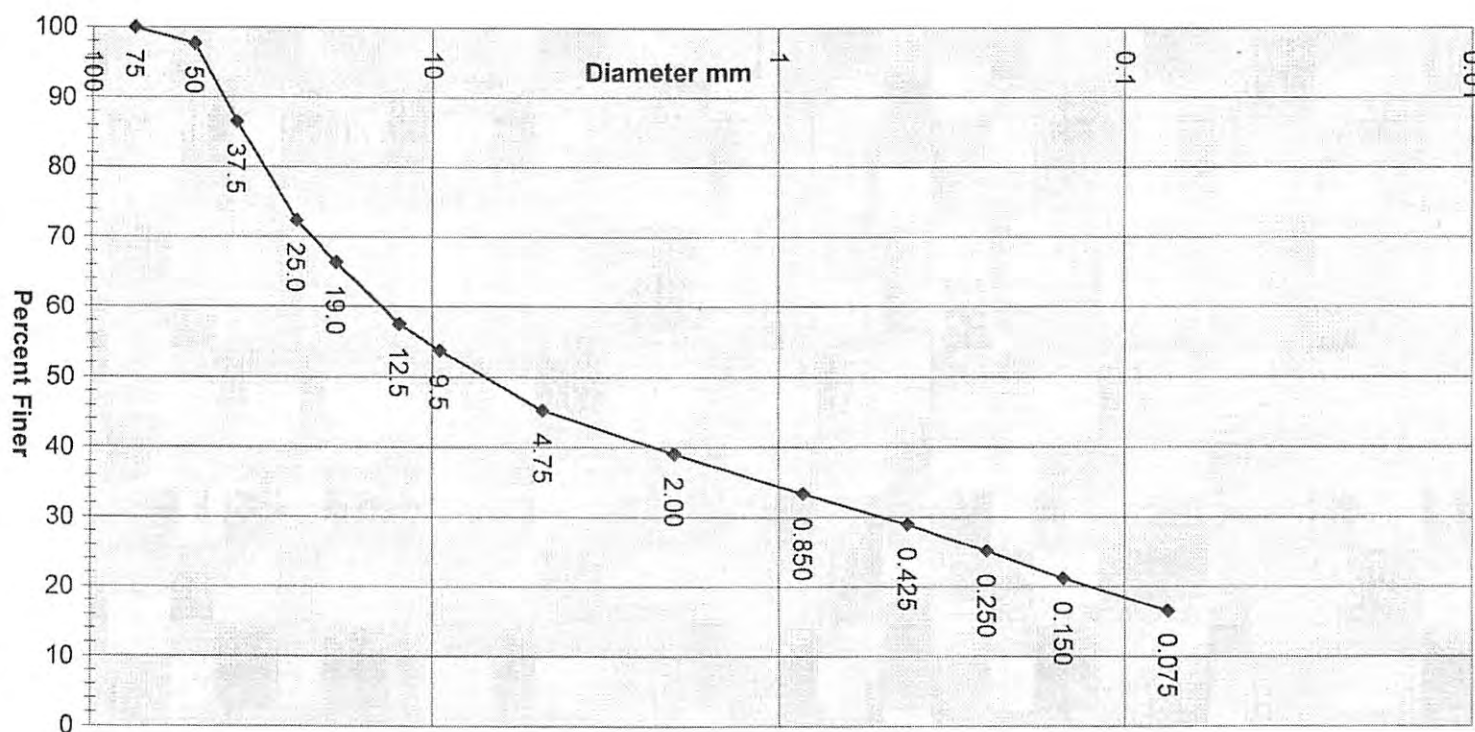
Appears to have PI < 5

Date: **2/17/2021**Sample Date: **1/7/2021**Proj. no: **21001**



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 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	98
1.5"	37.5	87
1"	25.0	72
3/4"	19.0	66
1/2"	12.5	58
3/8"	9.5	54
#4	4.75	45
#10	2.00	39
#20	0.850	33
#40	0.425	29
#60	0.250	25
#100	0.150	21
#200	0.075	16.5

EXHIBIT B-46

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

Sample Location: TH #17 @ 7'

Appears nonplastic to low PI

Date: 2/17/2021

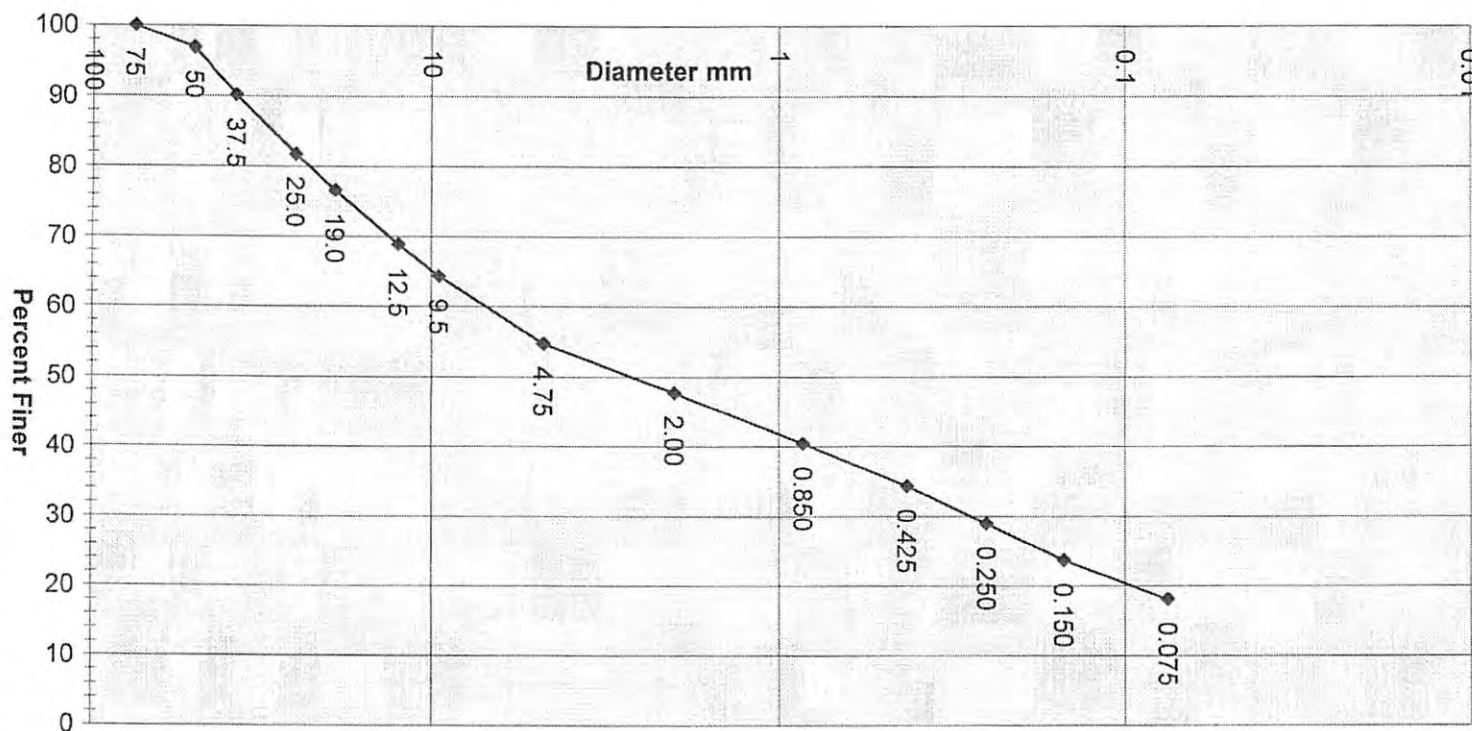
Sample Date: 1/7/2021

Proj. no: 21001



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 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	97
1.5"	37.5	90
1"	25.0	82
3/4"	19.0	77
1/2"	12.5	69
3/8"	9.5	64
#4	4.75	55
#10	2.00	48
#20	0.850	40
#40	0.425	34
#60	0.250	29
#100	0.150	24
#200	0.075	18.1

EXHIBIT B-46

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

Sample Location: TH #18 @ 20'

Appears Nonplastic to low PI

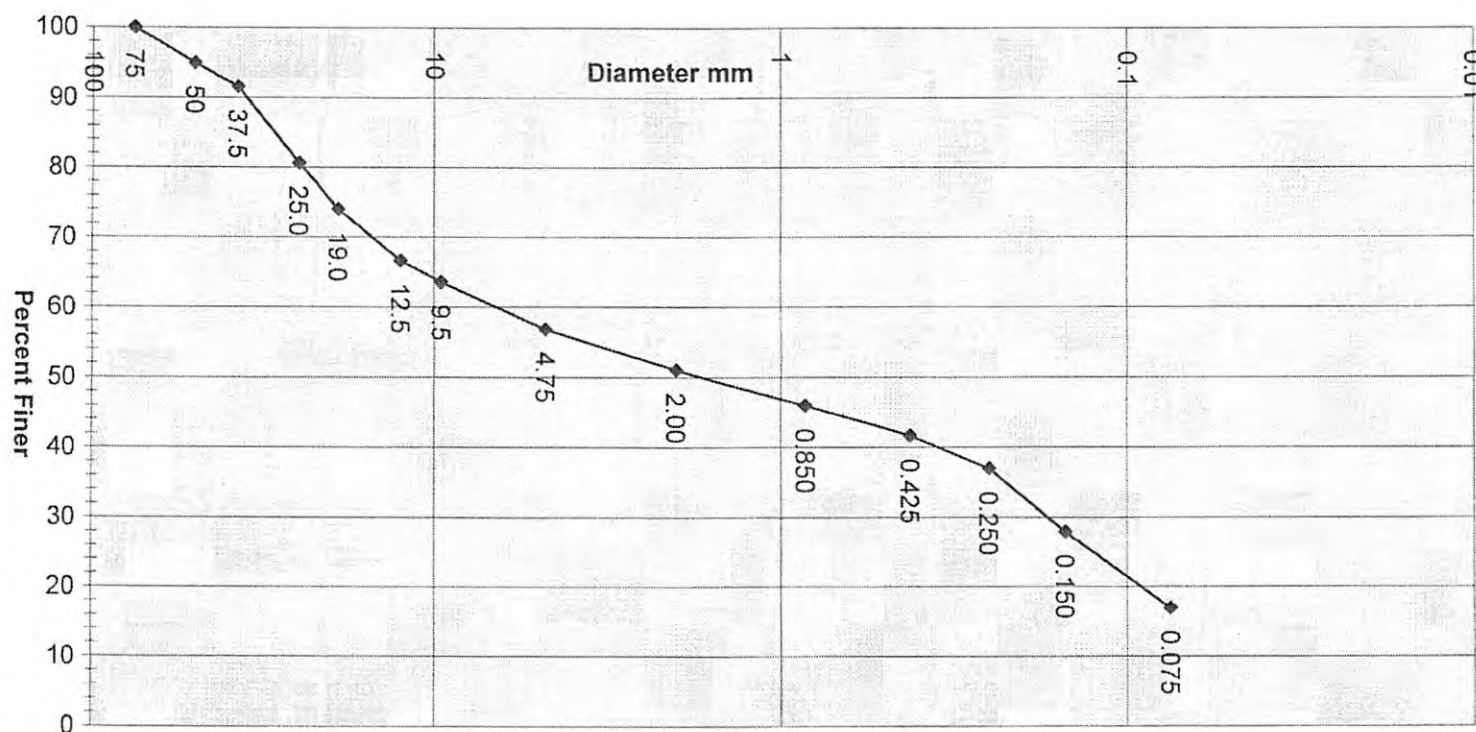
Date: 2/17/2021

Sample Date: 1/7/2021

Proj. no: 21001



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 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	95
1.5"	37.5	92
1"	25.0	81
3/4"	19.0	74
1/2"	12.5	67
3/8"	9.5	64
#4	4.75	57
#10	2.00	51
#20	0.850	46
#40	0.425	42
#60	0.250	37
#100	0.150	28
#200	0.075	16.9

EXHIBIT B-47

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

Sample Location: TH #19 @ 7'

Appears nonplastic

Date: 2/17/2021

Sample Date: 1/7/2021

Proj. no: 21001



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 e-mail: mhpe@mtaonline.net

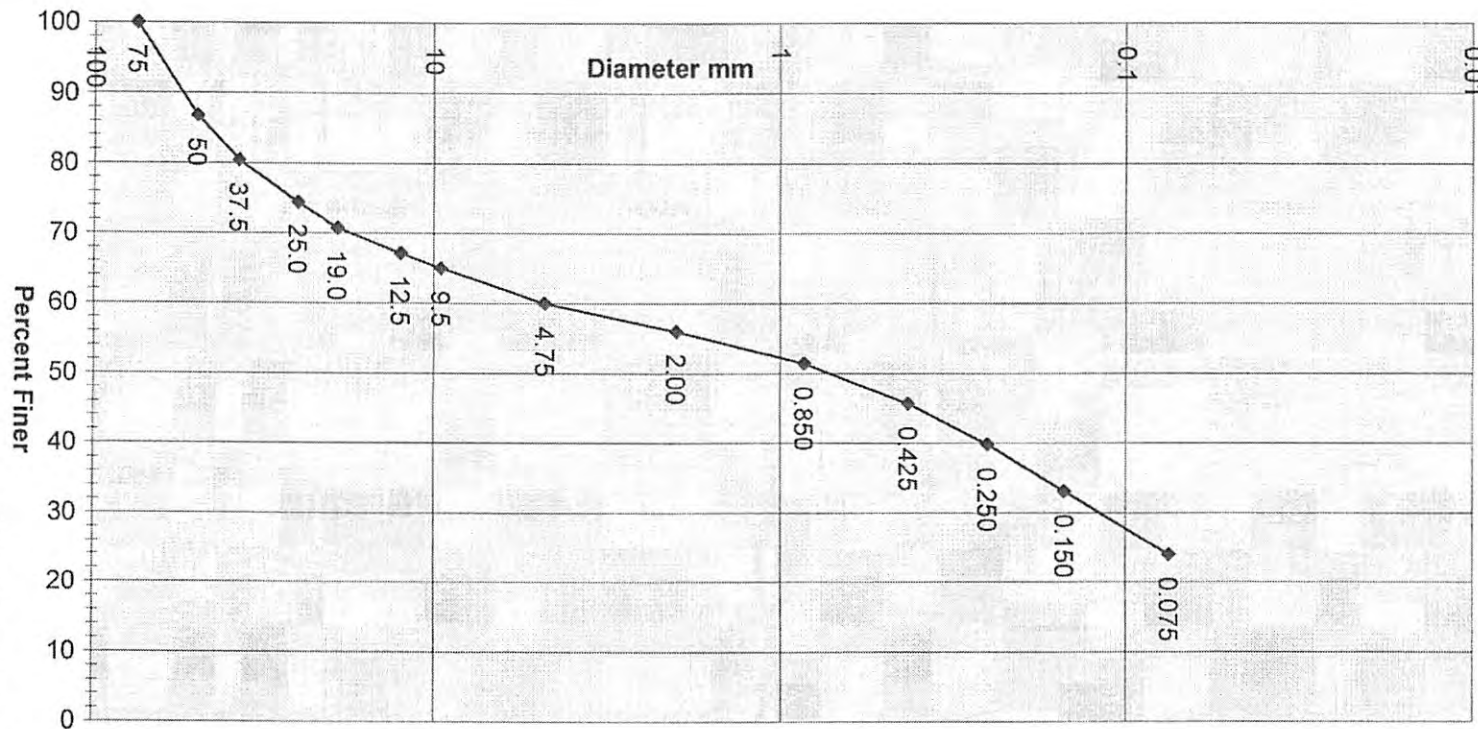


EXHIBIT B-48

Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	87
1.5"	37.5	80
1"	25.0	74
3/4"	19.0	71
1/2"	12.5	67
3/8"	9.5	65
#4	4.75	60
#10	2.00	56
#20	0.850	51
#40	0.425	46
#60	0.250	40
#100	0.150	33
#200	0.075	24.0

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

Date: **2/17/2021**

Sample Location: **TH #20 @ 8'**

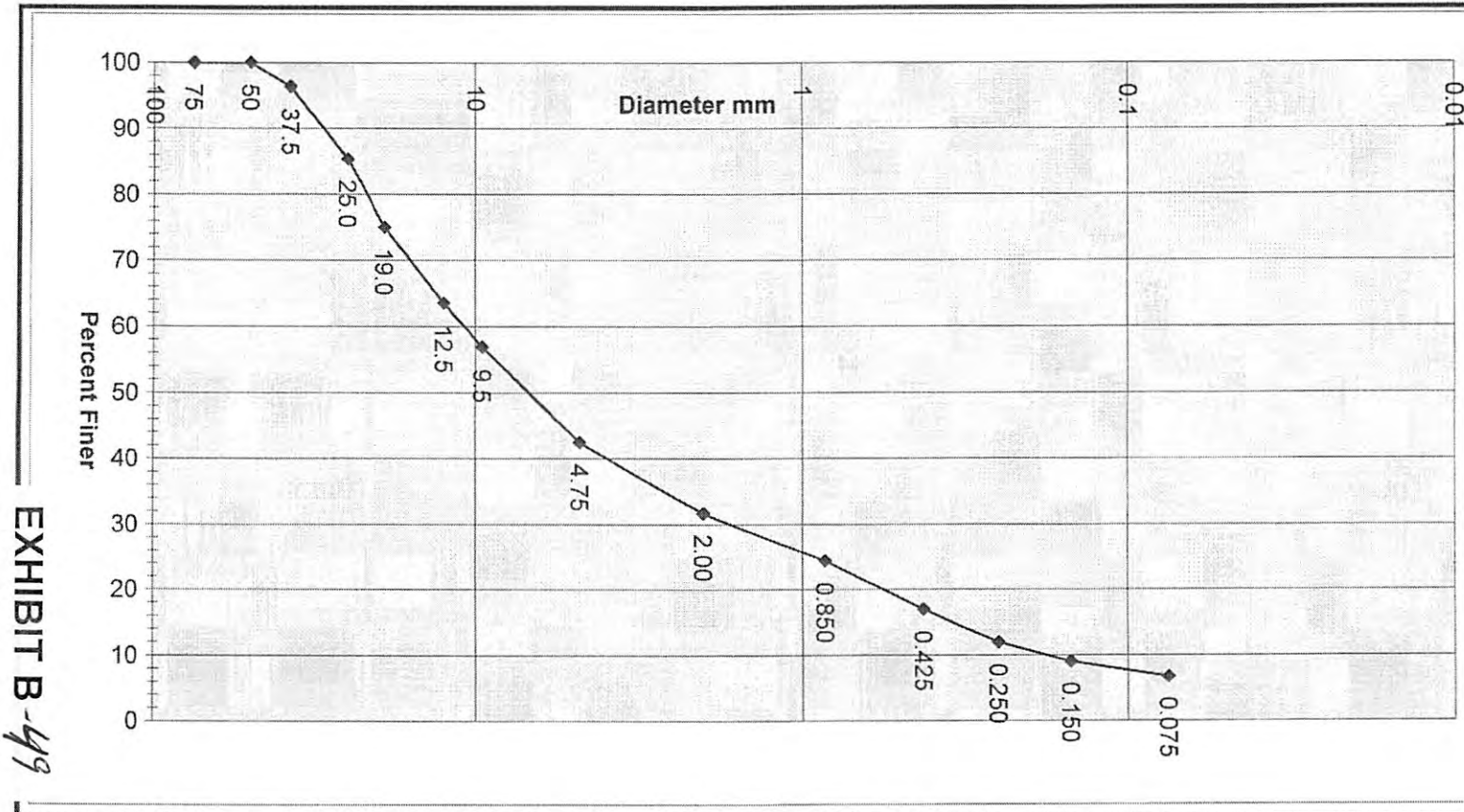
Appears nonplastic to low PI

Sample Date: **1/7/2021**

Proj. no: **21001**



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 CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	96
1"	25.0	85
3/4"	19.0	75
1/2"	12.5	63
3/8"	9.5	57
#4	4.75	42
#10	2.00	32
#20	0.850	24
#40	0.425	17
#60	0.250	12
#100	0.150	9
#200	0.075	6.8

Client: **Byler Contracting/ Holler Eng**

Soil Description: Well Graded Gravel with Silt and Sand

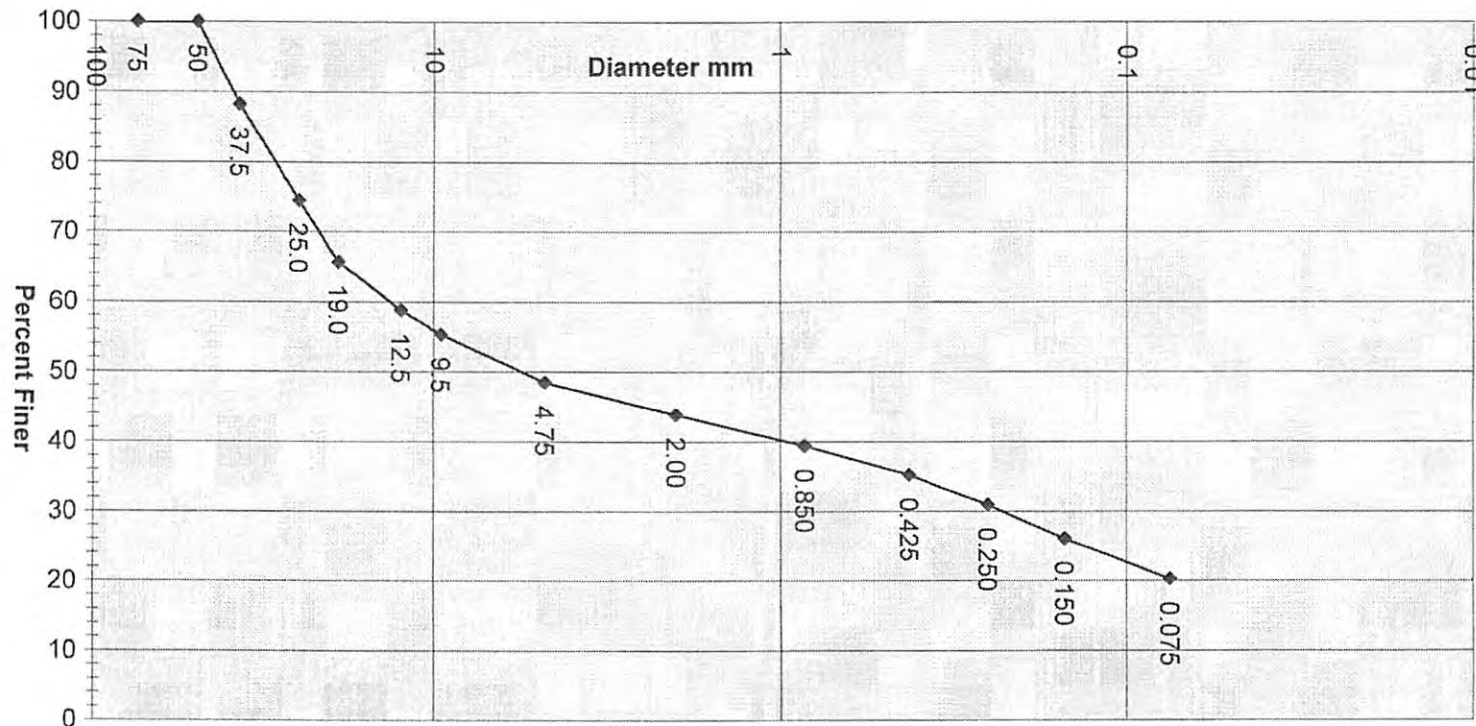
Project: **Sylvan Rd**

Unified Classification: GW-GM

Date: **2/17/2021**Sample Location: **TH #21 @ 8'** $C_u = 59$ Sample Date: **1/7/2021** $C_c = 1.4$ Proj. no: **21001**



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 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	88
1"	25.0	75
3/4"	19.0	66
1/2"	12.5	59
3/8"	9.5	55
#4	4.75	48
#10	2.00	44
#20	0.850	39
#40	0.425	35
#60	0.250	31
#100	0.150	26
#200	0.075	20.3

EXHIBIT B-50

Client: **Byler Contracting/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Sylvan Rd**

Unified Classification: GM

Sample Location: TH #22 @ 87

Appears Nonplastic

Date: **2/17/2021**Sample Date: **1/7/2021**Proj. no: **21001**

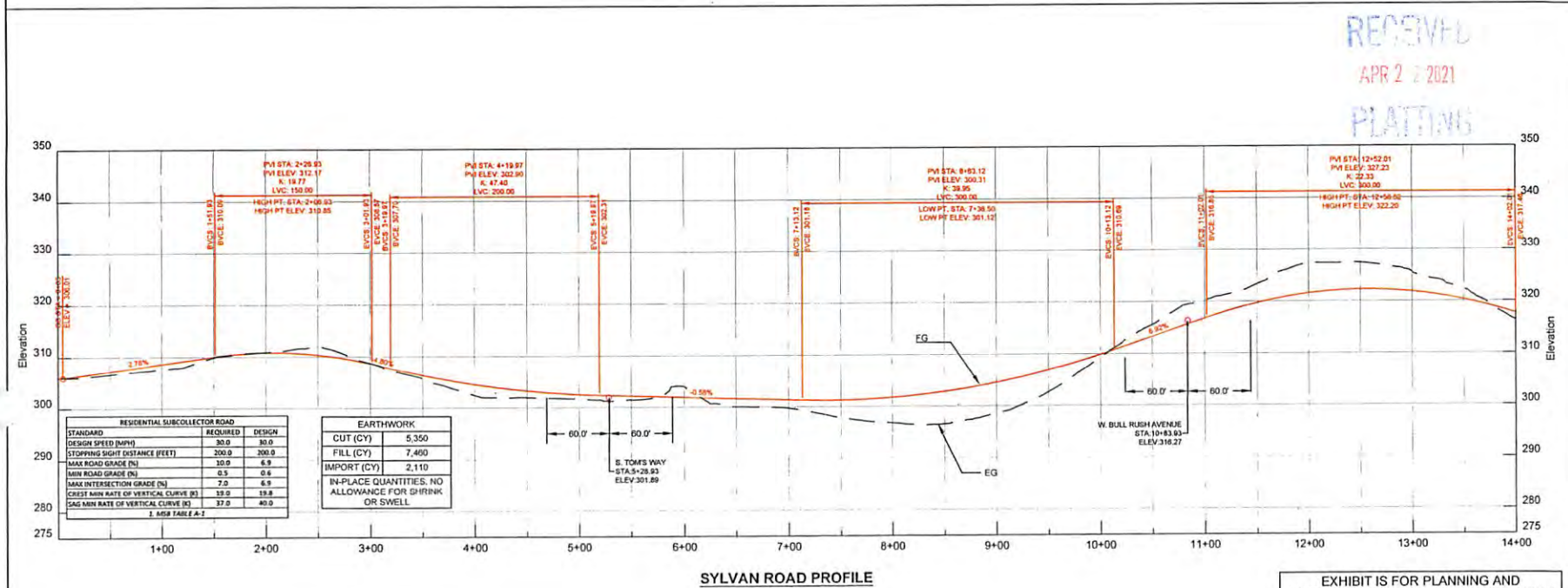
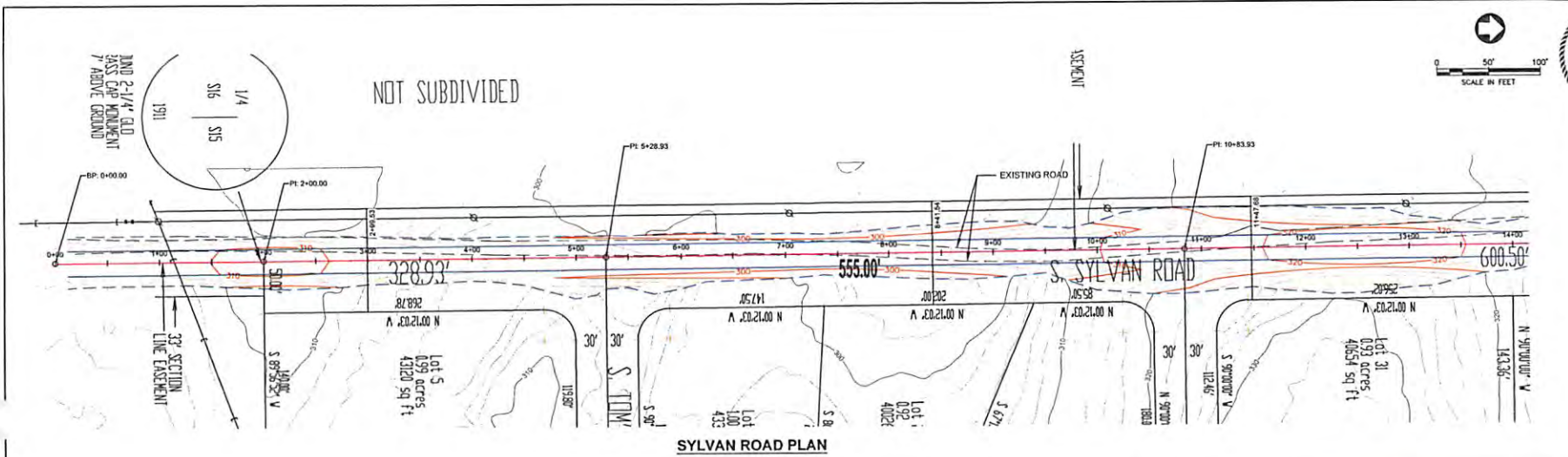


EXHIBIT IS FOR PLANNING AND COORDINATION NOT FOR CONSTRUCTION

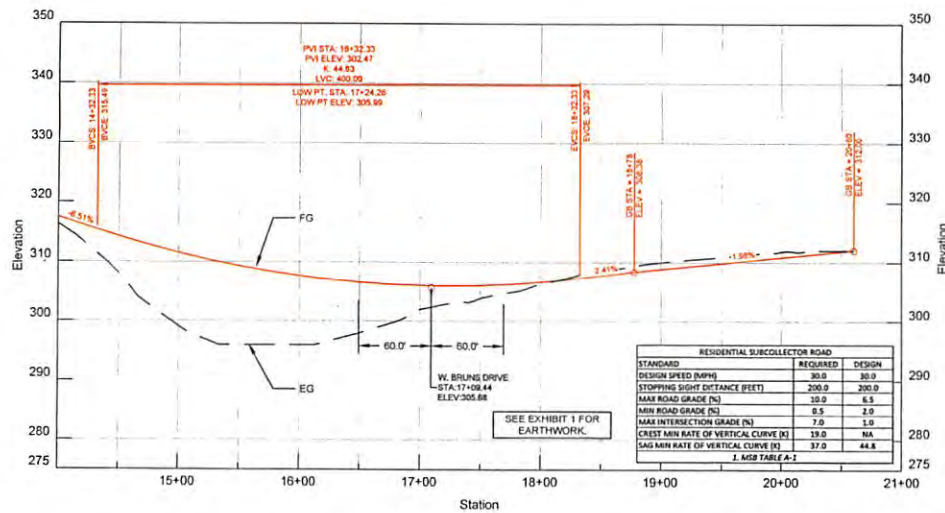
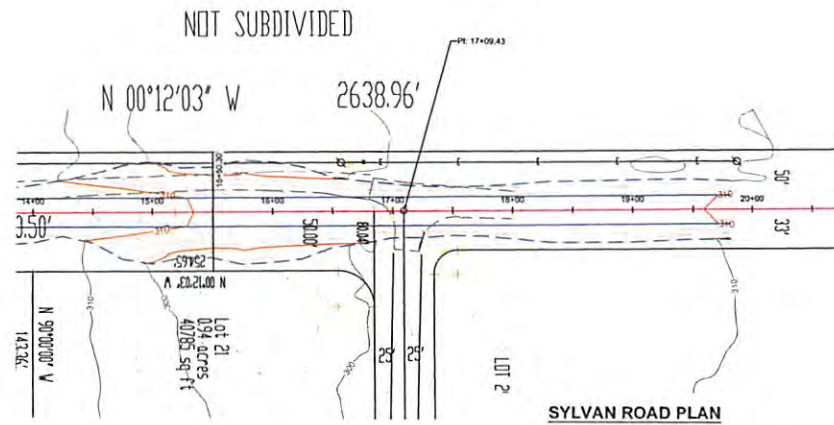


CIVIL RESOURCES, LLC
3001 W STONEBRIDGE DRIVE
BRUCEWILES@CIVILRESOURCESLLC.COM
PHONE: (807) 354-3021
JOB# 031021

BRUNS LAKE OVERLOOK
SYLVAN ROAD PLAN & PROFILE

DRAWING NUMBER
EXH-1

EXHIBIT C-1



SYLVAN ROAD PROFILE

EXHIBIT IS FOR PLANNING AND
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CIVIL RESOURCES, LLC
300 N. WILSON DRIVE
WASILLA, AK 99581
BRUCE@CIVILRESOURCESLLC.COM
PHONE: (907) 354-3021
JOB#: 031021

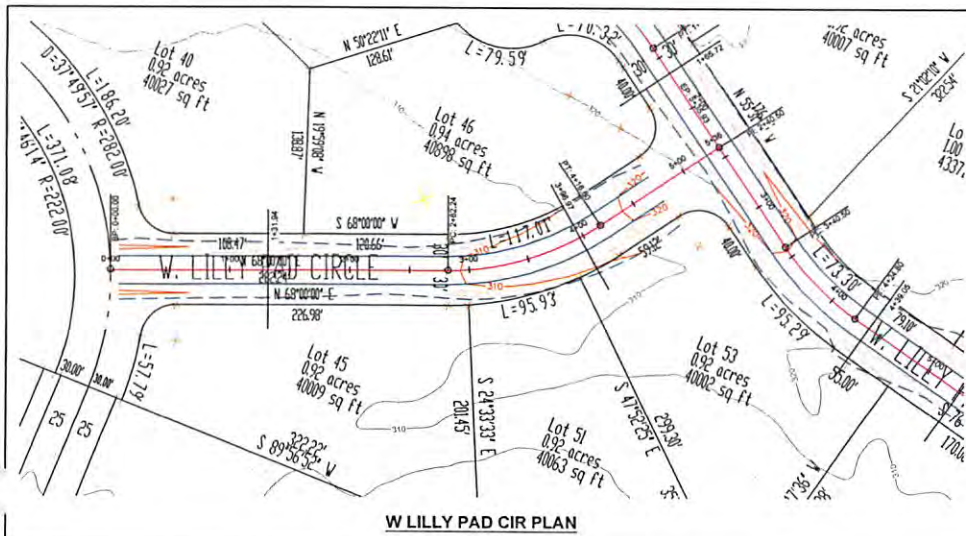
BRUNS LAKE OVERLOOK

SYLVAN ROAD PLAN & PROFILE

DRAWING NUMBER

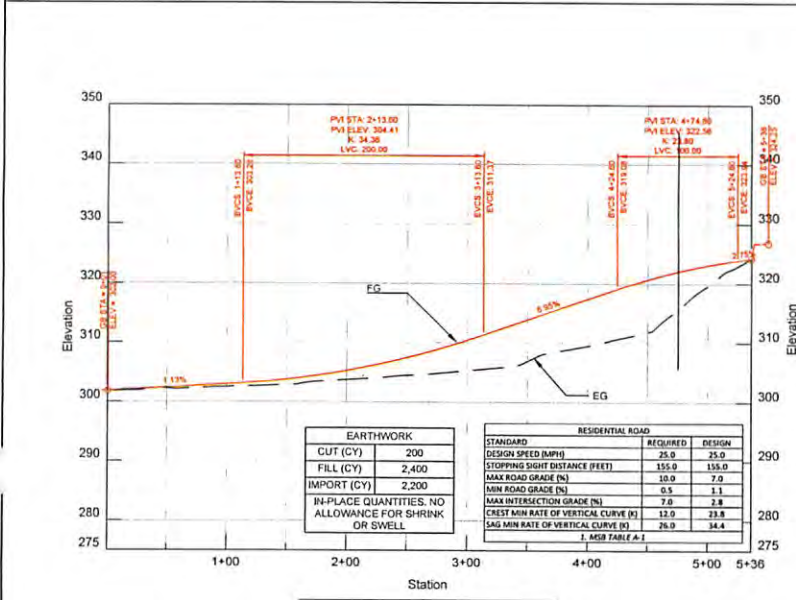
EXH-2

EXHIBIT C-2



CIVIL RESOURCES, LLC
 3001 W STONERIDGE DRIVE
 WASHINGTON, AL 35654
 BRUCE@CIVILRESOURCES.COM
 PHONE: (205) 354-3021
 FIRM: 031701

EXHIBIT C-3



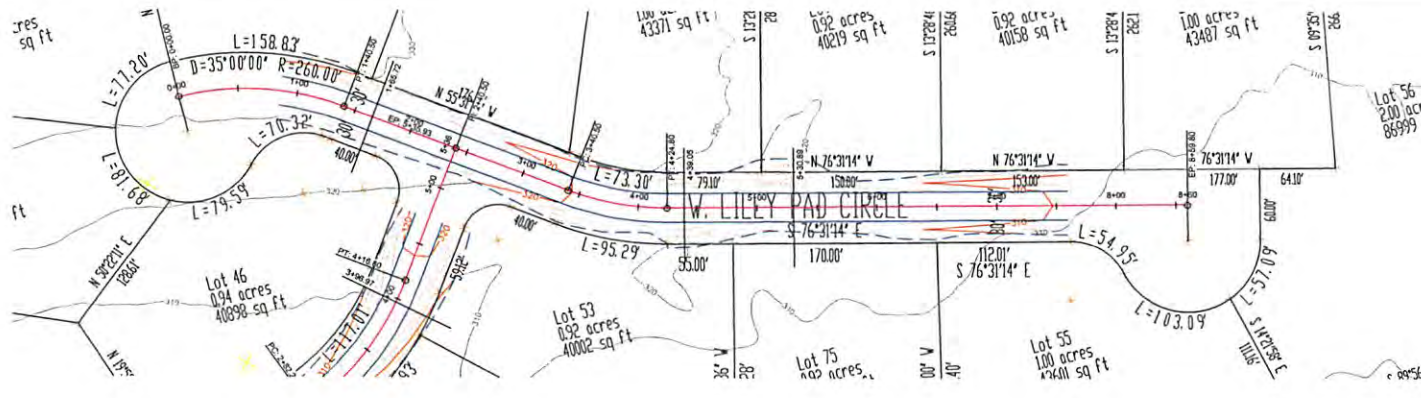
RECEIVED
 APR 21 2021
 PLATTING

EXHIBIT IS FOR PLANNING AND COORDINATION NOT FOR CONSTRUCTION

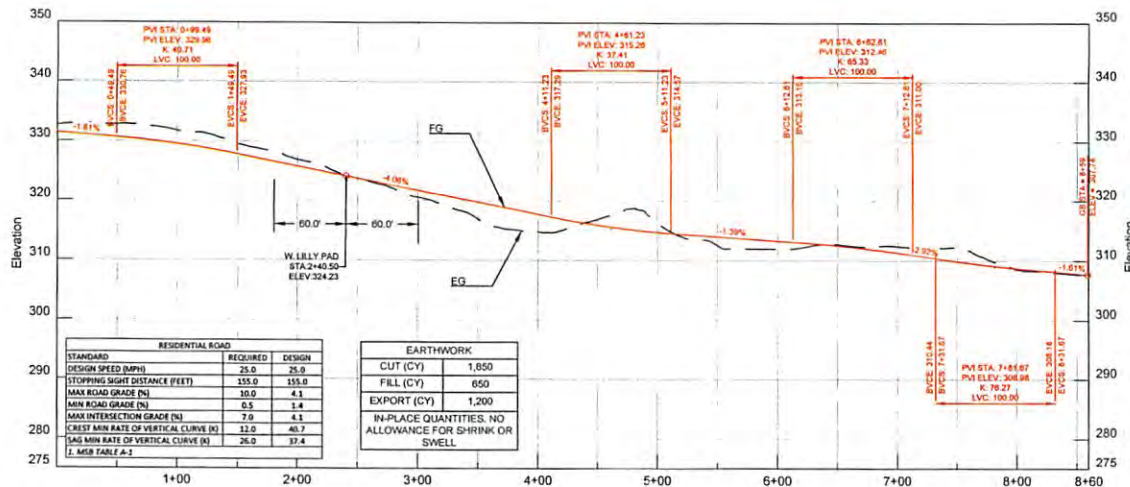
BRUNS LAKE OVERLOOK

LILLY PAD CIR

DRAWING NUMBER
EXH-3



W LILLY PAD CIR PLAN



W LILLY PAD CIR PROFILE

RESIDENTIAL ROAD		
	REQUIRED	DESIGN
DESIGN SPEED (MPH)	25.0	25.0
STOPPING SIGHT DISTANCE (FEET)	155.0	155.0
MAX ROAD GRADE (%)	10.0	4.1
MIN ROAD GRADE (%)	0.5	1.4
MAX INTERSECTION GRADE (%)	7.0	4.1
CRIST MIN RATE OF VERTICAL CURVE (%)	12.0	40.7
SAG MIN RATE OF VERTICAL CURVE (%)	26.0	37.4

EARTHWORK	
CUT (CY)	1,850
FILL (CY)	650
EXPORT (CY)	1,200

IN-PLACE QUANTITIES, NO ALLOWANCE FOR SHRINK OR SWELL

EXHIBIT IS FOR PLANNING AND COORDINATION NOT FOR CONSTRUCTION

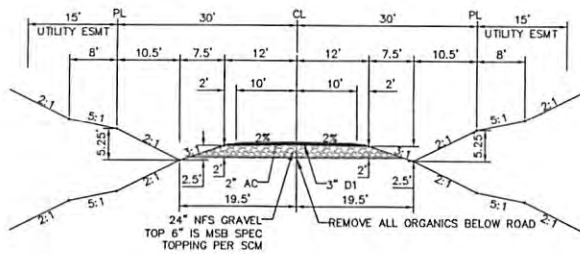
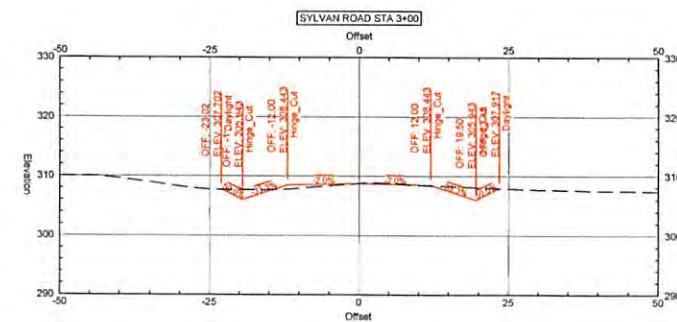
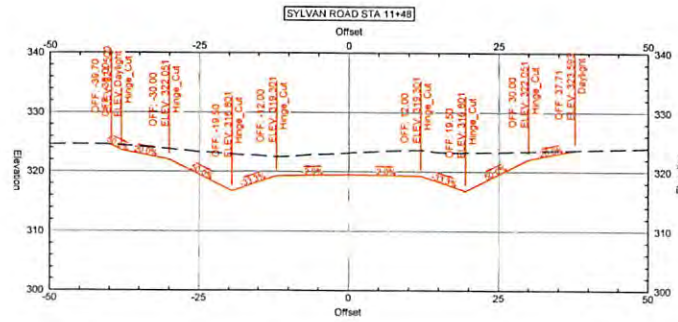
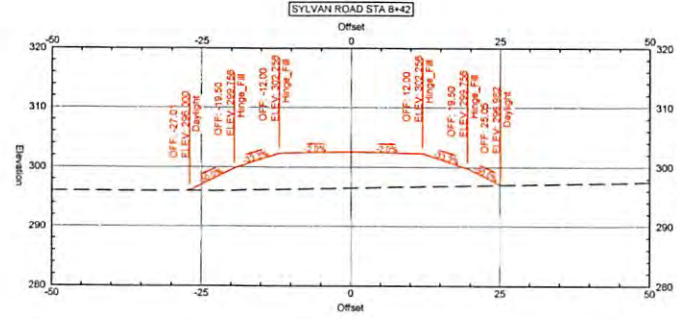
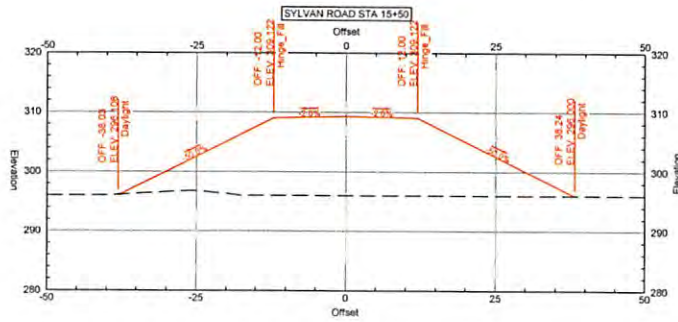


CIVIL RESOURCES, LLC
3001 W STONEBRIDGE DRIVE
BRUCE@CIVILRESOURCESLLC.COM
PHONE: (907) 354-3021
JOB#: 031021

BRUNS LAKE OVERLOOK
W LILLY PAD CIR

DRAWING NUMBER
EXH-4

EXHIBIT C-4



TYPICAL SECTION

EXHIBIT IS FOR PLANNING AND
COORDINATION NOT FOR CONSTRUCTION



CIVIL RESOURCES, LLC
3001 W. STONERIDGE DRIVE
CHICAGO, IL 60641
BRUCE@CIVILRESOURCESLLC.COM
PHONE (807) 354-3021
JOB# 031021

BRUNS LAKE OVERLOOK

SYLVAN ROAD SECTIONS

DRAWING NUMBER

EXH-5

EXHIBIT C-5

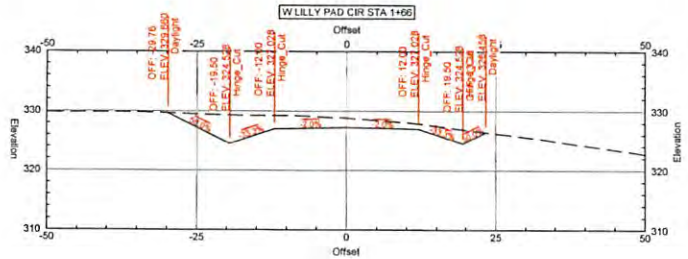
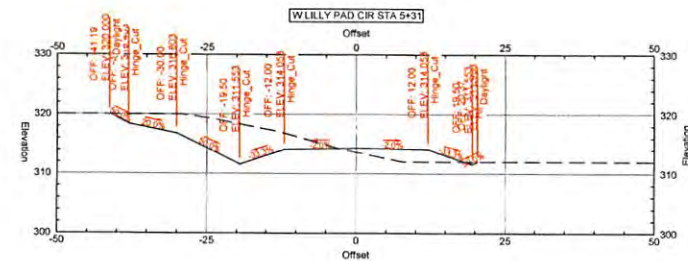
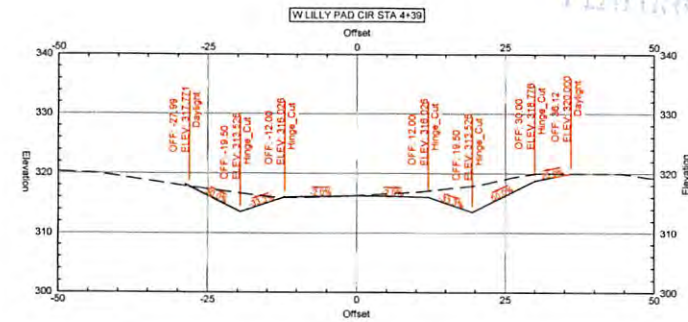
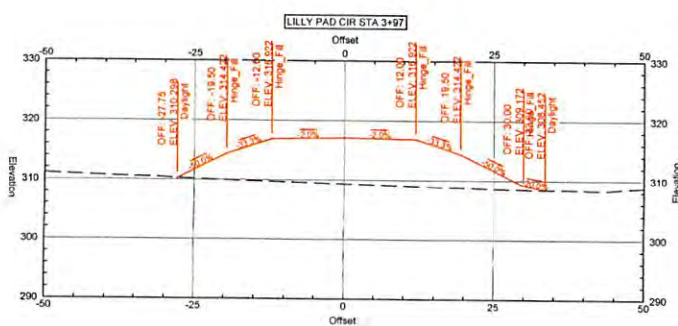
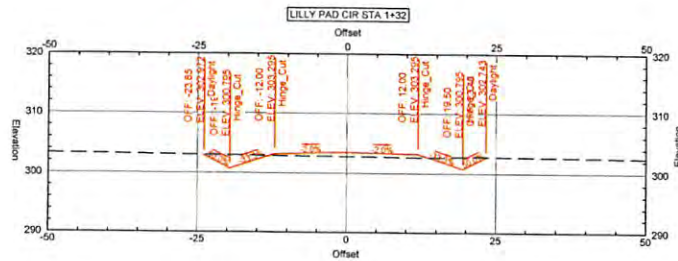


EXHIBIT IS FOR PLANNING AND COORDINATION NOT FOR CONSTRUCTION



CIVIL RESOURCES, LLC
3001 W STONEBRIDGE DRIVE
WASILLA, AK 99654
BRUCE@CIVILRESOURCESLLC.COM
PHONE: 907-661-0811
JOB#-031021

BRUNS LAKE OVERLOOK

LILLY PAD ROAD SECTIONS

DRAWING NUMBER
EXH-6

EXHIBIT C-6

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, May 24, 2021 2:09 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Bruns Lk Overlook MSP #21-061

Construct Sylvan to minimum Residential Subcollector standard.

Submit drainage report at least 7 days prior to desired preconstruction meeting date.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, April 27, 2021 3:36 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; info@mlccak.org; psfisher@gci.net; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Bruns Lk Overlook MSP #21-061

The following link contains a Request for Comments for Bruns Lake Overlook Master Plan. Comments are due by May 24, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Evn-vy4JyKtAtX_fv0eBAHoBBF-ZLP6neVwQzxzwsQ5uSw?e=6J7bh6

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

Amy Otto-Buchanan

From: Permit Center
Sent: Wednesday, May 5, 2021 1:59 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Bruns Lk Overlook MSP #21-061

Good Afternoon,

There is a driveway onto Bruns Dr just west of Byron Ave. This driveway does not have a permit on file. Please have them apply for a driveway permit.

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, April 27, 2021 3:36 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; info@mlccak.org; psfisher@gci.net; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Bruns Lk Overlook MSP #21-061

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Evn-vy4JyKtAtX_fv0eBAHoBBF-ZLP6neVwQzxzwsQ5uSw?e=6J7bh6

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

Amy Otto-Buchanan

From: Fire Code
Sent: Friday, May 7, 2021 1:06 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Bruns Lk Overlook MSP #21-061

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



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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, April 27, 2021 3:36 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; info@mlccak.org; psfisher@gci.net; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Bruns Lk Overlook MSP #21-061

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

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, April 29, 2021 1:42 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Bruns Lk Overlook MSP #21-061
Attachments: Agenda Plat Pg 1.pdf; Agenda Plat Pg 2.pdf

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

Amy,

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, April 27, 2021 3:36 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; info@mlccak.org; psfisher@gci.net; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Bruns Lk Overlook MSP #21-061

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

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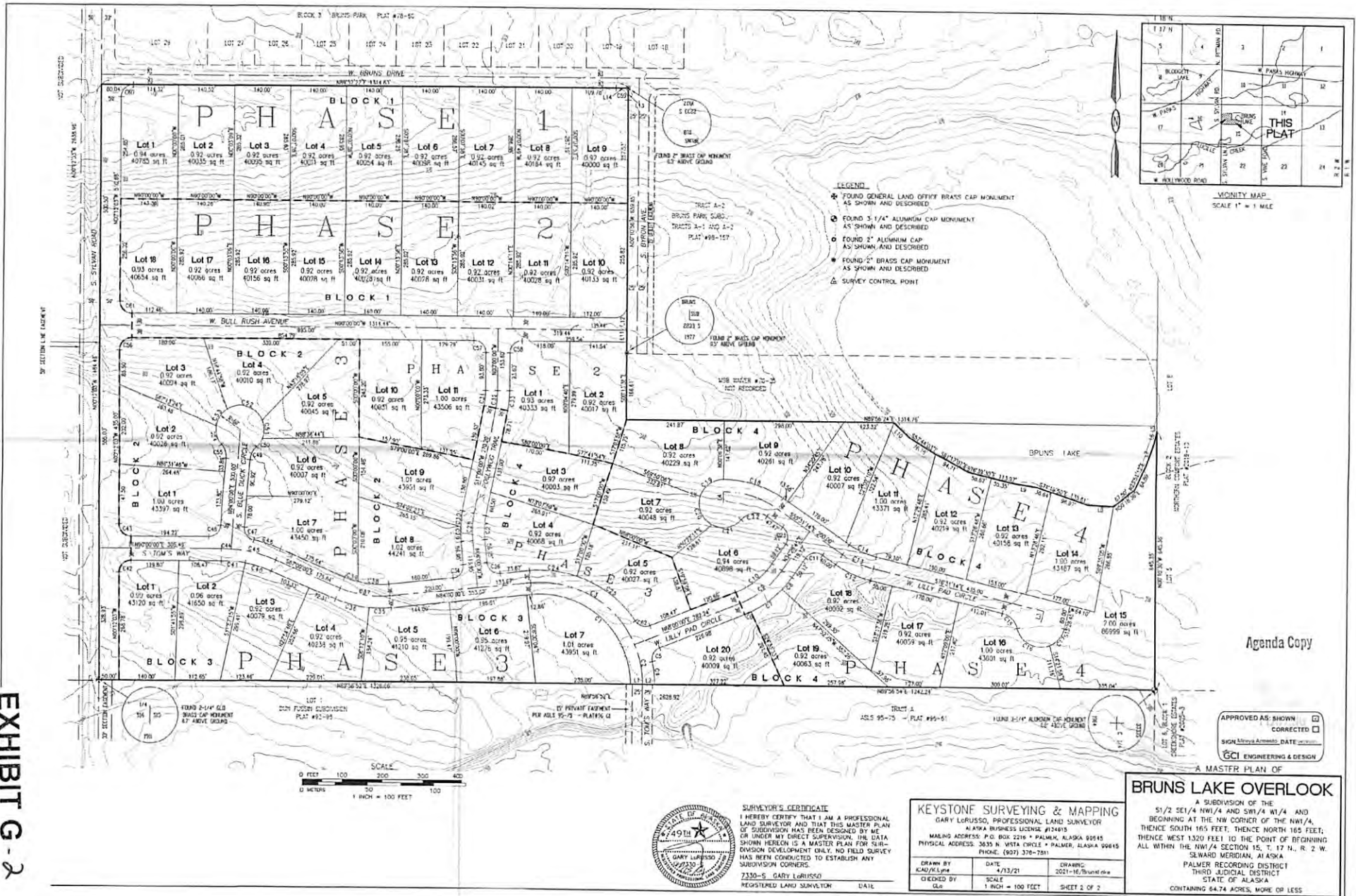
Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

EXHIBIT G-2





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

April 28, 2021

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments or recommendations.

- **Bruns Lake Overlook Master Plan 2021**
(MSB Case # 2021-061)

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

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way & Compliance Technician
ENSTAR Natural Gas Company

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, May 7, 2021 11:35 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Bruns Lk Overlook MSP #21-061

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

MTA has reviewed the plat for Bruns Lake Overlook. MTA would like to request a 15' utility easement down every road, in front of every lot around every cul-de-sac.

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, April 27, 2021 3:36 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; info@mlccak.org; psfisher@gci.net; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Bruns Lk Overlook MSP #21-061

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, May 5, 2021 3:20 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Bruns Lk Overlook MSP #21-061

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
MEA comments to include a 15 feet wide utility easement along all road rights-of-ways.

Thank you.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, April 27, 2021 3:36 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; info@mlccak.org; psfisher@gci.net; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Tam Boeve <Tamboevedistrict7@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Bruns Lk Overlook MSP #21-061

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Evn-vy4JyKtAtX_fv0eBAHoBBF-ZLP6neVwQzxzwsQ5uSw?e=6J7bh6

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

Amy Otto-Buchanan

From: Edward Duncan <ednook@gmail.com>
Sent: Friday, May 14, 2021 5:43 PM
To: MSB Platting
Subject: Bruns Lake overlook subdivision

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

Hello my name is Edward Duncan, I'm the homeowner at 7051 West Joes Drive.

I have learned of plans to build a large subdivision off of Sylvan road tax I.D. 217N02W15B004 Bruns Lake Overlook.

Sylvan Road is the only road exit for the existing housing developments. I oppose the subdivision noted above as there is only one road to exit in the event of an emergency. There needs to be an additional road built to reduce the traffic for safety reasons. I have seen the building plans and there is not an additional road in the plan. Please consider my concerns before issuing a build permit. Egress code states 30 or more dwellings in a subdivision must have two approved exits.

Concerned resident,
Edward Duncan

Amy Otto-Buchanan

From: Kenneth Kingery <kenny0234@yahoo.com>
Sent: Saturday, May 15, 2021 1:57 PM
To: MSB Platting
Subject: Regarding Tax ID 217N02W15B004 BRUNS LAKE OVERLOOK

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

I LIVE ON BRUNS DR. THE INFRASTRUTURE OF THE ROAD WILL NOT HANDLE ALL OF THIS NEW TRAFFIC. I OPPOSE THIS PLAN. IT WILL MAKE TRAVEL ON ROAD A DANGER FOR ALL LOCAL PEOPLE EVERY DAY. IF EMERGENCY WAS TO ARISE IN AREA WOULD BE HARD TO GET EMERGENCY PERSONAL INTO LOCATIONS WERE NEEDED. EARTHQUAKE, FIRE, MEDICAL ETC. PLAN WOULD PUT TO MANY PEOPLE IN TO SMALL OF AREA. THANK YOU FOR YOUR ATTENTION KENNETH KINGERY

Amy Otto-Buchanan

From: Sandy Phillips-Johnson <sjphillipsjohnson@gmail.com>
Sent: Monday, May 17, 2021 7:48 PM
To: MSB Platting
Subject: Regarding Tax ID 217N02W15B004 Bruns Lake Overlook

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

To the Mat-Su Planning Department Platting Board,

We, Sandra & Cynthia Phillips-Johnson, are writing of our opposed view of the proposed Bruns Lake Overlook subdivision, Tax Id 217N02W15B004. As we live in the Bruns Park subdivision we oppose this because it is unsafe and in violation of adopted fire code. The proposed subdivision of 56 lots will be a danger to us all if we have to evacuate in case of emergency such as a forest fire. The traffic congestion at the Sylvan road intersections in the neighborhood and the highway with 56+ more cars back in the current subdivision. Sylvan road is a single exit out of the current properties.

We purchased our home in the Bruns Park subdivision because of the quietness, minimal traffic, space between neighbors and the surrounding nature. With the addition of 9 new driveways off Bruns road alone will increase the amount of traffic our gravel road sees now causing increase in ruts and washout.

This developer is known for building multi-unit housing. If he brings that many units into the subdivision, it will bring an increase of traffic/vehicles of 2-4 times the current amount.

We feel very strongly opposed to this development and should not be allowed to happen as it is currently planned for due to the increased risk and safety of the current property owners and their families.

Thank you for taking the time to take our concerns into consideration.

Sincerely,

Sandra & Cynthia Phillips-Johnson and family

1399 S. Tim Ave

Wasilla, AK 99623

Amy Otto-Buchanan

From: Karen <kzaj2ch@mtaonline.net>
Sent: Monday, May 17, 2021 7:10 PM
To: MSB Platting
Subject: subdivision

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
To Whom It May Concern:

My husband and I as residents of Bruns Park subdivision oppose the proposed subdivision namely Bruns Lake Overlook. In case of an emergency, all residents of Bruns Park and Bruns Lake Overlook would have to use Sylvan Rd the only exit for all. This would cause congestion and is against the egress code.

Sincerely,
Karen and Edward Zajchowski

Sent from Mail for Windows 10

Amy Otto-Buchanan

From: kyle bisson <biz907ballin@live.com>
Sent: Monday, May 17, 2021 6:32 PM
To: MSB Platting
Subject: Tax ID 217n02w15b004

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

I live at 6620 w joes dr

I oppose the proposed new neighborhood of bruns lake overlook because it only had 1 exit and would create to much traffic in case on emergency

Sent from my iPhone

Amy Otto-Buchanan

From: Bernie Willis <arcticarrow@gmail.com>
Sent: Tuesday, May 18, 2021 1:13 PM
To: MSB Platting
Subject: Byler subdivision at Bruns/Sylvan Rd.

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

I live at 1501 South Sylvan Rd, the last home at the end of the road and have some concerns about the proposed subdivision.

1. The local roads do not support an increase of auto traffic. The corner of Sylvan and Parks is two lane, neither a left or right turn lane is provided on Sylvan. In winter those turning right often drive over the sidewalk. The B&J center, associated Charter School, UPS store, Markets, Restraunts and gas stations draw many vehicles to the intersection. With 50 plus new lots there is the potential of 100 additional cars trying to turn onto the Parks Hwy twice a day for work and return.

2. Single point access to a stop light on two lane roads is inadequate incase of emergency such as fire.

Solutions:

1. Increase the size of the lots to decrease the number of households. Five acres instead of one acre would be better.
- 2, Widen the intersection at Sylvan and Parks to allow for turn lanes.
3. Extend Sylvan south to Hollywood for additional access.

Please contact me at 907 301-2666 if I can be of further assistance.

Bernie Willis

Winellen Marshall
PO Box 871506
Wasilla, AK 99687

May 16, 2021

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

Regarding Tax ID 217N02W15B004 Bruns Lake Overlook

Dear Sir/Madam,

I am in strong opposition to the Bruns Lake subdivision. This proposed subdivision puts everyone that would live in it, and all of us already living in the area, in extreme danger. If a fire was to occur in this area even now there would be no ability to escape. Law enforcement and fire fighters would be forced to attempt rescue, putting themselves in as much danger as the residents, with inevitable loss of life.

There are four named dead-end roads and at least two unnamed dead-end roads that exit onto S Sylvan Rd. In addition there are two airstrips with ground access only onto S Sylvan Rd. S Sylvan Rd is a dead-end to the south and the sole northern exit from the area until reaching Buttercup Dr, the first possible and inadequate alternate access to the Parks Highway. There are *many, many* more than the 30 or more dwellings requiring two approved exits in the area already. Even now the existing roads make S Sylvan Rd a bottleneck and the sole escape route.

It is ludicrous to think that dead-end roads exiting onto a dead end-road constitutes an adequate evacuation route in case of an emergency such as a fire. The streets in the proposed development are also dead-ends and also exit onto S Sylvan Rd well before any alternate path. S Sylvan Rd is a death trap for those already living in the area. Adding the population of the proposed subdivision geometrically increases the probability of loss of life in the case of an emergency.

Yes, the proposed Bruns Lake subdivision has two exits — onto a dead-end, bottlenecked road. *These roads and the subdivision must be denied.* I seriously doubt the borough would approve the Burns Lake subdivision with full knowledge that it is adding to an already existing death trap. Only major road construction to the south, going over Lucille Creek or accessing Vine Road, could provide even a limited evacuation route for current residents, much less the additional population proposed by the Bruns Lake subdivision.

By the way, an extensive area around Bruns Lake has a resident moose population, along with other wildlife. The proposed subdivision would radically change the topography of the area and destroy their habitat.

Sincerely,



Winellen Marshall

RECEIVED

MAY 18 2021

PLATTING

EXHIBIT H-7

Ms. Otto-Buchanan and members of the Mat-Su Platting Board,

I am writing on behalf of the proposed ***Bruns Lake Overlook subdivision, (referencing TaxID# 17N02W15B004)*** in opposition of the current proposal.

I would like to touch on a few areas of concern, the first being that Mr. Byler's proposed subdivision does not provide for a viable point of access to my property. I have been residing at 6901 W Dun Fussin Rd. since the purchasing of my 10 acres in 1975 and have accessed my property consistently using an established homestead road that has been in use since 1955. Viewing the proposed plans that Mr. Byler submitted to the Mat-Su Borough Platting Division, it shows that my property has been landlocked with no viable access to my home or garage. In 1993, my late husband and I retained an attorney to maintain access to our property and were granted an easement by prescription. In the documents provided by the attorney it is noted that:

- The road across what is now Mr. Byler's property, was first constructed as a homestead road in 1955, it was used by homesteaders in the area to gain access to their respective homesteads.
- Since 1955, the roadway has been in open, adverse and continuous use by the residents and visitors to the area.

Additionally, in this document, it outlines that:

- The prescriptive road as it now exists, will continue to be used for ingress and egress by landowners.
- There can be no question whatsoever that an easement by prescription exists under Alaska law. An easement by prescription, under Alaska Law, is an easement which is based upon ten (10) years uninterrupted use of a roadway for ingress and egress by a property owner. Accordingly, there is *no way* that this road can be *cut off* or *obstructed*.

On 5/7/2021, my granddaughter, speaking on my behalf, received a return call from the MSB platting office supervisor, Fred Wagner, wherein, she was transferred to Ms. Otto-Buchanan. Ms. Otto-Buchanan confirmed that with the proposed plans there was no physical access to my residence/land and that the property is, in essence, landlocked. Ms. Otto-Buchanan, also relayed that the matter was not public, that the platting division would not be assisting and that it would need to be remedied through the current land owner.

Attempts by my granddaughter, dating back to February 26th 2021, have been made to speak with Mr. Byler, and as of yet, no resolution has been reached nor has he been open to continue communicating. The fact that the MSB Platting division has put the onus on myself, an established property owner, to facilitate contact and procure another point of access to my property is disappointing and concerning on both a financial level but also a legal level.

Furthermore, the proposed development as it currently stands, is especially concerning regarding *safe egress* and is already *in violation of state and borough fire code* (Ref: Section D107) – with what would amount to MORE than 30 dwellings in a single area and only one means of egress. The Mat-Su Division of Forestry, the Meadow Lakes Fire Department, the MSB Emergency Services Manager, as well as CMSFD Fire Marshal, all are in agreement that this is a *valid concern* and that this proposal would meet the requirements for a **SECOND** means of egress outside of Sylvan Rd.

A cursory count of existing residences in the area shows that there are 45 structures, three of which are duplexes in the Bruns Park and Dun Fussin Subdivision. Additionally, there are 23 structures on Sun Ridge Circle, which also uses Sylvan for ingress/egress out of the subdivision.

With few options available to construct a second egress from the area such as connecting Sylvan to its counterpart across the lake (which would fall on a 100 year flood zone, as well as across a salmon spawning ground, Lucille Creek), or onto Creeksedge Dr or S Countrywood Dr. which is already deemed to be at capacity for egress. I do not believe that the proposal is safe or warranted as it has been submitted.

There is also additional concern about the proposed gravel pit (**Tax ID# 17N02W10C001**) that, if approved, is estimated to add considerable traffic in what has already been deemed a troublesome area. The two proposals would *negatively impact* the area in the way of noise, traffic/congestion, and safety.

Lastly, I have grave concerns about how Mr. Byler *tends* to develop, which is to clear cut lots, leaving little to no tree cover and decimating any privacy between existing homeowners and the areas he develops. My late husband and I, as well as our surrounding neighbors did not purchase our land in this area, so many years ago, to have a disruptive lifestyle – but rather a life of peace and privacy.

I ask that you take the following into consideration when making the decision to allow Mr. Byler to develop this area:

- Larger lot sizes to reflect the current area homes and their land (2.5-5 acres per) – this would also allow for *less* concern regarding safe egress from the area. Though this would still be in violation of the State and MSB Fire code, it would significantly reduce the number of vehicles that would be in transit.
- Providing a viable access point to access my residence, which his current proposal does not provide for.
- Acknowledge the existing infrastructure and homes and allow for privacy/tree cover to be kept between the lots he intends to develop and those that are already in existence.

Respectfully,

Alice Koeneman

Alice Koeneman



Amy Otto-Buchanan

From: Brittany Johnson <skydivingchef@gmail.com>
Sent: Monday, May 24, 2021 6:26 AM
To: MSB Platting
Subject: Bruns Lake Overlook Comment

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
To the Members of the Mat-Su Platting Board,

I am writing on behalf of the proposed ***Bruns Lake Overlook subdivision*** (*referencing TaxID#17N02W15B004*) in *oppo-sition* of the current proposal.

Though I do not currently own property in this area, I stand to inherit my Grandmother's (Alice Koeneman) parcel of land and due to that, have a vested interest in what happens around her property and the surrounding area(s).

I would like to address a few matters of concern, which are as follows:

The recent property acquired by Mr. Byler ***does not*** provide a point of access to my Grandmother's property. My Grandmother has been residing at 6901 W. Dun Fussin' since the initial purchase of her 10 acres in 1975. She has utilized an established homestead road, which meanders through the 65 acres Mr. Byler purchased, to access her home and property since 1975. It must be noted that the homestead road has been in constant use since 1955 when it was created for the area homesteaders to gain access to their respective properties.

Viewing the proposed plans that have been submitted in Mr. Byler's pre-application, there is *no viable point of access to her property*.

It should also be noted that in 1993, my Grandparents obtained legal counsel to safeguard access to their land. In the document provided by their attorney, it explicitly states that they have a prescriptive easement and that, the road has been in constant use since 1955. It also notes that the driveway/homestead road as it is, cannot be obstructed or blocked so as to prevent access to their property. This was also to have been addressed by the realtor when Mr. Byler purchased the land.

On, 5/6/2021, I called into the MSB Platting office to inquire about the legality of landlocking an existing property owner – the call went unanswered and I left a message on the office answering machine. On 5/7/2021, I received a return call from MSB Platting supervisor, Fred Wagner, where I was later transferred to Ms. Otto-Buchanan.

Ms. Otto-Buchanan confirmed that the plans as submitted, provided no physical access to my Grandmother's residence or land and that she was landlocked. Ms. Otto-Buchanan and Mr. Wagner also provided in written comment, that it was a private matter and they, as a public serving entity

will not involve themselves in the fact that Mr. Byler has left no viable means of access to my Grandmother's property.

Numerous attempts to contact Mr. Byler have been made with only one attempt resulting in being able to communicate with Mr. Byler – the conversation was not regarding the property being landlocked as at that point, we had no knowledge of what his plans were for the acreage surrounding my Grandmother's property.

The fact that the MSB Platting Division has recognized this specific issue but puts the financial and legal onus back on the existing property owner is concerning.

I am also extremely concerned about the *lack of safe egress* from the current subdivision as the area currently, is already in violation of state and borough fire code (Ref: Section D107). The current Bruns Park and Dun Fussin subdivision(s) showed a cursory count of 45 structures, three of which are duplexes and the Sun Ridge Circle showed a cursory count of 23 structures (with additional lots having not yet been built upon). Both subdivisions utilize Sylvan Rd. as the main ingress/egress from the area and already, per Section D107, are not in compliance.

With Mr. Byler's proposed 56 lots – this would put a ***tremendous strain*** on area roads and would also be in direct violation of what the state and borough have adopted as code.

Out of concern, I, personally, have contacted the Mat-Su Division of Forestry, the Meadow Lakes Fire Department, the MSB Emergency Services Manager and the CMSFD Fire Marshal, who have all agreed that this is a valid concern, that this particular issue is one they are seeking to prevent in future developments and that this would meet the requirement and need for a **second** means of egress (excluding Sylvan Rd).

As there are limited options available to provide a second means of ingress/egress out of the area, I do not believe that the proposal is safe or warranted as it has been submitted.

As an example, in 1996, when the Millers Reach fire occurred – my Grandparents were forced to evacuate. Though the area was not as densely populated as it is now, they still faced a congested exit from the area as other families were also trying to leave. Sylvan Road, even in the 1990's faced a difficult entry onto the Parks Highway due to traffic from the fire. Imagine that same scenario in present day and the results would likely be of panic and chaos.

I also have grave concerns about how Mr. Byler *tends* to develop his properties. Looking at previous developments that Mr. Byler has been a part of, shows that he favors clear cutting lots, leaving little to no tree cover and decimating any privacy between existing homeowners and the areas he develops.

Mr. Byler also tends to favor multi-family/detached concept residences which have brought concerns in recent years of groundwater contamination due to the increase of septic systems and leach fields in close proximity to one another.

There is also additional concern about the proposed gravel pit (*Tax ID# 17N02W10C001*) that, if approved, is estimated to add considerable traffic in what has already been deemed by numerous entities, as a troublesome area. Though this will be addressed at a separate meeting to be held in July, I believe it is important to mention as the two proposals would *negatively impact* the area in the way of noise, traffic/congestion, and safety.

Lastly, my Grandparent's purchased the land where they did, for *peace, privacy and to enjoy the natural habitat*. The forest surrounding the area, has always been rife with wildlife and has been a source of joy for not only me but for everyone who ventures out to my Grandmother's property. While any development it seems, sadly, is inevitable, I can only hope that the MSB Platting board hears the concerns of the members of this community and area and that this development and any others that may follow – will be looked at with *the future in mind*. Paving paradise to put up a parking lot cannot be undone – nor is it always safe or even what the community desires.

Bearing that in mind, I ask that you take the following into consideration when making the decision to allow Mr. Byler to develop this area:

- Larger lot sizes to reflect the current area homes and their land (2.5-5 acres per) – this would also allow for *less* concern regarding safe egress from the area.
Though this would not be in compliance of the State and MSB code, it would significantly reduce the number of vehicles that would be in transit.
- Acknowledge the existing infrastructure and homes and allow for privacy/tree cover to be kept between the lots he intends to develop and those that are already in existence.
- Providing a *viable point of access and/or driveway* to my Grandmother's property.

Respectfully,
Brittany Johnson

Sent from my iPhone

Amy Otto-Buchanan

From: julie holbrook <pancoinc@mtaonline.net>
Sent: Wednesday, May 19, 2021 4:33 PM
To: MSB Platting
Subject: development of Tax ID 217N02W15B004

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

To Whom it May Concern:

I currently reside on Sun Ridge Circle off Sylvan Road in Wasilla. It has come to my attention that Dennis Byler (Byler Construction) has purchased a large parcel, tax ID 217N02W15B004, with plans to develop 56 lots. As a person who will be affected by this proposed development, I am opposed to allowing such a large development where there is not the infrastructure to support the project and where the project does not align with the comprehensive plan.

As you are aware, the current fire code requires a development with 30 or more homes to have two approved exits. Sylvan Road dead ends leaving only one exit or entrance into the area at the Parks Highway. How does the developer plan to address this? The fire code is extremely important and this board has an obligation to make sure that any development within the borough adheres to the code. A variance for a development of this size would be short sighted and dangerous. The access to the area is already congested and accident prone. This intersection at the Parks and Sylvan was repaved two years ago and it is worse now than before. No turn light or lane was installed and a median was put into place which forces all traffic going into the gas station to make a u turn. Additionally, with the school at the Rainbow Mall, there is increased traffic at the light. Without the turn lane, we have numerous accidents at that light every year. Adding 56 more building lots to this one channel would certainly increase the number of accidents. Beyond that, not having two entrances/exits is a serious safety risk for everyone in that proposed development and the surrounding neighborhoods. A plan that addresses that risk to residents needs to be considered and we as residents need to know that the fire code is adhered to before the platting board gives the approval for this project.

Additionally, the fact that Mr. Byler has built numerous 'detached 4 plex' units on lots around the valley is also a concern as that could potentially add up to 448 cars/224 families at that small tract of land. As I pointed out above, the single access street at Sylvan and the Parks Hwy which is now extremely congested will be a complete nightmare if that many more cars are coming and going at all hours. Add to that the issues with septic tanks and wells for such a concentrated area and you have provided a health hazard for all involved.

The Mat Su Borough has a comprehensive plan that addresses concerns about development. Per the plan:

Goal (LU-2): Protect residential neighborhoods and associated property values.

Policy LU2-1: Develop and implement regulations that protect residential development by separating incompatible uses, while encouraging uses that support such residential uses including office, commercial and other mixed-use developments that are shown to have positive cumulative impacts to the neighborhood

The homes in the neighborhoods surrounding this parcel are generally single family larger lot homes. There are very few multi-family units. My neighborhood in particular has fairly expensive homes on 5 acre lots. We have all built or purchased homes in this neighborhood because of the airstrip and the lack of multi-family housing in the area. I do not want my property values to decrease because a developer was able to get around the wishes of the community and build tiny homes or low value homes on the land near our subdivision. The Borough Comprehensive plan goal is to preserve neighborhoods and property values. I believe everyone in the area is against high density housing and allowing it would certainly not protect the residential neighborhood and associated property values. It would in fact be detrimental and lower property values of all homes in the vicinity.

Finally, the impact of high density housing on EMS/Public safety should be discussed. If you allow the detached 4 plex style units in our area, crime will increase and EMS calls will also increase. The study, titled "Land Use and Violent Crime," was published in the 11/2009 issue of the journal *Criminology*. The study found a direct correlation between high density housing and increased crime.

The study found higher rates of all types of violent crime in areas of high-density residential land use, even after controlling for overall population. The correlation was more pronounced in disadvantaged areas but held true in other areas as well.

"There seems to be something about (high-density residential) units that is associated with all types of serious violent crime, even controlling for the other factors in the model," the authors write. "Apparently, high-density housing units promote serious violent crime."

I assume the Platting Board is aware of the crime and drug problems the Mat-Su Valley deals with currently. Is it a good idea to add to that? This land is outside the city limits of Wasilla, leaving the already over burdened State Troopers to handle calls that will surely increase if low value or high density housing is allowed to be constructed in this area.

I understand you have to balance the desires of the community and the desires of the developer. I am asking that you take in to consideration all the negative impacts to the existing residents this new project will bring. And ask yourself if you would want this built near your home. Then give you answer to the platting applicant.

Sincerely,

Julie Holbrook

7421 W Sun Ridge Circle

7362 W Parks Hwy #666

EXHIBIT H -17

Wasilla AK 99623



Virus-free. www.avast.com

Amy Otto-Buchanan

From: Will <turnagewill@gmail.com>
Sent: Thursday, May 20, 2021 9:22 AM
To: MSB Platting
Subject: Regarding Tax ID 217N02W15B004 "Bruns Lake Overlook"

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
To Whom it may concern,

I'm writing in opposition to the new neighborhood being proposed off Bruns and Sylvan roads. I live in Rainbow Heights Estates just to the north and west of the proposed neighborhood.

My main concerns revolve around the amount of vehicles constantly entering and exiting the neighborhood both in an emergency, and everyday use at the Parks Highway light. Sylvan exits onto the Parks highway without a right hand turn lane at the Parks/Sylvan light. On a normal day, there is a school to the west of the intersection with cars lined up twice a day, and the Tesoro gas station/Cadillac Cafe that constantly has traffic turning left across Sylvan. Currently there is a median that blocks a left hand turn to the gas station until near the school traffic that is trying to cross the opposite direction across Sylvan. So each lane of traffic is trying to cross the opposing lane in a small area without a light or left hand turn lane.

A smaller threat of danger, but one that could potentially be catastrophic, would be a wild fire in the area. The lack of another exit to the Parks Highway could be fatal for many people. In recent years we've seen Willow burn twice, and the threat of that happening out in the Meadow Lakes area is very real.

The added amount of traffic without a change to the Sylvan road exit to the Parks Highway would be poor planning at a minimum. Undoubtedly it would cause long waits at the Sylvan/Parks light, and a road safety hazard.

And speaking of planning, I think it would be wise as a community to pause on approvals to new neighborhoods and think of the future of the valley. I'm not personally opposed to new development, but the way in which we go about that development is important. In the last decade we have seen a preponderance of detached four-plexes built around our community. Byler, the builder of the proposed neighborhood, has done many of these. In an effort to not have the entire valley look like Muldoon road in Anchorage, I ask that if all the above mentioned traffic concerns are ignored by the Mat-Su borough, that at least you consider a restriction to single family homes on each lot.

Thank you for your time and consideration.

Will Turnage
7909 W Sun Ridge Cir
Wasilla, AK 99623
907-978-5015

EXHIBIT H-16

Amy Otto-Buchanan

From: Sharon Herrell <sharonherrell@me.com>
Sent: Thursday, May 20, 2021 1:01 PM
To: MSB Platting
Subject: Opposition to building.

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
To Whom it may concern,

I'm writing in opposition to the new neighborhood being proposed off Bruns and Sylvan roads. I live in Rainbow Heights Estates just to the north and west of the proposed neighborhood.

My main concerns revolve around the amount of vehicles constantly entering and exiting the neighborhood both in an emergency, and everyday use at the Parks Highway light. Sylvan exits onto the Parks highway without a right hand turn lane at the Parks/Sylvan light. On a normal day, there is a school to the west of the intersection with cars lined up twice a day, and the Tesoro gas station/Cadillac Cafe that constantly has traffic turning left across Sylvan. Currently there is a median that blocks a left hand turn to the gas station until near the school traffic that is trying to cross the opposite direction across Sylvan. So each lane of traffic is trying to cross the opposing lane in a small area without a light or left hand turn lane.

A smaller threat of danger, but one that could potentially be catastrophic, would be a wild fire in the area. The lack of another exit to the Parks Highway could be fatal for many people. In recent years we've seen Willow burn twice, and the threat of that happening out in the Meadow Lakes area is very real.

The added amount of traffic without a change to the Sylvan road exit to the Parks Highway would be poor planning at a minimum. Undoubtedly it would cause long waits at the Sylvan/Parks light, and a road safety hazard.

And speaking of planning, I think it would be wise as a community to pause on approvals to new neighborhoods and think of the future of the valley. I'm not personally opposed to new development, but the way in which we go about that development is important. In the last decade we have seen a preponderance of detached four-plexes built around our community. Byler, the builder of the proposed neighborhood, has done many of these. In an effort to not have the entire valley look like Muldoon road in Anchorage, I ask that if all the above mentioned traffic concerns are ignored by the Mat-Su borough, that at least you consider a restriction to single family homes on each lot.

Thank you for your time and consideration.

(Recopied from Will Turnage.)

Submitted by:

Sharon L. Herrell
7910 W. Sun Ridge Circle
Wasilla, Alaska

99623

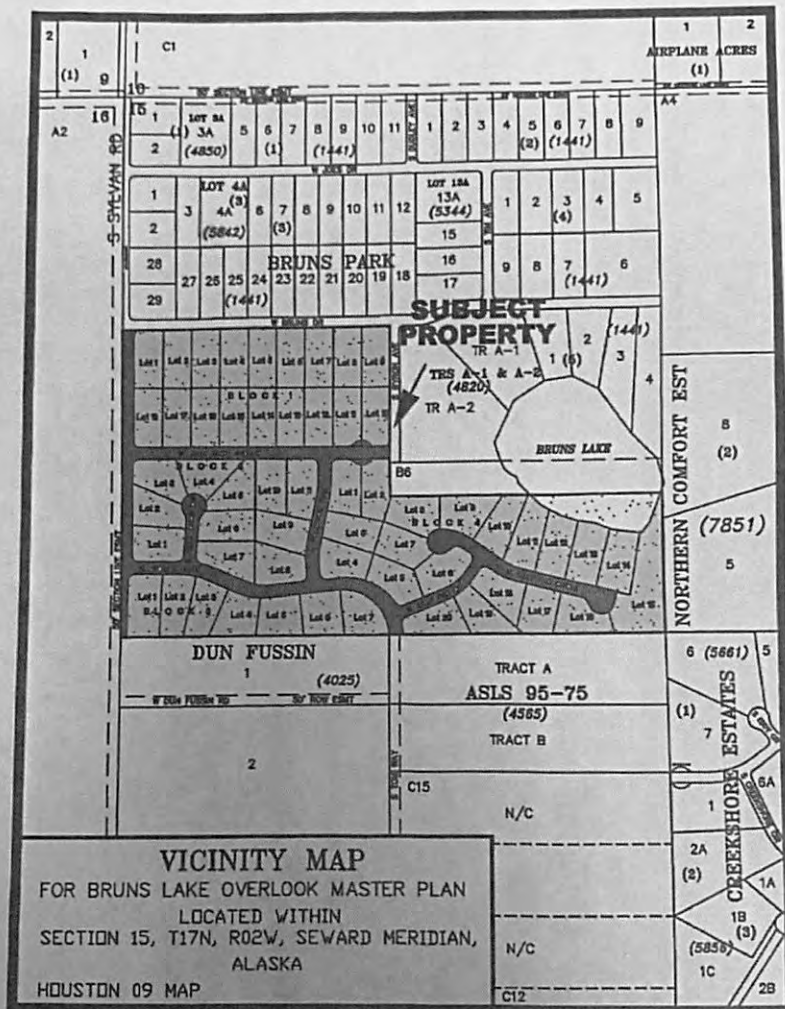
Mailing address:

7362 W. Parks Hwy#703

Wasilla, Alaska 99623

Bruns Lake Overlook: TOWNSHIP 17N RANGE 2W SECTION 15 TAX LOT B4, Tax Map HO 09, RSA 27 Meadow Lakes,

Dennis Byler (Developer) 56 Lots from 65 Acres: Tax ID 217N02W15B004



There will be 9 additional Lots with driveways on Bruns Dr. that will exit via Sylvan. All other lots access Sylvan directly. Fire code adopted by the MatSu Borough states 30 or more dwellings in a subdivision must have two approved ways in and out. Sylvan is a single exit. The proposed subdivision will be a danger to us all if we have to evacuate in an emergency. (forest fire) Imagine the traffic congestion at the Sylvan intersections in the neighborhood and at the highway with 56+ more cars back here

"Life must be lived and curiosity kept alive. One must never, for whatever reason, turn his back on life and learning."

Eleanor Roosevelt

Sharon L. Herrell
(907)240-9356
SharonLHerrell@gmail.com

Amy Otto-Buchanan

From: Amy Schachle <amyschachle@yahoo.com>
Sent: Thursday, May 20, 2021 10:00 AM
To: MSB Platting
Subject: Bruns Lake Tax ID 217N02W15B004

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

Good morning,

I am writing you to oppose the Bruns Lake Overlook Subdivision that is planned to go in on Sylvan Road. I live in Rainbow Heights Estates just to the north and west of the proposed neighborhood.

The plans will severely impact the safety of the current residents if the land is developed into 56 developed lots. Sylvan road is already maxed out as the single exit for the current residents of the area. The intersection of Sylvan and the Parks Highway was poorly planned and already suffering from congestion for the residents and businesses on Sylvan. The fire code adopted by the Mat-Su Borough states 30 or more dwellings in a subdivision must have two approved ways in and out, Sylvan is a single exit for all the residents of the area. Adding 56 more houses (or multi-family homes) will increase the risk to the current residents should we need to evacuate in an emergency. This single entrance/exit road can also delay emergency responders due to the congestion often occurring at the Parks HWY/Sylvan road.

I am not opposed to developing neighbor hoods but I am opposed to destruction of land that was to remain a safe haven for the wildlife. I believe there has to be a way to allow for expansion of the area for residents that do not impact the wildlife or cram people into duplexes on 1 acre lots.

Thank you for your time,
Amy Schachle
7494 West Sun Ridge Circle
Wasilla AK 99623

Tax ID 217N02W15B004

Amy Otto-Buchanan

From: Lawrence <unicornrideriii@yahoo.com>
Sent: Friday, May 21, 2021 8:10 PM
To: MSB Platting
Subject: 3 Concerns about development of Tax ID 217N02W15B004

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

To Whom it may concern,

I'm writing in regards to and in opposition of the new planned neighborhood being proposed off Bruns and Sylvan roads. I live at 7494 West Sun Ridge Circle in Rainbow Heights Estates just to the north and west of the proposed neighborhood.

I believe it would be wise as a community to think of the future when making approvals of multi home developments in particular and consider the overall burden to local infrastructure, safety resources, and the effects on quality of life and community character of the local area.

I have several concerns.

1) The increased amount of vehicles constantly entering and exiting the neighborhood both in an emergency, and everyday use at the Parks Highway light. Sylvan exits onto the Parks highway without a right hand turn lane at the Parks/Sylvan light. On a normal day, there is congestion with a school to the west of the intersection with cars lined up twice a day, and the Tesoro gas station/Cadillac Cafe that constantly has traffic turning left across Sylvan. Currently there is a median that blocks a left hand turn to the gas station until near the school traffic that is trying to cross the opposite direction across Sylvan. So each lane of traffic is trying to cross the opposing lane in a small area without a light or left hand turn lane.

2) Fire hazards and escape routing.

This is one that could potentially be catastrophic. The lack of another exit to the Parks Highway could be fatal for many people. In recent years we've seen Willow burn twice, and nearby fires in big lake. The threat of that happening out in this area is very real. Especially troubling with all the beetle kill trees in our area. The added amount of traffic without infrastructure changes to the Sylvan road exit to the Parks Highway would be poor planning at best. This would cause long waits at the Sylvan/Parks light, and an increased risk of accidents.

3). We have seen a preponderance of detached four-plexes being built up around our communities. Byler, the builder of the proposed neighborhood, has done many of these.

This can change the character, aesthetic, lifestyle of an area and not for the better.

I ask that the mentioned traffic concerns be given due consideration by the Mat-Su Borough, and that at a bare minimum there be consideration and discussion on restricting the proposed development to a single family home on each lot.

Thank you for your time and consideration.

Lawrence A. Schachle III
7494 West Sun Ridge Circle
Wasilla, AK 99623
907-841-5305

Tax ID 217N02W15B004

Amy Otto-Buchanan

From: Paula Griswold <dp_griswold@yahoo.com>
Sent: Thursday, May 20, 2021 10:33 AM
To: MSB Platting
Subject: Regarding Tax ID 217N02W15B994 Bruns Lake Overlook

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
To Whom It May Concern:

I am writing in opposition to the new neighborhood being proposed off Bruns and Sylvan Roads. We live in Rainbow Heights Estates just north and west of the proposed development. Our biggest concern is the amount of traffic that will be created, causing issues both entering and exiting our neighborhood and, more importantly, at the Parks Highway intersection. Even now, the traffic gets backed up on Sylvan when the adjacent school begins and lets out. There is also a Tesoro and a cafe on that corner which further adds to the congestion. AND there is NOT a right turn lane off Sylvan, which causes even more backup! It is only logical that before more development off Sylvan is done, that the intersection must be changed!

Another concern is the threat of wildfire in the area. We have had catastrophic wildfires in Willow, so the possibility of having one in Meadow Lakes is real. With only one exit, it could become a very dangerous situation! I cannot believe that there are not fire codes that take this into account!

And please understand that I am not opposed to development. But it has to be done in a manner that assures everyone will be safe.

Thank you,

Dale and Paula Griswold
7283 W Sun Ridge Circle
Wasilla, AK 99623
(907) 373-7208

Amy Otto-Buchanan

From: Michael Baumgartner <mbbaumer@yahoo.com>
Sent: Thursday, May 20, 2021 4:26 PM
To: MSB Platting
Subject: Bruns Lake Overlook

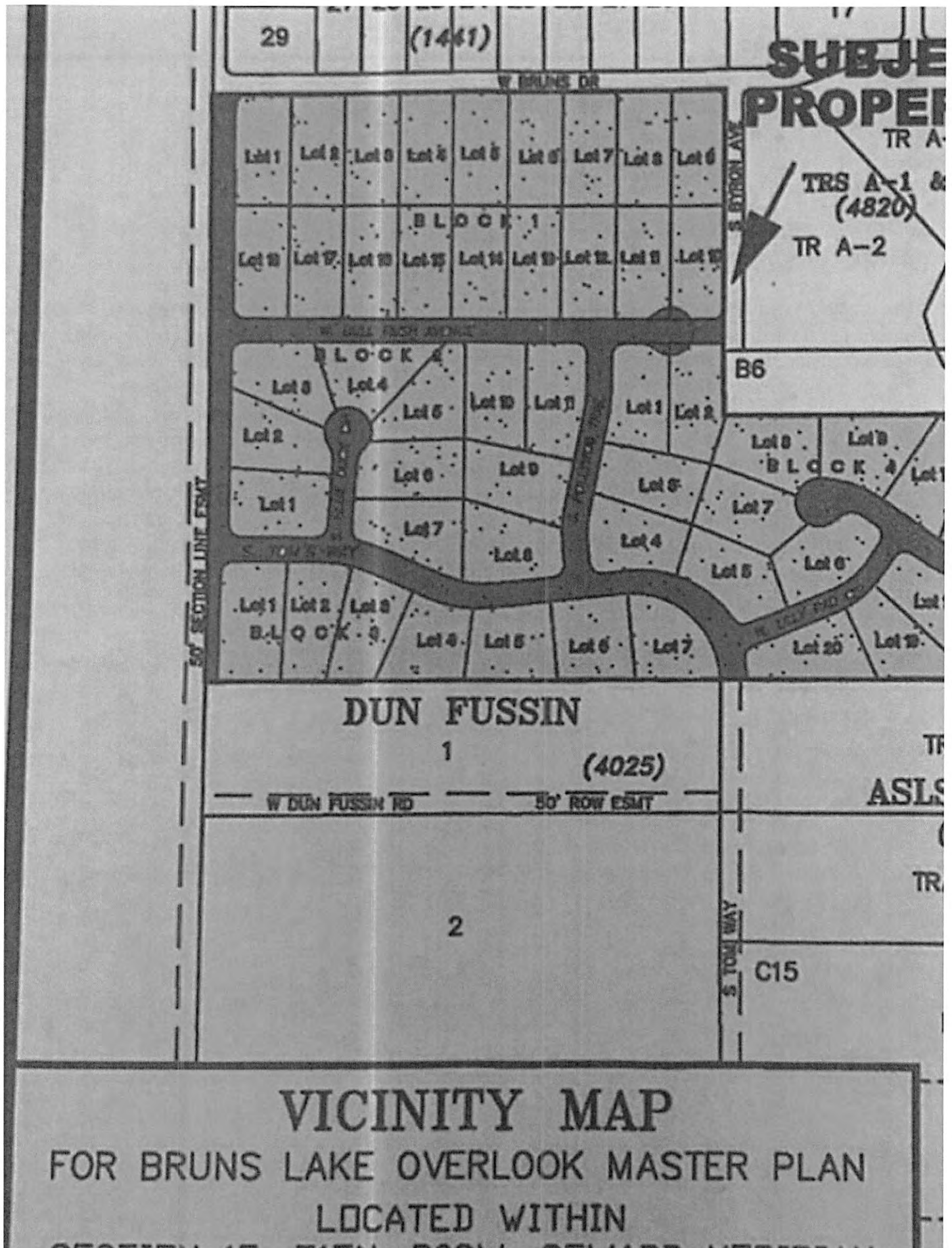
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
To Whom it May Concern,

I'm writing to you Regarding Tax ID 217N02W15B004 Bruns Lake Overlook proposed project. As a homeowner near this project I am very concerned about the amount of traffic that will be using Sylvan Rd. There is no other access to this area other than Sylvan Rd, which is already busy with traffic from many other businesses. I believe the road would have to be widened to 4 lanes to accommodate a major increase in traffic in order to provide safe egress in an emergency and to avoid traffic gridlock. Alternatively, an additional road could be built to provide an alternative route in and out of this neighbourhood. It is my opinion after watching development in the borough over the last 15 years that platting is approved without consideration of how the infrastructure should be built to support it. There have been some thoughtful projects but many seem lacking a big picture on organised, efficient and safe development. For easier reference I have included a picture of the proposed project. I believe an extension of the public comment deadline should be granted so all information can be obtained and evaluated.

Thank you for your thoughtful consideration of this project,

Sincerely,

Mike Baumgartner



Amy Otto-Buchanan

From: Merada <merada@mtaonline.net>
Sent: Thursday, May 20, 2021 8:12 PM
To: MSB Platting
Subject: tax ID 217NO2W15B004

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

In regards to: tax ID 217NO2W15B004

We are homeowners in the Bruns Park Subdivision Lot 11 block 1. We were quite surprised when we saw a vicinity map for Bruns Lake overlook master plan. That is a lot of potential dwellings that could be added to the existing subdivision. There is only one road in or out. That will create a lot of congestion and a huge safety factor if we would need to evacuate. We oppose further consideration of this subdivision because it is unsafe and in violation of adopted code.

Frank and Merada Gregory
6901 W. Joe's Drive
Wasilla, AK 99687-0354

Sent from Mail for Windows 10

Amy Otto-Buchanan

From: Robert Hall <hallcogunsmithing@yahoo.com>
Sent: Friday, May 21, 2021 9:29 AM
To: MSB Platting
Subject: Tax ID 217N02W15B004 - Bruns Lake Overlook

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

To whom it may concern,

My name is Robert Hall and I live on the corner of Sylvan and W Sun Ridge with my wife and two teenage children. We have lived in this house for about six years now and have been very happy. It wasn't until I learned there is a proposed subdivision with possible duplex's going in at the end of Sylvan that I started to really be concerned with our location.

I understand you will be undoubtedly be getting numerous complaints about the new neighborhood for various reasons. I understand growth, expansion and profitable real-estate; but I do see some fairly major safety concerns with this proposal. You see, there is only one entrance to the proposed neighborhood and this is on Sylvan. Sylvan has been dubbed by us locals as "The Racetrack". There is not a day which goes by that we do not see or hear vehicles summit the hill on Sylvan doing in excess of 60 miles per hour. There are burnout marks on the roadway from local area racers whom believe it is a test track for their drag race cars. Having been prior Law Enforcement for eight years, I am fully aware of what a speeding vehicle looks like and I am vary capable of correctly estimating their speeds; plus, 60 miles per hour is being conservative in some cases. I understand speeding vehicles are only a matter of better traffic enforcement, but the location of "The Hill" on Sylvan doesn't allow drivers turning onto Sylvan from Sun Ridge Cir to see those fast moving vehicles with enough time to prevent a collision. I myself have almost been hit numerous times entering Sylvan and I am extremely cautious of the intersection. In talking with local Law Enforcement, I was told "there is not enough troopers so spare for extra traffic enforcement on Sylvan". This is not even to mention the days of winter when it is literally impossible to drive a vehicle up the hill because of frozen rain. I know this is not only a problem for this one hill, but I watched two years ago when EMS personnel had to walk up the side of the road to get up the hill because their vehicles would not make it even a quarter the way up. Luckily this was a minor emergency event and everyone was okay, but adding 56 more lots to this area would result in more and more problems like this.

While on the subject of local amenities, I have also talked personally with the Fire Department about the fire risk of this area with the well know issue of beetle kill trees. Even the Fire Department admitted they do not have enough personnel nor vehicles to tend to all the problems in the Meadow Lakes area, let alone, the Sylvan neighborhoods. I was told if there is ever a fire emergency in this area, our best hope is for immediate containment before the Fire Department can arrive because we are not a very known about area. The Safety Consultants for MEA, which has a major easement along Sylvan, echoed what I was told by the Fire Department when they were out clearing the power line easement two years ago.

As I previously stated, I understand expansion and growth, but adopting an ill-conceived plan for a neighborhood in an area which doesn't support the growth is just asking for a disaster. To be perfectly honest, I, like many of my fellow neighbors, don't like the idea of another subdivision in my tranquil little area of the Borough; I don't like the idea of more foot traffic which brings with it more theft, vandalism and other nefarious acts of ill contempt. I don't want my sanctity violated with more and more people whom may or may not have the same personal space issues on their minds. Overall though, I don't want to have to watch the collisions, burning homes and people in danger every day because a plan to cram more houses into an already overdeveloped area was hastily adopted by our Borough planning committee. I fear for my children, my wife, myself and the safety of everyone whom travels the Sylvan corridor.

I have not even gone into the risk factors contributed to have another proposed Gravel Pit (TAX ID 17N02W10C001) also adopted on Sylvan at the bottom of "The Hill". Just one of these two proposals will make a large scale evacuation of the area for reasons of fire or other large events near impossible. I encourage anyone reading this whom is not familiar with the Sylvan area to come out here, drive the road and see for yourself. The area simply is not setup, nor can it be setup, for these large scale projects. It simply puts everyone in the area at risk. Even elevators have a maximum occupant capacity not consistent with the amount of occupants you can actually fit in it. Common sense has to prevail at times when it comes to the safety of our community.

Thank you for giving me the opportunity to explain my concerns.

Robert Hall
7290 W Sun Ridge Cir
Wasilla, AK 99623
907-205-0090

Amy Otto-Buchanan

From: dbruns@gci.net <dalebrunsak@gmail.com>
Sent: Friday, May 21, 2021 1:10 PM
To: MSB Platting
Subject: ACTION: Bruns Lake Overlook 17N02W15B004

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

Members of the platting board

I am a homeowner in Bruns Park subdivision adjacent to the proposed Bruns Lake Overlook subdivision and I oppose approval of the project. Tax ID 217N02W15B004. The infrastructure in place associated with Sylvan Road egress is insufficient for the existing dwelling, business and school load placed on it. Please do not allow anyone to increase the number of residences using Sylvan until the infrastructure is improved sufficiently to provide safe and appropriate fire apparatus access, safe emergency evacuation capability and effectively handle the additional daily load new subdivisions add.

- Sylvan is a single fire apparatus access road and dead ends just past the proposed Bruns Lake Overlook Subdivision. There are no other approved fire apparatus access roads or exit roads available.
- There are more than 65 homes and 3 duplexes using Sylvan as the only exit with no alternative escape route or fire apparatus access road. Any emergency exit event, such as a forest fire, would jam Sylvan with our existing homeowners.
- There are an additional 19 homes off W Knox Dr. that access Sylvan directly with no alternative emergency escape route.
- There are several businesses that use Sylvan as their primary access road from the Parks highway.
- The school in the Rainbow Mall uses the Sylvan intersection as the primary access point from the surrounding areas and currently causes increased congestion.
- The Sylvan/Pittman intersection at the Parks highway has no turn lanes. It is heavily used to access the Parks highway from both the Pittman and Sylvan sides. It is not suitable for the quantity of cars and commercial vehicles that use it now. We experience frequent traffic jams and congestion with the current volume of traffic. Any increase in traffic will add to the accident rate, congestion and delays experienced at the intersection. It is a dangerous intersection.
- There is no community water or septic treatment available for the existing homeowners and increasing the density of homes in such a small area, although meeting current regulations, puts a severe load on our ecosystem.

The International fire code that Alaska adopted May 19 2017 and Mat Su shortly after states in Appendix D Fire Apparatus Access Roads

SECTION D107
ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

The number of existing one- or two-family dwelling units with sole access to Sylvan road already violates this code. Approving this proposal as designed and increasing the number of dwelling units on Sylvan is willfully violating adopted code. Congestion on the Parks highway has been identified in the Meadow Lakes Comprehensive plan as an increased concern for many years. This subdivision on Sylvan road, if approved, will significantly increase congestion on the Parks highway at the Sylvan intersection. The Summary Of Plan Policies Land Use and Town Center section's first bullet point is to encourage low density residential development. The proposed subdivision is maximum legal density. The plan also talks about increasing the minimum lot size. Some of the lots in the proposal are within a few square feet of the borough minimum, maximizing the density of new dwellings near the end of a dead-end road. This is the opposite of what Meadow Lakes has identified as the desirable path to growth in their Comprehensive Plan. Sylvan road is not suitable for 56 additional dwelling units and certainly not suitable for two or four times that load. The builder in question has the reputation of further increasing the population density by building multi-family rental units per lot. The increase in population density will have a huge negative impact on those of us who make Meadow Lakes and Sylvan road our life choice.

My parents homesteaded this land and my wife and I built our retirement home in Bruns Park over twenty years ago. I have witnessed the crime and drug rate go up with the population density, culminating in the theft of a four-wheeler out of my yard last year. The proposed subdivision has the potential to more than double the immediate population density with no improvement in infrastructure. I am opposed and everyone I have talked to in the neighborhood is opposed to 56 additional lots using Sylvan as the sole means of egress and emergency exit. The proposal increases our risk in the event of an emergency evacuation. Please help protect the Meadow Lakes vision and the way of life for the those of us who live off Sylvan road and stop this subdivision project.

Thank you

Byron Dale Bruns

Amy Otto-Buchanan

From: Rusty Gloss <rusty0909@yahoo.com>
Sent: Saturday, May 22, 2021 12:33 AM
To: MSB Platting
Subject: Regarding Ta ID 217N02W15B004

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

Regarding Ta ID 217N02W15B004, I am very much opposed to the proposed Bruns Lake Overlook subdivision. The fire code states 30 or more dwellings need more than one exit, there are already more than 30 dwellings located here with only 1 exit which puts us at great danger. Traffic is already congested at the intersection of Sylvan and AK3, this is going to make it incredibly dangerous.

Concerned Citizen
Rusty Gloss
864 506 4727

Amy Otto-Buchanan

From: Whitney Linde <whitneylinde@yahoo.com>
Sent: Sunday, May 23, 2021 3:50 PM
To: MSB Platting
Subject: Regarding Tax ID 217N02W15B004 Bruns Lake Overlook

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
To Whom it may concern,

I'm writing to express my concern about this new subdivision, Bruns Lake Overlook. Slyvan and Bruns is already a busy road, my concern is more houses will create a burden and danger for our neighborhood. Our neighborhood is already above fire code for exit ways and if they build these new houses it will exceed the Boroughs fire codes and create an extreme hazard in the event of an emergency or evacuation.

Thanks for your time

Whitney Linde

Amy Otto-Buchanan

From: Elissa Williams <Elissa.Alderman@hotmail.com>
Sent: Sunday, May 23, 2021 9:43 PM
To: MSB Platting
Subject: Regarding TaxID 217N02W15B004 Bruns Lake Overlook

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
To whom it may concern,

I am writing this email in opposition to the neighborhood and platting proposed off Bruns and Sylvan roads. I live off Joe's Dr with my husband and our two small children.

I am highly concerned with the amount of additional traffic this new subdivision will bring to our road/neighborhood. The main intersection at Sylvan and the Parks is a joke/nightmare and was poorly designed for growth in the area. It does not contain proper turning lanes for traffic off Sylvan or Pittman, and traffic flowing through the Tesoro gas station is not properly directed. I'm not sure how many of the 56 lots are being planned as multiple family homes, but based on my knowledge of the contractor, Byler, I am assuming there will be many of them, which will increase our traffic by 100's of cars per day.

Additionally, the hill that all traffic must go up and over to get to the neighborhood has a road on top, Sun Ridge Circle, that is already dangerous with low visibility for on-coming cars in both directions. Adding this many additional cars per day will significantly increase the chances for a potentially fatal accident. My parents live down this road, and it is one that I travel down many times per week/day, with my children in the car, so I this is a particularly high concern/risk for my family.

It has also come to my attention that our road does not meet fire code due to their only being one exit out of the subdivision, and adding this many additional people/vehicles could be extremely dangerous in an emergency situation.

I hope this email will help in your decision to NOT approve this proposal, or in the very least restrict the development to single family use homes only. Thank you for your time and consideration on this matter!

Thank you,
Elissa Williams
6661 W Joes Dr
Wasilla, AK 99623
907-355-2029

Amy Otto-Buchanan

From: Monica Alderman <malderman@mtaonline.net>
Sent: Monday, May 24, 2021 6:17 AM
To: MSB Platting
Subject: Bruns Lake Overload, Meadow Lakes Ref: Dale/Joy Brun reference sheet

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
To Whom It May Concern:

My husband, Mark and I have lived off Sylvan Road in Rainbow Heights Estates, Sun Ridge Circle, for the past 18 years and have seen and welcomed growth in our area. We are very concerned over the Bruns Lake Overlook project will have with the amount of additional traffic and type of apartment/detached four-plex style homes per lot that Byler is known to build. This will cause a deluge/overabundance of vehicles trying to get in and out of Sylvan from Parks Hwy at the light at Pittman. As it is now, there are no turning lanes and the new work that was done at Tesoro/Sylvan Lane was poorly done with one lane only for traffic with an odd median thrown in when you try turning into the Tesoro from Parks or exiting the Tesoro onto Sylvan.

Also, the hill up to Sun Ridge Circle is an accident waiting to happen....when trying to pull out of Sun Ridge Circle to turn left is intimidating because you don't know if someone is even coming up the hill and how fast they are going. Sylvan is also used for walking by many people as there is no walking path..... with so much more traffic these project(s) will create....it WILL create a safety hazard. In the possibility of a catastrophic event such as a wild fire you will have 100's of families trying to get to Sylvan which has only a single exit to Parks Hwy.

This will also affect Sylvan Road the same way with QAP applying for a lease to start a gravel mine/pit on the east side of Sylvan. Our understanding is they want to clear-cut 130 acres for gravel extraction and in their lease proposal, they estimate 500 trucks a day on Sylvan. Add THAT to the already proposed Byler plan and we will have a very serious problem on Sylvan Road. What about the noise level, dust and even maintaining Sylvan due to damage that heavy equipment will cause with mining for gravel. It will also be surrounded by residential subdivisions on all three sides!!! With all the land in the Valley, why are they even considering mining gravel next to residential neighborhoods?

We know the QAP will be addressed in the months to come but with both projects on the horizon this will affect our small community in a very negative way.

Thank you for your time and consideration to our concerns.

Respectfully submitted,

Monica/Mark Alderman
7350 Sun Ridge Cir (physical)
Wasilla, AK 99623
(mailing: 1265 E Lolly Cir, Wasilla AK 99654)
907-355-5029 (Mark)
907-355-8584 (Monica)

Amy Otto-Buchanan

From: Glen Tate <glentate38@gmail.com>
Sent: Monday, May 24, 2021 9:36 AM
To: MSB Platting
Subject: Proposed Bruns Lake Overlook Subdivision

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
To Mat-Su Planning Department,

My daughter Glenna Tate and I, Glen Tate, are residents of 7111 W Bruns Dr which is located on lot 27 block 3 of Bruns Subdivision.

We are purchasing this property mainly because of the peacefulness and tranquility of the area. Also there is the feeling of being safe due to the low amount of traffic in and out.

With the advent of a large housing development just across Brund Dr from our property, the safety and tranquility suddenly becomes obscured.

Sylvan Rd is the only road in and out of here and if for some reason, such as fire, we had to evacuate the area, traffic would be bottlenecked to the point of crawling or stopped completely. Very unsafe situation.

We definitely oppose this development.

May 24, 2001

TO: Mat-Su Borough Planning Dept

RE: Bruns Lake Overlook

My understanding of the Bruns Lake Overlook project is that the builder plans to build 50+ structures on this property. I do have a concern regarding the fact that there is currently one exit from this area, Sylvan Road, for Bruns Park Subdivision as well as the proposed project. I understand that the builder is responsible to put in a second exit prior to building the 30th structure, but in the mean time there could be numerous structures built with no additional exit.

We have lived in Bruns Park Subdivision since 1985 when there were very few houses in the area. We were here at the time of the Miller's Reach fire. When there were embers falling in this area we were told to immediately evacuate. We were able to quickly get out, but it is a safety concern if there were numerous houses in the new subdivision and everyone had to take Sylvan Road to leave.

Thank you for your time.

Jane Axberg

Amy Otto-Buchanan

From: Kristin McMullan <kikistikihut@gmail.com>
Sent: Monday, May 24, 2021 12:29 PM
To: MSB Platting
Subject: Regarding Tax ID 217N02W15B004

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

To whom it may concern,

I wanted to state my concern and opposition of the proposed Bruns Lake Overlook development. The proposed subdivision will be a danger due to the substantial increase of residences with only the single entry/exit of S Sylvan Road. It goes against fire code and in the event of an emergency, will be absolute chaos. Thank you for taking my opinion into consideration.

Regards,
Kristin McMullan
7061 W Bruns Dr

Amy Otto-Buchanan

From: Live.com <brmcmullan@live.com>
Sent: Monday, May 24, 2021 7:48 PM
To: platting@matsu.gov.us
Subject: Regarding Tax ID 217N02W15B004

To whom it may concern,

I wanted to state my concern and opposition of the proposed Bruns Lake Overlook development. The proposed subdivision will be a danger due to the substantial increase of residences with only the single entry/exit of S Sylvan Road. It goes against fire code and in the event of an emergency, will be absolute chaos. Thank you for taking my opinion into consideration.

Regards,
Brian McMullan
7061 W. Bruns Dr.
Wasilla, Ak 99623

Sent from my iPhone

Amy Otto-Buchanan

From: Frakers in Kenya Fraker <frakers.westpokot@gmail.com>
Sent: Monday, May 24, 2021 10:14 PM
To: MSB Platting
Subject: Opposition Bruns Lake Overlook

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

To whom it may concern,

My name is David Fraker and I live in Rainbow Heights Subdivision. My address is 7841 W Sun Ridge Cir, Wasilla AK 99623. I want my opposition to the following property Tax ID 217N02W15B004. Put on record. Adding 56 more lots to a single exit road which Sylvan is would not only be dangerous but also irresponsible. Sylvan road already has too much traffic on it, the intersection at Parks is a dangerous. It becomes very congested with those making u-turns to get into Tesoro, Knik Kountry Liquor and Cadillac Cafe. Then we all have to deal with the morning and afternoon congestion when parents are dropping and picking kids up from the Charter school. This road can not handle 56 more homes if that is what the intention is by Dennis Byler. As we all know he does not build just single family homes he does those "detached" four plex's that has ruined the Turners corner heading to beautiful Hatcher's Pass. Along with all the ones down KGB also over off Fairview loop. His reputation for quality isn't there either. Please put my opposition on record for his proposed subdivision.

Very Respectful David L Fraker

Sent from my iPhone

Amy Otto-Buchanan

From: David Fraker <bowkermech@gmail.com>
Sent: Monday, May 24, 2021 10:27 PM
To: MSB Platting
Subject: Opposition for Byler Bruns Lake Overlook

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

To whom it may concern,

I own Bowker Mechanical which is on the corner of Sylvan and Anna Marie Dr. I would like my opposition put on record for the proposed subdivision that Dennis Byler has requested for the following property.

Tax ID 217N02W15B004. 56 more single family dwellings would be too many, but Byler doesn't typically do single family dwellings he does these "detached" four plex's, Now we are talking about a potential 224 dwellings.

This road can not handle the current amount of traffic it gets between the Charter School, Knik Kountry Liquor, Cadillac Cafe, Builders Choice truss plant and the place with all the "MODS" that get shipped to the slope. Allowing this 56 lots to be developed on a 65 acre parcel would be irresponsible. Sylvan is a single exit and in the case of a fire like we have seen in recent years in Willow, we can not afford to put the lives of everyone that is already living here in jeopardy.

On another not QAP has requested to mine a 150-160 acres on this road as well which according to QAP that would add 500 trucks a day to this road. Sylvan can not handle that much traffic. I oppose Dennis Bylers request for his subdivision.

Very Respectfully

David L Fraker

Sent from my iPhone

EXHIBIT H-37

CERTIFICATE OF OWNERSHIP & DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I, HEREBY AGREE TO THIS MASTER PLAN AND PLEDGE TO DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN AS EACH PHASE IS RECORDED.

DENNIS E. BYLER
P.O. BOX 877750
WASILLA, ALASKA 99687

DATE

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

BENEFICIARIES

FREDERICK W. MAYER
1234 N. EL CAJON
VISALIA, CALIFORNIA

DATE

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF CALIFORNIA

MY COMMISSION EXPIRES _____

TRACY HUNT MAYER
1234 N. EL CAJON
VISALIA, CALIFORNIA

DATE

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF CALIFORNIA

MY COMMISSION EXPIRES _____

SIGNATURE

DATE

NAME/TITLE
KELLER WILLIAMS REALTY ALASKA GROUP WASILLA
621 S. KNIK-GOOSE BAY ROAD
WASILLA, ALASKA 99645

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

LEGEND

- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊙ FOUND 3 1/4" ALUMNUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 2" ALUMNUM CAP AS SHOWN AND DESCRIBED
- FOUND 2" BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- △ SURVEY CONTROL POINT

LINE TABLE

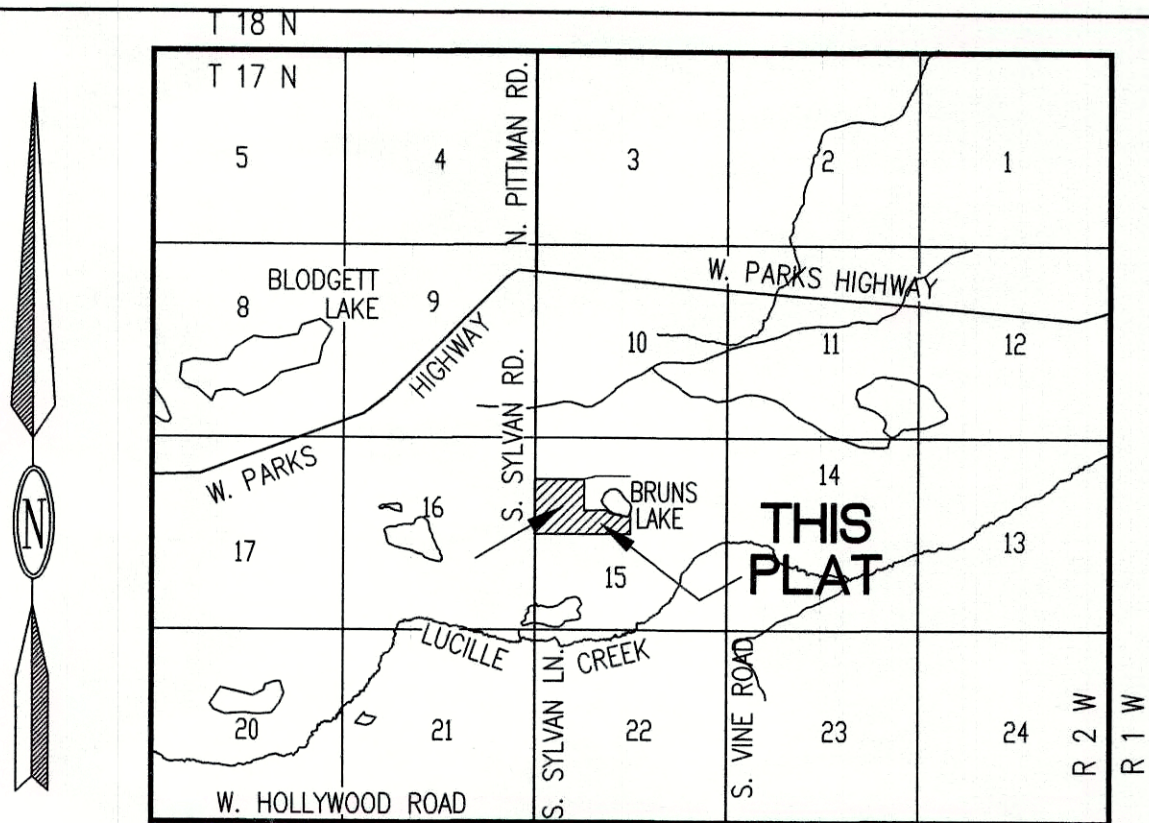
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L2	30.00'	N89°56'52"E
L3	30.00'	S13°28'46"W
L4	30.00'	S00°31'14"E
L5	14.75'	N00°10'38"W
L6	30.42'	N12°30'42"E
L7	60.68'	N18°28'37"E
L8	63.63'	S88°13'03"E
L9	59.37'	S81°10'23"E
L10	52.63'	S46°07'40"E
L11	30.00'	S00°10'56"E
L12	60.10'	S00°10'56"E
L13	29.97'	N00°10'56"W
L14	29.97'	S89°52'22"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	371.08'	222.00'	245.56'	95°46'14"	329.36'	N48°06'53"W
C2	101.31'	252.00'	51.35'	23°02'06"	100.63'	N11°43'33"W
C3	320.00'	252.00'	185.64'	72°45'24"	298.93'	N69°37'18"W
C4	57.79'	282.00'	29.00'	11°44'32"	57.69'	N06°03'47"W
C5	41.85'	30.00'	25.14'	79°56'02"	38.54'	S28°01'59"W
C6	17.52'	260.00'	8.76'	03°51'38"	17.52'	N66°04'11"E
C7	95.93'	260.00'	48.52'	21°08'22"	95.38'	N53°34'11"E
C8	38.67'	260.00'	19.37'	08°31'15"	38.63'	N38°44'22"E
C9	134.56'	230.00'	69.27'	33°31'15"	132.65'	N51°14'23"E
C10	117.01'	200.00'	60.23'	33°31'15"	115.35'	N51°14'22"E
C11	47.12'	30.00'	30.00'	90°00'00"	42.43'	S79°28'46"W
C12	95.29'	260.00'	48.19'	21°00'00"	94.76'	S66°01'14"E
C13	84.30'	230.00'	42.63'	21°00'00"	83.83'	S66°01'15"E
C14	73.30'	200.00'	37.07'	21°00'00"	72.89'	S66°01'14"E
C15	54.95'	50.00'	30.62'	62°57'52"	52.22'	N45°02'18"W
C16	103.09'	60.00'	69.56'	98°26'37"	90.87'	S62°46'42"E
C17	57.09'	60.00'	30.92'	54°31'14"	54.96'	N40°44'23"E
C18	158.83'	260.00'	81.98'	35°00'00"	156.37'	N73°01'14"W
C19	77.20'	60.00'	44.99'	73°43'19"	71.99'	S52°37'06"W
C20	81.68'	60.00'	48.59'	78°00'00"	75.52'	S23°14'33"E
C21	79.59'	60.00'	46.88'	76°00'00"	73.88'	N79°45'26"E
C22	70.32'	50.00'	42.39'	80°34'56"	64.67'	S82°02'54"W
C23	47.12'	30.00'	30.00'	90°00'00"	42.43'	N10°31'14"W
C24	118.39'	282.00'	60.08'	24°03'18"	117.53'	N83°58'21"W
C25	186.20'	282.00'	96.64'	37°49'57"	182.84'	N53°01'44"W
C26	47.12'	30.00'	30.00'	90°00'00"	42.43'	S51°00'00"E
C27	59.34'	200.00'	29.89'	17°00'00"	59.12'	S02°30'00"W
C28	68.24'	230.00'	34.37'	17°00'00"	67.99'	S02°30'00"W
C29	36.24'	260.00'	18.15'	07°59'13"	36.21'	S02°00'23"E
C30	40.90'	260.00'	20.49'	09°00'47"	40.86'	S06°29'37"W
C31	38.40'	200.00'	19.26'	11°00'00"	38.34'	N05°30'00"E
C32	44.16'	230.00'	22.15'	11°00'00"	44.09'	N05°30'00"E
C33	49.92'	260.00'	25.04'	11°00'00"	49.84'	N05°30'00"E
C34	47.12'	30.00'	30.00'	90°00'00"	42.43'	N39°00'00"E
C35	54.78'	280.00'	27.48'	11°12'31"	54.69'	N89°36'16"E
C36	86.95'	280.00'	43.83'	17°47'29"	86.60'	S75°53'44"E
C37	126.54'	250.00'	64.65'	29°00'00"	125.19'	S81°30'00"E
C38	76.91'	220.00'	38.85'	20°01'48"	76.52'	S85°59'06"E
C39	34.44'	220.00'	17.26'	08°58'12"	34.41'	S71°29'06"E
C40	67.76'	320.00'	34.01'	12°07'55"	67.63'	N73°03'58"W
C41	60.70'	320.00'	30.44'	10°52'05"	60.61'	N84°33'58"W
C42	47.23'	30.00'	30.11'	90°12'03"	42.50'	S44°53'58"W
C43	47.02'	30.00'	29.89'	89°47'57"	42.35'	S45°06'02"E
C44	24.43'	350.00'	12.22'	04°00'00"	24.43'	N88°00'00"W
C45	116.06'	350.00'	58.57'	19°00'00"	115.53'	N76°30'00"W
C46	70.20'	380.00'	35.20'	10°35'06"	70.10'	N72°17'33"W
C47	42.72'	30.00'	25.89'	81°35'06"	39.20'	S36°47'33"E
C48	45.03'	30.00'	27.98'	86°00'00"	40.92'	N47°00'00"E
C49	37.82'	50.00'	19.87'	43°20'30"	36.93'	S25°40'15"W
C50	26.54'	60.00'	13.49'	25°20'30"	26.32'	N34°40'15"E
C51	47.12'	60.00'	24.85'	45°00'00"	45.92'	N00°30'00"W
C52	104.77'	60.00'	71.57'	100°02'59"	91.96'	N73°01'29"W
C53	50.63'	60.00'	26.93'	48°21'04"	49.14'	S32°46'29"W
C54	50.20'	60.00'	26.68'	47°56'28"	48.75'	S15°22'16"E
C55	37.82'	50.00'	19.87'	43°20'30"	36.93'	N17°40'15"W
C56	47.23'	30.00'	30.11'	90°12'03"	42.50'	S44°53'58"W
C57	47.12'	30.00'	30.00'	90°00'00"	42.43'	N45°00'00"W
C58	47.12'	30.00'	30.00'	90°00'00"	42.43'	S45°00'00"W
C59	47.10'	30.00'	29.97'	89°56'42"	42.41'	N45°09'17"W
C60	47.16'	30.00'	30.04'	90°04'25"	42.45'	S44°50'09"W
C61	47.02'	30.00'	29.89'	89°47'57"	42.35'	S45°06'02"E
C62	40.78'	30.00'	24.24'	77°53'15"	37.71'	S73°03'23"E

THIS PLAT

CONTROL SKETCH
1 INCH = 300 FEET



VICINITY MAP
SCALE 1" = 1 MILE

NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- BASIS OF BEARING FROM GPS OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
- EASEMENTS OF RECORD NOT SHOWN HEREON:
 - o) M.E.A. EASEMENT RECORDED OCTOBER 6, 1961 IN BOOK 39 AT PAGE 61

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE MASTER PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE MASTER PLAN HAS BEEN APPROVED BY THE PLATTING BOARD ON _____, 20____, BY
RESOLUTION NO. _____ AND
WILL EXPIRE ON _____, 20____.

DATE _____ PLANNING & LAND USE DIRECTOR
ATTEST: _____ PLATTING CLERK

Agenda Copy

RECEIVED
APR 2 2021
PLATTING

A MASTER PLAN OF

BRUNS LAKE OVERLOOK

A SUBDIVISION OF THE
S1/2 SE1/4 NW1/4 AND SW1/4 W1/4 AND
BEGINNING AT THE NW CORNER OF THE NW1/4,
THENCE SOUTH 165 FEET; THENCE NORTH 165 FEET;
THENCE WEST 1320 FEET TO THE POINT OF BEGINNING
ALL WITHIN THE NW1/4 SECTION 15, T. 17 N., R. 2 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 64.74 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

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

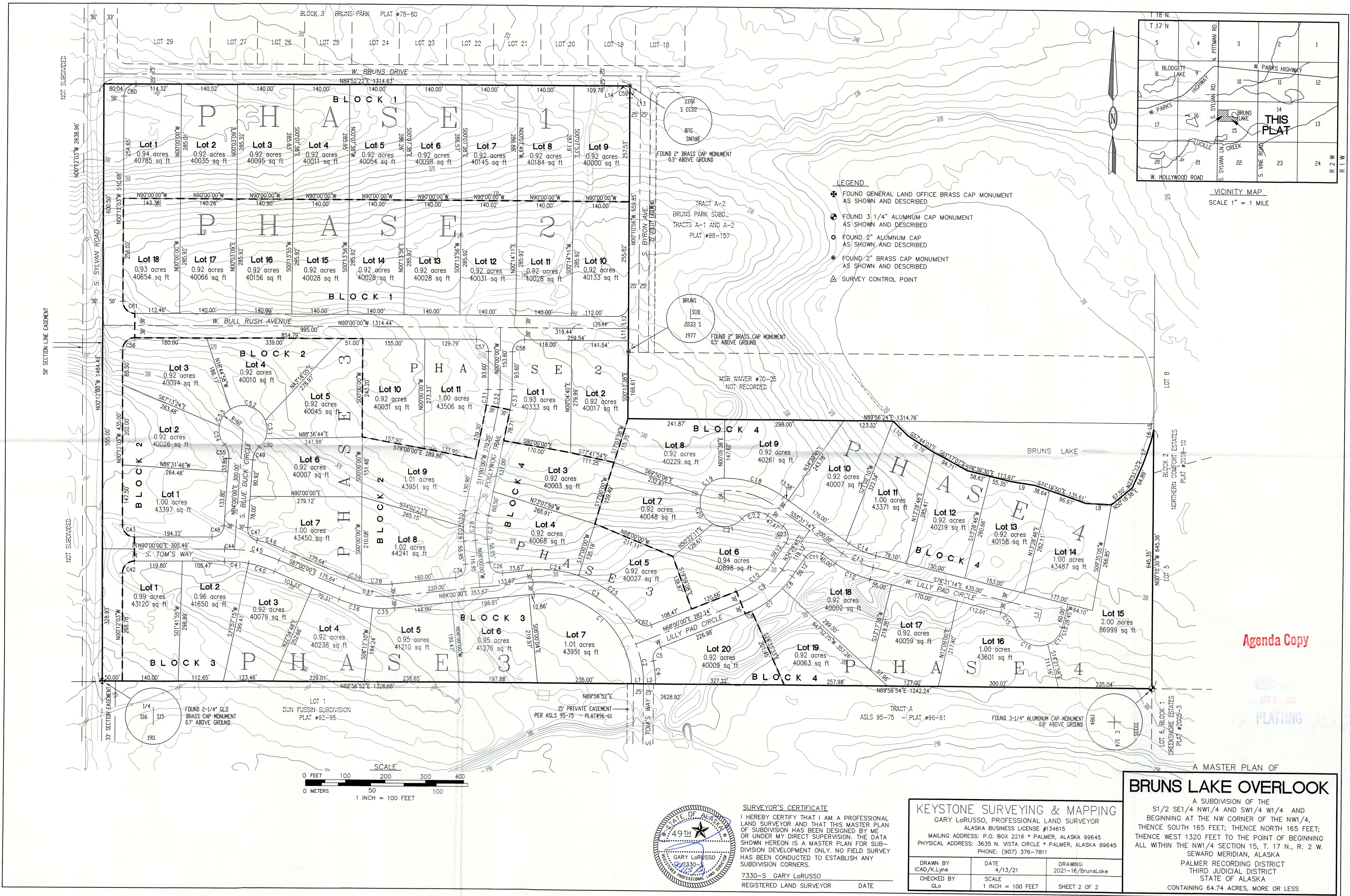
DRAWN BY ICAD/K.Lyne	DATE 4/13/21	DRAWING: 2021-16/BrunsLake
CHECKED BY Glo	SCALE 1 INCH = 300 FEET	SHEET 1 OF 2



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT THIS MASTER PLAN OF SUBDIVISION HAS BEEN DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION. THE DATA SHOWN HEREON IS A MASTER PLAN FOR SUBDIVISION DEVELOPMENT ONLY. NO FIELD SURVEY HAS BEEN CONDUCTED TO ESTABLISH ANY SUBDIVISION CORNERS.

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE _____



6C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 17, 2021**

PRELIMINARY PLAT: JANA ESTATES PHASE 2

LEGAL DESCRIPTION: SEC 8, T17N, R04W, SEWARD MERIDIAN AK

PETITIONERS: NANCY A. NOLFI-DODGE & ADRIAN P. NOLFI

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/PIONEER ENGINEERING, LLC

ACRES: 126.7 ± **PARCELS:** 10

REVIEWED BY: FRED WAGNER **CASE #:** 2021-065

REQUEST: The request is to create one lot and 9 tracts from Lots 2, 3, 4 and Tract D, Block 2, PHASE I JANA ESTATES, Plat # 87-35, to be known as **JANA ESTATES PHASE 2**, containing 126.7 acres more or less. The plat is located west of Big Lake, directly north of W. Susitna Parkway, directly west of S. Jay Sedor Street, and directly east of S. Kenaka Bena Loop, within Section 34, Township 17 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 4 pgs
EXHIBIT B – 5 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Department of Emergency Services
Utilities
ADOT&PF
Planning Division

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 3 pgs
EXHIBIT F – 2 pgs
EXHIBIT G – 1 pg

DISCUSSION: Proposed Tract D-1 will have access from borough maintained S. Nolfi Court & S. Kenaka Bena Loop and state maintained W. Susitna Parkway. Proposed Tract D-2 has access from S. Kenaka Bena Loop. The remaining Tracts and Lot all take access from borough maintained S. Winterset Drive. Proposed Tract D-7 is a flag lot. All requirements are met pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, MSB 43.20.140 Physical Access and MSB 43.20.300(E)(6)(b) Flag Lots. The proposed lots each have 60' of road frontage consistent with MSB 43.20.320 Frontage.

Soils: Pioneer Engineering LLC provided a soils report, which includes two test hole logs and a test hole location map at **Exhibit B**. The test holes were excavated to 12' deep and groundwater was not encountered in either test hole. The receiving soils are classified as Sand & Gravel (SP/GP). No further action is required to establish sufficient useable area. The proposed lots have 10,000 sq. ft. of contiguous useable septic area and an additional 10,000 sq. ft. of building area consistent with MSB 43.20.281.

Traffic Analysis: Traffic count shown at **Exhibit B-5**.

Comments:

Department of Public Works Operations & Maintenance (**Exhibit C**) comment; “Is there a detailed topographic narrative for the lots greater than 10 acres? Lot 4A is changing by more than an aggregate of 2000 sf, so I think useable area still needs to be addressed. Test holes from Jana Estates Phase 1 could be used.” *Staff notes that a petitioner can submit a topographic Narrative in lieu of topographic mapping. Petitioner’s surveyor provided topographic mapping on the preliminary plat submittal.*

“The cul-de-sac should be relocated to the end of the road extension. This does not meet the definition of a stub road as it does not terminate at the boundary of the subdivision. Coordinate removal of the existing cul-de-sac with O&M.” *Staff notes that as a result of this comment the petitioner will configure lots such that Tracts D-3 through D-6 all take access from the existing temporary cul de sac.*

“The drainage plan is insufficient – it does not show proposed ditches or drainage features.” *Staff notes that since no new road construction is proposed a drainage plan is not required.*

This proposed subdivision is increasing the number of lots by 6. Submit potential ADT counts at each intersection out to Susitna Parkway. (**Exhibit B-5**)

Department of Emergency Services (**Exhibit D**) has no issues.

Planning Division (**Exhibit G**) comments; “ Wetlands exist on the west side of the original parcel. IF development is to occur across these wetlands, a permit needs to be obtained from the U.S. Army Corps of Engineers. In addition, owners developing near wetlands should adhere to The Best Management Practices for Development Around Water Bodies which maintains a 75’ setback and other recommended BMP activities to apply to wetlands properties as well as waterfront.

This parcel exists within in active Alaska Department of Natural Resources oil and gas lease sale tract (DNR casefile: LST CI0698). For more information contact the DNR Public Information Center at 907-269-8400.

Tracts D3, D-6, and D-7 are considered flag lots. The Planning Division strongly discourages adjacent flag lots. Adjacent flag lots can lead to multiple driveways spaced closely together, decreasing the functionality of the connecting road. Many of these long, narrow driveways are not suitable for fire service vehicle access. They can also create drainage problems along this section of the connecting road. Instead, the owner should dedicate a Public Use Easement (PUE) to serve as an access road for the new parcels created. This also allows access for additional driveways in the event of future subdivision or development adjacent to the property.” *Staff notes that D-6 is not a flag lot. Flag lots are defined as having a pole portion no greater than 100 feet wide. Also, none of the flag sections of the lots are adjacent and code does not require a PUE dedication if a single flag portion is 60 feet wide as it will allow for future dedication should an owner so decide.*

Utilities: (**Exhibit E**) Enstar and GCI have no comments or objections. MTA requests a 15’ utility easement (see **Recommendation #7**). MEA did not respond to the Request for Comments.

ADOT&PF: (Exhibit F) ADOT&PF has no comment.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MEA; MSB Community Development, Assessments, Pre-Design Division or Development Services.

CONCLUSION: The preliminary plat of Jana Estates Phase 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

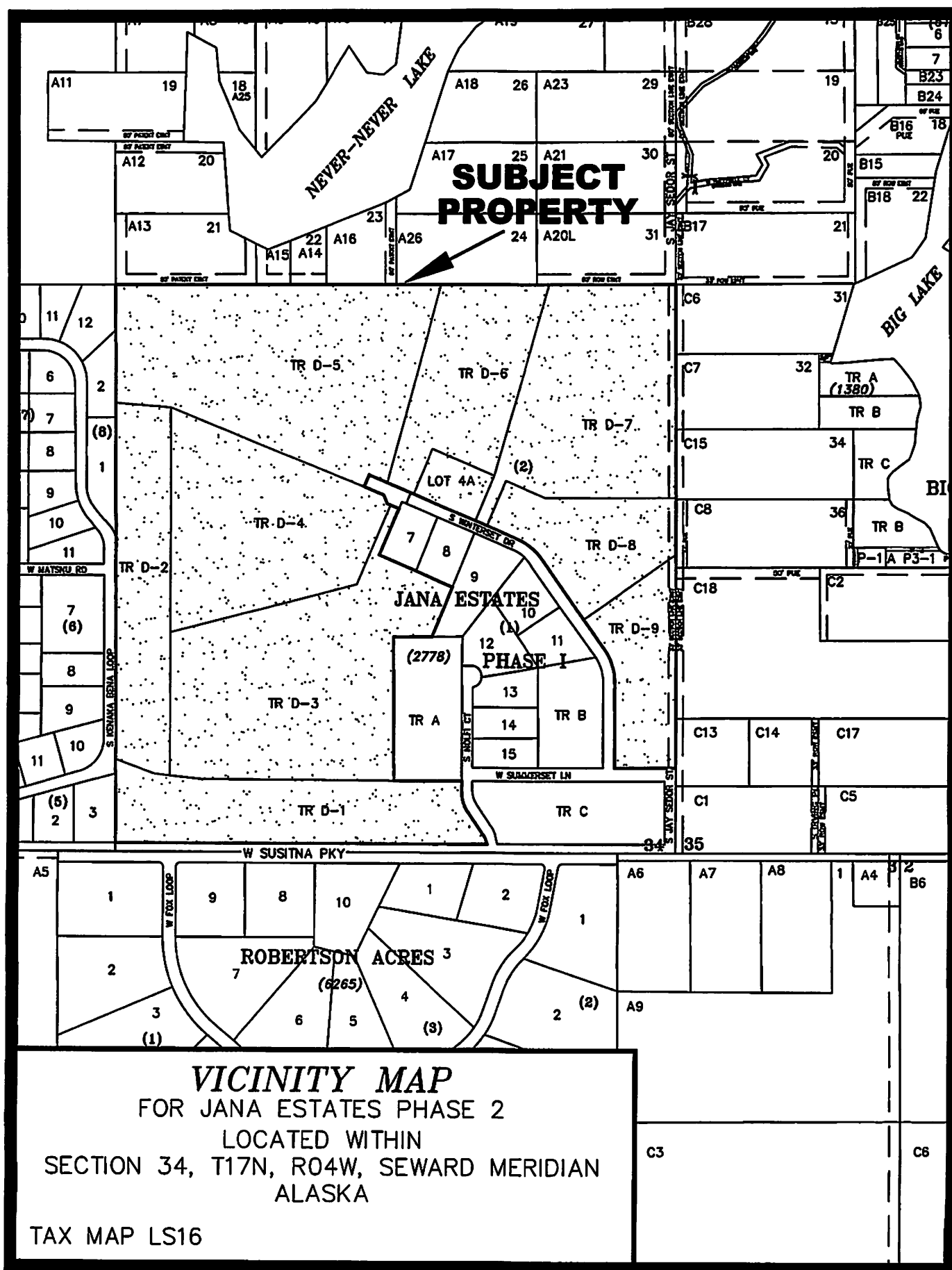
FINDINGS OF FACT

1. The plat of Jana Estates Phase 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(3). All lots have the required useable septic area 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 will have the required frontage pursuant to MSB 43.20.320 and 43.20.300(E)(6)(i).
5. MTA requests a 15' utility easement.
6. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MEA; MSB Community Development, Assessments, Pre-Design Division or Development Services.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of JANA ESTATES PHASE 2, Section 8, Township 17 North, Range 4 West, Seward Meridian, Alaska, contingent on staff recommendations:

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



VICINITY MAP

FOR JANA ESTATES PHASE 2

LOCATED WITHIN

SECTION 34, T17N, R04W, SEWARD MERIDIAN
ALASKA

TAX MAP LS16





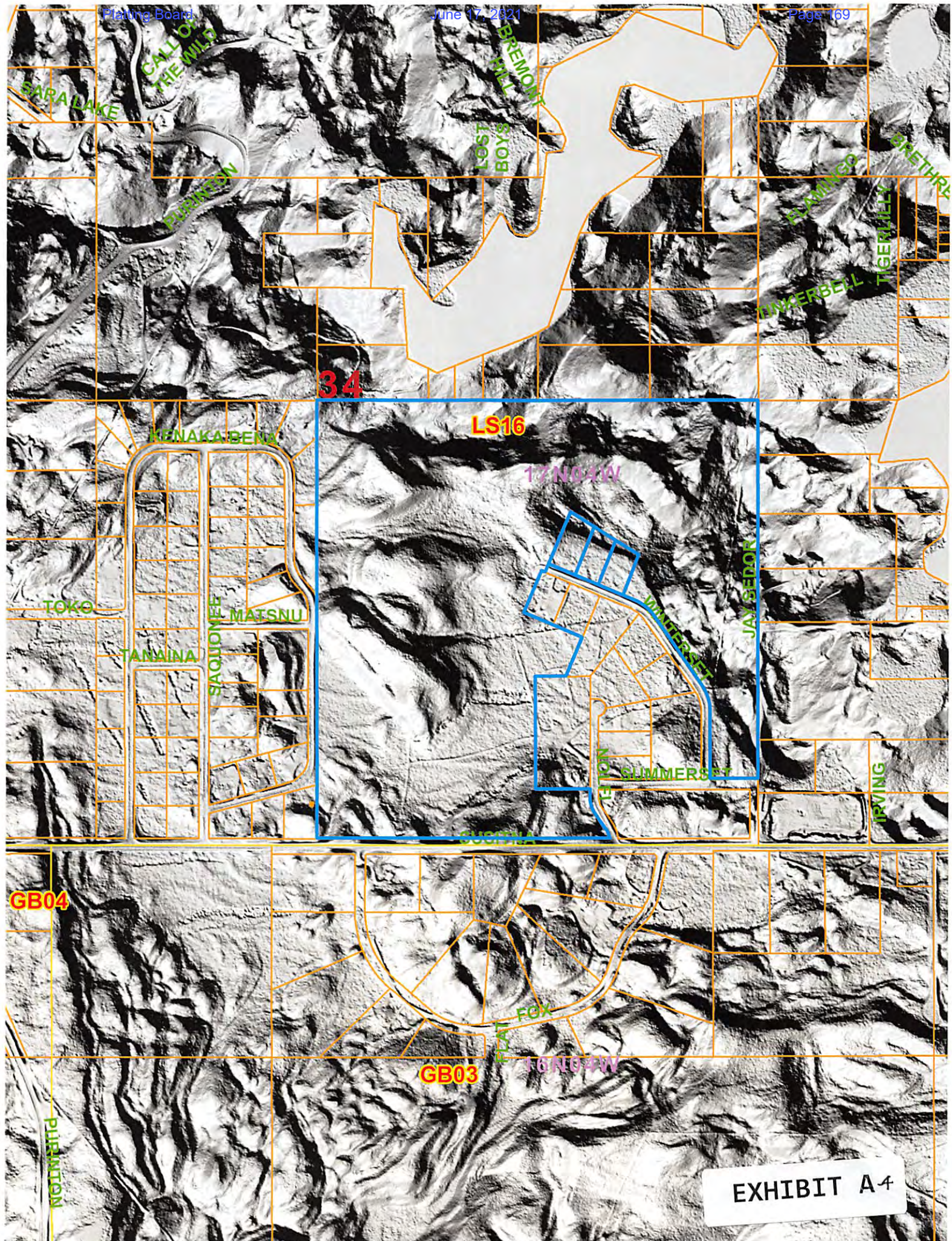


EXHIBIT A4



Pioneer Engineering LLC

Professional, Reliable, Local

April 8, 2021

RE: Usable Area Report
T17N R4W Section 34
Jana Estates Phase 1, Tract D

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 Keystone Surveying, I performed a soils investigation for the above-referenced proposed subdivision. The project plans to create 9 tracts from the parent parcel which is approximately 123.4 acres. The first 7 tracts are all greater than 10 acres and do not require soils investigations. However, Tracts D-8 and D-9 will be 7.33 and 6.38 acres, respectively and are addressed by this soils report. Additionally, Lot 4A is the enlargement of a Lot that was previously approved by ADEC so no soils testing is required.

Test Hole: Two new test holes were excavated on 4-5-21. The test holes were each 12' deep and were sited in the center of each new tract to best represent the soil conditions for each tract. The test holes showed approximately two feet of topsoil overlaying 8 feet to 10 feet of predominantly sands & gravels. Groundwater was not encountered in either test hole. 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 useable 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



EXHIBIT B-1

SOIL LOG

Job Number: 2021-SW-062

Project Location: Jana Estates Phase 2, Tract D-8

Logged By: Steve Wilson

Date: 4-5-21

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Sand & gravel (SP/GP)
4	
5	
6	
7	
8	
9	
10	
11	Sand & w/ trace of silt (SP)
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-062

Project Location: Jana Estates Phase 2, Tract D-9

Logged By: Steve Wilson

Date: 4-5-21

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Sand & gravel (SP/GP)
4	
5	
6	
7	
8	
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.

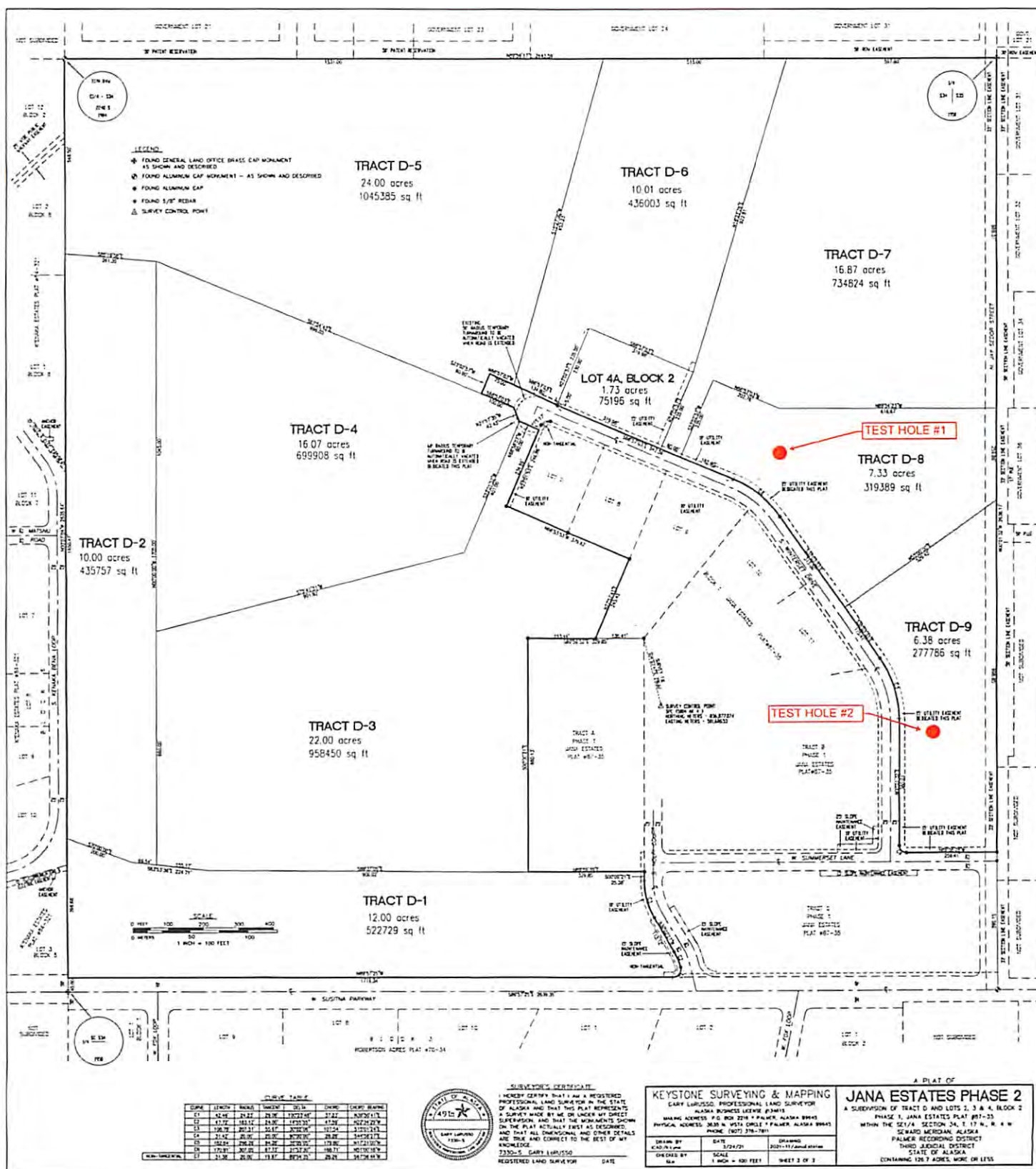


EXHIBIT B5

Fred Wagner

From: Jamie Taylor
Sent: Thursday, May 27, 2021 4:30 PM
To: Fred Wagner
Cc: Mike Lachelt
Subject: RE: RFC Jana Estates Phase 2 #2021-065 (FW)

Is there a detailed topographic narrative for the lots greater than 10 acres? Lot 4A is changing by more than an aggregate of 2000 sf, so I think useable area still needs to be addressed. Test holes from Jana Estates Phase 1 could be used.

The cul-de-sac should be relocated to the end of the road extension. This does not meet the definition of a stub road as it does not terminate at the boundary of the subdivision. Coordinate removal of the existing cul-de-sac with O&M.

The drainage plan is insufficient – it does not show proposed ditches or drainage features.

This proposed subdivision is increasing the number of lots by 6. Submit potential ADT counts at each intersection out to Susitna Parkway.

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: Thursday, May 6, 2021 11:55 AM
To: allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; mokietew@gmail.com
Subject: RFC Jana Estates Phase 2 #2021-065 (FW)

EXHIBIT C

Fred Wagner

From: Fire Code
Sent: Tuesday, May 18, 2021 2:43 PM
To: Fred Wagner
Subject: RE: RFC Jana Estates Phase 2 #2021-065 (FW)

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



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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Thursday, May 6, 2021 11:55 AM
To: allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; mokietew@gmail.com
Subject: RFC Jana Estates Phase 2 #2021-065 (FW)

All,

Below is a link to a Request for Comments on Jana Estates Phase 2, MSB Case #2021-065, Tech FW, RSA #21

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EnFiY8QC4QdHpAXpx6xB8LMB2gQ9jJtyvpVgwG0oSTI0bQ?e=HCIOZc

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: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Friday, May 7, 2021 10:44 AM
To: Fred Wagner
Cc: Sterling Lopez; Andrew Fraiser
Subject: RE: RFC Jana Estates Phase 2 #2021-065 (FW)
Attachments: MSB No Comments 2021-065.pdf

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

Hello,

Please see ENSTAR's attached response to MSB Case 2021-065 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: Thursday, May 6, 2021 11:55 AM
To: allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; ospdesign@gci.com; mokietew@gmail.com
Subject: RFC Jana Estates Phase 2 #2021-065 (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 Jana Estates Phase 2, MSB Case #2021-065, Tech FW, RSA #21

Fred Wagner

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, May 7, 2021 3:03 PM
To: Fred Wagner
Cc: OSP Design Group
Subject: RE: RFC Jana Estates Phase 2 #2021-065 (FW)
Attachments: Agenda Plat Sht 1.pdf; Agenda Plat Sht 2.pdf; Drainage Plan.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: Thursday, May 6, 2021 11:55 AM

To: allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mokietew@gmail.com

Subject: RFC Jana Estates Phase 2 #2021-065 (FW)

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

All,

Below is a link to a Request for Comments on Jana Estates Phase 2, MSB Case #2021-065, Tech FW, RSA #21

https://matsugovus-my.sharepoint.com/:f:/g/personal/frederic_wagner_matsugov_us/EnFiY8QC4QdHpAXpx6xB8LMB2gQ9jJtyvpVgwG0oSTI0bQ?e=HClQZc

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

EXHIBIT E-2

Fred Wagner

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, May 11, 2021 3:31 PM
To: Fred Wagner
Subject: RE: RFC Jana Estates Phase 2 #2021-065 (FW)
Attachments: Scan2021-05-11_152810.jpg

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

Hello,

MTA has reviewed the plat for Jana Estates Phase 2. MTA would like to request a 15' utility easement as shown on the attached plat.

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: Thursday, May 6, 2021 11:55 AM
To: allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; mokietew@gmail.com
Subject: RFC Jana Estates Phase 2 #2021-065 (FW)

All,



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

June 2, 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:

- **Tax Map WI 10, Sec 18, T19N, R04W (Famer Surveying & Nelson)**
- **Bru-Nette Park, Plat No. 2020-86 (Bru-Nette & RI Corp, Acutek Geomatics)**
- **Jana Estates Phase 2 (Nolfi-Dodge)**
- **Adalynn Acres (Goldman Global)**
- **Valley Ridge Master Plan (Liberty Development)**
- **US Survey 5047 (Jolin & Farmer Surveying)**

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

- **Latitude North Estates Master Plan (Latitude North Const.)**
 - No direct access will be granted to the Parks Highway from any of the lots. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Parks Highway when there are alternative routes.
 - We strongly recommend that the petitioner dedicate right of way along the southern edge of the property to provide the connection between Padre Pio Road
- **Olympic 2019, Plat No. 2020-65 (Valley Real Estate & Denali North)**
 - No direct access will be granted to the Parks Highway from any of the lots. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Parks Highway when there are alternative routes. The existing driveway onto the Parks Highway must be removed.
 - We strongly recommend the petitioner establish an east-west connection to the adjacent property that could align with Coghlan Circle in the future. The connection does not need to be constructed at present, but merely established by easement to that as the adjacent

properties develop, a connection can be established that would allow this subdivision access to Stanley Road. This is a much better access point onto the Parks Highway than Lamont Circle as Stanley Road is planned to be a signaled intersection. This connection through will not only be beneficial for access but will improve the property value.

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. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner 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

Fred Wagner

From: Kelsey Anderson
Sent: Tuesday, May 25, 2021 10:35 AM
To: Fred Wagner
Subject: RE: RFC Jana Estates Phase 2 #2021-065 (FW)

PA20210065

NATURAL RESOURCES

Wetlands exist on the west side of the original parcel. IF development is to occur across these wetlands, a permit needs to be obtained from the U.S. Army Corps of Engineers. In addition, owners developing near wetlands should adhere to *The Best Management Practices for Development Around Water Bodies* which maintains a 75' setback and other recommended BMP activities to apply to wetlands properties as well as waterfront.

This parcel exists within in active Alaska Department of Natural Resources oil and gas lease sale tract (DNR casefile: LST CIO698). For more information contact the DNR Public Information Center at 907-269-8400.

ACCESS

Tracts D3, D-6, and D-7 are considered flag lots. The Planning Division strongly discourages adjacent flag lots. Adjacent flag lots can lead to multiple driveways spaced closely together, decreasing the functionality of the connecting road. Many of these long, narrow driveways are not suitable for fire service vehicle access. They can also create drainage problems along this section of the connecting road. Instead, the owner should dedicate a Public Use Easement (PUE) to serve as an access road for the new parcels created. This also allows access for additional driveways in the event of future subdivision or development adjacent to the property.

Kelsey Anderson

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

From: Fred Wagner <Frederic.Wagner@matsugov.us>

Sent: Thursday, May 6, 2021 11:55 AM

To: allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyle.hylton@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; There:

EXHIBIT G

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

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

MY COMMISSION EXPIRES _____

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

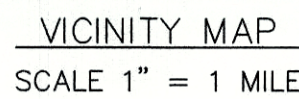
MY COMMISSION EXPIRES _____

DATED _____, 20____, AND THAT
THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT,
STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

ATTEST: _____
PLATTING CLERK

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____



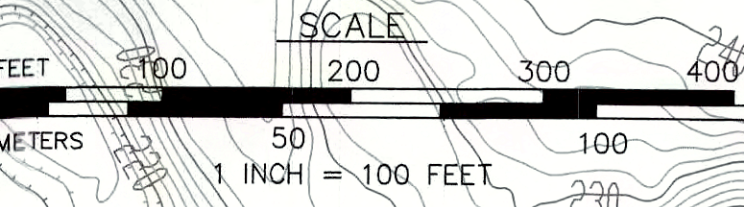
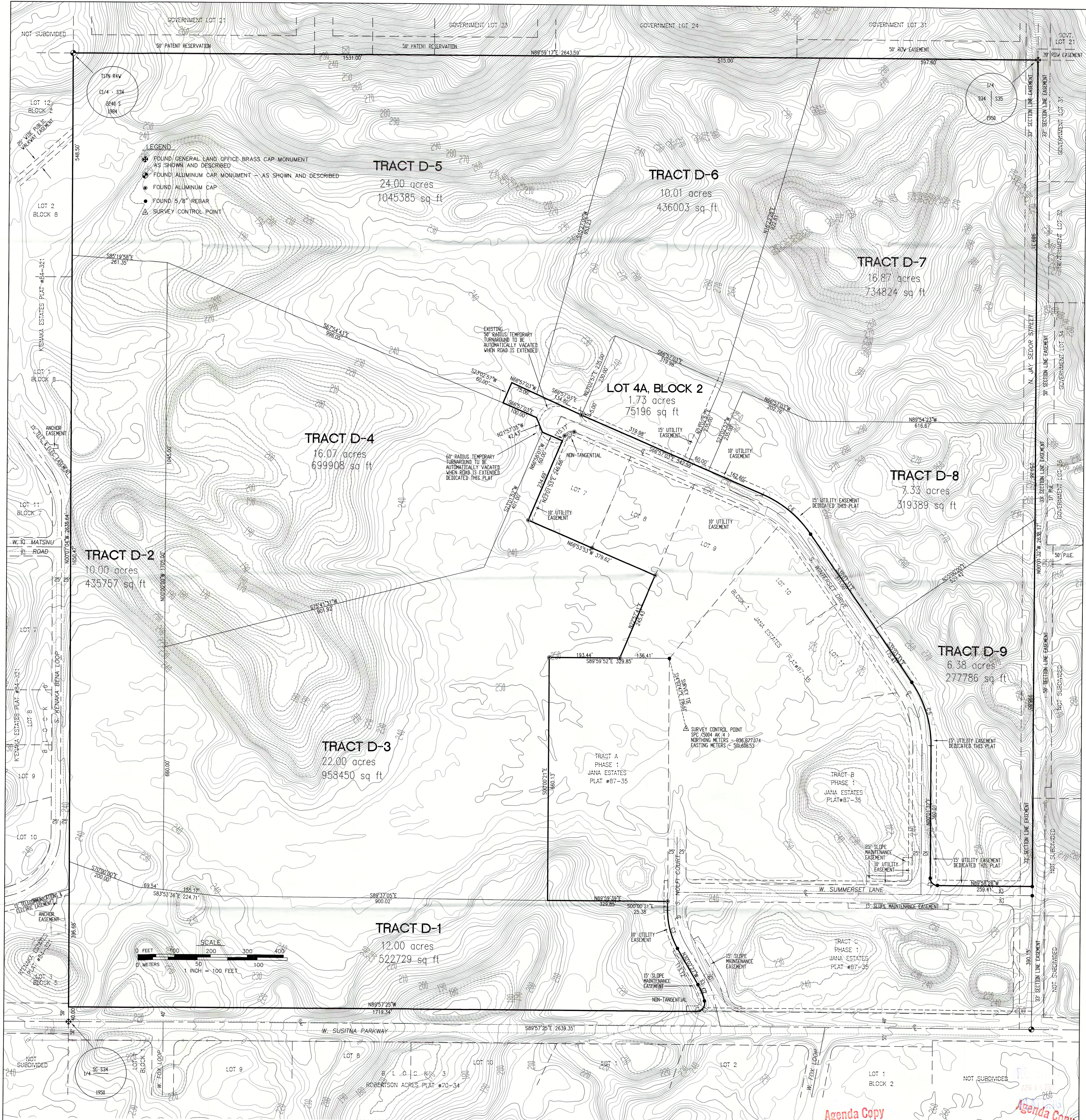
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) M.E.A. EASEMENT RECORDED JULY 26, 1984 IN BOOK 370 AT PAGE 585
6. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED JULY 30, 1984 IN BOOK 370 AT PAGE 949 WITH AMENDMENTS THERETO RECORDED: JANUARY 31, 1984 IN BOOK 371 AT PAGE 125, PALMER RECORDING DISTRICT.



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

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

<p>A PLAT OF</p> <h1>JANA ESTATES PHASE 2</h1> <p>A SUBDIVISION OF TRACT D AND LOTS 2, 3 & 4, BLOCK 2 PHASE 1, JANA ESTATES PLAT #87-35</p> <p>WITHIN THE SE1/4 SECTION 34, T. 17 N., R. 4 W. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 126.7 ACRES, MORE OR LESS</p>		
<h2>KEYSTONE SURVEYING & MAPPING</h2> <p>GARY LORUSSO, PROFESSIONAL LAND SURVEYOR ALASKA BUSINESS LICENSE #134615</p> <p>MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645 PHYSICAL ADDRESS: 3635 N. VISTA CIRLE • PALMER, ALASKA 99645 PHONE: (907) 376-7811</p>		
<p>DRAWN BY iCAD/K.Lyne</p> <p>CHECKED BY GLO</p>	<p>DATE 3/24/21</p> <p>SCALE 1 INCH = 100 FEET</p>	<p>DRAWING: 2021-11/JanaEstates</p> <p>SHEET 1 OF 2</p>



CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING	
C1	42.46'	24.23'	29.08'	100°23'48"	37.23'	N39°50'41"E	
C2	47.72'	183.12'	24.00'	14°55'55"	47.59'	N22°34'29"W	
C3	108.78'	207.51'	55.67'	30°02'06"	107.54'	S15°01'24"E	
C4	31.42'	20.00'	20.00'	90°00'00"	28.28'	S44°58'27"E	
C5	182.64'	298.26'	94.28'	35°05'05"	179.80'	N17°31'00"W	
C6	170.91'	307.05'	87.73'	31°53'30"	168.71'	N51°00'18"W	
C7	31.38'	20.00'	19.97'	89°54'35"	28.26'	S67°56'44"W	



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

KEYSTONE SURVEYING & MAPPING
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7811
DRAWN BY: ICAD/K.Lyne DATE: 3/24/21 DRAWING: 2021-11/JanaEstates
CHECKED BY: GLO SCALE: 1 INCH = 100 FEET SHEET 2 OF 2

JANA ESTATES PHASE 2
A SUBDIVISION OF TRACT D AND LOTS 2, 3 & 4, BLOCK 2
PHASE 1, JANA ESTATES PLAT #87-35
WITHIN THE SE1/4 SECTION 34, T. 17 N., R. 4 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 126.7 ACRES, MORE OR LESS

Agenda Copy

Agenda Copy

6D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 17, 2021

PRELIMINARY PLAT: GOODWIN SECTION LINE EASEMENT VACATION

LEGAL DESCRIPTION: TRACT A, GOODWIN ESTATES PHASE I & NE ¼ SEC 15, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: MARY SUSANNE GOODWIN

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: 1.48± PARCELS: NA

REVIEWED BY: FRED WAGNER CASE #: 2021-066

REQUEST: The request is to vacate the 33-foot wide Section Line Easement (SLE) in Tract A, Goodwin Estates Phase I (Plat #2020-73) & a portion of the SLE in the NE ¼ Section 15, Township 18 North, Range 01 East, SM, AK, lying south of E. Tex-Al Drive, to be known as **GOODWIN SECTION LINE EASEMENT VACATION**, containing 1.48 acres +/- . Petitioner has preliminary approval from the State of Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Petition for Vacation of Section Line Easement
Preliminary Approval from SOA DNR DML&W

EXHIBIT A – 6 pgs
EXHIBIT B – 2 pgs
EXHIBIT C – 5 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Utilities
Fire Code
ADOT&PF
Public Comment

EXHIBIT D – 1 pg
EXHIBIT E – 4 pgs
EXHIBIT F – 1 pgs
EXHIBIT G – 2 pgs
EXHIBIT H – 1 pg

DISCUSSION: The proposed vacation of the Section Line Easement has received preliminary approval from the State of Alaska Department of Natural Resources, Division of Mining, Land and Water (SOA DNR DML&W) at **Exhibit C**.

Petition for Vacation of Section Line Easement: (Exhibit B) Pursuant to MSB 43.05.040 Section Line and State Recognized RS-2477 Easement Vacation, petitioner proposes to vacate portions of the Section Line Easements within Tract A, Goodwin Estates Phase I & the NE ¼ Section 15, Township 18 North, Range 1 East, Seward Meridian, Alaska. MSB 43.05.040(B)(1-9) notes an application for the vacation of a section line easement shall contain:

- a. a preliminary finding of approval from the State (B)(1);
- b. documentation from a land surveyor establishing the existence of the section line easement (B)(2);
- c. legal description of the section line easement (B)(3);

- d. reason for vacation request (B)(4);
- e. plat copies drawn to the requirement of the State (B)(5);
- f. current ADOT&PF final approval (B)(6);
- g. demonstration a reasonably comparable established alternate right-of-way that is sufficient to satisfy all present and reasonably foreseeable uses (B)(8); and
- h. demonstration that the vacation shall meet the standards of MSB 43.15.035 Vacations (B)(9).

Petitioner has received preliminary approval from SOA DNR DML&W, pursuant to MSB 43.5.040(B)(1), at **Exhibit C**. Final approval from the State will be required, pursuant to MSB 43.15.040(B)(6) (see **Recommendation #5**). Surveyor of record has provided research and documentation establishing the existence of the section line easement, pursuant to MSB 43.15.040(B)(2); documentation is on file with Platting staff. DNR has also provided Section Line Easement research, provided at **Exhibit C-3**. Plat copies, pursuant to MSB 43.15.040(B)(5), have been submitted and drawn to State specifications.

A legal description of the Section Line Easement, pursuant to MSB 43.15.040(B)(3), reason for the vacation request, pursuant to MSB 43.15.040(B)(4) and demonstration that a reasonably comparable, established alternate right-of-way exists, pursuant to MSB 43.15.040(B)(8), is contained in the Petition for Vacation of Section Line Easement.

Assembly approval of the elimination is required, pursuant to MSB 43.15.035(F) (see **Recommendation #1**). Pursuant to MSB 43.15.035(E) and MSB 43.10.065(G), the Public Notice of Vacation of Section Line Easement has been posted for 30 days prior to the hearing date. Petitioner to provide Affidavit of Posting of the Public Notice of Vacation of the Section Line Easement to Platting staff (see **Recommendation #7**).

SOILS: A soils report was not required, pursuant to MSB 43.15.035.

Comments:

Department of Public Works Operations & Maintenance (**Exhibit D**) has no objection.

Utilities: (**Exhibit E**) Enstar and GCI have no comments or objections. MTA has no comments. MEA does not object to vacating the Section Line Easement; however, they request an easement to be shown on the plat (see **Recommendation #6**).

Fire Code: (**Exhibit F**) Fire Marshal Donald Cuthbert states, "Fire and Life Safety has no issue with this."

ADOT&PF: (**Exhibit G**) ADOT&PF has no comment.

DNR: (**Exhibit H**) George Horton, PLS, states, "The DNR, DML&W, Survey Section will provide comment via our Final Finding & Decision for DNR case EV-3-326 – Pending at this time. MSB will be provided a copy of the FFD once issued."

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G, Community Council Fishhook; USACE: Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Capital Projects, Assessments, Planning, Development Services, or the public.

CONCLUSION: The vacation the Section Line Easement within Tract A, Goodwin Estates Phase I, Plat #2020-73 & a portion of the Section Line Easement within the NE ¼ SEC 15, T18N, R01E, Seward Meridian, Alaska is consistent with MSB 43.15.040 Section Line Easement Vacations and MSB 43.15.035 Vacations. There were no objections from any federal or state agencies, Borough departments, utilities or the public. A soils report was not required, pursuant to MSB 43.15.035.

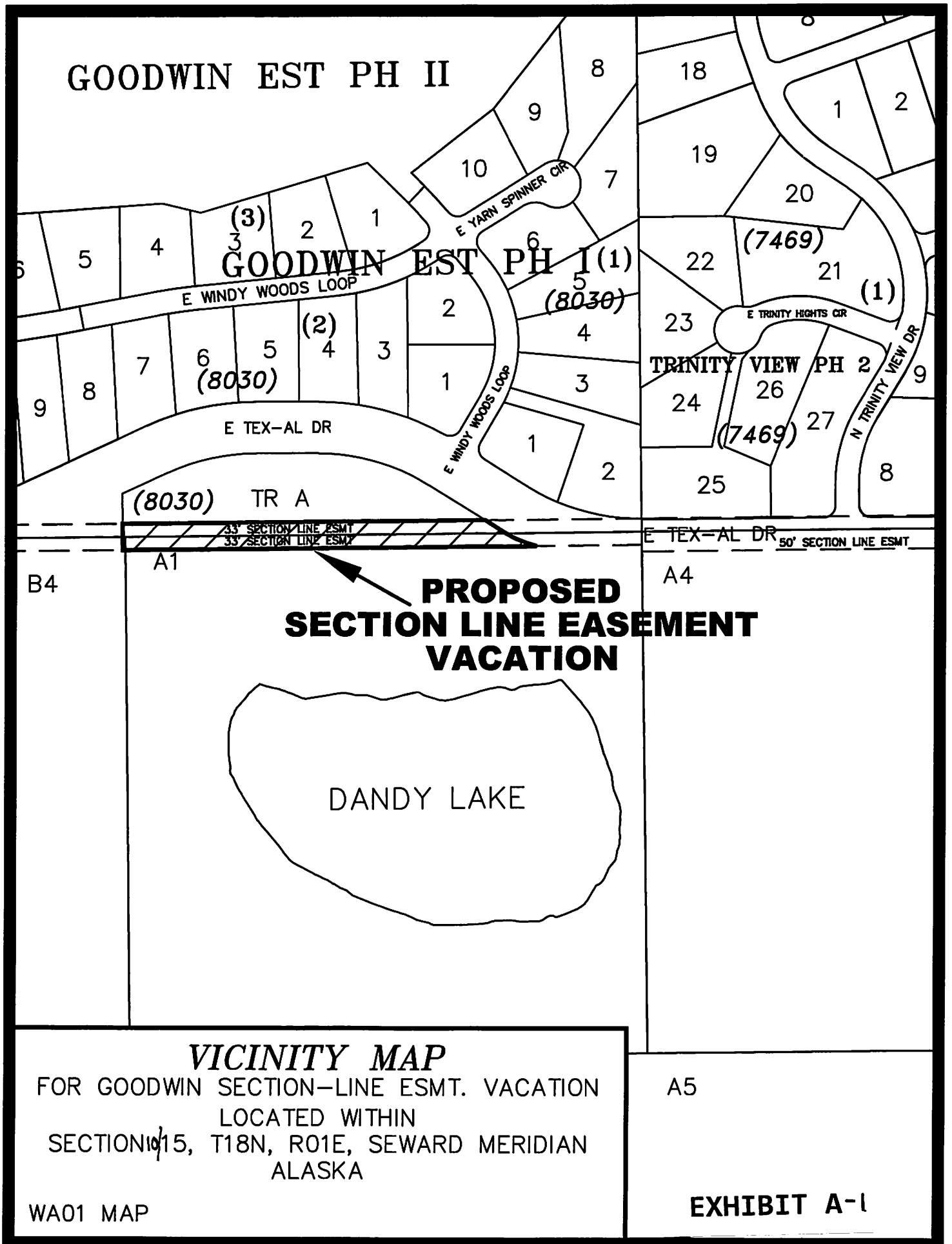
FINDINGS OF FACT for PRELIMINARY PLAT

1. The vacation of the Section Line Easement is consistent with MSB 43.15.040 Section Line Easement Vacations and MSB 43.15.035 Vacations.
2. A soils report was not required, pursuant to MSB 43.15.032.
3. Petitioner has provided information required pursuant to MSB 43.15.040.
4. Petitioner has obtained preliminary approval from State of Alaska, pursuant to MSB 43.15.040(B)(1). Final approval from the State will be required prior to recording.
5. Pursuant to MSB 43.15.035(E) and MSB 43.10.065(G), petitioner will provide an Affidavit of Posting of the Public Notice of Vacation of the Section Line Easement.
6. Approval from the Assembly will be required prior to recording, pursuant to MSB 43.15.035(F).
7. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G, Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Capital Projects, Assessments, Planning, Development Services; or the public.
8. There were no objections from any federal or state agencies, or Borough departments.
9. MEA requested a 20' wide utility easement within the proposed Section Line Easement vacation.

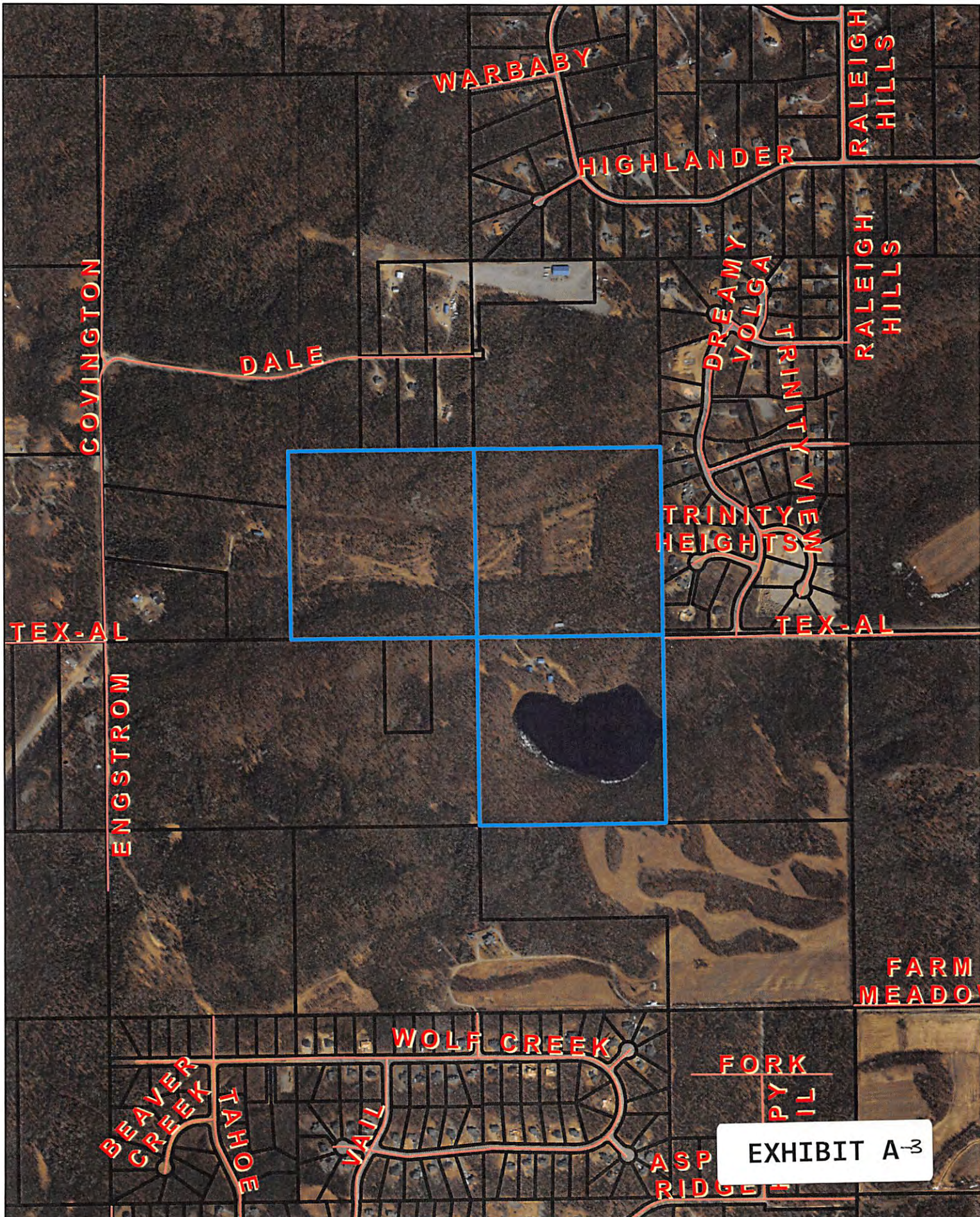
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Suggested motion: I move to approve the vacation of the Section Line Easement within Tract A, Goodwin Estates Phase I, Plat #2020-73 & a portion of the Section Line Easement within the NE ¼ SEC 15, T18N, R01E, Seward Meridian, Alaska, contingent on staff recommendations:

1. Obtain approval from the Assembly for the elimination of the Section Line Easement.
2. 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.
3. 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.
4. Pay postage and advertising fees.
5. Provide final approval from State of Alaska for Section Line Easement Vacation.
6. Provide a 20' wide utility easement within the vacated Section Line Easement on the final plat, as requested by MEA.
7. Provide an Affidavit of Posting of the Public Notice of Vacation of the Section Line Easement to Platting staff.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43 and State of Alaska requirements.







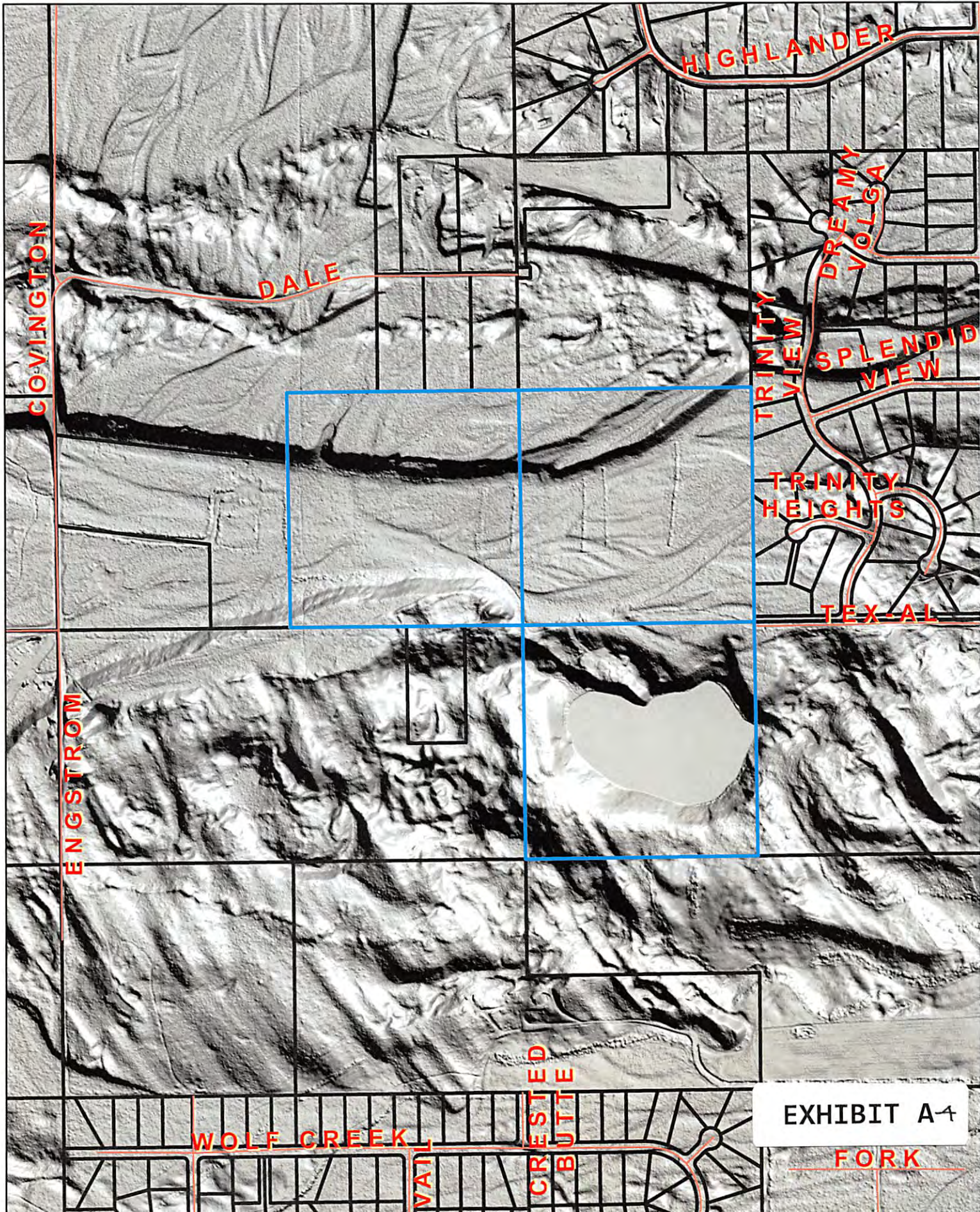


EXHIBIT A-4

FORK

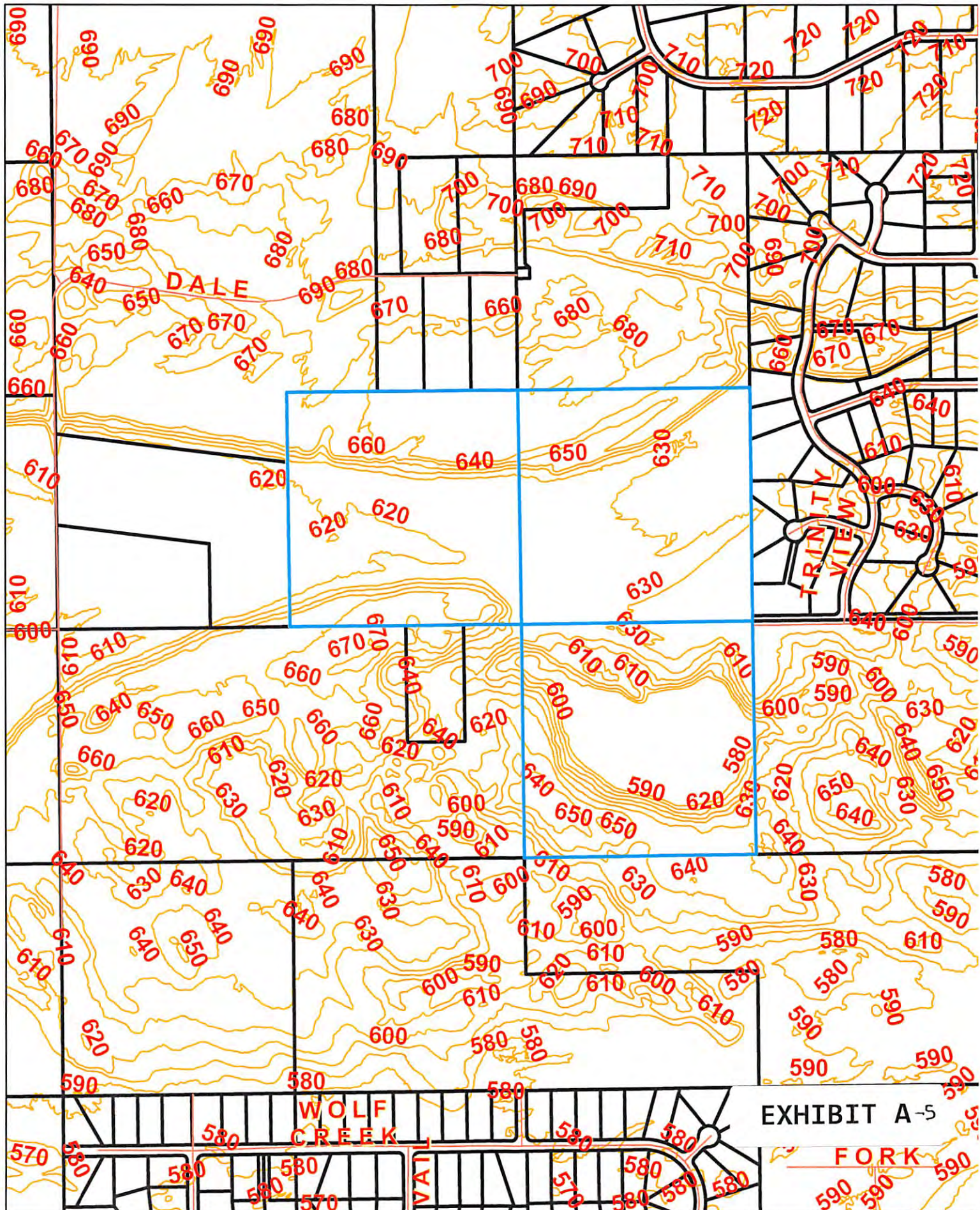


EXHIBIT A-5

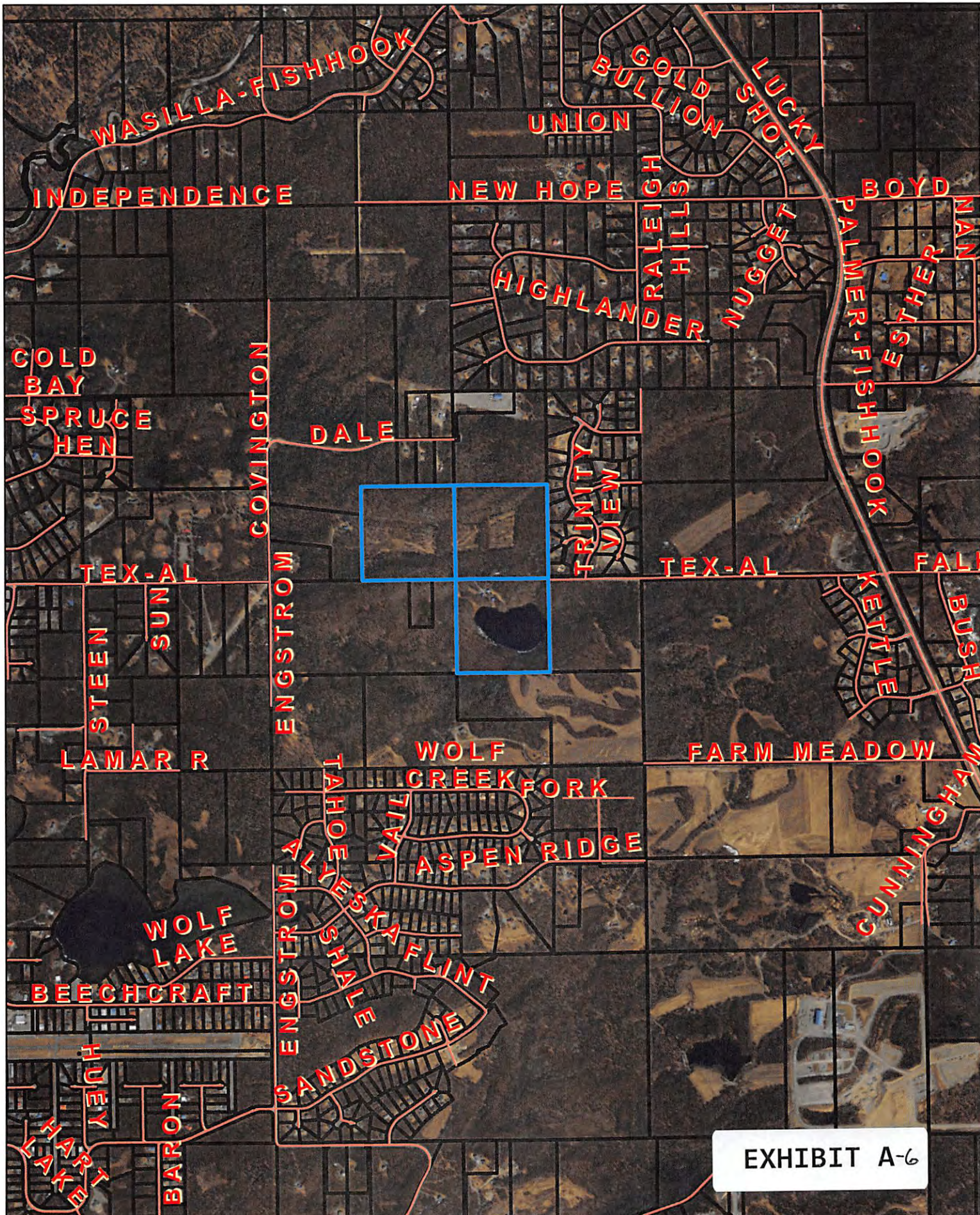


EXHIBIT A-6

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF SECTION LINE EASEMENT OR RS 2477

WITHIN A SUBDIVISION _____
OUTSIDE A SUBDIVISION x

Comes now the undersigned, Mary Susane Goodwin, and petitions the Matanuska-Susitna Borough to vacate the section line easement lying within the following described property, to-wit:

SW 1/4 SE 1/4 Section 10 T. 18 N. R. 1 E. Seward Meridian
NW 1/4 NE 1/4 Section 15 T. 18 N. R. 1 E. Seward Meridian

Said easement being more fully described as (legal description): All that section line easement lying over the described SW 1/4 SE 1/4, section 10 and NW 1/4 NE 1/4 sections

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. Preliminary finding of approval from SOA/DNR.
2. Section line easement documentation including adjacent easements
A. Patents B. Dates of entry C. Government survey plat D. Affidavit
3. The action sought by this petition is for the following reason(s): (ATTACH PAGES, IF NEEDED)

TO FACILITATE THE Re-Alignment of Tex-Al Road

4. Copies of the plat showing the section line easement to be vacated.
5. \$500.00 Section Line Easement Vacation or RS 2477 Vacation Fee or \$250.00 with Regular Plat.

APPLICANT
OR
OWNER

Name: Mary Susane Goodwin Email: sue.nugget@gmail.com
Mailing Address: 8202 E. Tex-Al Dr. Palmer, AK Zip: 99645
Contact Person: Sue Phone: 907-433-9096

SURVEYOR

Name (FIRM): Hanson Land Solutions Email: plattng-admin@hansonlandsolutions.com
Mailing Address: 305 E. Fireweed Ave. Palmer, AK Zip: 99645
Contact Person: Craig Hanson Phone: (907)746-7738

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

SIGNATURES OF PETITIONER(S):

Mary Suzanne Gordon

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

THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

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

5/3/2021

DATE

Paul Wayne

PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 6/17/2021

**STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER**

Preliminary Finding & Decision

Petitioner: Mary Goodwin

Section Line Easement Vacation

EV-3-326

Petitioned Action:

The proposed action consists of vacating the 33-foot wide section-line easements (SLEs) lying within Tract A, Goodwin Estates Phase I (Plat 2020-73 Palmer Recording District) and within the adjoining portion of the NW1/4NE1/4, Section 15. This action lies within Sections 10 & 15, T18N, R1E, SM, as depicted in Attachment A.

The reasons cited by the applicant:

- The vacation of these Section-line Easements facilitates the connection of Tex-Al road, a major proposed connecting collector route between Wasilla-Fishhook and Palmer Fishhook roads. The petitioner has been working with MSB staff on a ROW solution that facilitates the previously described connection. The proposed realignment was designed by MSB engineers and has been designed to accommodate a collector standard road, a utility easement and a bike path.

Legal Authority:

AS 19.10.010, AS 19.30.410, AS 38.05.035, AS 38.05.945, 11 AAC 51.025, 11 AAC 51.065 and 11 AAC 51.100

The Alaska Department of Transportation and Public Facilities (DOT/PF) and the Department of Natural Resources (DNR) have concurrent authority for approving the vacation of SLEs.

Administrative Record:

The DNR Survey Case File EV-3-326 constitutes the administrative record used for the basis of this decision.

Borough:

The proposed action is located within the Matanuska Susitna Borough (MSB).

State Easement Interest:

33-foot wide section-line easements exist within the subject properties pursuant to Chapter 19, SLA 1923. (See Discussion 1).

Preliminary Decision, EV-3-326**Underlying Interest:**

The petitioner owns the estate underlying the SLE's proposed for vacation.

Alternate Route:

The proposed alternate access is via the dedicated and partially constructed E. Tex-Al Drive right-of-way (ROW) . Said right-of-way was dedicated to public use in 2020 by said plat of Goodwin Estates Phase I. Access to adjacent parcels is via said dedicated right-of-way. Public access to the adjoining and adjacent parcels is not negatively affected by this action.

Land Management Policies:

1) Pursuant to AS 19.30.410 the Department of Natural Resources, the Department of Transportation and Public Facilities, or another agency of the state may not vacate a right-of-way acquired by the state under former 43 U.S.C. 932 unless:

- a reasonably comparable, established alternate right-of-way or means of access exists that is sufficient to satisfy all present and reasonably foreseeable uses.

2) Pursuant to 11 AAC 51.065, before any vacation, modification, or relocation of a public easement, the petitioner must demonstrate to the satisfaction of the department that equal or better access is available. Equal or better access must be access that is:

- protected by an easement of record that is adequately wide for the purpose; if the easement of record is new, the petitioner must arrange for a note in the vacation document to be recorded that identifies the new easement as a replacement for the vacated easement; and,
- at least equally usable, considering length, type of terrain, and level of improvement, as the easement to be vacated; if development or improvement is needed to make the replacement easement at least equally usable, the petitioner must arrange for the development or improvement to be completed before the vacation takes effect.
- the department will determine if the vacation is in the State's best interest

Public Use Patterns:

The subject SLE is unconstructed. The petitioner's surveyor states, "the current use is limited to driveway access by the petitioner." In addition, the petition states "the petitioner has used the area of this section-line easement since acquiring the land in 1970 as a driveway to access house, barn and farm fields and is not aware of any other current or historical use of the route". A field inspection was not conducted.

Practicality of Use:

The current state of the SLEs proposed to be vacated are unconstructed. The current state of the proposed alternate route (E. Tex-Al Dr.) is mostly unconstructed as well; however, the unconstructed portion of said E. Tex-Al Dr. offers a qualitatively better route to the west end of the proposed SLE vacation than what the unconstructed portion of the SLE itself offers. With that said, since the grades of both ROWs are for the most part equal, and since access to adjacent parcels is not diminished by this action, it will be more practical for the general public to use the E. Tex-Al Dr. ROW. A [Residential]

Preliminary Decision, EV-3-326

collector road will be constructed within said ROW once the borough has the remaining funding.

Agency Review:

Initial Agency review of the proposed action began on April 9, 2020 and concluded November 6, 2020. Agencies notified included Department of Transportation/Public Facilities (DOT/PF) Central Region, Alaska Department of Fish and Game (ADFG), DNR Division of Mining, Land and Water – South Central Regional Office (SCRO), Alaska Mental Health Trust Land Office (MHTLO) and DNR Division of Parks and Outdoor Recreation (DPOR).

Agency Comments:

1. All agencies submitted comments of non-objection.
2. No other comments or objections on the proposed action were received.

Discussion:

1. Determination of the existence of the Section-Line Easements:

- a. The Rectangular Survey Plat for Township 18 North, Range 1 East, Seward Meridian, Alaska was approved by the General Land Office on April 2, 1915.
 - b. The lands underlying the SLEs proposed to be vacated were conveyed into private ownership by Patent No. 1144218. The date of entry (application filed) according to the case file abstract for BLM case file A 026218 was March 1, 1954.
 - c. BLM Historical Index research verified that the lands described in above "b" were unappropriated and unreserved on April 6, 1923. The timber was reserved on this date pursuant to Executive Order 2217 but the lands remained open to settlement and entry. Executive Order No. 4107, dated November 26, 1924 revoked the EO 2217 timber reservation on the subject lands. **For surveyed federal land that was unappropriated and unreserved at any time on or after April 6, 1923 through January 17, 1949, the width identified in ch. 19, SLA 1923 for any section-line easement is 33 feet (11 AAC 51.025, editor's note #2).**
2. The proposed alternate access is reasonably comparable and meets the requirements for vacation of the subject section-line easements pursuant to AS 19.30.410 and 11 AAC 51.065. The proposed alternate route is adequately wide to satisfy all present and reasonable foreseeable uses. Continued access to adjacent lands is ensured by the dedicated and partially constructed E. Tex-Al Dr. ROW and the remaining unconstructed SLEs in the vicinity.
3. Pursuant to 11 AAC 51.065(e)(1), the department will give consideration to the recommendations of the MSB Platting Board regarding this action when a copy of the Approved Minutes are received at DNR.

Preliminary Decision, EV-3-326

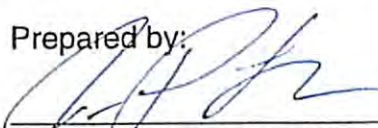
Approval of the proposed action is contingent upon the following conditions:

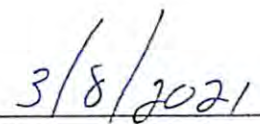
1. Pursuant to AS 38.05.945, a Public Notice must be completed. The Department of Natural Resources may modify the decision after analyzing public comments. The advertising cost for Public Notice is at the expense of the applicant.
2. Comply with MSB's conditions of approval unless waived by the Director, DMLW.
3. A final plat (owner signed / surveyor sealed Mylar) must be submitted to DNR within two years from the date of approval of the Final Decision unless extended by DMLW, Survey Section.
4. Submittal of a Certificate to Plat, current within 90-days, with the final plat.

Recommendation:

Based on our findings, the applicant meets DNR's requirements to vacate the subject section-line easement. The proposed vacation may be in the state's best interest. Therefore, the Division of Mining, Land and Water, Survey Section recommends approval of this action and may proceed with adjudication and public notice in accordance with AS 38.05.945.

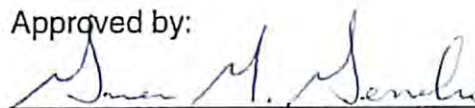
Prepared by:

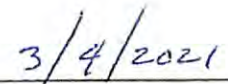


Joseph L. Poydack, RWA
Adjudicator

Date

Approved by:



Gwen M. Gervelis, PLS
Chief, Survey Section

Date

Preliminary Decision, EV-3-326**PUBLIC NOTICE:****Notice of Preliminary Decision
Section Line Easement Vacation
EV-3-326**

Per AS 19.30.410 & 11 AAC 51.065, the Department of Natural Resources, Division of Mining, Land and Water has made a Preliminary Decision (PD) giving contingent approval to a petition vacating the 33-foot wide section-line easements (SLEs) lying within Tract A, Goodwin Estates Phase I (Plat 2020-73 PRD) and within the adjoining portion of the NW1/4NE1/4, Section 15. This action lies within Sections 10 & 15, T18N, R1E, SM. The public is invited to comment on the PD. Copies are available from DMLW, 550 W. 7th Avenue, Suite 650, Anchorage, AK 99501-3576 or <https://aws.state.ak.us/OnlinePublicNotices/Login.aspx>. All comments must be received in writing at DMLW by 5:00 p.m. on April 12, 2021. **To be eligible to appeal, one must respond in writing during the comment period.** If public comment analysis indicates the need for significant changes to the PD, additional public notice will be given. If no significant change is required, the PD, including any minor changes, will be issued as a Final Decision (FD). To obtain PD/FD copy, reference case number EV-3-326; include date, your email and mailing address and telephone number. If you have any questions, contact DNR, Joseph L. Poydack, 375-7733 or joseph.poydack@alaska.gov.

DMLW reserves the right to waive technical defects in this publication.

Those with audio impairments may call Anchorage DNR Public Information Center, 10-5, M-F, TDD#269-8411.

Fred Wagner

From: Jamie Taylor
Sent: Thursday, May 27, 2021 2:59 PM
To: Fred Wagner
Subject: RE: Request for Comments for Goodwin SLEV Case #2021-066 Tech: FW

No objection.

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: Tuesday, May 4, 2021 2:46 PM
To: allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; sarah.wilber@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: Request for Comments for Goodwin SLEV Case #2021-066 Tech: FW

Good Afternoon,

Below is a link to Goodwin SLEV, MSB Case #2021-066, Tech FW, RSA #16 South Colony

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EmdDLkFzWgpHmqeQ720mYiMBFDqh81_iduuAOT5q2QfcCQ?e=uLJMC1

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: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Wednesday, May 12, 2021 11:28 AM
To: Fred Wagner
Cc: Sterling Lopez; Andrew Fraiser
Subject: RE: Request for Comments for Goodwin SLEV Case #2021-066 Tech: FW
Attachments: Goodwin SLEV No Comments 2021-066.pdf

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

Hello,

Please see ENSTAR's attached response to Goodwin SLEV Case 2021-066 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: Tuesday, May 4, 2021 2:46 PM
To: allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; sarah.wilber@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: Request for Comments for Goodwin SLEV Case #2021-066 Tech: FW

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Good Afternoon,

Below is a link to Goodwin SLEV, MSB Case #2021-066, Tech FW, RSA #16 South Colony

Fred Wagner

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, May 7, 2021 12:13 PM
To: Fred Wagner
Cc: OSP Design Group
Subject: RE: Request for Comments for Goodwin SLEV Case #2021-066 Tech: FW
Attachments: Agenda Plat.pdf; RFC Packet.pdf; SLE Research.pdf; SLEV Preliminary Decision.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: Tuesday, May 4, 2021 2:46 PM
To: allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; sarah.wilber@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: Request for Comments for Goodwin SLEV Case #2021-066 Tech: FW

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

Good Afternoon,

Below is a link to Goodwin SLEV, MSB Case #2021-066, Tech FW, RSA #16 South Colony

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EmdDLkFzWgpHmqeQ720mYiMBFDqh81_iduuAOT5q2QfcCQ?e=uLJMC1

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: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, May 11, 2021 4:06 PM
To: Fred Wagner
Subject: RE: Request for Comments for Goodwin SLEV Case #2021-066 Tech: FW

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

MTA has reviewed the plat for Goodwin. 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: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Tuesday, May 4, 2021 2:46 PM
To: allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; sarah.wilber@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: Request for Comments for Goodwin SLEV Case #2021-066 Tech: FW

Good Afternoon,

Below is a link to Goodwin SLEV, MSB Case #2021-066, Tech FW, RSA #16 South Colony

Fred Wagner

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, May 5, 2021 2:50 PM
To: Fred Wagner
Subject: RE: Request for Comments for Goodwin SLEV Case #2021-066 Tech: FW
Attachments: 20210505_150029.pdf

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

MEA has made contact with Hanson Surveying to add an easement to this plat as shown on the attached map.

Thank you.

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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Tuesday, May 4, 2021 2:46 PM
To: allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; sarah.wilber@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: Request for Comments for Goodwin SLEV Case #2021-066 Tech: FW

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.

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https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EmdDLkFzWgpHmqeQ720mYiMBFDqh81_iduuAOT5q2QfcCQ?e=uLJMC1

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: Fire Code
Sent: Tuesday, May 18, 2021 2:26 PM
To: Fred Wagner
Subject: RE: Request for Comments for Goodwin SLEV Case #2021-066 Tech: FW

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



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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Tuesday, May 4, 2021 2:46 PM
To: allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; sarah.wilber@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: Request for Comments for Goodwin SLEV Case #2021-066 Tech: FW

Good Afternoon,

Below is a link to Goodwin SLEV, MSB Case #2021-066, Tech FW, RSA #16 South Colony

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EmdDLkFzWgpHmqeQ720mYiMBFDqh81_iduuAOT5q2QfcCQ?e=uLJMC1

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,

EXHIBIT F



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

May 6, 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:

- **Chugach View Estates, Plat No. 70-12 (Acutek & Tier 1 Vet Medical Building)**
- **Tax Map PA 03, Sec 12, T18N, R02E (Bolen)**
- **Goodwin Section Line Easement Vacation (Goodwin)**

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

- **Tax Map WA 09, Sec 02, T17N, R01E (Hanson Land Solutions & Criterion General)**
 - No direct access will be granted to the Palmer-Wasilla Highway from the individual lots; they must access via the planned cul-de-sac.
- **Riverwood, Plat No. 88-15 (Scorup)**
 - No direct access will be granted to the Glenn Highway from any of the lots. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Glenn Highway when there are alternative routes. All lots must access via Riverwood Circle.

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. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner 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

Fred Wagner

From: Horton, George C (DNR) <george.horton@alaska.gov>
Sent: Tuesday, May 18, 2021 11:29 AM
To: Fred Wagner
Cc: Brown, Stanley C (DNR); Poydack, Joseph L (DNR); Flint, Peter James (DNR)
Subject: RE: Request for Comments for Goodwin SLEV Case #2021-066; DNR case EV-3-326

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

Hi Fred,

The DNR, DML&W, Survey Section will provide comment via our Final Finding & Decision for DNR case EV-3-326 – pending at this time.

MSB will be provided a copy of the FFD once issued.

Regards,

George Horton, PLS, CFedS

Land Surveyor I

DNR, DML&W, Survey Section

550 W. 7th AVE; Suite 650

Anchorage, Alaska 99501

(907) 269-8610

<http://dnr.alaska.gov/mlw/survey/>

"It's a dangerous business going out of your door. You step into the Road, and if you don't keep your feet, there is no knowing where you might be swept off to." Bilbo Baggins

From: Fred Wagner <Frederic.Wagner@matsugov.us>

Sent: Tuesday, May 4, 2021 2:46 PM

To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; Walker, James H (DNR) <james.walker2@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <jacob.boothby@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>

Subject: Request for Comments for Goodwin SLEV Case #2021-066 Tech: FW

Good Afternoon,

Below is a link to Goodwin SLEV, MSB Case #2021-066, Tech FW, RSA #16 South Colony

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

SECTION LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATION

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE REGIONAL OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY _____ DATE _____
REGIONAL CHIEF RIGHTS-OF-WAY AGENT

STATE OF ALASKA DIVISION OF MINING, LAND & WATER
THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE DIVISION OF MINING, LAND, & WATER AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY _____ DATE _____
DIRECTOR, DIVISION OF MINING, LAND & WATER

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHTS AND TITLE TO ANY AND ALL PORTIONS OF SECTION-LINE EASEMENTS FOR PUBLIC HIGHWAYS RESERVED TO IT UNDER A.S. 19.10.010 (SPECIFIC AREA DELINEATED BY DIAGONAL HATCHING ON THIS PLAT).

DATE: _____ APPROVED: _____

COMMISSIONER
DEPARTMENT OF TRANSPORTATION AND
PUBLIC FACILITIES

DATE: _____ APPROVED: _____

COMMISSIONER
DEPARTMENT OF NATURAL RESOURCES

LEGEND

- RECOVERED 2 1/2" GLO BRASS CAP MONUMENT
- RECOVERED 3/4" ALUMINUM MONUMENT
- RECOVERED 2 1/2" ALUMINUM MONUMENT
- MEASURED DATA
- (N89°59'44"E) (1321.53') RECORD PER PLAT (2006-209)
- {N0°01'24"W} {1320.25'} RECORD PER PLAT (2014-99)
- <N0°01'24"W> <1320.25'> RECORD PER RECORD OF SURVEY (97-69)
- SECTION LINE EASEMENT VACATED THIS PLAT

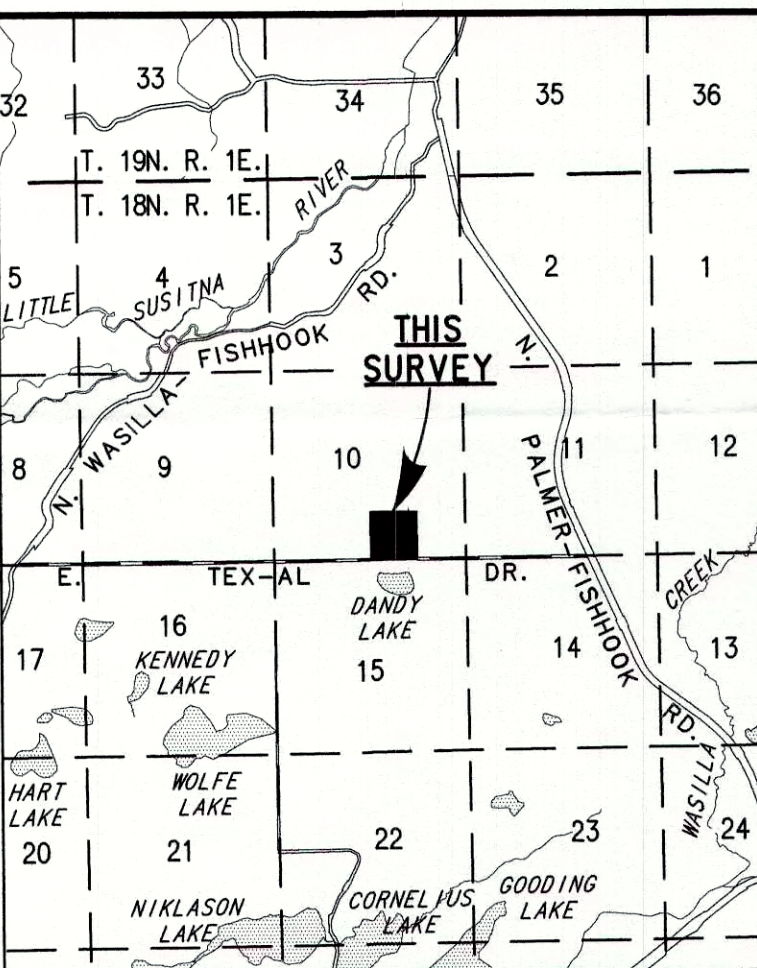
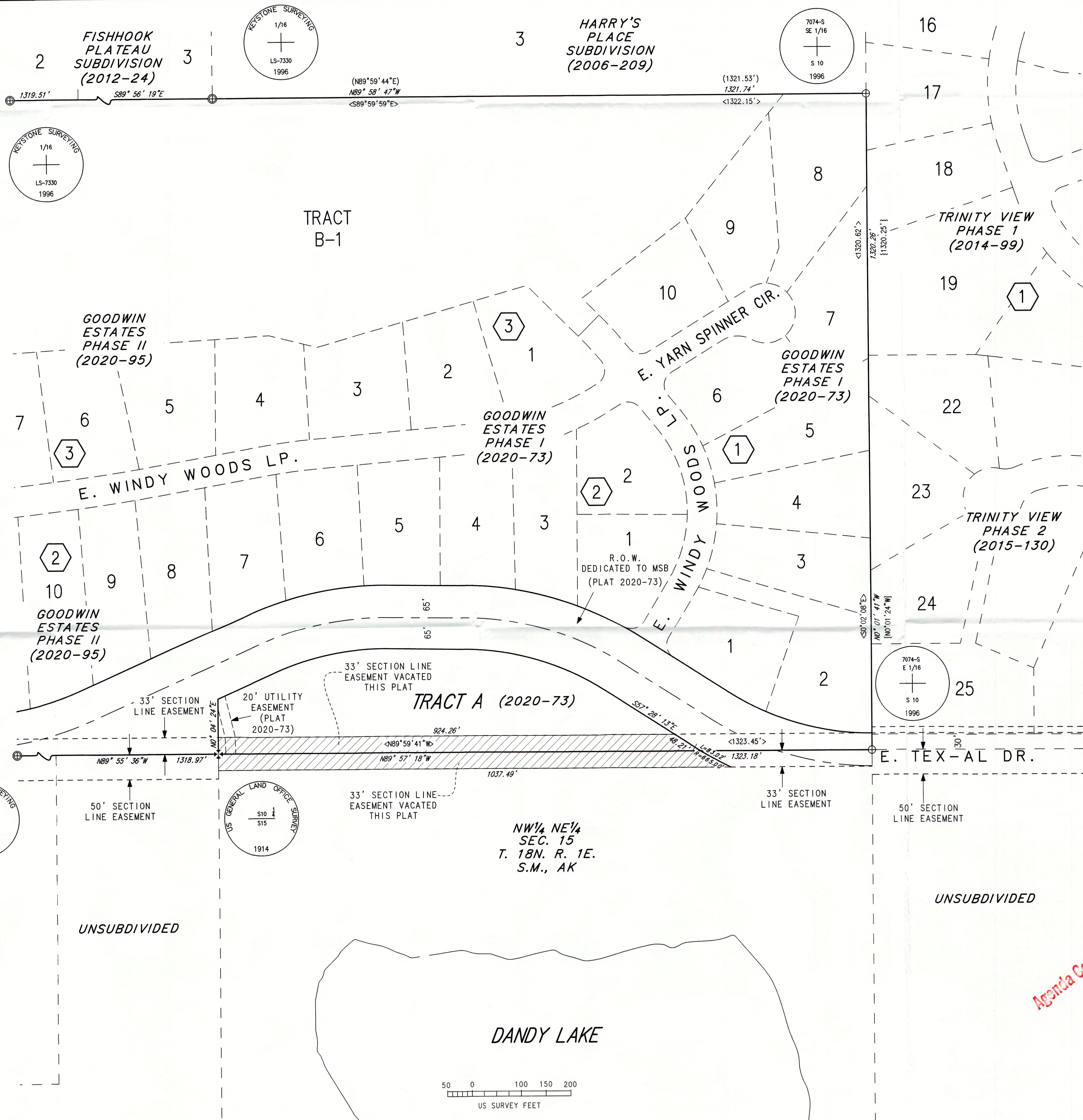
NOTES

- DIAGONALLY HATCHED AREA INDICATES PORTIONS OF THE SECTION-LINE EASEMENTS BEING VACATED WITHIN THE NE 1/4 OF SECTION 33, T. 19N. R. 1E., S.M. IT IS NOT THE INTENT OF THIS PLAT TO VACATE ANY OTHER DEDICATED PUBLIC RIGHTS-OF-WAY OR EASEMENTS.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTH 1/4 CORNER OF SECTION 10, A G.L.O. BRASS CAP MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61°39'25.94"N 149°15'15.41"W
- THIS SECTION-LINE EASEMENT VACATION IS IN COMPLIANCE WITH THE FINAL DECISION EV-3-____ APPROVED _____
- THE ALTERNATE ROUTE IN ACCORDANCE WITH AS 19.30.410 AND/OR 11 AAC 51.065 IS VIA E. TEX-AL DRIVE.

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE APPROVE THIS SECTION LONE EASEMENT VACATION PLAT.

MARY SUSANNE GOODWIN _____ DATE _____
8202 E. TEX-AL DR.
PALMER AK 99645-8377

MARY SUSANNE GOODWIN (TRUSTEE) _____ DATE _____
GREATLAND TRUST
8202 E. TEX-AL DR.
PALMER AK 99645-8377

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 202____,

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



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

REGISTERED LAND SURVEYOR

Agenda Copy

DATE OF SURVEY: _____
BEGINNING: 10/21/2019
ENDING: _____

SURVEYOR:
HANSON SURVEYING & MAPPING
305 E. FIREWEED AVENUE
PALMER, ALASKA 99645
(907) 746-7738

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND, AND WATER
ANCHORAGE, ALASKA

SECTION LINE EASEMENT VACATION PLAT
ASSOCIATED WITH
TRACT A, GOODWIN ESTATES PHASE I
RECORDED AS PLAT 2020-73
AND NW 1/4 SEC. 15 T. 18N. R. 1E. SM, AK

LOCATED WITHIN
SE 1/4 SEC. 10 AND NE 1/4 SEC. 15,
T. 18N. R. 1E. SM, AK
PALMER RECORDING DISTRICT

DRAWN BY: SDN
DATE: 03/12/21
SCALE: 1"=100'

APPROVAL RECOMMENDED
STATEWIDE PLATTING SUPERVISOR _____ DATE _____
CHECKED: CEH
DNR FILE NO. _____
EV-3-____