

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Vern Halter, Mayor

PLANNING COMMISSION
Mary Anderson, Vice-Chair, District 1
Richard Allen, District 2
Patricia Chesbro, District 3
Colleen Vague, Chair, District 4
Chris Elder, District 5
Stafford Glashan, District 6
Sassan Mossanen, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE
DEPARTMENT
Alex Strawn, Planning & Land Use Director
Kim Sollien, Planning Services Manager
Jason Ortiz, Development Services
Manager
Fred Wagner, Platting Officer
Karol Riese, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

October 4, 2021
REGULAR MEETING
6:00 p.m.

Ways to participate in the meeting:

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

IN WRITING: You can submit written comments to the Planning Commission Clerk at planning.commission@matsugov.us.

TELEPHONIC TESTIMONY:

- Dial 1-855-290-3803; you will hear “joining conference” when you are admitted to the meeting.
- 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.” (There may be a delay, please be patient with the system.)
- 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 provide your testimony.

Ways to observe the meeting:

FACEBOOK LIVE at www.facebook.com/MatSuBorough

- Questions or comments will **not** be answered; if you have a comment or concern, please call the number above.

- I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PLEDGE OF ALLEGIANCE

IV. CONSENT AGENDA

A. MINUTES

Regular Meeting Minutes: 08/16/21

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution PC 21-27

A conditional use permit in accordance with MSB 17.60 - Conditional Uses; allowing for the operation of a marijuana cultivation facility, located at 6051 W. Aeronautical Avenue, Tax ID #2080B02L007, within Township 17 North, Range 2 West, Section 10, Seward Meridian. Public Hearing: October 18, 2021 (Applicant: Weltzin and Dillard, dba BAM Alaska, Inc.; Staff: Peggy Horton).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution PC 21-24

A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval by the Matanuska-Susitna Borough Assembly for a permanent site for Mat-Su Central School. Public Hearing: October 18, 2021 (Staff: Adam Bradway).

Resolution PC 21-25

A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval by the Matanuska-Susitna Borough Assembly for a permanent site for Birchtree Charter School. Public Hearing: October 18, 2021 (Staff: Adam Bradway).

Resolution PC 21-26

A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval by the Matanuska-Susitna Borough Assembly for a permanent site for American Charter Academy. Public Hearing: October 18, 2021 (Staff: Adam Bradway).

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

VIII. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Commission 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*).

Resolution PC 21-23

A resolution of the Matanuska-Susitna Borough Planning Commission approving a variance to MSB 17.55 for the construction of a single-family residence to be placed approximately 38.1 feet from the shorelands of Finger Lake on Government lot 5, Tax ID # 18N01E34B002, within Township 18 North, Range 1 East, Section 34, Seward Meridian (Applicant: Shaun Krautkremer; Staff: Mark Whisenhunt).

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS: Upcoming Planning Commission Agenda Items

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (*Mandatory Midnight*)

Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the Borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.

This Page Intentionally Left Blank

MINUTES
August 16, 2021

MINUTES

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on August 16, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Colleen Vague.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

Ms. Mary Anderson, Assembly District #1, Vice-Chair
VACANT, Assembly District #2
Ms. Patricia Chesbro, Assembly District #3
Ms. Colleen Vague, Assembly District #4, Chair
Mr. Stafford Glashan, Assembly District #6

Planning Commission members absent and excused were:

Mr. Chris Elder, Assembly District #5
Mr. Sassan Mossanen, Assembly District #7

Staff in attendance:

Mr. Alex Strawn, Planning & Land Use Director
Mr. Jason Ortiz, Development Services Manager
Ms. Shannon Bodolay, Assistant Borough Attorney
Ms. Peggy Horton, Planner II
Mr. Emerson Krueger, Natural Resource Manager
Ms. Tracy McDaniel, Asset Manager
Mr. Eric Phillips, Community Development Director
Ms. Karol Riese, Planning Commission Clerk
Assemblymember Tam Boeve

*Indicates that the individual attended telephonically due to COVID safety protocols.

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Assemblymember Boeve.

IV. CONSENT AGENDA

A. Minutes

1. August 2, 2021, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution PC 21-22**, A Conditional Use Permit In Accordance With MSB 17.30 –

Conditional Use Permit (CUP) For Earth Materials Extraction Activities, For The Extraction Of Approximately 1,800,000 Cubic Yards Of Earth Material From a 61.9-Acre Site Within A 120-Acre Parcel, Tax ID # 17N02W02C003, Within Township 17 North, Range 2 West, Section 003, Seward Meridian. Public Hearing: September 20, 2021 (Applicant: MSB Land & Resource Management Division; Staff: Mark Whisenhunt).

2. **Resolution PC 21-23**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Approving A Variance To MSB 17.55 For The Construction Of A Single-Family Residence To Be Placed Approximately 38.1 Feet From The Shorelands Of Finger Lake On Government Lot 5, Tax ID # 18N01E34B002; Within Township 18 North, Range 1 East, Section 34, Seward Meridian. Public Hearing: September 20, 2021 (Applicant: Shaun Krautkremer; Staff: Mark Whisenhunt).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
(None)

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS

- A. School Site Selection Committee
Commissioner Anderson gave a report on the three sites that the committee selected.

VI. AGENCY/STAFF REPORTS
(There were no Agency/Staff Reports.)

VII. LAND USE CLASSIFICATIONS
(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

- A. **Resolution PC 21-17**, A Conditional Use Permit In Accordance With MSB 17.60 - Conditional Uses, Was Submitted By Greg Smith Of 2nd Amendment, LLC; Allowing For The Operation Of A Marijuana Cultivation Facility, Located At 20357 West Susitna Parkway, Tax ID#17N04W35C001; Within Township 17 North, Range 4 West, Section 35, Seward Meridian (Applicant: Greg Smith, dba 2nd Amendment; Staff: Peggy Horton).

Chair Vague read the resolution title into the record.

Ms. Horton provided a staff report:

- staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:

Tenants, shared driveway, and air filtration system.

Chair Vague invited the applicant or their representative to provide an overview of their application.

Mr. Greg Smith, applicant, provided an overview of their application.

Commissioners questioned the applicant regarding:
Greenhouse height

Chair Vague opened the public hearing.

The following person spoke regarding concerns with the public process: Mr. Eugene Carl Haberman.

There being no one else to be heard, Chair Vague closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Glashan moved to approve Resolution PC 21-17. The motion was seconded.

Discussion ensued

MOTION: Commissioner Glashan moved a primary amendment to strike the 5th Whereas. The motion was seconded.

Remove: “WHEREAS, there are two commercial use properties to the east, a tower approximately 2600 feet away and a gravel extraction pit approximately 2900 feet from the subject property; and”

Discussion ensued.

VOTE: The primary amendment passed without objection.

Discussion ensued.

VOTE: The main motion passed as amended without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

- A. **Resolution PC 21-18**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Assembly Adoption Of An Ordinance Amending Timber Salvage Sales Terms In MSB 23.20.130 And Repealing The Timber Transport Permit In MSB 28.60 (Staff: Emerson Krueger, Natural Resource Manager – Community Development).

Chair Vague read the resolution title into the record.

Mr. Krueger provided a staff report:

- staff recommended approval of the resolution.

Commissioners questioned staff regarding:

Safety precautions, presented to Transportation Advisory Board and Road Service Area.

Chair Vague opened the public hearing.

The following persons spoke in regarding Resolution PC 21-18: Ms. Donna Massay

The following person spoke regarding concerns with the public process: Mr. Eugene Carl Haberman.

Chair Vague invited staff to respond to questions and statements from the audience.

There being no one else to be heard, Chair Vague closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Glashan moved to approve Resolution PC 21-18. The motion was seconded.

Discussion ensued

MOTION: Commissioner Vague moved a primary amendment to strike the word “Can” with “Shall”. – at the bottom of page 2 The motion was seconded.

To Read: “WHEREAS, Borough road maintenance concerns related to Borough timber sale contracts shall be adequately addressed in timber sale contracts that have been reviewed by the Borough Attorney’s office; and”

Discussion ensued.

VOTE: The primary amendment passed without objection.

Discussion ensued.

VOTE: The main motion failed as amended for lack of a majority. (3-1)
Yes: Commissioner Vague, Commissioner Glashan, and Commissioner Chesbro
No: Commissioner Anderson

B. **Resolution PC 21-20**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.23 To Exempt Pipeline And Conveyor Structures From Setback Requirements Pursuant To MSB 17.55 (Staff: Tracy McDaniel, Asset Manager – Community Development).

Chair Vague read the resolution title into the record.

Ms. McDaniel provided a staff report:

- staff recommended approval of the resolution.

Commissioners questioned staff regarding:

Placing conveyor next to a private property, lease lot line, and abutment to private lands

Chair Vague opened the public hearing.

The following person spoke regarding concerns with the public process: Mr. Eugene Carl Haberman.

There being no one else to be heard, Chair Vague closed the public hearing and discussion moved to the Planning Commission.

- Two callers, Mr. Strassenburgh and Ms. Ruth Wood, spoke regarding Resolution PC 21-18 – said they could not get through

MOTION: Commissioner Glashan moved to approve Resolution PC 21-20. The motion was seconded.

Discussion ensued.

MOTION: Commissioner Glashan moved a primary amendment to add ...except along the non-waterfront boundary of the port district on page 2; bold item #1, before the period. The motion was seconded.

So it will read: “**(1) pipeline and conveyor structures are excluded from all setback requirements except along the non-waterfront boundary of the port district.**”

Discussion ensued.

VOTE: The primary amendment passed without objection.

Discussion ensued.

VOTE: The main motion passed as amended without objection.

C. **Resolution PC 21-21**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.67.030, Exemptions, Under Chapter 17.67, Tall Structures Including Telecommunication Facilities, Wind Energy Conversion Systems, And Other Tall Structures (Staff: Alex Strawn, Planning And Land Use Director).

Chair Vague read the resolution title into the record.

Mr. Strawn provided a staff report:

- staff recommended approval of the resolution.

Chair Vague opened the public hearing.

The following persons spoke in favor of Resolution PC 21-21: Mr. Doug Smith, Ms. Ruth Wood, Mr. John Korth, Ms. Trump and Mr. John Strassenburgh,

The following person spoke regarding concerns with the public process: Mr. Eugene Carl Haberman.

There being no one else to be heard, Chair Vague closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Chesbro moved to approve Resolution PC 21-21. The motion was seconded.

Discussion ensued.

MOTION: Commissioner Glashan moved a primary amendment to addother temporary tall structure that” on page 2; bold item #3,. The motion was seconded. By Commissioner Anderson

It reads: (2)temporary tall structures, including but not limited to drilling derricks and construction cranes which are utilized on active construction projects or other temporary tall structures that are on site less than **30** [180] calendar days total within a consecutive 12-month period and are not intended to routinely reoccur on the same site;

Discussion ensued.

VOTE: The primary amendment passed without objection.

Discussion ensued.

VOTE: The main motion passed as amended without objection.

XI. CORRESPONDENCE AND INFORMATION

A. Changes To Public Hearings – Quasi-Judicial Time Removal

MOTION: Commissioner Anderson moved remove the public hearing start time of 6:15 p.m. from the Agenda. The motion was seconded.

VOTE: The main motion passed without objection.

XII. UNFINISHED BUSINESS - (There was no unfinished business.)

XIII. NEW BUSINESS - *(There was no new business.)*

XIV. COMMISSION BUSINESS

- A. Adjudicatory
- B. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*

Commission Business was presented, and no comments were noted.

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT

The regular meeting adjourned at 8:05 p.m.

COLLEEN VAGUE, Planning Commission
Chair

ATTEST:

KAROL RIESE, Planning Commission Clerk

Minutes approved: _____

This Page Intentionally Left Blank

**INTRODUCTION FOR PUBLIC HEARING
QUASI-JUDICIAL**

Resolution No. PC 21-27

CUP Marijuana Cultivation Facility

BAM Alaska, Inc.

(Page 15 - 44)

INTRODUCTION FOR PUBLIC HEARING

FAID
ck # 3642



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-8158

Email: permitcenter@matsugov.us

Matanuska-Susitna Borough
Development Services

MAR 18 2021

CONDITIONAL USE PERMIT FOR MARIJUANA RELATED FACILITIES – MSB 17.60

Received

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

Application fee must be attached:

- _____ \$1,000 for Marijuana Retail Facility
- \$1,000 for Marijuana Cultivation Facility

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Payment must be made prior to the application presentation before the Borough Planning Commission.

Required Attachments for a Marijuana Cultivation Facility:

- _____ Wastewater and Waste Material Disposal Plan – 17.60.160 (A)
- _____ Odor Mitigation and Ventilation Plan – 17.60.160 (B)
- _____ Hazardous Chemicals Information – 17.60.160 (C)
- _____ Security plan – 17.60.160 (D)

Required Attachments for Both Retail and Cultivation Facilities:

- _____ Documentation demonstrating full compliance with applicable fire code – 17.60.150 (D) (2)

Subject Property: Township: 17, Range: N02, Section: W10, Meridian: Seward

MSB Tax ID# 2080B02L007

SUBDIVISION: AIRPLANE AC BLOCK(S): 2, LOT(S): 7

STREET ADDRESS: 6051 W Aeronautical Avenue

FACILITY / BUSINESS NAME: BAM Alaska, Inc. DBA BAM Alaska

Ownership: A written authorization by the owner must be attached for an agent or contact person, if the owner is using one for the application. Is authorization attached? Yes No N/A

Name of Property Owner

A Helping Hand, LLC

Name of Agent / Contact for application

Jana Weltzin/Michael Dillard

Mailing: STE B PMB 74

2521 E. MTN. Village Drive, Wasilla, AK 99654

Mailing: 901 Photo Ave., Anchorage, AK 99503

Phone: Hm _____ Fax _____

Wk 907-317-0407 Cell 230-4717

E-mail dillard4@hotmail.com

Phone: Hm _____ Fax _____

Wk 9072313750 Cell _____

E-mail jana@jdwounsel.com

M10020

Site Plan – Attach a detailed, to scale, site plan clearly showing the following information:	Attached
Proposed and existing structure(s) on the site. Indicate which structure(s) will be used for the proposed use. Dimensions and locations of all existing and proposed structures on the site in relationship to all property lines.	Yes
Signage – Existing and Proposed.	Yes
Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	Yes
Buffering – Fences, vegetation, topography, berms, and any landscaping	Yes
Drainage	Yes
Vehicular and pedestrian circulation patterns.	Yes
Exterior site lighting.	Yes
Location and dimensions of parking areas to be provided	Yes
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	Yes

Map – Attach a detailed, to scale, vicinity map clearly showing the following information:	Attached
Identify all existing land uses within 1,000 feet.	Yes
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	Yes

In order to grant a conditional use permit under MSB 17.60, the Planning Commission must find that each of the following requirements have been met. Explain the following in detail:	Attached
Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?	Yes
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	Yes
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	Yes
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	Yes
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	Attached
Describe measures taken to reduce negative effects upon adjacent properties by: <ul style="list-style-type: none"> • Increased property line and right-of-way buffers • Planted berms and landscaping • Site and building design features which contribute to the character of the surrounding area 	Attached
Describe how this use is compatible with the character of the surrounding area.	Attached
Current status of State License application process – 17.60.150 (D) (1)	Attached

17.60.170 Standards for Marijuana Retail Facilities:	Attached
Describe how the subject parcel is appropriate for the proposed conditional use. Include information detailing: <ul style="list-style-type: none"> • The proximity of the proposed use to existing businesses; • The proximity of parcels developed with residential uses; • Whether the roads associated with the proposed use have been, or will be, appropriate for commercial use; and • Proposed hours of operations. 	Attached
Provide information showing minimum parking standards have been met as required by MSB 17.60.170 (B) and (C).	Attached

Floor Plan for Marijuana Retail Facilities – Attach a detailed, to scale, floor plan clearly showing the following information:	Attached
Dimensions of all structures.	Yes
Interior floor plans (specific location of the use or uses to be made of the development).	Yes
Net floor area square footage calculations.	Yes

OWNER'S STATEMENT: I am owner of the following property:

MSB Tax account #(s) 2080B02L007 and, I hereby apply for approval of a conditional use permit to operate a marijuana related facility on the property as described in this application.

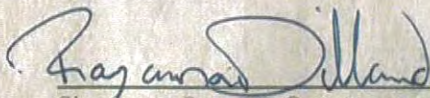
I understand all activity must be conducted in compliance with all applicable standards of MSB 17.60 and with all other applicable borough and state.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.


I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, and at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.


Signature: Property Owner

Rayana Lynn Dillard
Printed Name

3-5-21
Date


Signature: Agent

Michael Dillard
Printed Name

3-5-21
Date

MAY 12 2021

Received

**MAT-SU BOROUGH CONDITIONAL
LAND USE PERMIT NARRATIVE FOR
STANDARD CULTIVATION**

**BAM Alaska, INC., dba BAM Alaska – a
locally owned and operated business**

Submitted: _____, 2021

Hearing Date: _____, 2021

Prepared by:



JDW, LLC
Jana D. Weltzin, Esq.
901 Photo Avenue
Anchorage, AK 99503
jana@jdwcounsel.com
630-913-1113
907-231-3750

On behalf of:

BAM Alaska

Introduction:

We are pleased to introduce Michael (Mike) Dillard and Steve, (Steve) Voth. Mike, Vice President of BAM Alaska, Inc., is a long time Alaskan Contractor and has built over 800 homes in this amazing State. Mike is also the co-owner of House of Green, a marijuana retail store and BAM Alaska, a standard marijuana cultivation facility both located in Anchorage and BAM Alaska here in the Matanuska-Susitna Borough. Steve Voth, President of BAM Alaska, Inc., another long time Alaskan is the co-owner of House of Green, a marijuana retail store and BAM Alaska, a standard marijuana cultivation facility both located in Anchorage, and BAM Alaska here in the Matanuska-Susitna Borough.

This Conditional Use Permit (“CUP”) application for a Standard Marijuana Cultivation facility is a bit different than a normal CUP application as the cultivation is actually already in existence and operating as a *limited cultivation*. A limited cultivation facility currently is not required to get a CUP from this Honorable Commission; however, this particularly limited cultivation is expanding and therefore needs to convert its existing limited cultivation to a standard marijuana cultivation. The Marijuana Control Board (“MCB”) approved the conversion application at its January 2021 meeting, and now we are requesting an approval of the conversion and required CUP from this Honorable Commission. Once approved, the limited marijuana cultivation facility that is currently operational will no longer be involved with the new standard marijuana cultivation facility located on the same parcel at the same address as the existing limited cultivation.

Required attachments for a marijuana cultivation facility conditional use permit narrative:

Wastewater and Waste Material Disposal Plan - 17.60.160(A)

BAM Alaska’s top priority is to ensure that marijuana consumers receive the highest quality products and to be mindful and compliant licensees. To meet this goal, BAM Alaska has prepared a plan (the “Disposal Plan”) for the safe disposal of all marijuana and marijuana products that do not meet the industry’s quality standards for any reason or for plant material that is designated as waste. Disposing of marijuana in a safe, secure, and environmentally responsible manner is a top priority for BAM Alaska. To ensure that marijuana products are safely kept and disposed of, marijuana facilities must render the products unusable before disposal. Furthermore, the Disposal Plan keeps marijuana waste safe, secure, and complies with all state and local laws, regulations, and codes. Once flagged for disposal, marijuana waste will be secured and rendered unusable before leaving the facility by grinding the material and mixing with compostable solid wastes until the resulting mixture is, at a minimum, fifty percent (50%) non-marijuana waste. All marijuana waste from BAM Alaska’s cultivation facility will be segregated from other marijuana in locked containers within a restricted access area of the facility. The Marijuana Control Board’s enforcement division will be notified at least 3 days prior to rendering the marijuana unusable and disposing of it. The marijuana plant waste will be rendered unusable by grinding and then mixing with equal parts of other compostable or non-compostable materials such as food waste, yard waste, vegetable oils or paper waste. All marijuana waste will be rendered unusable after providing the required three days’ notice to enforcement prior to rendering it unusable. Once the marijuana

waste is rendered unusable, and tracked in Metrc, one of the agents of the company shall deliver the waste to the local landfill/transfer site A marijuana waste log tracking the type, date rendered unusable and date of disposal at the waste station will be maintained by BAM Alaska's facility manager or a designated employee.

The facility anticipates very little wastewater will be generated from the production of marijuana as a the facility will use an automatic drip watering and irrigation system for plants in the growing stages with hydroponic systems and possibly hand watering for the mothers, clones, and soil grown plants. There will be little to no water runoff, and the facility will collect runoff water in trays and reuse the water. After recirculation occurs, any remaining wastewater will be introduced to a waste water holding tank and which shall be professionally pumped out when needed. There is a septic system holding tank installed for disposal of all other water (sinks, toilets, etc).

Odor Mitigation and Ventilation Plan – 17.60.160(B)

BAM Alaska will abide by a strict no odor policy to prevent odor from being detectible by the public from outside the property lines as required by 3 AAC 306.420(a)(2)(F) and 3 AAC 306.430(c)(2).

Odor Prevention

BAM Alaska will minimize odor through climate control, air filtration, ventilation, and exhaust. All plants will be grown in individual growing rooms that share common air. There will be several carbon filters and commercial fans filtering the air for particulates of odor. The air filtration and circulation systems will control the heat buildup and eliminate exhaust odor and will be designed in conjunction with the lighting system to counteract the heat emission. Exhaust fans will be distributed to eliminate heat and excess oxygen. There will be multiple carbon filters and ozone generators that will be turned on when or if needed. All carbon filters and exhaust fans will be maintained in accordance with the manufacturer's recommendations. The carbon filters will always be regularly replaced to ensure maximum performance. BAM Alaska will take additional odor control measures by utilizing ozone generators as well as independent grow rooms. Automatic misters may be installed throughout the cultivation areas to spray an odor neutralizing agent to help neutralize odors before they can escape the building. Additionally, employees will be tasked with weekly "smell tests". The "smell test" will consist of the employee walking to each edge of the property line and attempting to smell marijuana. If marijuana odor is present at the edge of property line - the facility will replace the carbon filters (if necessary) and/or install additional odor controls. Mike and Steve's Anchorage standard cultivation facility has never received a smell violation as Mike and Steve are very conscious about ensuring their business operations do not negatively impact neighbors.

BAM Alaska's cultivation facility sits on over 5.25 acres, BAM Alaska's licensee's do not expect there to be any odor outside the parcel property lines. However, in the event there is odor drifting over the property lines, and a community member complains, the licensees will mitigate odors and address those concerns via a combination of climate control, air filtration, ventilation, and exhaust.

Odor Management/Self-Inspection

Agents of BAM Alaska will conduct regular smell tests to identify and minimize odors from the facility before it affects the surrounding communities. A log will be kept at the facility of each smell test conducted and its results with verbiage such as “no odor,” “slight odor,” “moderate odor,” or “strong odor.”

If an odor mitigation method is attempted and found to be ineffective, another mitigation method will be attempted, and/or outside experts will be contacted until the facility is successful in controlling odor.

Hazardous Chemicals Information – 17.60.160(C)

BAM Alaska will ensure that any fungicide or insecticide will be EPA-approved. The cultivation facility will be using carbon dioxide (CO₂) as a gas distributed in the growing rooms by pressurized cylinders of carbon dioxide. This is used to supply the plant roots and plant leaves with oxygen and carbon. The parts per million (ppm) of carbon dioxide gas distributed to each growing room will be constantly electronically monitored and set to turn on and off when the ppm concentration of CO₂ gas falls below or rises above a set concentrate. The facility will use hydrogen peroxide and chlorine bleach as cleaning agents. Fungicides, insecticides, herbicides, cleaning products and other chemicals will be used, stored, and disposed of in accordance with their respective manufacturer’s recommendations, and comply with all local, state, and federal laws. Small amounts of chemicals will be kept in the cultivation facility during use. Larger containers will be kept in the Multi-use room.

Security Plan – 17.60.160(D)

BAM Alaska has a robust security plan in place to monitor the cultivation facility. The entire cultivation facility is designated as a restricted access area, except for the bathrooms, office, and breakroom. Marijuana that has been trimmed and packaged will be stored in a secured product storage room, video records will be stored and maintained in the designated video storage room and business records will be stored in a locked cabinet in the facility office.

A security system will be continuously active to ensure no unauthorized access is left unnoticed. BAM Alaska will have signage on the exterior of the facility stating “Restricted Access Area. Visitors Must be Escorted”. All visitors to BAM Alaska’s facility will be escorted by either a licensee or a designated employee for the entirety of their visit.

All doors leading to restricted access areas, including the entrances to the facility will have commercial grade locks. Doors to the facility will be locked from the outside at all times but will remain easy to open from the inside for safety reasons. Video surveillance will monitor all doors accessing restricted access areas 24 hours a day, 7 days a week. The doors will also be equipped with a door sensor, connected to the security alarm system, that will be triggered if an attempted intrusion occurs. If triggered, both an audible alarm as well as an electronic notification to the third-party off-site monitoring center as well as to Mike and Steve’s mobile phones will be sent.

Exterior lighting will be present near the exterior doors to the facility. The outdoor lighting will be positioned in such a way to ensure surveillance cameras can record a clear image of any individual within 20 feet of any entrance to the licensed premises or anyone working within the facility. The outdoor lighting will be commercial grade LED and will be mounted in a manner to avoid anyone of average height to be able to tamper with the lighting. Lighting will also be mounted in a way to ensure that they are clear of obstructions. The lights will also be pointed downward so that light doesn't spill into neighboring properties and cause a nuisance. Mike, Steve or a designated employee will perform routine checks of the lighting system and the alarm system for perfect performance.

The facility's video surveillance cameras will provide recordings of any area where marijuana is grown, cured, process, and packaged, or where marijuana is stored or destroyed. Mike and Steve also have access to the livestream from the cameras on their mobile devices so they can always keep an eye on operations even if they are not physical present on the property.

All employees will be required to clearly display an employee ID badge bearing their photograph while on the licensed premises. Employees will also be required to keep their marijuana handler permit during working hours on-hand and available or filed on-site. All visitors will always be required to sign into the visitor log and clearly display a visitor badge while on the premises. This will help everyone to easily identify individuals that have been authorized to access the premises. Further, Mike, Steve or a designated employee shall walk around the facility and surrounding land to ensure no person(s) who are not authorized to be on the property are hiding out or scouting the facility. BAM Alaska has a strict no loitering policy, any individual found loitering on or around the premises will be asked to leave immediately, if such persons are found, employees will be instructed to ask them to leave, and if they do not comply, law enforcement will be contacted.

All BAM Alaska employees will undergo training when first hired. Training topics will include: security measures and procedures, marijuana industry topics; safety precautions and procedures; legal issues; and state, local and federal regulations, not to mention extensive training on the plants themselves.

Additional Narrative Regarding Site Plan & Map Documents There will be no advertising signage for the facility. "No Trespassing" signs may be placed as needed. BAM Alaska is currently in the process of applying for and obtaining driveway permits. The facility sits on a sloped property where drainage was taken into consideration when the professional design team were drafting the building plans. The facility is being converted from an existing limited cultivation facility to a standard marijuana cultivation facility where there is little to no pedestrian foot traffic. BAM Alaska will have approximately 6 employees at any given time in the facility, there is ample parking to facilitate all vehicles as clearly indicated on the site plan. The number of trips in and out of the facility should not increase in any substantial manner from the current operations.

The existing building that houses the current limited cultivation license will not be utilized for any marijuana cultivation activities. However, it may be used for storage (non-marijuana storage) or equipment and supplies but it will not be licensed for marijuana use.

Requirements to be considered by the Commission to grant Conditional Use Permit ~ Narrative Response:

Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?

Yes, BAM Alaska's limited cultivation facility has already been in operation and has received no complaints from neighbors or any notices of violations from the State of Alaska. The existing facility and proposed conversion to a standard cultivation is located on a 5.25-acre parcel located in a wooded area across the street from a busy automotive mechanic shop and is also just down the road from Alpine Septic Pumping. The proposed use will not detract from the character, value, integrity of the surrounding area. The facility will not produce any noise pollution and has an odor control method in place. A robust security plan and no loitering policy will be implemented and thoroughly communicated to all employees. Traffic to the facility will be less than the auto mechanic shop across the street. Noise production will be minimal as all activities will take place within the secured facility. The facility followed all set back requirements, has berms around the perimeter sides that have road access with natural forest areas on the Vine roadside of the property.

Will granting of the CUP be harmful to the public health, safety, convenience, and welfare?

No – BAM Alaska has a security system and plan as required by the state and the Matanuska-Susitna Borough in place which includes, but is not limited to; diversion control policies, loitering check plan, sanitary procedures, security cameras, exterior lighting, alarm system, visitor access restrictions, secured doors, unauthorized access, marijuana tracking and transportation, and waste management policy. Additionally, BAM Alaska will not be using any toxic or prohibited fertilizers or pesticides on their crops furthering public safety. BAM Alaska will also be using hydroponics with rock-wool with a water-only nutrient solution in which the roots of the plant will not be suspended. For the strains that will be grown hydroponically, the grow tables will be outfitted with an automatic irrigation system designed with the nutrient management system to maximize production and will ensure that there are no negative impacts on soil, water and air.

There will be no undue burden on the electrical utilities as BAM Alaska will have ample electrical service. The owners, Steve and Mike, are very experienced licensees with two licenses in Anchorage, in addition to this cultivation facility.

This facility is a wholesale cultivation facility and will not be open to the public in any manner. Only pre-approved and pre-scheduled visitors will be admitted access into the facility (with the exception of AMCO agents and duly authorized local law enforcement agents). BAM Alaska has a strict visitor policy of which only those who are preapproved, have valid identification proving they are at least 21 years of age, and sign in and out of the facility utilizing the visitor log. In addition, the camera system will be able to identify all persons inside and outside the facility and within 20 feet of any entrance at all times.

For additional protections to ensure the prevention of any negative impact on the public health, safety, convenience, and welfare please see odor control section and security plans discussed *surpa*.

Are there sufficient setbacks, lot area, buffers and other safeguards being provided?

As described above, BAM Alaska is located within a five and a quarter (5.25) acre parcel. This application and the layout of BAM Alaska meets the required setbacks, buffers, and lot area by being set back 50 feet from public rights-of-way and 100 feet from lot lines per MSB 17.60.160(E). The entire cultivation operation is enclosed in a commercial grade, aesthetically pleasing building. All the cultivating operations occur inside, and for the most part surrounded in woods, hindering view from the public and from any public right of way. The building is set back from any property line at least 100 feet and exceeds the setback requirements from a right of way.

Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use of this section?

Yes. The conditional use fulfills other requirements of MSB 17.60 (Conditional Uses). Documentation and explanation of this is found throughout the CUP application.

Describe measures being taken to prevent potential negative effect upon other properties in the area due to such factors as noise and odor.

Please see the section above that directs odor mitigation and control. BAM Alaska's cultivation facility's odor filtration and the low level of noise impact as all activities occur within the secured building, will reduce and prevent negative impacts on surrounding properties. All activity will occur during normal daytime hours. Activities causing significant noise, while not expected, will be limited to daytime hours whenever possible. BAM Alaska's extensive odor control equipment and policies will lead to minimal impacts, if any, on other properties. BAM's stringent adherence to security measures and protocols described earlier in this narrative also prevents and mitigates potential negative impact on neighboring properties.

Describe how use is compatible with the character of the surrounding area.

As mentioned above, the existing facility and proposed conversion to a standard cultivation is located on a 5.25-acre parcel located in a wooded area across the street from a very busy automotive mechanic shop and is also just down the road from Alpine Septic Pumping. The proposed use will not detract from the character, value, integrity of the surrounding area. The facility will not produce any noise pollution and has an odor control method in place. A robust security plan and no loitering policy will be implemented and thoroughly communicated to all employees. Traffic to the facility will be less than the auto mechanic shop across the street. Noise production will be minimal as all activities will take place within the secured facility. The facility followed all set back requirements, has berms around the perimeter sides that have road access with natural forest areas on the Vine roadside of the property.

Current status of State License Application Process.

The Conversion Application was deemed complete by AMCO and was approved, with delegation at the January MCB meeting. Currently, the application is in approved delegated status. BAM Alaska is working with the Fire Marshal to obtain approval and the only other pending approval is this Honorable Body's approval of the proposed use.

Thank you for your thoughtful consideration of this conditional land use application.

Peggy Horton

From: Mike Dillard <mdillard70@gmail.com>
Sent: Monday, May 10, 2021 4:28 PM
To: Peggy Horton
Subject: 62528252626__8846E9AE-08E5-4D9E-BCED-6F6D6513BA07.jpeg

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

This is the holding tank for cultivation waste water. That will be pumped ever few months. Thank you Mike



Peggy Horton

From: Brenda Butler <brenda@jdwconsult.com>
Sent: Wednesday, August 11, 2021 3:28 PM
To: Peggy Horton
Cc: Jana Weltzin
Subject: Re: BAM Alaska MSB17.60 Cultivation Facility

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

Here are the responses to the three questions that were emailed to Attorney Weltzin.

1. Ozone Generators add an extra oxygen molecule to the exhausted air with ultraviolet light, and eliminate all odors. They are in the exhaust ducting work so employees are never exposed to the treated air. The ozone generators would only be run if the carbon filters are suspected of not doing their job and exhaust fans are running. The carbon filters are before the ozone generators thus it is not treated before going into carbon filters.
2. Carbon filters are used when the facility calls for an air exchange or there is too much heat or humidity. All air exiting the facility by exhaust fans, whether running 24/7 or turning on and off by use of technology, will be carbon filtered first. We may also have or add carbon filters that run 24/7 inside the facility that do not vent outdoors but recirculate the air in the room and help keep odors under control.
3. The facility is approved through AMCO for 3,940 square feet under cultivation, regardless of facility size. If the facility is to increase the size of the area under cultivation in the future, MSB will be notified along with the premises diagram outlining proposed changes that need approval from both MSB and AMCO.

Thank you and have a wonderful evening.

On Thu, Jul 22, 2021 at 4:02 PM Peggy Horton <Peggy.Horton@matsugov.us> wrote:

Thanks Brenda,

I will review the whole packet again as soon as possible, should get back to you the first week in August.

Thanks,

Peggy Horton

From: Peggy Horton
Sent: Tuesday, August 10, 2021 4:13 PM
To: jana@jdwcounsel.com
Subject: BAM Alaska Cultivation facility questions

Hi Jana,

I'm just about ready to accept the case and schedule the public hearing, but need some questions answered.

1. What are ozone generators and what do they do with the odor produced by cannabis? Do they mask the odor, minimize it, or eliminate it? Can and will ozone generators be used while employees are present in the room? Can the air within the room that's been treated with ozone generators be expelled without going through the carbon filters? Will the ozone generators work in tandem with the carbon filters? Mark and I are unfamiliar with ozone generators, as you can tell.
2. Page 3 of 8 of the narrative states that the carbon filters and ozone generators that will be turned on when or if needed. This sentence is describing two things, the carbon filters and the ozone generators. This could be taken in a way that states the carbon filters will only be used when needed. Will the carbon filters be in use at all times, or only when needed?
3. The as-built and site plan shows a 60' x 120' building, so that will make it a 7,200 square foot cultivation facility. Once it's in production, what will be the square footage of the area under cultivation?

Thanks,

Peggy Horton
Matanuska-Susitna Borough
Development Services Division
Planner II
907-861-7862

Owner Permission Letter for Use and Occupancy of Premises

Matanuska-Susitna Borough
Development Services

MAR 18 2021

Received

Matanuska-Susitna Borough
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: BAM Alaska, Inc. DBA BAM Alaska - 6051 W. Aeronautical Avenue, Wasilla, Alaska 99623.

Dear Planning Office,

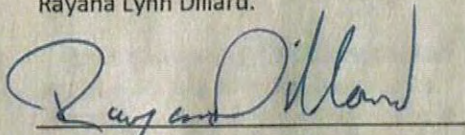
I, Rayana Lynn Dillard, hereby grant permission for BAM Alaska, Inc. dba BAM Alaska to lease and use my property located at 6051 W. Aeronautical Avenue, Wasilla, Alaska 99623 as a standard marijuana cultivation facility. I am aware that BAM Alaska will be converting a limited marijuana cultivation facility to a standard marijuana cultivation facility and commercially growing and selling marijuana on this property once the conversion is approved by the Alcohol & Marijuana Control Board.

I, Michael Dillard, As Vice President of BAM Alaska, INC., I authorize Jana Weltzin and her firm of JDW, LLC to take all necessary actions to apply for and obtain one (1) conditional use permits for the operation of a standard marijuana cultivation facility of the property owned by A Helping Hand, LLC located at Airplane AC, Block 2, Lot 7, Commonly known as, 6051 W. Aeronautical Avenue, Wasilla, Alaska 99623.

If you have any questions regarding this correspondence, please feel free to contact me.

Sincerely,

Rayana Lynn Dillard.



Managing Member of A Helping Hand, LLC

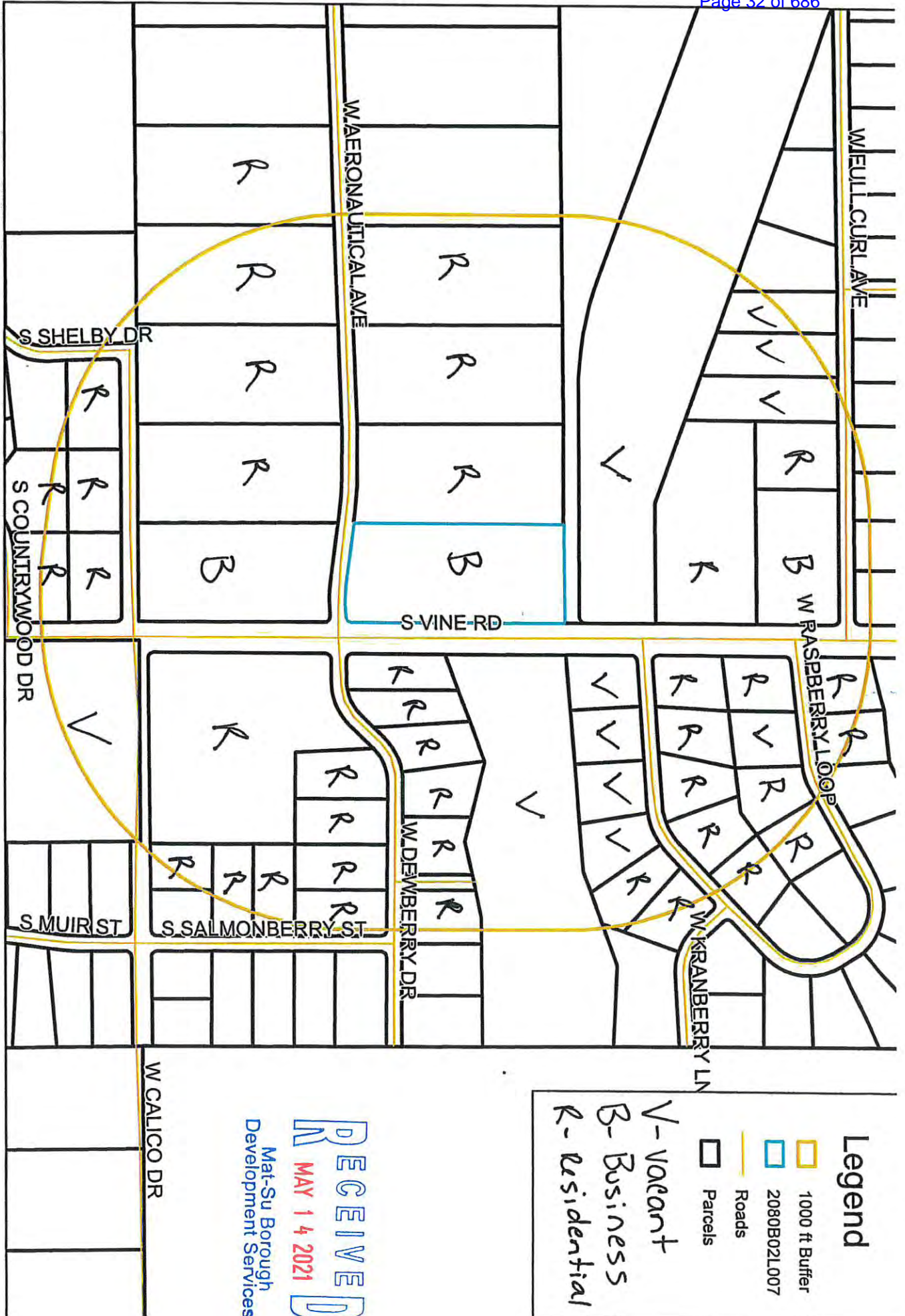
Rayana Lynn Dillard



Vice President of BAM Alaska, Inc.

Michael Dillard

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the map disclaimer and policies related to acceptable uses of this map, please contact the Mahanaka-Susima Borough GIS Division at 507-561-7501.



Legend

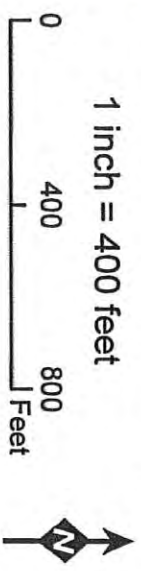
- 1000 ft Buffer
- 2080B02L007
- Roads
- Parcels
- V - Vacant
- B - Business
- R - Residential

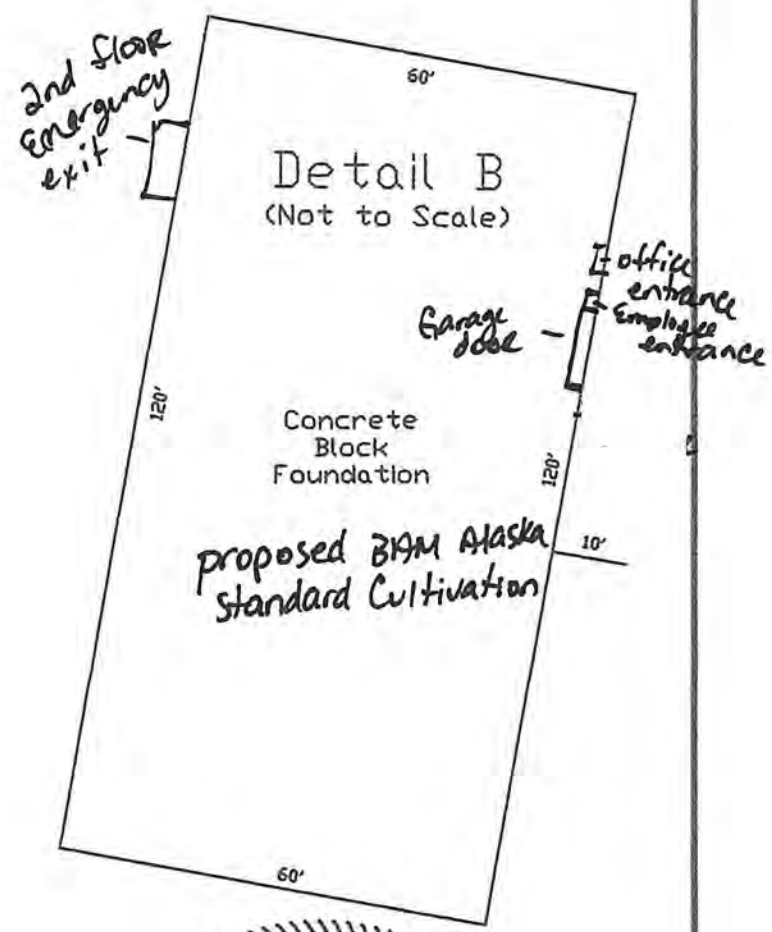
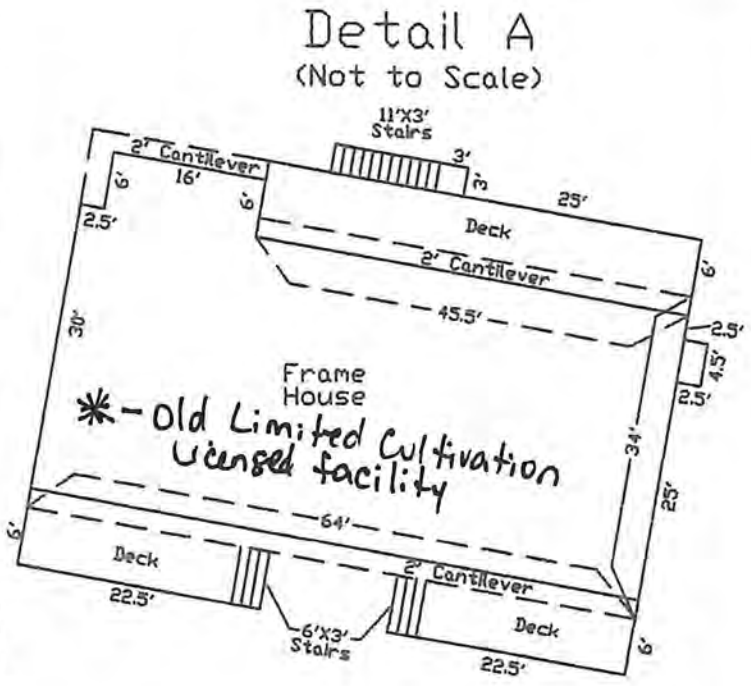
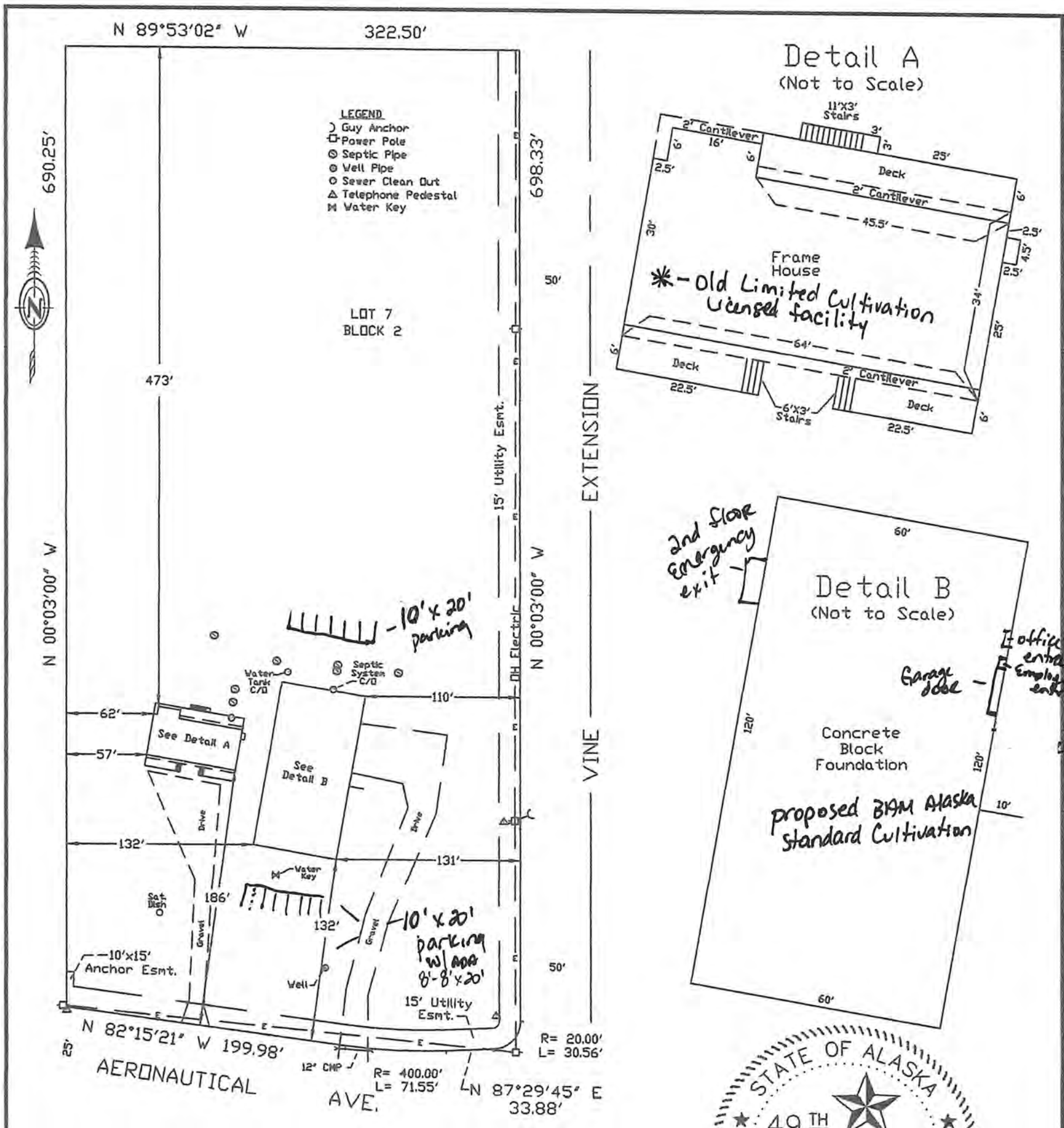
RECEIVED

MAY 14 2021

Mat-Su Borough
Development Services

Date: 4/20/2021

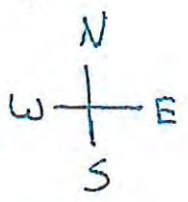
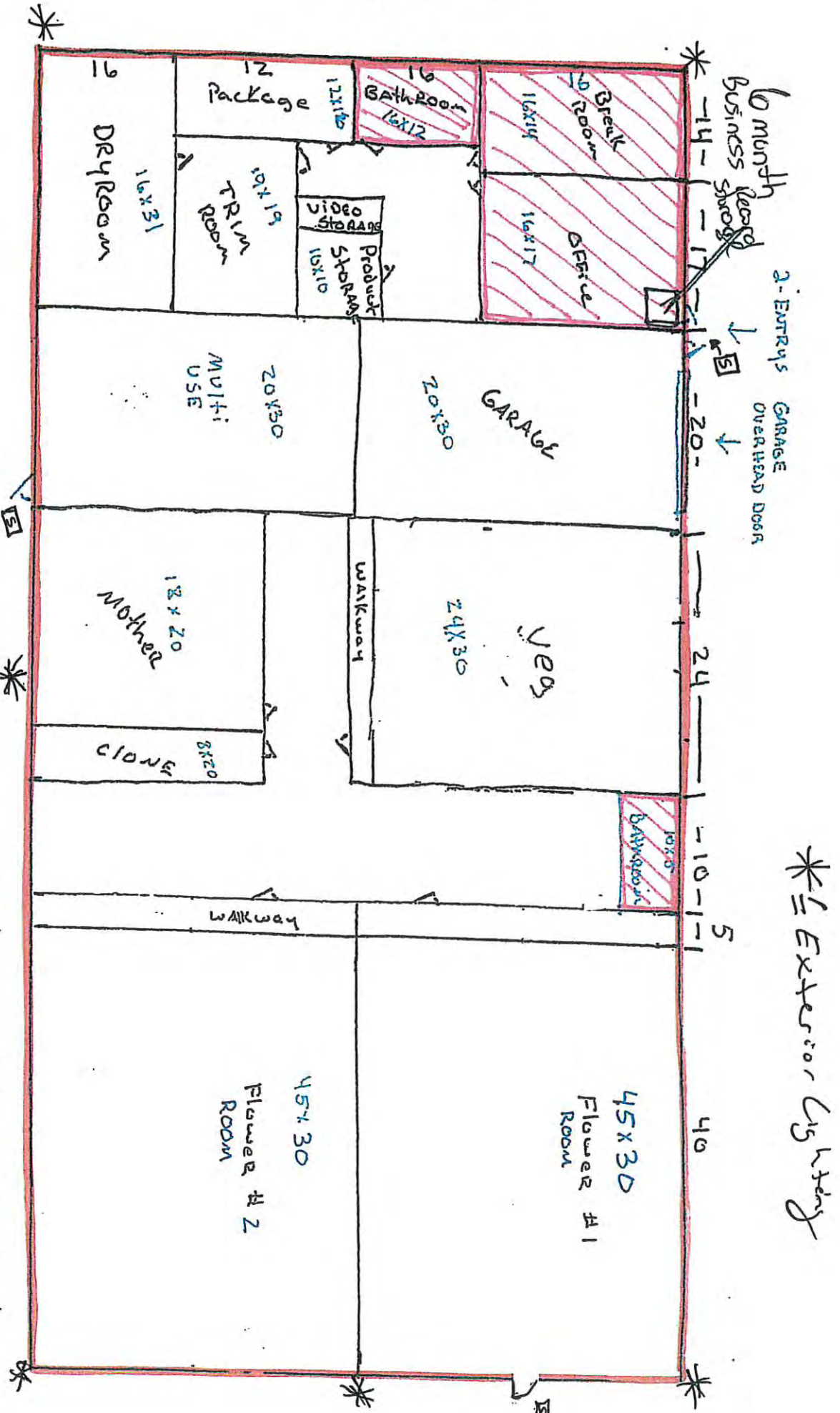




I hereby certify that I have surveyed the following described property: Lot 7, Block 2, Airplane Acres, Plat No. 80-143, Palmer Recording District Recording District, and that no encroachments exist except as indicated hereon. This As-built will only show the easements that appear on the recorded subdivision Plat No. 80-143, Palmer Recording District Recording District; under no circumstances should this data hereon be used for the construction or establishing of boundary or fence lines.

	<p>Airplane Acres Lot 7 Block 2 As Depicted on: Plat No. 80-143 Palmer Recording District MAP: HO09</p>	<p>ASBUILT SURVEY Update: Added new Septic & Bldg Mr. TT Managment LLC</p>	<p>APB Land Surveying 12204 East Prince of Peace Drive Eagle River, Alaska 99577 (907) 227-1361</p>
<p>Surveyed: October 26, 2020</p>		<p>DRAFTED: RWR</p>	<p>CHECKED:</p>

160



RECEIVED
MAY 6 2021
Mat-Su Borough
Development Services

Diagrams 1, 2 & 5
Bam Alaska Inc DBA Bam Alaska
License # 17886

- - Proposed Licensed premises / Restricted Access Area
- ▨ - Non-Restricted Bathrooms, Office & Breakroom
- ⊠ - Storage

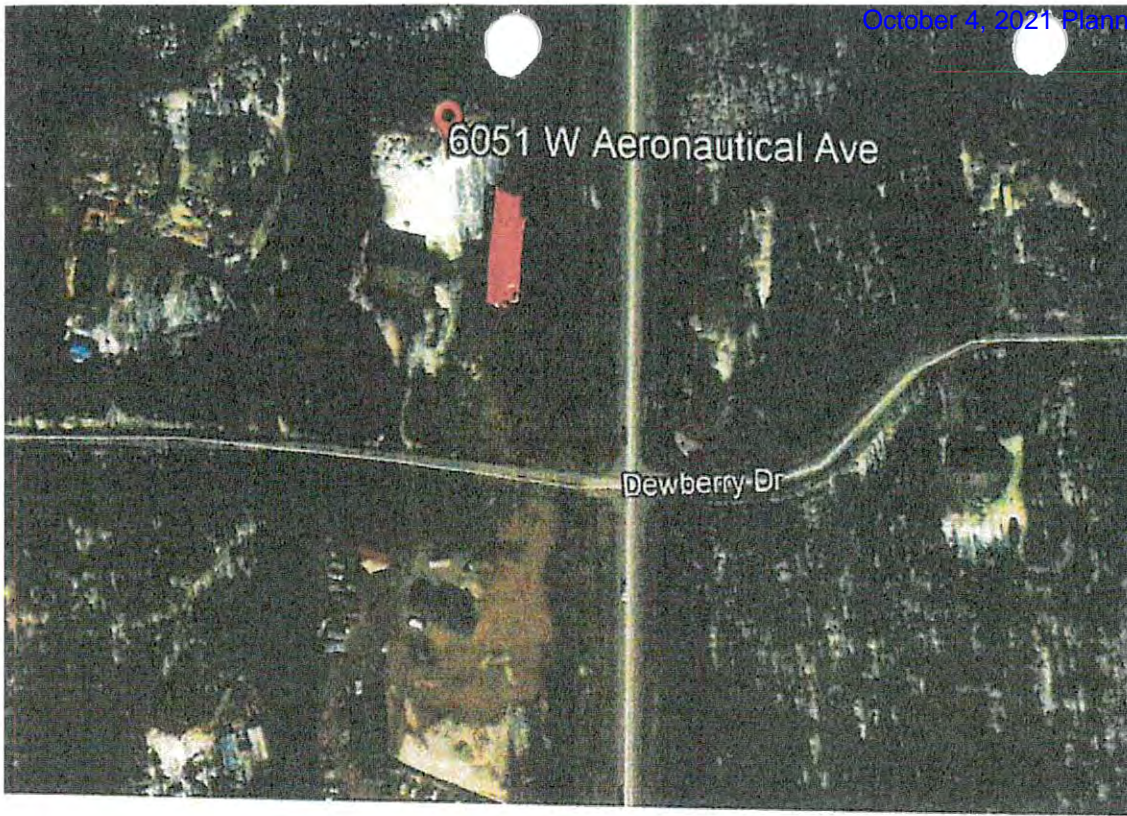
Referenced in
CUP narrative: Restricted Access Area
Exhibitors must be
considered persons
under 21.

* = Exterior Lighting

□ Existing licensed premises
□ Proposed licensed premises
□ Right to possession



Diagram 3
Barn Alaska
License # 17886



 = Proposed Licensed premises.

BAM ALASKA INC. DBA BAM ALASKA
License # 17886

Diagram 4
(Larger Image attached)





THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

RECEIVED
JUL 22 2021
Mat-Su Borough
Development Services

Department of Public Safety

DIVISION OF FIRE AND LIFE SAFETY
Plan Review Bureau - Anchorage

5700 East Tudor Road
Anchorage, Alaska 99507-1225
Main: 907.269.2004
Fax: 907.269.0098

June 21, 2021

Ron Thompson
Scope Permitting
726 E 15th Ave
Anchorage, AK 99501

SUBJECT: BAM Cultivation (6051 W. Aeronautical) - Full
Plan Review
CITY: Palmer
PLAN REVIEW: 2021Anch1112
TYPE OF CONSTRUCTION: VA
OCCUPANCY: F-1
2012 INTERNATIONAL BUILDING AND FIRE CODE

Dear Ron Thompson:

Plans for the subject facility have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved as submitted. Enclosed is a certificate of approval that must be posted on the premises until completion of the above facility. You are prohibited to occupy this building until construction is completed as approved. Any changes to the approved plans must be submitted to this office for review and approval.

Approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations of the Municipal Government. The plans have not been reviewed for compliance with the federal Americans with Disabilities Act or structural requirements.

It must be understood that the inclusion of and compliance with State Fire Safety Regulations does not preclude the necessity of compliance with the requirements of local codes and ordinances.

If we can be of further assistance in this matter, please feel free to contact us at the address above.

Sincerely,

Greg Medina
Plans Examiner

Enclosure: Approval Certificate

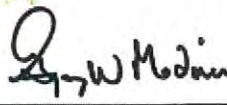
State of Alaska
Office of the State Fire Marshal
Plan Review

This is to certify that the plans for this building were reviewed by the *State Fire Marshal* on June 21, 2021 for conformance with AS 18.70.010 -- 100; 13 AAC 50.027.

This certificate shall be posted in a conspicuous place on the premises named BAM Cultivation (6051 W. Aeronautical) and shall remain posted until construction is completed.

NOTICE: Any changes or modifications to the approved plans must be resubmitted for review by the *State Fire Marshal*.

Plan Review #: 2021Anch1112

By: 

Greg Medina
Plans Examiner

Authority: AS 18.70.080
Form: 12-741
(6/01)

Full Plan Review



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Matanuska-Susitna Borough
Development Services

MAY 21 2021

Received

**Department of Commerce, Community,
and Economic Development**

ALCOHOL & MARIJUANA CONTROL OFFICE

550 West Seventh Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

May 21, 2021

BAM Alaska, Inc.
DBA: BAM Alaska
Via: john_shiffer@hotmail.com

Re: BAM Alaska #17886

Dear BAM Alaska, Inc.:

At the January 6 - 7, 2020, meeting of the Marijuana Control Board, the board voted to approve your license conversion to a standard marijuana cultivation facility application with delegation to the director. Delegation means that the board has authorized me to issue the license once all outstanding approvals are received.

Please contact marijuana.licensing@alaska.gov with any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carrie Craig".

Carrie Craig
Records and Licensing Supervisor

For
Glen Klinkhart,
Director

cc: License File
Matanuska-Susitna Borough

Michelle Olsen

From: Michelle Olsen
Sent: Thursday, April 29, 2021 8:53 AM
To: 'mdillard70@gmail.com'
Subject: Driveway Approval

FINAL DRIVEWAY ACCEPTANCE
PERMIT # D27659
TAX PARCEL ID # 5756B03L006
Western Access Point

The Matanuska-Susitna Borough has performed the Final Inspection of your driveway onto Tahoe Drive. The driveway has been adequately constructed to Borough standards and to the conditions outlined by the initial driveway inspector. Your Approved Driveway Permit Number is listed above.

Please keep this notification.

Future modifications to the driveway may require additional permitting, please contact the permit center prior to any substantial changes to existing access.

If you have any questions or concerns about your driveway or this permit, you may contact the Permit Center at 907-861-7822.

Sincerely,
Michelle Olsen, CFM
Permit Technician



MATANUSKA-SUSITNA BOROUGH
 Planning and Land Use Department
 Development Services Division
 350 East Dahlia Avenue, Palmer, Alaska 99645
 (907) 861-7822 Fax (907) 861-8158
 E-mail: PermitCenter@matsugov.us

Matanuska-Susitna Borough
Permit Center

APR 26 2021

Received

Driveway Permit Application

Permit Fee \$200 (\$150 Refundable if completed within 3 years)

PERMIT NO: 27659

Property Owner (Name): Mike Dillard			Applicant/Agent (Name): →		
Mailing Address: 2115 E Vision View Dr			Mailing Address:		
City: Wasilla	State: AK	Zip: 99654	City:	State:	Zip:
Phone: 907-230-4717			Phone:		
Email (optional): mdillard70@gmail.com			E-mail (optional):		
Site Address: 6051 W Aeronautical Ave			Driveway Location Will Be Marked With: Existing		
Property Tax ID #: 2080B02L007			Expected Completion Date:	Driveway Surface Type: Gravel	
Applying for Access Onto: W Aeronautical Ave			Distances:		
			Left:	Width:	Right:
Only Corrugated Metal Pipe Culvert is Allowed			Path or sidewalk dimension (if applicable):		
Culvert Length:	Diameter:				
Intended Use:					
<input type="checkbox"/> Single Family <input type="checkbox"/> Mutli-Family # of units _____ <input checked="" type="checkbox"/> Commercial - Type: <u>Cultivation</u> Est. "peak hours" trips per day: <u>6am - 5pm</u>					

IF ACCESS IS ONTO A PAVED ROAD, APRON LENGTH TO BE 2 FEET MINIMUM

The Permittee certifies that he/she is the owner, lessee, or authorized agent of the property, that the conditions, restrictions and regulations of the borough will be complied with and that he/she will maintain the driveway in accordance with the provisions and standards attached to this permit, and any applicable code. I hereby certify that the information submitted on this application is complete and accurate to the best of my knowledge and that I am the applicant or agent of the same as stated in the attached documentation. By signing this permit I acknowledge and agree to accept the Driveway Standards and Provisions attached to this permit.

PERMITTEE: [Signature]
Signature of Permittee

DATE: 4-26-21

PERMIT GRANTED BY: _____
Borough Representative

DATE: _____



MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
 350 East Dahlia Avenue, Palmer, Alaska 99645
 (907) 861-7822 Fax (907) 861-8158
 E-mail: PermitCenter@matsugov.us

Driveway Permit Application

Permit Fee \$200 (\$150 Refundable if completed within 3 years)

PERMIT NO: 27658

Property Owner (Name):			Applicant/Agent (Name):		
Mike Dillard					
Mailing Address:			Mailing Address:		
2115 E Vision View Dr					
City:	State:	Zip:	City:	State:	Zip:
Wasilla	AK	99654			
Phone:			Phone:		
907-230-4717					
Email (optional):			E-mail (optional):		
mdillard70@gmail.com					
Site Address:			Driveway Location Will Be Marked With:		
6051 W Aeronautical Ave			Existing		
Property Tax ID #:			Expected Completion Date:	Driveway Surface Type:	
2080B02L007				Gravel	
Applying for Access Onto:			Distances:		
W Aeronautical Ave			Left:	Width:	Right:
Only Corrugated Metal Pipe Culvert is Allowed			Path or sidewalk dimension (if applicable):		
Culvert Length:	Diameter:				
Intended Use:					
<input type="checkbox"/> Single Family <input type="checkbox"/> Mutli-Family # of units _____ <input checked="" type="checkbox"/> Commercial - Type: <u>Cultivation</u> Est. "peak hours" trips per day: <u>6am-5pm</u>					
Comments:					
Built 2021					

This Page Intentionally Left Blank

**INTRODUCTION FOR PUBLIC HEARING
LEGISLATIVE**

Resolution No. PC 21-24

Permanent Site for Mat-Su Central School

(Pages 45 - 128)

INTRODUCTION FOR PUBLIC HEARING



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833

www.matsugov.us

PLANNING DIVISION STAFF REPORT

DATE: September 8, 2021

SUBJECT: Recommendation of a permanent site for Mat-Su Central School.

RESOLUTION NO.: Planning Commission Resolution 21-24

LOCATION: Lot 1, Stringfield Subdivision, Plat No. 2020-96, located in Section 34, Township 18 North, Range 1 East, S.M., AK., Palmer Recording District, Third Judicial District, State of Alaska (Tax ID# 8050000L001)

REVIEWED BY: Alex Strawn, Planning & Land Use Director
Kim Sollien, Planning Services Manager

STAFF: Adam Bradway, Planner II

EXECUTIVE SUMMARY

On February 5th, 2020 the Matanuska-Susitna Borough School Board approved resolution 20-009, *A Resolution of the Matanuska-Susitna Borough School Board supporting initiation of the formal process to identify the location of a permanent facility for Mat-Su Central School at 1959 N Stringfield Road to be known as "Stringfield Subdivision."* The MSB School District has leased Mat-Su Central school building and property for over 20 years and the current lease is set to expire June 30, 2024. To accommodate the Mat-Su Central's growing population, the district believes that it is in the best interest to determine a permanent location for the school.

Matanuska-Susitna Borough (MSB) section 19.08.20: *Location of School Buildings* lays out the process by which the Assembly determines the location of school buildings. The Assembly shall determine the location of school buildings with due consideration of the recommendation of the school board, planning commission, and school site selection committee. The Borough Area Schools Site Selection Committee (BASSSC) consists of Assembly members, School Board members, Planning Commission members, and at-large members. The BASSSC shall request a report from MSB and School District staff, evaluating school needs and setting forth a suggested school site or sites.

The BASSSC held three meetings to review eight potential school sites provided, with detailed reports, by MSB and District staff. After review, the BASSSC unanimously recommended “Stringfield Subdivision” as a permanent site for Mat-Su Central School. The Planning Commission shall review the work of the Borough Area Schools Site Selection Committee and may recommend a site or sites to the Assembly.

Note: Mat-Su Central School, Birchtree Charter School, and American Charter Academy were reviewed concurrently by the BASSSC, though each school was considered for its unique needs and characteristics. All three schools considered the same eight sites and attachments may reference one or more school.

SITE SELECTION PROCESS

Eight Matanuska Susitna Borough owned sites were reviewed as potential permanent sites for Mat-Su Central School. Only MSB owned land was reviewed because; site-selection procedure is to review MSB owned land before looking at agency or privately owned land, there were potentially suitable MSB owned sites, and there is currently no funding allocated towards school site acquisition.

The eight sites are outlined in the attachment *Highest and Best Use ranking, site overview, recommendation, (Total Matrix Score)* and the attached mapbook. These eight sites were selected for review after an evaluation by Borough Staff that included, in accordance with MSB 19.08.20, review of student population, school enrollment, transport, relationship of proposed sites to other community facilities, multiple use of the site, and other appropriate criteria. These criteria were reviewed by MSB staff in part through scored site suitability matrices and total scores for all are shown in the highest and best use attachment.

All eight sites were presented to the BASSSC, though after initial review by the Committee only Site 7 Stringfield, and Site 8 Church-Seldon were considered as potential sites for Mat-Su Central. These sites were chosen due to location, development potential, and a variety of factors shown in their site suitability matrices. The site suitability matrices for these two sites are attached.

Once two potential sites were identified, more in depth site analyses including site development costs and access were requested. The following reports are attached:

- A 2018 study by HDL Engineering outlines site development potential for these two sites.
- A geotechnical investigation done in 2020 as a part of subdivision identifies soil suitability at the Stringfield site.
- A 2021 HDL rough order of magnitude cost estimate for the Stringfield and Church-Seldon sites. This report considered the location of Mat-Su Central School and/or Birchtree Charter School, and presupposed that American Charter Academy would locate on this site. This report was completed for this school site selection process identifies cost estimates for development on these sites, identifies development potential and challenges, and reviews access.

The Matanuska Susitna Borough School Board supported the Stringfield Subdivision site through resolution 20-009.

On May 5, 2021 Mat-Su Central School principal, John Brown drafted a letter in support of the Stringfield Subdivision site, signed by all members of their parent advisory council. This letter is attached and was presented to the BASSSC on August 4th, 2021.

The Borough Area School Site Selection Committee met three times to discuss Mat-Su Central School: February 18, 2021; April 14, 2021; and August 4, 2021.

RECOMMENDED SITE

Mat-Su Central School is a correspondence school which provides services to students across the entire Borough and has the highest enrollment of any school in the district. The Matanuska-Susitna Borough School District identified a pressing need to find a buildable, centrally located site, with sufficient access to arterial roads. The Stringfield Subdivision site is located near the intersection of Trunk Road and the Palmer-Wasilla Highway, two arterial roads with Trunk Road being a direct connection to the Parks Highway.

The attached reports, particularly *ROM Site Development Cost Estimates Birchtree Charter School and Mat-Su Central School* and *Mixed-Use Campus Preliminary Site Evaluation Study*, include assessments related to land use, development potential, access and cost.

The Stringfield Subdivision site was unanimously selected by the BASSSC to recommend to the School Board, Planning Commission, and Assembly.



MATANUSKA-SUSITNA
BOROUGH SCHOOL DISTRICT

OFFICE OF THE SCHOOL BOARD

**MATANUSKA-SUSITNA BOROUGH SCHOOL BOARD
RESOLUTION 20-009**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH SCHOOL BOARD SUPPORTING INITIATION OF THE FORMAL PROCESS TO IDENTIFY THE LOCATION OF A PERMANENT FACILITY FOR MAT-SU CENTRAL SCHOOL AT 1959 N. STRINGFIELD ROAD TO BE KNOWN AS "STRINGFIELD SUBDIVISION."

WHEREAS, the Matanuska-Susitna Borough School District has leased Mat-Su Central School building and property from a private entity for over 20 years for the purpose of a correspondence school; and

WHEREAS, the current lease agreement for Mat-Su Central School is set to expire on June 30, 2021 with the option for an additional extension; and


WHEREAS, Mat-Su Central School needs a permanent facility to support its growing student population and innovative programs; and

WHEREAS, in cooperation with the Mat-Su Borough, the District has identified 1959 N. Stringfield Road to be known as "Stringfield Subdivision" (Appendix A) as a possible location for Mat-Su Central School; and

WHEREAS, MSB 19.08.020 provides for a School Site Selection Committee which shall make recommendations to the Assembly on the needs for school sites.

NOW, THEREFORE BE IT RESOLVED that the Matanuska-Susitna Borough School Board supports the initiation of the formal process to identify the location of a permanent facility for Mat-Su Central School at 1959 N. Stringfield Road to be known as "Stringfield Subdivision."

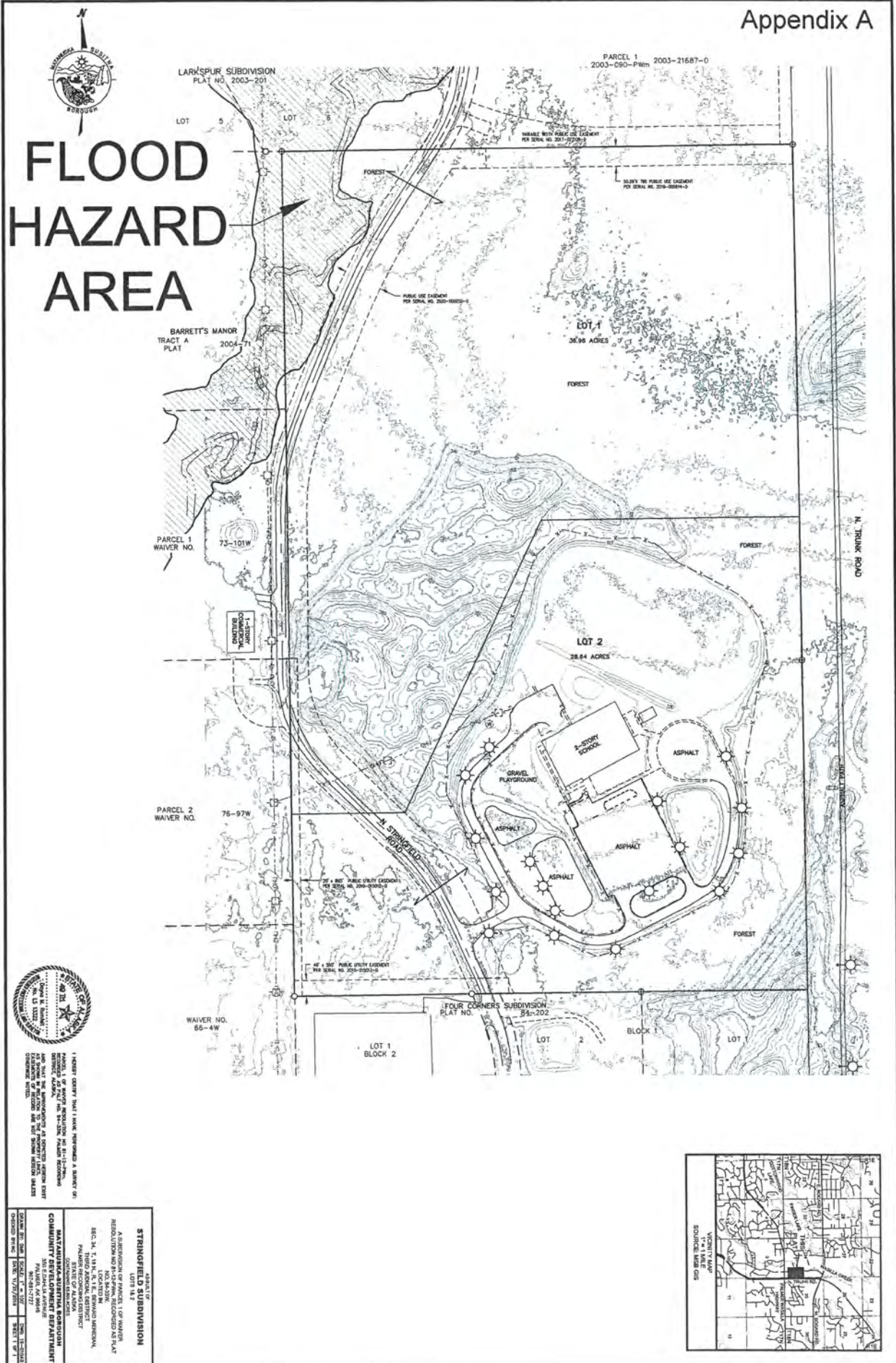
APPROVED by the Matanuska-Susitna Borough School Board this 5th day of February, 2020.


Thomas Bergey, Board President


Dr. Monica Goyette, Superintendent

ATTEST: 
Stacy Escobedo, Board Secretary

Appendix A



FLOOD HAZARD AREA

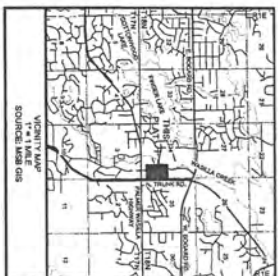


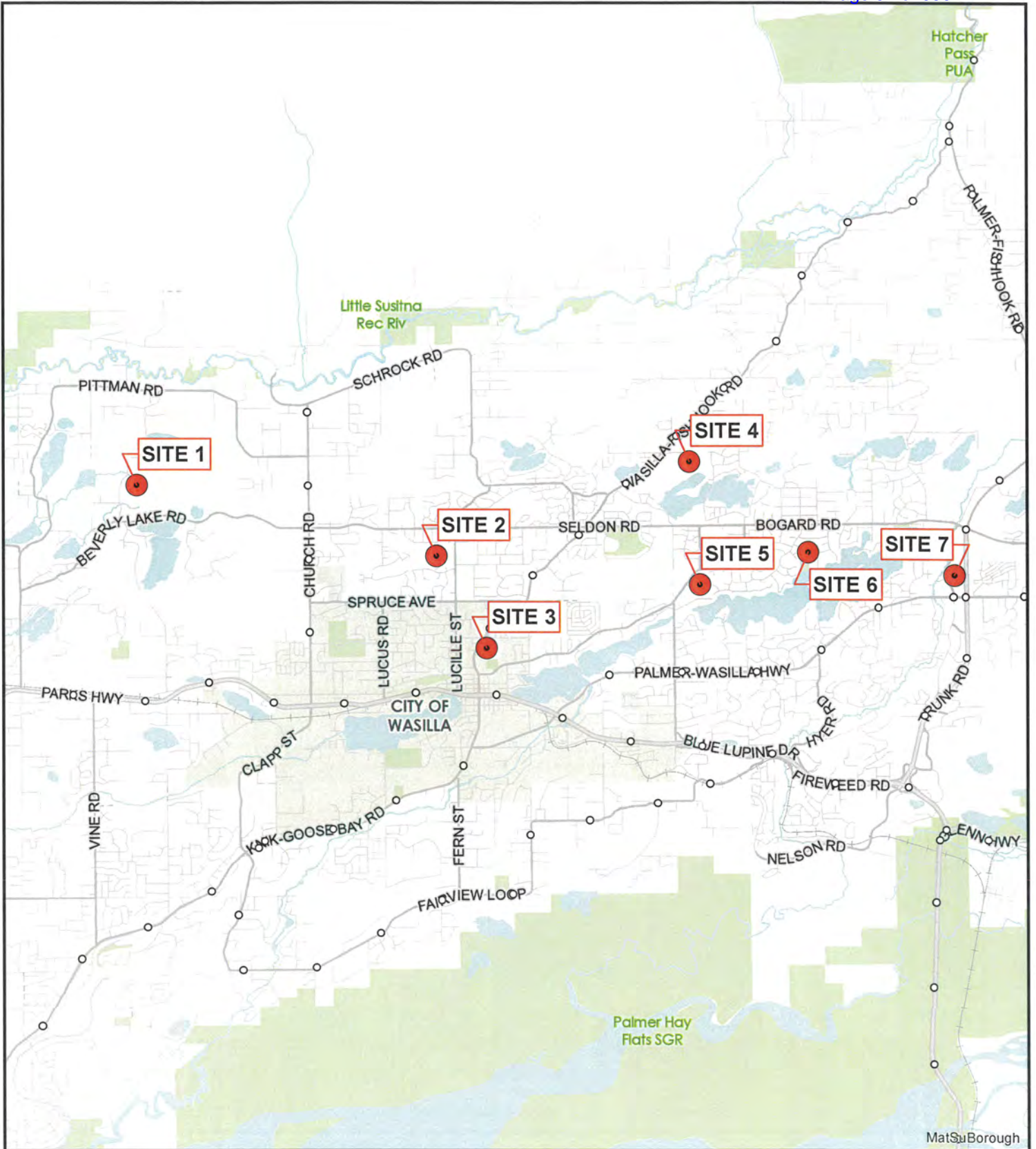
1. HIGHEST COUNTY THAT I HAVE RECORDED A SURVEY OR
 PARCEL 1 OF SAID PARCEL 1 OR WAIVER
 RECORDED AS PLAT NO. 75-101W, PLAT RECORDATION
 NUMBER 144,747, IN THE 75-101W PLAT RECORDATION
 BOOK AND THE AMENDMENT AS RECORDED AS PLAT
 NO. 76-97W, PLAT RECORDATION NUMBER 144,748,
 IN THE 76-97W PLAT RECORDATION BOOK AND THE
 AMENDMENT AS RECORDED AS PLAT NO. 66-4W,
 PLAT RECORDATION NUMBER 144,749, IN THE 66-4W
 PLAT RECORDATION BOOK.

STRINGSFIELD SUBDIVISION
 A SUBDIVISION OF PARCEL 1 OF WAIVER
 RESOLUTION NO. 75-101W, RECORDED AS PLAT
 NO. 75-101W, PLAT RECORDATION NUMBER
 144,747, IN THE 75-101W PLAT RECORDATION
 BOOK AND THE AMENDMENT AS RECORDED AS
 PLAT NO. 76-97W, PLAT RECORDATION
 NUMBER 144,748, IN THE 76-97W PLAT
 RECORDATION BOOK AND THE AMENDMENT AS
 RECORDED AS PLAT NO. 66-4W, PLAT
 RECORDATION NUMBER 144,749, IN THE 66-4W
 PLAT RECORDATION BOOK.

MARYANNE BERTRAM ROBINSON
 PLANNING COMMISSION SECRETARY
 1001 SOUTH AVENUE
 VIRGINIA BEACH, VA 23502
 PHONE: 757-463-7777
 FAX: 757-463-7777

DATE: 09/15/2021
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]





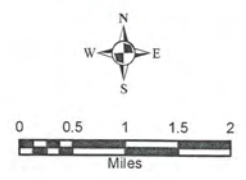
Matanuska - Susitna Borough
 Land and Resource
 Management Division



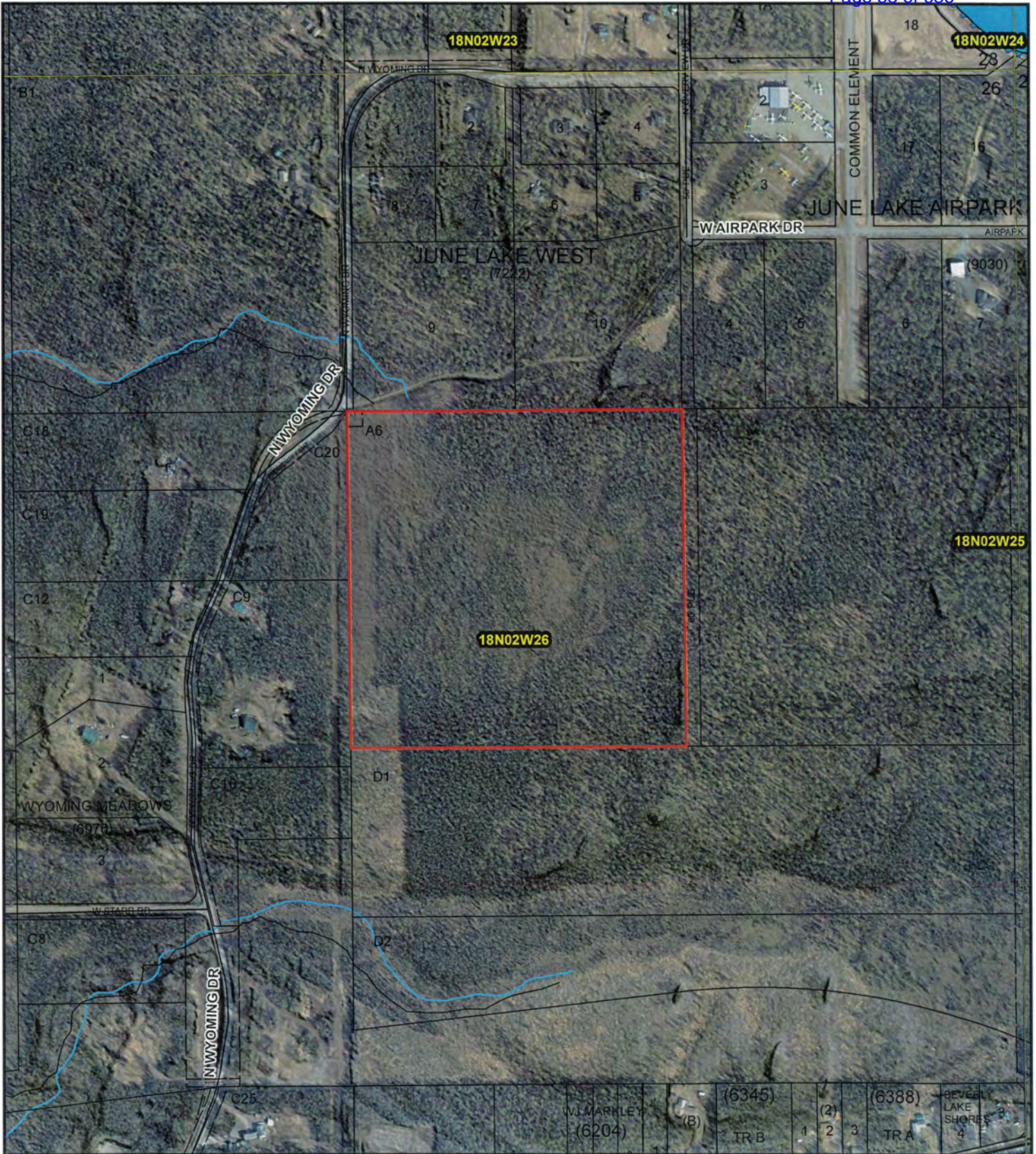
Potential School Sites
 MSB Land



 SELECTED PARCELS



Date: July 2019
 Sources: MSB GIS, MSB LRMD, AK DOT
 Projection: NAD 83 AK ST PLN 24
 Location: MSB
 Author: MSB LRMD



Matanuska - Susitna Borough
 Land and Resource
 Management Division

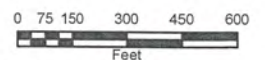


Potential School Sites
 MSB Land



SELECTED PARCEL

SITE 1
 18N02W26A006
 39.92 ACRES



Date: July 2019
 Source: MSB GIS, MSB LRMD, AK DOT
 Projection: NAD 83 AK ST PLN 24
 Location: SITE 1MSB
 Author: MSB LRMD



Matanuska - Susitna Borough
Land and Resource
Management Division

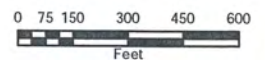


Potential School Sites
MSB Land

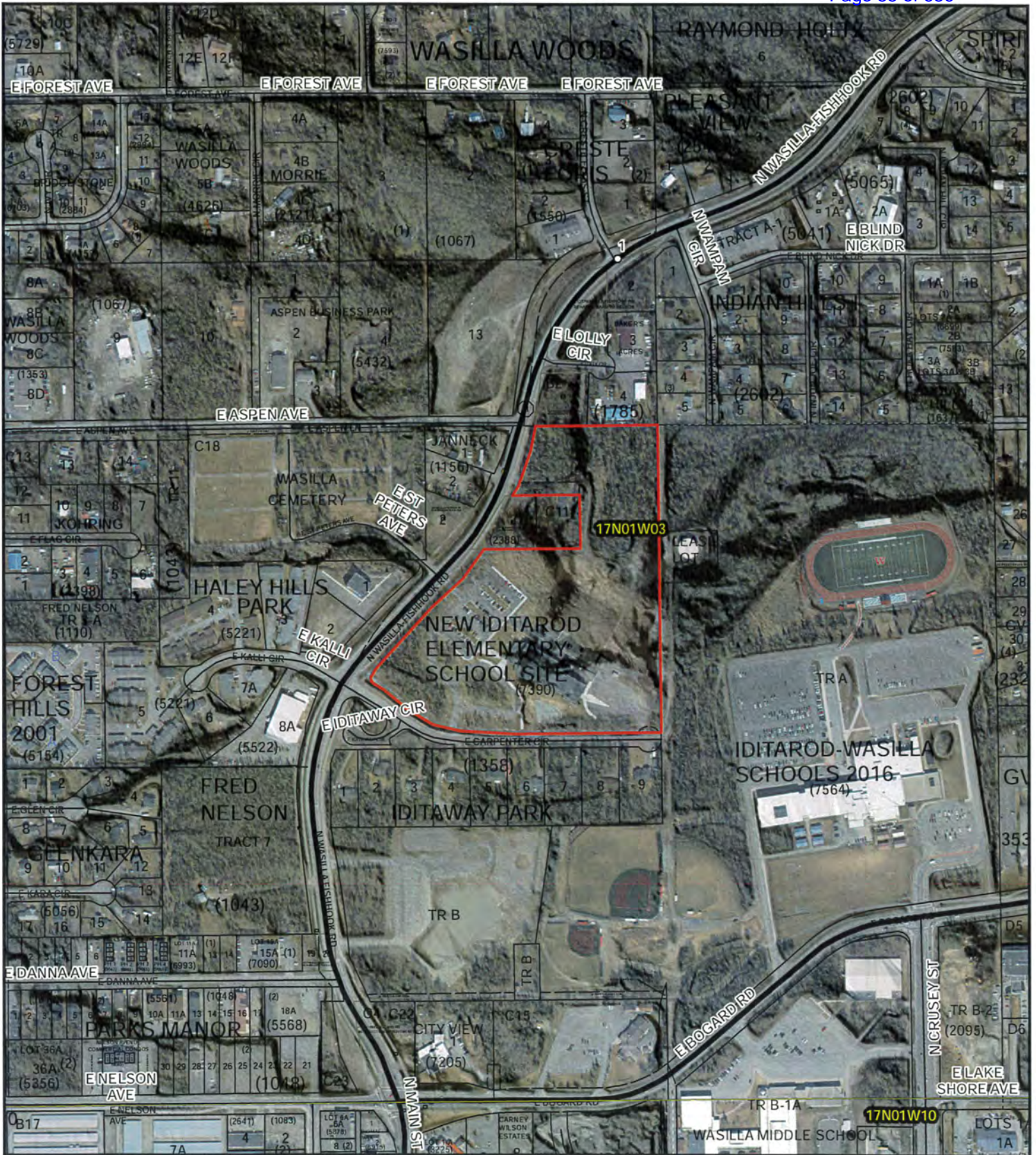


SELECTED PARCEL

SITE 2
18N01W33A002
80 ACRES
SCHOOL/TANAINA ELEM



Date: July 2019
Source: MSB GIS, MSB LRMD, AK DOT
Projection: NAD 83 AK ST PLN 24
Location: SITE 2A18
Author: MSB LRMD



Matanuska - Susitna Borough
Land and Resource
Management Division

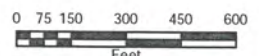


Potential School Sites
MSB Land



SELECTED PARCEL

SITE 3
7390000L001
20.37 ACRES
SCHOOL/IDITAROD ELEMENTARY



Date: July 2018
Sources: MSB GIS, MSB LRMD, AK DOT
Projection: NAD 83 AK ST PLN 24
Location: SITE 3MSB
Author: MSB LRMD



Matanuska - Susitna Borough
Land and Resource
Management Division



Potential School Sites
MSB Land

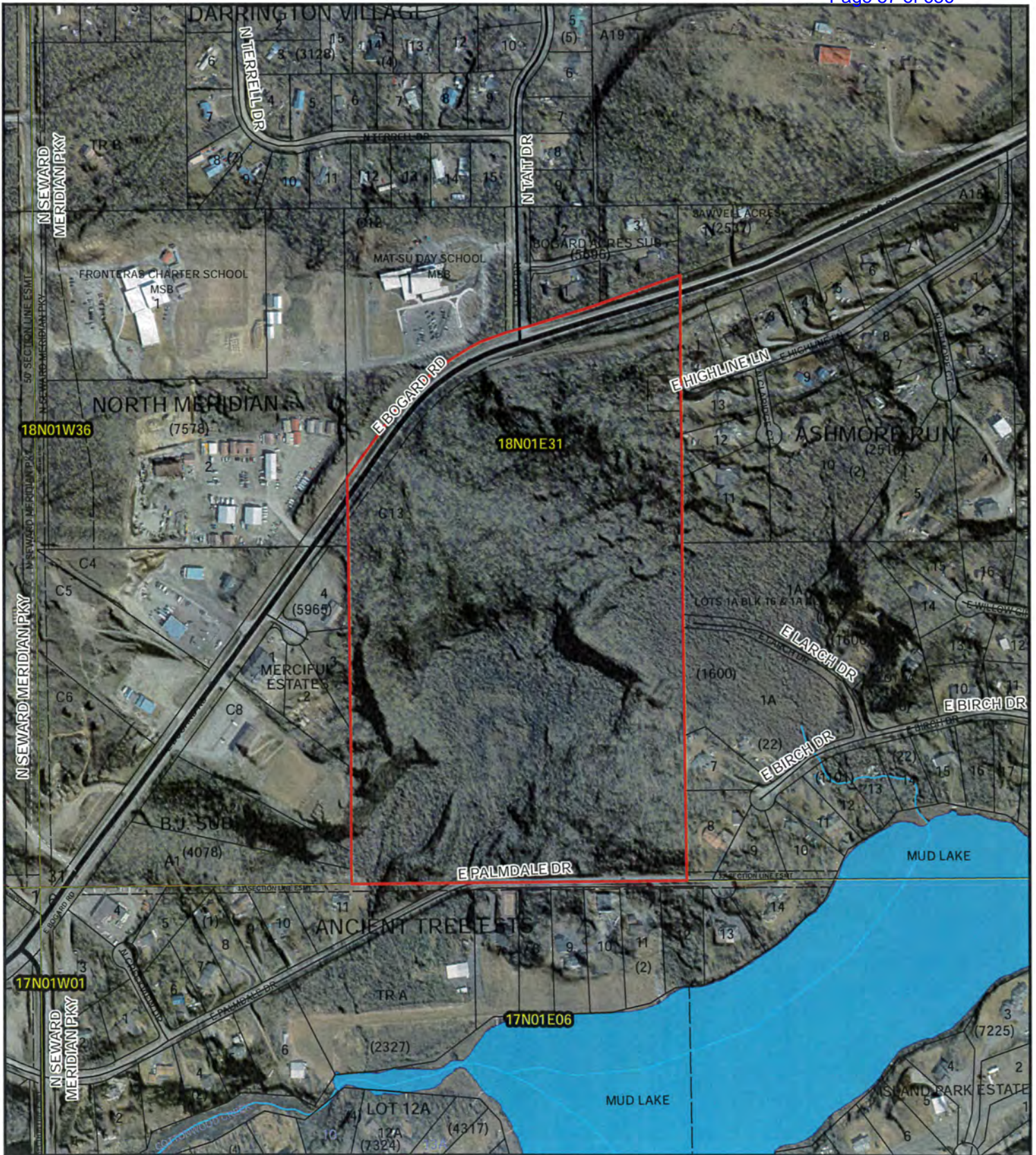


 SELECTED PARCEL

SITE 4
18N01E30B002
76.81 ACRES
SCHOOL/ SHAW ELEMENTARY



Date: July 2019
Sources: MSB GIS, MSB LRMD, AK DOT
Projection: NAD 83 AK ST PLN 24
Location: SITE 4MSB
Author: MSB LRMD



Matanuska - Susitna Borough
 Land and Resource
 Management Division

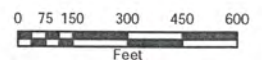


Potential School Sites
 MSB Land



SELECTED PARCEL

SITE 5
 18N01E31C013
 55.92 ACRES



Date: July 2019
 Sources: MSB GIS, MSB LRMD, AK DOT
 Projection: NAD 83 AK ST PLN 24
 Location: SITE 5MSB
 Author: MSB LRMD



Matanuska - Susitna Borough
 Land and Resource
 Management Division

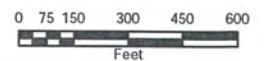


Potential School Sites
 MSB Land

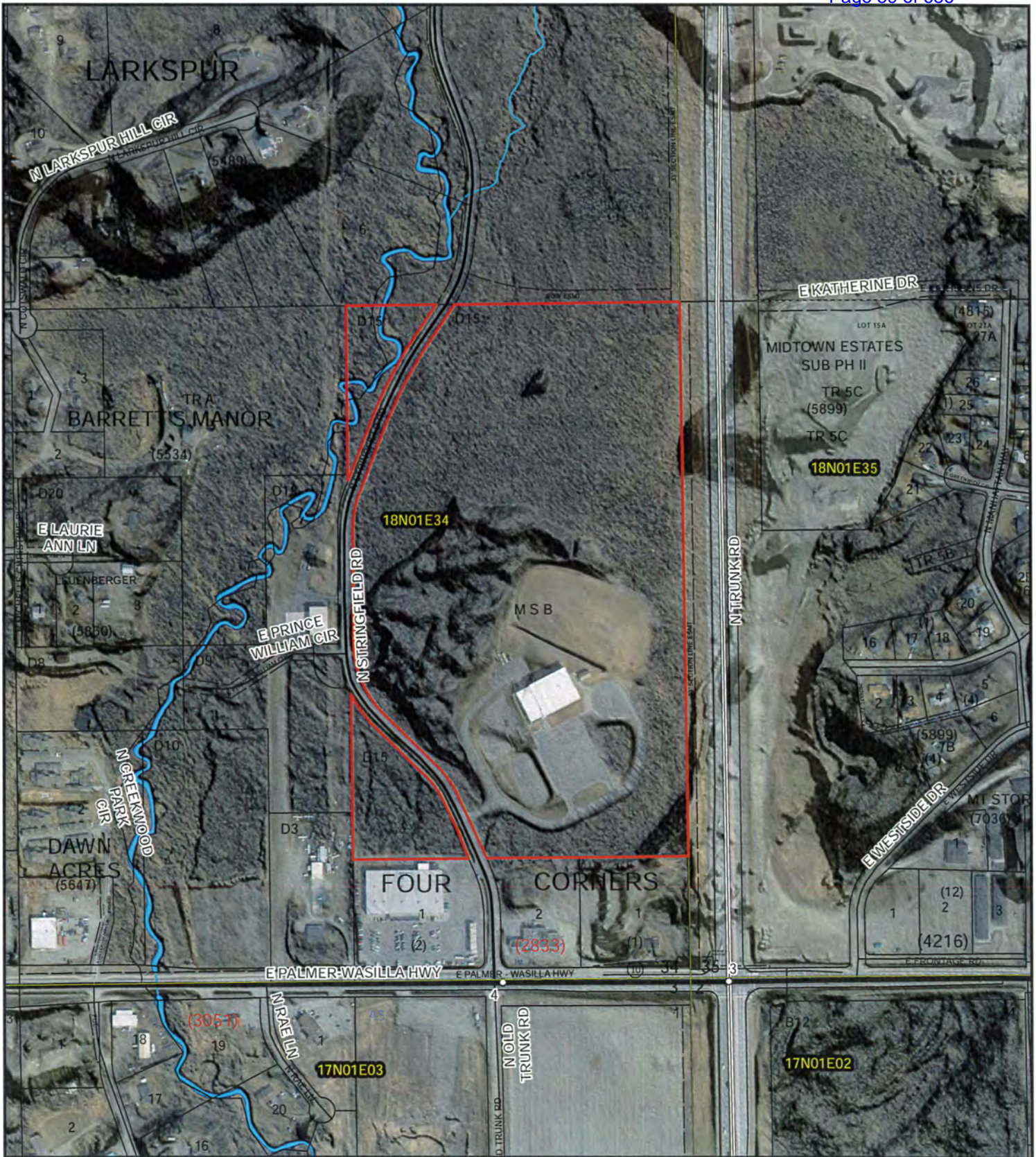


SELECTED PARCEL

SITE 6
 18N01E32A002
 39 ACRES
 SCHOOL/FINGER LAKE ELEM



Date: July 2019
 Sources: MSB GIS, MSB LRMD, AK DOT
 Projection: NAD 83 AK ST PLN 24
 Location: SITE 6 MSB
 Author: MSB LRMD




Matanuska - Susitna Borough
 Land and Resource
 Management Division

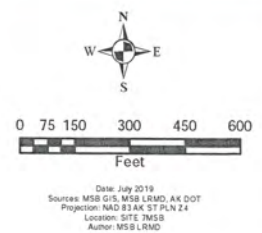


Potential School Sites
 MSB Land



 SELECTED PARCEL

SITE 7
 18N01E34D015
 63.94 ACRES
 SCHOOL/PIONEER PEAK ELEM



Matanuska-Susitna Borough



Legend

- Road Mileposts
- Roads
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - - Primitive Road
 - - Private Road
- Alaska Railroad
- ▬ Mat-Su Borough Boundary
- ▭ Incorporated Cities
- ▭ Parcels
- Government Lot Lines
- ▭ Lakes and Rivers
- ▭ Streams
- ▭ 100 year Flood Zone
- ▭ Section Lines

1:18,056



Notes

This map was automatically generated using Geocortex Essentials.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-661-7858.

Miles



0.6

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Matanuska-Susitna Borough

Reported on 04/14/2021 01:40 PM

Highest and Best Use ranking, site overview, recommendation, (Total Matrix Score)

#1

Site 7.Stringfield (80/100)

HDL Engineering report states dual use of this property is feasible. Katherine Street connecting to Trunk Road is on the current CIP list for funding and may be able to be moved to the forefront if needed.

Possible Co-location of Mat-Su Central and Birchtree recommended.

#2

Site 8.Church-Seldon (90/100)

Subdivision of parent parcel will be required for school site. Recommendation is for potential 10-acre site to access from Church Road due to topographic constraints along Seldon.

Possible location for American Academy and/or Birchtree.

#3

Site 4.Shaw Elementary (80/100)

Access onto Wasilla-Fishhook and through subdivision to the east. Some topographic constraints which can be overcome, but will certainly add cost to development.

Possible location for American Academy or Birchtree.

#4

Site 5.Bogard-Tait (86/100)

Only the north portion has limited uplands. Access onto either major corridor of Bogard or Seward Meridian presents challenges and adds cost to development. Parcel currently classified as Public Recreation with access to Cottonwood Creek. Public will weigh in heavily on use of this parcel and additional traffic therefrom.

Possible location for American Academy or Birchtree.

#5

Site 3.Iditarod Elementary (82/100)

Only available ground is 3-acre +/- within north portion of parcel. There is a platted 60' wide PUE accessing Wasilla-Fishhook which may require DOT approval onto the state ROW. Additional acreage may be possible to acquire from adjacent private land owner – cost unknown.

Possible location for American Academy or Birchtree.

#6

Site 2.Tanaina Elementary (71/100)

Access from Lucille will may require additional improvements to the ROW. Significant topographic constraints exist within west portion of parcel.

Possible location for American Academy or Birchtree.

Not Recommended

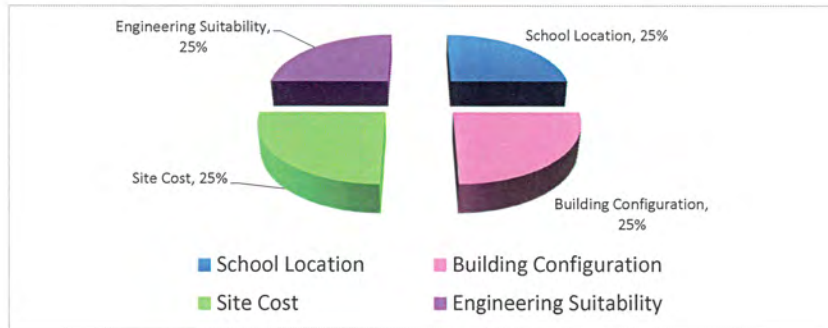
Site 1.Wyoming Drive (84/100)

While utilities and road accessibility exists, not centrally located and mostly wet. Access into the parcel and development will be challenging with added expense.

Site 6.Finger Lake Elementary (77/100)

Access may require upgrade to Eek Street. Little to no land available on school grounds for additional facilities, and property to the south is utilized for trails and access to Finger Lake. Contains areas of low-lying ground.

Stringfield Site Suitability Criteria - Scored 1.29.21



Category	School Location	Building Configuration	Site Cost	Engineering Suitability
Category Score	25%	25%	25%	25%
10-Point Criteria	Center of Existing Student "Cloud"	Size ES=10Ac+1Ac/100Stu MS=20Ac+1Ac/100Stu HS=30Ac+1Ac/100Stu	Available	Access to Urban Infrastructure - Water, Sewer, Electrical
5-Point Criteria	Center of Existing Staff "Cloud"	Adjacency to Appropriate Road Classification ES=Collector MS=Minor Arterial HS=Minor Arterial	Road Construction Costs	Acceptable Soils / Building Foundation Conditions
3-Point Criteria	Proximity to Fire Response Equipment	Ease of Year-Round Access	Natural Gas Availability Cost	Avoids Natural Hazards - Flooding, Erosion
2-Point Criteria	Proximity to Future Growth	Acceptable Topography	Broadband Access Cost	Acceptable Seismic Conditions
1-Point Criteria	Proximity to Other Community Facilities	Positive Solar Orientation Possible	Grading Costs	Acceptable Drainage
1-Point Criteria	Separation from Social Hazards	Acceptable Protection from Elements (Wind)	Water Development Costs	Acceptable Permafrost Stability
1-Point Criteria	Separation from Hazardous Materials Conduits	Nominal Demolition / Excavation Needs	Sewage Development Costs	Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)
1-Point Criteria	Access to Outdoor Recreation / Learning Opportunities	Joint Development Opportunities	Electric Development Costs	All Permitting Viable
1-Point Criteria	Access to Cultural Resources	Access to Pedestrian Facilities	Telephone Development Costs	Acceptable Zoning

School Location Issues - 25 Points Possible
Stringfield

<u>Criteria</u>	<u>Classification</u>	<u>Possible Points</u>	
Center of Existing Student "Cloud"	Site is less than 10 percent of the distance away from the centroid of the students to be served by the school using the distance from the centroid of the "student cloud" to the edge of the cloud.	10 Points	8
	Site is less than 20 percent of the distance away from the centroid of the students to be served.	8 Points	
	Site is less than 30 percent of the distance away from the centroid of the students to be served.	6 Points	
	Site is less than 40 percent of the distance away from the centroid of the students to be served.	4 Points	
	Site is less than 50 percent of the distance away from the centroid of the students to be served.	2 Points	
	Site is more than 50 percent of the distance away from the centroid of the students to be served.	0 Points	
Center of Existing Staff "Cloud"	Site is between 10-30 percent of the distance away from the centroid of the staff to be served.	3 Points	2
	Site is between 31-50 percent of the distance away from the centroid of the staff to be served.	2 Points	
	Site is less than 50-75 percent of the distance away from the centroid of the staff to be served.	1 Point	
	Site is more than 75 percent of the distance away from the centroid of the staff to be served.	0 Points	
Proximity to Fire Response Equipment	Site is within municipal boundary of Palmer or Wasilla	3 Points	3
	Site is within seven minute fire response service time.	2 Points	
	Site is within eight to fifteen minute fire response service time.	1 Point	
	Site is beyond fifteen minute fire response service time.	0 Points	
Proximity to Future Growth	Service area for site includes actively developing subdivisions and vacant residential land amounting to 40% of the land area of the school zone.	3 Points	3
	Service area for site includes actively developing subdivisions and vacant residential land amounting to 20-39% of the land area of the school zone.	2 points	
	Service area for site includes vacant residential land amounting to 20% of the land area of the school zone.	1 Point	
	Service area for site does not include actively developing subdivisions or vacant residential land.	0 Points	
Separation from Hazardous Materials Conduits	Site is not within 2,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.	2 Point	0
	Site is not within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials	1 Point	
	Site is within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.	0 Points	
Separation from Social Hazards	Site is not within 1,000 feet separation from an adult business, convenience store or other social hazard.	1 Point	1
	Site is within 1,000 feet separation from an adult business, convenience store or other social hazard.	0 Points	
Access to Outdoor Recreation / Learning Opportunities	Site is within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.	1 Point	1
	Site is not within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.	0 Points	
Access to Cultural Resources	Site is within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.	1 Point	0
	Site is not within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.	0 Points	
Proximity to Other Community Facilities	Site is within ten minute walk of Parks, Libraries, or other Community Facilities.	1 Point	0
	Site is not within ten minute walk of Parks, Libraries, or other Community Facilities.	0 Points	

SCORER COMMENT: THIS SCHOOL SERVES THE ENTIRE MSB AND IS CENTRALLY LOCATED.

TOTAL POINTS 18

Building Configuration Issues - 25 Points Possible
Stringfield

<u>Criteria</u>	<u>Classification</u>	<u>Possible Points</u>	
Size ES=10Ac+1Ac/100Stu MS=20Ac+1Ac/100Stu HS=30Ac+1Ac/100Stu	Site complies with size requirements	10 Points	10
	Site is within 98% of size requirements	8 Points	
	Site is within 96% of size requirements	6 Points	
	Site is within 94% of size requirements	4 Points	
	Site is within 92% of size requirements	2 Points	
	Site is less than 92% of size requirements	0 Points	
Adjacency to Appropriate Road Classification ES=Collector MS=Minor Arterial HS=Minor Arterial	Site is immediately adjacent to the desired road category.	5 Points	5
	Site is within one land parcel of the desired road category.	4 Points	
	Site is within two land parcels of the desired road category.	3 Points	
	Site is adjacent to a different road category than desired, but still deemed acceptable by staff.	2 Points	
	Site is within three land parcels of the desired road category.	1 Point	
	Site does not meet requirements.	0 Points	
Ease of Year-Round Access	Site is served by highways and major roads that have existing year-round maintenance.	2 Points	2
	Site is served by highways and major roads that require slight adjustment of year-round maintenance patterns and schedules, but no extension of service.	1 Points	
	Site requires extension of maintenance service as determined by staff.	0 Point	
Acceptable Topography	Site requires no overlot grading to achieve desired grade.	2 Points	0
	Site requires minor overlot grading to achieve desired grade as determined by staff and / or facility design.	1 Point	
	Site requires major overlot grading or results in grades in excess of those desired for facility design as determined by staff.	0 Points	
Access to Pedestrian Facilities	Site has immediate access to significant sidewalk network or pedestrian trail network.	2 Points	0
	Site does not have access to sidewalks or trails.	0 Points	
Positive Solar Orientation Possible	Site presents opportunity for facility orientation satisfying passive solar design goals as determined by staff.	1 Point	1
	Site does not present opportunity for passive solar facility orientation.	0 Points	
Acceptable Protection from Elements (Wind)	Site presents opportunity for facility orientation satisfying wind protection design goals as determined by staff.	1 Point	1
	Site does not present opportunity for protection from wind.	0 Points	
Nominal Demolition / Excavation Needs	Site does not include structures that require demolition or significant topographical irregularities.	1 Point	1
	Site includes structures that require demolition or significant topographical irregularities requiring grading.	0 Points	
Joint Development Opportunities	Site presents opportunity for joint development or use between MSB School District and Borough or other agency.	1 Point	1
	No joint development opportunities.	0 Points	

SCORER COMMENT: NON-TRADITIONAL SCHOOL. MINIMUM SITE REQUIREMENTS.

TOTAL POINTS 21

**Site Cost Issues - 25 Points Possible
Stringfield**

Criteria	Classification	Possible Points	
Available	Site is owned by the Borough or can be donated.	10 Points	10
	Site is available within appraised value.	8 Points	
	Site is available within 105% of appraised value.	6 Points	
	Site is available within 110% of appraised value.	4 Points	
	Site is available within 115% of appraised value.	2 Points	
	Site cost is in excess of 115% of appraised value.	0 Points	
Road Construction Costs	Site is adjacent to desired road category and requires only site access driveways.	5 Points	5
	Site is two hundred feet away from desired road category and requires nominal road construction costs for access.	4 Points	
	Site is four hundred feet away from desired road category and requires reasonable road construction costs for access.	3 Points	
	Site is six hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.	2 Points	
	Site is eight hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.	1 Point	
	Site is one thousand or more feet away from desired road category and requires significant road construction costs.	0 Points	
Natural Gas Availability Cost	Site is adjacent to necessary gas lines and only requires normal tapping costs.	2 Points	2
	Site is within four hundred feet of necessary gas lines and requires nominal line extension costs as deemed acceptable by staff.	1 Point	
	Site requires significant gas line extension costs as determined by staff or does not have gas available to the site.	0 Points	
Grading Costs	Grading costs are normal given construction expectations as determined by staff.	2 Point	0
	Grading costs are constrained by existing soil conditions given construction expectations determined by staff	1 point	
	Grading costs are excessive given construction expectations as determined by staff.	0 Points	
Water Development Costs	Water development costs are normal given construction expectations as determined by staff.	2 Point	2
	Water development costs are constrained by existing conditions given construction expectations determined by staff	1 point	
	Water development costs are excessive given construction expectations as determined by staff.	0 Points	
Sewage Development Costs	Sewage development costs are normal given construction expectations as determined by staff.	1 Point	1
	Sewage development costs are excessive given construction expectations as determined by staff.	0 Points	
Electric Development Costs	Electric development costs are normal given construction expectations as determined by staff.	1 Point	1
	Electric development costs are excessive given construction expectations as determined by staff.	0 Points	
Telephone Development Costs	Telephone development costs are normal given construction expectations as determined by staff.	1 Point	1
	Telephone development costs are excessive given construction expectations as determined by staff.	0 Points	
Broadband Access Cost	Site is adjacent to broadband access lines and only requires nominal linkage costs.	1 Points	1
	Site is remote from broadband access lines and requires significant extension costs as determined by staff.	0 Points	

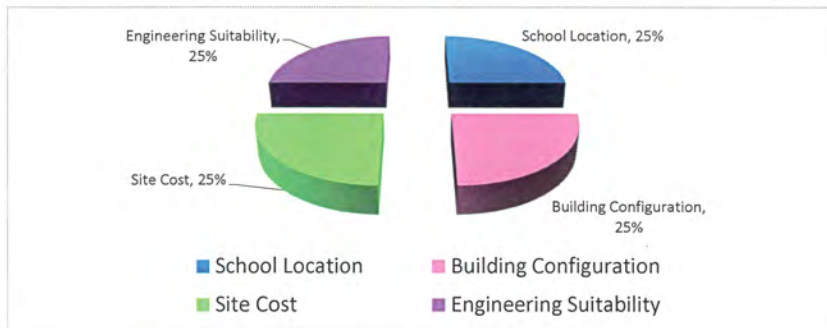
TOTAL POINTS 23

Engineering Suitability Issues - 25 Points Possible
Stringfield

Criteria	Classification	Possible Points	
Access to Urban Infrastructure - Water, Sewer, Electrical	Site is immediately adjacent to urban infrastructure.	10 Points	10
	Site is within two hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	8 Points	
	Site is within four hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	6 Points	
	Site is within six hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	4 Points	
	Site is within eight hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	2 Points	
	Site requires unacceptable urban infrastructure extension costs.	0 Points	
Acceptable Soils / Building Foundation Conditions	No soil / building foundation challenges exist. Site is completely outside of identified problem soil zones.	5 Points	2
	Site may be slightly within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with nominal cost as determined by staff.	4 Points	
	Site may be partially within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with reasonable cost as determined by staff.	3 Points	
	Site is well within problem soil zones. Soil / building foundation challenges exist, but can be addressed with acceptable cost as determined by staff.	2 Points	
	Site is predominantly within problem soil zones. Soil / building foundation challenges exist, further soil testing is warranted, but site remains viable as determined by staff.	1 Point	
	Site does not meet requirements.	0 Points	
Avoids Natural Hazards - Flooding, Erosion	No natural hazard, erosion, and flooding conditions exist.	3 Points	1
	Minor natural hazard conditions exist, but do not result in significant hazard or mitigation cost as determined by staff.	2 Points	
	Natural hazard conditions exist. Further evaluation or study is required, but site remains viable as determined by staff.	1 Point	
	Site does not meet requirements.	0 Points	
Acceptable Seismic Conditions	No seismic issues exist.	2 Points	2
	Seismic conditions meet appropriate governmental requirements.	1 Point	
	Site does not meet requirements.	0 Points	
Acceptable Drainage	Drainage conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Acceptable Permafrost Stability	Permafrost stability conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)	Forest fire susceptibility conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
All Permitting Viable	All permitting is viable and meets appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Acceptable Zoning	Zoning issues of site meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
SEE HDL REPORT		TOTAL POINTS	20

Total Score (80/100)

Church-Seldon Site Suitability Criteria - Scored 3.31.21



Category	School Location	Building Configuration	Site Cost	Engineering Suitability
Category Score	25%	25%	25%	25%
10-Point Criteria	Center of Existing Student "Cloud"	Size ES=10Ac+1Ac/100Stu MS=20Ac+1Ac/100Stu HS=30Ac+1Ac/100Stu	Available	Access to Urban Infrastructure - Water, Sewer, Electrical
5-Point Criteria	Center of Existing Staff "Cloud"	Adjacency to Appropriate Road Classification ES=Collector MS=Minor Arterial HS=Minor Arterial	Road Construction Costs	Acceptable Soils / Building Foundation Conditions
3-Point Criteria	Proximity to Fire Response Equipment	Ease of Year-Round Access	Natural Gas Availability Cost	Avoids Natural Hazards - Flooding, Erosion
2-Point Criteria	Proximity to Future Growth	Acceptable Topography	Broadband Access Cost	Acceptable Seismic Conditions
1-Point Criteria	Proximity to Other Community Facilities	Positive Solar Orientation Possible	Grading Costs	Acceptable Drainage
1-Point Criteria	Separation from Social Hazards	Acceptable Protection from Elements (Wind)	Water Development Costs	Acceptable Permafrost Stability
1-Point Criteria	Separation from Hazardous Materials Conduits	Nominal Demolition / Excavation Needs	Sewage Development Costs	Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)
1-Point Criteria	Access to Outdoor Recreation / Learning Opportunities	Joint Development Opportunities	Electric Development Costs	All Permitting Viable
1-Point Criteria	Access to Cultural Resources	Access to Pedestrian Facilities	Telephone Development Costs	Acceptable Zoning

School Location Issues - 25 Points Possible
Church-Seldon

<u>Criteria</u>	<u>Classification</u>	<u>Possible Points</u>	
Center of Existing Student "Cloud"	Site is less than 10 percent of the distance away from the centroid of the students to be served by the school using the distance from the centroid of the "student cloud" to the edge of the cloud.	10 Points	6
	Site is less than 20 percent of the distance away from the centroid of the students to be served.	8 Points	
	Site is less than 30 percent of the distance away from the centroid of the students to be served.	6 Points	
	Site is less than 40 percent of the distance away from the centroid of the students to be served.	4 Points	
	Site is less than 50 percent of the distance away from the centroid of the students to be served.	2 Points	
	Site is more than 50 percent of the distance away from the centroid of the students to be served.	0 Points	
Center of Existing Staff "Cloud"	Site is between 10-30 percent of the distance away from the centroid of the staff to be served.	3 Points	2
	Site is between 31-50 percent of the distance away from the centroid of the staff to be served.	2 Points	
	Site is less than 50-75 percent of the distance away from the centroid of the staff to be served.	1 Point	
	Site is more than 75 percent of the distance away from the centroid of the staff to be served.	0 Points	
Proximity to Fire Response Equipment	Site is within municipal boundary of Palmer or Wasilla	3 Points	3
	Site is within seven minute fire response service time.	2 Points	
	Site is within eight to fifteen minute fire response service time.	1 Point	
	Site is beyond fifteen minute fire response service time.	0 Points	
Proximity to Future Growth	Service area for site includes actively developing subdivisions and vacant residential land amounting to 40% of the land area of the school zone.	3 Points	3
	Service area for site includes actively developing subdivisions and vacant residential land amounting to 20-39% of the land area of the school zone.	2 points	
	Service area for site includes vacant residential land amounting to 20% of the land area of the school zone.	1 Point	
	Service area for site does not include actively developing subdivisions or vacant residential land.	0 Points	
Separation from Hazardous Materials Conduits	Site is not within 2,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.	2 Point	2
	Site is not within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials	1 Point	
	Site is within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.	0 Points	
Separation from Social Hazards	Site is not within 1,000 feet separation from an adult business, convenience store or other social hazard.	1 Point	1
	Site is within 1,000 feet separation from an adult business, convenience store or other social hazard.	0 Points	
Access to Outdoor Recreation / Learning Opportunities	Site is within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.	1 Point	1
	Site is not within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.	0 Points	
Access to Cultural Resources	Site is within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.	1 Point	0
	Site is not within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.	0 Points	
Proximity to Other Community Facilities	Site is within ten minute walk of Parks, Libraries, or other Community Facilities.	1 Point	0
	Site is not within ten minute walk of Parks, Libraries, or other Community Facilities.	0 Points	

TOTAL POINTS 18

Building Configuration Issues - 25 Points Possible
Church-Seldon

Criteria	Classification	Possible Points	
Size ES=10Ac+1Ac/100Stu MS=20Ac+1Ac/100Stu HS=30Ac+1Ac/100Stu	Site complies with size requirements	10 Points	10
	Site is within 98% of size requirements	8 Points	
	Site is within 96% of size requirements	6 Points	
	Site is within 94% of size requirements	4 Points	
	Site is within 92% of size requirements	2 Points	
	Site is less than 92% of size requirements	0 Points	
Adjacency to Appropriate Road Classification ES=Collector MS=Minor Arterial HS=Minor Arterial	Site is immediately adjacent to the desired road category.	5 Points	5
	Site is within one land parcel of the desired road category.	4 Points	
	Site is within two land parcels of the desired road category.	3 Points	
	Site is adjacent to a different road category than desired, but still deemed acceptable by staff.	2 Points	
	Site is within three land parcels of the desired road category.	1 Point	
	Site does not meet requirements.	0 Points	
Ease of Year-Round Access	Site is served by highways and major roads that have existing year-round maintenance.	2 Points	2
	Site is served by highways and major roads that require slight adjustment of year-round maintenance patterns and schedules, but no extension of service.	1 Points	
	Site requires extension of maintenance service as determined by staff.	0 Point	
Acceptable Topography	Site requires no overlot grading to achieve desired grade.	2 Points	1
	Site requires minor overlot grading to achieve desired grade as determined by staff and / or facility design.	1 Point	
	Site requires major overlot grading or results in grades in excess of those desired for facility design as determined by staff.	0 Points	
Access to Pedestrian Facilities	Site has immediate access to significant sidewalk network or pedestrian trail network.	2 Points	0
	Site does not have access to sidewalks or trails.	0 Points	
Positive Solar Orientation Possible	Site presents opportunity for facility orientation satisfying passive solar design goals as determined by staff.	1 Point	1
	Site does not present opportunity for passive solar facility orientation.	0 Points	
Acceptable Protection from Elements (Wind)	Site presents opportunity for facility orientation satisfying wind protection design goals as determined by staff.	1 Point	1
	Site does not present opportunity for protection from wind.	0 Points	
Nominal Demolition / Excavation Needs	Site does not include structures that require demolition or significant topographical irregularities.	1 Point	1
	Site includes structures that require demolition or significant topographical irregularities requiring grading.	0 Points	
Joint Development Opportunities	Site presents opportunity for joint development or use between MSB School District and Borough or other agency.	1 Point	1
	No joint development opportunities.	0 Points	

TOTAL POINTS 22

Site Cost Issues - 25 Points Possible
Church-Seldon

Criteria	Classification	Possible Points	
Available	Site is owned by the Borough or can be donated.	10 Points	10
	Site is available within appraised value.	8 Points	
	Site is available within 105% of appraised value.	6 Points	
	Site is available within 110% of appraised value.	4 Points	
	Site is available within 115% of appraised value.	2 Points	
	Site cost is in excess of 115% of appraised value.	0 Points	
Road Construction Costs	Site is adjacent to desired road category and requires only site access driveways.	5 Points	5
	Site is two hundred feet away from desired road category and requires nominal road construction costs for access.	4 Points	
	Site is four hundred feet away from desired road category and requires reasonable road construction costs for access.	3 Points	
	Site is six hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.	2 Points	
	Site is eight hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.	1 Point	
	Site is one thousand or more feet away from desired road category and requires significant road construction costs.	0 Points	
Natural Gas Availability Cost	Site is adjacent to necessary gas lines and only requires normal tapping costs.	2 Points	2
	Site is within four hundred feet of necessary gas lines and requires nominal line extension costs as deemed acceptable by staff.	1 Point	
	Site requires significant gas line extension costs as determined by staff or does not have gas available to the site.	0 Points	
Grading Costs	Grading costs are normal given construction expectations as determined by staff.	2 Point	2
	Grading costs are constrained by existing soil conditions given construction expectations determined by staff	1 point	
	Grading costs are excessive given construction expectations as determined by staff.	0 Points	
Water Development Costs	Water development costs are normal given construction expectations as determined by staff.	2 Point	2
	Water development costs are constrained by existing conditions given construction expectations determined by staff	1 point	
	Water development costs are excessive given construction expectations as determined by staff.	0 Points	
Sewage Development Costs	Sewage development costs are normal given construction expectations as determined by staff.	1 Point	1
	Sewage development costs are excessive given construction expectations as determined by staff.	0 Points	
Electric Development Costs	Electric development costs are normal given construction expectations as determined by staff.	1 Point	1
	Electric development costs are excessive given construction expectations as determined by staff.	0 Points	
Telephone Development Costs	Telephone development costs are normal given construction expectations as determined by staff.	1 Point	1
	Telephone development costs are excessive given construction expectations as determined by staff.	0 Points	
Broadband Access Cost	Site is adjacent to broadband access lines and only requires nominal linkage costs.	1 Points	1
	Site is remote from broadband access lines and requires significant extension costs as determined by staff.	0 Points	

TOTAL POINTS 25

Engineering Suitability Issues - 25 Points Possible
Church-Seldon

Criteria	Classification	Possible Points	
Access to Urban Infrastructure - Water, Sewer, Electrical	Site is immediately adjacent to urban infrastructure.	10 Points	10
	Site is within two hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	8 Points	
	Site is within four hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	6 Points	
	Site is within six hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	4 Points	
	Site is within eight hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	2 Points	
	Site requires unacceptable urban infrastructure extension costs.	0 Points	
Acceptable Soils / Building Foundation Conditions	No soil / building foundation challenges exist. Site is completely outside of identified problem soil zones.	5 Points	5
	Site may be slightly within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with nominal cost as determined by staff.	4 Points	
	Site may be partially within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with reasonable cost as determined by staff.	3 Points	
	Site is well within problem soil zones. Soil / building foundation challenges exist, but can be addressed with acceptable cost as determined by staff.	2 Points	
	Site is predominantly within problem soil zones. Soil / building foundation challenges exist, further soil testing is warranted, but site remains viable as determined by staff.	1 Point	
	Site does not meet requirements.	0 Points	
Avoids Natural Hazards - Flooding, Erosion	No natural hazard, erosion, and flooding conditions exist.	3 Points	3
	Minor natural hazard conditions exist, but do not result in significant hazard or mitigation cost as determined by staff.	2 Points	
	Natural hazard conditions exist. Further evaluation or study is required, but site remains viable as determined by staff.	1 Point	
	Site does not meet requirements.	0 Points	
Acceptable Seismic Conditions	No seismic issues exist.	2 Points	2
	Seismic conditions meet appropriate governmental requirements.	1 Point	
	Site does not meet requirements.	0 Points	
Acceptable Drainage	Drainage conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Acceptable Permafrost Stability	Permafrost stability conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)	Forest fire susceptibility conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
All Permitting Viable	All permitting is viable and meets appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Acceptable Zoning	Zoning issues of site meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	

ENGINEERING NOTES:

TOTAL POINTS 25

ONSITE WELL/SEPTIC REQUIRED. VERY DENSE, SILTY SOILS WHICH MAY BE DIFFICULT FOR SEPTIC SYSTEM. WETLANDS EXIST IN NE CORNER WITH SEASONAL GROUNDWATER SEPAGE (SURFACE/UNDERGROUND WATER EXPERIENCED BY STAFF). CHURCH RD IS A STATE-OWNED ROW AND WILL REQUIRE FLASHING AMBER SCHOOL ZONE LIGHTS AND TURN LANES.

Total Score (90/100)

MIXED-USE CAMPUS PRELIMINARY SITE EVALUATION STUDY

Prepared for:



**Matanuska-Susitna Borough School District
501 North Gulkana Street
Palmer, Alaska 99645**

Prepared by:



**HDL Engineering Consultants, LLC
202 West Elmwood Avenue
Palmer, Alaska 99645**

March 2018

TABLE OF CONTENTS

1.0 INTRODUCTION.....	1
2.0 SITES	2
2.1 Parcel 'A'	2
2.1.1 Existing Conditions.....	2
2.1.2 Utilities	3
2.1.3 Soils	5
2.1.4 Topography	6
2.1.5 Environmental	7
2.1.6 Title Report.....	8
2.1.7 Zoning.....	8
2.1.8 Setbacks	9
2.1.9 Surrounding Area	9
2.2 Parcel 'B'.....	9
2.2.1 Existing Conditions.....	9
2.2.2 Utilities	10
2.2.3 Soils	12
2.2.4 Topography	12
2.2.5 Environmental	13
2.2.6 Title Report.....	15
2.2.7 Zoning	15
2.2.8 Setbacks	15
2.2.9 Surrounding Area	15
3.0 PROPOSED FACILITIES	16
3.1 Mat-Su Central School	16
3.2 Charter School	16
3.3 Student Transportation.....	16
4.0 ALTERNATIVES.....	18
4.1 Alternative 1	19
4.2 Alternative 2	20
4.3 Alternative 3	21
4.4 Alternative 4	22
5.0 CONCLUSION.....	23

FIGURES

Figure 1	Existing Conditions - Parcel 'A'	2
Figure 2	Utilities - Parcel 'A'	4
Figure 3	Topography - Parcel 'A'	6
Figure 4	Floodplains & Wetlands - Parcel 'A'	8
Figure 5	Existing Conditions - Parcel 'B'	10
Figure 6	Utilities - Parcel 'B'	11
Figure 7	Topography - Parcel 'B'	13
Figure 8	Wetlands - Parcel 'B'	14
Alternative 1	Parcel 'A'	19
Alternative 2	Parcel 'A'	20
Alternative 3	Parcel 'B'	21
Alternative 4	Parcel 'B'	22

REFERENCES

References.....	24
-----------------	----

Note: Referenced documents have been provided separately.

1.0 Introduction

The Matanuska-Susitna Borough School District (District) has experienced increasing costs associated with the leasing of buildings for school facilities as well as increased student transportation costs directly related to the lack of competing bus maintenance facilities in the District area. In an effort to alleviate costs and meet future District growth, District staff tasked HDL Engineering Consultants, LLC, (HDL) with preparing a Mixed-Use Campus Preliminary Site Evaluation Study (Study) to analyze the suitability of two Matanuska Susitna Borough (Borough)-owned properties as possible sites for Mat-Su Central School, a charter school, and a District-owned bus maintenance facility.

For evaluation of the sites for the schools, the footprint of the existing Valley Pathways High School campus is used per District staff direction. The Valley Pathways High School existing campus provides a comparable template for approximate building size, outdoor space, and parking requirements. A template for a student transportation facility, including bus maintenance and parking, is based on the current, privately-owned student transportation facility located on Palmer-Wasilla Highway. Sizing for a new bus maintenance building is based on the *School Bus Maintenance Facility Planner* (Public Schools of North Carolina, February 2011) and the *Wyoming School Facilities Commission School Bus Maintenance and Parking Facility Design Guidelines* (OZ Architecture, Inc. and Engineering Economics, Inc. updated June 2013).

Both parcels have been evaluated based on existing conditions, utilities, soils, topography, environmental, zoning, setbacks, and surrounding area. Alternatives, including figures showing configurations of possible facilities located on both parcels, are presented at the end of the report.

2.0 Sites

2.1 PARCEL 'A'

2.1.1 Existing Conditions

Parcel 'A' is owned by the Borough and located at 1959 North Stringfield Road, Palmer, between Stringfield Road to the west and Trunk Road to the east, as shown in Figure 1. The parcel is located between the cities of Palmer and Wasilla making it centrally located for the majority of the District's student population. Palmer-Wasilla Highway, located within approximately one-third mile to the south, and Bogard Road, located approximately one-half mile to the north, are both major east-west travel corridors for the Borough core area. Trunk Road on the east side of the parcel is a north-south arterial.



Figure 1: Parcel 'A' – Existing Conditions

Parcel 'A' consists of 65.59 acres, with Stringfield Road cutting diagonally across both the southwest and northwest corners of the property. Wasilla Creek also crosses the northwest corner of the parcel to the north of Stringfield Road.

Pioneer Peak Elementary is located on the southern portion of the parcel, leaving approximately 27 acres of land that could be utilized for new facilities on the northern portion. The northern portion is undeveloped and forested with a mix of spruce and birch trees.

Currently the only access to the parcel is the driveway to Pioneer Peak Elementary from Stringfield Road. However, Stringfield Road is in poor condition with minimal shoulders and is already congested before and after school hours. The Borough has plans to develop Katherine Drive (also known as Trunk Road Connector) along the north property line to connect Trunk Road and Stringfield Road, including a signalized intersection at Trunk Road. Once constructed, Katherine Drive would give any new facility on the parcel access to Trunk Road. It is unlikely the Alaska Department of Transportation and Public Facilities (DOT&PF) would allow a driveway from Parcel 'A' connecting directly to Trunk Road. Any new facility on the parcel would require access from Katherine Drive.

2.1.2 Utilities

A summary of utilities has been compiled using as-built information provided by Enstar Natural Gas (Enstar), Matanuska Electric Association (MEA), Matanuska Telephone Association (MTA), District, and the Alaska State Department of Natural Resources (DNR). The existing utility information is described below. Approximate utility locations are shown in Figure 2.



Figure 2: Parcel 'A' - Utilities

Water Service

There is no public water service in the area. Per DNR well records, Pioneer Peak Elementary utilizes a 118-foot-deep well located northwest of the school building. New development on Parcel 'A' would likely require development of a new well at the facility site in accordance with DNR and Borough regulations.

Sanitary Sewer Service

There is no public sanitary sewer service in the area. Pioneer Peak Elementary utilizes an on-site septic system to serve the school. The existing system is more shallow than a typical septic system, which might indicate shallow groundwater was encountered when the drainfield was constructed. New development on Parcel 'A' would require development of a new septic system

at the site in accordance with Borough and DEC regulations. Ground water levels should be investigated and considered when designing the new system.

Electric

Three-phase power from MEA is available overhead along the west side of Stringfield Road. Currently there is one service to Parcel 'A' to supply power to Pioneer Peak Elementary.

Telecommunications

Fiber optic communications from MTA is available overhead along the west side of Stringfield Road. Currently there is one service to Parcel 'A' to supply telecommunication service to Pioneer Peak Elementary.

Natural Gas

Natural gas is available from Enstar along a portion of the east side of Stringfield Road. The 6-inch main starts at Palmer-Wasilla highway, and follows Stringfield Road to Prince William Circle where it turns west to serve Prince William Circle. Pioneer Peak Elementary is served by a 7/8-inch plastic gas service. New development on the northern portion of Parcel 'A' would require a new service from the natural gas main, and may require extending the existing 6-inch main north along Stringfield Road.

Drainage and Storm Water Run-off

There is no public storm water catchment system in the area. Currently storm water runoff infiltrates on site or flows generally to the west towards Wasilla Creek. Any development would have to consider run off direction and volume as well as best management practices for transport of sediments and contaminants in storm water.

2.1.3 Soils

According to the United States Geological Survey (USGS) Geology Map of Alaska, dated 2015, Parcel 'A' is located in an area of poorly consolidated Quaternary, Pleistocene, and uppermost Tertiary surficial deposits. These surficial deposits generally consist of alluvial and glacial deposits with intermittent lacustrine and eolian deposits. In general, surface organics overlie a mixture of fine and coarse-grained soils ranging from silt to gravel.

Nearby soil borings suggest that undisturbed portions of the parcel are likely to encounter an organic surface layer underlain by sand with silt and gravel. Nearby surface water, topography, and soil borings indicate the site will have areas with shallow groundwater.

A shallow, spread footing foundation system is typical for buildings in the area. To support the shallow foundation system, the organic surface soils are typically removed and replaced with an engineered fill. Geotextile separation fabric is sometimes used to separate the engineered fill from the underlying silty soils. If development takes place in higher elevation areas, groundwater is not expected to be encountered during excavations. If development takes place in low elevation areas, shallow groundwater should be anticipated and dewatering of excavation may be required.

A subsurface evaluation is recommended to evaluate the subsurface conditions prior to design of any development. A typical subsurface evaluation would include geotechnical borings or test pits, along with temporary standpipe piezometers to determine groundwater elevations.

2.1.4 Topography

The most current Borough LiDAR topography for Parcel 'A' is shown in Figure 3. A topographic survey was not performed as a part of this report.



Figure 3: Parcel 'A' – Topography

Parcel 'A' has varying topographic relief across the property. There is rolling terrain northwest of the Pioneer Peak campus; however, the northern third of the parcel is relatively flat. Depending on the characteristics of the existing soil, the area directly northwest of Pioneer Peak could possibly be excavated, providing an onsite source of gravel for development, thereby reducing construction costs.

Access from either Stringfield Road or the future Katherine Drive to the north could be accomplished without major grade changes.

2.1.5 Environmental

HDL conducted preliminary research using the most current available data from Borough, state, and federal agencies to identify environmental resources that may be affected by the proposed development. The purpose of the research was to identify permitting and regulatory requirements, and to ensure environmental considerations are adequately addressed during planning and design phases. The following resource categories have been identified within Parcel 'A'. Other environmental resources not described here may become present or applicable at a later time depending on changes to site conditions or changes to local, state, or federal regulations during the course of development of the parcel.

Anadromous/Resident Fish Habitat

According to the Alaska Department of Fish and Game's Anadromous Waters Catalog and Fish Resource Mapper, Wasilla Creek is known to support anadromous and resident fish. Wasilla Creek flows through the northwest corner of the parcel, but is separated from the developable portion of the property by Stringfield Road.

Floodplains

According to Federal Emergency Management Agency Flood Insurance Rate Map number 02170C8130E, Zone A flood zones overlap the southeast and northwest corner of Parcel 'A' as shown in Figure 4. The overlapping flood zone is not within the area considered for development.

Wetlands

A review of publicly available base wetlands mapping provided by the Borough and the US Fish and Wildlife Service National Wetlands Inventory indicates wetlands are present within Parcel 'A', as shown in Figure 4. Wetlands are located in the northwest corner of the property. A wetlands delineation completed by HDL in 2014 for the Borough's Trunk Road Connector Project mapped additional wetland areas in the northern portion of the property. In addition, a review of recent aerial imagery and elevation data provided by the Borough indicates the 2014 delineated wetlands are likely to extend southwest toward Stringfield Road.

Development in wetlands is regulated under Section 404 of the Clean Water Act (CWA), which requires a permit from the US Army Corps of Engineers (USACE) to discharge fill or dredged material within the boundaries of wetland areas deemed to be subject to Section 404 jurisdiction. To determine extent of wetland areas and whether the wetlands are subject to USACE's jurisdiction, it is recommended that a field-based wetlands delineation and preliminary jurisdictional determination report be completed prior to applying for a Section 404 permit from USACE for future development that may involve wetlands.

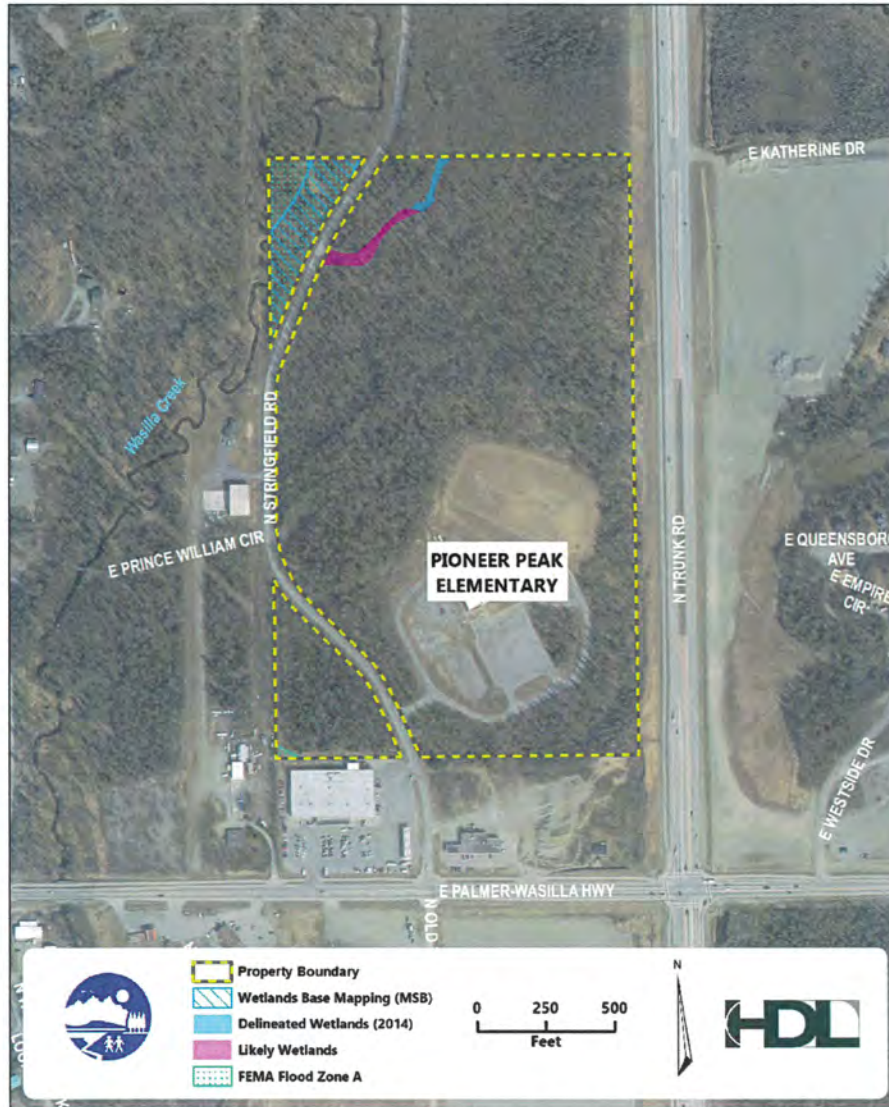


Figure 4: Parcel 'A' – Floodplains & Wetlands

2.1.6 Title Report

According to the Owner's Consultation Report MS204808 (or Title Report, Mat-Su Title, February 2018), Parcel 'A' is currently owned by the Borough. Easements and encumbrances exist on the property and are listed within the Report, which has been provided to District staff separately.

Parcel 'A' has a number of setbacks and easements specific to the property; however, there are no easements that affect the developable land area on the northern portion of the parcel.

2.1.7 Zoning

The Borough currently does not have zoning regulations in place that would affect development on Parcel 'A'. However, any new development would need to go through an approval process with the Alaska State Fire Marshal's Office.

2.1.8 Setbacks

Matanuska-Susitna Borough Code, Chapter 17.55, Setbacks and Easements, provides general requirements for site development. Per Section 17.55.010, Setbacks, no structure or building may be placed within 25 feet from the right-of-way line of a public right-of-way, no furthest protruding portion of the structure or building may be located nearer than 10 feet from any side or rear lot line, and eaves may project a maximum of 3 feet into required setback areas. Chapter 17.55.020, Setbacks for Shorelands, states that no structure or footing may be located closer than 75 feet from the ordinary high water mark of a body of water and eaves may project a maximum of 3 feet into the required setback area. Setbacks do not severely limit the buildable area of Parcel 'A'.

2.1.9 Surrounding Area

Parcel 'A' is surrounded by an airstrip to the west, an undeveloped large parcel to the north, Trunk Road to the east, additional undeveloped large parcels further east, and commercial developments and one residential development to the south. Additional commercial development in the area is likely, as the Palmer-Wasilla Highway corridor continues to grow. Both the Palmer-Wasilla Highway and Trunk Road will experience significantly increased amounts of traffic. Impacts from surrounding development and increasing traffic, such as loss of access, reduced green space buffers, and increased noise, should be considered for any facility placed on the site.

2.2 PARCEL 'B'

2.2.1 Existing Conditions

Parcel 'B' is a 156.41-acre site owned by the Borough and is located at 3262 North Church Road, Wasilla, at the northwest corner of the intersection of North Church Road and West Seldon Road as shown in Figure 5. The property lies northwest of the City of Wasilla. Church Road along the east side of the parcel connects directly to the Parks Highway to the south. Seldon Road, along the south side of the property, is a minor east-west arterial roadway.

Parcel 'B' consists of flat to rolling terrain forested with a mix of birch and spruce trees. While there are no permanent structures on the parcel, four cleared areas have been constructed. Three driveways provide access to the parcel; two gravel drives from Church Road and one very steep dirt drive from Seldon Road. Driveways are gated at this time. The cleared areas have been used to store log decks and are slightly overgrown with low brush. There is also an established four-wheel-drive trail diagonally crossing the northeast corner of the parcel.



Figure 5: Parcel 'B' – Existing Conditions

2.2.2 Utilities

A summary of utilities has been compiled using as-built information provided by Enstar, MEA, MTA, and DNR. Approximate utility locations are shown in Figure 6.

Water Service

There is no public water service in the area and, per DNR, there is no record of a well on the property. New development on Parcel 'B' would require development of a new well at the facility site in accordance with Borough and DNR regulations.

Electric

Three-phase power from MEA is available overhead along the west side of Church Road.

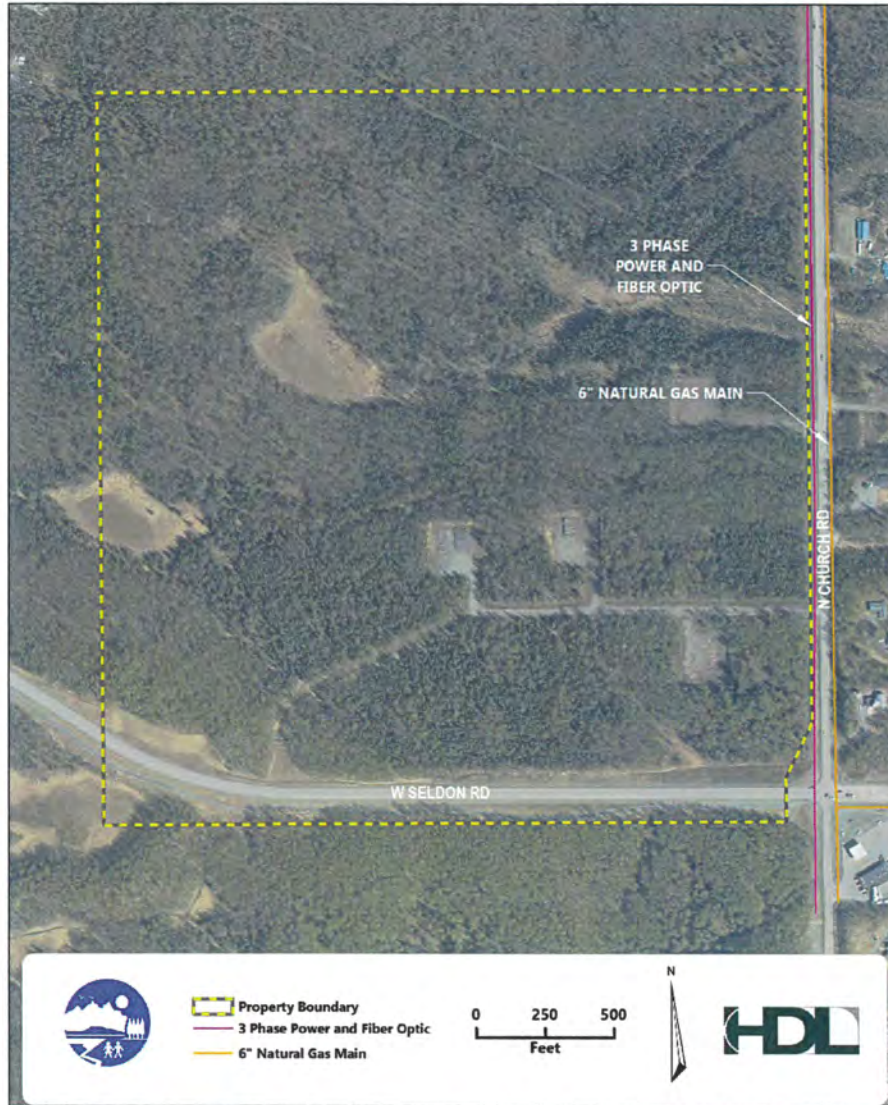


Figure 6: Parcel 'B' - Utilities

Telecommunications

Fiber optic communications from MTA is available overhead along the west side of Church Road.

Natural Gas

Natural gas is available from Enstar along the east side of Church Road. The 6-inch main runs along the entire east side of the property. New development on the parcel would require a new service from the natural gas main.

Drainage and Storm Water Run-off

There is no public storm water catchment system in the area. Currently storm water runoff infiltrates on site and flows generally to the northwest. Any development would have to consider

run off direction and volume as well as best management practices for transport of sediments and contaminants in storm water.

2.2.3 Soils

According to the USGS Geology Map of Alaska, dated 2015, Parcel 'B' is located in an area of poorly consolidated Quaternary, Pleistocene, and uppermost Tertiary surficial deposits. These surficial deposits generally consist of alluvial and glacial deposits with intermittent lacustrine and eolian deposits. In general, surface organics overlie a mixture of fine and coarse-grained soils ranging from silt to gravel.

Nearby soil borings suggest that undisturbed portions of Parcel 'B' are generally underlain by sand and gravel with varying amounts of silt. The topography and vegetation in the area suggest that low-lying areas in the northern and eastern portions will generally encounter a layer of surface organics underlain by fine-grained soils. Groundwater is expected to be shallow across the parcel but will tend to be closer to the surface in the northern portion of the parcel.

A shallow, spread-footing foundation system for buildings is typical in the area. To support the shallow foundation system, the organic surface soils are typically removed and replaced with an engineered fill. Geotextile separation fabric is sometimes used to separate the engineered fill from the underlying silty soils. If development takes place in higher elevation areas, groundwater is not expected to be encountered during excavations. If development takes place in low elevation areas, shallow groundwater should be anticipated and dewatering of excavations may be required.

A subsurface evaluation is recommended to evaluate the subsurface conditions prior to design of any development. A typical subsurface evaluation would include geotechnical borings or test pits, along with temporary standpipe piezometers to determine groundwater elevations.

2.2.4 Topography

The most current Borough LiDAR topography for Parcel 'B' is shown in Figure 7. A topographic survey was not performed as a part of this report.

Parcel 'B' has varying topographic relief across the property. There is rolling terrain across the southern third of the property; however, the northern portion of the parcel is relatively flat. There is significant elevation change from Seldon Road to the parcel making access from Seldon Road challenging. The parcel currently has two existing driveways accessing Church Road, both without significant grade change.

Given the large size of the parcel and depending on the characteristics of the existing soil, an onsite source of gravel could possibly be developed, thereby reducing construction costs.



Figure 7: Parcel 'B' – Topography Study

2.2.5 Environmental

HDL conducted preliminary research using the most current available data from the Borough, state, and federal agencies to identify environmental resources that may be affected by the proposed development. The purpose of the research was to identify permitting and regulatory requirements, and to ensure environmental considerations are adequately addressed during the planning and design phases. The following resource categories have been identified within Parcel 'B'. Other environmental resources not described here may become present or applicable at a later time depending on changes to site conditions or changes to local, state, or federal regulations during the course of development of the project.

Anadromous/Resident Fish Habitat

There is no fish habitat present on Parcel 'B'

Floodplains

According to Federal Emergency Management Agency Flood Insurance Rate Map number 02170C8060E, no flood zones have been identified within the parcel.

Wetlands

A review of publicly available base wetlands mapping provided by the Borough and the US Fish and Wildlife Service National Wetlands Inventory indicates wetlands are present in Parcel 'B'. Within the parcel, Borough-mapped wetlands are present in the central, west, and northeast portions of the property, as shown in Figure 8.

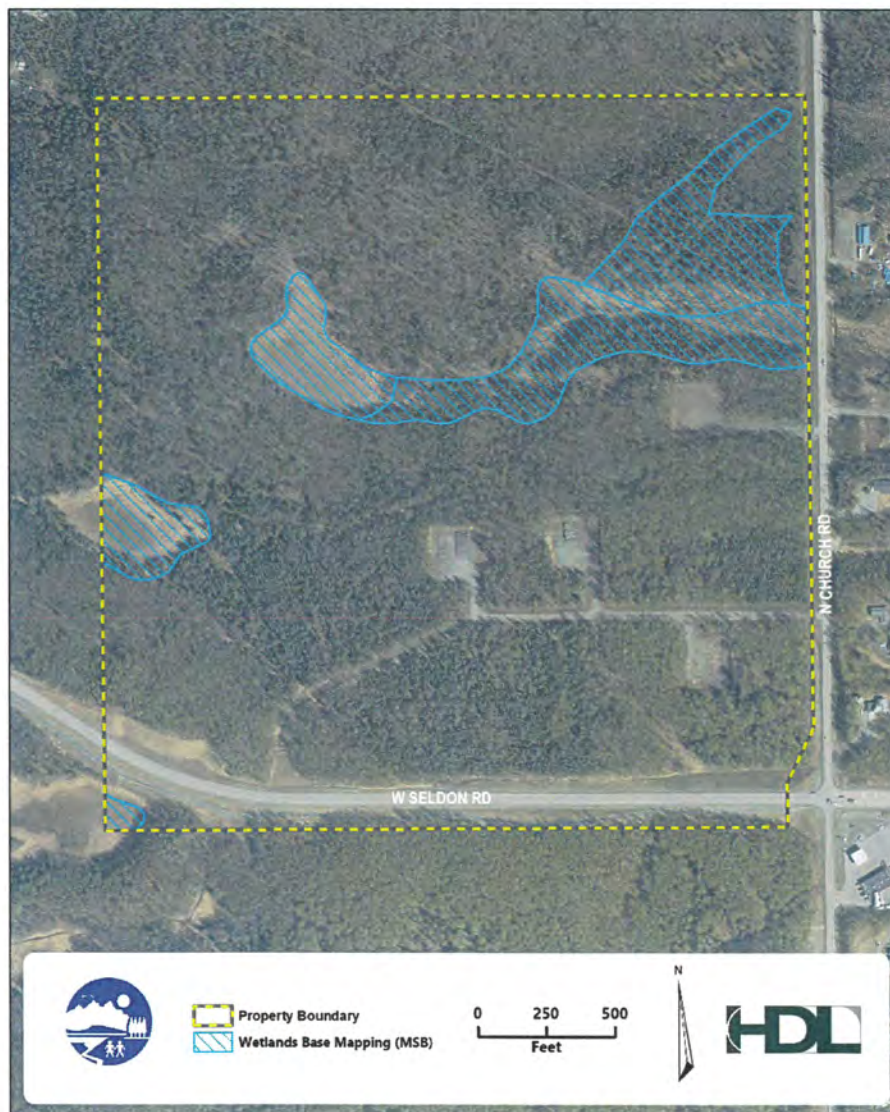


Figure 8: Parcel 'B' - Wetlands

Development in wetlands is regulated under Section 404 of the Clean Water Act (CWA), which requires a permit from the US Army Corps of Engineers (USACE) to discharge fill or dredged material within the boundaries of wetland areas deemed to be subject to Section 404 jurisdiction. To determine extent of wetland areas on the parcel and whether the wetlands are subject to USACE's jurisdiction, it is recommended that a field-based wetlands delineation and preliminary jurisdictional determination report be completed prior to applying for a Section 404 permit from USACE for future development that may involve wetlands.

2.2.6 Title Report

According to the Owner's Consultation Report MS204807 (or Title Report, Mat-Su Title, February 2018), Parcel 'B' is currently owned by the Borough. Easements and encumbrances exist on the property and are listed within the Report, which has been provided to District staff separately.

Parcel 'B' has setbacks and easements specific to the property. Easements that affect developable land area are shown in Figure 5.

2.2.7 Zoning

The Borough currently does not have zoning regulations in place that would affect development on Parcel 'B'. However, any new development would need to go through an approval process with the Alaska State Fire Marshal's Office.

2.2.8 Setbacks

Matanuska-Susitna Borough Code, Chapter 17.55, Setbacks and Easements, provides general requirements for site development. Per Section 17.55.010, Setbacks, no structure or building may be placed within 25 feet from the right-of-way line of way public right-of-way, no furthest protruding portion of the structure or building may be located nearer than 10 feet from any side or rear lot line, and eaves may project a maximum of 3 feet into required setback areas. Setbacks do not severely limit the buildable area of Parcel 'B'.

2.2.9 Surrounding Area

Parcel 'B' is more rurally located than Parcel 'A'. Surrounding parcels are generally large though residential subdivisions are located to the east and northwest of the parcel and there is a small commercial development to the southeast. Because the parcel is large, development can be sited such that impacts from onsite facilities upon the surrounding area can be reduced and factors such as noise and dust from the surrounding area can be minimized.

3.0 Proposed Facilities

3.1 MAT-SU CENTRAL SCHOOL

Mat-Su Central School is a K-12 alternative education school that supports home schooling and distance delivery education, and provides in-classroom teaching for its students. Mat-Su Central has been providing flexible programs for 40 years.

The main campus is located within the City of Wasilla, with a small, secondary campus in the City of Palmer. The school services students from across the Borough. There are 1,700 students currently enrolled, however, typically there are only about 240 students on campus at one time. Parents provide transportation when students need to visit campus for classes or appointments. Unlike traditional school, students do not tend to visit campus daily.

The Wasilla Mat-Su Central campus is leased from a private owner. The District leases 18,000 square feet in a larger, office-type building. There is no outdoor space for students, no gym, and no auditorium. Students can participate in sports through traditional schools. Therefore, while a gym or auditorium would be utilized in a new campus, outdoor sports fields would not be needed at a new location.

3.2 CHARTER SCHOOL

Some charter schools in the District lease their current facilities from private owners. Each one is unique in size and needs. Using the Valley Pathways High School facility as a template allows for evaluation of the space needs for relocation of an existing charter school or the addition of a future school.

3.3 STUDENT TRANSPORTATION

The Borough's population in 2016 was over 101,000, with an average population growth of 3.4% per year over the last 25 years. The District encompasses the entire Borough and serves children over a 25,000 square mile area. Roughly 17,000 students are currently eligible for student transportation, and the District provides transportation for approximately 12,850 students daily with a yearly ridership of 1,971,873, including special education buses, as of the 2016-2017 school year. At this time, the District has contracted services for a fleet of 200 buses with 170 active buses and 30 buses in reserve. That number will likely continue to increase as the Borough population grows.

The current, privately-owned, student transportation facility is located on the Palmer-Wasilla Highway between the cities of Palmer and Wasilla. This facility includes the only school bus maintenance building in the Borough core area. The facility is comprised of three parcels totaling 9.58 acres. There is one main building, consisting of seven maintenance bays and office space. A fueling facility is not located on site.

Determining the appropriate size of a future student transportation facility is beyond the scope of this study; however, for the purposes of evaluation, assumptions have been made to estimate the required overall size of a maintenance building. The *School Bus Maintenance Facility Planner* (Public Schools of North Carolina, February 2011) and the *Wyoming School Facilities*

Commission School Bus Maintenance and Parking Facility Design Guidelines (OZ Architecture, Inc. and Engineering Economics, Inc. updated June 2013) have rules of thumb for sizing bus maintenance buildings. The number of bays needed is determined by the number of mechanics, not including support staff, and how many buses they can maintain. Typically, one mechanic can maintain 20-30 buses, depending on bus age, level of maintenance, mileage per year, and other factors. Using the more conservative value of 20 buses per mechanic, to allow for future bus fleet growth, and using the current fleet size of 200 buses, a staff of ten mechanics is needed. Based on an industry standard 1.5 bays per mechanic for larger fleets, 15 maintenance bays are needed. A wash bay would add an additional bay to that total.

Maintenance bay size averages 22.5-feet by 55-feet per bay, or 1,237 square feet. Bay support space (tire maintenance, tire, parts, tool, and fluid storage, work/welding area, wash bay) are estimated at 50 percent of the bay size, or an additional 620 square feet per bay. Office area, including lockers, dispatch, offices, and restrooms, is also estimated at 50 percent of the bay size, or an additional 620 square feet per bay. Using these figures, a new building would have an approximate 38,000 square foot area.

Required bus parking/storage area would vary depending on configuration of the site and layout. A standard parking stall is 13-feet wide by up to 50-feet long depending on bus length, or 650 square feet and should preferably be drive-through stalls. Aisles should be a minimum of 130 feet wide for 90 degree parking. Area around the maintenance building, fueling facilities, turn areas, employee parking, and snow storage area would add to the required parking area size. The existing student transportation facility, at 9.58 acres, provides adequate parking area for the current fleet size; however, it does not allow for future expansion of the fleet, nor does it allow for a fuel facility or building expansion. It also requires "nose to tail" parking, requiring buses to back out of parking spaces, increasing the likelihood of accidents.

A new student transportation facility does not necessarily need to have onsite parking for all of the core area bus fleet. The District could develop, or require a contractor to develop, secure bus parking areas throughout the District for daily use, bringing buses to a main maintenance facility as needed. This would potentially decrease fuel usage, area road traffic, and daily mileage on buses. It would also potentially decrease the amount of noise, odor, and environmental impact a single, large facility would have on the surrounding area. Existing school parking lots might be utilized or expanded.

4.0 Alternatives

The following alternatives provide several conceptual layouts for developing the three proposed facilities on the two sites and can be combined in any order. For the schools, Valley Pathways High School, at approximately 46,000 square feet of building, is used as a comparable template for future school development and includes a gym within the school building area. This template includes parking but does not include outdoor sports fields. The school template covers approximately 9.5 acres.

The current, 9.48-acre privately-owned student transportation facility on Palmer-Wasilla Highway is used as basic template, although the student transportation facility area as shown covers approximately 11 acres. As discussed in the previous section, neither the maintenance building nor the parking area is optimal and may not meet current needs. The building used in the student transportation facility template is sized at 38,000 square feet in a single floor to show the scale of a building meeting current needs as estimated by industry standards. As the District grows, the number of buses in use will increase and larger parking and maintenance facilities will be required.

Both templates are used as reference only and to convey the possible scale and scope of future development on the parcels. The sizes are likely to change as further studies and planning processes are completed. Both types of facilities would need to be designed and constructed to meet the specific needs of the District and to fit each site. The final site development will not match the templates used in the Alternative figures.

4.1 ALTERNATIVE 1



Alternative 1: Parcel 'A'

Alternative 1 locates one school facility on Parcel 'A'.

- Approximately 27 acres allows room for expansion or future development of sports fields.
- Excellent access to arterial roadways. Requires construction of Katherine Drive for access to Trunk Road.
- Utilities are in-place and available.
- Wetlands areas exist but can be avoided.

4.2 ALTERNATIVE 2



Alternative 2: Parcel 'A'

Alternative 2 locates one school facility and a student transportation facility on Parcel 'A'.

- Approximately 27 acres likely allows room for both a school and student transportation facility but leaves little room for future expansion or sports fields.
- Excellent access to arterial roadways. Requires construction of Katherine Drive for access to Trunk Road.
- Utilities are in-place and available.
- Access driveway and utilities could be shared between facilities, reducing costs.
- Increased developed area may require wetlands mitigation.

As an option to this alternative, a bus maintenance building could be developed at an alternative location, with a parking/bus storage area on Parcel 'A'. This would slightly reduce the needed onsite area for a student transportation facility, only removing building area. Conversely, only the

bus maintenance building and a small parking area could be developed on Parcel 'A', with a bus parking facility at a different location, thereby significantly reducing the needed area on this site, and leaving room for development of sports fields.

4.3 ALTERNATIVE 3



Alternative 3: Parcel 'B'

Alternative 3 locates one school and a student transportation facility on Parcel 'B'.

- Approximately 156 acres allows room for expansion or future development of sports fields and expansion of the student transportation facility.
- Direct access to a minor arterial roadway.
- Utilities are in-place and available.
- Wetlands areas could be avoided.
- Access driveway and utilities could be shared between facilities, reducing costs.

4.4 ALTERNATIVE 4



Alternative 4: Parcel 'B'

Alternative 4 locates two schools and a student transportation facility on Parcel 'B'.

- Approximately 156 acres allows room for expansion or future development of sports fields for schools and expansion of the student transportation facility.
- Direct access to a minor arterial roadway.
- Utilities are in-place and available.
- Wetlands area can be avoided.
- Access driveway and utilities could be shared between facilities, reducing costs.

5.0 Conclusion

While Parcel 'A' is positioned in a centralized location between Palmer and Wasilla, its usable area is limited and District needs for future expansion of facilities must be taken into account for planning any facility constructed on the parcel. Parcel 'A' is also located in a rapidly developing area of the Borough. Commercial and residential development will only continue to grow and densify around Parcel 'A' as the Borough's population increases and may impact whatever facility is chosen for the site. This parcel's proximity to arterial roadways provides the District an opportunity to locate facilities on a site with ease of access to major roadways.

Parcel 'B' allows ample room for developing multiple facilities on site and provides a more rural environment, which could be desirable for some facilities. The parcel's size also allows room for future expansion of facilities located onsite as the District's student population grows. Seldon Road, while identified as a minor arterial at present, will continue to be developed to become a major east-west arterial, providing improved ease of access from the area to the site in the future.

Both Parcel 'A' and Parcel 'B' are viable options for development. Both have readily available utilities, access to arterial roadways, and developable land area. Terrain on both parcels is comparable; both include relatively flat to rolling terrain and both may allow onsite soil to be utilized in development, depending on results of future soils and groundwater investigations. While both sites include wetlands, those areas could be avoided or mitigated.

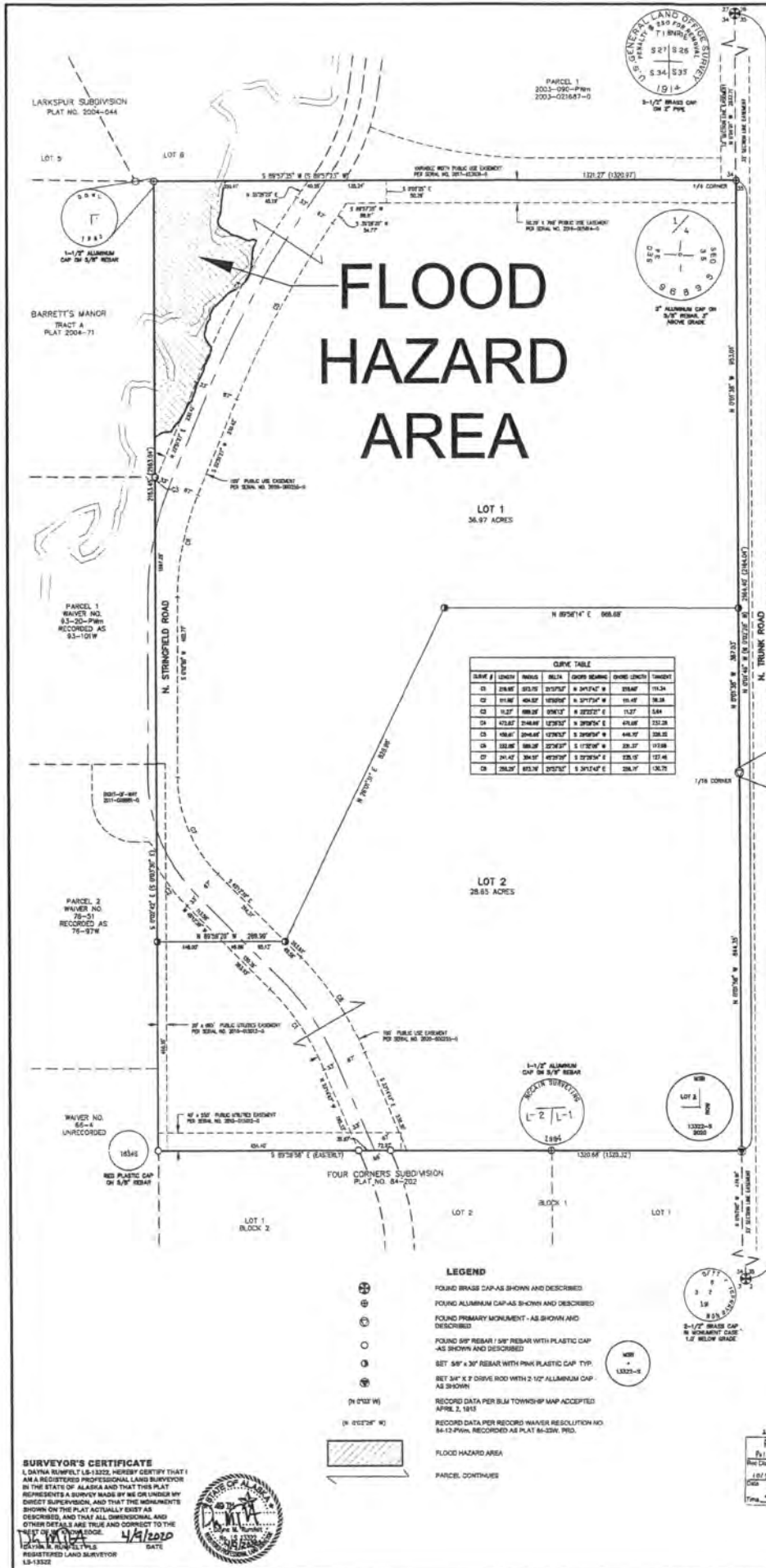
References

OZ Architecture, Inc. and Engineering Economics, Inc. 2013 *Wyoming School Facilities Commission School Bus Maintenance and Parking Facility Design Guidelines*. <https://docs.google.com/file/d/0ByAJz33FLoSMLMXFBSDd6TnBxTWM/edit>.

Public Schools of North Carolina. 2011 *School Bus Maintenance Facility Planner*. www.schoolclearinghouse.org/pubs/BUS_GARAGEXPNew2011.pdf

Mat-Su Title Agency, LLC. *Owner's Consultation Report MS204807 dated February 8, 2018*, as ordered by HDL Engineering Consultants, LLC.

Mat-Su Title Agency, LLC. *Owner's Consultation Report MS204808 dated February 8, 2018*, as ordered by HDL Engineering Consultants, LLC.



OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.
Joseph Hays 8/14/2020
DATE
ADMINISTRATOR
MATANUSKA-SUSITNA BOROUGH
300 E. DANIELA AVE
PALMER, AK 99645

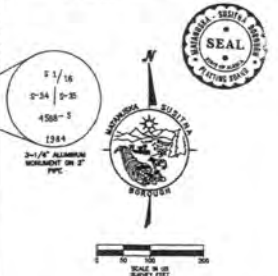
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SHOWN TO BEFORE ME THIS 14th DAY OF AUGUST, 2020 FOR JOSEPH HAYS & LISA HAYS.
Barbara
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 7-13-2021

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2019, AGAINT THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RECONVERSION, HEREON HAVE BEEN PAID.
Isabelle Dempsey
DATE MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO CONFORM WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. 2020-104 DATED 8-27-2020, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.
Ann
DATE PLANNING & LAND USE DIRECTOR

CURVE TABLE

CHORD	LENGTH	BEARING	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	286.86	S 87° 37' 25" W	213° 27' 17"	S 24° 52' 42" E	278.67	119.24
C2	319.46	S 87° 37' 25" W	189° 57' 57"	S 27° 37' 57" E	312.47	162.28
C3	13.27	S 87° 37' 25" W	8° 22' 27" E	N 12° 17' 12" E	13.27	5.84
C4	473.87	S 87° 37' 25" W	12° 30' 57" E	S 67° 16' 42" E	473.88	232.28
C5	158.67	S 87° 37' 25" W	12° 30' 57" E	S 67° 16' 42" E	158.67	78.32
C6	332.86	S 87° 37' 25" W	12° 30' 57" E	S 67° 16' 42" E	332.87	171.88
C7	241.47	S 87° 37' 25" W	12° 30' 57" E	S 67° 16' 42" E	241.47	121.46
C8	286.87	S 87° 37' 25" W	12° 30' 57" E	S 67° 16' 42" E	286.87	143.72



- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL, PARGE, OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 - A PORTION OF THIS PARCEL LIES WITHIN FLOOD ZONE A, AS DEPICTED ON THE FEMA FLOOD MAP NUMBER 01100204P, EFFECTIVELY DATED SEPTEMBER 27, 2018, FIG.
 - A BLANKET EASEMENT IN FAVOR OF MATANUSKA ELECTRIC ASSOCIATION, INC EXISTS AT BOOK 11, PAGE 253, FIG.
 - A BLANKET EASEMENT IN FAVOR OF MATANUSKA ELECTRIC ASSOCIATION, INC EXISTS AT BOOK 32, PAGE 98, FIG.
 - A BLANKET EASEMENT IN FAVOR OF MATANUSKA ELECTRIC ASSOCIATION, INC EXISTS AT BOOK 37, PAGE 89, FIG.
 - A BLANKET EASEMENT IN FAVOR OF MATANUSKA TELEPHONE ASSOCIATION, INC EXISTS AT BOOK 147, PAGE 882, FIG.
 - A BLANKET EASEMENT IN FAVOR OF MATANUSKA TELEPHONE ASSOCIATION, INC EXISTS AT BOOK 148, PAGE 1, FIG.
 - A PORTION OF LOT 1 IS IN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 322.00 FEET, AS DEPICTED ON THE FEMA FLOOD MAP PANEL NUMBER 02021 8130 F, EFFECTIVE SEPTEMBER 27, 2018.
 - 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 GOVERNS THESE SETTINGS.

- LEGEND**
- FOUND BRASS CAP-AS SHOWN AND DESCRIBED
 - FOUND ALUMINUM CAPS-AS SHOWN AND DESCRIBED
 - FOUND PRIMARY MONUMENT - AS SHOWN AND DESCRIBED
 - FOUND SIP REBAR 1" DIA REBAR WITH PLASTIC CAP-AS SHOWN AND DESCRIBED
 - SET 3/4" x 3" REBAR WITH PINK PLASTIC CAP TYP.
 - SET 3/4" x 2" DRIVE ROD WITH 2 1/2" ALUMINUM CAP AS SHOWN
 - RECORD DATA PER BLM TOWNSHIP MAP ACCEPTED APRIL 2, 2015
 - RECORD DATA PER RECORD WAIVER RESOLUTION NO. 84-12-PWA, RECORDED AS PLAT 84-202
 - FLOOD HAZARD AREA
 - PARCEL CONTIGUES

SURVEYOR'S CERTIFICATE
I, DAWN RUMPLEY, LB-1322, 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 MONUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
Dawn Rumpley 4/14/2020
DATE
DAWN RUMPLEY
REGISTERED LAND SURVEYOR
LB-1322



PLAT # 2020-104
FILE #
RECORDED AS PLAT 2020-104
DATE 8/27/2020

PLAT OF STRINGFIELD SUBDIVISION
A SUBDIVISION OF PARCEL 1 OF WAIVER RESOLUTION NO. 84-12-PWA, RECORDED AS PLAT NO. 84-202, LOCATED IN SEC. 34, T. 18 N., R. 1 E., SCHWAB MERIDIAN, THIRD JUDICIAL DISTRICT, PALMER RECORDING DISTRICT, STATE OF ALASKA, CONTAINING 65.62 ACRES.
MATANUSKA-SUSITNA BOROUGH CAPITAL PROJECTS DEPARTMENT
300 E. DANIELA AVENUE
PALMER, AK 99645
907-851-7727
DRAWN BY: TMS SCALE: 1" = 100' SHEET: 18-0300
CHECKED BY: MC DATE: 4/14/2020 SHEET: 1 OF 1



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

Stringfield Subdivision Palmer, Alaska

Geotechnical Investigation

January 2020

Location

The subject property is fronting Stringfield Road North of the Palmer Wasilla Highway about 4 miles west of Palmer, Alaska. It is Lot D15 of Section 34, Township 18 N, Range 1 E, Seward Meridian, Alaska.

Scope of Investigation

This investigation is to verify useable areas and identify soils useful for development. This is presently the site of Pioneer Peak Elementary School. The proposed subdivision divides one approximately 44-acre parcel into 2 parcels.

Findings

1. The soils observed in Test Pit #1 (in the flat area on the northern part of the site) consisted of peat and silt with gravel at depth. Ground water was 6' deep during excavation, but only 1.7 feet on 1/24/2020. We expect water depth to vary seasonally.
2. The soils in Test Pits #2 and #3 consisted of 4 to 5 feet of silt over gravel. After excavation and removal of the surficial silt, the gravel from the locations we tested would be suitable for high quality borrow such as DOT Selected Material Type A. No ground water was encountered in this area.
3. The gravel areas identified in Test Pits #2 and #3 would be suitable for building construction or on-site wastewater disposal, but may need some leveling to qualify as useable septic area due to the steepness of the terrain.
4. No bedrock or impermeable soil layer was encountered.

General Topography

Portions of the subdivision is relatively flat terrain. Others areas have low but steep undulating terrain. Vegetation consisting of birch, alders and spruce is relatively heavy.

Field Exploration

The investigation included three test pits. Exploration was conducted on Jan. 20, 2020 using a Komatsu 150 excavator, operated by Rob Cox of Earth Matters Excavating. Exploration was supervised and the test holes logged by Tyler Hansen.

The approximate test pit locations are shown on the attached location map. Test pits were located in the field using handheld GPS, The GPS coordinates are shown on the logs. Note that the locations by handheld GPS are not as precise as survey GPS.

Test pit Logs

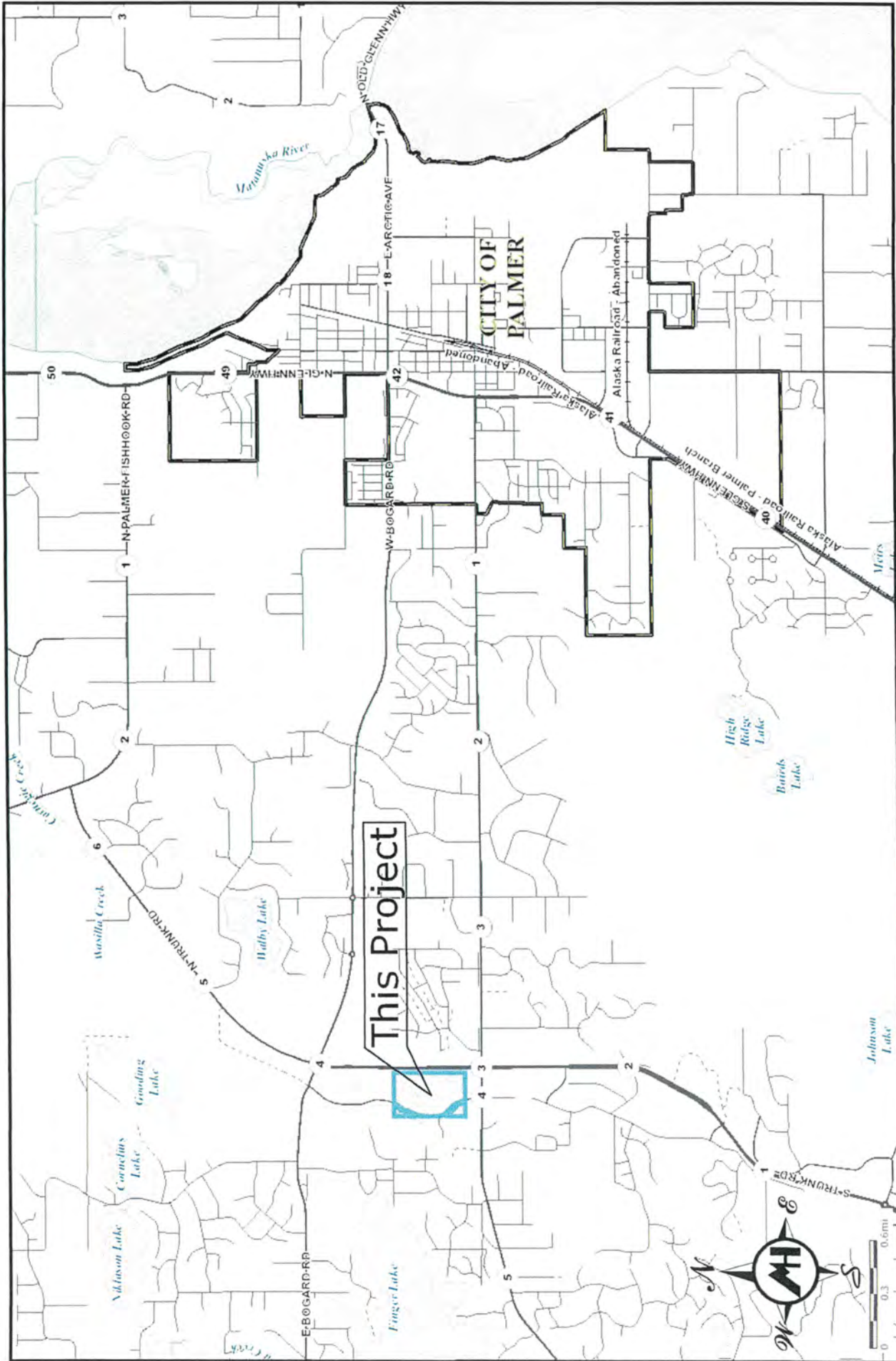
Descriptions of the soils encountered are recorded on the right side of the field logs. The moisture content, type and location of samples, and the general soil type are shown graphically on the left side.

Laboratory

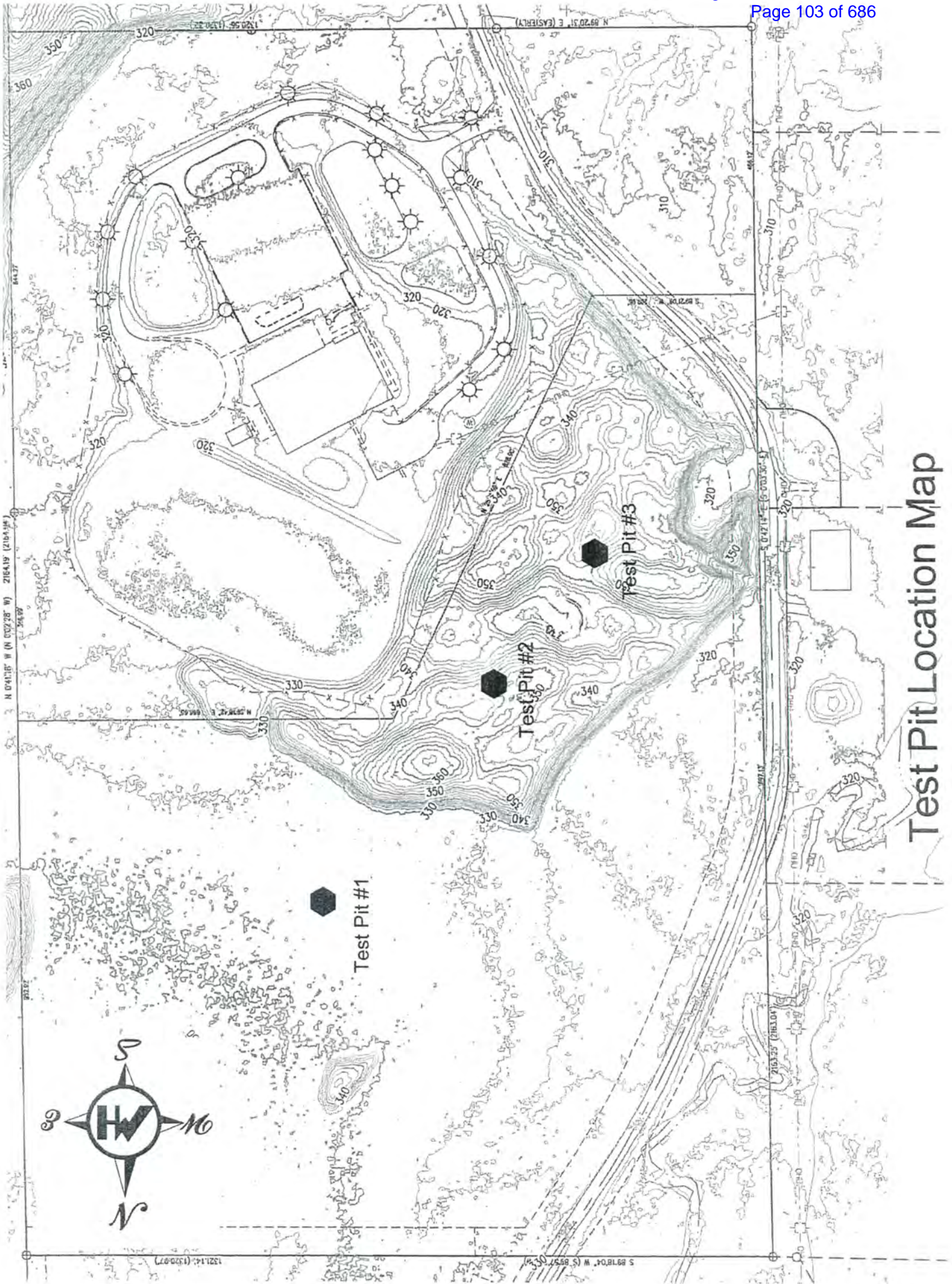
In the laboratory, the samples were visually classified according to frost and unified classification and the moisture content determined. A sieve analysis was performed on selected samples. The results of these analyses are shown on the testing summary attached.



1-24-2020



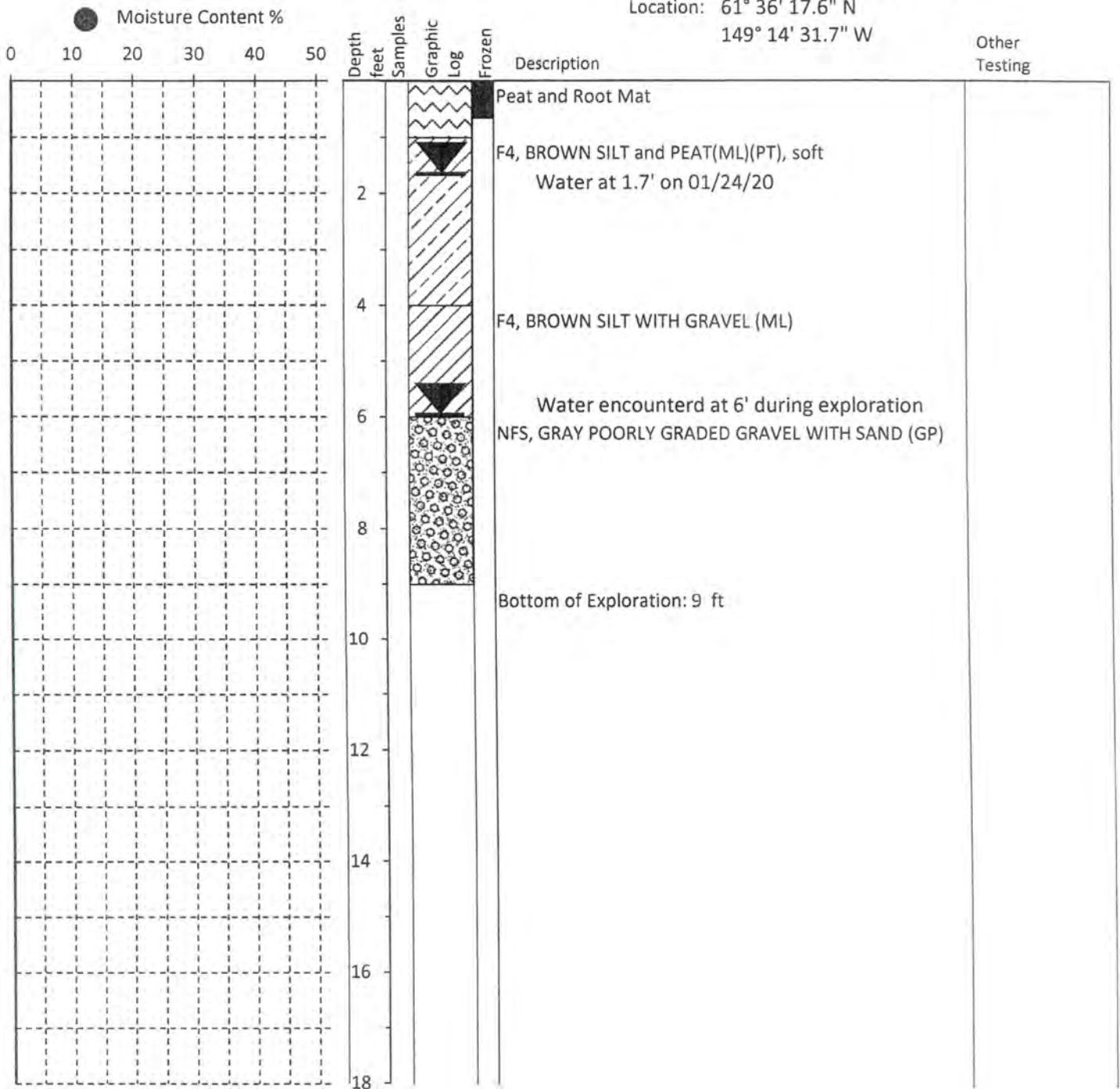
Vicinity Map



Test Pit Location Map

Log of Test Pit 1

Exploration: January 20, 2020
 Equipment: Komatsu 150 Excavator
 Location: 61° 36' 17.6" N
 149° 14' 31.7" W



● Moisture Content %
 Bulk Sample
 Grab Sample



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

Job No.: 20001

Date: January 2020

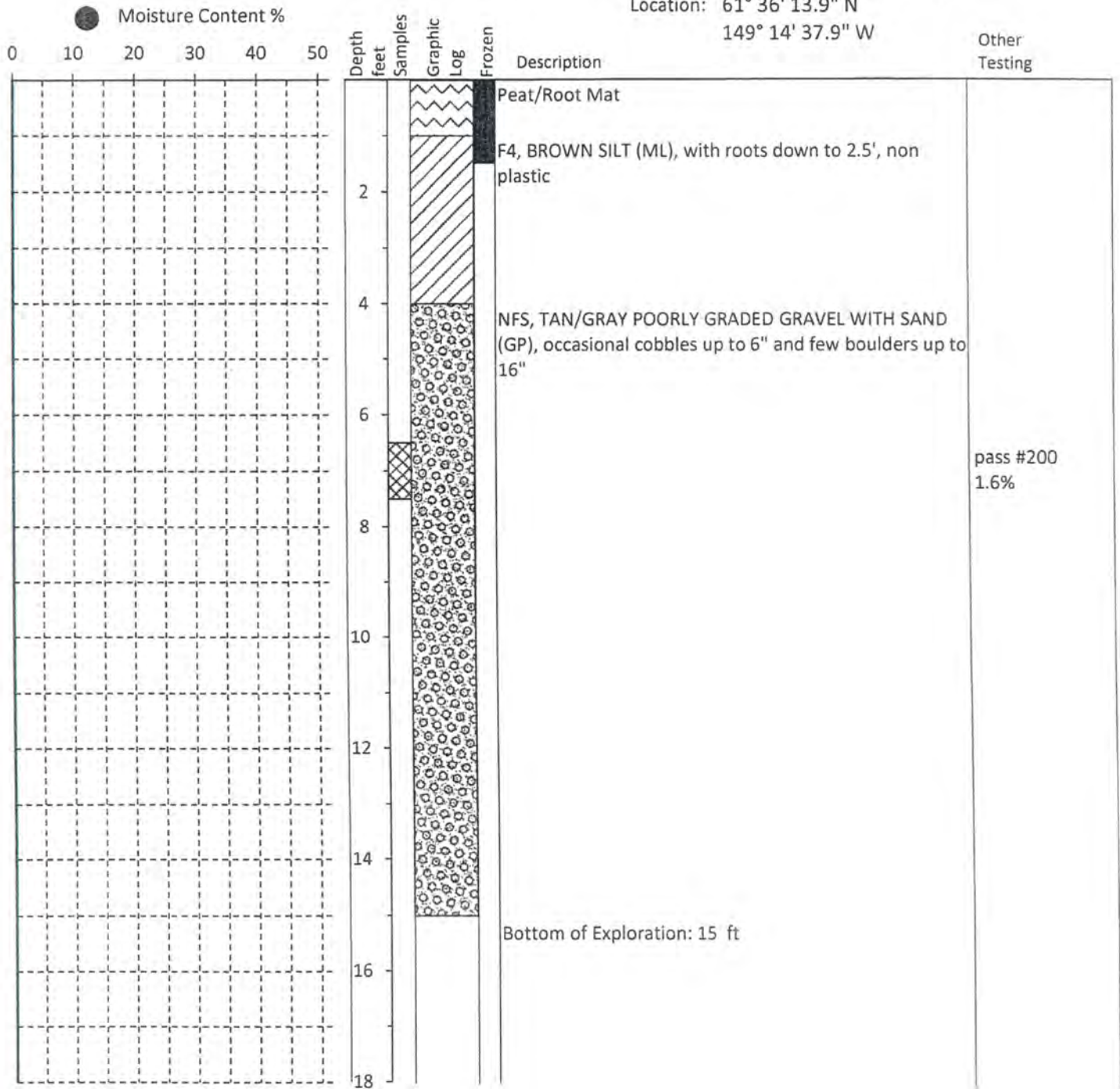
Log of Test Pit 1

Stringfield Subdivision
 Matanuska-Susitna Borough
 350 E Dahlia Ave
 Palmer, AK 99645

Plate
1

Log of Test Pit 2

Exploration: January 20, 2020
 Equipment: Komatsu 150 Excavator
 Location: 61° 36' 13.9" N
 149° 14' 37.9" W



● Moisture Content %
 ⊠ Bulk Sample
 ▨ Grab Sample



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

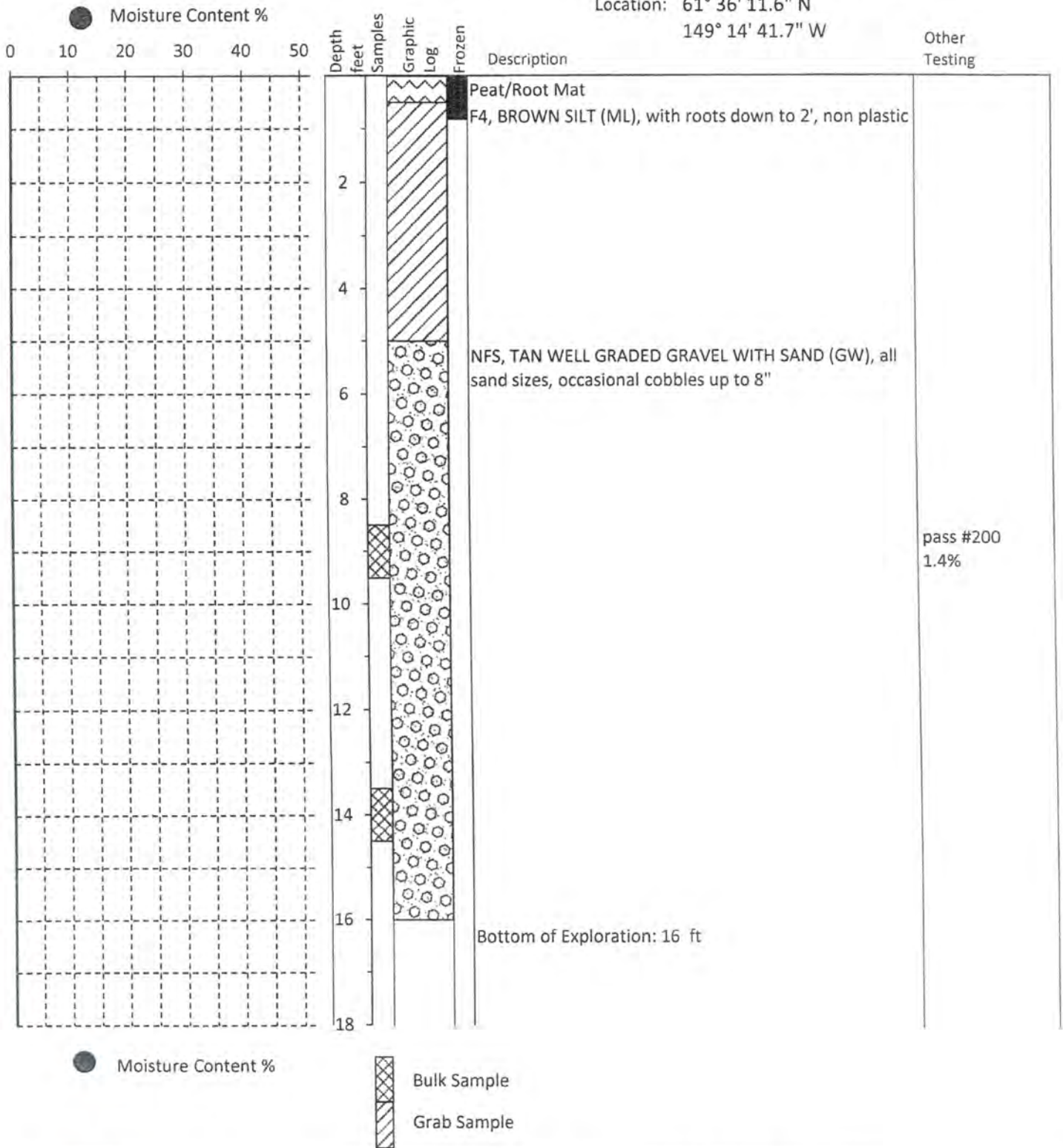
Job No.: 20001 Date: January 2020

Log of Test Pit 2
Stringfield Subdivision
 Matanuska-Susitna Borough
 350 E Dahlia Ave
 Palmer, AK 99645

Plate
2

Log of Test Pit 3

Exploration: January 20, 2020
 Equipment: Komatsu 150 Excavator
 Location: 61° 36' 11.6" N
 149° 14' 41.7" W



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

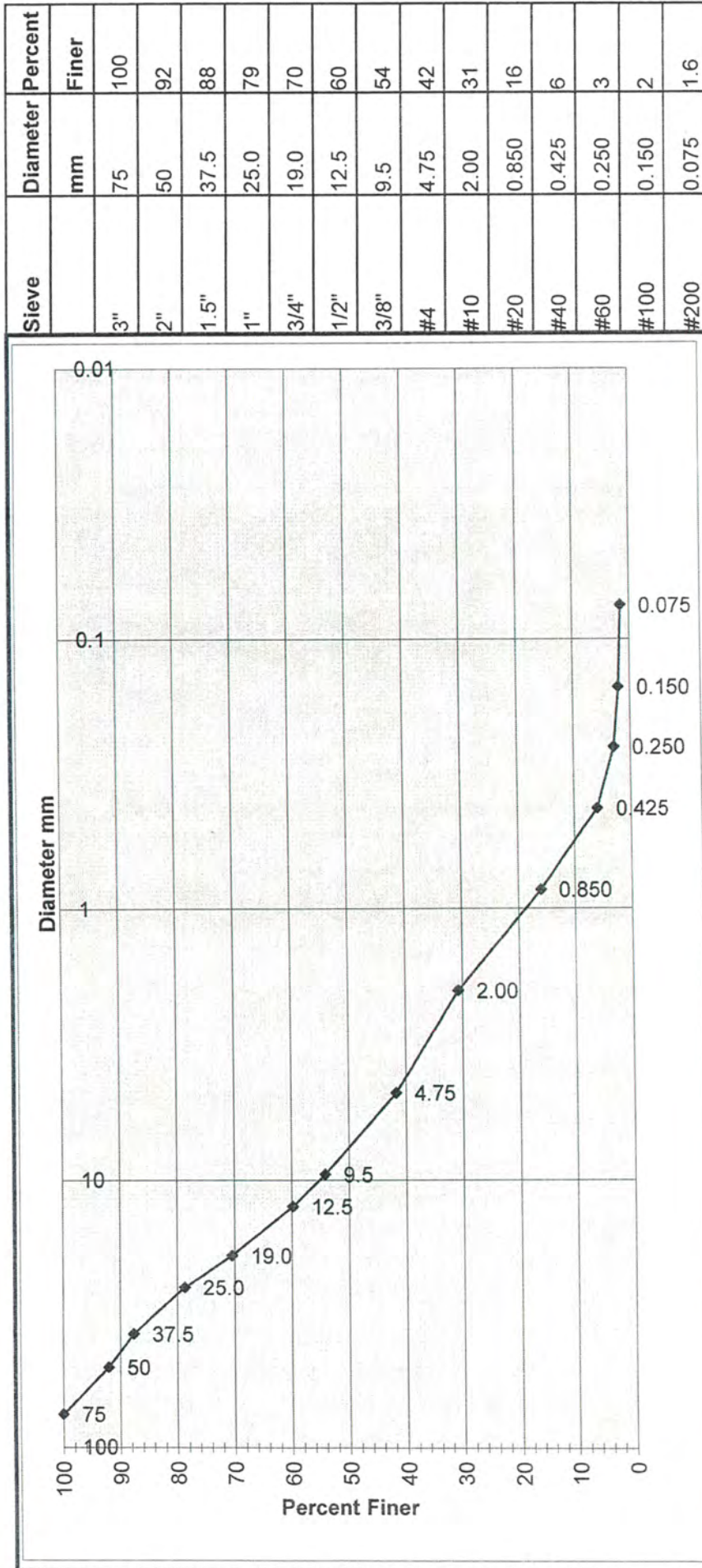
Job No.: 20001

Date: January 2020

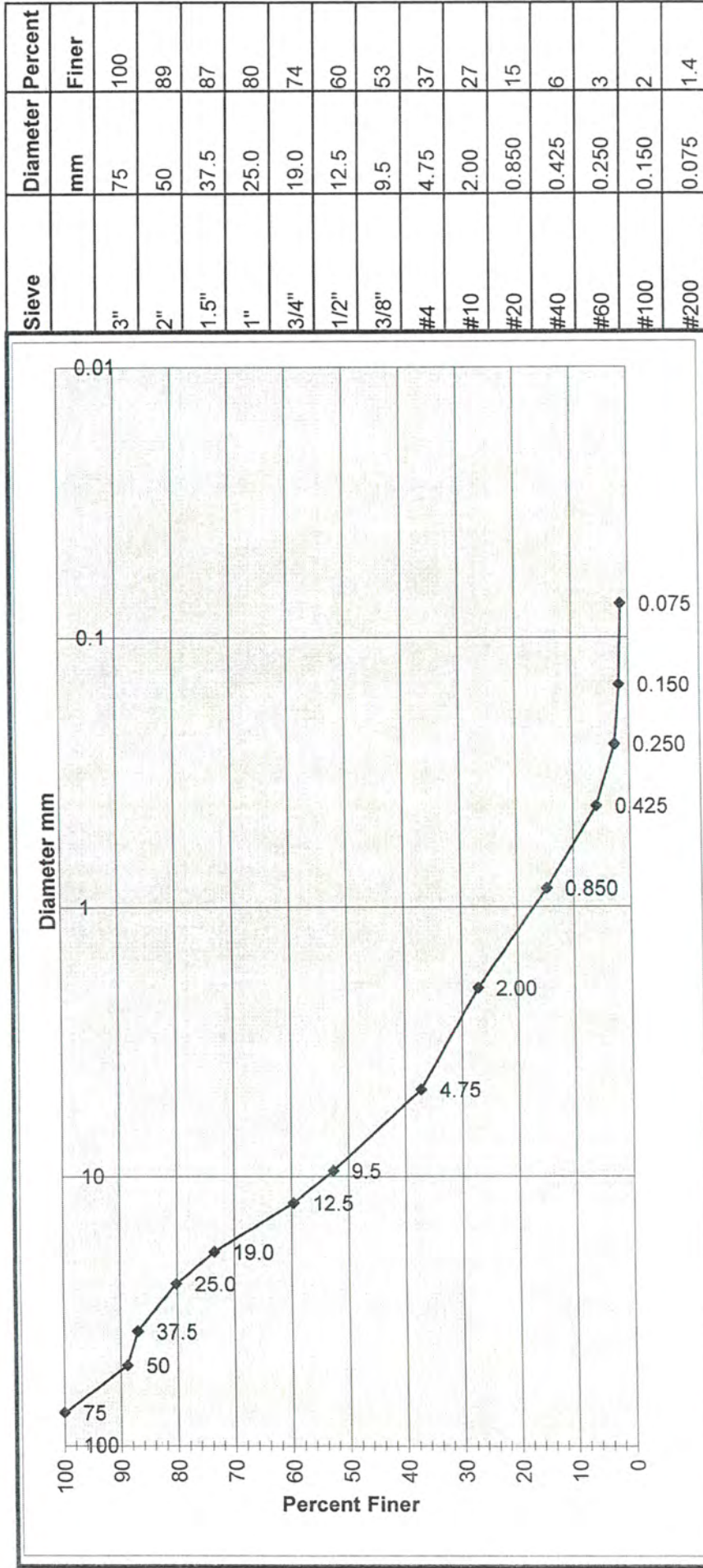
Log of Test Pit 3

Stringfield Subdivision
 Matanuska-Susitna Borough
 350 E Dahlia Ave
 Palmer, AK 99645

Plate
3



Client: **Matanuska Sustina Borough** Soil Description: Poorly Graded Gravel with Sand
 Project: Stringfield Subdivision Unified Classification: GP
 Sample Location: TP #2 @ 7' Date: 1/23/2020
 C_u= 21 Sample Date: 1/20/2020
 C_c= 0.5 Proj. no: 20001



Client: **Matanuska Sustina Borough** Soil Description: Well Graded Gravel with Sand
 Project: Stringfield Subdivision Unified Classification: GW
 Sample Location: TP #3 @ 9' Date: 1/23/2020
 C_u= 21 Sample Date: 1/20/2020
 C_c= 1.0 Proj. no: 20001



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

GRAPHICS LOG KEY

GW		WELL GRADED GRAVEL, SANDY GRAVEL
GP		POORLY GRADED GRAVEL, SANDY GRAVEL
GM		SILTY GRAVELS, SILT SAND GRAVEL MIXTURES
GC		CLAYEY GRAVELS, CLAY SAND GRAVEL MIXTURES
SW		WELL GRADED SAND, GRAVELLY SAND
SP		POORLY GRADED SAND , GRAVELLY SAND
SM		SILTY SAND, SILT GRAVEL SAND MIXTURES
SC		CLAYEY SAND, CLAY GRAVEL SAND MIXTURES
ML		INORGANIC SILT, VERY FINE SAND, ROCK FLOUR
CL		GRAVELLY AND SANDY CLAY, SILTY CLAY
OL		ORGANIC SILT AND CLAY OF LOW PLASTICITY
MH		ORGANIC SILT
CH		INORGANIC CLAY, FLAT CLAY
OH		ORGANIC SILT, CLAY OF HIGH PLASTICITY
Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS
		ASPHALT CONCRETE PAVEMENT
		ROCK
		CONCRETE

ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests ^A		Soil Classification			
		Group Symbol	Group name ^B		
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels	GW	Well graded gravel ^F		
	More than 50% of coarse fraction retained on No. 4 sieve.	GP	Poorly graded gravel ^F		
	Sands 50% or more of coarse fraction passed No. 4 sieve	Clean Gravels Less than 5% fines ^C	GM	Silty gravel ^{F,G,H}	
		Gravel with Fines More than 12% fines ^C	GC	Clayey gravel ^{F,G,H}	
	Fine-Grained Soils 50% or more passes the No. 200 Sieve	Clean Sands Less than 5% fines ^D	SW	Well graded sand	
		Sands with fines more than 12% fines ^D	SP	Poorly graded sand ^I	
		Silt and Clays Liquid limits less than 50	Fines classify as ML or MH	SM	Silty sand ^{G,H,I}
			Fines classify as CL or CH	SC	Clayey sand ^{G,H,I}
	Highly organic soils	Inorganic	CL	Lean Clay ^{K,L,M}	
			ML	Silt ^{K,L,M}	
Organic		Liquid limit - oven dried < 0.75	OL	Organic Clay ^{K,L,M,N}	
		Liquid limit - not dried	OH	Organic silt ^{K,L,M,O}	
Inorganic		PI plots on or above "A" line	CH	Fat Clay	
		PI plots below "A" line	MH	Elastic silt ^{K,L,M}	
Organic		Liquid limit - oven dried < 0.75	OH	Organic Clay ^{K,L,M,P}	
		Liquid limit - not dried	PT	Organic silt ^{K,L,M,O}	
Primarily organic matter, dark in color, and organic odor		PT	Peat		

^A Based on the material passing the 3-in. (75-mm) sieve.
^B If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name
^C Gravels with 5 to 12% fines require dual symbols
 GW-GM well-graded gravel with silt
 GP-GC poorly graded gravel with clay
 GP-GM poorly graded gravel with silt
 GP-GC poorly graded gravel with clay
^D Sands with 5 to 12% fines require dual symbols
 SW-SM well-graded sand with silt
 SW-SC well-graded sand with clay
 SP-SM poorly graded sand with silt
 SP-SC poorly graded sand with clay
^E $Cu = D_{60}/D_{10}$ $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$
^F If soil contains $\geq 15\%$ sand, add "with sand" to group name
^G If fines classify as CL-ML, use dual symbol GC-GM or SC-SM
^H If fines are organic, add "with organic lines" to group name.
^I If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.
^J If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil.
^K If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.
^L If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to group name.
^M If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.
^N $PI \geq 4$ and plots on or above "A" line.
^O $PI < 4$ or plots below "A" line.
^P PI plots on or above "A" line.
^Q PI plots below "A" line.



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

U.S. Corps of Engineers Frost Design Soil Classification

Frost group	Soil Type	Percentage finer than 0.02mm, by weight	Typical soil types under Unified Soil Classification System
NFS	Sands and Gravelly soils	< 3	SP, SW, GP, GW
F1	Gravelly soils	3 to 10	GW, GP, GW-GM, GP-GM
F2	(a) Gravelly soils (b) Sands	10 to 20 3 to 15	GM, GW-GM, GP-GM SW, SP, SM, SW-SM, SP-SM
F3	(a) Gravelly soils (b) Sands, except very fine silty sands (c) Clays, PI >12	>20 >15 ----	GM, GC SM, SC CL, CH
F4	(a) All silts (b) Very fine silty sands (c) Clays, P1<12 (d) Varved clays and fine-grained, banded sediments	---- >15 ---- ----	ML, MH SM CL, CL-ML CL and ML CL, ML, and SM; CL, CH, and ML; CL, CH, ML, and SM



MEMORANDUM

DATE: June 18, 2021
TO: Tony Weese, MSBSD
FROM: David Lundin, PE *DL*
RE: ROM Site Development Cost Estimates
Birchtree Charter School and Mat-Su Central School

- CIVIL ENGINEERING
- GEOTECHNICAL ENGINEERING
- TRANSPORTATION ENGINEERING
- ENVIRONMENTAL SERVICES
- PLANNING
- SURVEYING & MAPPING
- CONSTRUCTION ADMINISTRATION
- MATERIAL TESTING
- REAL ESTATE SERVICES

INTRODUCTION

The Matanuska-Susitna Borough School District (District) intends to relocate Birchtree Charter School (BTC) and Mat-Su Central School (MCS) to Matanuska-Susitna Borough (Borough)-owned land. Several parcels were proposed and two parcels were identified for further consideration for the construction of one or both schools on each parcel. To assist the Matanuska-Susitna Borough Area School Site Selection Committee, District staff tasked HDL Engineering Consultants, LLC (HDL) to prepare a rough order of magnitude (ROM) site improvement cost estimate for each school on each prospective parcel based on generalized requirements for each school. No site plans or building plans exist, so quantities and cost estimates are based upon generic school layouts scaled to meet the needs of each school using information provided by District staff. ROM estimates are valuable for planning and comparison only and will change once the actual design process starts and more information becomes available.

Both parcels were previously evaluated in the *2018 Mixed-Use Campus Preliminary Site Evaluation Study* performed by HDL for the District and much of that information was useful in preparing the ROM estimates.

SITE CONSIDERATIONS

Parcel A

Located north of Pioneer Peak Elementary School (PPE) and between Trunk Road and Stringfield Road, Parcel A consists of approximately 37 acres of mostly usable land (see Figures 1 and 2). The majority of the parcel is relatively flat with a large hill in the southwest corner of the parcel. Topography varies from a maximum elevation of 350 feet at the top of the hill to low elevation of 325 feet. The majority of the parcel has an average elevation of about 330 feet.

Stringfield Road cuts across the northwest and southwest corners of the parcel. Wasilla Creek is located on the west side of Stringfield Road, leaving approximately 30 acres to the east of the road for development.

RE: ROM Site Development Cost Estimates
June 18, 2021
Page 2 of 5

A narrow band of wetlands crosses the northwest corner of the parcel from about 220 feet east of Stringfield Road along the north property line, then intersecting Stringfield Road approximately 400 feet south of the north property line. This removes about 2 acres from the parcel, leaving about 28 acres of developable land.

Basic soils information is available for Parcel A from *Stringfield Subdivision Geotechnical Investigation* performed by Mark Hansen, PE in January 2020. Ground water in the relatively flat area of the site varied from depths of 1.7 feet to 6 feet below ground surface and was expected to vary seasonally. Development in this portion of the parcel would necessitate adding sufficient fill to obtain soil strength to support improvements. Due to the high water table, a mounded septic system would also likely be required.

Soils in the hill on the southwest corner of the property consist of 4 feet to 6 feet of silt over gravel. The gravel is noted as usable as structural fill (DOT&PF Selected Material, Type A) under buildings and paved areas. The silt can be usable in deep fill areas and under playfields or playgrounds.

A well would need to be developed for domestic water for each school. PPE currently utilizes a 118-foot-deep well; wells for new schools would likely be similar depth.

Currently there is no vehicle access to the parcel from either Trunk Road or Stringfield Road. The Borough has plans to build a connector road between Stringfield Road and Trunk Road along the north property line of Parcel A. The Trunk Road Connector intersection with Trunk Road is eventually planned for a traffic signal. As Stringfield Road is already heavily impacted by local traffic, including traffic from PPE, it is strongly recommended that additional school traffic not be added to Stringfield Road. The cost to develop a portion of the Trunk Connector, from Trunk Road to the proposed school driveway, without signalization, is included in the site development estimates.

Utilities are located adjacent to the parcel. A 6-inch natural gas main runs along the east side of Stringfield Road approximately 600 feet up the west property line. A gas service will need to be extended to new school building(s). A three-phase overhead power line and an overhead fiber optic communications line run along the west side of the parcel for the length of Stringfield Road and would require service extensions to the proposed building(s).

Parcel B

Parcel B consists of approximately 156 acres, located at the northwest corner of the intersection of Seldon Road and Church Road (see Figures 1 and 3). The majority of the parcel (approximately the northern half) is relatively flat, low-lying wetlands and bog with some standing water, while the land closer to Seldon Road is moderately to steeply sloped terrain varying in elevation from 400 feet to 465 feet with slopes as steep as 40%. This southern portion, approximately 70 acres, is assumed to be developable.

While no site specific soils investigation has been made available by the District, the Borough provided the *Geotechnical Engineering Report – Seldon Road Extension* prepared by Shannon & Wilson, Inc. in 2014. Test pits and borings were performed along the Seldon Road corridor and provide insight into the soils that may be found along the southern portion of Parcel B. Soils in the corridor generally consisted of 1 foot to 3 feet of organics and silt over

RE: ROM Site Development Cost Estimates
June 18, 2021
Page 3 of 5

silty gravel with sand, with soils towards the Seldon-Church intersection being moderately to highly frost susceptible. Soils of this type would be adequate for use in deep fills and in non-paved or non-structural areas of the site.

A septic system would need to be developed for each school site. As fill will be needed to level the site, we anticipate a standard, below grade system would be utilized.

A well would need to be developed for each school site. Well logs for properties to the east of Church Road indicate depths varying from 51 feet to 147 feet and are likely affected by topography. The actual depth of a well on Parcel B will depend on final ground elevation, but would likely be approximately 140 feet.

There is currently vehicle access to the site directly from Church Road. A rough dirt road connects some log deck sites located in the southeast portion of the parcel. Access to Seldon Road may be problematic, as Seldon Road is Borough-owned and is classified as a minor arterial. The *Corridor Access Management Plan – Seldon Road Extension, Church Road to Pittman Road* prepared in January 2017 by Stantec Consulting Services Inc. provides recommendations to the Borough to "maintain the mobility and safety benefits of this minor arterial road" by "limit[ing] access along the new roadway to the extent possible." The plan states that "access to Seldon Road shall be limited to public roads, and no new driveways shall be permitted." However, the Plan also allows for the possibility of "restricted" access near the Church intersection for commercial development. The Plan recommends the use of a parallel collector road to collect traffic and route it to access points spaced 1/3-mile to 1/2-mile apart. Direct driveway access to Seldon Road may not be allowed, and the site may need to be designed with access to Church Road only.

Utilities are located adjacent to Parcel B along Church Road. Overhead three-phase power lines and overhead fiber optic communication lines are located along the east property line and would require service extensions to the proposed building(s). A 6-inch natural gas line is located along the east side of Church Road and would necessitate boring a service line, or small main for multiple schools, under the road.

According to the District, Parcel B is also planned as the new location for American Charter Academy (ACA). We have assumed ACA will be located in the southwest corner of the parcel. However, due to the *Corridor Access Management Plan*, access to this school may also need to be to Church Road, resulting in up to three schools accessing one driveway.

METHODOLOGY

For evaluation of the two parcels for each school, simplified, generic school sites were developed that meet the needs of BTC and MCS. District staff provided required square footage and a building footprint size for each school, as well as other site component needs.

- BTC, with an enrollment of 396 students, requires an overall site of approximately 15 acres, a playfield, a playground, a building footprint of 35,000 square feet, a small bus loop, and adequate parking to meet the needs of staff, parents, and visitors.
- MCS, with an enrollment of 1,801 students, but an onsite requirement of 200 students at any one time, requires a playground, green space for a possible pavilion, a building

*RE: ROM Site Development Cost Estimates
June 18, 2021
Page 4 of 5*

footprint of 25,000 square feet, and adequate parking to meet the needs of staff, parents, and visitors.

The generic school site component dimensions were based on sizes of similar components at existing schools with comparable enrollments. Once generic school sites were laid out, the sites were located on the developable land of each parcel.

Building finish floor and site elevations were established based on the existing topography, soils information, and other considerations such as fill quantities.

COST CONSIDERATIONS

Parcel A

Parcel A has room to construct both school sites, providing BTC approximately 18 acres and MCS approximately 10 acres, without encroaching on the identified wetland area. Much of the site has shallow groundwater and will require fill for adequate soil strength. The hill in the southwest corner can be excavated to provide much of this fill.

PPE, located directly south of this parcel, was also constructed in high ground water that necessitated a shallow septic system. While a mounded septic system is more expensive than a below grade system, the additional cost (approximately \$25,000) will be a relatively small percentage of the overall school construction cost.

To provide vehicle access to the site, a portion of the Trunk Road Connector will need to be built. Although the Trunk Road Connector project is included in the Borough's current legislative funding request package, the District may have to construct a portion of the road to meet the District's timeline. The cost is included in the ROM estimate for both schools for comparison purposes; however, it will only need to be constructed by one school project, if any. This road will give the school(s) direct access to a major arterial road, and eventually a signalized intersection, providing safe access to the school(s).

Parcel B

At 156 acres, Parcel B has more than adequate area to construct both schools without encroaching on the wetland areas; however, the parcel does have topographic challenges. Generally, it is recommended to position a school at or above the adjacent roadways for student safety and to reduce roadway noise impacts. In addition, depending on how much lower the school is, the roadway may block sunlight in the winter months. As the existing ground elevations on this parcel are up to 60 feet below the adjacent roadways, positioning the school(s) at or above the roadways is not reasonable.

Some of the higher elevation soils may be used to level the site for one school; however, a significant volume of imported fill will be required to raise one or both sites to an acceptable elevation. While our estimate might include more fill than may eventually be needed once a design is prepared, the cost of any excess fill will likely be offset by retaining walls, elongated drive areas, drainage structures, extraordinary accessibility measures, and other items that may be needed for steeply sloping sites. Understanding and balancing the development costs on this parcel will be a significant part of the design process.

RE: ROM Site Development Cost Estimates
June 18, 2021
Page 5 of 5

In addition to the terrain, limitations to direct access to Seldon Road may significantly impact the site design cost. Additional consideration to access will need to be included in the design process.

ROUGH ORDER OF MAGNITUDE SITE DEVELOPMENT COSTS

For the purpose of these ROM estimates, site development costs include:

- Site grading
- Site drainage
- Paved parking, roadway, and bus loop
- Exterior concrete (sidewalk, curb and gutter)
- Well System
- Septic System
- Fencing
- Utility Extensions (Natural Gas, Communications, Electric)

ROM cost estimates are based on current unit prices for similar publicly bid construction items, including industry standard percentages for items such as mobilization, construction surveying, District administration, architectural and engineering design, and construction contract administration.

For paved areas, the assumed paving section is:

- 2 inches Asphalt Pavement
- 4 inches Crushed Aggregate Base
- 36 inches Classified Fill, Type A

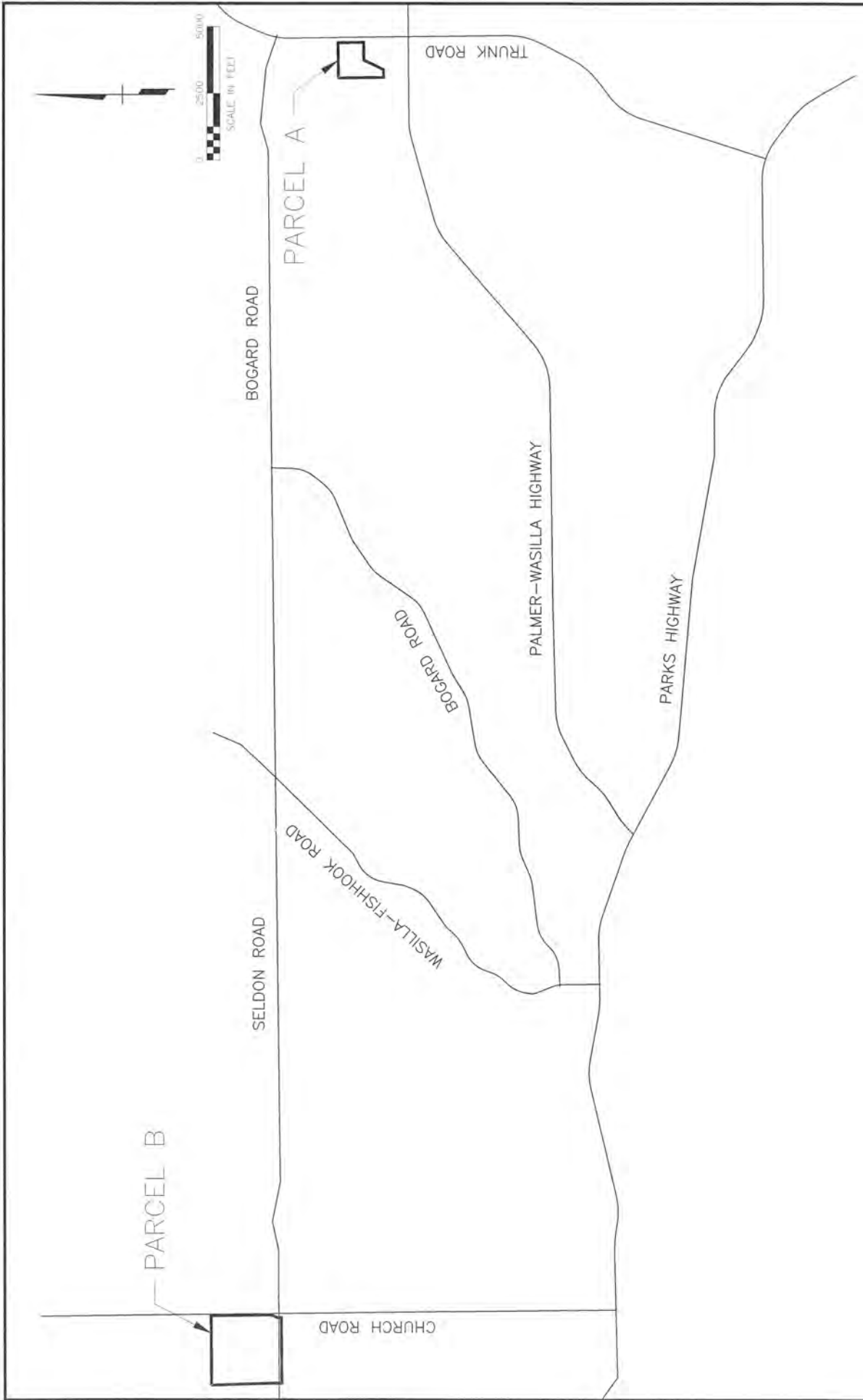
For building areas, an average of 36 inches Structural Fill was assumed within the building footprint. This should be a conservative estimate of the structural fill needed for a slab-on-grade structure with deep footings.

With these and many other assumptions, the rough order of magnitude costs for developing the proposed schools on each of the proposed sites are as follows:

Table 1: ROM Site Development Cost Estimate.

	Parcel A	Parcel B
Birchtree Charter	\$4.7 million	\$5.7 million
Mat-Su Central	\$2.4 million	\$5.2 million

Please contact us if you have any questions or require additional information.

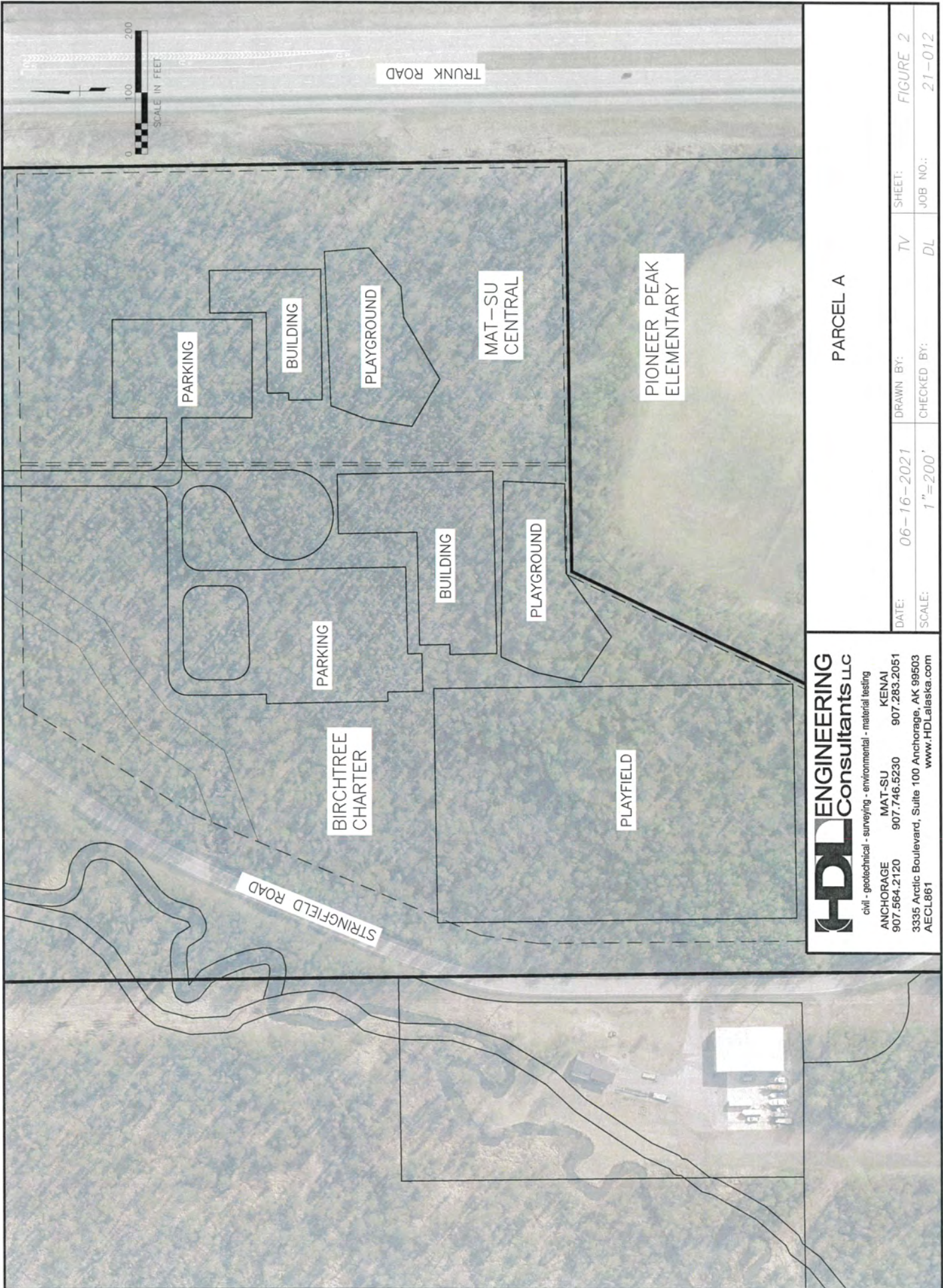


VICINITY MAP	
DATE: 05-16-2021	DRAWN BY: TV
SCALE: 1"=5000'	CHECKED BY: DL
SHEET: 21-012	
JOB NO.: 21-012	

HDL ENGINEERING
Consultants LLC
 civil - geotechnical - surveying - environmental - material testing

ANCHORAGE MAT-SU KENAI
 907.564.2120 907.746.5230 907.283.2051

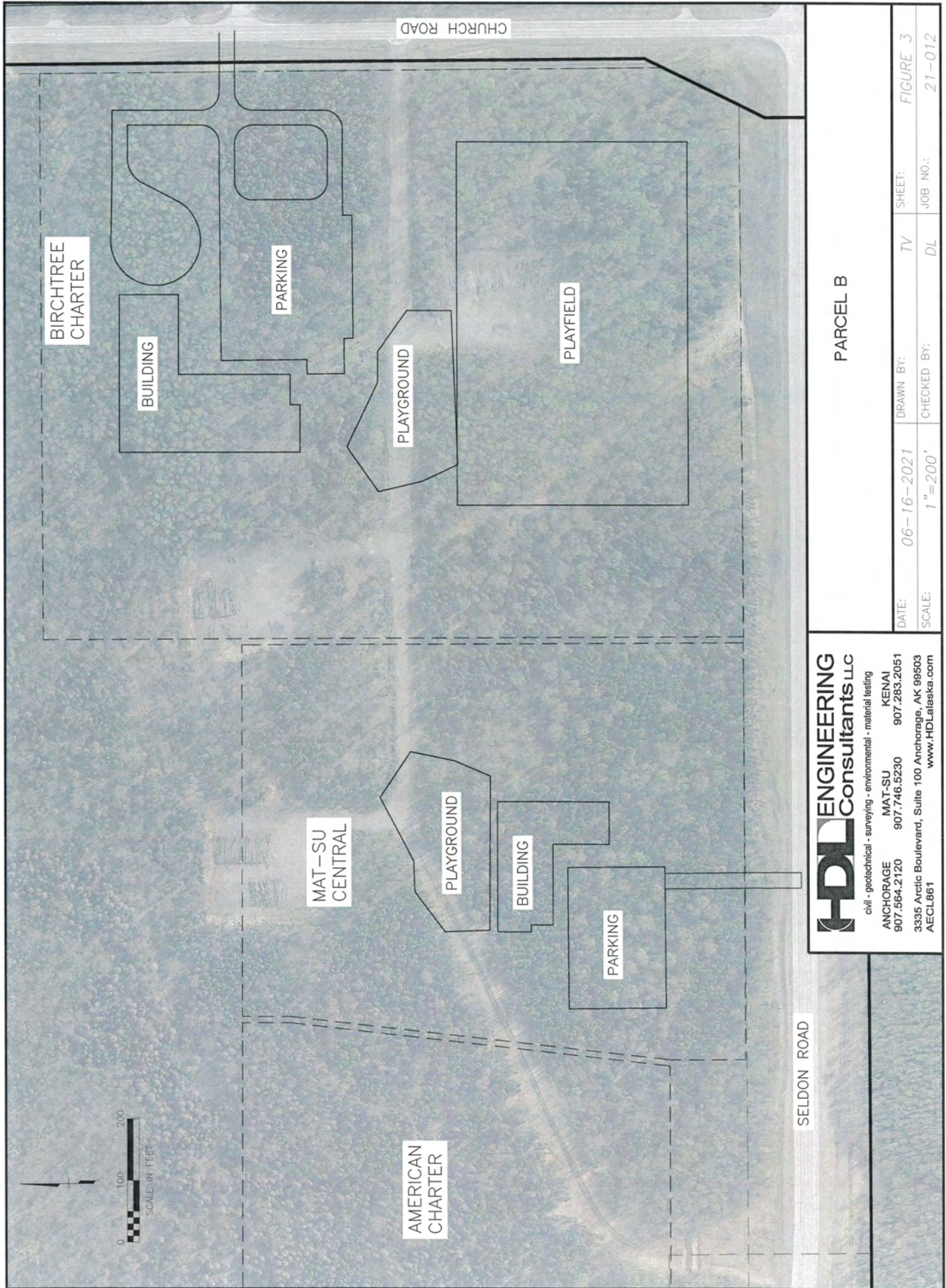
3335 Arctic Boulevard, Suite 100 Anchorage, AK 99503
 AECL861 www.HDLalaska.com



PARCEL A

HDL ENGINEERING
 Consultants LLC
 civil - geotechnical - surveying - environmental - material testing
 ANCHORAGE 907.564.2120 MAT-SU 907.746.5230 KENAI 907.283.2051
 3335 Arctic Boulevard, Suite 100 Anchorage, AK 99503
 AECL861 www.HDLalaska.com

DATE:	06-16-2021	DRAWN BY:	TV	SHEET:	FIGURE 2
SCALE:	1"=200'	CHECKED BY:	DL	JOB NO.:	21-012



PARCEL B

HDL ENGINEERING
Consultants LLC
 civil - geotechnical - surveying - environmental - material testing
 ANCHORAGE MAT-SU KENAI
 907.564.2120 907.746.5230 907.283.2051
 3335 Arctic Boulevard, Suite 100 Anchorage, AK 99503
 AECL861 www.HDLalaska.com

DATE:	06-16-2021	DRAWN BY:	TV	SHEET:	FIGURE 3
SCALE:	1"=200'	CHECKED BY:	DL	JOB NO.:	21-012



600 E. RAILROAD AVE. STE #6,
WASILLA, AK 99654
P (907) 352-7450
F (907) 352-7480

To the Mat-Su Borough Site Selection Committee:

May 5, 2021

My name is John Brown and for the past 12 years, I've served as the principal of Mat-Su Central, representing our school community, parent advisory board, and our 2,800 K-12 grade students. **We are asking for your support in recommending to the Borough Assembly the site at 1959 N. Stringfield Road for Mat-Su Central School**, a location that has support from Mat-Su Central School's Parent Advisory Council and the Mat-Su Borough School Board.

Beginning in 2016, we advocated for a permanent site and corresponding school design to meet the needs of our students and families who enroll in our hybrid homeschool program. Since the founding of the Correspondence Study School (our former school title) in 1972, our students have never had a permanent school home or location.

The Stringfield location allows for the consolidation of current leases at both Mat-Su Central campuses, (Palmer and Wasilla) with a termination date at the end of June, 2024. The Stringfield parcel is located between the cities of Palmer and Wasilla making it centrally located for the majority of the district's student population. This location meets the current and future MSC student geographical cloud attendance area which includes the Glenn Highway corridor from Anchorage to the Mat-Su.

Superior roadway access from major arterial transportation corridors along Trunk/Palmer Fishhook as well as the Palmer-Wasilla Highway supports diverse campus users including high school students, parents, grandparents, student activity and shuttle busses, and bike riders.

This spot is adjacent to Mat-Su College and would support the popular use of dual high school/college credit classes for our high school population of 900 students. Additionally, this site provides equitable access to course share opportunities amongst all core area district high schools.

Central site location supports parents who drop students off for onsite classes, workshops, advisor meetings, etc. Families are then able to contribute to both the Palmer and Wasilla economies; this helps both cities and businesses rather than favoring one over the other. The central location is ideal for both Palmer and Wasilla residents in utilizing Mat-Su Central facilitates for community wide use. Our robust field trip and workshop program would benefit from a central location. This would be a huge asset for coordinating those types of experiential learning activities whether on or off campus.

Furthermore, Mat-Su Central School has 300 community instructional partners who would benefit from a centralized campus to offer services to students attending campus programming; it's important to note that our active vendor list continues to grow.

Site Specific: Stringfield Road

*source: Tony Weese, MSBSD

- The site scored as one of the highest in the assessment conducted by MSB staff.
- 27 acres available, MSC campus would require 10-12 acres.
 - This would allow for avoidance of higher ground water concerns.
- Utilities in close proximity; gas, telecom/data, and 3 phase power.
- High groundwater can be alleviated by building up the site with existing onsite gravel.
- Addressing septic concerns:
 - Pioneer Peak's existing system has been in place on this site since 1984 and does not have a lift station but is built up on a raised bed.
 - Additional development *may* be needed for the septic system if placed in an area of high ground water. A raised bed and pressurized leach field will likely be needed to meet current DEC regulations.
 - MSBSD sites have lift stations, raised beds, and/or pressurized leach fields for their septic's include: Su Valley, Machentanz, CTHS, HHS (new), Shaw, Knik, Reddington, Meadow Lakes, Larson, Snowshoe
- Birchtree Charter has expressed interest in Shaw site #4. American Academy is supportive of Site #2 at Church and Seldon.

*source: HDL Preliminary Campus Site Evaluation Study

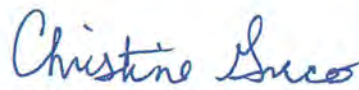
- Viable option for development
- Readily available utilities
- Access to arterial roadways and developable land area
- Relatively flat to rolling terrain and both
- Onsite soil may be utilized in development
- Wetlands could be avoided or mitigated

Thank you for your ongoing service to the families that live and thrive in our Mat-Su Borough.

Sincerely,



Parent Representative, Jennifer Bashor



Parent Representative, Christine Greco



Parent Representative, Zach Layman



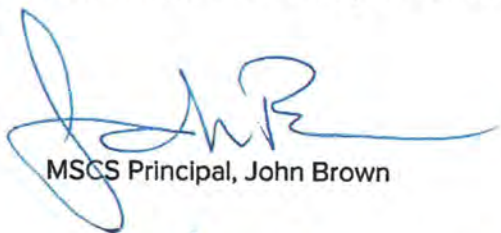
Parent Representative, Rachel Harrison



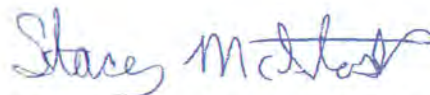
Parent Representative, Siyen Emmert



Parent Representative, Tanya Bell



MSCS Principal, John Brown



MSCS Assistant Principal, Stacey McIntosh



MSCS Student Advisory, Rainey Spurlock



MSCS Advisory Staff, Gena Chastain



MSCS Advisory Staff, Laura Porter



MSCS Advisory Staff, Magy Helle

**MATANUSKA-SUSITNA BOROUGH
AREA SCHOOLS SITE SELECTION COMMITTEE
RESOLUTION SERIAL NO. 21-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AREA SCHOOLS SITE SELECTION COMMITTEE RECOMMENDING A SITE FOR MAT-SU CENTRAL SCHOOL.

WHEREAS, the Matanuska-Susitna Borough School District is seeking to identify a site for the permanent location of Mat-Su Central School; and

WHEREAS, the current lease agreement for Mat-Su Central School is set to expire on June 30, 2024 with the option for an additional extension; and

WHEREAS, the Mat-Su Borough Area Schools Site Selection Committee (the Committee) received a request from the Matanuska-Susitna School District to identify a suitable location for this school; and

WHEREAS, Matanuska-Susitna Borough Code 19.08.020 provides that the Committee make recommendations to the Assembly on requested school sites; and

WHEREAS, there is currently no funding allocated to school site procurement, thus, only Matanuska-Susitna Borough owned property was considered for selection; and

WHEREAS, Matanuska-Susitna Borough owned property within the area of Mat-Su Central's families was reviewed for school site

suitability, using criteria outlined in Matanuska-Susitna Borough Code and represented through a site suitability criteria scoring matrix; and

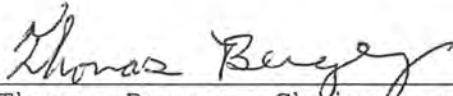
WHEREAS, the review of Matanuska-Susitna Borough property, returned "Stringfield Subdivision" as the potential preferred location; and

WHEREAS, the preferred location is legally described as Lot 1, Stringfield Subdivision, Plat No. 2020-96, located in Section 34, Township 18 North, Range 1 East, S.M., AK., Palmer Recording District, Third Judicial District, State of Alaska; and

WHEREAS, a professional engineering firm performed a geotechnical analysis to verify useable areas and identify soils useful for development, with acceptable findings.

NOW THEREFORE BE IT RESOLVED that the Matanuska-Susitna Borough Area Schools Site Selection Committee does hereby recommend to the Matanuska-Susitna Borough School Board, Planning Commission, and Assembly that Lot 1, Stringfield Subdivision be identified as the preferred location of a permanent facility for Mat-Su Central School.

ADOPTED by the Matanuska-Susitna Borough Area Schools Site
Selection Committee this 4th day of August, 2021.



Thomas Bergey, Chairperson

Attest:



Adam Bradway, Planner II

By: Adam Bradway
Introduced: September 20, 2021
Public Hearing: October 4, 2021
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 21-24**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING A PERMANENT SITE FOR MAT-SU CENTRAL SCHOOL AT LOT 1, STRINGFIELD SUBDIVISION, PLAT NO. 2020-96, LOCATED IN SECTION 34, TOWNSHIP 18 NORTH, RANGE 1 EAST, S.M., AK., PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

WHEREAS, the Matanuska-Susitna Borough School District is seeking to identify a site for the permanent location of Mat-Su Central School; and

WHEREAS, the Borough Area Schools Site Selection Committee (Site Selection Committee) received a request from the Matanuska-Susitna School Board to identify a suitable location for this school; and

WHEREAS, Matanuska-Susitna Borough Code 19.08.020 provides that the Site Selection Committee make recommendations to the Planning Commission, School Board, and Assembly on requested school sites; and

WHEREAS, the Site Selection Committee reviewed Matanuska-Susitna Borough owned property within the area of Mat-Su Central's facilities for school site suitability, using criteria outlined in

Matanuska-Susitna Borough Code and represented through a site suitability criteria scoring matrix; and

WHEREAS, the review of Matanuska-Susitna Borough property, returned "Stringfield Subdivision" as the potential preferred location; and

WHEREAS, the preferred location is legally described as Lot 1, Stringfield Subdivision, Plat No. 2020-96, located in Section 34, Township 18 North, Range 1 East, S.M., AK., Palmer Recording District, Third Judicial District, State of Alaska; and

WHEREAS, professional engineering firms performed a geotechnical analysis, a preliminary site evaluation, and a rough order of magnitude cost estimate for the development of the site; and

WHEREAS, the Site Selection Committee unanimously recommended Lot 1, Stringfield Subdivision as a preferred location; and

WHEREAS, Matanuska-Susitna Borough Code 19.08.020 provides, the Assembly shall determine the location of school buildings with due consideration of the recommendation of the school board, planning commission and school site selection committee; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby concurs with the Borough Area Schools Site Selection Committee, recommending to the Assembly

that Lot 1, Stringfield Subdivision be identified as the preferred location of a permanent facility for Mat-Su Central School.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 4th day of October, 2021.

COLLEEN VAGUE, Chair

ATTEST

KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:

**INTRODUCTION FOR PUBLIC HEARING
LEGISLATIVE**

Resolution No. PC 21-25

Permanent Site for Birchtree Charter School

(Page 129 - 226)

INTRODUCTION FOR PUBLIC HEARING



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833

www.matsugov.us

PLANNING DIVISION STAFF REPORT

DATE: September 8, 2021

SUBJECT: Recommendation of a permanent site for Birchtree Charter School.

RESOLUTION NO.: Planning Commission Resolution 21-25

LOCATION: Government Lot 1 and the NE1/4NW1/4, Section 30, Township 18 North, Range 1 East, S.M., Palmer Recording District, Third Judicial District, State of Alaska.(Tax ID: 18N01E30B002)

REVIEWED BY: Alex Strawn, Planning & Land Use Director
Kim Sollien, Planning Services Manager

STAFF: Adam Bradway, Planner II

EXECUTIVE SUMMARY

On February 5th, 2020 the Matanuska-Susitna Borough School Board approved resolution 20-007, *A Resolution of the Matanuska-Susitna Borough School Board in support of the initiation of the formal process to identify the location, funding, and building of a permanent facility for Birchtree Charter School.* Birchtree Charter School and the MSB School District have leased a commercial building and property located near Trunk Road and the Palmer-Wasilla Highway from a private entity for 10 years. Birchtree offers a unique and highly desired educational program and serves around 400 students annually. Birchtree has requested a permanent facility and the District believes that a permanent site would be in the best interest of the school and the District.

Matanuska-Susitna Borough (MSB) section 19.08.20: *Location of School Buildings* lays out the process by which the Assembly determines the location of school buildings. The Assembly shall determine the location of school buildings with due consideration of the recommendation of the school board, planning commission, and school site selection committee. The Borough Area Schools Site Selection Committee (BASSSC) consists of Assembly members, School Board members, Planning Commission members, and at-large members. MSB 19.08.20(F) lays out the process for charter school site selection. Only charter schools in existence five years or more may request a permanent site. Charter schools shall recommend representatives to the BASSSC

who may vote on matters related to their represented charter school. The BASSSC shall request a report from MSB and School District staff, evaluating school needs and setting forth a suggested school site or sites.

The BASSSC held three meetings to review eight potential school sites provided, with detailed reports, by MSB and District staff. After review, the BASSSC unanimously recommended the Shaw Elementary site as a permanent location for Birchtree Charter School. The Planning Commission shall review the work of the Borough Area Schools Site Selection Committee and may recommend a site or sites to the Assembly.

Note: Mat-Su Central School, Birchtree Charter School, and American Charter Academy were reviewed concurrently by the BASSSC, though each school was considered for its unique needs and characteristics. All three schools considered the same eight sites and attachments may reference one or more schools.

SITE SELECTION PROCESS

Eight Matanuska-Susitna Borough owned sites were reviewed as potential permanent sites for Birchtree Charter School. Only MSB owned land was reviewed because; site-selection procedure is to review MSB owned land before looking at agency or privately owned land, there were potentially suitable MSB owned sites, and there is currently no funding allocated towards school site acquisition.

The eight sites are outlined in the attachment *Highest and Best Use ranking, site overview, recommendation, (Total Matrix Score)* and the attached mapbook. These eight sites were selected for review after an evaluation by Borough Staff that included, in accordance with MSB 19.08.20, review of student population, school enrollment, transport, relationship of proposed sites to other community facilities, multiple use of the site, and other appropriate criteria. These criteria were reviewed by MSB staff in part through scored site suitability matrices and total scores for all are shown in the highest and best use attachment.

All eight sites were presented to the BASSSC, though after initial review by the Committee only Site 4 Shaw Elementary, Site 7 Stringfield, and Site 8 Church-Seldon were considered as potential sites for Birchtree. These sites were determined to be most advantageous due to location, development potential, and a variety of factors shown in their site suitability matrices. The site suitability matrices for these sites are attached.

Once potential sites were identified, more in depth site analyses including site development costs and access were requested. The following reports are attached:

- A 2018 study by HDL Engineering outlines site development potential for the Stringfield and Church-Seldon sites.
- A geotechnical investigation done in 2020 as a part of subdivision identifies soil suitability at the Stringfield site.
- A 2021 HDL rough order of magnitude cost estimate for the Stringfield and Church-Seldon sites. This report considered the location of Mat-Su Central School and/or Birchtree Charter School, and presupposed that American Charter Academy would locate on this site. This report was completed for this school site selection process identifies cost estimates for development on these sites, identifies development potential and challenges, and reviews access.

- A 2021 HDL rough order of magnitude cost estimate for Birchtree at the Shaw Elementary site.
- MSB Department of Emergency Services intends to use approximately 1.5 acres of Site 4 Shaw Elementary as a fill site, housing for an apparatus, and emergency shelter for students. Rough location and notes attached.

The Matanuska-Susitna Borough School Board supported the process of finding a permanent site for Birchtree through resolution 20-007, but did not identify a preferred site. The resolution identified a need for a site centrally located between Palmer and Wasilla that would be conducive to the Waldorf philosophy of the school.

On June 28, 2021 Jeremy Chadwell, Chair of Birchtree's Academic Policy Committee drafted a letter on behalf of the Academic Policy Committee endorsing the Shaw Elementary site.

The BASSSC met three times to discuss Birchtree Charter School: February 18, 2021; April 14, 2021; and August 4, 2021. At the April, 14 meeting the BASSSC requested that staff bring forward a resolution recommending the Shaw Elementary site.

RECOMMENDED SITE

Birchtree Charter School is a Waldorf philosophy based charter school currently located near the intersection of Trunk Road and the Palmer Wasilla Highway. This school has an enrollment of about 400 children annually, about the enrollment of a district elementary school. While charter schools do not have traditional location based enrollment, the school has operated for about 10 years and desires a permanent site proximate to its current location, to remain accessible to its current families. The school also desires a location with ample open space to allow for their unique learning experience.

The attached reports, particularly *ROM Site Development Cost Estimates Birchtree Charter School Relocation to Shaw Elementary Parcel*, *ROM Site Development Cost Estimates Birchtree Charter School and Mat-Su Central School* and *Mixed-Use Campus Preliminary Site Evaluation Study*, include assessments related to land use, development potential, access and cost.

Site 8 Church-Seldon was eliminated after discussion as it was too far outside of the school's student cloud. This site was also shown to be the most expensive to develop, and Birchtree would likely be co-located with American Charter Academy on this site.

Site 7 Stringfield, though the least expensive to develop and most centrally located, was eliminated. This site is already the location of Pioneer Peak Elementary School and is the preferred site for Mat-Su Central School. If Birchtree were to also co-locate on this site, the representatives from Birchtree Charter expressed that there may not be a suitable amount of land for their school's needs.

Site 4 the Shaw Elementary site was unanimously selected by the BASSSC to recommend to the School Board, Planning Commission, and Assembly. The two Birchtree representatives on the BASSSC endorsed this selection, and stated that members of their Academic Policy Committee has toured the potential sites and determined that Shaw Elementary would fit their needs best. This site is located near Birchtree's current enrollment and provides ample acreage and open space.



MATANUSKA-SUSITNA
BOROUGH SCHOOL DISTRICT

OFFICE OF THE SCHOOL BOARD

**MATANUSKA-SUSITNA BOROUGH SCHOOL BOARD
RESOLUTION 20-007**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH SCHOOL DISTRICT SCHOOL BOARD IN SUPPORT OF THE INITIATION OF THE FORMAL PROCESS TO IDENTIFY THE LOCATION, FUNDING, AND BUILDING OF A PERMANENT FACILITY FOR BIRCHTREE CHARTER SCHOOL.

WHEREAS, Birchtree Charter School and the Matanuska-Susitna Borough School District have leased a commercial building and property located near Trunk Road and the Palmer-Wasilla Highway from a private entity for 10 years for the purpose of a public charter school; and

WHEREAS, Birchtree Charter School continues to bring a unique and highly desired educational program to many families across the District, serving around 400 students annually; and

WHEREAS, Birchtree Charter School and its families are looking for the least expensive building options while meeting the needs of Birchtree's students through a Waldorf driven philosophy; and

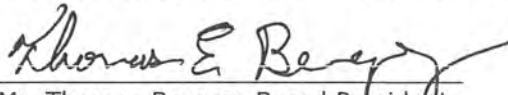
WHEREAS, the location for Birchtree Charter School's future site needs to be centrally located between Wasilla and Palmer to provide a location allowing accessibility to our families throughout the District; and

WHEREAS, the Matanuska Borough has an Area School Site Selection Committee to ensure selection criteria are in place and addressed; and

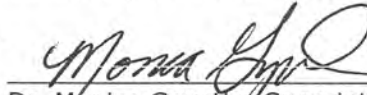
WHEREAS, funding sources and building types for Birchtree Charter School to move forward require a location, road, and land specifics; and

NOW, THEREFORE BE IT RESOLVED that the Mat-Su School Board support the initiation of the formal process to identify the location, funding, and building of a permanent facility for Birchtree Charter School.

APPROVED by the Mat-Su School Board this 5th day of February, 2020.

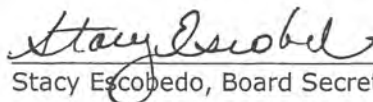


Mr. Thomas Bergey, Board President

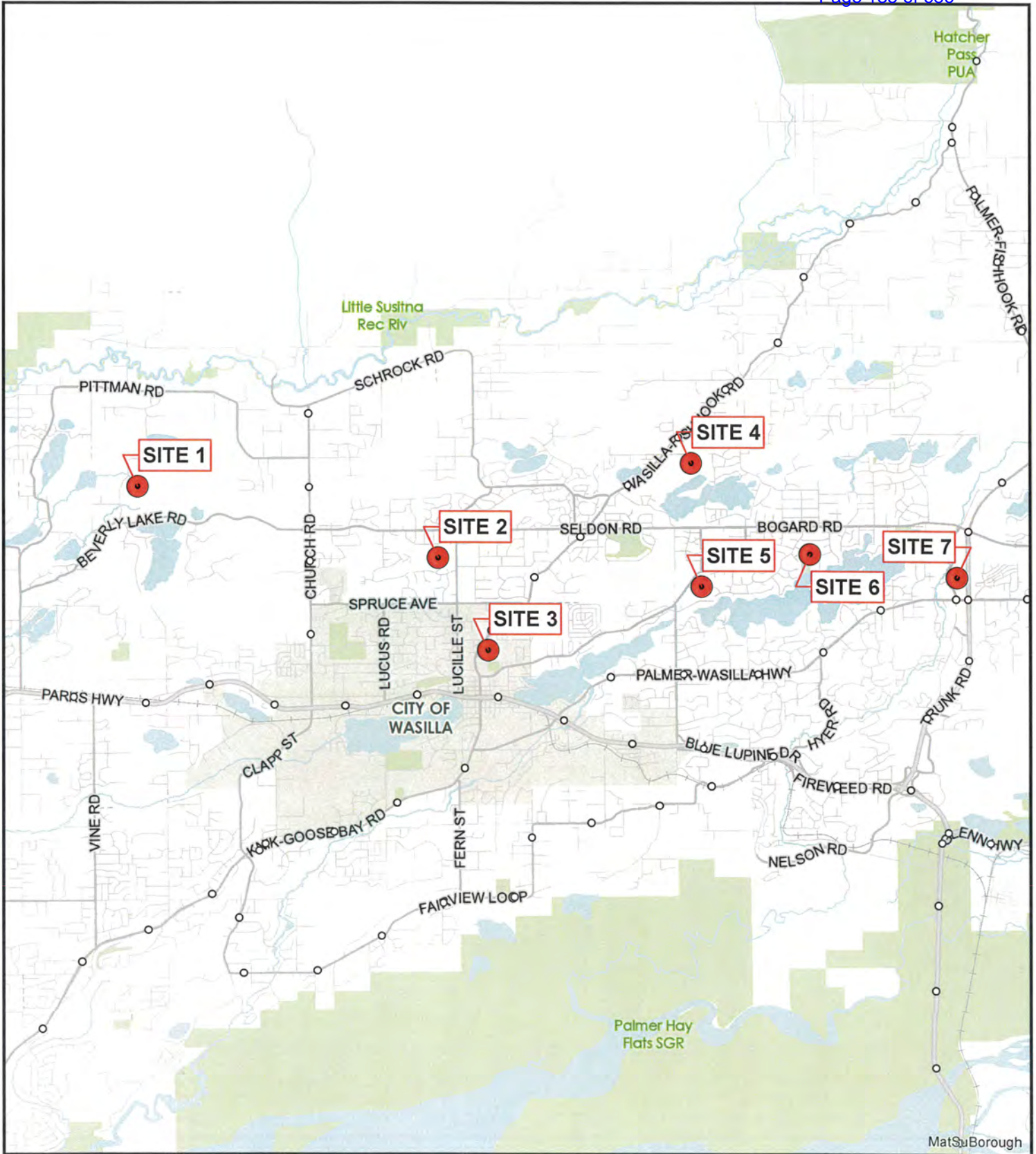


Dr. Monica Goyette, Superintendent

ATTEST:



Stacy Escobedo, Board Secretary



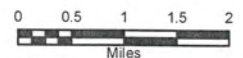
Matanuska - Susitna Borough
 Land and Resource
 Management Division



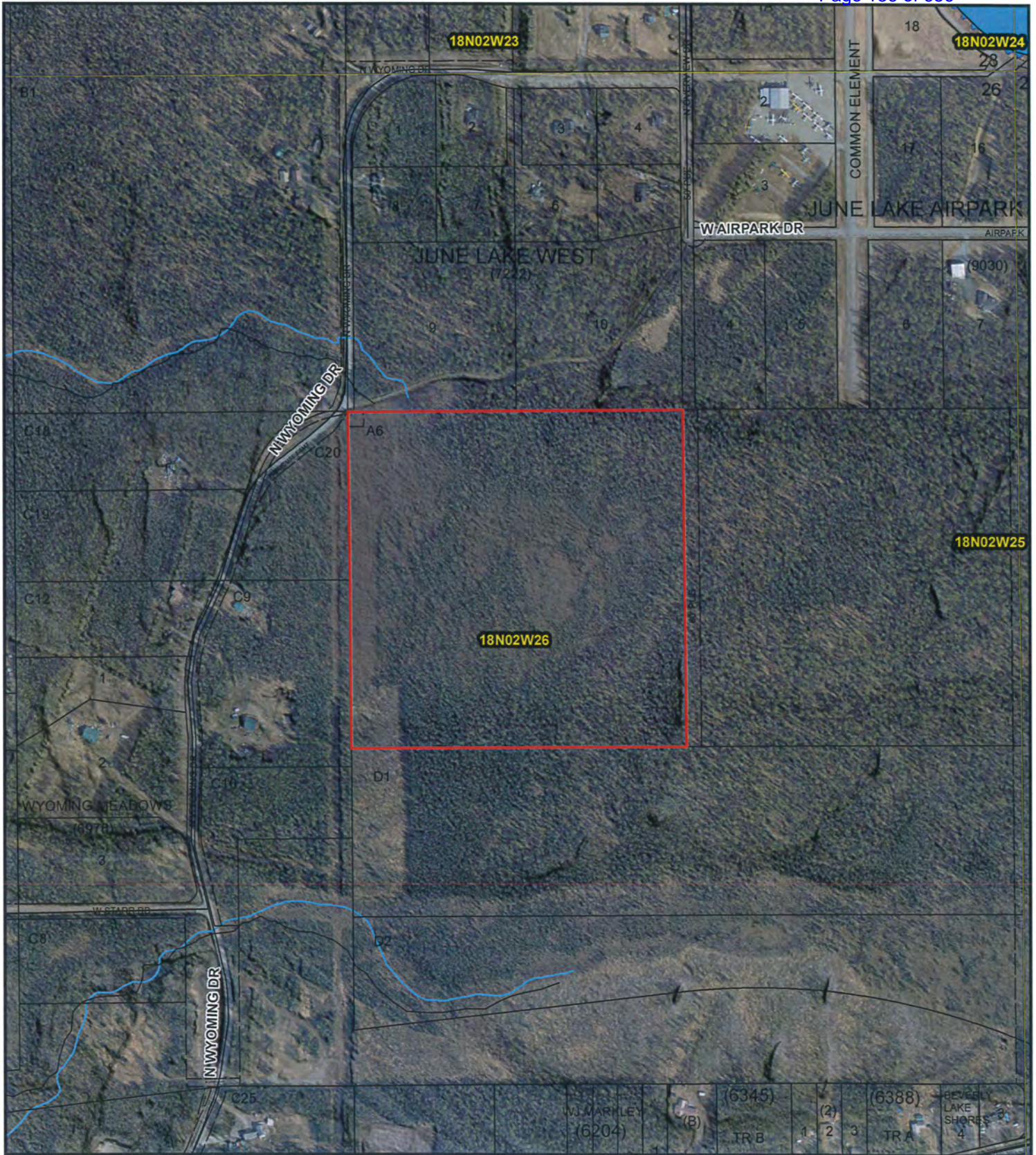
Potential School Sites
 MSB Land



SELECTED PARCELS



Date: July 2019
 Source: MSB GIS, MSB LRMD, AK DOT
 Projection: NAD 83 AK ST PLN 24
 Location: MSB
 Author: MSB LRMD



Matanuska - Susitna Borough
 Land and Resource
 Management Division



Potential School Sites
 MSB Land



SELECTED PARCEL

SITE 1
 18N02W26A006
 39.92 ACRES



Date: July 2019
 Source: MSB GIS, MSB LRMD, AK DOT
 Projection: NAD 83 AK ST PLN Z4
 Location: 078 MSB
 Author: MSB LRMD



Matanuska - Susitna Borough
Land and Resource
Management Division

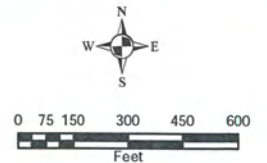


Potential School Sites
MSB Land

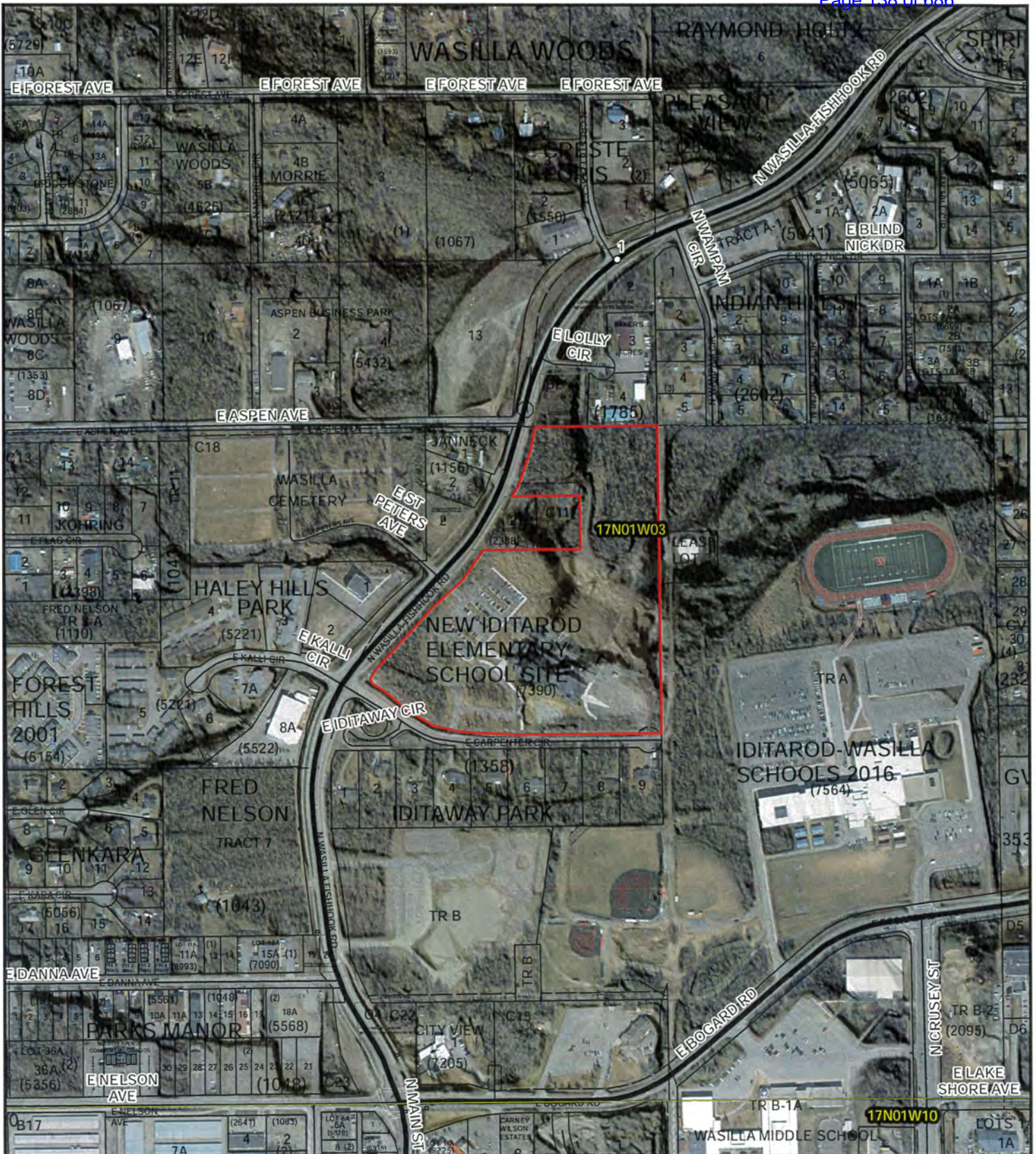


 SELECTED PARCEL

SITE 2
18N01W33A002
80 ACRES
SCHOOL/TANAINA ELEM



Date: July 2019
Source: MSB GIS, MSB LRMD, AK DOT
Projection: NAD 83 AK ST PLAN 14
Location: SITE 2MSB
Author: MSB LRMD



Matanuska - Susitna Borough
 Land and Resource
 Management Division

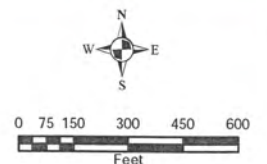


Potential School Sites
 MSB Land

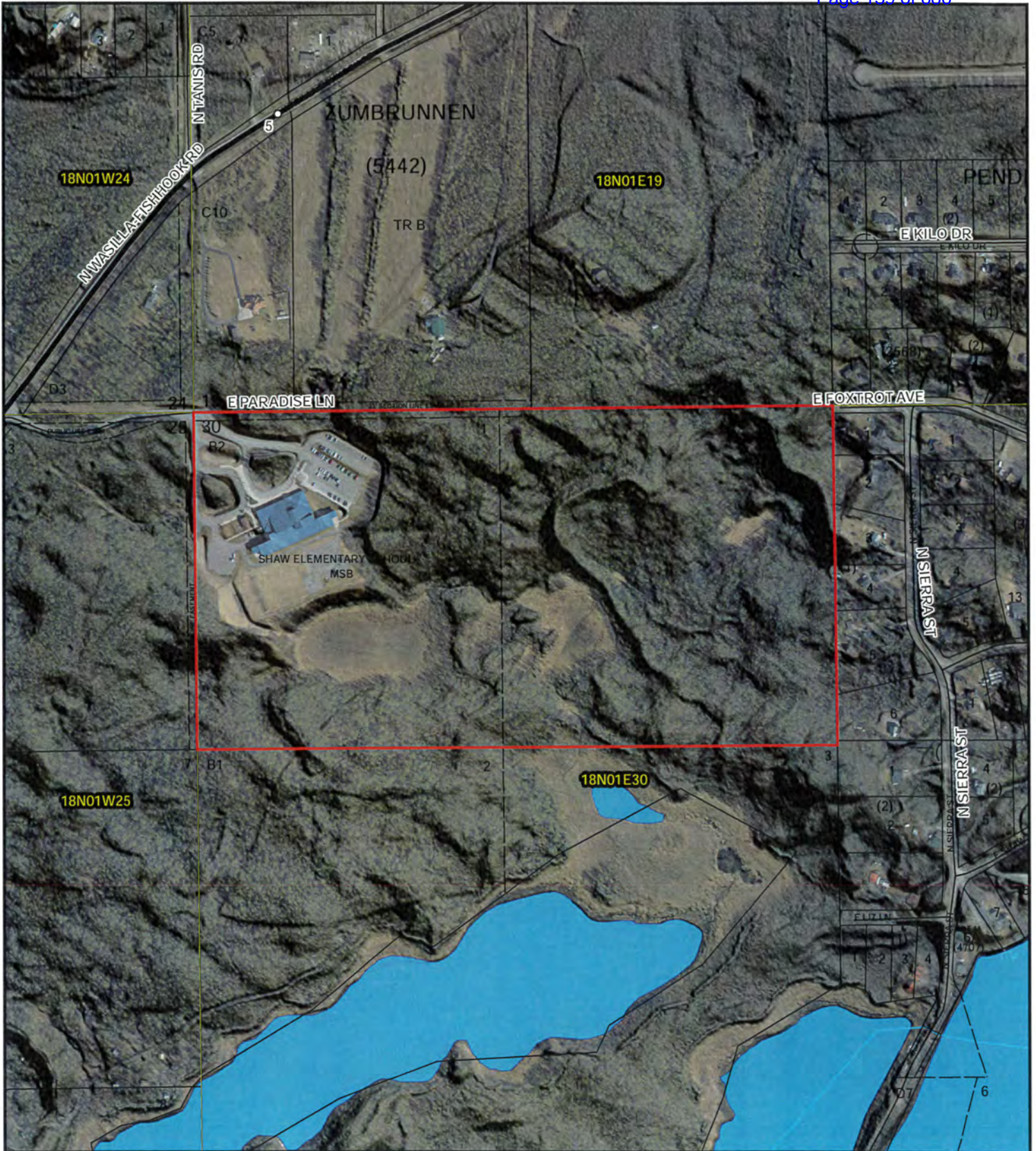


SELECTED PARCEL

SITE 3
 7390000L001
 20.37 ACRES
 SCHOOL/IDITAROD ELEMENTARY



Date: July 2019
 Sources: MSB GIS, MSB LRMD, AK DOT
 Projection: NAD 83 AK ST P N 24
 Location: SITE 3MSB
 Author: MSB LRMD



Matanuska - Susitna Borough
Land and Resource
Management Division

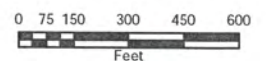


Potential School Sites
MSB Land

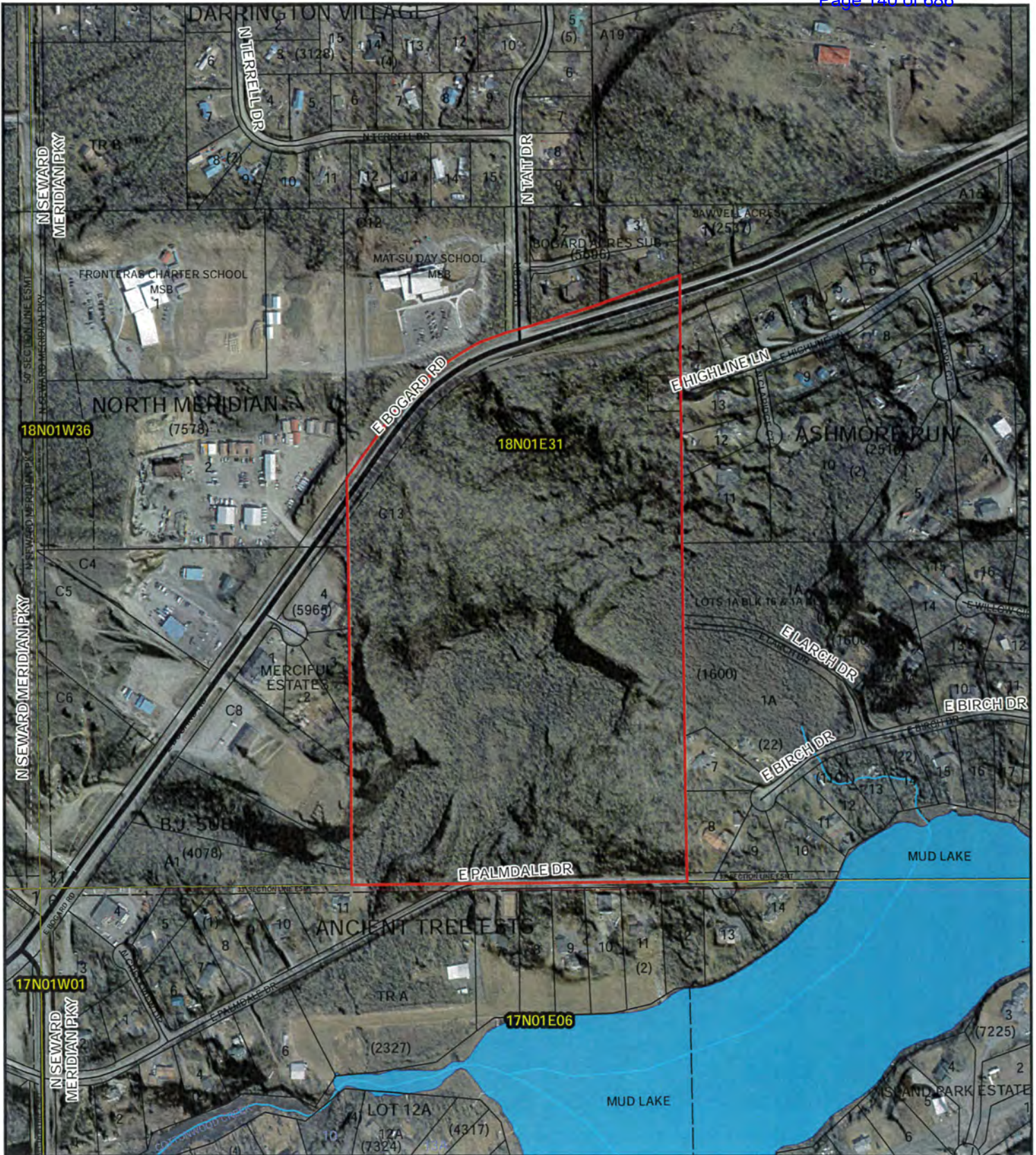


SELECTED PARCEL

SITE 4
18N01E30B002
76.81 ACRES
SCHOOL/ SHAW ELEMENTARY



Date: July 2019
Sources: MSB GIS, MSB LRMD, AK DOT
Projection: NAD 83 AK ST PL N 24
Location: SITE 4MSB
Author: MSB LRMD



Matanuska - Susitna Borough
 Land and Resource
 Management Division

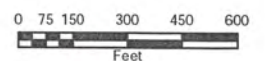


Potential School Sites
 MSB Land

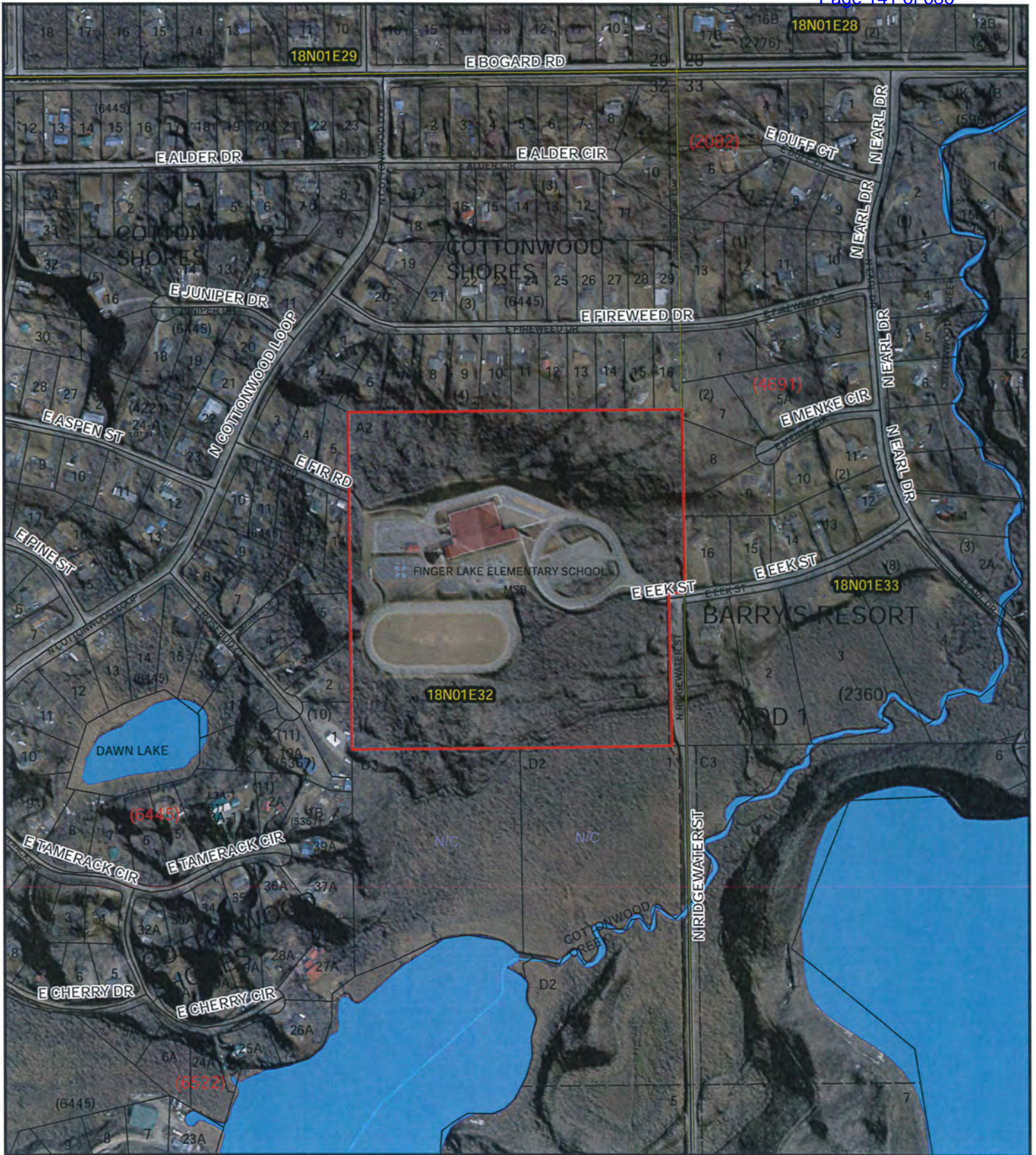


SELECTED PARCEL

SITE 5
 18N01E31C013
 55.92 ACRES



Date: July 2019
 Sources: MSB GIS, MSB LRMD, AK DOT
 Projection: NAD 83 AK ST PL N 24
 Location: SITE 5 MSB
 Author: MSB LRMD



Matanuska - Susitna Borough
 Land and Resource
 Management Division

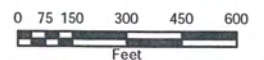


Potential School Sites
 MSB Land

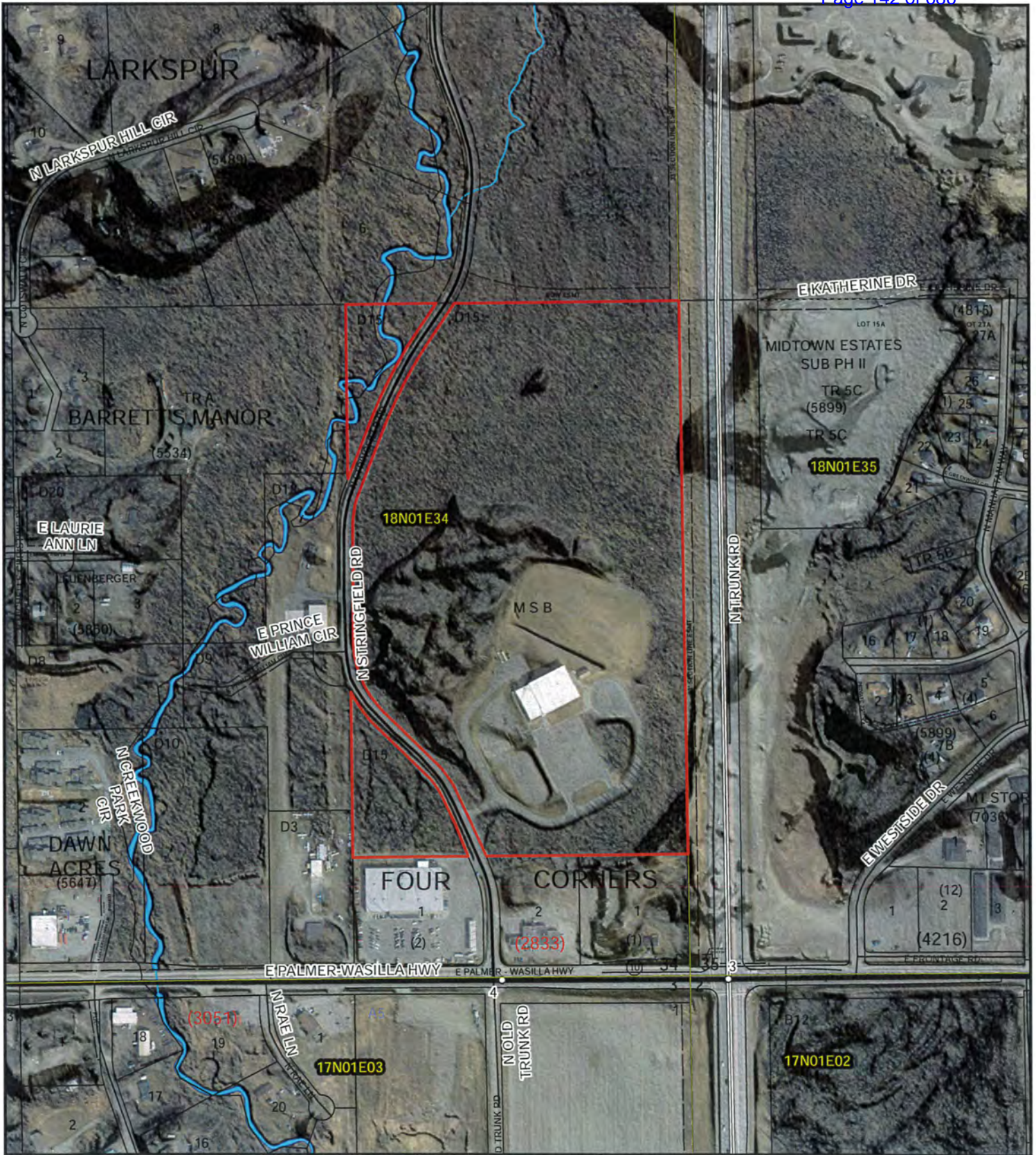


 SELECTED PARCEL

SITE 6
 18N01E32A002
 39 ACRES
 SCHOOL/FINGER LAKE ELEM



Date: July 2019
 Source: MSB GIS, MSB L&RD, AK DOT
 Projection: NAD 83 AK ST PLN 24
 Location: SITE 0M5B
 Author: MSB L&RD



Matanuska - Susitna Borough
 Land and Resource
 Management Division



Potential School Sites
 MSB Land



SELECTED PARCEL

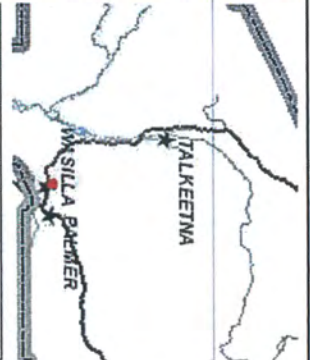
SITE 7
18N01E34D015
63.94 ACRES
SCHOOL/PIONEER PEAK ELEM



Date: July 2019
 Sources: MSB GIS, MSB LRMD, AK DOT
 Projection: NAD 83 AK ST PLN 24
 Location: SITE 7MSB
 Author: MSB LRMD



Matanuska-Susitna Borough



- Legend**
- Road Mileposts
 - Roads**
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - Primitive Road
 - Private Road
 - + Alaska Railroad
 - ▣ Mat-Su Borough Boundary
 - ▣ Incorporated Cities
 - ▣ Parcels
 - Government Lot Lines
 - Lakes and Rivers
 - Streams
 - ▣ 100 year Flood Zone
 - ▣ Section Lines

1: 18,056



Notes

This map was automatically generated using Geocortex Essentials.

0.6 0 0.28 0.57 Miles
 WGS, 1984, Web Mercator Auxiliary Sphere
 © Matanuska-Susitna Borough
 Reported on 04/14/2021 01:40 PM

THIS MAP IS NOT TO BE USED FOR NAVIGATION
 This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, content, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 507-561-7858.

Highest and Best Use ranking, site overview, recommendation, (Total Matrix Score)

#1

Site 7.Stringfield (80/100)

HDL Engineering report states dual use of this property is feasible. Katherine Street connecting to Trunk Road is on the current CIP list for funding and may be able to be moved to the forefront if needed,

Possible Co-location of Mat-Su Central and Birchtree recommended.

#2

Site 8.Church-Seldon (90/100)

Subdivision of parent parcel will be required for school site. Recommendation is for potential 10-acre site to access from Church Road due to topographic constraints along Seldon.

Possible location for American Academy and/or Birchtree.

#3

Site 4.Shaw Elementary (80/100)

Access onto Wasilla-Fishhook and through subdivision to the east. Some topographic constraints which can be overcome, but will certainly add cost to development.

Possible location for American Academy or Birchtree.

#4

Site 5.Bogard-Tait (86/100)

Only the north portion has limited uplands. Access onto either major corridor of Bogard or Seward Meridian presents challenges and adds cost to development. Parcel currently classified as Public Recreation with access to Cottonwood Creek. Public will weigh in heavily on use of this parcel and additional traffic therefrom.

Possible location for American Academy or Birchtree.

#5

Site 3.Iditarod Elementary (82/100)

Only available ground is 3-acre +/- within north portion of parcel. There is a platted 60' wide PUE accessing Wasilla-Fishhook which may require DOT approval onto the state ROW. Additional acreage may be possible to acquire from adjacent private land owner – cost unknown.

Possible location for American Academy or Birchtree.

#6

Site 2.Tanaina Elementary (71/100)

Access from Lucille will may require additional improvements to the ROW. Significant topographic constraints exist within west portion of parcel.

Possible location for American Academy or Birchtree.

Not Recommended

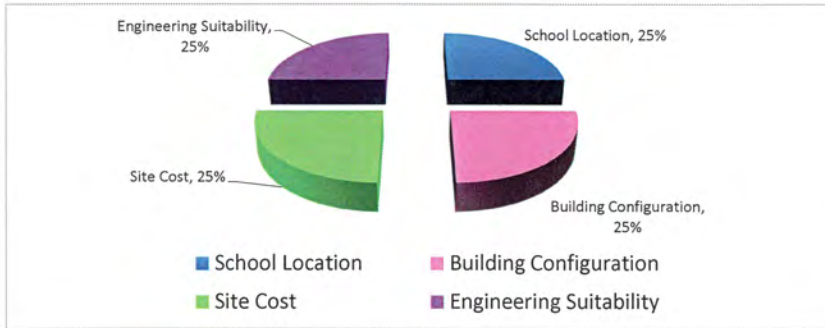
Site 1.Wyoming Drive (84/100)

While utilities and road accessibility exists, not centrally located and mostly wet. Access into the parcel and development will be challenging with added expense.

Site 6.Finger Lake Elementary (77/100)

Access may require upgrade to Eek Street. Little to no land available on school grounds for additional facilities, and property to the south is utilized for trails and access to Finger Lake. Contains areas of low-lying ground.

Shaw Elementary Site Suitability Criteria - Scored 3.31.21



Category	School Location	Building Configuration	Site Cost	Engineering Suitability
Category Score	25%	25%	25%	25%
10-Point Criteria	Center of Existing Student "Cloud"	Size ES=10Ac+1Ac/100Stu MS=20Ac+1Ac/100Stu HS=30Ac+1Ac/100Stu	Available	Access to Urban Infrastructure - Water, Sewer, Electrical
5-Point Criteria	Center of Existing Staff "Cloud"	Adjacency to Appropriate Road Classification ES=Collector MS=Minor Arterial HS=Minor Arterial	Road Construction Costs	Acceptable Soils / Building Foundation Conditions
3-Point Criteria	Proximity to Fire Response Equipment	Ease of Year-Round Access	Natural Gas Availability Cost	Avoids Natural Hazards - Flooding, Erosion
2-Point Criteria	Proximity to Future Growth	Acceptable Topography	Broadband Access Cost	Acceptable Seismic Conditions
1-Point Criteria	Proximity to Other Community Facilities	Positive Solar Orientation Possible	Grading Costs	Acceptable Drainage
1-Point Criteria	Separation from Social Hazards	Acceptable Protection from Elements (Wind)	Water Development Costs	Acceptable Permafrost Stability
1-Point Criteria	Separation from Hazardous Materials Conduits	Nominal Demolition / Excavation Needs	Sewage Development Costs	Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)
1-Point Criteria	Access to Outdoor Recreation / Learning Opportunities	Joint Development Opportunities	Electric Development Costs	All Permitting Viable
1-Point Criteria	Access to Cultural Resources	Access to Pedestrian Facilities	Telephone Development Costs	Acceptable Zoning

School Location Issues - 25 Points Possible
Shaw Elementary

Criteria	Classification	Possible Points	
Center of Existing Student "Cloud"	Site is less than 10 percent of the distance away from the centroid of the students to be served by the school using the distance from the centroid of the "student cloud" to the edge of the cloud.	10 Points	4
	Site is less than 20 percent of the distance away from the centroid of the students to be served.	8 Points	
	Site is less than 30 percent of the distance away from the centroid of the students to be served.	6 Points	
	Site is less than 40 percent of the distance away from the centroid of the students to be served.	4 Points	
	Site is less than 50 percent of the distance away from the centroid of the students to be served.	2 Points	
	Site is more than 50 percent of the distance away from the centroid of the students to be served.	0 Points	
Center of Existing Staff "Cloud"	Site is between 10-30 percent of the distance away from the centroid of the staff to be served.	3 Points	2
	Site is between 31-50 percent of the distance away from the centroid of the staff to be served.	2 Points	
	Site is less than 50-75 percent of the distance away from the centroid of the staff to be served.	1 Point	
	Site is more than 75 percent of the distance away from the centroid of the staff to be served.	0 Points	
Proximity to Fire Response Equipment	Site is within municipal boundary of Palmer or Wasilla	3 Points	1
	Site is within seven minute fire response service time.	2 Points	
	Site is within eight to fifteen minute fire response service time.	1 Point	
	Site is beyond fifteen minute fire response service time.	0 Points	
Proximity to Future Growth	Service area for site includes actively developing subdivisions and vacant residential land amounting to 40% of the land area of the school zone.	3 Points	3
	Service area for site includes actively developing subdivisions and vacant residential land amounting to 20-39% of the land area of the school zone.	2 points	
	Service area for site includes vacant residential land amounting to 20% of the land area of the school zone.	1 Point	
	Service area for site does not include actively developing subdivisions or vacant residential land.	0 Points	
Separation from Hazardous Materials Conduits	Site is not within 2,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.	2 Point	2
	Site is not within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials	1 Point	
	Site is within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.	0 Points	
Separation from Social Hazards	Site is not within 1,000 feet separation from an adult business, convenience store or other social hazard.	1 Point	1
	Site is within 1,000 feet separation from an adult business, convenience store or other social hazard.	0 Points	
Access to Outdoor Recreation / Learning Opportunities	Site is within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.	1 Point	0
	Site is not within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.	0 Points	
Access to Cultural Resources	Site is within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.	1 Point	0
	Site is not within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.	0 Points	
Proximity to Other Community Facilities	Site is within ten minute walk of Parks, Libraries, or other Community Facilities.	1 Point	0
	Site is not within ten minute walk of Parks, Libraries, or other Community Facilities.	0 Points	

TOTAL POINTS 13

Building Configuration Issues - 25 Points Possible
Shaw Elementary

<u>Criteria</u>	<u>Classification</u>	<u>Possible Points</u>	
Size ES=10Ac+1Ac/100Stu MS=20Ac+1Ac/100Stu HS=30Ac+1Ac/100Stu	Site complies with size requirements	10 Points	10
	Site is within 98% of size requirements	8 Points	
	Site is within 96% of size requirements	6 Points	
	Site is within 94% of size requirements	4 Points	
	Site is within 92% of size requirements	2 Points	
	Site is less than 92% of size requirements	0 Points	
Adjacency to Appropriate Road Classification ES=Collector MS=Minor Arterial HS=Minor Arterial	Site is immediately adjacent to the desired road category.	5 Points	5
	Site is within one land parcel of the desired road category.	4 Points	
	Site is within two land parcels of the desired road category.	3 Points	
	Site is adjacent to a different road category than desired, but still deemed acceptable by staff.	2 Points	
	Site is within three land parcels of the desired road category.	1 Point	
	Site does not meet requirements.	0 Points	
Ease of Year-Round Access	Site is served by highways and major roads that have existing year-round maintenance.	2 Points	2
	Site is served by highways and major roads that require slight adjustment of year-round maintenance patterns and schedules, but no extension of service.	1 Points	
	Site requires extension of maintenance service as determined by staff.	0 Point	
Acceptable Topography	Site requires no overlot grading to achieve desired grade.	2 Points	0
	Site requires minor overlot grading to achieve desired grade as determined by staff and / or facility design.	1 Point	
	Site requires major overlot grading or results in grades in excess of those desired for facility design as determined by staff.	0 Points	
Access to Pedestrian Facilities	Site has immediate access to significant sidewalk network or pedestrian trail network.	2 Points	0
	Site does not have access to sidewalks or trails.	0 Points	
Positive Solar Orientation Possible	Site presents opportunity for facility orientation satisfying passive solar design goals as determined by staff.	1 Point	1
	Site does not present opportunity for passive solar facility orientation.	0 Points	
Acceptable Protection from Elements (Wind)	Site presents opportunity for facility orientation satisfying wind protection design goals as determined by staff.	1 Point	1
	Site does not present opportunity for protection from wind.	0 Points	
Nominal Demolition / Excavation Needs	Site does not include structures that require demolition or significant topographical irregularities.	1 Point	1
	Site includes structures that require demolition or significant topographical irregularities requiring grading.	0 Points	
Joint Development Opportunities	Site presents opportunity for joint development or use between MSB School District and Borough or other agency.	1 Point	1
	No joint development opportunities.	0 Points	

TOTAL POINTS 21

Site Cost Issues - 25 Points Possible
Shaw Elementary

Criteria	Classification	Possible Points	
Available	Site is owned by the Borough or can be donated.	10 Points	10
	Site is available within appraised value.	8 Points	
	Site is available within 105% of appraised value.	6 Points	
	Site is available within 110% of appraised value.	4 Points	
	Site is available within 115% of appraised value.	2 Points	
	Site cost is in excess of 115% of appraised value.	0 Points	
Road Construction Costs	Site is adjacent to desired road category and requires only site access driveways.	5 Points	4
	Site is two hundred feet away from desired road category and requires nominal road construction costs for access.	4 Points	
	Site is four hundred feet away from desired road category and requires reasonable road construction costs for access.	3 Points	
	Site is six hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.	2 Points	
	Site is eight hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.	1 Point	
	Site is one thousand or more feet away from desired road category and requires significant road construction costs.	0 Points	
Natural Gas Availability Cost	Site is adjacent to necessary gas lines and only requires normal tapping costs.	2 Points	2
	Site is within four hundred feet of necessary gas lines and requires nominal line extension costs as deemed acceptable by staff.	1 Point	
	Site requires significant gas line extension costs as determined by staff or does not have gas available to the site.	0 Points	
Grading Costs	Grading costs are normal given construction expectations as determined by staff.	2 Point	1
	Grading costs are constrained by existing soil conditions given construction expectations determined by staff	1 point	
	Grading costs are excessive given construction expectations as determined by staff.	0 Points	
Water Development Costs	Water development costs are normal given construction expectations as determined by staff.	2 Point	2
	Water development costs are constrained by existing conditions given construction expectations determined by staff	1 point	
	Water development costs are excessive given construction expectations as determined by staff.	0 Points	
Sewage Development Costs	Sewage development costs are normal given construction expectations as determined by staff.	1 Point	1
	Sewage development costs are excessive given construction expectations as determined by staff.	0 Points	
Electric Development Costs	Electric development costs are normal given construction expectations as determined by staff.	1 Point	1
	Electric development costs are excessive given construction expectations as determined by staff.	0 Points	
Telephone Development Costs	Telephone development costs are normal given construction expectations as determined by staff.	1 Point	1
	Telephone development costs are excessive given construction expectations as determined by staff.	0 Points	
Broadband Access Cost	Site is adjacent to broadband access lines and only requires nominal linkage costs.	1 Points	1
	Site is remote from broadband access lines and requires significant extension costs as determined by staff.	0 Points	

TOTAL POINTS 23

Engineering Suitability Issues - 25 Points Possible
Shaw Elementary

Criteria	Classification	Possible Points	
Access to Urban Infrastructure - Water, Sewer, Electrical	Site is immediately adjacent to urban infrastructure.	10 Points	8
	Site is within two hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	8 Points	
	Site is within four hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	6 Points	
	Site is within six hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	4 Points	
	Site is within eight hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	2 Points	
	Site requires unacceptable urban infrastructure extension costs.	0 Points	
Acceptable Soils / Building Foundation Conditions	No soil / building foundation challenges exist. Site is completely outside of identified problem soil zones.	5 Points	5
	Site may be slightly within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with nominal cost as determined by staff.	4 Points	
	Site may be partially within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with reasonable cost as determined by staff.	3 Points	
	Site is well within problem soil zones. Soil / building foundation challenges exist, but can be addressed with acceptable cost as determined by staff.	2 Points	
	Site is predominantly within problem soil zones. Soil / building foundation challenges exist, further soil testing is warranted, but site remains viable as determined by staff.	1 Point	
	Site does not meet requirements.	0 Points	
Avoids Natural Hazards - Flooding, Erosion	No natural hazard, erosion, and flooding conditions exist.	3 Points	3
	Minor natural hazard conditions exist, but do not result in significant hazard or mitigation cost as determined by staff.	2 Points	
	Natural hazard conditions exist. Further evaluation or study is required, but site remains viable as determined by staff.	1 Point	
	Site does not meet requirements.	0 Points	
Acceptable Seismic Conditions	No seismic issues exist.	2 Points	2
	Seismic conditions meet appropriate governmental requirements.	1 Point	
	Site does not meet requirements.	0 Points	
Acceptable Drainage	Drainage conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Acceptable Permafrost Stability	Permafrost stability conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)	Forest fire susceptibility conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
All Permitting Viable	All permitting is viable and meets appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Acceptable Zoning	Zoning issues of site meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	

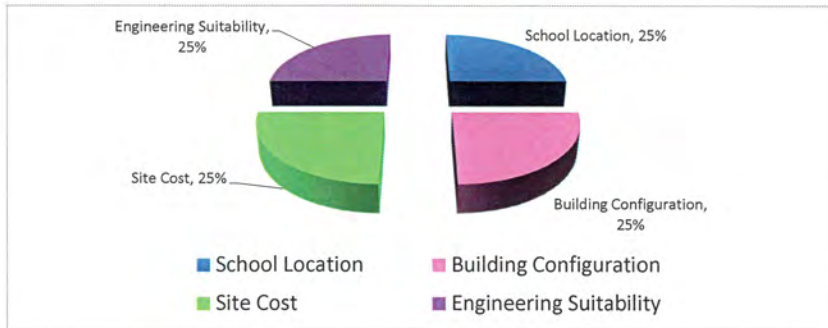
ENGINEERING NOTES:

TOTAL POINTS 23

ROADWAY ACCESS ALONG SECTION LINE FROM NEW SCHOOL TO WASILLA-FISHHOK RD. SHOULD BE CONSTRUCTED TO MSB MINOR COLLECTOR ROAD STANDARDS TO COMPLY WITH OSHP. NEW ROAD WILL ALSO CARRY TRAFFIC FOR SHAW AND IT SHOULD BE ASSUMED THAT A TURN LANE WILL BE REQUIRED BY DOT&PF ON WASILLA-FISHHOOK.

Total Score (80/100)

Stringfield Site Suitability Criteria - Scored 1.29.21



Category	School Location	Building Configuration	Site Cost	Engineering Suitability
Category Score	25%	25%	25%	25%
10-Point Criteria	Center of Existing Student "Cloud"	Size ES=10Ac+1Ac/100Stu MS=20Ac+1Ac/100Stu HS=30Ac+1Ac/100Stu	Available	Access to Urban Infrastructure - Water, Sewer, Electrical
5-Point Criteria	Center of Existing Staff "Cloud"	Adjacency to Appropriate Road Classification ES=Collector MS=Minor Arterial HS=Minor Arterial	Road Construction Costs	Acceptable Soils / Building Foundation Conditions
3-Point Criteria	Proximity to Fire Response Equipment	Ease of Year-Round Access	Natural Gas Availability Cost	Avoids Natural Hazards - Flooding, Erosion
2-Point Criteria	Proximity to Future Growth	Acceptable Topography	Broadband Access Cost	Acceptable Seismic Conditions
1-Point Criteria	Proximity to Other Community Facilities	Positive Solar Orientation Possible	Grading Costs	Acceptable Drainage
1-Point Criteria	Separation from Social Hazards	Acceptable Protection from Elements (Wind)	Water Development Costs	Acceptable Permafrost Stability
1-Point Criteria	Separation from Hazardous Materials Conduits	Nominal Demolition / Excavation Needs	Sewage Development Costs	Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)
1-Point Criteria	Access to Outdoor Recreation / Learning Opportunities	Joint Development Opportunities	Electric Development Costs	All Permitting Viable
1-Point Criteria	Access to Cultural Resources	Access to Pedestrian Facilities	Telephone Development Costs	Acceptable Zoning

School Location Issues - 25 Points Possible
Stringfield

<u>Criteria</u>	<u>Classification</u>	<u>Possible Points</u>	
Center of Existing Student "Cloud"	Site is less than 10 percent of the distance away from the centroid of the students to be served by the school using the distance from the centroid of the "student cloud" to the edge of the cloud.	10 Points	8
	Site is less than 20 percent of the distance away from the centroid of the students to be served.	8 Points	
	Site is less than 30 percent of the distance away from the centroid of the students to be served.	6 Points	
	Site is less than 40 percent of the distance away from the centroid of the students to be served.	4 Points	
	Site is less than 50 percent of the distance away from the centroid of the students to be served.	2 Points	
	Site is more than 50 percent of the distance away from the centroid of the students to be served.	0 Points	
Center of Existing Staff "Cloud"	Site is between 10-30 percent of the distance away from the centroid of the staff to be served.	3 Points	2
	Site is between 31-50 percent of the distance away from the centroid of the staff to be served.	2 Points	
	Site is less than 50-75 percent of the distance away from the centroid of the staff to be served.	1 Point	
	Site is more than 75 percent of the distance away from the centroid of the staff to be served.	0 Points	
Proximity to Fire Response Equipment	Site is within municipal boundary of Palmer or Wasilla	3 Points	3
	Site is within seven minute fire response service time.	2 Points	
	Site is within eight to fifteen minute fire response service time.	1 Point	
	Site is beyond fifteen minute fire response service time.	0 Points	
Proximity to Future Growth	Service area for site includes actively developing subdivisions and vacant residential land amounting to 40% of the land area of the school zone.	3 Points	3
	Service area for site includes actively developing subdivisions and vacant residential land amounting to 20-39% of the land area of the school zone.	2 points	
	Service area for site includes vacant residential land amounting to 20% of the land area of the school zone.	1 Point	
	Service area for site does not include actively developing subdivisions or vacant residential land.	0 Points	
Separation from Hazardous Materials Conduits	Site is not within 2,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.	2 Point	0
	Site is not within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials	1 Point	
	Site is within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.	0 Points	
Separation from Social Hazards	Site is not within 1,000 feet separation from an adult business, convenience store or other social hazard.	1 Point	1
	Site is within 1,000 feet separation from an adult business, convenience store or other social hazard.	0 Points	
Access to Outdoor Recreation / Learning Opportunities	Site is within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.	1 Point	1
	Site is not within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.	0 Points	
Access to Cultural Resources	Site is within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.	1 Point	0
	Site is not within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.	0 Points	
Proximity to Other Community Facilities	Site is within ten minute walk of Parks, Libraries, or other Community Facilities.	1 Point	0
	Site is not within ten minute walk of Parks, Libraries, or other Community Facilities.	0 Points	

SCORER COMMENT: THIS SCHOOL SERVES THE ENTIRE MSB AND IS CENTRALLY LOCATED.

TOTAL POINTS 18

Building Configuration Issues - 25 Points Possible
Stringfield

Criteria	Classification	Possible Points	
Size ES=10Ac+1Ac/100Stu MS=20Ac+1Ac/100Stu HS=30Ac+1Ac/100Stu	Site complies with size requirements	10 Points	10
	Site is within 98% of size requirements	8 Points	
	Site is within 96% of size requirements	6 Points	
	Site is within 94% of size requirements	4 Points	
	Site is within 92% of size requirements	2 Points	
	Site is less than 92% of size requirements	0 Points	
Adjacency to Appropriate Road Classification ES=Collector MS=Minor Arterial HS=Minor Arterial	Site is immediately adjacent to the desired road category.	5 Points	5
	Site is within one land parcel of the desired road category.	4 Points	
	Site is within two land parcels of the desired road category.	3 Points	
	Site is adjacent to a different road category than desired, but still deemed acceptable by staff.	2 Points	
	Site is within three land parcels of the desired road category.	1 Point	
	Site does not meet requirements.	0 Points	
Ease of Year-Round Access	Site is served by highways and major roads that have existing year-round maintenance.	2 Points	2
	Site is served by highways and major roads that require slight adjustment of year-round maintenance patterns and schedules, but no extension of service.	1 Point	
	Site requires extension of maintenance service as determined by staff.	0 Point	
Acceptable Topography	Site requires no overlot grading to achieve desired grade.	2 Points	0
	Site requires minor overlot grading to achieve desired grade as determined by staff and / or facility design.	1 Point	
	Site requires major overlot grading or results in grades in excess of those desired for facility design as determined by staff.	0 Points	
Access to Pedestrian Facilities	Site has immediate access to significant sidewalk network or pedestrian trail network.	2 Points	0
	Site does not have access to sidewalks or trails.	0 Points	
Positive Solar Orientation Possible	Site presents opportunity for facility orientation satisfying passive solar design goals as determined by staff.	1 Point	1
	Site does not present opportunity for passive solar facility orientation.	0 Points	
Acceptable Protection from Elements (Wind)	Site presents opportunity for facility orientation satisfying wind protection design goals as determined by staff.	1 Point	1
	Site does not present opportunity for protection from wind.	0 Points	
Nominal Demolition / Excavation Needs	Site does not include structures that require demolition or significant topographical irregularities.	1 Point	1
	Site includes structures that require demolition or significant topographical irregularities requiring grading.	0 Points	
Joint Development Opportunities	Site presents opportunity for joint development or use between MSB School District and Borough or other agency.	1 Point	1
	No joint development opportunities.	0 Points	

SCORER COMMENT: NON-TRADITIONAL SCHOOL. MINIMUM SITE REQUIREMENTS.

TOTAL POINTS 21

Site Cost Issues - 25 Points Possible
Stringfield

Criteria	Classification	Possible Points	
Available	Site is owned by the Borough or can be donated.	10 Points	10
	Site is available within appraised value.	8 Points	
	Site is available within 105% of appraised value.	6 Points	
	Site is available within 110% of appraised value.	4 Points	
	Site is available within 115% of appraised value.	2 Points	
	Site cost is in excess of 115% of appraised value.	0 Points	
Road Construction Costs	Site is adjacent to desired road category and requires only site access driveways.	5 Points	5
	Site is two hundred feet away from desired road category and requires nominal road construction costs for access.	4 Points	
	Site is four hundred feet away from desired road category and requires reasonable road construction costs for access.	3 Points	
	Site is six hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.	2 Points	
	Site is eight hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.	1 Point	
	Site is one thousand or more feet away from desired road category and requires significant road construction costs.	0 Points	
Natural Gas Availability Cost	Site is adjacent to necessary gas lines and only requires normal tapping costs.	2 Points	2
	Site is within four hundred feet of necessary gas lines and requires nominal line extension costs as deemed acceptable by staff.	1 Point	
	Site requires significant gas line extension costs as determined by staff or does not have gas available to the site.	0 Points	
Grading Costs	Grading costs are normal given construction expectations as determined by staff.	2 Point	0
	Grading costs are constrained by existing soil conditions given construction expectations determined by staff	1 point	
	Grading costs are excessive given construction expectations as determined by staff.	0 Points	
Water Development Costs	Water development costs are normal given construction expectations as determined by staff.	2 Point	2
	Water development costs are constrained by existing conditions given construction expectations determined by staff	1 point	
	Water development costs are excessive given construction expectations as determined by staff.	0 Points	
Sewage Development Costs	Sewage development costs are normal given construction expectations as determined by staff.	1 Point	1
	Sewage development costs are excessive given construction expectations as determined by staff.	0 Points	
Electric Development Costs	Electric development costs are normal given construction expectations as determined by staff.	1 Point	1
	Electric development costs are excessive given construction expectations as determined by staff.	0 Points	
Telephone Development Costs	Telephone development costs are normal given construction expectations as determined by staff.	1 Point	1
	Telephone development costs are excessive given construction expectations as determined by staff.	0 Points	
Broadband Access Cost	Site is adjacent to broadband access lines and only requires nominal linkage costs.	1 Points	1
	Site is remote from broadband access lines and requires significant extension costs as determined by staff.	0 Points	

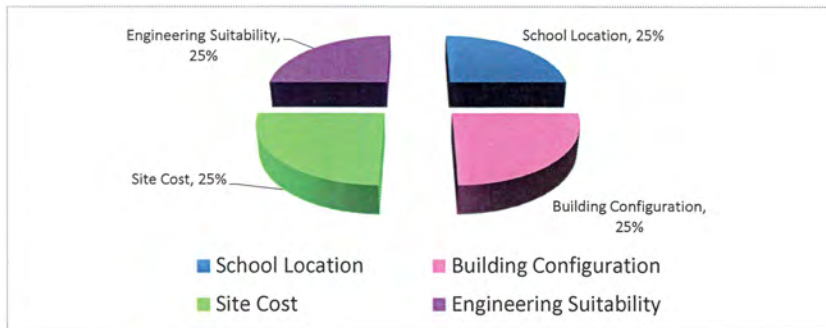
TOTAL POINTS 23

**Engineering Suitability Issues - 25 Points Possible
Stringfield**

Criteria	Classification	Possible Points	
Access to Urban Infrastructure - Water, Sewer, Electrical	Site is immediately adjacent to urban infrastructure.	10 Points	10
	Site is within two hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	8 Points	
	Site is within four hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	6 Points	
	Site is within six hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	4 Points	
	Site is within eight hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	2 Points	
	Site requires unacceptable urban infrastructure extension costs.	0 Points	
Acceptable Soils / Building Foundation Conditions	No soil / building foundation challenges exist. Site is completely outside of identified problem soil zones.	5 Points	2
	Site may be slightly within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with nominal cost as determined by staff.	4 Points	
	Site may be partially within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with reasonable cost as determined by staff.	3 Points	
	Site is well within problem soil zones. Soil / building foundation challenges exist, but can be addressed with acceptable cost as determined by staff.	2 Points	
	Site is predominantly within problem soil zones. Soil / building foundation challenges exist, further soil testing is warranted, but site remains viable as determined by staff.	1 Point	
	Site does not meet requirements.	0 Points	
Avoids Natural Hazards - Flooding, Erosion	No natural hazard, erosion, and flooding conditions exist.	3 Points	1
	Minor natural hazard conditions exist, but do not result in significant hazard or mitigation cost as determined by staff.	2 Points	
	Natural hazard conditions exist. Further evaluation or study is required, but site remains viable as determined by staff.	1 Point	
	Site does not meet requirements.	0 Points	
Acceptable Seismic Conditions	No seismic issues exist.	2 Points	2
	Seismic conditions meet appropriate governmental requirements.	1 Point	
	Site does not meet requirements.	0 Points	
Acceptable Drainage	Drainage conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Acceptable Permafrost Stability	Permafrost stability conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)	Forest fire susceptibility conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
All Permitting Viable	All permitting is viable and meets appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Acceptable Zoning	Zoning issues of site meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
SEE HDL REPORT		TOTAL POINTS	20

Total Score (80/100)

Church-Seldon Site Suitability Criteria - Scored 3.31.21



Category	School Location	Building Configuration	Site Cost	Engineering Suitability
Category Score	25%	25%	25%	25%
10-Point Criteria	Center of Existing Student "Cloud"	Size ES=10Ac+1Ac/100Stu MS=20Ac+1Ac/100Stu HS=30Ac+1Ac/100Stu	Available	Access to Urban Infrastructure - Water, Sewer, Electrical
5-Point Criteria	Center of Existing Staff "Cloud"	Adjacency to Appropriate Road Classification ES=Collector MS=Minor Arterial HS=Minor Arterial	Road Construction Costs	Acceptable Soils / Building Foundation Conditions
3-Point Criteria	Proximity to Fire Response Equipment	Ease of Year-Round Access	Natural Gas Availability Cost	Avoids Natural Hazards - Flooding, Erosion
2-Point Criteria	Proximity to Future Growth	Acceptable Topography	Broadband Access Cost	Acceptable Seismic Conditions
1-Point Criteria	Proximity to Other Community Facilities	Positive Solar Orientation Possible	Grading Costs	Acceptable Drainage
1-Point Criteria	Separation from Social Hazards	Acceptable Protection from Elements (Wind)	Water Development Costs	Acceptable Permafrost Stability
1-Point Criteria	Separation from Hazardous Materials Conduits	Nominal Demolition / Excavation Needs	Sewage Development Costs	Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)
1-Point Criteria	Access to Outdoor Recreation / Learning Opportunities	Joint Development Opportunities	Electric Development Costs	All Permitting Viable
1-Point Criteria	Access to Cultural Resources	Access to Pedestrian Facilities	Telephone Development Costs	Acceptable Zoning

School Location Issues - 25 Points Possible
Church-Seldon

<u>Criteria</u>	<u>Classification</u>	<u>Possible Points</u>	
Center of Existing Student "Cloud"	Site is less than 10 percent of the distance away from the centroid of the students to be served by the school using the distance from the centroid of the "student cloud" to the edge of the cloud.	10 Points	6
	Site is less than 20 percent of the distance away from the centroid of the students to be served.	8 Points	
	Site is less than 30 percent of the distance away from the centroid of the students to be served.	6 Points	
	Site is less than 40 percent of the distance away from the centroid of the students to be served.	4 Points	
	Site is less than 50 percent of the distance away from the centroid of the students to be served.	2 Points	
	Site is more than 50 percent of the distance away from the centroid of the students to be served.	0 Points	
Center of Existing Staff "Cloud"	Site is between 10-30 percent of the distance away from the centroid of the staff to be served.	3 Points	2
	Site is between 31-50 percent of the distance away from the centroid of the staff to be served.	2 Points	
	Site is less than 50-75 percent of the distance away from the centroid of the staff to be served.	1 Point	
	Site is more than 75 percent of the distance away from the centroid of the staff to be served.	0 Points	
Proximity to Fire Response Equipment	Site is within municipal boundary of Palmer or Wasilla	3 Points	3
	Site is within seven minute fire response service time.	2 Points	
	Site is within eight to fifteen minute fire response service time.	1 Point	
	Site is beyond fifteen minute fire response service time.	0 Points	
Proximity to Future Growth	Service area for site includes actively developing subdivisions and vacant residential land amounting to 40% of the land area of the school zone.	3 Points	3
	Service area for site includes actively developing subdivisions and vacant residential land amounting to 20-39% of the land area of the school zone.	2 points	
	Service area for site includes vacant residential land amounting to 20% of the land area of the school zone.	1 Point	
	Service area for site does not include actively developing subdivisions or vacant residential land.	0 Points	
Separation from Hazardous Materials Conduits	Site is not within 2,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.	2 Point	2
	Site is not within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials	1 Point	
	Site is within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.	0 Points	
Separation from Social Hazards	Site is not within 1,000 feet separation from an adult business, convenience store or other social hazard.	1 Point	1
	Site is within 1,000 feet separation from an adult business, convenience store or other social hazard.	0 Points	
Access to Outdoor Recreation / Learning Opportunities	Site is within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.	1 Point	1
	Site is not within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.	0 Points	
Access to Cultural Resources	Site is within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.	1 Point	0
	Site is not within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.	0 Points	
Proximity to Other Community Facilities	Site is within ten minute walk of Parks, Libraries, or other Community Facilities.	1 Point	0
	Site is not within ten minute walk of Parks, Libraries, or other Community Facilities.	0 Points	

TOTAL POINTS 18

Building Configuration Issues - 25 Points Possible
Church-Seldon

<u>Criteria</u>	<u>Classification</u>	<u>Possible Points</u>	
Size ES=10Ac+1Ac/100Stu MS=20Ac+1Ac/100Stu HS=30Ac+1Ac/100Stu	Site complies with size requirements	10 Points	10
	Site is within 98% of size requirements	8 Points	
	Site is within 96% of size requirements	6 Points	
	Site is within 94% of size requirements	4 Points	
	Site is within 92% of size requirements	2 Points	
	Site is less than 92% of size requirements	0 Points	
Adjacency to Appropriate Road Classification ES=Collector MS=Minor Arterial HS=Minor Arterial	Site is immediately adjacent to the desired road category.	5 Points	5
	Site is within one land parcel of the desired road category.	4 Points	
	Site is within two land parcels of the desired road category.	3 Points	
	Site is adjacent to a different road category than desired, but still deemed acceptable by staff.	2 Points	
	Site is within three land parcels of the desired road category.	1 Point	
	Site does not meet requirements.	0 Points	
Ease of Year-Round Access	Site is served by highways and major roads that have existing year-round maintenance.	2 Points	2
	Site is served by highways and major roads that require slight adjustment of year-round maintenance patterns and schedules, but no extension of service.	1 Points	
	Site requires extension of maintenance service as determined by staff.	0 Point	
Acceptable Topography	Site requires no overlot grading to achieve desired grade.	2 Points	1
	Site requires minor overlot grading to achieve desired grade as determined by staff and / or facility design.	1 Point	
	Site requires major overlot grading or results in grades in excess of those desired for facility design as determined by staff.	0 Points	
Access to Pedestrian Facilities	Site has immediate access to significant sidewalk network or pedestrian trail network.	2 Points	0
	Site does not have access to sidewalks or trails.	0 Points	
Positive Solar Orientation Possible	Site presents opportunity for facility orientation satisfying passive solar design goals as determined by staff.	1 Point	1
	Site does not present opportunity for passive solar facility orientation.	0 Points	
Acceptable Protection from Elements (Wind)	Site presents opportunity for facility orientation satisfying wind protection design goals as determined by staff.	1 Point	1
	Site does not present opportunity for protection from wind.	0 Points	
Nominal Demolition / Excavation Needs	Site does not include structures that require demolition or significant topographical irregularities.	1 Point	1
	Site includes structures that require demolition or significant topographical irregularities requiring grading.	0 Points	
Joint Development Opportunities	Site presents opportunity for joint development or use between MSB School District and Borough or other agency.	1 Point	1
	No joint development opportunities.	0 Points	

TOTAL POINTS 22

Site Cost Issues - 25 Points Possible
Church-Seldon

Criteria	Classification	Possible Points	
Available	Site is owned by the Borough or can be donated.	10 Points	10
	Site is available within appraised value.	8 Points	
	Site is available within 105% of appraised value.	6 Points	
	Site is available within 110% of appraised value.	4 Points	
	Site is available within 115% of appraised value.	2 Points	
	Site cost is in excess of 115% of appraised value.	0 Points	
Road Construction Costs	Site is adjacent to desired road category and requires only site access driveways.	5 Points	5
	Site is two hundred feet away from desired road category and requires nominal road construction costs for access.	4 Points	
	Site is four hundred feet away from desired road category and requires reasonable road construction costs for access.	3 Points	
	Site is six hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.	2 Points	
	Site is eight hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.	1 Point	
	Site is one thousand or more feet away from desired road category and requires significant road construction costs.	0 Points	
Natural Gas Availability Cost	Site is adjacent to necessary gas lines and only requires normal tapping costs.	2 Points	2
	Site is within four hundred feet of necessary gas lines and requires nominal line extension costs as deemed acceptable by staff.	1 Point	
	Site requires significant gas line extension costs as determined by staff or does not have gas available to the site.	0 Points	
Grading Costs	Grading costs are normal given construction expectations as determined by staff.	2 Point	2
	Grading costs are constrained by existing soil conditions given construction expectations determined by staff	1 point	
	Grading costs are excessive given construction expectations as determined by staff.	0 Points	
Water Development Costs	Water development costs are normal given construction expectations as determined by staff.	2 Point	2
	Water development costs are constrained by existing conditions given construction expectations determined by staff	1 point	
	Water development costs are excessive given construction expectations as determined by staff.	0 Points	
Sewage Development Costs	Sewage development costs are normal given construction expectations as determined by staff.	1 Point	1
	Sewage development costs are excessive given construction expectations as determined by staff.	0 Points	
Electric Development Costs	Electric development costs are normal given construction expectations as determined by staff.	1 Point	1
	Electric development costs are excessive given construction expectations as determined by staff.	0 Points	
Telephone Development Costs	Telephone development costs are normal given construction expectations as determined by staff.	1 Point	1
	Telephone development costs are excessive given construction expectations as determined by staff.	0 Points	
Broadband Access Cost	Site is adjacent to broadband access lines and only requires nominal linkage costs.	1 Points	1
	Site is remote from broadband access lines and requires significant extension costs as determined by staff.	0 Points	

TOTAL POINTS 25

Engineering Suitability Issues - 25 Points Possible
Church-Seldon

Criteria	Classification	Possible Points	
Access to Urban Infrastructure - Water, Sewer, Electrical	Site is immediately adjacent to urban infrastructure.	10 Points	10
	Site is within two hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	8 Points	
	Site is within four hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	6 Points	
	Site is within six hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	4 Points	
	Site is within eight hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	2 Points	
	Site requires unacceptable urban infrastructure extension costs.	0 Points	
Acceptable Soils / Building Foundation Conditions	No soil / building foundation challenges exist. Site is completely outside of identified problem soil zones.	5 Points	5
	Site may be slightly within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with nominal cost as determined by staff.	4 Points	
	Site may be partially within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with reasonable cost as determined by staff.	3 Points	
	Site is well within problem soil zones. Soil / building foundation challenges exist, but can be addressed with acceptable cost as determined by staff.	2 Points	
	Site is predominantly within problem soil zones. Soil / building foundation challenges exist, further soil testing is warranted, but site remains viable as determined by staff.	1 Point	
	Site does not meet requirements.	0 Points	
Avoids Natural Hazards - Flooding, Erosion	No natural hazard, erosion, and flooding conditions exist.	3 Points	3
	Minor natural hazard conditions exist, but do not result in significant hazard or mitigation cost as determined by staff.	2 Points	
	Natural hazard conditions exist. Further evaluation or study is required, but site remains viable as determined by staff.	1 Point	
	Site does not meet requirements.	0 Points	
Acceptable Seismic Conditions	No seismic issues exist.	2 Points	2
	Seismic conditions meet appropriate governmental requirements.	1 Point	
	Site does not meet requirements.	0 Points	
Acceptable Drainage	Drainage conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Acceptable Permafrost Stability	Permafrost stability conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)	Forest fire susceptibility conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
All Permitting Viable	All permitting is viable and meets appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Acceptable Zoning	Zoning issues of site meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	

ENGINEERING NOTES:

TOTAL POINTS 25

ONSITE WELL/SEPTIC REQUIRED. VERY DENSE, SILTY SOILS WHICH MAY BE DIFFICULT FOR SEPTIC SYSTEM. WETLANDS EXIST IN NE CORNER WITH SEASONAL GROUNDWATER SEPAGE (SURFACE/UNDERGROUND WATER EXPERIENCED BY STAFF). CHURCH RD IS A STATE-OWNED ROW AND WILL REQUIRE FLASHING AMBER SCHOOL ZONE LIGHTS AND TURN LANES.

Total Score (90/100)

MIXED-USE CAMPUS PRELIMINARY SITE EVALUATION STUDY

Prepared for:



Matanuska-Susitna Borough School District
501 North Gulkana Street
Palmer, Alaska 99645

Prepared by:



HDL Engineering Consultants, LLC
202 West Elmwood Avenue
Palmer, Alaska 99645

March 2018

TABLE OF CONTENTS

1.0 INTRODUCTION.....	1
2.0 SITES	2
2.1 Parcel 'A'	2
2.1.1 Existing Conditions.....	2
2.1.2 Utilities	3
2.1.3 Soils	5
2.1.4 Topography	6
2.1.5 Environmental	7
2.1.6 Title Report.....	8
2.1.7 Zoning	8
2.1.8 Setbacks	9
2.1.9 Surrounding Area	9
2.2 Parcel 'B'	9
2.2.1 Existing Conditions.....	9
2.2.2 Utilities	10
2.2.3 Soils	12
2.2.4 Topography	12
2.2.5 Environmental	13
2.2.6 Title Report.....	15
2.2.7 Zoning	15
2.2.8 Setbacks	15
2.2.9 Surrounding Area	15
3.0 PROPOSED FACILITIES	16
3.1 Mat-Su Central School	16
3.2 Charter School	16
3.3 Student Transportation.....	16
4.0 ALTERNATIVES.....	18
4.1 Alternative 1	19
4.2 Alternative 2	20
4.3 Alternative 3	21
4.4 Alternative 4	22
5.0 CONCLUSION.....	23

FIGURES

Figure 1	Existing Conditions - Parcel 'A'	2
Figure 2	Utilities - Parcel 'A'	4
Figure 3	Topography - Parcel 'A'	6
Figure 4	Floodplains & Wetlands - Parcel 'A'	8
Figure 5	Existing Conditions - Parcel 'B'	10
Figure 6	Utilities - Parcel 'B'	11
Figure 7	Topography - Parcel 'B'	13
Figure 8	Wetlands - Parcel 'B'	14
Alternative 1	Parcel 'A'	19
Alternative 2	Parcel 'A'	20
Alternative 3	Parcel 'B'	21
Alternative 4	Parcel 'B'	22

REFERENCES

References.....	24
-----------------	----

Note: Referenced documents have been provided separately.

1.0 Introduction

The Matanuska-Susitna Borough School District (District) has experienced increasing costs associated with the leasing of buildings for school facilities as well as increased student transportation costs directly related to the lack of competing bus maintenance facilities in the District area. In an effort to alleviate costs and meet future District growth, District staff tasked HDL Engineering Consultants, LLC, (HDL) with preparing a Mixed-Use Campus Preliminary Site Evaluation Study (Study) to analyze the suitability of two Matanuska Susitna Borough (Borough)-owned properties as possible sites for Mat-Su Central School, a charter school, and a District-owned bus maintenance facility.

For evaluation of the sites for the schools, the footprint of the existing Valley Pathways High School campus is used per District staff direction. The Valley Pathways High School existing campus provides a comparable template for approximate building size, outdoor space, and parking requirements. A template for a student transportation facility, including bus maintenance and parking, is based on the current, privately-owned student transportation facility located on Palmer-Wasilla Highway. Sizing for a new bus maintenance building is based on the *School Bus Maintenance Facility Planner* (Public Schools of North Carolina, February 2011) and the *Wyoming School Facilities Commission School Bus Maintenance and Parking Facility Design Guidelines* (OZ Architecture, Inc. and Engineering Economics, Inc. updated June 2013).

Both parcels have been evaluated based on existing conditions, utilities, soils, topography, environmental, zoning, setbacks, and surrounding area. Alternatives, including figures showing configurations of possible facilities located on both parcels, are presented at the end of the report.

2.0 Sites

2.1 PARCEL 'A'

2.1.1 Existing Conditions

Parcel 'A' is owned by the Borough and located at 1959 North Stringfield Road, Palmer, between Stringfield Road to the west and Trunk Road to the east, as shown in Figure 1. The parcel is located between the cities of Palmer and Wasilla making it centrally located for the majority of the District's student population. Palmer-Wasilla Highway, located within approximately one-third mile to the south, and Bogard Road, located approximately one-half mile to the north, are both major east-west travel corridors for the Borough core area. Trunk Road on the east side of the parcel is a north-south arterial.



Figure 1: Parcel 'A' – Existing Conditions

Parcel 'A' consists of 65.59 acres, with Stringfield Road cutting diagonally across both the southwest and northwest corners of the property. Wasilla Creek also crosses the northwest corner of the parcel to the north of Stringfield Road.

Pioneer Peak Elementary is located on the southern portion of the parcel, leaving approximately 27 acres of land that could be utilized for new facilities on the northern portion. The northern portion is undeveloped and forested with a mix of spruce and birch trees.

Currently the only access to the parcel is the driveway to Pioneer Peak Elementary from Stringfield Road. However, Stringfield Road is in poor condition with minimal shoulders and is already congested before and after school hours. The Borough has plans to develop Katherine Drive (also known as Trunk Road Connector) along the north property line to connect Trunk Road and Stringfield Road, including a signalized intersection at Trunk Road. Once constructed, Katherine Drive would give any new facility on the parcel access to Trunk Road. It is unlikely the Alaska Department of Transportation and Public Facilities (DOT&PF) would allow a driveway from Parcel 'A' connecting directly to Trunk Road. Any new facility on the parcel would require access from Katherine Drive.

2.1.2 Utilities

A summary of utilities has been compiled using as-built information provided by Enstar Natural Gas (Enstar), Matanuska Electric Association (MEA), Matanuska Telephone Association (MTA), District, and the Alaska State Department of Natural Resources (DNR). The existing utility information is described below. Approximate utility locations are shown in Figure 2.



Figure 2: Parcel 'A' - Utilities

Water Service

There is no public water service in the area. Per DNR well records, Pioneer Peak Elementary utilizes a 118-foot-deep well located northwest of the school building. New development on Parcel 'A' would likely require development of a new well at the facility site in accordance with DNR and Borough regulations.

Sanitary Sewer Service

There is no public sanitary sewer service in the area. Pioneer Peak Elementary utilizes an on-site septic system to serve the school. The existing system is more shallow than a typical septic system, which might indicate shallow groundwater was encountered when the drainfield was constructed. New development on Parcel 'A' would require development of a new septic system

at the site in accordance with Borough and DEC regulations. Ground water levels should be investigated and considered when designing the new system.

Electric

Three-phase power from MEA is available overhead along the west side of Stringfield Road. Currently there is one service to Parcel 'A' to supply power to Pioneer Peak Elementary.

Telecommunications

Fiber optic communications from MTA is available overhead along the west side of Stringfield Road. Currently there is one service to Parcel 'A' to supply telecommunication service to Pioneer Peak Elementary.

Natural Gas

Natural gas is available from Enstar along a portion of the east side of Stringfield Road. The 6-inch main starts at Palmer-Wasilla highway, and follows Stringfield Road to Prince William Circle where it turns west to serve Prince William Circle. Pioneer Peak Elementary is served by a 7/8-inch plastic gas service. New development on the northern portion of Parcel 'A' would require a new service from the natural gas main, and may require extending the existing 6-inch main north along Stringfield Road.

Drainage and Storm Water Run-off

There is no public storm water catchment system in the area. Currently storm water runoff infiltrates on site or flows generally to the west towards Wasilla Creek. Any development would have to consider run off direction and volume as well as best management practices for transport of sediments and contaminants in storm water.

2.1.3 Soils

According to the United States Geological Survey (USGS) Geology Map of Alaska, dated 2015, Parcel 'A' is located in an area of poorly consolidated Quaternary, Pleistocene, and uppermost Tertiary surficial deposits. These surficial deposits generally consist of alluvial and glacial deposits with intermittent lacustrine and eolian deposits. In general, surface organics overlie a mixture of fine and coarse-grained soils ranging from silt to gravel.

Nearby soil borings suggest that undisturbed portions of the parcel are likely to encounter an organic surface layer underlain by sand with silt and gravel. Nearby surface water, topography, and soil borings indicate the site will have areas with shallow groundwater.

A shallow, spread footing foundation system is typical for buildings in the area. To support the shallow foundation system, the organic surface soils are typically removed and replaced with an engineered fill. Geotextile separation fabric is sometimes used to separate the engineered fill from the underlying silty soils. If development takes place in higher elevation areas, groundwater is not expected to be encountered during excavations. If development takes place in low elevation areas, shallow groundwater should be anticipated and dewatering of excavation may be required.

A subsurface evaluation is recommended to evaluate the subsurface conditions prior to design of any development. A typical subsurface evaluation would include geotechnical borings or test pits, along with temporary standpipe piezometers to determine groundwater elevations.

2.1.4 Topography

The most current Borough LiDAR topography for Parcel 'A' is shown in Figure 3. A topographic survey was not performed as a part of this report.



Figure 3: Parcel 'A' – Topography

Parcel 'A' has varying topographic relief across the property. There is rolling terrain northwest of the Pioneer Peak campus; however, the northern third of the parcel is relatively flat. Depending on the characteristics of the existing soil, the area directly northwest of Pioneer Peak could possibly be excavated, providing an onsite source of gravel for development, thereby reducing construction costs.

Access from either Stringfield Road or the future Katherine Drive to the north could be accomplished without major grade changes.

2.1.5 Environmental

HDL conducted preliminary research using the most current available data from Borough, state, and federal agencies to identify environmental resources that may be affected by the proposed development. The purpose of the research was to identify permitting and regulatory requirements, and to ensure environmental considerations are adequately addressed during planning and design phases. The following resource categories have been identified within Parcel 'A'. Other environmental resources not described here may become present or applicable at a later time depending on changes to site conditions or changes to local, state, or federal regulations during the course of development of the parcel.

Anadromous/Resident Fish Habitat

According to the Alaska Department of Fish and Game's Anadromous Waters Catalog and Fish Resource Mapper, Wasilla Creek is known to support anadromous and resident fish. Wasilla Creek flows through the northwest corner of the parcel, but is separated from the developable portion of the property by Stringfield Road.

Floodplains

According to Federal Emergency Management Agency Flood Insurance Rate Map number 02170C8130E, Zone A flood zones overlap the southeast and northwest corner of Parcel 'A' as shown in Figure 4. The overlapping flood zone is not within the area considered for development.

Wetlands

A review of publicly available base wetlands mapping provided by the Borough and the US Fish and Wildlife Service National Wetlands Inventory indicates wetlands are present within Parcel 'A', as shown in Figure 4. Wetlands are located in the northwest corner of the property. A wetlands delineation completed by HDL in 2014 for the Borough's Trunk Road Connector Project mapped additional wetland areas in the northern portion of the property. In addition, a review of recent aerial imagery and elevation data provided by the Borough indicates the 2014 delineated wetlands are likely to extend southwest toward Stringfield Road.

Development in wetlands is regulated under Section 404 of the Clean Water Act (CWA), which requires a permit from the US Army Corps of Engineers (USACE) to discharge fill or dredged material within the boundaries of wetland areas deemed to be subject to Section 404 jurisdiction. To determine extent of wetland areas and whether the wetlands are subject to USACE's jurisdiction, it is recommended that a field-based wetlands delineation and preliminary jurisdictional determination report be completed prior to applying for a Section 404 permit from USACE for future development that may involve wetlands.



Figure 4: Parcel 'A' – Floodplains & Wetlands

2.1.6 Title Report

According to the Owner's Consultation Report MS204808 (or Title Report, Mat-Su Title, February 2018), Parcel 'A' is currently owned by the Borough. Easements and encumbrances exist on the property and are listed within the Report, which has been provided to District staff separately.

Parcel 'A' has a number of setbacks and easements specific to the property; however, there are no easements that affect the developable land area on the northern portion of the parcel.

2.1.7 Zoning

The Borough currently does not have zoning regulations in place that would affect development on Parcel 'A'. However, any new development would need to go through an approval process with the Alaska State Fire Marshal's Office.

2.1.8 Setbacks

Matanuska-Susitna Borough Code, Chapter 17.55, Setbacks and Easements, provides general requirements for site development. Per Section 17.55.010, Setbacks, no structure or building may be placed within 25 feet from the right-of-way line of a public right-of-way, no furthest protruding portion of the structure or building may be located nearer than 10 feet from any side or rear lot line, and eaves may project a maximum of 3 feet into required setback areas. Chapter 17.55.020, Setbacks for Shorelands, states that no structure or footing may be located closer than 75 feet from the ordinary high water mark of a body of water and eaves may project a maximum of 3 feet into the required setback area. Setbacks do not severely limit the buildable area of Parcel 'A'.

2.1.9 Surrounding Area

Parcel 'A' is surrounded by an airstrip to the west, an undeveloped large parcel to the north, Trunk Road to the east, additional undeveloped large parcels further east, and commercial developments and one residential development to the south. Additional commercial development in the area is likely, as the Palmer-Wasilla Highway corridor continues to grow. Both the Palmer-Wasilla Highway and Trunk Road will experience significantly increased amounts of traffic. Impacts from surrounding development and increasing traffic, such as loss of access, reduced green space buffers, and increased noise, should be considered for any facility placed on the site.

2.2 PARCEL 'B'

2.2.1 Existing Conditions

Parcel 'B' is a 156.41-acre site owned by the Borough and is located at 3262 North Church Road, Wasilla, at the northwest corner of the intersection of North Church Road and West Seldon Road as shown in Figure 5. The property lies northwest of the City of Wasilla. Church Road along the east side of the parcel connects directly to the Parks Highway to the south. Seldon Road, along the south side of the property, is a minor east-west arterial roadway.

Parcel 'B' consists of flat to rolling terrain forested with a mix of birch and spruce trees. While there are no permanent structures on the parcel, four cleared areas have been constructed. Three driveways provide access to the parcel; two gravel drives from Church Road and one very steep dirt drive from Seldon Road. Driveways are gated at this time. The cleared areas have been used to store log decks and are slightly overgrown with low brush. There is also an established four-wheel-drive trail diagonally crossing the northeast corner of the parcel.



Figure 5: Parcel 'B' – Existing Conditions

2.2.2 Utilities

A summary of utilities has been compiled using as-built information provided by Enstar, MEA, MTA, and DNR. Approximate utility locations are shown in Figure 6.

Water Service

There is no public water service in the area and, per DNR, there is no record of a well on the property. New development on Parcel 'B' would require development of a new well at the facility site in accordance with Borough and DNR regulations.

Electric

Three-phase power from MEA is available overhead along the west side of Church Road.



Figure 6: Parcel 'B' - Utilities

Telecommunications

Fiber optic communications from MTA is available overhead along the west side of Church Road.

Natural Gas

Natural gas is available from Enstar along the east side of Church Road. The 6-inch main runs along the entire east side of the property. New development on the parcel would require a new service from the natural gas main.

Drainage and Storm Water Run-off

There is no public storm water catchment system in the area. Currently storm water runoff infiltrates on site and flows generally to the northwest. Any development would have to consider

run off direction and volume as well as best management practices for transport of sediments and contaminants in storm water.

2.2.3 Soils

According to the USGS Geology Map of Alaska, dated 2015, Parcel 'B' is located in an area of poorly consolidated Quaternary, Pleistocene, and uppermost Tertiary surficial deposits. These surficial deposits generally consist of alluvial and glacial deposits with intermittent lacustrine and eolian deposits. In general, surface organics overlie a mixture of fine and coarse-grained soils ranging from silt to gravel.

Nearby soil borings suggest that undisturbed portions of Parcel 'B' are generally underlain by sand and gravel with varying amounts of silt. The topography and vegetation in the area suggest that low-lying areas in the northern and eastern portions will generally encounter a layer of surface organics underlain by fine-grained soils. Groundwater is expected to be shallow across the parcel but will tend to be closer to the surface in the northern portion of the parcel.

A shallow, spread-footing foundation system for buildings is typical in the area. To support the shallow foundation system, the organic surface soils are typically removed and replaced with an engineered fill. Geotextile separation fabric is sometimes used to separate the engineered fill from the underlying silty soils. If development takes place in higher elevation areas, groundwater is not expected to be encountered during excavations. If development takes place in low elevation areas, shallow groundwater should be anticipated and dewatering of excavations may be required.

A subsurface evaluation is recommended to evaluate the subsurface conditions prior to design of any development. A typical subsurface evaluation would include geotechnical borings or test pits, along with temporary standpipe piezometers to determine groundwater elevations.

2.2.4 Topography

The most current Borough LiDAR topography for Parcel 'B' is shown in Figure 7. A topographic survey was not performed as a part of this report.

Parcel 'B' has varying topographic relief across the property. There is rolling terrain across the southern third of the property; however, the northern portion of the parcel is relatively flat. There is significant elevation change from Seldon Road to the parcel making access from Seldon Road challenging. The parcel currently has two existing driveways accessing Church Road, both without significant grade change.

Given the large size of the parcel and depending the characteristics of the existing soil, an onsite source of gravel could possibly be developed, thereby reducing construction costs.



Figure 7: Parcel 'B' – Topography Study

2.2.5 Environmental

HDL conducted preliminary research using the most current available data from the Borough, state, and federal agencies to identify environmental resources that may be affected by the proposed development. The purpose of the research was to identify permitting and regulatory requirements, and to ensure environmental considerations are adequately addressed during the planning and design phases. The following resource categories have been identified within Parcel 'B'. Other environmental resources not described here may become present or applicable at a later time depending on changes to site conditions or changes to local, state, or federal regulations during the course of development of the project.

Anadromous/Resident Fish Habitat

There is no fish habitat present on Parcel 'B'

Floodplains

According to Federal Emergency Management Agency Flood Insurance Rate Map number 02170C8060E, no flood zones have been identified within the parcel.

Wetlands

A review of publicly available base wetlands mapping provided by the Borough and the US Fish and Wildlife Service National Wetlands Inventory indicates wetlands are present in Parcel 'B'. Within the parcel, Borough-mapped wetlands are present in the central, west, and northeast portions of the property, as shown in Figure 8.

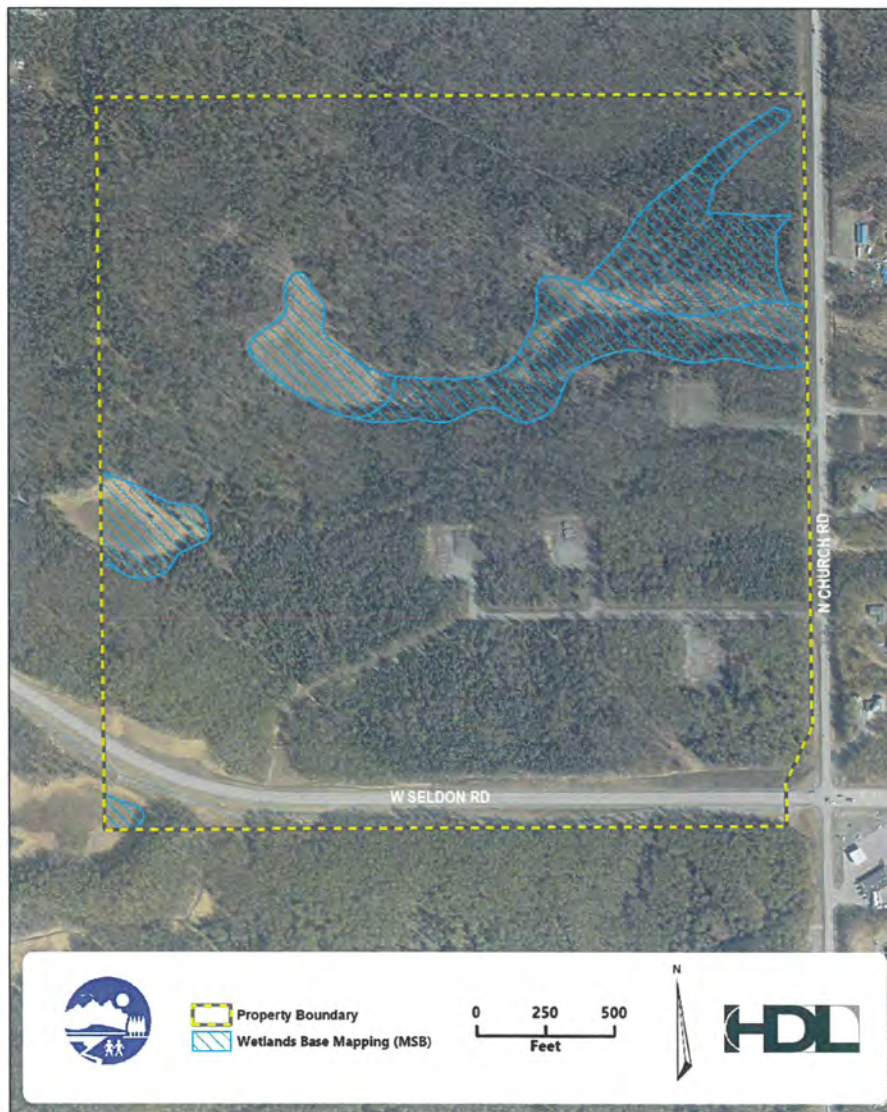


Figure 8: Parcel 'B' - Wetlands

Development in wetlands is regulated under Section 404 of the Clean Water Act (CWA), which requires a permit from the US Army Corps of Engineers (USACE) to discharge fill or dredged material within the boundaries of wetland areas deemed to be subject to Section 404 jurisdiction. To determine extent of wetland areas on the parcel and whether the wetlands are subject to USACE's jurisdiction, it is recommended that a field-based wetlands delineation and preliminary jurisdictional determination report be completed prior to applying for a Section 404 permit from USACE for future development that may involve wetlands.

2.2.6 Title Report

According to the Owner's Consultation Report MS204807 (or Title Report, Mat-Su Title, February 2018), Parcel 'B' is currently owned by the Borough. Easements and encumbrances exist on the property and are listed within the Report, which has been provided to District staff separately.

Parcel 'B' has setbacks and easements specific to the property. Easements that affect developable land area are shown in Figure 5.

2.2.7 Zoning

The Borough currently does not have zoning regulations in place that would affect development on Parcel 'B'. However, any new development would need to go through an approval process with the Alaska State Fire Marshal's Office.

2.2.8 Setbacks

Matanuska-Susitna Borough Code, Chapter 17.55, Setbacks and Easements, provides general requirements for site development. Per Section 17.55.010, Setbacks, no structure or building may be placed within 25 feet from the right-of-way line of way public right-of-way, no furthest protruding portion of the structure or building may be located nearer than 10 feet from any side or rear lot line, and eaves may project a maximum of 3 feet into required setback areas. Setbacks do not severely limit the buildable area of Parcel 'B'.

2.2.9 Surrounding Area

Parcel 'B' is more rurally located than Parcel 'A'. Surrounding parcels are generally large though residential subdivisions are located to the east and northwest of the parcel and there is a small commercial development to the southeast. Because the parcel is large, development can be sited such that impacts from onsite facilities upon the surrounding area can be reduced and factors such as noise and dust from the surrounding area can be minimized.

3.0 Proposed Facilities

3.1 MAT-SU CENTRAL SCHOOL

Mat-Su Central School is a K-12 alternative education school that supports home schooling and distance delivery education, and provides in-classroom teaching for its students. Mat-Su Central has been providing flexible programs for 40 years.

The main campus is located within the City of Wasilla, with a small, secondary campus in the City of Palmer. The school services students from across the Borough. There are 1,700 students currently enrolled, however, typically there are only about 240 students on campus at one time. Parents provide transportation when students need to visit campus for classes or appointments. Unlike traditional school, students do not tend to visit campus daily.

The Wasilla Mat-Su Central campus is leased from a private owner. The District leases 18,000 square feet in a larger, office-type building. There is no outdoor space for students, no gym, and no auditorium. Students can participate in sports through traditional schools. Therefore, while a gym or auditorium would be utilized in a new campus, outdoor sports fields would not be needed at a new location.

3.2 CHARTER SCHOOL

Some charter schools in the District lease their current facilities from private owners. Each one is unique in size and needs. Using the Valley Pathways High School facility as a template allows for evaluation of the space needs for relocation of an existing charter school or the addition of a future school.

3.3 STUDENT TRANSPORTATION

The Borough's population in 2016 was over 101,000, with an average population growth of 3.4% per year over the last 25 years. The District encompasses the entire Borough and serves children over a 25,000 square mile area. Roughly 17,000 students are currently eligible for student transportation, and the District provides transportation for approximately 12,850 students daily with a yearly ridership of 1,971,873, including special education buses, as of the 2016-2017 school year. At this time, the District has contracted services for a fleet of 200 buses with 170 active buses and 30 buses in reserve. That number will likely continue to increase as the Borough population grows.

The current, privately-owned, student transportation facility is located on the Palmer-Wasilla Highway between the cities of Palmer and Wasilla. This facility includes the only school bus maintenance building in the Borough core area. The facility is comprised of three parcels totaling 9.58 acres. There is one main building, consisting of seven maintenance bays and office space. A fueling facility is not located on site.

Determining the appropriate size of a future student transportation facility is beyond the scope of this study; however, for the purposes of evaluation, assumptions have been made to estimate the required overall size of a maintenance building. The *School Bus Maintenance Facility Planner* (Public Schools of North Carolina, February 2011) and the *Wyoming School Facilities*

Commission School Bus Maintenance and Parking Facility Design Guidelines (OZ Architecture, Inc. and Engineering Economics, Inc. updated June 2013) have rules of thumb for sizing bus maintenance buildings. The number of bays needed is determined by the number of mechanics, not including support staff, and how many buses they can maintain. Typically, one mechanic can maintain 20-30 buses, depending on bus age, level of maintenance, mileage per year, and other factors. Using the more conservative value of 20 buses per mechanic, to allow for future bus fleet growth, and using the current fleet size of 200 buses, a staff of ten mechanics is needed. Based on an industry standard 1.5 bays per mechanic for larger fleets, 15 maintenance bays are needed. A wash bay would add an additional bay to that total.

Maintenance bay size averages 22.5-feet by 55-feet per bay, or 1,237 square feet. Bay support space (tire maintenance, tire, parts, tool, and fluid storage, work/welding area, wash bay) are estimated at 50 percent of the bay size, or an additional 620 square feet per bay. Office area, including lockers, dispatch, offices, and restrooms, is also estimated at 50 percent of the bay size, or an additional 620 square feet per bay. Using these figures, a new building would have an approximate 38,000 square foot area.

Required bus parking/storage area would vary depending on configuration of the site and layout. A standard parking stall is 13-feet wide by up to 50-feet long depending on bus length, or 650 square feet and should preferably be drive-through stalls. Aisles should be a minimum of 130 feet wide for 90 degree parking. Area around the maintenance building, fueling facilities, turn areas, employee parking, and snow storage area would add to the required parking area size. The existing student transportation facility, at 9.58 acres, provides adequate parking area for the current fleet size; however, it does not allow for future expansion of the fleet, nor does it allow for a fuel facility or building expansion. It also requires "nose to tail" parking, requiring buses to back out of parking spaces, increasing the likelihood of accidents.

A new student transportation facility does not necessarily need to have onsite parking for all of the core area bus fleet. The District could develop, or require a contractor to develop, secure bus parking areas throughout the District for daily use, bringing buses to a main maintenance facility as needed. This would potentially decrease fuel usage, area road traffic, and daily mileage on buses. It would also potentially decrease the amount of noise, odor, and environmental impact a single, large facility would have on the surrounding area. Existing school parking lots might be utilized or expanded.

4.0 Alternatives

The following alternatives provide several conceptual layouts for developing the three proposed facilities on the two sites and can be combined in any order. For the schools, Valley Pathways High School, at approximately 46,000 square feet of building, is used as a comparable template for future school development and includes a gym within the school building area. This template includes parking but does not include outdoor sports fields. The school template covers approximately 9.5 acres.

The current, 9.48-acre privately-owned student transportation facility on Palmer-Wasilla Highway is used as basic template, although the student transportation facility area as shown covers approximately 11 acres. As discussed in the previous section, neither the maintenance building nor the parking area is optimal and may not meet current needs. The building used in the student transportation facility template is sized at 38,000 square feet in a single floor to show the scale of a building meeting current needs as estimated by industry standards. As the District grows, the number of buses in use will increase and larger parking and maintenance facilities will be required.

Both templates are used as reference only and to convey the possible scale and scope of future development on the parcels. The sizes are likely to change as further studies and planning processes are completed. Both types of facilities would need to be designed and constructed to meet the specific needs of the District and to fit each site. The final site development will not match the templates used in the Alternative figures.

4.1 ALTERNATIVE 1



Alternative 1: Parcel 'A'

Alternative 1 locates one school facility on Parcel 'A'.

- Approximately 27 acres allows room for expansion or future development of sports fields.
- Excellent access to arterial roadways. Requires construction of Katherine Drive for access to Trunk Road.
- Utilities are in-place and available.
- Wetlands areas exist but can be avoided.

4.2 ALTERNATIVE 2



Alternative 2: Parcel 'A'

Alternative 2 locates one school facility and a student transportation facility on Parcel 'A'.

- Approximately 27 acres likely allows room for both a school and student transportation facility but leaves little room for future expansion or sports fields.
- Excellent access to arterial roadways. Requires construction of Katherine Drive for access to Trunk Road.
- Utilities are in-place and available.
- Access driveway and utilities could be shared between facilities, reducing costs.
- Increased developed area may require wetlands mitigation.

As an option to this alternative, a bus maintenance building could be developed at an alternative location, with a parking/bus storage area on Parcel 'A'. This would slightly reduce the needed onsite area for a student transportation facility, only removing building area. Conversely, only the

bus maintenance building and a small parking area could be developed on Parcel 'A', with a bus parking facility at a different location, thereby significantly reducing the needed area on this site, and leaving room for development of sports fields.

4.3 ALTERNATIVE 3



Alternative 3: Parcel 'B'

Alternative 3 locates one school and a student transportation facility on Parcel 'B'.

- Approximately 156 acres allows room for expansion or future development of sports fields and expansion of the student transportation facility.
- Direct access to a minor arterial roadway.
- Utilities are in-place and available.
- Wetlands areas could be avoided.
- Access driveway and utilities could be shared between facilities, reducing costs.

4.4 ALTERNATIVE 4



Alternative 4: Parcel 'B'

Alternative 4 locates two schools and a student transportation facility on Parcel 'B'.

- Approximately 156 acres allows room for expansion or future development of sports fields for schools and expansion of the student transportation facility.
- Direct access to a minor arterial roadway.
- Utilities are in-place and available.
- Wetlands area can be avoided.
- Access driveway and utilities could be shared between facilities, reducing costs.

5.0 Conclusion

While Parcel 'A' is positioned in a centralized location between Palmer and Wasilla, its usable area is limited and District needs for future expansion of facilities must be taken into account for planning any facility constructed on the parcel. Parcel 'A' is also located in a rapidly developing area of the Borough. Commercial and residential development will only continue to grow and densify around Parcel 'A' as the Borough's population increases and may impact whatever facility is chosen for the site. This parcel's proximity to arterial roadways provides the District an opportunity to locate facilities on a site with ease of access to major roadways.

Parcel 'B' allows ample room for developing multiple facilities on site and provides a more rural environment, which could be desirable for some facilities. The parcel's size also allows room for future expansion of facilities located onsite as the District's student population grows. Seldon Road, while identified as a minor arterial at present, will continue to be developed to become a major east-west arterial, providing improved ease of access from the area to the site in the future.

Both Parcel 'A' and Parcel 'B' are viable options for development. Both have readily available utilities, access to arterial roadways, and developable land area. Terrain on both parcels is comparable; both include relatively flat to rolling terrain and both may allow onsite soil to be utilized in development, depending on results of future soils and groundwater investigations. While both sites include wetlands, those areas could be avoided or mitigated.

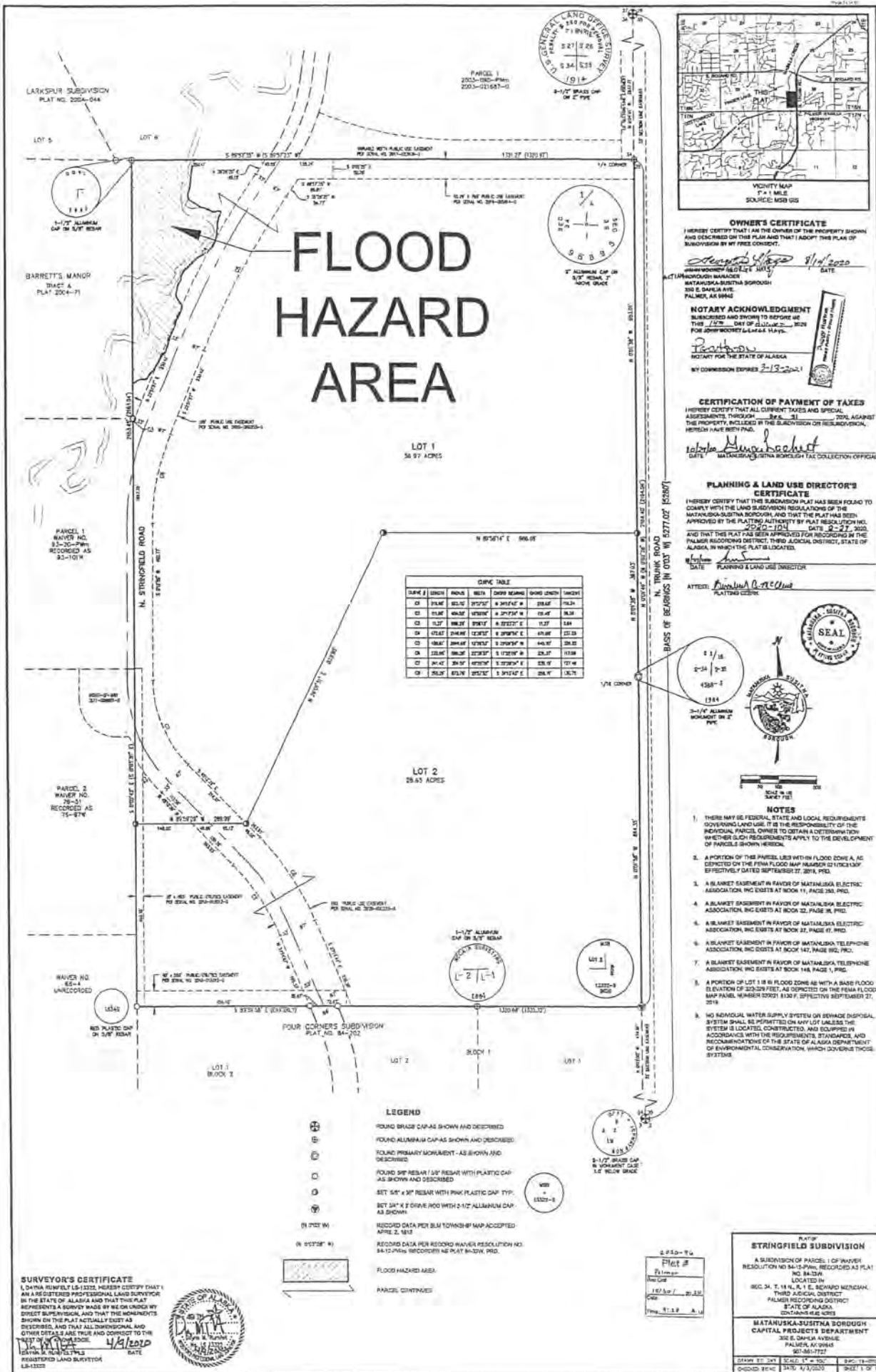
References

OZ Architecture, Inc. and Engineering Economics, Inc. 2013 *Wyoming School Facilities Commission School Bus Maintenance and Parking Facility Design Guidelines*. <https://docs.google.com/file/d/0ByAJz33FLoSMLMXFBSDd6TnBxTWM/edit>.

Public Schools of North Carolina. 2011 *School Bus Maintenance Facility Planner*. www.schoolclearinghouse.org/pubs/BUS_GARAGEXPNew2011.pdf

Mat-Su Title Agency, LLC. *Owner's Consultation Report MS204807 dated February 8, 2018*, as ordered by HDL Engineering Consultants, LLC.

Mat-Su Title Agency, LLC. *Owner's Consultation Report MS204808 dated February 8, 2018*, as ordered by HDL Engineering Consultants, LLC.



OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

Deborah Hays 8/14/2020
DATE

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO before me this 14th day of August, 2020, DEBORAH HAYS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Deborah Hays
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 3-13-2021

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2020 HAVE BEEN PAID IN FULL AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREIN HAVE BEEN PAID.

Valerie Anne Hackett
DATE MATANUSKA-SUSTINA BOROUGH TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO CONFORM WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. 2020-101, DATED 2-27-2020, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

Deborah Hays
DATE PLANNING & LAND USE DIRECTOR
PLANNING OFFICER

CURVE #	BEARING	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1	S 21° 12' 00" E 100.00'	S 21° 12' 00" E 100.00'	100.00'	100.00'
2	S 89° 48' 00" W 100.00'	S 89° 48' 00" W 100.00'	100.00'	100.00'
3	S 89° 48' 00" W 100.00'	S 89° 48' 00" W 100.00'	100.00'	100.00'
4	S 21° 12' 00" E 100.00'	S 21° 12' 00" E 100.00'	100.00'	100.00'
5	S 89° 48' 00" W 100.00'	S 89° 48' 00" W 100.00'	100.00'	100.00'
6	S 21° 12' 00" E 100.00'	S 21° 12' 00" E 100.00'	100.00'	100.00'
7	S 89° 48' 00" W 100.00'	S 89° 48' 00" W 100.00'	100.00'	100.00'
8	S 21° 12' 00" E 100.00'	S 21° 12' 00" E 100.00'	100.00'	100.00'
9	S 89° 48' 00" W 100.00'	S 89° 48' 00" W 100.00'	100.00'	100.00'
10	S 21° 12' 00" E 100.00'	S 21° 12' 00" E 100.00'	100.00'	100.00'



- NOTES**
- THESE 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.
 - A PORTION OF THE PARCELS LIES WITHIN FLOOD ZONE A, AS DESIGNATED ON THE FEMA FLOOD MAP NUMBER 22173C02, EFFECTIVE DATED SEPTEMBER 22, 2019, FIG. 1.
 - A BLANKET EASEMENT IN FAVOR OF MATANUSKA ELECTRIC ASSOCIATION, INC. EXISTS AT BOOK 11, PAGE 284, FIG.
 - A BLANKET EASEMENT IN FAVOR OF MATANUSKA ELECTRIC ASSOCIATION, INC. EXISTS AT BOOK 22, PAGE 86, FIG.
 - A BLANKET EASEMENT IN FAVOR OF MATANUSKA ELECTRIC ASSOCIATION, INC. EXISTS AT BOOK 22, PAGE 86, FIG.
 - A BLANKET EASEMENT IN FAVOR OF MATANUSKA TELEPHONE ASSOCIATION, INC. EXISTS AT BOOK 142, PAGE 192, FIG.
 - A BLANKET EASEMENT IN FAVOR OF MATANUSKA TELEPHONE ASSOCIATION, INC. EXISTS AT BOOK 142, PAGE 1, FIG.
 - A PORTION OF LOT 1 IS IN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 220.29 FEET, AS DESIGNATED ON THE FEMA FLOOD MAP NUMBER 22173C02, EFFECTIVE SEPTEMBER 22, 2019.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE INSTALLED 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 GOVERNS THOSE SYSTEMS.

- LEGEND**
- ROUND BRASS CAP AS SHOWN AND DESCRIBED
 - ROUND ALUMINUM CAP AS SHOWN AND DESCRIBED
 - ROUND PRIMARY MONUMENT AS SHOWN AND DESCRIBED
 - ROUND SPP RESIN 1/2\"/>

SURVEYOR'S CERTIFICATE
I, DATNA HUNFELT LS-13232, 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 MONUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Datna Hunfelt 4/14/2020
DATE
REGISTERED LAND SURVEYOR
LS-13232



STRINGFIELD SUBDIVISION

A SUBDIVISION OF PARCELS OF UNDIVIDED RESOLUTION NO. 84-13-PWR, RECORDED AS PLAT NO. 2004-11, LOCATED IN SEC. 34, T. 14 N., R. 1 E., SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, PALMER RECORDING DISTRICT, STATE OF ALASKA, CONTAINING 6.6 ACRES.

MATANUSKA-SUSTINA BOROUGH CAPITAL PROJECTS DEPARTMENT
305 S. DANIEL AVENUE
PALMER, AK 99645
907-244-7777

DRAWN BY: JVA SCALE: 1\"/>



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

Stringfield Subdivision Palmer, Alaska

Geotechnical Investigation

January 2020

Location

The subject property is fronting Stringfield Road North of the Palmer Wasilla Highway about 4 miles west of Palmer, Alaska. It is Lot D15 of Section 34, Township 18 N, Range 1 E, Seward Meridian, Alaska.

Scope of Investigation

This investigation is to verify useable areas and identify soils useful for development. This is presently the site of Pioneer Peak Elementary School. The proposed subdivision divides one approximately 44-acre parcel into 2 parcels.

Findings

1. The soils observed in Test Pit #1 (in the flat area on the northern part of the site) consisted of peat and silt with gravel at depth. Ground water was 6' deep during excavation, but only 1.7 feet on 1/24/2020. We expect water depth to vary seasonally.
2. The soils in Test Pits #2 and #3 consisted of 4 to 5 feet of silt over gravel. After excavation and removal of the surficial silt, the gravel from the locations we tested would be suitable for high quality borrow such as DOT Selected Material Type A. No ground water was encountered in this area.
3. The gravel areas identified in Test Pits #2 and #3 would be suitable for building construction or on-site wastewater disposal, but may need some leveling to qualify as useable septic area due to the steepness of the terrain.
4. No bedrock or impermeable soil layer was encountered.

General Topography

Portions of the subdivision is relatively flat terrain. Others areas have low but steep undulating terrain. Vegetation consisting of birch, alders and spruce is relatively heavy.

Field Exploration

The investigation included three test pits. Exploration was conducted on Jan. 20, 2020 using a Komatsu 150 excavator, operated by Rob Cox of Earth Matters Excavating. Exploration was supervised and the test holes logged by Tyler Hansen.

The approximate test pit locations are shown on the attached location map. Test pits were located in the field using handheld GPS, The GPS coordinates are shown on the logs. Note that the locations by handheld GPS are not as precise as survey GPS.

Test pit Logs

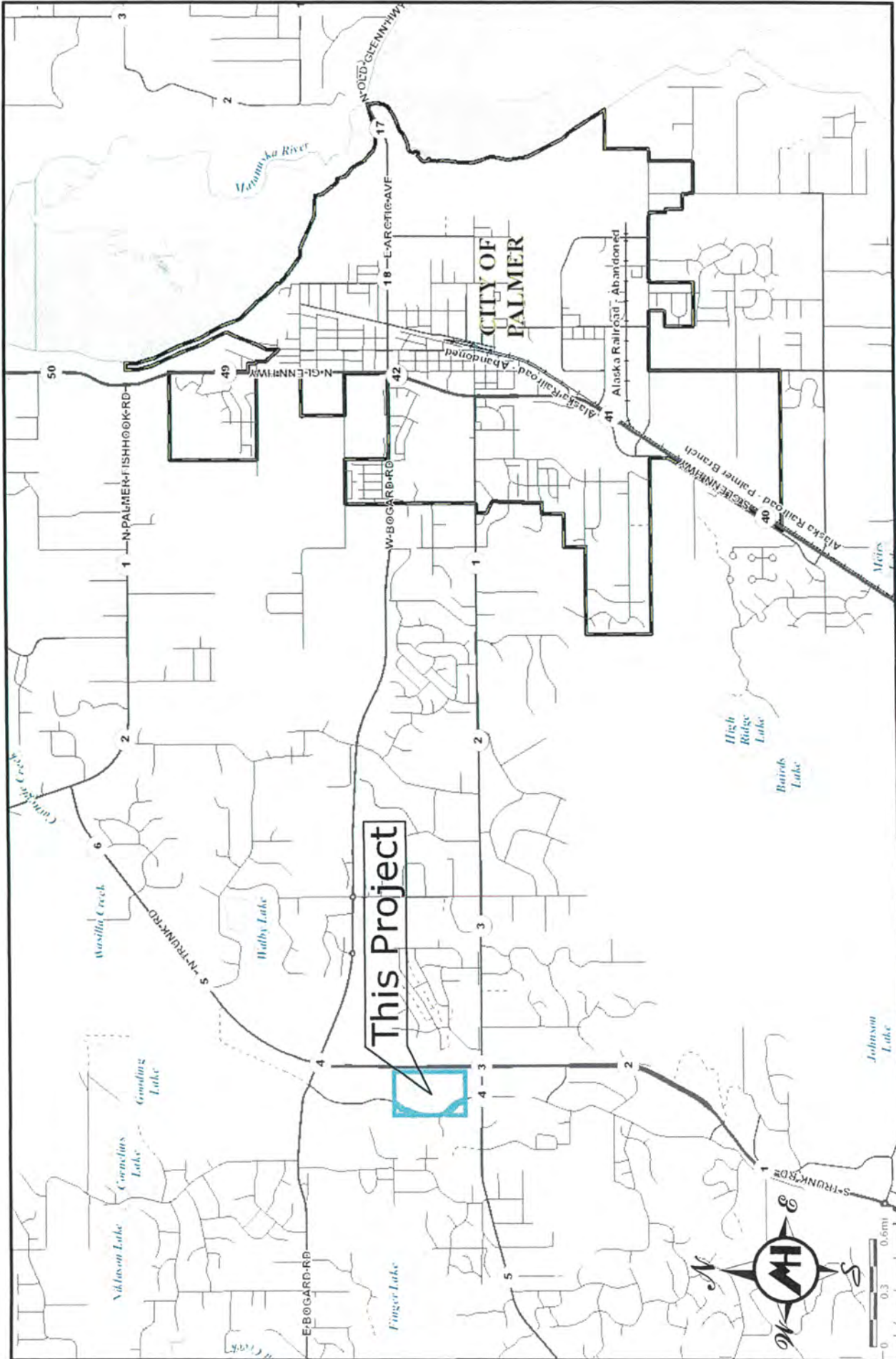
Descriptions of the soils encountered are recorded on the right side of the field logs. The moisture content, type and location of samples, and the general soil type are shown graphically on the left side.

Laboratory

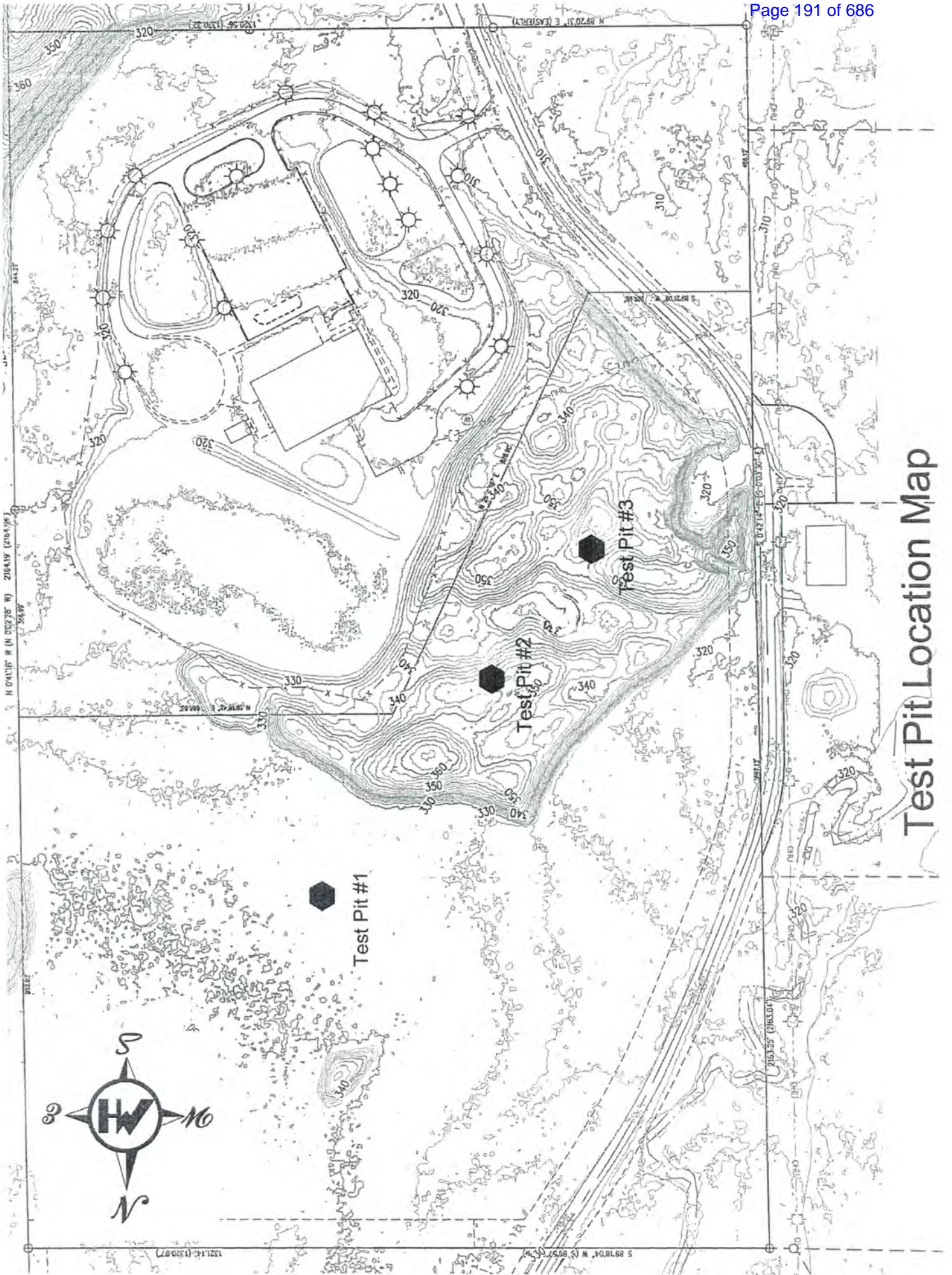
In the laboratory, the samples were visually classified according to frost and unified classification and the moisture content determined. A sieve analysis was performed on selected samples. The results of these analyses are shown on the testing summary attached.



1-24-2020



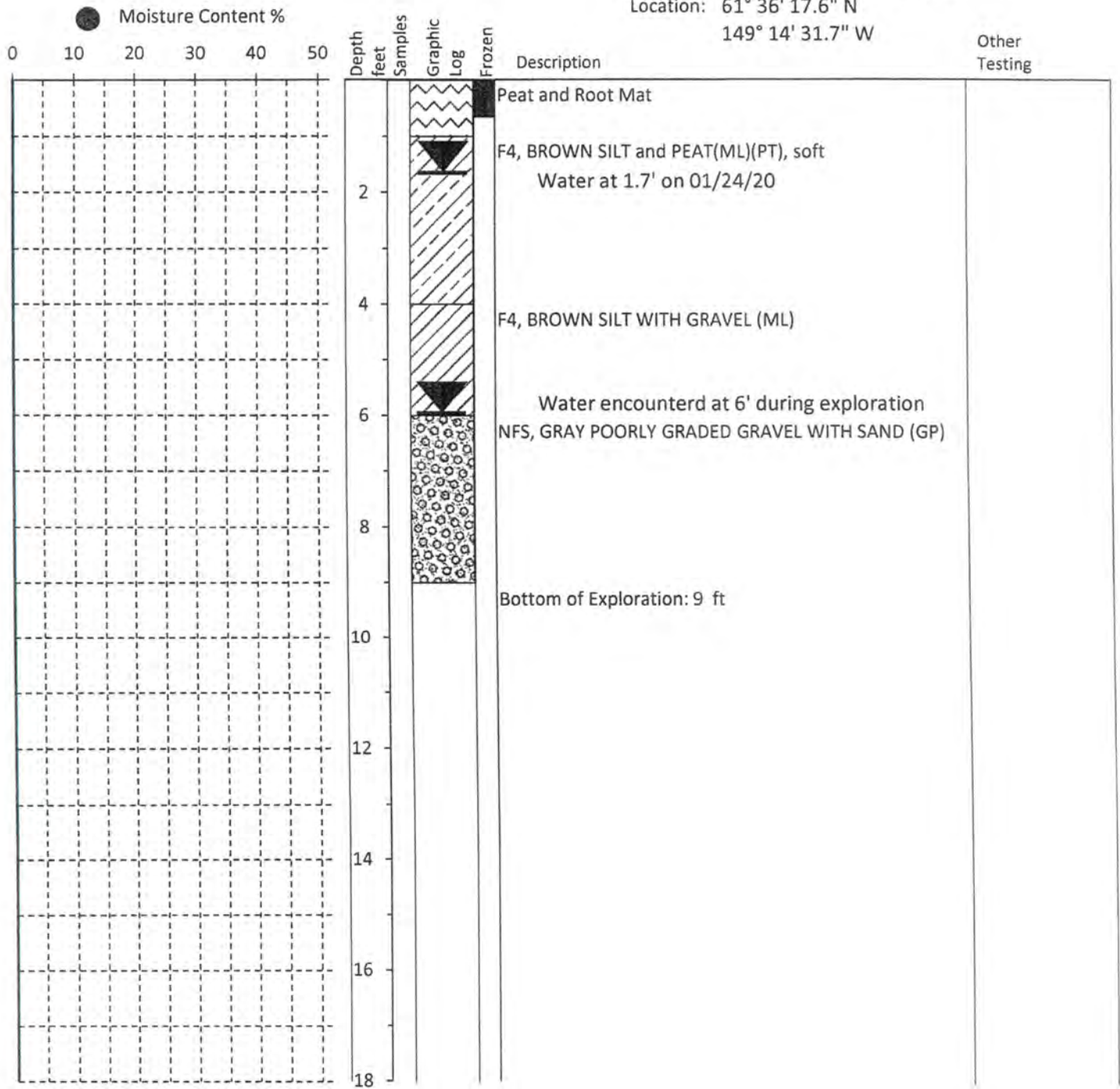
Vicinity Map



Test Pit Location Map

Log of Test Pit 1

Exploration: January 20, 2020
 Equipment: Komatsu 150 Excavator
 Location: 61° 36' 17.6" N
 149° 14' 31.7" W



● Moisture Content %

▨ Bulk Sample

▧ Grab Sample



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

Job No.: 20001

Date: January 2020

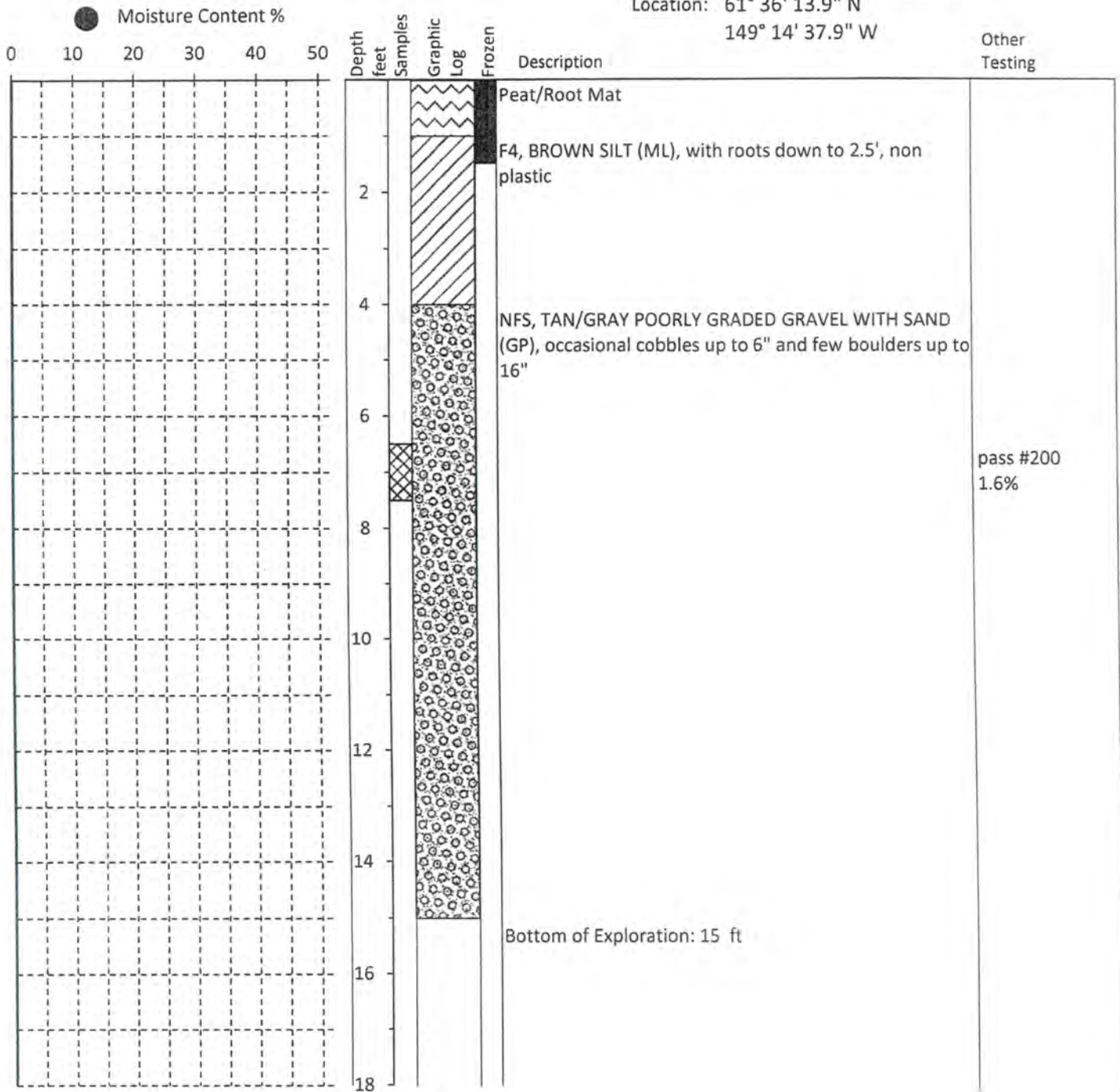
Log of Test Pit 1

Stringfield Subdivision
 Matanuska-Susitna Borough
 350 E Dahlia Ave
 Palmer, AK 99645

Plate
1

Log of Test Pit 2

Exploration: January 20, 2020
 Equipment: Komatsu 150 Excavator
 Location: 61° 36' 13.9" N
 149° 14' 37.9" W



● Moisture Content %
 ▨ Bulk Sample
 ▩ Grab Sample



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

Job No.: 20001

Date: January 2020

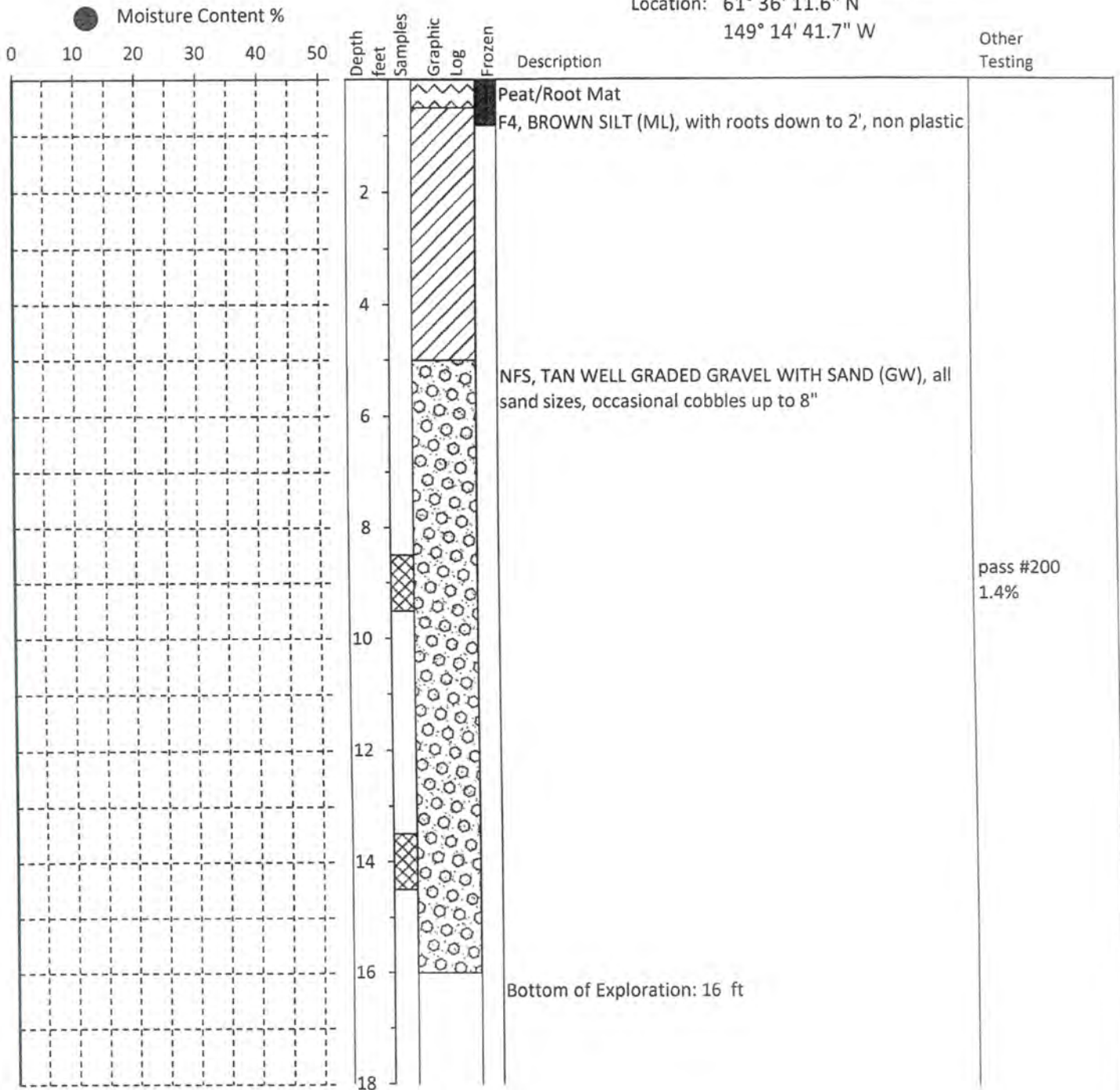
Log of Test Pit 2

Stringfield Subdivision
 Matanuska-Susitna Borough
 350 E Dahlia Ave
 Palmer, AK 99645

Plate
2

Log of Test Pit 3

Exploration: January 20, 2020
 Equipment: Komatsu 150 Excavator
 Location: 61° 36' 11.6" N
 149° 14' 41.7" W



● Moisture Content %
 ▨ Bulk Sample
 ▩ Grab Sample



MARK HANSEN P.E.

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

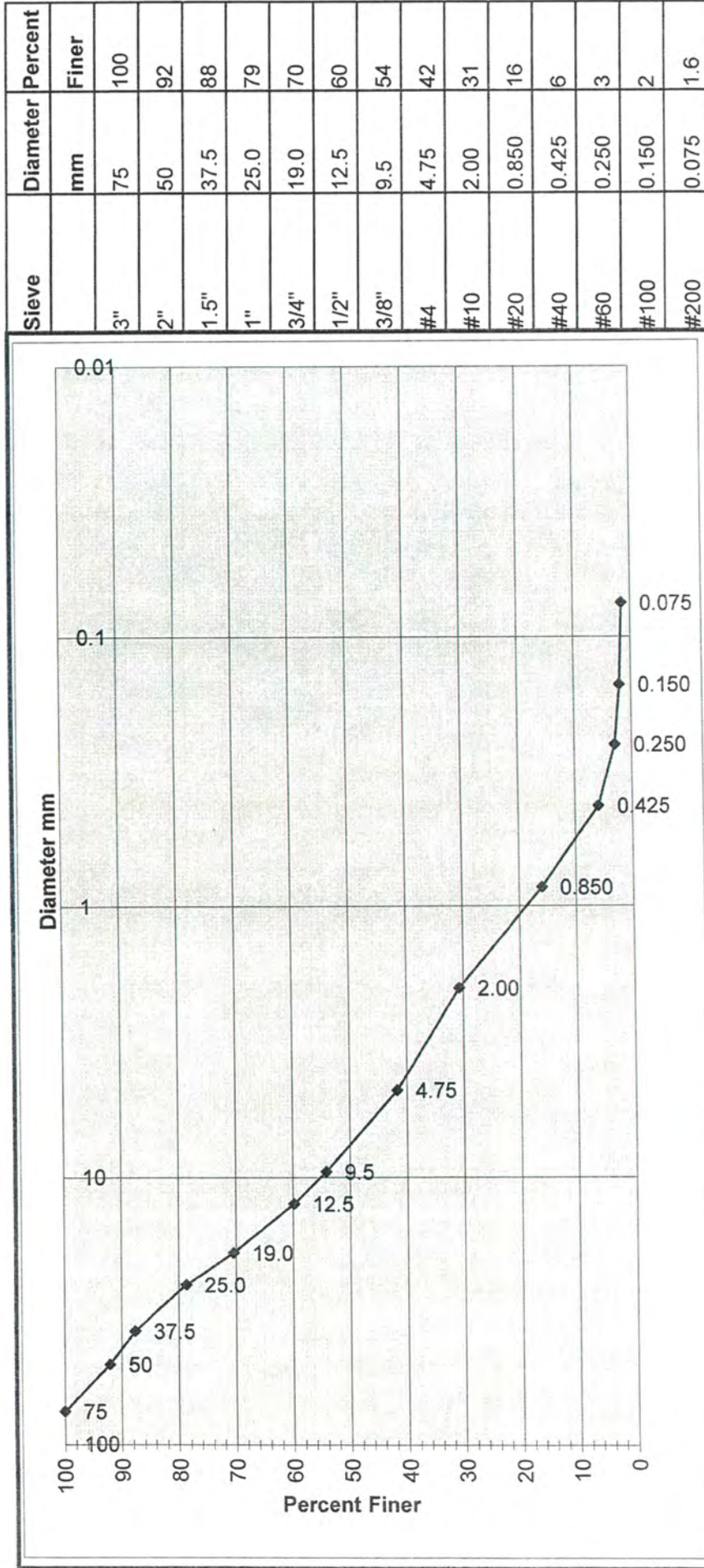
Job No.: 20001

Date: January 2020

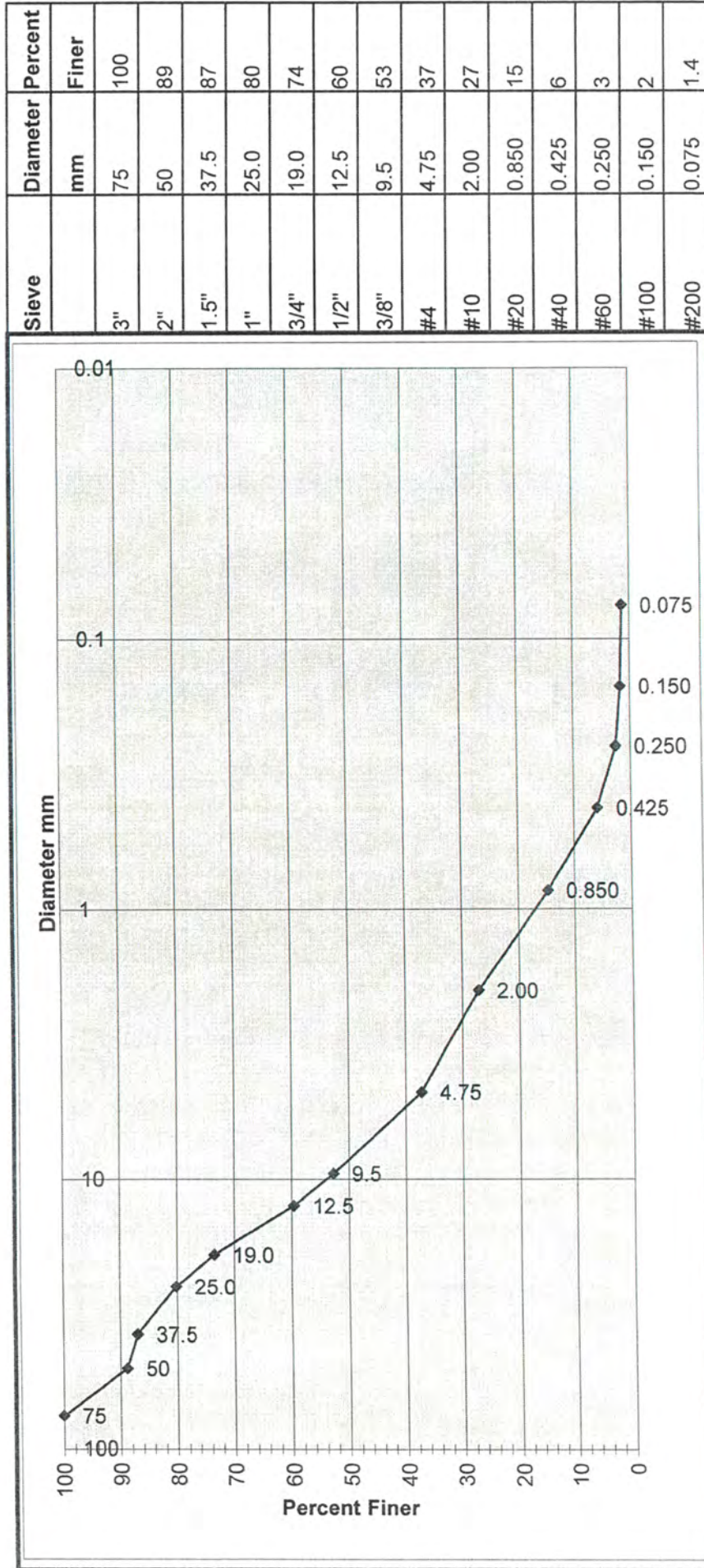
Log of Test Pit 3

Stringfield Subdivision
 Matanuska-Susitna Borough
 350 E Dahlia Ave
 Palmer, AK 99645

Plate
3



Client: **Matanuska Sustina Borough** Soil Description: Poorly Graded Gravel with Sand
 Project: Stringfield Subdivision Unified Classification: GP
 Sample Location: TP #2 @ 7
 Date: 1/23/2020
 Sample Date: 1/20/2020
 C_u= 21
 C_c= 0.5
 Proj. no: 20001



Client: **Matanuska Sustina Borough** Soil Description: Well Graded Gravel with Sand
 Project: Stringfield Subdivision Unified Classification: GW
 Sample Location: TP #3 @ 9' Date: 1/23/2020
 C_u= 21 Sample Date: 1/20/2020
 C_c= 1.0 Proj. no.: 20001



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

GRAPHICS LOG KEY

GW		WELL GRADED GRAVEL, SANDY GRAVEL
GP		POORLY GRADED GRAVEL, SANDY GRAVEL
GM		SILTY GRAVELS, SILT SAND GRAVEL MIXTURES
GC		CLAYEY GRAVELS, CLAY SAND GRAVEL MIXTURES
SW		WELL GRADED SAND, GRAVELLY SAND
SP		POORLY GRADED SAND, GRAVELLY SAND
SM		SILTY SAND, SILT GRAVEL SAND MIXTURES
SC		CLAYEY SAND, CLAY GRAVEL SAND MIXTURES
ML		INORGANIC SILT, VERY FINE SAND, ROCK FLOUR
CL		GRAVELLY AND SANDY CLAY, SILTY CLAY
OL		ORGANIC SILT AND CLAY OF LOW PLASTICITY
MH		ORGANIC SILT
CH		INORGANIC CLAY, FLAT CLAY
OH		ORGANIC SILT, CLAY OF HIGH PLASTICITY
Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS
		ASPHALT CONCRETE PAVEMENT
		ROCK
		CONCRETE

ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests ^A		Soil Classification			
		Group Symbol	Group name ^B		
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels	GW	Well graded gravel ^F		
	More than 50% of coarse fraction retained on No. 4 sieve.	GP	Poorly graded gravel ^F		
	Sands 50% or more of coarse fraction passed No. 4 sieve	Clean Gravels Less than 5% fines ^C	GM	Silty gravel ^{F,G,H}	
		Gravel with Fines More than 12% fines ^C	GC	Clayey gravel ^{F,G,H}	
	Fine-Grained Soils 50% or more passes the No. 200 Sieve	Sands 50% or more of coarse fraction passed No. 4 sieve	SW	Well graded sand ^I	
		Sands and Clays Liquid limits less than 50	Cu ≥ 6 and 1 ≤ Cc ≤ 3 ^E	SP	Poorly graded sand ^I
			Cu < 6 and /or 1 > Cc 3 ^E	SM	Silty sand ^{G,H,I}
		Highly organic soils	Gravels More than 50% of coarse fraction retained on No. 4 sieve.	SC	Clayey sand ^{G,H,I}
	Sands 50% or more of coarse fraction passed No. 4 sieve		CL	Lean Clay ^{K,L,M}	
	Silts and Clays Liquid limits less than 50		ML	Silt ^{K,L,M}	
	OL		Organic Clay ^{K,L,M,N} Organic silt ^{K,L,M,O}		
	CH	Fat Clay			
	MH	Elastic silt ^{K,L,M}			
	OH	Organic Clay ^{K,L,M,P} Organic silt ^{K,L,M,Q}			
	PT	Peat			

^A Based on the material passing the 3-in. (75-mm) sieve.
^B If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name
^C Gravels with 5 to 12% fines require dual symbols
 GW-GM well-graded gravel with silt
 GW-GC well-graded gravel with clay
 GP-GM poorly graded gravel with silt
 GP-GC poorly graded gravel with clay
^D Sands with 5 to 12X fines require dual symbols
 SW-SM well-graded sand with silt
 SW-SC well-graded sand with clay
 SP-SM poorly graded sand with silt
 SP-SC poorly graded sand with clay
^E $Cu = D_{60}/D_{10}$ $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$
^F If soil contains ≥ 15 % sand, add "with sand" to group name
^G If fines classify as CL-ML, use dual symbol GC-GM or SC-SM
^H If fines are organic, add "with organic lines" to group name.
^I If soil contains r 15 % gravel, add "with gravel" to group name.
^J If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil.
^K If soil contains 15 to 29 % plus No. 200, add "with sand" or "with gravel," whichever is predominant.
^L If soil contains L 30% plus No. 200, predominantly sand, add "sandy" to group name.
^M If soil contains ≥ 30 % plus No. 200, predominantly gravel, add "gravelly" to group name.
^N $PI \geq 4$ and plots on or above "A" line.
^O $PI < 4$ or plots below "A" line.
^P PI plots on or above "A" line.
^Q PI plots below "A" line.



U.S. Corps of Engineers
Frost Design Soil Classification

Frost group	Soil Type	Percentage finer than 0.02mm, by weight	Typical soil types under Unified Soil Classification System
NFS	Sands and Gravelly soils	< 3	SP, SW, GP, GW
F1	Gravelly soils	3 to 10	GW, GP, GW-GM, GP-GM
F2	(a) Gravelly soils (b) Sands	10 to 20 3 to 15	GM, GW-GM, GP-GM SW, SP, SM, SW-SM, SP-SM
F3	(a) Gravelly soils (b) Sands, except very fine silty sands (c) Clays, PI >12	>20 >15 ----	GM, GC SM, SC CL, CH
F4	(a) All silts (b) Very fine silty sands (c) Clays, P1<12 (d) Varved clays and fine-grained, banded sediments	---- >15 ---- ----	ML, MH SM CL, CL-ML CL and ML CL, ML, and SM; CL, CH, and ML; CL, CH, ML, and SM



MEMORANDUM

DATE: June 18, 2021
TO: Tony Weese, MSBSD
FROM: David Lundin, PE *DL*
RE: ROM Site Development Cost Estimates
Birchtree Charter School and Mat-Su Central School

- CIVIL ENGINEERING
- GEOTECHNICAL ENGINEERING
- TRANSPORTATION ENGINEERING
- ENVIRONMENTAL SERVICES
- PLANNING
- SURVEYING & MAPPING
- CONSTRUCTION ADMINISTRATION
- MATERIAL TESTING
- REAL ESTATE SERVICES

INTRODUCTION

The Matanuska-Susitna Borough School District (District) intends to relocate Birchtree Charter School (BTC) and Mat-Su Central School (MCS) to Matanuska-Susitna Borough (Borough)-owned land. Several parcels were proposed and two parcels were identified for further consideration for the construction of one or both schools on each parcel. To assist the Matanuska-Susitna Borough Area School Site Selection Committee, District staff tasked HDL Engineering Consultants, LLC (HDL) to prepare a rough order of magnitude (ROM) site improvement cost estimate for each school on each prospective parcel based on generalized requirements for each school. No site plans or building plans exist, so quantities and cost estimates are based upon generic school layouts scaled to meet the needs of each school using information provided by District staff. ROM estimates are valuable for planning and comparison only and will change once the actual design process starts and more information becomes available.

Both parcels were previously evaluated in the *2018 Mixed-Use Campus Preliminary Site Evaluation Study* performed by HDL for the District and much of that information was useful in preparing the ROM estimates.

SITE CONSIDERATIONS

Parcel A

Located north of Pioneer Peak Elementary School (PPE) and between Trunk Road and Stringfield Road, Parcel A consists of approximately 37 acres of mostly usable land (see Figures 1 and 2). The majority of the parcel is relatively flat with a large hill in the southwest corner of the parcel. Topography varies from a maximum elevation of 350 feet at the top of the hill to low elevation of 325 feet. The majority of the parcel has an average elevation of about 330 feet.

Stringfield Road cuts across the northwest and southwest corners of the parcel. Wasilla Creek is located on the west side of Stringfield Road, leaving approximately 30 acres to the east of the road for development.

RE: ROM Site Development Cost Estimates
June 18, 2021
Page 2 of 5

A narrow band of wetlands crosses the northwest corner of the parcel from about 220 feet east of Stringfield Road along the north property line, then intersecting Stringfield Road approximately 400 feet south of the north property line. This removes about 2 acres from the parcel, leaving about 28 acres of developable land.

Basic soils information is available for Parcel A from *Stringfield Subdivision Geotechnical Investigation* performed by Mark Hansen, PE in January 2020. Ground water in the relatively flat area of the site varied from depths of 1.7 feet to 6 feet below ground surface and was expected to vary seasonally. Development in this portion of the parcel would necessitate adding sufficient fill to obtain soil strength to support improvements. Due to the high water table, a mounded septic system would also likely be required.

Soils in the hill on the southwest corner of the property consist of 4 feet to 6 feet of silt over gravel. The gravel is noted as usable as structural fill (DOT&PF Selected Material, Type A) under buildings and paved areas. The silt can be usable in deep fill areas and under playfields or playgrounds.

A well would need to be developed for domestic water for each school. PPE currently utilizes a 118-foot-deep well; wells for new schools would likely be similar depth.

Currently there is no vehicle access to the parcel from either Trunk Road or Stringfield Road. The Borough has plans to build a connector road between Stringfield Road and Trunk Road along the north property line of Parcel A. The Trunk Road Connector intersection with Trunk Road is eventually planned for a traffic signal. As Stringfield Road is already heavily impacted by local traffic, including traffic from PPE, it is strongly recommended that additional school traffic not be added to Stringfield Road. The cost to develop a portion of the Trunk Connector, from Trunk Road to the proposed school driveway, without signalization, is included in the site development estimates.

Utilities are located adjacent to the parcel. A 6-inch natural gas main runs along the east side of Stringfield Road approximately 600 feet up the west property line. A gas service will need to be extended to new school building(s). A three-phase overhead power line and an overhead fiber optic communications line run along the west side of the parcel for the length of Stringfield Road and would require service extensions to the proposed building(s).

Parcel B

Parcel B consists of approximately 156 acres, located at the northwest corner of the intersection of Seldon Road and Church Road (see Figures 1 and 3). The majority of the parcel (approximately the northern half) is relatively flat, low-lying wetlands and bog with some standing water, while the land closer to Seldon Road is moderately to steeply sloped terrain varying in elevation from 400 feet to 465 feet with slopes as steep as 40%. This southern portion, approximately 70 acres, is assumed to be developable.

While no site specific soils investigation has been made available by the District, the Borough provided the *Geotechnical Engineering Report – Seldon Road Extension* prepared by Shannon & Wilson, Inc. in 2014. Test pits and borings were performed along the Seldon Road corridor and provide insight into the soils that may be found along the southern portion of Parcel B. Soils in the corridor generally consisted of 1 foot to 3 feet of organics and silt over

RE: ROM Site Development Cost Estimates
June 18, 2021
Page 3 of 5

silty gravel with sand, with soils towards the Seldon-Church intersection being moderately to highly frost susceptible. Soils of this type would be adequate for use in deep fills and in non-paved or non-structural areas of the site.

A septic system would need to be developed for each school site. As fill will be needed to level the site, we anticipate a standard, below grade system would be utilized.

A well would need to be developed for each school site. Well logs for properties to the east of Church Road indicate depths varying from 51 feet to 147 feet and are likely affected by topography. The actual depth of a well on Parcel B will depend on final ground elevation, but would likely be approximately 140 feet.

There is currently vehicle access to the site directly from Church Road. A rough dirt road connects some log deck sites located in the southeast portion of the parcel. Access to Seldon Road may be problematic, as Seldon Road is Borough-owned and is classified as a minor arterial. The *Corridor Access Management Plan – Seldon Road Extension, Church Road to Pittman Road* prepared in January 2017 by Stantec Consulting Services Inc. provides recommendations to the Borough to “maintain the mobility and safety benefits of this minor arterial road” by “limit[ing] access along the new roadway to the extent possible.” The plan states that “access to Seldon Road shall be limited to public roads, and no new driveways shall be permitted.” However, the Plan also allows for the possibility of “restricted” access near the Church intersection for commercial development. The Plan recommends the use of a parallel collector road to collect traffic and route it to access points spaced 1/3-mile to 1/2-mile apart. Direct driveway access to Seldon Road may not be allowed, and the site may need to be designed with access to Church Road only.

Utilities are located adjacent to Parcel B along Church Road. Overhead three-phase power lines and overhead fiber optic communication lines are located along the east property line and would require service extensions to the proposed building(s). A 6-inch natural gas line is located along the east side of Church Road and would necessitate boring a service line, or small main for multiple schools, under the road.

According to the District, Parcel B is also planned as the new location for American Charter Academy (ACA). We have assumed ACA will be located in the southwest corner of the parcel. However, due to the *Corridor Access Management Plan*, access to this school may also need to be to Church Road, resulting in up to three schools accessing one driveway.

METHODOLOGY

For evaluation of the two parcels for each school, simplified, generic school sites were developed that meet the needs of BTC and MCS. District staff provided required square footage and a building footprint size for each school, as well as other site component needs.

- BTC, with an enrollment of 396 students, requires an overall site of approximately 15 acres, a playfield, a playground, a building footprint of 35,000 square feet, a small bus loop, and adequate parking to meet the needs of staff, parents, and visitors.
- MCS, with an enrollment of 1,801 students, but an onsite requirement of 200 students at any one time, requires a playground, green space for a possible pavilion, a building

*RE: ROM Site Development Cost Estimates
June 18, 2021
Page 4 of 5*

footprint of 25,000 square feet, and adequate parking to meet the needs of staff, parents, and visitors.

The generic school site component dimensions were based on sizes of similar components at existing schools with comparable enrollments. Once generic school sites were laid out, the sites were located on the developable land of each parcel.

Building finish floor and site elevations were established based on the existing topography, soils information, and other considerations such as fill quantities.

COST CONSIDERATIONS

Parcel A

Parcel A has room to construct both school sites, providing BTC approximately 18 acres and MCS approximately 10 acres, without encroaching on the identified wetland area. Much of the site has shallow groundwater and will require fill for adequate soil strength. The hill in the southwest corner can be excavated to provide much of this fill.

PPE, located directly south of this parcel, was also constructed in high ground water that necessitated a shallow septic system. While a mounded septic system is more expensive than a below grade system, the additional cost (approximately \$25,000) will be a relatively small percentage of the overall school construction cost.

To provide vehicle access to the site, a portion of the Trunk Road Connector will need to be built. Although the Trunk Road Connector project is included in the Borough's current legislative funding request package, the District may have to construct a portion of the road to meet the District's timeline. The cost is included in the ROM estimate for both schools for comparison purposes; however, it will only need to be constructed by one school project, if any. This road will give the school(s) direct access to a major arterial road, and eventually a signalized intersection, providing safe access to the school(s).

Parcel B

At 156 acres, Parcel B has more than adequate area to construct both schools without encroaching on the wetland areas; however, the parcel does have topographic challenges. Generally, it is recommended to position a school at or above the adjacent roadways for student safety and to reduce roadway noise impacts. In addition, depending on how much lower the school is, the roadway may block sunlight in the winter months. As the existing ground elevations on this parcel are up to 60 feet below the adjacent roadways, positioning the school(s) at or above the roadways is not reasonable.

Some of the higher elevation soils may be used to level the site for one school; however, a significant volume of imported fill will be required to raise one or both sites to an acceptable elevation. While our estimate might include more fill than may eventually be needed once a design is prepared, the cost of any excess fill will likely be offset by retaining walls, elongated drive areas, drainage structures, extraordinary accessibility measures, and other items that may be needed for steeply sloping sites. Understanding and balancing the development costs on this parcel will be a significant part of the design process.

RE: ROM Site Development Cost Estimates
June 18, 2021
Page 5 of 5

In addition to the terrain, limitations to direct access to Seldon Road may significantly impact the site design cost. Additional consideration to access will need to be included in the design process.

ROUGH ORDER OF MAGNITUDE SITE DEVELOPMENT COSTS

For the purpose of these ROM estimates, site development costs include:

- Site grading
- Site drainage
- Paved parking, roadway, and bus loop
- Exterior concrete (sidewalk, curb and gutter)
- Well System
- Septic System
- Fencing
- Utility Extensions (Natural Gas, Communications, Electric)

ROM cost estimates are based on current unit prices for similar publicly bid construction items, including industry standard percentages for items such as mobilization, construction surveying, District administration, architectural and engineering design, and construction contract administration.

For paved areas, the assumed paving section is:

- 2 inches Asphalt Pavement
- 4 inches Crushed Aggregate Base
- 36 inches Classified Fill, Type A

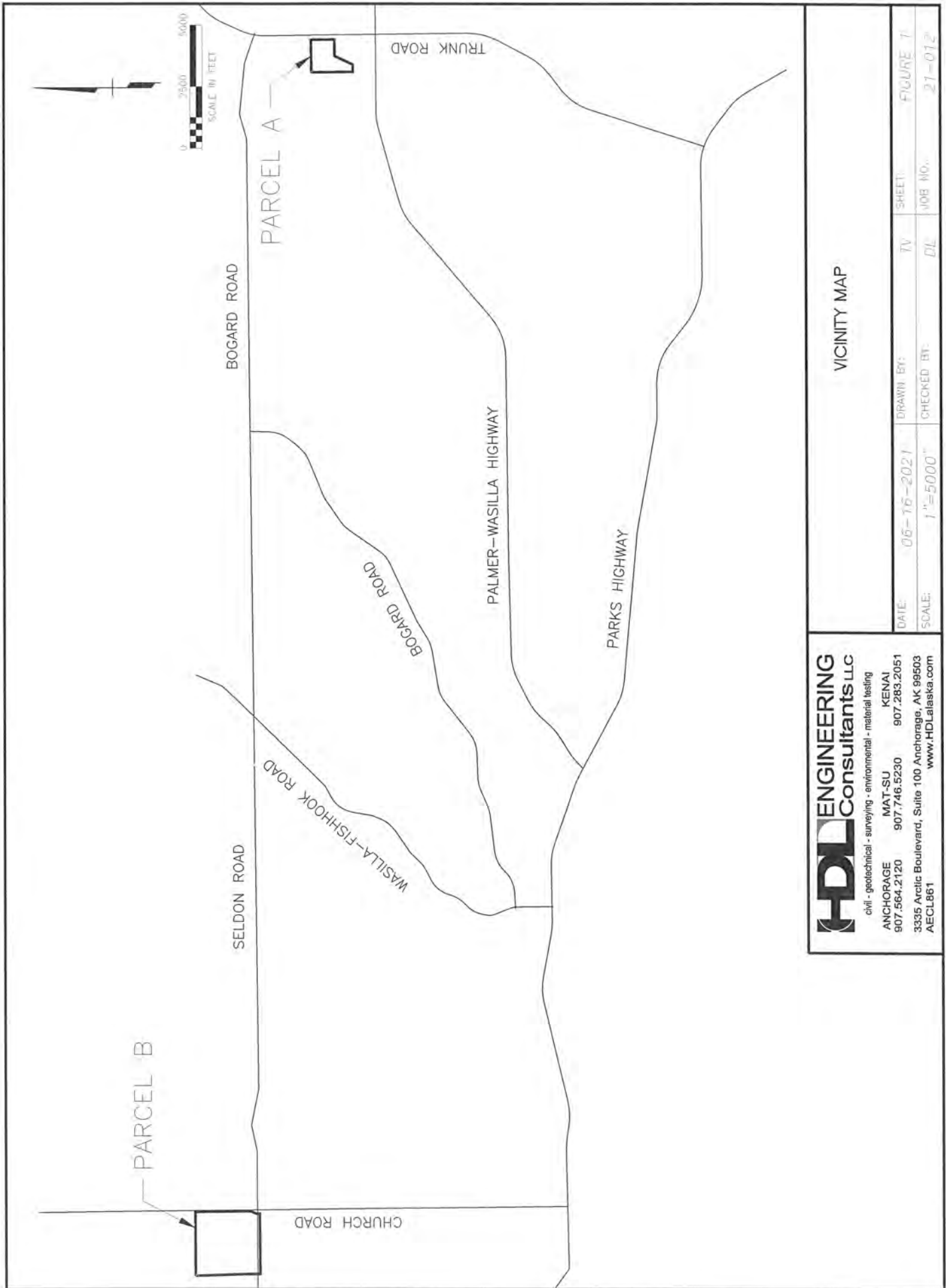
For building areas, an average of 36 inches Structural Fill was assumed within the building footprint. This should be a conservative estimate of the structural fill needed for a slab-on-grade structure with deep footings.

With these and many other assumptions, the rough order of magnitude costs for developing the proposed schools on each of the proposed sites are as follows:

Table 1: ROM Site Development Cost Estimate.

	Parcel A	Parcel B
Birchtree Charter	\$4.7 million	\$5.7 million
Mat-Su Central	\$2.4 million	\$5.2 million

Please contact us if you have any questions or require additional information.



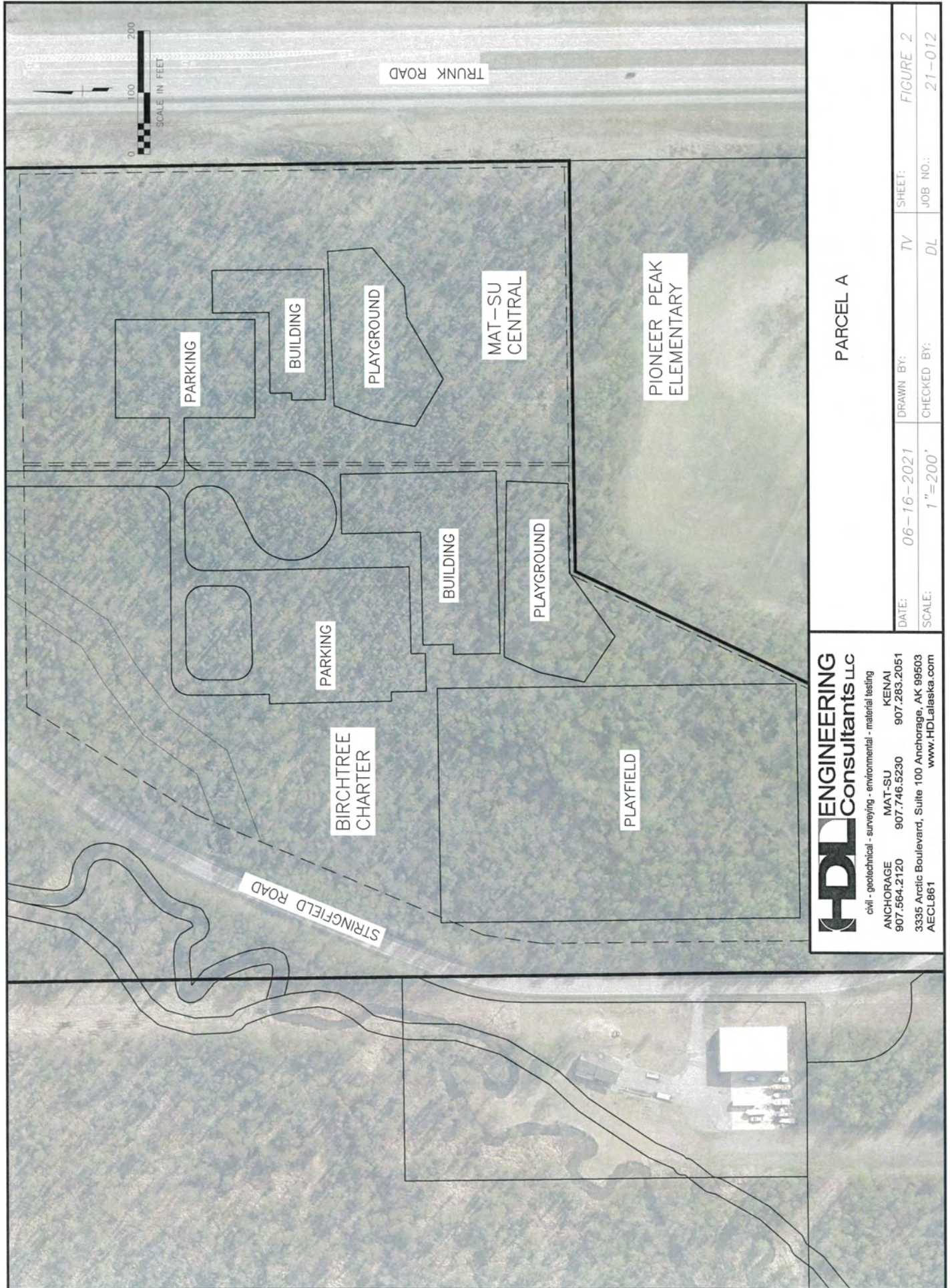
HDL ENGINEERING
Consultants LLC
 civil - geotechnical - surveying - environmental - material testing

ANCHORAGE MAT-SU KENAI
 907.564.2120 907.746.5230 907.283.2051

3335 Arctic Boulevard, Suite 100 Anchorage, AK 99503
 AECL861 www.HDLalaska.com

VICINITY MAP

DATE: 06-16-2021	DRAWN BY: TV	SHEET: FIGURE 1
SCALE: 1" = 5000'	CHECKED BY: DL	JOB NO.: 21-012

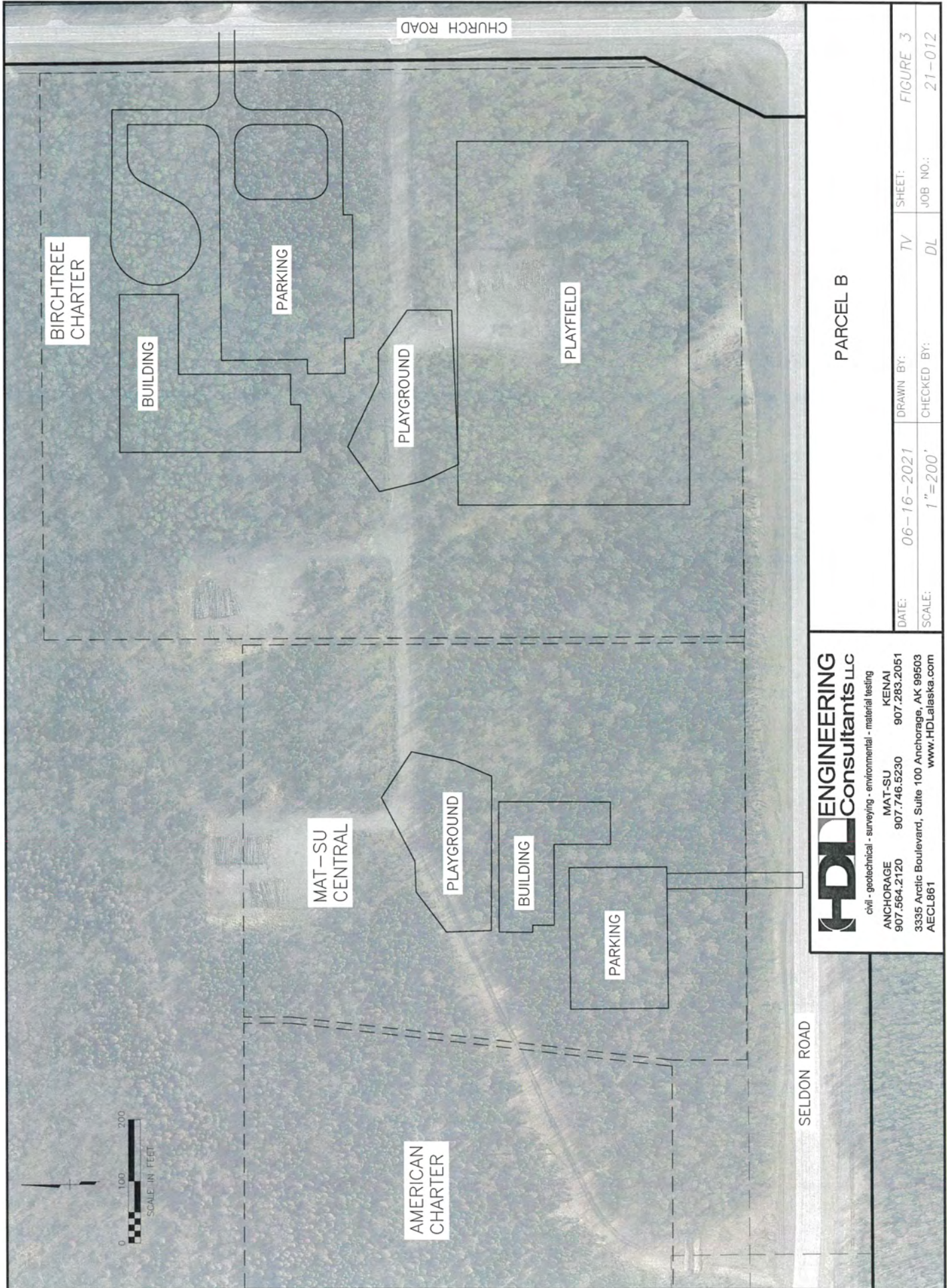


PARCEL A

HDL ENGINEERING
Consultants LLC

civil - geotechnical - surveying - environmental - material testing
ANCHORAGE 907.564.2120 MAT-SU 907.746.5230 KENAI 907.283.2051
3335 Arctic Boulevard, Suite 100 Anchorage, AK 99503
AECL861 www.HDLalaska.com

DATE:	06-16-2021	DRAWN BY:	TV	SHEET:	FIGURE 2
SCALE:	1"=200'	CHECKED BY:	DL	JOB NO.:	21-012



PARCEL B

HDL ENGINEERING
Consultants LLC
civil - geotechnical - surveying - environmental - material testing

ANCHORAGE 907.564.2120 MAT-SU 907.746.5230 KENAI 907.283.2051
3335 Arctic Boulevard, Suite 100 Anchorage, AK 99503
AECL861 www.HDLalaska.com

DATE:	06-16-2021	DRAWN BY:	TV	SHEET:	FIGURE 3
SCALE:	1"=200'	CHECKED BY:	DL	JOB NO.:	21-012



MEMORANDUM

DATE: July 29, 2021
TO: Tony Weese, MSBSD
FROM: David Lundin, PE *[Signature]*
RE: ROM Site Development Cost Estimates
Birchtree Charter School Relocation to Shaw Elementary Parcel

- CIVIL ENGINEERING
- GEOTECHNICAL ENGINEERING
- TRANSPORTATION ENGINEERING
- ENVIRONMENTAL SERVICES
- PLANNING
- SURVEYING & MAPPING
- CONSTRUCTION ADMINISTRATION
- MATERIAL TESTING
- REAL ESTATE SERVICES

INTRODUCTION

The Matanuska-Susitna Borough School District (District) intends to relocate Birchtree Charter School (BTC) to Matanuska-Susitna Borough (Borough)-owned land. Several parcels were identified by the Matanuska-Susitna Borough Area School Site Selection Committee for further research. HDL developed rough order of magnitude (ROM) costs for two of the sites, both of which were previously evaluated in the *2018 Mixed-Use Campus Preliminary Site Evaluation Study* performed by HDL for the District: the 37-acre Pioneer Peak Elementary School parcel on Stringfield Road, and a 156-acre parcel at the northwest corner of the intersection of Seldon Road and Church Road (see memo *ROM Site Development Cost Estimates, Birchtree Charter School and Mat-Su Central School* dated June 18, 2021).

The District then requested HDL prepare a similar evaluation and ROM cost for relocating BTC to the Shaw Elementary School (Shaw) parcel. Similar to previous work, the following evaluation and ROM cost estimate are based upon a generic school layout scaled to meet the needs of BTC using information provided by District staff. ROM costs are valuable for planning and comparison only and will change once the actual design process starts and more information becomes available.

SITE CONSIDERATIONS

Existing Conditions

The Shaw parcel consists of 76.81 acres and is located at 3750 E. Paradise Lane east of Wasilla-Fishhook Road (WFR), approximately 1-mile north of Seldon Road, north of the City of Wasilla (see attached Exhibits 1-3). The parcel is owned by the Borough.

According to the Borough Parcel Viewer, a section line easement extends from WFR along the north property line to provide legal access to the parcel; however, Paradise Lane is located primarily in a public use easement to the south of the section line easement to provide a curve which results in a right-angle approach to WFR. (A title report was not obtained for this study due to time constraints; additional easement may exist that are not identified herein.) Shaw Elementary School is located in the north-west corner of the parcel; the remainder is undeveloped and is either forested with mixed spruce and birch or is wetlands. The

RE: ROM Site Development Cost Estimates - BTC Relocation to Shaw Elementary Parcel
July 29, 2021
Page 2 of 7

undeveloped portion of the parcel contains ample area to develop a new facility on the eastern quadrant of the property; unfortunately, the location of Shaw Elementary School in the northwest corner and wetlands in the south limits the available area for additional development on the remainder of the parcel.

Access

The only road to the parcel is Paradise Lane, which currently functions as a driveway to Shaw Elementary School. While this driveway is marginally adequate for one school, the District reports significant congestion along Paradise Lane and at the WFR intersection from pick up/drop off traffic before and after school. Adding a school the size of BTC will almost double the traffic accessing WFR and will have a detrimental effect on safety and congestion. It is likely that development of a second school here will necessitate intersection improvements, in the form of turn lanes, signalization, or a roundabout as well as improvements on Paradise Lane itself. The ROM cost includes \$1 million as an allowance for these offsite improvements.

Additionally, the Central Mat-Su Fire Department, through the Borough, has proposed to locate a new fire apparatus fill station on this same parcel, which would consist of a building and water storage tank and is planned to occupy about 1.5 acres east of the Shaw Elementary School parking lot. Co-locating two schools and a fire station on the same parcel, and accessing WFR from a common, relatively narrow, driveway will require significant coordination and consideration regarding student safety, congestion, and noise, among a myriad of other real and perceived potential concerns. The location of Shaw Elementary in the north-west corner of the lot exacerbates the concerns, as both fire department traffic and BTC traffic will have to pass adjacent to Shaw and access WFR via Paradise Lane.

Utilities

A summary of utilities has been compiled using as-built information provided by Enstar Natural Gas (Enstar), Matanuska Electric Association (MEA), Matanuska Telephone Association (MTA), the District, and the Alaska State Department of Natural Resources (DNR). The existing utility information is described below.

Water Service

There is no public water service in the area. Per DNR well records, Shaw Elementary School utilizes a 305-foot-deep well. New development on the parcel would likely require development of a new well at the facility site in accordance with DNR and Borough regulations.

Sanitary Sewer Service

There is no public sanitary sewer service in the area. Shaw Elementary School utilizes an on-site septic system to serve the school. New development on the Shaw parcel would require development of a new septic system at the site in accordance with Borough and DEC regulations.

Electric

Three phase power from MEA is available along the west side of WFR. Currently there is one underground service to the Shaw parcel to supply power to Shaw Elementary School. MEA

RE: ROM Site Development Cost Estimates - BTC Relocation to Shaw Elementary Parcel
July 29, 2021
Page 3 of 7

does not anticipate any issues with adding another school; however, a new line extension would need to be constructed to the new school facility.

Telecommunications

Fiber optic communications from MTA is available from WFR. Currently there is one fiber optic line to the Shaw parcel to provide telecommunication service to Shaw Elementary School. A fiber optic service will need to be constructed to the new school facility.

Natural Gas

Natural gas service for the Shaw parcel is provided from a 2-inch gas line running along Paradise Lane and ending at the north-west corner of the parcel. A service supplies Shaw Elementary School. A 2-inch gas main is also available at the northeast corner of the parcel and the end of Foxtrot Avenue. A gas service will need to be constructed to the new school facility.

Drainage and Storm Water Run-off

There is no public storm water catchment system in the area. Current storm water runoff infiltrates on site. Any development would have to consider run off direction and volume as well as best management practices for transport of sediments and contaminants in storm water.

Soils

Several borings were performed in 2004 in support of the design and construction of Shaw Elementary School. The borings performed generally encountered 6 inches of organic topsoil followed by a layer of silt ranging from 2 feet to 3.5 feet thick. The silt was generally underlain by sand and gravel with varying amounts of silt extending to the boring termination depths. Subsurface conditions will likely vary based on topography with lowland areas having thicker layers of organics and silt. Groundwater conditions at the time of drilling suggest groundwater will be encountered near the surface in the lowland areas at an elevation of approximately 445 feet above mean sea level.

A shallow, spread footing foundation system is typical for buildings in the area. To support the shallow foundation system, the organic surface soils are typically removed and replaced with low to non-frost susceptible fill. Geotextile separation fabric may be used to separate the fill from the underlying silty soils, if present. To reduce the risk of frost related issues, the highly frost susceptible silty soils may be removed and replaced with low to non-frost susceptible fill.

Groundwater will not likely be encountered during construction at higher elevations. However, groundwater will likely be encountered during construction in low areas and dewatering of excavations should be expected.

A site specific geotechnical investigation is recommended to evaluate the subsurface conditions prior to design of any development. A typical subsurface evaluation would include geotechnical borings or test pits and temporary standpipe piezometers to determine groundwater elevations. Laboratory testing of soil samples is recommended to evaluate the

*RE: ROM Site Development Cost Estimates - BTC Relocation to Shaw Elementary Parcel
July 29, 2021
Page 4 of 7*

frost susceptibility of the existing soils and the usability of the on-site materials for construction.

Topography

According to the most current Borough LiDAR topography, the parcel has varying topographic relief across the property. The north half of the property has rolling terrain with 70 foot topographic differences, whereas the south half of the property has portions that are relatively flat to rolling in the southwest corner of the property.

Environmental

Preliminary research was conducted using the most current available data from the Borough, state and federal agencies to identify environmental resources that may be affected by the proposed development. The purpose of this research was to identify permitting and regulation requirements, and to ensure environmental considerations are adequately addressed during the planning and design phases. The following resource categories have been identified within the parcel. Other environmental resources not described here may become present or applicable at a later time depending on changes to site condition or changes to local, state, or federal regulations during the course of development of the project.

Anadromous/Resident Fish Habitat

There is no fish habitat present on the parcel.

Floodplains

According the Federal Emergency Management Agency Flood Insurance Map number 02170C7238F, no flood zones have been identified within the parcel.

Wetlands

A review of publicly available base wetlands mapping provided by the Borough and the US Fish and Wildlife Service National Wetlands Inventory indicates wetlands are present in the southern half of the parcel as shown in Figure 1.

Zoning

The Borough does not currently have zoning regulations in place that would affect development of the parcel. However, any new development would have to go through an approval process with the Alaska State Fire Marshal's Office and the Central Mat-Su Fire Department.

Setbacks

Matanuska-Susitna Borough Code, Chapter 17.55, Setback and Easements, provides general requirements for site development. Per Section 17.55.010 Setbacks, no structure or building may be placed within 25 feet from the right-of-way line of a public right-of-way, no furthest protruding portion of the structure or building may be located nearer than 10 feet from any side or rear lot line, and eaves may project a maximum of 3 feet into required setback areas. Setbacks do not severely limit the buildable area of the parcel.

RE: ROM Site Development Cost Estimates - BTC Relocation to Shaw Elementary Parcel
July 29, 2021
Page 5 of 7

Surrounding area

The parcel is surrounded on the north, west and south sides by large residential lots. The east property line is bounded by a residential subdivision. The only major roadway near the parcel is Wasilla-Fishhook Road, a narrow, curvy, two-lane roadway running southwest to northeast and connecting the City of Wasilla to the community of Fishhook near Hatcher Pass. Foxtrot Avenue connects to the northeast corner of the parcel, and could provide a secondary access. However, school access through a residential subdivision is not recommended, nor is there direct access to any major collector or arterial roads.

METHODOLOGY

For evaluation of the parcel, the same simplified, generic school site was used from the previous ROM evaluations of the Stringfield Road (Pioneer Peak) parcel and the Church

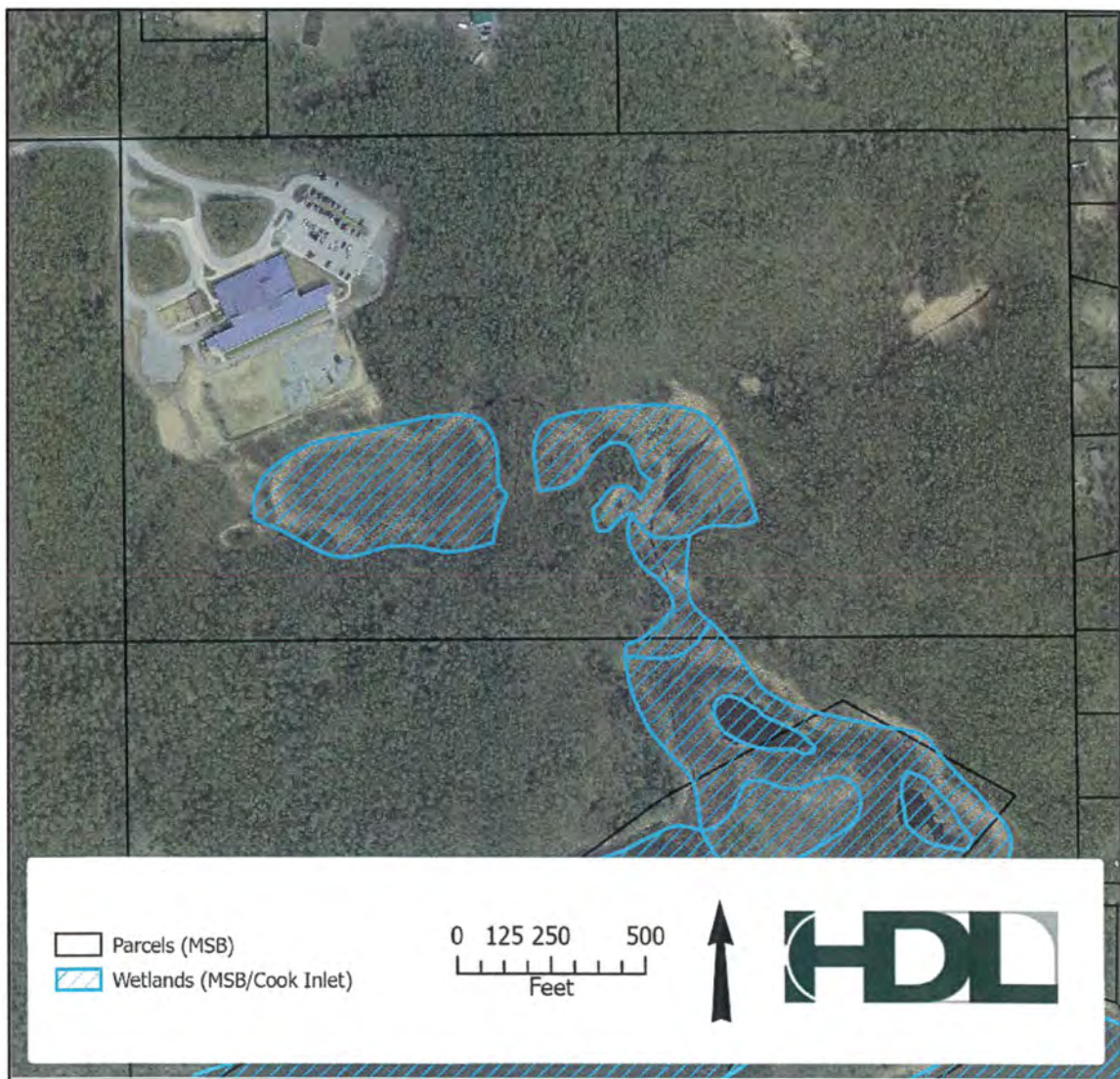


Figure 1: Wetlands

*RE: ROM Site Development Cost Estimates - BTC Relocation to Shaw Elementary Parcel
July 29, 2021
Page 6 of 7*

Road/Seldon Road parcel. District staff provided required square footage and the building footprint size for BTC, as well as site component needs:

- BTC, with an enrollment of 396 students, requires an overall site of approximately 15 acres, a playfield, a playground, a building footprint of 35,000 square feet, a small bus loop, and adequate parking to meet the needs of staff, parents, and visitors.

The generic school site component dimensions were based on sizes on similar components at existing schools with comparable enrollments. Building finish floors and site elevations were established based on existing topography, soils information, and other considerations such as fill quantities.

COST CONSIDERATIONS

The parcel has room to construct a new BTC school site without encroaching on either the identified wetlands or the existing Shaw Elementary School campus. There are two possible locations for the BTC site:

- Site A is located in the eastern portion of the parcel and is on relatively flat terrain. This site will require a long extension of Paradise Lane as well as electric and telecommunications utilities. Below grade construction at Site A may encounter groundwater and require dewatering as well as extensive excavation and replacement of unsuitable soils around the parking and building areas.
- Site B is located in the center of the north portion of the parcel. This site would require a shorter extension of Paradise Lane and utilities; however, the terrain is steeply rolling (up to 70 feet of grade change) and will require significantly more excavation, grading, and borrow to provide a relatively flat site for the new BTC campus. Retaining structures, drainage structures, extraordinary accessibility measures, and other items may be needed to minimize earthwork due to the steeply sloping site. Costs for these items have not been included and will need to be balanced with savings in earthwork costs during the design process.

Vehicle access to a new school at either site will necessitate extending Paradise Lane and reconfiguring a portion of the Shaw Elementary School entrance, bus and drop-off loops, and parking lot to allow BTC traffic access past the Shaw campus and to minimize congestion. The Paradise Lane extension would be located between the Shaw Elementary School parking lot and the north property line. This location includes steeply rolling terrain and construction may be challenging; however, these costs do not vary with the site for the new school on the parcel.

Improvements to the Paradise Lane intersection with WFR, such as turn lanes, signalization, or a roundabout may also be required, but does not vary by the site on the parcel. WFR is already heavily impacted by traffic from Shaw Elementary and adding an additional school for nearly 400 students, almost all of whom are parent-transported, will have a detrimental effect on safety and congestion that will need to be mitigated. The addition of a fire station on the parcel, with fire department traffic passing through school traffic and the Shaw access may also have an impact on safety and congestion.

RE: ROM Site Development Cost Estimates - BTC Relocation to Shaw Elementary Parcel
July 29, 2021
Page 7 of 7

ROUGH ORDER OF MAGNITUDE SITE DEVELOPMENT COSTS

For the purpose of these ROM estimates, site development costs include:

- Site grading
- Site drainage
- Paved parking, roadway, and bus loop
- Exterior concrete (sidewalk, curb and gutter)
- Well System
- Septic System
- Fencing
- Utility Extensions (Natural Gas, Communications, Electric)

ROM cost estimates are based on current unit prices for similar publicly bid construction items, including industry standard percentages for items such as mobilization, construction surveying, District administration, architectural and engineering design, and construction contract administration.

For paved areas, the assumed paving section is:

- 2 inches Asphalt Pavement
- 4 inches Crushed Aggregate Base
- 36 inches Classified Fill, Type A

For building areas, an average of 36 inches Structural Fill was assumed within the building footprint. This should be a conservative estimate of the structural fill needed for a slab-on-grade structure with deep footings.

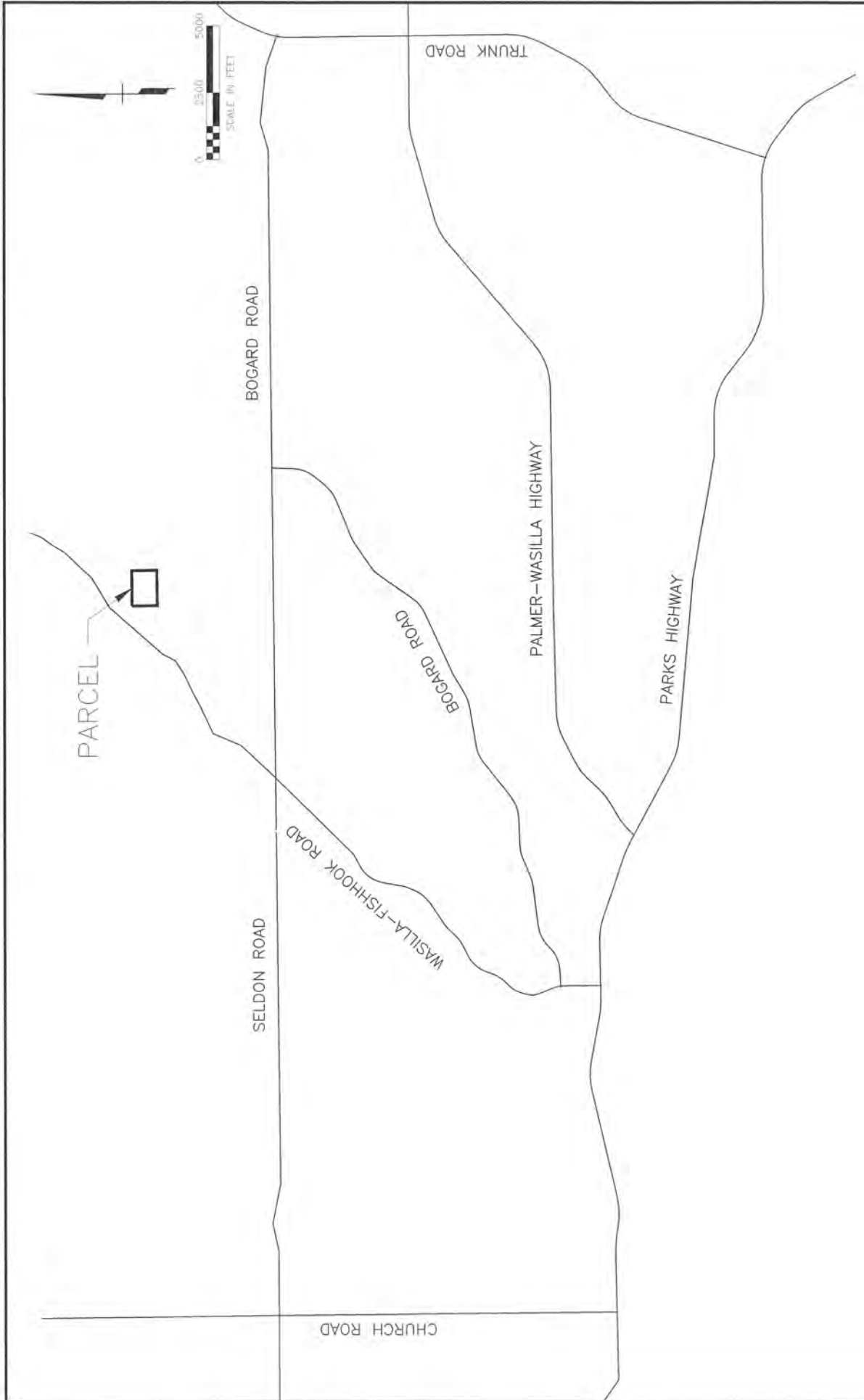
With these and many other assumptions, including a \$1 million allowance for off-site intersection improvements on WFR at Paradise Lane, the rough order of magnitude costs for developing the proposed school on the proposed sites are as follows:

Table 1: ROM Site Development Cost Estimates

	Site A (east)	Site B (north)
Birchtree Charter	\$6.4 million	\$7.8 million

Please contact us if you have any questions or require additional information.

Attach: Exhibits 1-3



HDL ENGINEERING
Consultants LLC
 civil - geotechnical - surveying - environmental - material testing
 ANCHORAGE MAT-SU KENAI
 907.564.2120 907.746.5230 907.283.2051
 3335 Arctic Boulevard, Suite 100 Anchorage, AK 99503
 AECL861 www.HDLalaska.com

VICINITY MAP
 ROM SITE DEVELOPMENT COST ESTIMATES
 BIRCHTREE CHARTER SCHOOL RELOCATION TO SHAW ELEMENTARY PARCEL

DATE:	07-29-2021	DRAWN BY:	TV	SHEET:	EXHIBIT 1
SCALE:	1"=5000'	CHECKED BY:	DL	JOB NO.:	21-012



HDL ENGINEERING
Consultants LLC
 civil - geotechnical - surveying - environmental - material testing
 ANCHORAGE MAT-SU KENAI
 907.564.2120 907.746.5230 907.283.2051
 3335 Arctic Boulevard, Suite 100 Anchorage, AK 99503
 AECL861 www.HDLalaska.com

SITE A	
ROM SITE DEVELOPMENT COST ESTIMATES	
BIRCHTREE CHARTER SCHOOL RELOCATION TO SHAW ELEMENTARY PARCEL	
DATE: 07-29-2021	SHEET: EXHIBIT 2
SCALE: 1"=400'	JOB NO.: 21-012
DRAWN BY: TV	CHECKED BY: DL

WETLANDS



HDL ENGINEERING
Consultants LLC
civil - geotechnical - surveying - environmental - material testing

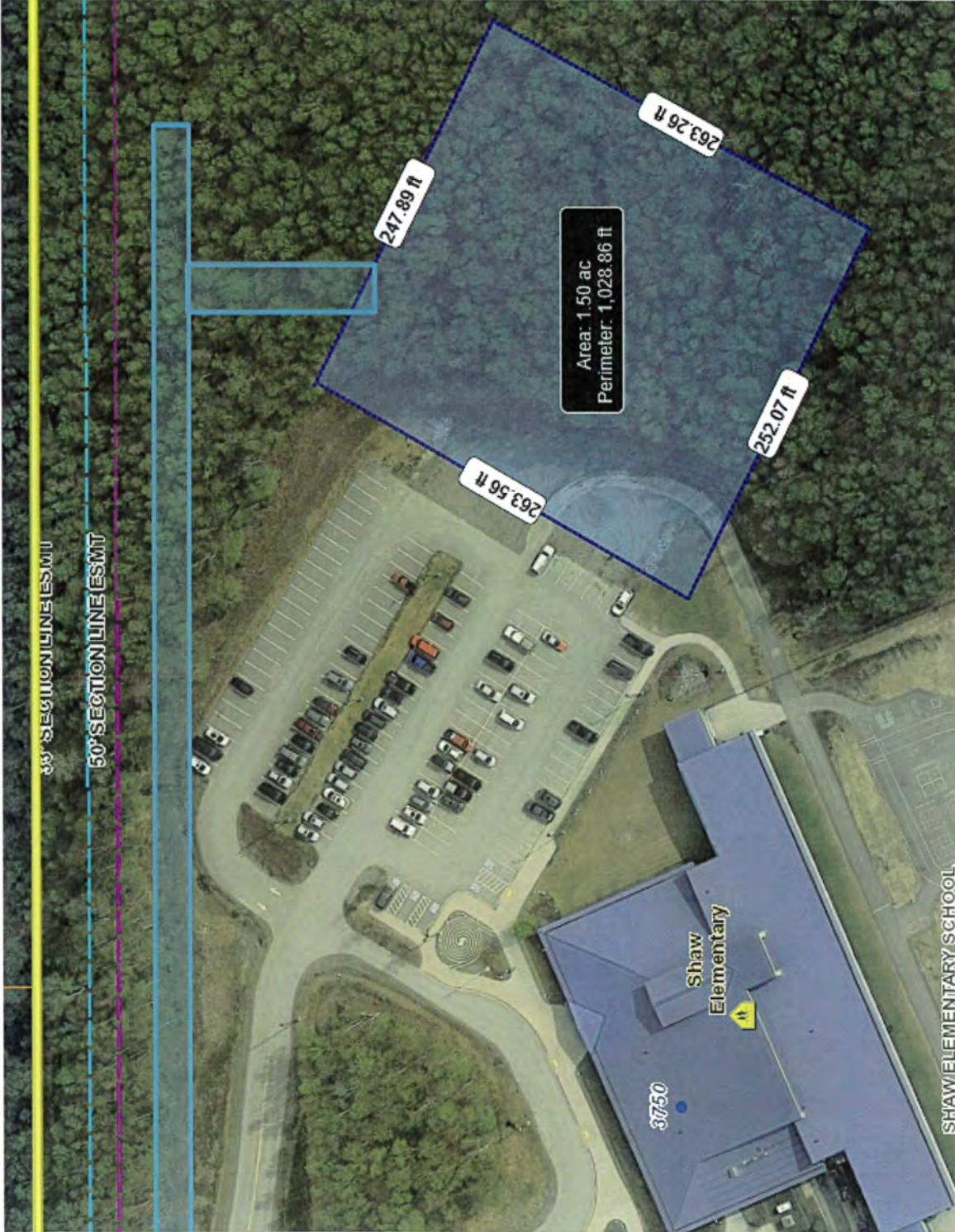
ANCHORAGE MAT-SU KENAI
907.564.2120 907.746.5230 907.283.2051

3335 Arctic Boulevard, Suite 100 Anchorage, AK 99503
AECL861 www.HDLalaska.com

SITE B	
ROM SITE DEVELOPMENT COST ESTIMATES	
BIRCHTREE CHARTER SCHOOL RELOCATION TO SHAW ELEMENTARY PARCEL	
DATE: 07-29-2021	DRAWN BY: TV
SCALE: 1"=400'	CHECKED BY: DL
SHEET: EXHIBIT 3	JOB NO.: 21-012

WETLANDS

Matanuska-Susitna Borough
Potential Location of Department
of Emergency Services Fill Site



- Legend**
- Road Mileposts
 - Roads**
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - Primitive Road
 - Private Road
 - Alaska Railroad
 - ▭ Mat-Su Borough Boundary
 - ▭ Incorporated Cities
 - Address Numbers
 - ▭ Parcels
 - ▭ Government Lot Lines
 - ▭ ROW and Easements
 - ROW Road
 - ROW RR
 - ROW Easement
 - Section line easement
 - ▭ Lakes and Rivers
 - ▭ Streams
 - ▭ 100 year Flood Zone
 - ▭ Section Lines

1:2,257

Notes
This map was automatically generated using Geocortex Essentials.

THIS MAP IS NOT TO BE USED FOR NAVIGATION
This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

0.1 0 0.04 0.07 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Matanuska-Susitna Borough
Reported on 07/26/2021 02:41 PM

Shaw Fill Site notes:

1. Fill site for refilling tenders
2. Building for housing a piece of apparatus
3. Bathroom and some space for temporarily sheltering students during an emergency
4. Space would be about an acre and a half for building and moving apparatus around
5. A drive to connect to road going in for access to new school
6. Space would be roughly east of the parking lot (see attached)



Birchtree Charter School

June 28, 2021

To whom it may concern,

On behalf of the Birchtree Charter School APC Board, I would like to deliver the recommendation regarding the prospective site for a new BTC School to be built that the board has discussed and voted on.

During the June 4th APC meeting the location options for the new building site were brought to the APC through the site selection committee. In the committee presentation the Board heard about the process the committee went through and they had narrowed down to two recommendations, the Bogard Road site and the Shaw site. After discussion among the Board and the site selection committee, the Board voted on the two sites.

It is the endorsement of the APC Board, that the site preferred to best fulfill the needs of the Birchtree Charter School community and its principles is the Shaw Site.

We look forward to the development of the plans to move forward toward giving our community a new home to better serve our children and allow them the environment to grow with the new space.

Please do not hesitate to contact the APC for any questions or comments,

Sincerely,

Jeremy Chadwell, Chair

**MATANUSKA-SUSITNA BOROUGH
AREA SCHOOLS SITE SELECTION COMMITTEE
RESOLUTION SERIAL NO. 21-03**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AREA SCHOOLS SITE SELECTION COMMITTEE RECOMMENDING A SITE FOR BIRCHTREE CHARTER SCHOOL.

WHEREAS, the Matanuska-Susitna Borough School District is seeking to identify a site for the permanent location of Birchtree Charter School; and

WHEREAS, Matanuska-Susitna Borough 19.08.020(F) provides that charter schools existing five years or more may request a permanent facility; and

WHEREAS, Birchtree Charter School has leased a commercial building and property located near Trunk Road and the Palmer-Wasilla Highway from a private entity for 10 years; and

WHEREAS, the Mat-Su Borough Area Schools Site Selection Committee (the Committee) received a request from the Matanuska-Susitna School District to identify a suitable location for this school; and

WHEREAS, Matanuska-Susitna Borough 19.08.020(B) provides that the Committee make recommendations to the Assembly on requested school sites; and

WHEREAS, there is currently no funding allocated to school site procurement, thus, only Matanuska-Susitna Borough owned property was considered for selection; and

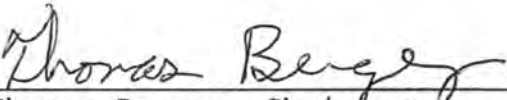
WHEREAS, Matanuska-Susitna Borough owned property within the area of Birchtree Charter School's families was reviewed for school site suitability, using criteria outlined in Matanuska-Susitna Borough code and represented through a site suitability criteria scoring matrix; and

WHEREAS, the review of Matanuska-Susitna Borough property, returned the "Shaw Elementary" site as a potential preferred location; and

WHEREAS, the preferred location is legally described as Government Lot 1 and the NE1/4NW1/4, Section 30, Township 18 North, Range 1 East, S.M., Palmer Recording District, Third Judicial District, State of Alaska. (Tax ID 18N01E30B002).


NOW THEREFORE BE IT RESOLVED that the Matanuska-Susitna Borough Area Schools Site Selection Committee does hereby recommend to the Matanuska-Susitna Borough School Board, Planning Commission, and Assembly that Government Lot 1 and the NE1/4NW1/4 be identified as a preferred location of a permanent facility for Birchtree Charter School.

ADOPTED by the Matanuska-Susitna Borough Area Schools Site Selection Committee this 4th day of August, 2021.



Thomas Bergey, Chairperson

Attest:



Adam Bradway, Planner II

By: Adam Bradway
Introduced: September 20, 2021
Public Hearing: October 4, 2021
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 21-25**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING A PERMANENT SITE FOR BIRCHTREE CHARTER SCHOOL AT GOVERNMENT LOT 1 AND THE NE1/4NW1/4, SECTION 30, TOWNSHIP 18 NORTH, RANGE 1 EAST, S.M., PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

WHEREAS, the Matanuska-Susitna Borough School District is seeking to identify a site for the permanent location of Birchtree Charter School; and

WHEREAS, Matanuska-Susitna Borough 19.08.020 (F) provides that charter schools existing five years or more may request a permanent facility; and

WHEREAS, the Borough Area Schools Site Selection Committee (Site Selection Committee) received a request from the Matanuska-Susitna School Board to identify a suitable location for this school; and

WHEREAS, Matanuska-Susitna Borough Code 19.08.020 provides that the Site Selection Committee make recommendations to the Planning Commission, School Board, and Assembly on requested school sites; and

WHEREAS, the Site Selection Committee reviewed Matanuska-Susitna Borough owned property within the area of Birchtree's families for school site suitability, using criteria outlined in Matanuska-Susitna Borough Code and represented through a site suitability criteria scoring matrix; and

WHEREAS, the review of Matanuska-Susitna Borough property, returned the "Shaw Elementary" site as the potential preferred location; and

WHEREAS, the preferred location is legally described as Government Lot 1 and the NE1/4NW1/4, Section 30, Township 18 North, Range 1 East, S.M., Palmer Recording District, Third Judicial District, State of Alaska. (Tax ID 18N01E30B002); and

WHEREAS, a professional engineering firm performed a preliminary site evaluation, and a rough order of magnitude cost estimate for the development of the site; and

WHEREAS, the Site Selection Committee unanimously recommended Government Lot 1 and the NE1/4NW1/4as as a preferred location; and

WHEREAS, Matanuska-Susitna Borough Code 19.08.020 provides, the Assembly shall determine the location of school buildings with due consideration of the recommendation of the school board, planning commission and school site selection committee; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby concurs with the Borough Area Schools Site Selection Committee, recommending to the Assembly that Government Lot 1 and the NE1/4NW1/4 be identified as the preferred location of a permanent facility for Birchtree Charter School.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 4th day of October, 2021.

COLLEEN VAGUE, Chair

ATTEST

KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:

**INTRODUCTION FOR PUBLIC HEARING
LEGISLATIVE**

Resolution No. PC 21-26

Permanent Site for American Charter Academy

(Page 227 - 294)

INTRODUCTION FOR PUBLIC HEARING



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833

www.matsugov.us


PLANNING DIVISION STAFF REPORT


DATE: September 8, 2021

SUBJECT: Recommendation of a permanent site for American Charter Academy.

RESOLUTION NO.: Planning Commission Resolution 21-26

LOCATION: Tract A of Alaska State Land Survey No. 2004-18, Plat No. 2007-167, Palmer Recording District, Third Judicial District, State of Alaska. (Tax ID 6757000T00A)

REVIEWED BY: Alex Strawn, Planning & Land Use Director 
Kim Sollien, Planning Services Manager

STAFF: Adam Bradway, Planner II 

EXECUTIVE SUMMARY

On February 5th, 2020 the Matanuska-Susitna Borough School Board approved resolution 20-00, *A Resolution of the Matanuska-Susitna Borough School Board in support of the initiation of the formal process to identify the location, funding, and building of a permanent facility for American Charter Academy.* American Charter Academy and the MSB School District have leased business suites and playground property in and around the Meadow Lakes Community center from a private entity for over 8 years. American is a proven school with an increasing enrollment and loyal families. American has requested a permanent facility and the District believes that a permanent site would be in the best interest of the school and the District.

Matanuska-Susitna Borough (MSB) section 19.08.20: *Location of School Buildings* lays out the process by which the Assembly determines the location of school buildings. The Assembly shall determine the location of school buildings with due consideration of the recommendation of the school board, planning commission, and school site selection committee. The Borough Area Schools Site Selection Committee (BASSSC) consists of Assembly members, School Board members, Planning Commission members, and at-large members. MSB 19.08.20(F) lays out the process for charter school site selection. Only charter schools in existence five years or more may request a permanent site. Charter schools shall recommend representatives to the BASSSC who may vote on matters related to their represented charter school. The BASSSC shall request

a report from MSB and School District staff, evaluating school needs and setting forth a suggested school site or sites.

The BASSSC held three meetings to review eight potential school sites provided, with detailed reports, by MSB and District staff. After review, the BASSSC unanimously recommended the Church-Seldon site as a permanent location for American Charter Academy. The Planning Commission shall review the work of the Borough Area Schools Site Selection Committee and may recommend a site or sites to the Assembly.

Note: Mat-Su Central School, Birchtree Charter School, and American Charter Academy were reviewed concurrently by the BASSSC, though each school was considered for its unique needs and characteristics. All three schools considered the same eight sites and attachments may reference one or more schools.

SITE SELECTION PROCESS

Eight Matanuska-Susitna Borough owned sites were reviewed as potential permanent sites for American Charter Academy. Only MSB owned land was reviewed because; site-selection procedure is to review MSB owned land before looking at agency or privately owned land, there were potentially suitable MSB owned sites, and there is currently no funding allocated towards school site acquisition.

The eight sites are outlined in the attachment *Highest and Best Use ranking, site overview, recommendation, (Total Matrix Score)* and the attached mapbook. These eight sites were selected for review after an evaluation by Borough Staff that included, in accordance with MSB 19.08.20, review of student population, school enrollment, transport, relationship of proposed sites to other community facilities, multiple use of the site, and other appropriate criteria. These criteria were reviewed by MSB staff in part through scored site suitability matrices and total scores for all are shown in the highest and best use attachment.

All eight sites were presented to the BASSSC, though after initial review by the Committee only Site 1 Wyoming Dr, and Site 8 Church-Seldon were considered as potential sites for American. These sites were the only two sites within the area of the school's families. These sites were determined to be most advantageous due to location, development potential, and a variety of factors shown in their site suitability matrices. The site suitability matrices for these sites are attached.

Once potential sites were identified, more in depth site analyses including site development costs and access were requested. The following reports are attached:

- A 2018 study by HDL Engineering outlines site development potential for the Stringfield and Church-Seldon sites.
- A 2021 HDL rough order of magnitude cost estimate for the Stringfield and Church-Seldon sites. This report considered the location of Mat-Su Central School and/or Birchtree Charter School, and presupposed that American Charter Academy would locate on this site. This report was completed for this school site selection process identifies cost estimates for development on these sites, identifies development potential and challenges, and reviews access.

The Matanuska-Susitna Borough School Board supported the process of finding a permanent site for American through resolution 20-005, but did not identify a preferred site. The resolution identified a need for the least expensive site within the area of the schools families.

The BASSSC met three times to discuss American Charter Academy: February 18, 2021; April 14, 2021; and August 4, 2021. At the April, 14 meeting the BASSSC requested that staff bring forward a resolution recommending the Church-Seldon site.

RECOMMENDED SITE

American Charter School is a charter school currently located near the intersection of Pitman Road and the Parks Highway. The school is currently located in a strip-mall type building and is looking for a more traditional building and permanent location. This school has a smaller but loyal enrollment, mainly from the Meadow Lakes, Big Lake, and Wasilla areas. While charter schools do not have traditional location based enrollment, the school has operated for about 8 years and desires a permanent site proximate to its current location, to remain accessible to its current families. The school requires a location to be determined so that it can look for funding, which usually requires an identified location.

The attached reports, particularly *ROM Site Development Cost Estimates Birchtree Charter School and Mat-Su Central School* and *Mixed-Use Campus Preliminary Site Evaluation Study*, include assessments related to land use, development potential, access and cost for the Church-Seldon Site.

Site 1 Wyoming Drive, was identified as a possible site due to its location in the Meadow Lakes area. While the location of this site is within the range of school families, Staff identified issues with the sites access, and site-development potential. This site would likely be accessed by way of W Beverly Lakes Rd, a road that is already overburdened. Wyoming drive is also currently sparsely populated and is not currently built to accommodate the traffic associated with a school. The site itself almost entirely a wetland, which would significantly increase development cost. The BASSSC chose to eliminate this site as an option for American Charter Academy.

Site 8 the Church-Seldon site was unanimously selected by the BASSSC to recommend to the School Board, Planning Commission, and Assembly. This is a very large, high-value Borough property and the BASSSC recommended allocating 20 acres or less to the development of American Charter Academy. The two American Charter representatives on the BASSSC endorsed this selection, and stated that this site was within their families area and would fit their needs best. This site has excellent access from Church Road and Seldon Road and ROM development costs were identified in the attached report.



MATANUSKA-SUSITNA
BOROUGH SCHOOL DISTRICT



OFFICE OF THE SCHOOL BOARD

**MATANUSKA-SUSITNA BOROUGH SCHOOL BOARD
RESOLUTION 20-005**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH SCHOOL DISTRICT SCHOOL BOARD IN SUPPORT OF THE INITIATION OF THE FORMAL PROCESS TO IDENTIFY THE LOCATION, IDENTIFY THE FUNDING AND BUILD A SCHOOL BUILDING FOR AMERICAN CHARTER ACADEMY.

WHEREAS, American Charter Academy, Matanuska-Susitna Borough School District has leased business suites and playground property in and around the Meadow Lakes Community Center from a private entity for over 8 years for the purpose of a public charter school; and

WHEREAS, American Charter Academy has continued to excel and grow in academics whether it be MAPs, PEAKS, AimsWeb, national competitions or regular classwork; and

WHEREAS, American Charter Academy is a proven entity that is here to stay highlighted by its loyal and Pro-AMC parents/families as well as its trend of increase in enrollment; and

WHEREAS, American Charter Academy and its families are looking at least expensive building options while meeting the needs of AMC student for future success; and


WHEREAS, the location for American Charter Academy's future site needs to be in line with the least expensive pertaining to road access, land suitability, within the area of its families; and


WHEREAS, Matanuska-Susitna Borough has an Area School Site Selection Committee to ensure selection criteria is in place and addressed; and


WHEREAS, Funding sources and building types for American Charter Academy to move forward require location, road and land specifics; and

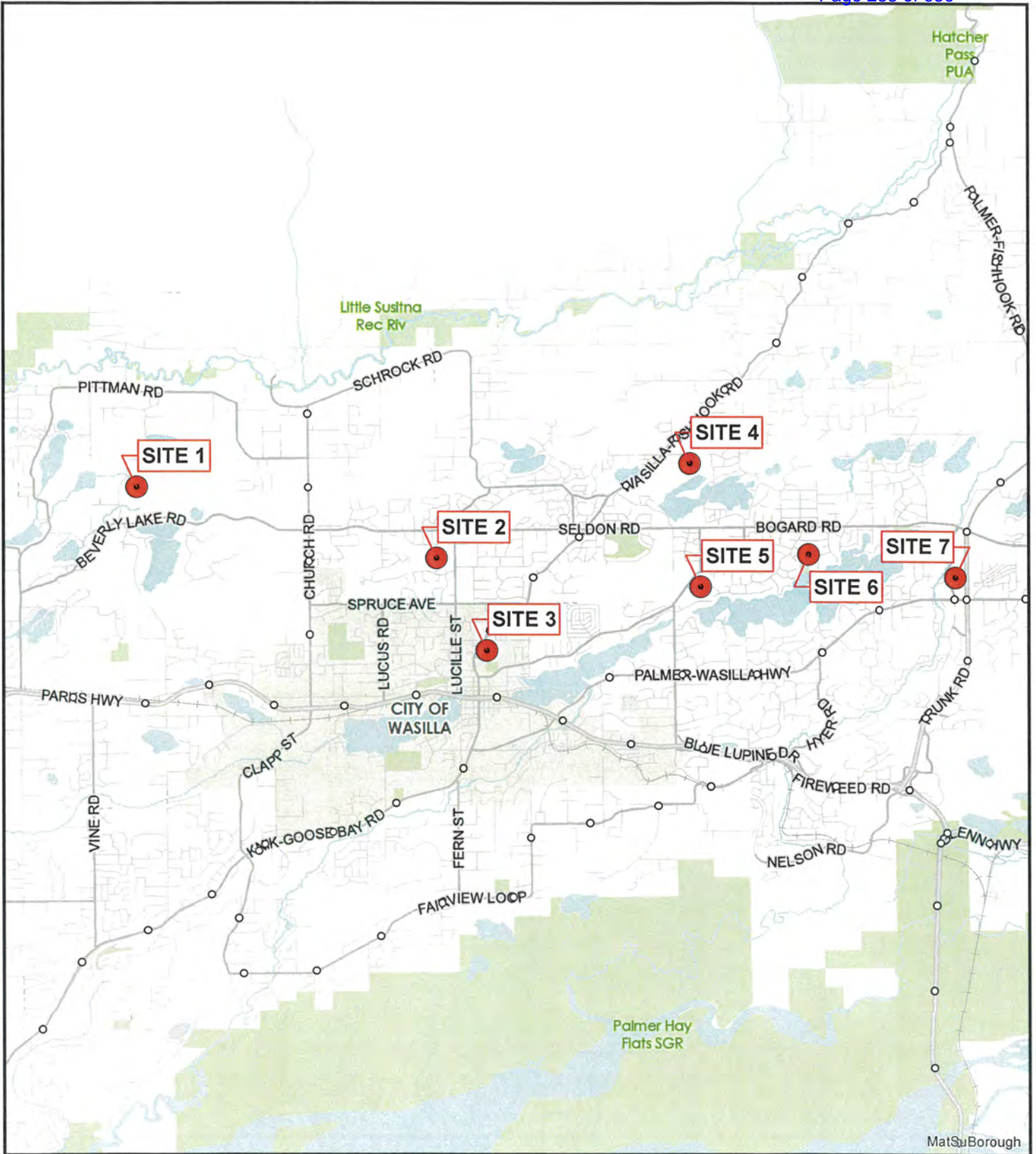
NOW, THEREFORE BE IT RESOLVED that the Mat-Su School Board support the initiation of the MSB and MSBSD Formal New Construction Site Selection and Development Process for American Charter Academy.

APPROVED by the Mat-Su School Board this 2nd day of October, 2019.


Dr. Donna Dearman, Board President


Dr. Monica Goyette, Superintendent

ATTEST: 
Stacy Escobedo, Board Secretary



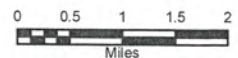
Matanuska - Susitna Borough
Land and Resource
Management Division



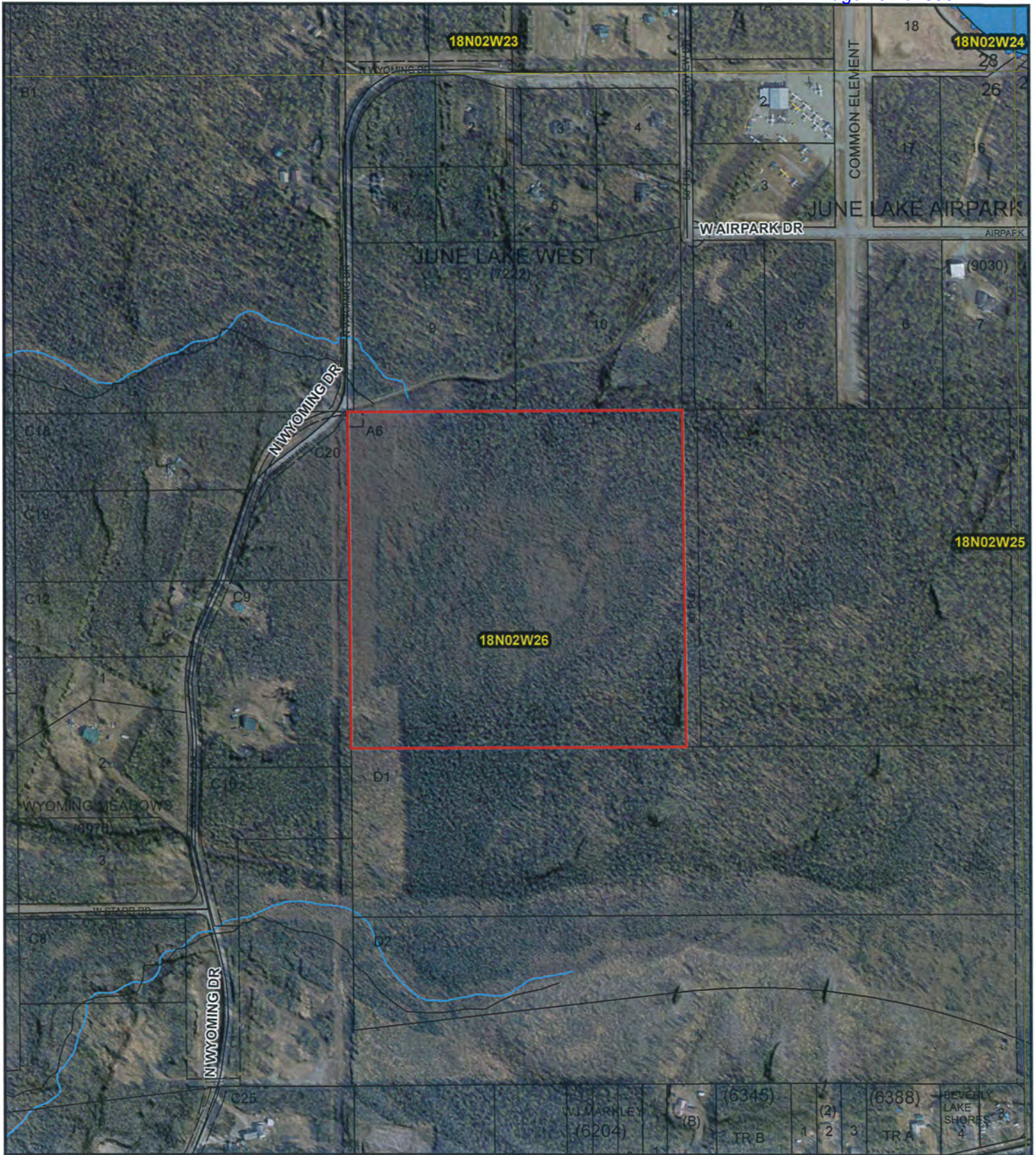
Potential School Sites
MSB Land



 SELECTED PARCELS



Date: July 2019
Source: MSB GIS, MSB LRM, AK DOT
Projection: NAD 83 AK ST PLN 24
Location: MSB
Author: MSB LRM



Matanuska - Susitna Borough
 Land and Resource
 Management Division



Potential School Sites
 MSB Land

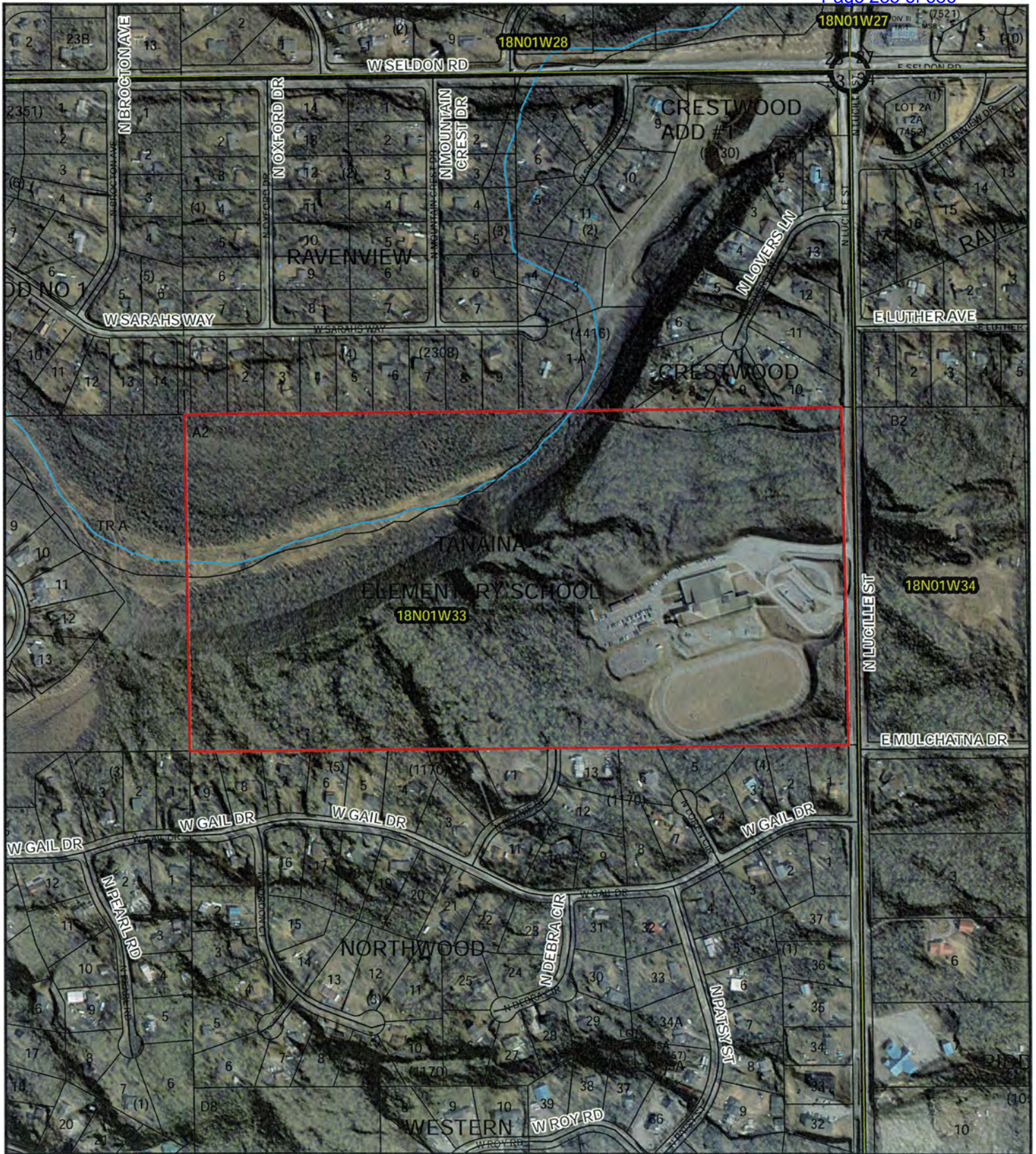


SELECTED PARCEL

SITE 1
 18N02W26A006
 39.92 ACRES



Date: July 2019
 Source: MSB GIS, MSB LRMD, AK DOT
 Projection: NAD 83 AK ST PLN Z4
 Location: SITS 1885B
 Author: MSB LRMD



Matanuska - Susitna Borough
Land and Resource
Management Division

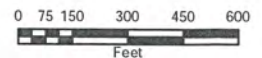


Potential School Sites
MSB Land

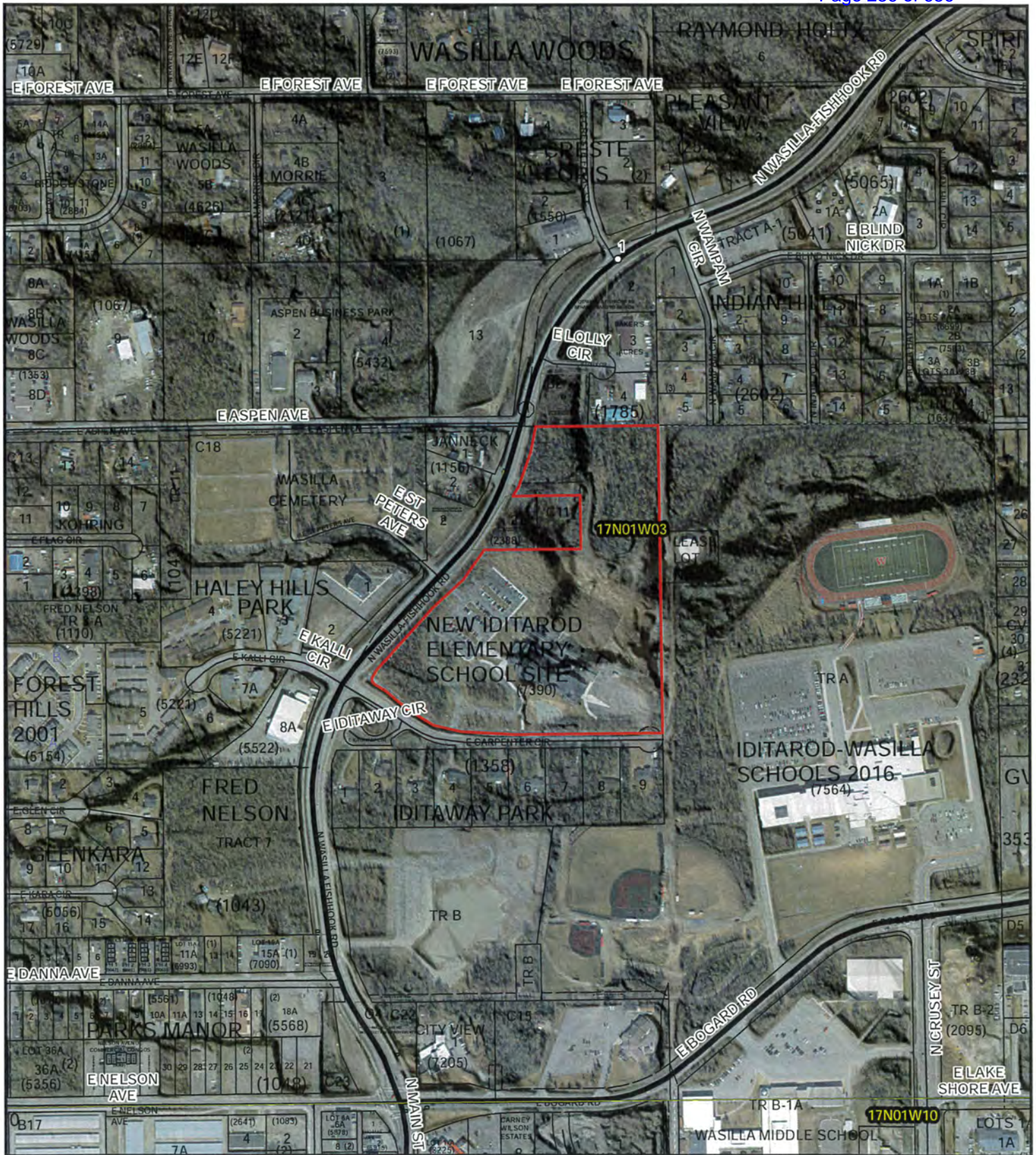


 SELECTED PARCEL

SITE 2
18N01W33A002
80 ACRES
SCHOOL/TANAINA ELEM



Date: July 2019
Source: MSB GIS, MSB LRMD, AK DOT
Projection: NAD 83 AK ST PLN 24
Location: SITE 2MSB
Author: MSB LRMD



Matanuska - Susitna Borough
Land and Resource
Management Division

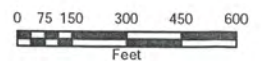


Potential School Sites
MSB Land

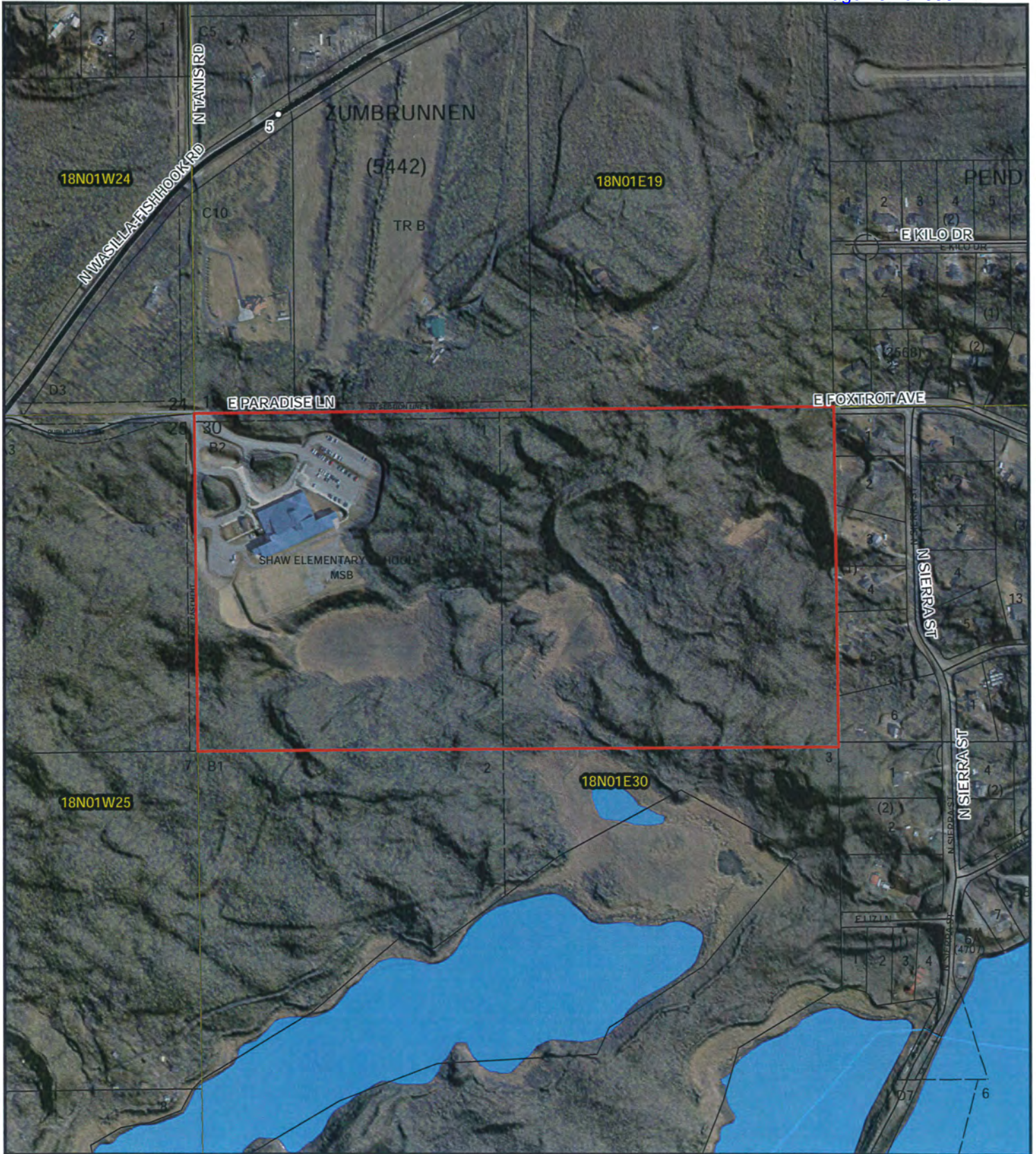


SELECTED PARCEL

SITE 3
7390000L001
20.37 ACRES
SCHOOL/IDITAROD ELEMENTARY



Date: July 2019
Sources: MSB GIS, MSB LRMD, AK DOT
Projection: NAD 83 AK ST PLN 24
Location: SITE 3MSB
Author: MSB LRMD



Matanuska - Susitna Borough
 Land and Resource
 Management Division



Potential School Sites
 MSB Land

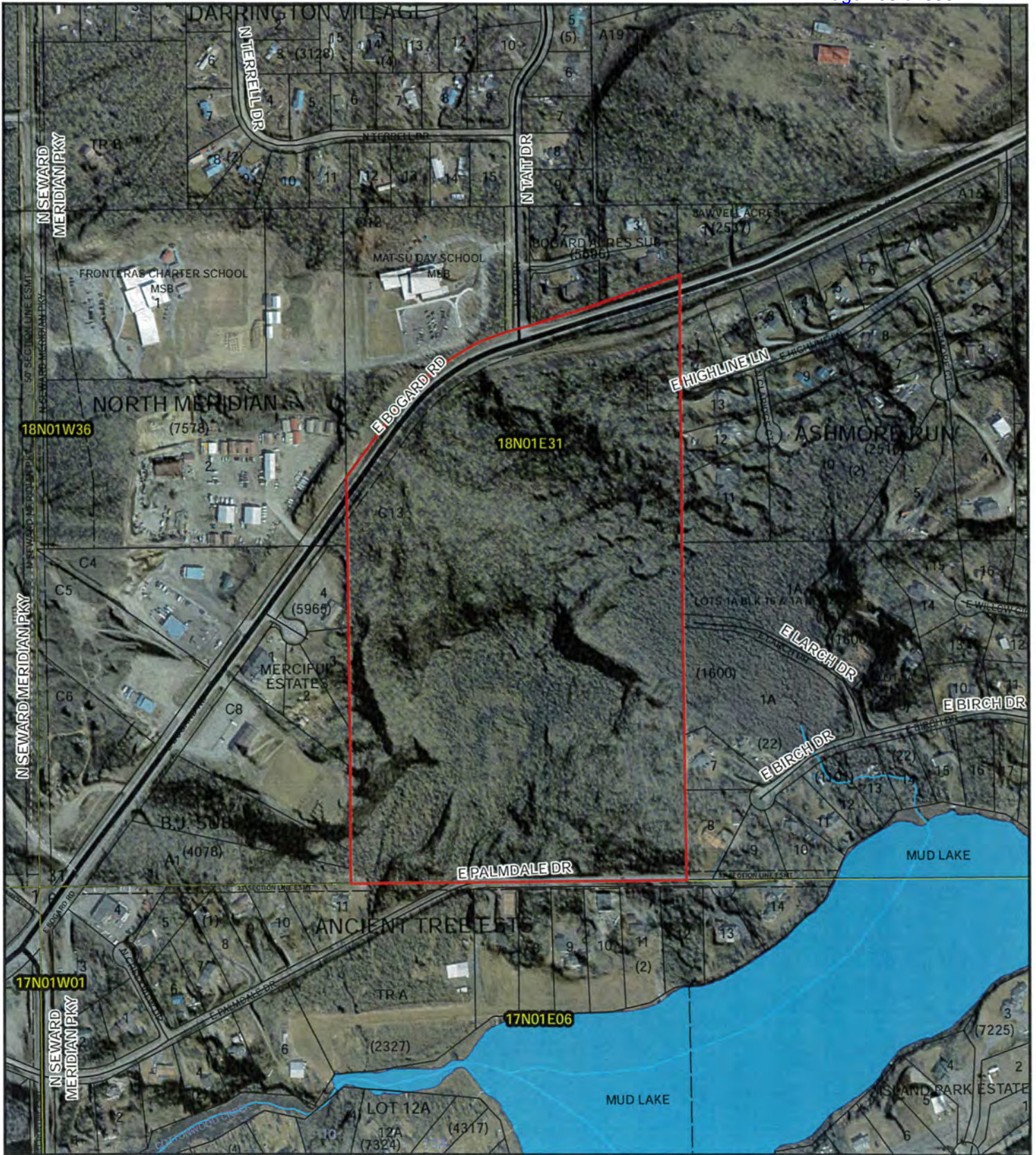


SELECTED PARCEL

SITE 4
 18N01E30B002
 76.81 ACRES
 SCHOOL/ SHAW ELEMENTARY



Date: July 2018
 Source: MSB GIS, MSB LRMD, AK DOT
 Projection: NAD 83 AK ST PLN 24
 Location: SITE 4MSB
 Author: MSB LRMD



Matanuska - Susitna Borough
Land and Resource
Management Division



Potential School Sites
MSB Land

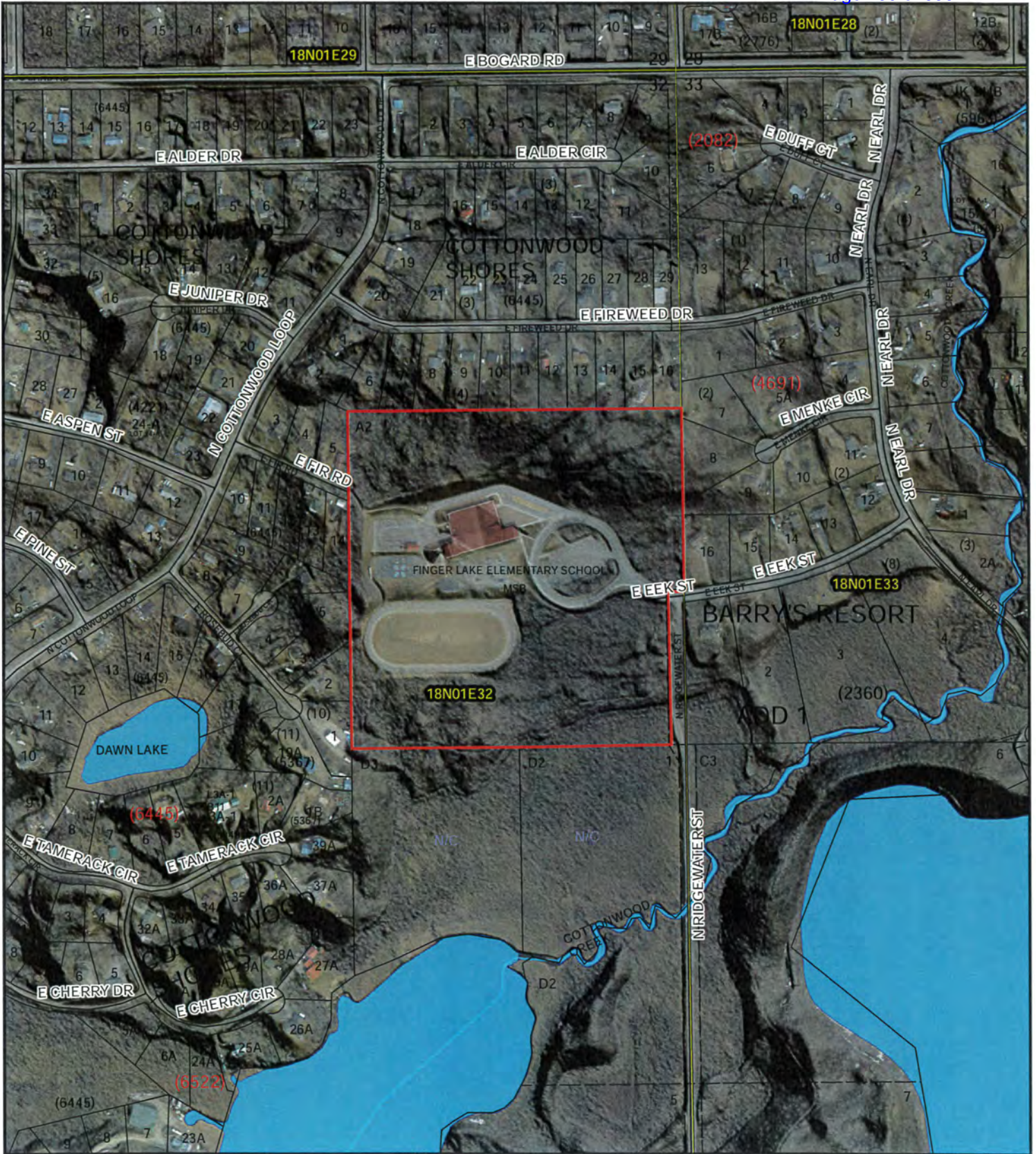


SELECTED PARCEL

SITE 5
18N01E31C013
55.92 ACRES



Date: July 2018
Source: MSB GIS, WILSRMD, AK DOT
Projection: NAD 83 AK ST PLN 2.4
Location: SITE 5 MSB
Author: MSBLRMD



Matanuska - Susitna Borough
 Land and Resource
 Management Division

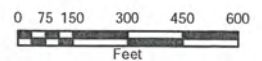


Potential School Sites
 MSB Land

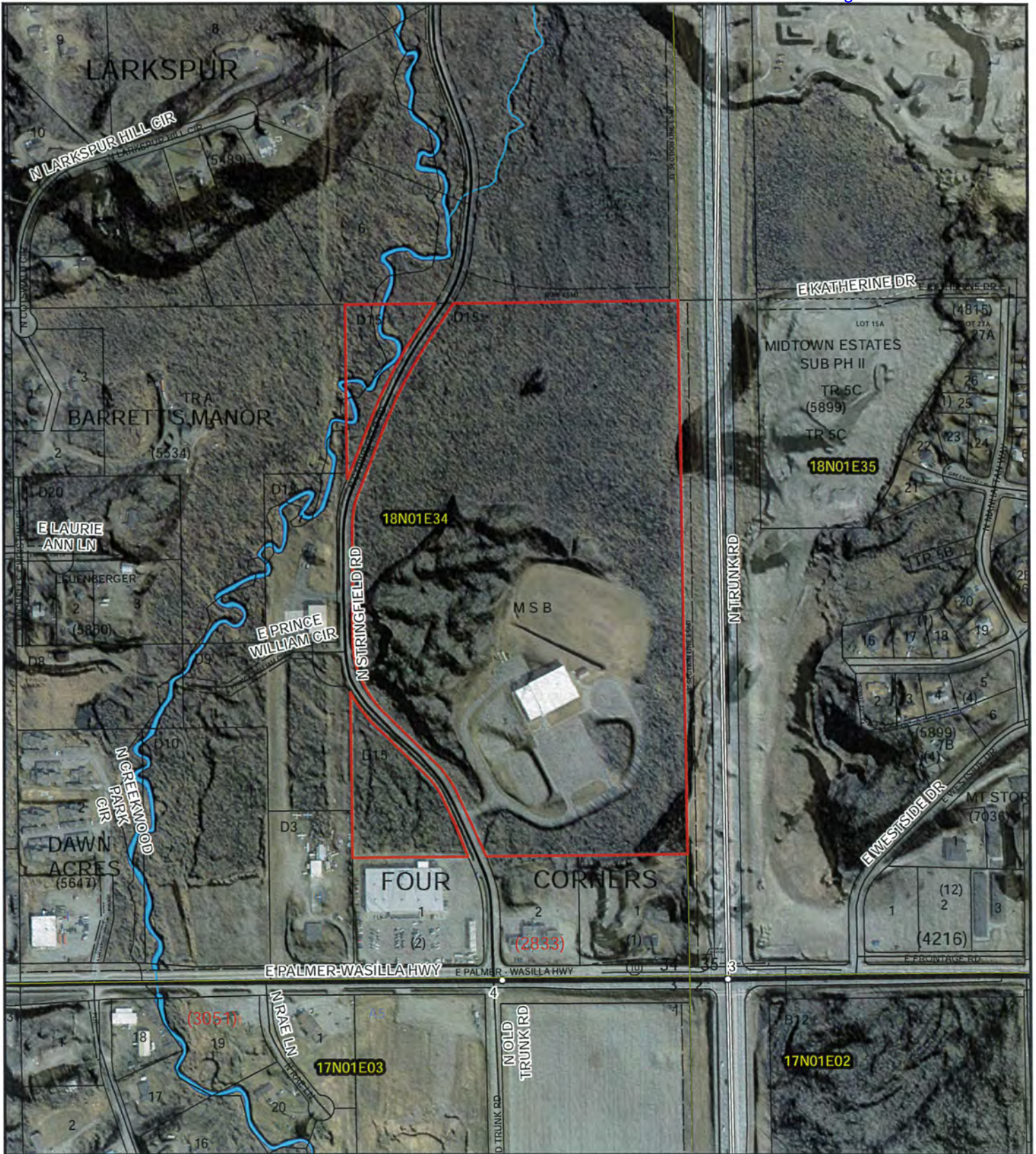


 SELECTED PARCEL

SITE 6
 18N01E32A002
 39 ACRES
 SCHOOL/FINGER LAKE ELEM



Date: July 2019
 Sources: MSB GIS, MSB LRMD, AK DOT
 Projection: NAD 83 AK ST PLN 24
 Location: SITE 6 MSB
 Author: MSB LRMD



Matanuska - Susitna Borough
Land and Resource
Management Division



Potential School Sites
MSB Land



SELECTED PARCEL

SITE 7
18N01E34D015
63.94 ACRES
SCHOOL/PIONEER PEAK ELEM



Date: July 2019
Sources: MSB GIS, MSB LRMD, AK DOT
Projection: NAD 83 AK ST PLN 24
Location: SITE 7MSB
Author: MSB LRMD

Matanuska-Susitna Borough



Legend

- Road Mileposts
- Roads
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - Primitive Road
 - Private Road
- Alaska Railroad
- Mat-Su Borough Boundary
- Incorporated Cities
- Parcels
- Government Lot Lines
- Lakes and Rivers
- Streams
- 100 year Flood Zone
- Section Lines



1:18,056

Notes
This map was automatically generated using Geocortex Essentials.

THIS MAP IS NOT TO BE USED FOR NAVIGATION
This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

0.6 Miles 0 0.28 0.57

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Matanuska-Susitna Borough

Reported on 04/14/2021 01:40 PM

Highest and Best Use ranking, site overview, recommendation, (Total Matrix Score)

#1

Site 7.Stringfield (80/100)

HDL Engineering report states dual use of this property is feasible. Katherine Street connecting to Trunk Road is on the current CIP list for funding and may be able to be moved to the forefront if needed.

Possible Co-location of Mat-Su Central and Birchtree recommended.

#2

Site 8.Church-Seldon (90/100)

Subdivision of parent parcel will be required for school site. Recommendation is for potential 10-acre site to access from Church Road due to topographic constraints along Seldon.

Possible location for American Academy and/or Birchtree.

#3

Site 4.Shaw Elementary (80/100)

Access onto Wasilla-Fishhook and through subdivision to the east. Some topographic constraints which can be overcome, but will certainly add cost to development.

Possible location for American Academy or Birchtree.

#4

Site 5.Bogard-Tait (86/100)

Only the north portion has limited uplands. Access onto either major corridor of Bogard or Seward Meridian presents challenges and adds cost to development. Parcel currently classified as Public Recreation with access to Cottonwood Creek. Public will weigh in heavily on use of this parcel and additional traffic therefrom.

Possible location for American Academy or Birchtree.

#5

Site 3.Iditarod Elementary (82/100)

Only available ground is 3-acre +/- within north portion of parcel. There is a platted 60' wide PUE accessing Wasilla-Fishhook which may require DOT approval onto the state ROW. Additional acreage may be possible to acquire from adjacent private land owner – cost unknown.

Possible location for American Academy or Birchtree.

#6

Site 2.Tanaina Elementary (71/100)

Access from Lucille will may require additional improvements to the ROW. Significant topographic constraints exist within west portion of parcel.

Possible location for American Academy or Birchtree.

Not Recommended

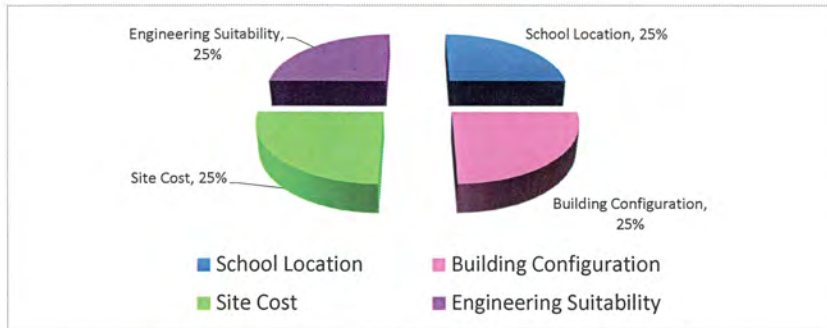
Site 1.Wyoming Drive (84/100)

While utilities and road accessibility exists, not centrally located and mostly wet. Access into the parcel and development will be challenging with added expense.

Site 6.Finger Lake Elementary (77/100)

Access may require upgrade to Eek Street. Little to no land available on school grounds for additional facilities, and property to the south is utilized for trails and access to Finger Lake. Contains areas of low-lying ground.

Wyoming Drive Site Suitability Criteria - Scored 3.31.21



Category	School Location	Building Configuration	Site Cost	Engineering Suitability
Category Score	25%	25%	25%	25%
10-Point Criteria	Center of Existing Student "Cloud"	Size ES=10Ac+1Ac/100Stu MS=20Ac+1Ac/100Stu HS=30Ac+1Ac/100Stu	Available	Access to Urban Infrastructure - Water, Sewer, Electrical
5-Point Criteria	Center of Existing Staff "Cloud"	Adjacency to Appropriate Road Classification ES=Collector MS=Minor Arterial HS=Minor Arterial	Road Construction Costs	Acceptable Soils / Building Foundation Conditions
3-Point Criteria	Proximity to Fire Response Equipment	Ease of Year-Round Access	Natural Gas Availability Cost	Avoids Natural Hazards - Flooding, Erosion
2-Point Criteria	Proximity to Future Growth	Acceptable Topography	Broadband Access Cost	Acceptable Seismic Conditions
1-Point Criteria	Proximity to Other Community Facilities	Positive Solar Orientation Possible	Grading Costs	Acceptable Drainage
1-Point Criteria	Separation from Social Hazards	Acceptable Protection from Elements (Wind)	Water Development Costs	Acceptable Permafrost Stability
1-Point Criteria	Separation from Hazardous Materials Conduits	Nominal Demolition / Excavation Needs	Sewage Development Costs	Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)
1-Point Criteria	Access to Outdoor Recreation / Learning Opportunities	Joint Development Opportunities	Electric Development Costs	All Permitting Viable
1-Point Criteria	Access to Cultural Resources	Access to Pedestrian Facilities	Telephone Development Costs	Acceptable Zoning

School Location Issues - 25 Points Possible
Wyoming Drive

<u>Criteria</u>	<u>Classification</u>	<u>Possible Points</u>	
Center of Existing Student "Cloud"	Site is less than 10 percent of the distance away from the centroid of the students to be served by the school using the distance from the centroid of the "student cloud" to the edge of the cloud.	10 Points	6
	Site is less than 20 percent of the distance away from the centroid of the students to be served.	8 Points	
	Site is less than 30 percent of the distance away from the centroid of the students to be served.	6 Points	
	Site is less than 40 percent of the distance away from the centroid of the students to be served.	4 Points	
	Site is less than 50 percent of the distance away from the centroid of the students to be served.	2 Points	
	Site is more than 50 percent of the distance away from the centroid of the students to be served.	0 Points	
Center of Existing Staff "Cloud"	Site is between 10-30 percent of the distance away from the centroid of the staff to be served.	3 Points	2
	Site is between 31-50 percent of the distance away from the centroid of the staff to be served.	2 Points	
	Site is less than 50-75 percent of the distance away from the centroid of the staff to be served.	1 Point	
	Site is more than 75 percent of the distance away from the centroid of the staff to be served.	0 Points	
Proximity to Fire Response Equipment	Site is within municipal boundary of Palmer or Wasilla	3 Points	1
	Site is within seven minute fire response service time.	2 Points	
	Site is within eight to fifteen minute fire response service time.	1 Point	
	Site is beyond fifteen minute fire response service time.	0 Points	
Proximity to Future Growth	Service area for site includes actively developing subdivisions and vacant residential land amounting to 40% of the land area of the school zone.	3 Points	3
	Service area for site includes actively developing subdivisions and vacant residential land amounting to 20-39% of the land area of the school zone.	2 points	
	Service area for site includes vacant residential land amounting to 20% of the land area of the school zone.	1 Point	
	Service area for site does not include actively developing subdivisions or vacant residential land.	0 Points	
Separation from Hazardous Materials Conduits	Site is not within 2,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.	2 Point	2
	Site is not within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials	1 Point	
	Site is within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.	0 Points	
Separation from Social Hazards	Site is not within 1,000 feet separation from an adult business, convenience store or other social hazard.	1 Point	1
	Site is within 1,000 feet separation from an adult business, convenience store or other social hazard.	0 Points	
Access to Outdoor Recreation / Learning Opportunities	Site is within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.	1 Point	1
	Site is not within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.	0 Points	
Access to Cultural Resources	Site is within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.	1 Point	0
	Site is not within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.	0 Points	
Proximity to Other Community Facilities	Site is within ten minute walk of Parks, Libraries, or other Community Facilities.	1 Point	0
	Site is not within ten minute walk of Parks, Libraries, or other Community Facilities.	0 Points	

TOTAL POINTS 16

Building Configuration Issues - 25 Points Possible
Wyoming Drive

Criteria	Classification	Possible Points	
Size ES=10Ac+1Ac/100Stu MS=20Ac+1Ac/100Stu HS=30Ac+1Ac/100Stu	Site complies with size requirements	10 Points	10
	Site is within 98% of size requirements	8 Points	
	Site is within 96% of size requirements	6 Points	
	Site is within 94% of size requirements	4 Points	
	Site is within 92% of size requirements	2 Points	
	Site is less than 92% of size requirements	0 Points	
Adjacency to Appropriate Road Classification ES=Collector MS=Minor Arterial HS=Minor Arterial	Site is immediately adjacent to the desired road category.	5 Points	5
	Site is within one land parcel of the desired road category.	4 Points	
	Site is within two land parcels of the desired road category.	3 Points	
	Site is adjacent to a different road category than desired, but still deemed acceptable by staff.	2 Points	
	Site is within three land parcels of the desired road category.	1 Point	
	Site does not meet requirements.	0 Points	
Ease of Year-Round Access	Site is served by highways and major roads that have existing year-round maintenance.	2 Points	2
	Site is served by highways and major roads that require slight adjustment of year-round maintenance patterns and schedules, but no extension of service.	1 Point	
	Site requires extension of maintenance service as determined by staff.	0 Point	
Acceptable Topography	Site requires no overlot grading to achieve desired grade.	2 Points	2
	Site requires minor overlot grading to achieve desired grade as determined by staff and / or facility design.	1 Point	
	Site requires major overlot grading or results in grades in excess of those desired for facility design as determined by staff.	0 Points	
Access to Pedestrian Facilities	Site has immediate access to significant sidewalk network or pedestrian trail network.	2 Points	0
	Site does not have access to sidewalks or trails.	0 Points	
Positive Solar Orientation Possible	Site presents opportunity for facility orientation satisfying passive solar design goals as determined by staff.	1 Point	1
	Site does not present opportunity for passive solar facility orientation.	0 Points	
Acceptable Protection from Elements (Wind)	Site presents opportunity for facility orientation satisfying wind protection design goals as determined by staff.	1 Point	1
	Site does not present opportunity for protection from wind.	0 Points	
Nominal Demolition / Excavation Needs	Site does not include structures that require demolition or significant topographical irregularities.	1 Point	1
	Site includes structures that require demolition or significant topographical irregularities requiring grading.	0 Points	
Joint Development Opportunities	Site presents opportunity for joint development or use between MSB School District and Borough or other agency.	1 Point	1
	No joint development opportunities.	0 Points	
		TOTAL POINTS	23

Site Cost Issues - 25 Points Possible
Wyoming Drive

Criteria	Classification	Possible Points	
Available	Site is owned by the Borough or can be donated.	10 Points	10
	Site is available within appraised value.	8 Points	
	Site is available within 105% of appraised value.	6 Points	
	Site is available within 110% of appraised value.	4 Points	
	Site is available within 115% of appraised value.	2 Points	
	Site cost is in excess of 115% of appraised value.	0 Points	
Road Construction Costs	Site is adjacent to desired road category and requires only site access driveways.	5 Points	5
	Site is two hundred feet away from desired road category and requires nominal road construction costs for access.	4 Points	
	Site is four hundred feet away from desired road category and requires reasonable road construction costs for access.	3 Points	
	Site is six hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.	2 Points	
	Site is eight hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.	1 Point	
	Site is one thousand or more feet away from desired road category and requires significant road construction costs.	0 Points	
Natural Gas Availability Cost	Site is adjacent to necessary gas lines and only requires normal tapping costs.	2 Points	2
	Site is within four hundred feet of necessary gas lines and requires nominal line extension costs as deemed acceptable by staff.	1 Point	
	Site requires significant gas line extension costs as determined by staff or does not have gas available to the site.	0 Points	
Grading Costs	Grading costs are normal given construction expectations as determined by staff.	2 Point	2
	Grading costs are constrained by existing soil conditions given construction expectations determined by staff	1 point	
	Grading costs are excessive given construction expectations as determined by staff.	0 Points	
Water Development Costs	Water development costs are normal given construction expectations as determined by staff.	2 Point	2
	Water development costs are constrained by existing conditions given construction expectations determined by staff	1 point	
	Water development costs are excessive given construction expectations as determined by staff.	0 Points	
Sewage Development Costs	Sewage development costs are normal given construction expectations as determined by staff.	1 Point	1
	Sewage development costs are excessive given construction expectations as determined by staff.	0 Points	
Electric Development Costs	Electric development costs are normal given construction expectations as determined by staff.	1 Point	1
	Electric development costs are excessive given construction expectations as determined by staff.	0 Points	
Telephone Development Costs	Telephone development costs are normal given construction expectations as determined by staff.	1 Point	1
	Telephone development costs are excessive given construction expectations as determined by staff.	0 Points	
Broadband Access Cost	Site is adjacent to broadband access lines and only requires nominal linkage costs.	1 Points	1
	Site is remote from broadband access lines and requires significant extension costs as determined by staff.	0 Points	

TOTAL POINTS 25

Engineering Suitability Issues - 25 Points Possible
Wyoming Drive

<u>Criteria</u>	<u>Classification</u>	<u>Possible Points</u>	
Access to Urban Infrastructure - Water, Sewer, Electrical	Site is immediately adjacent to urban infrastructure.	10 Points	8
	Site is within two hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	8 Points	
	Site is within four hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	6 Points	
	Site is within six hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	4 Points	
	Site is within eight hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	2 Points	
	Site requires unacceptable urban infrastructure extension costs.	0 Points	
Acceptable Soils / Building Foundation Conditions	No soil / building foundation challenges exist. Site is completely outside of identified problem soil zones.	5 Points	2
	Site may be slightly within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with nominal cost as determined by staff.	4 Points	
	Site may be partially within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with reasonable cost as determined by staff.	3 Points	
	Site is well within problem soil zones. Soil / building foundation challenges exist, but can be addressed with acceptable cost as determined by staff.	2 Points	
	Site is predominantly within problem soil zones. Soil / building foundation challenges exist, further soil testing is warranted, but site remains viable as determined by staff.	1 Point	
	Site does not meet requirements.	0 Points	
Avoids Natural Hazards - Flooding, Erosion	No natural hazard, erosion, and flooding conditions exist.	3 Points	3
	Minor natural hazard conditions exist, but do not result in significant hazard or mitigation cost as determined by staff.	2 Points	
	Natural hazard conditions exist. Further evaluation or study is required, but site remains viable as determined by staff.	1 Point	
	Site does not meet requirements.	0 Points	
Acceptable Seismic Conditions	No seismic issues exist.	2 Points	2
	Seismic conditions meet appropriate governmental requirements.	1 Point	
	Site does not meet requirements.	0 Points	
Acceptable Drainage	Drainage conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Acceptable Permafrost Stability	Permafrost stability conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)	Forest fire susceptibility conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
All Permitting Viable	All permitting is viable and meets appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Acceptable Zoning	Zoning issues of site meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	

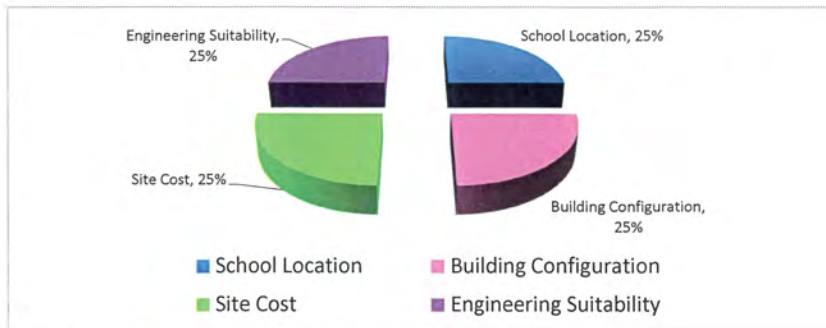
ENGINEERING NOTES:

TOTAL POINTS 20

ON-SITE WELL AND SEPTIC REQUIRED. POOR SOILS THROUGHOUT MOST OF SITE EXCEPT FOR NE AND SE CORNERS.
ACCESS TO EAST SIDE OF PROPERTY WOULD EITHER BE ROAD THROUGH WETLANDS OR NEW ROAD CONSTRUCTION FROM NORTH.

Total Score (84/100)

Church-Seldon Site Suitability Criteria - Scored 3.31.21



Category	School Location	Building Configuration	Site Cost	Engineering Suitability
Category Score	25%	25%	25%	25%
10-Point Criteria	Center of Existing Student "Cloud"	Size ES=10Ac+1Ac/100Stu MS=20Ac+1Ac/100Stu HS=30Ac+1Ac/100Stu	Available	Access to Urban Infrastructure - Water, Sewer, Electrical
5-Point Criteria	Center of Existing Staff "Cloud"	Adjacency to Appropriate Road Classification ES=Collector MS=Minor Arterial HS=Minor Arterial	Road Construction Costs	Acceptable Soils / Building Foundation Conditions
3-Point Criteria	Proximity to Fire Response Equipment	Ease of Year-Round Access	Natural Gas Availability Cost	Avoids Natural Hazards - Flooding, Erosion
2-Point Criteria	Proximity to Future Growth	Acceptable Topography	Broadband Access Cost	Acceptable Seismic Conditions
1-Point Criteria	Proximity to Other Community Facilities	Positive Solar Orientation Possible	Grading Costs	Acceptable Drainage
1-Point Criteria	Separation from Social Hazards	Acceptable Protection from Elements (Wind)	Water Development Costs	Acceptable Permafrost Stability
1-Point Criteria	Separation from Hazardous Materials Conduits	Nominal Demolition / Excavation Needs	Sewage Development Costs	Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)
1-Point Criteria	Access to Outdoor Recreation / Learning Opportunities	Joint Development Opportunities	Electric Development Costs	All Permitting Viable
1-Point Criteria	Access to Cultural Resources	Access to Pedestrian Facilities	Telephone Development Costs	Acceptable Zoning

School Location Issues - 25 Points Possible
Church-Seldon

<u>Criteria</u>	<u>Classification</u>	<u>Possible Points</u>	
Center of Existing Student "Cloud"	Site is less than 10 percent of the distance away from the centroid of the students to be served by the school using the distance from the centroid of the "student cloud" to the edge of the cloud.	10 Points	6
	Site is less than 20 percent of the distance away from the centroid of the students to be served.	8 Points	
	Site is less than 30 percent of the distance away from the centroid of the students to be served.	6 Points	
	Site is less than 40 percent of the distance away from the centroid of the students to be served.	4 Points	
	Site is less than 50 percent of the distance away from the centroid of the students to be served.	2 Points	
	Site is more than 50 percent of the distance away from the centroid of the students to be served.	0 Points	
Center of Existing Staff "Cloud"	Site is between 10-30 percent of the distance away from the centroid of the staff to be served.	3 Points	2
	Site is between 31-50 percent of the distance away from the centroid of the staff to be served.	2 Points	
	Site is less than 50-75 percent of the distance away from the centroid of the staff to be served.	1 Point	
	Site is more than 75 percent of the distance away from the centroid of the staff to be served.	0 Points	
Proximity to Fire Response Equipment	Site is within municipal boundary of Palmer or Wasilla	3 Points	3
	Site is within seven minute fire response service time.	2 Points	
	Site is within eight to fifteen minute fire response service time.	1 Point	
	Site is beyond fifteen minute fire response service time.	0 Points	
Proximity to Future Growth	Service area for site includes actively developing subdivisions and vacant residential land amounting to 40% of the land area of the school zone.	3 Points	3
	Service area for site includes actively developing subdivisions and vacant residential land amounting to 20-39% of the land area of the school zone.	2 points	
	Service area for site includes vacant residential land amounting to 20% of the land area of the school zone.	1 Point	
	Service area for site does not include actively developing subdivisions or vacant residential land.	0 Points	
Separation from Hazardous Materials Conduits	Site is not within 2,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.	2 Point	2
	Site is not within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials	1 Point	
	Site is within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.	0 Points	
Separation from Social Hazards	Site is not within 1,000 feet separation from an adult business, convenience store or other social hazard.	1 Point	1
	Site is within 1,000 feet separation from an adult business, convenience store or other social hazard.	0 Points	
Access to Outdoor Recreation / Learning Opportunities	Site is within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.	1 Point	1
	Site is not within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.	0 Points	
Access to Cultural Resources	Site is within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.	1 Point	0
	Site is not within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.	0 Points	
Proximity to Other Community Facilities	Site is within ten minute walk of Parks, Libraries, or other Community Facilities.	1 Point	0
	Site is not within ten minute walk of Parks, Libraries, or other Community Facilities.	0 Points	

TOTAL POINTS 18

Building Configuration Issues - 25 Points Possible
Church-Seldon

Criteria	Classification	Possible Points	
Size ES=10Ac+1Ac/100Stu MS=20Ac+1Ac/100Stu HS=30Ac+1Ac/100Stu	Site complies with size requirements	10 Points	10
	Site is within 98% of size requirements	8 Points	
	Site is within 96% of size requirements	6 Points	
	Site is within 94% of size requirements	4 Points	
	Site is within 92% of size requirements	2 Points	
	Site is less than 92% of size requirements	0 Points	
Adjacency to Appropriate Road Classification ES=Collector MS=Minor Arterial HS=Minor Arterial	Site is immediately adjacent to the desired road category.	5 Points	5
	Site is within one land parcel of the desired road category.	4 Points	
	Site is within two land parcels of the desired road category.	3 Points	
	Site is adjacent to a different road category than desired, but still deemed acceptable by staff.	2 Points	
	Site is within three land parcels of the desired road category.	1 Point	
	Site does not meet requirements.	0 Points	
Ease of Year-Round Access	Site is served by highways and major roads that have existing year-round maintenance.	2 Points	2
	Site is served by highways and major roads that require slight adjustment of year-round maintenance patterns and schedules, but no extension of service.	1 Points	
	Site requires extension of maintenance service as determined by staff.	0 Point	
Acceptable Topography	Site requires no overlot grading to achieve desired grade.	2 Points	1
	Site requires minor overlot grading to achieve desired grade as determined by staff and / or facility design.	1 Point	
	Site requires major overlot grading or results in grades in excess of those desired for facility design as determined by staff.	0 Points	
Access to Pedestrian Facilities	Site has immediate access to significant sidewalk network or pedestrian trail network.	2 Points	0
	Site does not have access to sidewalks or trails.	0 Points	
Positive Solar Orientation Possible	Site presents opportunity for facility orientation satisfying passive solar design goals as determined by staff.	1 Point	1
	Site does not present opportunity for passive solar facility orientation.	0 Points	
Acceptable Protection from Elements (Wind)	Site presents opportunity for facility orientation satisfying wind protection design goals as determined by staff.	1 Point	1
	Site does not present opportunity for protection from wind.	0 Points	
Nominal Demolition / Excavation Needs	Site does not include structures that require demolition or significant topographical irregularities.	1 Point	1
	Site includes structures that require demolition or significant topographical irregularities requiring grading.	0 Points	
Joint Development Opportunities	Site presents opportunity for joint development or use between MSB School District and Borough or other agency.	1 Point	1
	No joint development opportunities.	0 Points	

TOTAL POINTS 22

Site Cost Issues - 25 Points Possible
Church-Seldon

Criteria	Classification	Possible Points	
Available	Site is owned by the Borough or can be donated.	10 Points	10
	Site is available within appraised value.	8 Points	
	Site is available within 105% of appraised value.	6 Points	
	Site is available within 110% of appraised value.	4 Points	
	Site is available within 115% of appraised value.	2 Points	
	Site cost is in excess of 115% of appraised value.	0 Points	
Road Construction Costs	Site is adjacent to desired road category and requires only site access driveways.	5 Points	5
	Site is two hundred feet away from desired road category and requires nominal road construction costs for access.	4 Points	
	Site is four hundred feet away from desired road category and requires reasonable road construction costs for access.	3 Points	
	Site is six hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.	2 Points	
	Site is eight hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.	1 Point	
	Site is one thousand or more feet away from desired road category and requires significant road construction costs.	0 Points	
Natural Gas Availability Cost	Site is adjacent to necessary gas lines and only requires normal tapping costs.	2 Points	2
	Site is within four hundred feet of necessary gas lines and requires nominal line extension costs as deemed acceptable by staff.	1 Point	
	Site requires significant gas line extension costs as determined by staff or does not have gas available to the site.	0 Points	
Grading Costs	Grading costs are normal given construction expectations as determined by staff.	2 Point	2
	Grading costs are constrained by existing soil conditions given construction expectations determined by staff	1 point	
	Grading costs are excessive given construction expectations as determined by staff.	0 Points	
Water Development Costs	Water development costs are normal given construction expectations as determined by staff.	2 Point	2
	Water development costs are constrained by existing conditions given construction expectations determined by staff	1 point	
	Water development costs are excessive given construction expectations as determined by staff.	0 Points	
Sewage Development Costs	Sewage development costs are normal given construction expectations as determined by staff.	1 Point	1
	Sewage development costs are excessive given construction expectations as determined by staff.	0 Points	
Electric Development Costs	Electric development costs are normal given construction expectations as determined by staff.	1 Point	1
	Electric development costs are excessive given construction expectations as determined by staff.	0 Points	
Telephone Development Costs	Telephone development costs are normal given construction expectations as determined by staff.	1 Point	1
	Telephone development costs are excessive given construction expectations as determined by staff.	0 Points	
Broadband Access Cost	Site is adjacent to broadband access lines and only requires nominal linkage costs.	1 Points	1
	Site is remote from broadband access lines and requires significant extension costs as determined by staff.	0 Points	

TOTAL POINTS 25

Engineering Suitability Issues - 25 Points Possible
Church-Seldon

Criteria	Classification	Possible Points	
Access to Urban Infrastructure - Water, Sewer, Electrical	Site is immediately adjacent to urban infrastructure.	10 Points	10
	Site is within two hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	8 Points	
	Site is within four hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	6 Points	
	Site is within six hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	4 Points	
	Site is within eight hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.	2 Points	
	Site requires unacceptable urban infrastructure extension costs.	0 Points	
Acceptable Soils / Building Foundation Conditions	No soil / building foundation challenges exist. Site is completely outside of identified problem soil zones.	5 Points	5
	Site may be slightly within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with nominal cost as determined by staff.	4 Points	
	Site may be partially within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with reasonable cost as determined by staff.	3 Points	
	Site is well within problem soil zones. Soil / building foundation challenges exist, but can be addressed with acceptable cost as determined by staff.	2 Points	
	Site is predominantly within problem soil zones. Soil / building foundation challenges exist, further soil testing is warranted, but site remains viable as determined by staff.	1 Point	
	Site does not meet requirements.	0 Points	
Avoids Natural Hazards - Flooding, Erosion	No natural hazard, erosion, and flooding conditions exist.	3 Points	3
	Minor natural hazard conditions exist, but do not result in significant hazard or mitigation cost as determined by staff.	2 Points	
	Natural hazard conditions exist. Further evaluation or study is required, but site remains viable as determined by staff.	1 Point	
	Site does not meet requirements.	0 Points	
Acceptable Seismic Conditions	No seismic issues exist.	2 Points	2
	Seismic conditions meet appropriate governmental requirements.	1 Point	
	Site does not meet requirements.	0 Points	
Acceptable Drainage	Drainage conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Acceptable Permafrost Stability	Permafrost stability conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)	Forest fire susceptibility conditions meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
All Permitting Viable	All permitting is viable and meets appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	
Acceptable Zoning	Zoning issues of site meet appropriate governmental requirements.	1 Point	1
	Site does not meet requirements.	0 Points	

ENGINEERING NOTES:

TOTAL POINTS 25

ONSITE WELL/SEPTIC REQUIRED. VERY DENSE, SILTY SOILS WHICH MAY BE DIFFICULT FOR SEPTIC SYSTEM. WETLANDS EXIST IN NE CORNER WITH SEASONAL GROUNDWATER SEPAGE (SURFACE/UNDERGROUND WATER EXPERIENCED BY STAFF). CHURCH RD IS A STATE-OWNED ROW AND WILL REQUIRE FLASHING AMBER SCHOOL ZONE LIGHTS AND TURN LANES.

Total Score (90/100)

MIXED-USE CAMPUS PRELIMINARY SITE EVALUATION STUDY

Prepared for:



**Matanuska-Susitna Borough School District
501 North Gulkana Street
Palmer, Alaska 99645**

Prepared by:



**HDL Engineering Consultants, LLC
202 West Elmwood Avenue
Palmer, Alaska 99645**

March 2018

TABLE OF CONTENTS

1.0 INTRODUCTION.....	1
2.0 SITES	2
2.1 Parcel 'A'	2
2.1.1 Existing Conditions	2
2.1.2 Utilities	3
2.1.3 Soils	5
2.1.4 Topography	6
2.1.5 Environmental	7
2.1.6 Title Report.....	8
2.1.7 Zoning	8
2.1.8 Setbacks	9
2.1.9 Surrounding Area	9
2.2 Parcel 'B'	9
2.2.1 Existing Conditions.....	9
2.2.2 Utilities	10
2.2.3 Soils	12
2.2.4 Topography	12
2.2.5 Environmental	13
2.2.6 Title Report.....	15
2.2.7 Zoning	15
2.2.8 Setbacks	15
2.2.9 Surrounding Area	15
3.0 PROPOSED FACILITIES	16
3.1 Mat-Su Central School	16
3.2 Charter School	16
3.3 Student Transportation.....	16
4.0 ALTERNATIVES.....	18
4.1 Alternative 1	19
4.2 Alternative 2	20
4.3 Alternative 3	21
4.4 Alternative 4	22
5.0 CONCLUSION.....	23

FIGURES

Figure 1	Existing Conditions - Parcel 'A'	2
Figure 2	Utilities - Parcel 'A'	4
Figure 3	Topography - Parcel 'A'	6
Figure 4	Floodplains & Wetlands - Parcel 'A'	8
Figure 5	Existing Conditions - Parcel 'B'	10
Figure 6	Utilities - Parcel 'B'	11
Figure 7	Topography - Parcel 'B'	13
Figure 8	Wetlands - Parcel 'B'	14
Alternative 1	Parcel 'A'	19
Alternative 2	Parcel 'A'	20
Alternative 3	Parcel 'B'	21
Alternative 4	Parcel 'B'	22

REFERENCES

References.....	24
-----------------	----

Note: Referenced documents have been provided separately.

1.0 Introduction

The Matanuska-Susitna Borough School District (District) has experienced increasing costs associated with the leasing of buildings for school facilities as well as increased student transportation costs directly related to the lack of competing bus maintenance facilities in the District area. In an effort to alleviate costs and meet future District growth, District staff tasked HDL Engineering Consultants, LLC, (HDL) with preparing a Mixed-Use Campus Preliminary Site Evaluation Study (Study) to analyze the suitability of two Matanuska Susitna Borough (Borough)-owned properties as possible sites for Mat-Su Central School, a charter school, and a District-owned bus maintenance facility.

For evaluation of the sites for the schools, the footprint of the existing Valley Pathways High School campus is used per District staff direction. The Valley Pathways High School existing campus provides a comparable template for approximate building size, outdoor space, and parking requirements. A template for a student transportation facility, including bus maintenance and parking, is based on the current, privately-owned student transportation facility located on Palmer-Wasilla Highway. Sizing for a new bus maintenance building is based on the *School Bus Maintenance Facility Planner* (Public Schools of North Carolina, February 2011) and the *Wyoming School Facilities Commission School Bus Maintenance and Parking Facility Design Guidelines* (OZ Architecture, Inc. and Engineering Economics, Inc. updated June 2013).

Both parcels have been evaluated based on existing conditions, utilities, soils, topography, environmental, zoning, setbacks, and surrounding area. Alternatives, including figures showing configurations of possible facilities located on both parcels, are presented at the end of the report.

2.0 Sites

2.1 PARCEL 'A'

2.1.1 Existing Conditions

Parcel 'A' is owned by the Borough and located at 1959 North Stringfield Road, Palmer, between Stringfield Road to the west and Trunk Road to the east, as shown in Figure 1. The parcel is located between the cities of Palmer and Wasilla making it centrally located for the majority of the District's student population. Palmer-Wasilla Highway, located within approximately one-third mile to the south, and Bogard Road, located approximately one-half mile to the north, are both major east-west travel corridors for the Borough core area. Trunk Road on the east side of the parcel is a north-south arterial.



Figure 1: Parcel 'A' – Existing Conditions

Parcel 'A' consists of 65.59 acres, with Stringfield Road cutting diagonally across both the southwest and northwest corners of the property. Wasilla Creek also crosses the northwest corner of the parcel to the north of Stringfield Road.

Pioneer Peak Elementary is located on the southern portion of the parcel, leaving approximately 27 acres of land that could be utilized for new facilities on the northern portion. The northern portion is undeveloped and forested with a mix of spruce and birch trees.

Currently the only access to the parcel is the driveway to Pioneer Peak Elementary from Stringfield Road. However, Stringfield Road is in poor condition with minimal shoulders and is already congested before and after school hours. The Borough has plans to develop Katherine Drive (also known as Trunk Road Connector) along the north property line to connect Trunk Road and Stringfield Road, including a signalized intersection at Trunk Road. Once constructed, Katherine Drive would give any new facility on the parcel access to Trunk Road. It is unlikely the Alaska Department of Transportation and Public Facilities (DOT&PF) would allow a driveway from Parcel 'A' connecting directly to Trunk Road. Any new facility on the parcel would require access from Katherine Drive.

2.1.2 Utilities

A summary of utilities has been compiled using as-built information provided by Enstar Natural Gas (Enstar), Matanuska Electric Association (MEA), Matanuska Telephone Association (MTA), District, and the Alaska State Department of Natural Resources (DNR). The existing utility information is described below. Approximate utility locations are shown in Figure 2.



Figure 2: Parcel 'A' - Utilities

Water Service

There is no public water service in the area. Per DNR well records, Pioneer Peak Elementary utilizes a 118-foot-deep well located northwest of the school building. New development on Parcel 'A' would likely require development of a new well at the facility site in accordance with DNR and Borough regulations.

Sanitary Sewer Service

There is no public sanitary sewer service in the area. Pioneer Peak Elementary utilizes an on-site septic system to serve the school. The existing system is more shallow than a typical septic system, which might indicate shallow groundwater was encountered when the drainfield was constructed. New development on Parcel 'A' would require development of a new septic system

at the site in accordance with Borough and DEC regulations. Ground water levels should be investigated and considered when designing the new system.

Electric

Three-phase power from MEA is available overhead along the west side of Stringfield Road. Currently there is one service to Parcel 'A' to supply power to Pioneer Peak Elementary.

Telecommunications

Fiber optic communications from MTA is available overhead along the west side of Stringfield Road. Currently there is one service to Parcel 'A' to supply telecommunication service to Pioneer Peak Elementary.

Natural Gas

Natural gas is available from Enstar along a portion of the east side of Stringfield Road. The 6-inch main starts at Palmer-Wasilla highway, and follows Stringfield Road to Prince William Circle where it turns west to serve Prince William Circle. Pioneer Peak Elementary is served by a 7/8-inch plastic gas service. New development on the northern portion of Parcel 'A' would require a new service from the natural gas main, and may require extending the existing 6-inch main north along Stringfield Road.

Drainage and Storm Water Run-off

There is no public storm water catchment system in the area. Currently storm water runoff infiltrates on site or flows generally to the west towards Wasilla Creek. Any development would have to consider run off direction and volume as well as best management practices for transport of sediments and contaminants in storm water.

2.1.3 Soils

According to the United States Geological Survey (USGS) Geology Map of Alaska, dated 2015, Parcel 'A' is located in an area of poorly consolidated Quaternary, Pleistocene, and uppermost Tertiary surficial deposits. These surficial deposits generally consist of alluvial and glacial deposits with intermittent lacustrine and eolian deposits. In general, surface organics overlie a mixture of fine and coarse-grained soils ranging from silt to gravel.

Nearby soil borings suggest that undisturbed portions of the parcel are likely to encounter an organic surface layer underlain by sand with silt and gravel. Nearby surface water, topography, and soil borings indicate the site will have areas with shallow groundwater.

A shallow, spread footing foundation system is typical for buildings in the area. To support the shallow foundation system, the organic surface soils are typically removed and replaced with an engineered fill. Geotextile separation fabric is sometimes used to separate the engineered fill from the underlying silty soils. If development takes place in higher elevation areas, groundwater is not expected to be encountered during excavations. If development takes place in low elevation areas, shallow groundwater should be anticipated and dewatering of excavation may be required.

A subsurface evaluation is recommended to evaluate the subsurface conditions prior to design of any development. A typical subsurface evaluation would include geotechnical borings or test pits, along with temporary standpipe piezometers to determine groundwater elevations.

2.1.4 Topography

The most current Borough LiDAR topography for Parcel 'A' is shown in Figure 3. A topographic survey was not performed as a part of this report.



Figure 3: Parcel 'A' – Topography

Parcel 'A' has varying topographic relief across the property. There is rolling terrain northwest of the Pioneer Peak campus; however, the northern third of the parcel is relatively flat. Depending on the characteristics of the existing soil, the area directly northwest of Pioneer Peak could possibly be excavated, providing an onsite source of gravel for development, thereby reducing construction costs.

Access from either Stringfield Road or the future Katherine Drive to the north could be accomplished without major grade changes.

2.1.5 Environmental

HDL conducted preliminary research using the most current available data from Borough, state, and federal agencies to identify environmental resources that may be affected by the proposed development. The purpose of the research was to identify permitting and regulatory requirements, and to ensure environmental considerations are adequately addressed during planning and design phases. The following resource categories have been identified within Parcel 'A'. Other environmental resources not described here may become present or applicable at a later time depending on changes to site conditions or changes to local, state, or federal regulations during the course of development of the parcel.

Anadromous/Resident Fish Habitat

According to the Alaska Department of Fish and Game's Anadromous Waters Catalog and Fish Resource Mapper, Wasilla Creek is known to support anadromous and resident fish. Wasilla Creek flows through the northwest corner of the parcel, but is separated from the developable portion of the property by Stringfield Road.

Floodplains

According to Federal Emergency Management Agency Flood Insurance Rate Map number 02170C8130E, Zone A flood zones overlap the southeast and northwest corner of Parcel 'A' as shown in Figure 4. The overlapping flood zone is not within the area considered for development.

Wetlands

A review of publicly available base wetlands mapping provided by the Borough and the US Fish and Wildlife Service National Wetlands Inventory indicates wetlands are present within Parcel 'A', as shown in Figure 4. Wetlands are located in the northwest corner of the property. A wetlands delineation completed by HDL in 2014 for the Borough's Trunk Road Connector Project mapped additional wetland areas in the northern portion of the property. In addition, a review of recent aerial imagery and elevation data provided by the Borough indicates the 2014 delineated wetlands are likely to extend southwest toward Stringfield Road.

Development in wetlands is regulated under Section 404 of the Clean Water Act (CWA), which requires a permit from the US Army Corps of Engineers (USACE) to discharge fill or dredged material within the boundaries of wetland areas deemed to be subject to Section 404 jurisdiction. To determine extent of wetland areas and whether the wetlands are subject to USACE's jurisdiction, it is recommended that a field-based wetlands delineation and preliminary jurisdictional determination report be completed prior to applying for a Section 404 permit from USACE for future development that may involve wetlands.



Figure 4: Parcel 'A' – Floodplains & Wetlands

2.1.6 Title Report

According to the Owner's Consultation Report MS204808 (or Title Report, Mat-Su Title, February 2018), Parcel 'A' is currently owned by the Borough. Easements and encumbrances exist on the property and are listed within the Report, which has been provided to District staff separately.

Parcel 'A' has a number of setbacks and easements specific to the property; however, there are no easements that affect the developable land area on the northern portion of the parcel.

2.1.7 Zoning

The Borough currently does not have zoning regulations in place that would affect development on Parcel 'A'. However, any new development would need to go through an approval process with the Alaska State Fire Marshal's Office.

2.1.8 Setbacks

Matanuska-Susitna Borough Code, Chapter 17.55, Setbacks and Easements, provides general requirements for site development. Per Section 17.55.010, Setbacks, no structure or building may be placed within 25 feet from the right-of-way line of a public right-of-way, no furthest protruding portion of the structure or building may be located nearer than 10 feet from any side or rear lot line, and eaves may project a maximum of 3 feet into required setback areas. Chapter 17.55.020, Setbacks for Shorelands, states that no structure or footing may be located closer than 75 feet from the ordinary high water mark of a body of water and eaves may project a maximum of 3 feet into the required setback area. Setbacks do not severely limit the buildable area of Parcel 'A'.

2.1.9 Surrounding Area

Parcel 'A' is surrounded by an airstrip to the west, an undeveloped large parcel to the north, Trunk Road to the east, additional undeveloped large parcels further east, and commercial developments and one residential development to the south. Additional commercial development in the area is likely, as the Palmer-Wasilla Highway corridor continues to grow. Both the Palmer-Wasilla Highway and Trunk Road will experience significantly increased amounts of traffic. Impacts from surrounding development and increasing traffic, such as loss of access, reduced green space buffers, and increased noise, should be considered for any facility placed on the site.

2.2 PARCEL 'B'

2.2.1 Existing Conditions

Parcel 'B' is a 156.41-acre site owned by the Borough and is located at 3262 North Church Road, Wasilla, at the northwest corner of the intersection of North Church Road and West Seldon Road as shown in Figure 5. The property lies northwest of the City of Wasilla. Church Road along the east side of the parcel connects directly to the Parks Highway to the south. Seldon Road, along the south side of the property, is a minor east-west arterial roadway.

Parcel 'B' consists of flat to rolling terrain forested with a mix of birch and spruce trees. While there are no permanent structures on the parcel, four cleared areas have been constructed. Three driveways provide access to the parcel; two gravel drives from Church Road and one very steep dirt drive from Seldon Road. Driveways are gated at this time. The cleared areas have been used to store log decks and are slightly overgrown with low brush. There is also an established four-wheel-drive trail diagonally crossing the northeast corner of the parcel.



Figure 5: Parcel 'B' – Existing Conditions

2.2.2 Utilities

A summary of utilities has been compiled using as-built information provided by Enstar, MEA, MTA, and DNR. Approximate utility locations are shown in Figure 6.

Water Service

There is no public water service in the area and, per DNR, there is no record of a well on the property. New development on Parcel 'B' would require development of a new well at the facility site in accordance with Borough and DNR regulations.

Electric

Three-phase power from MEA is available overhead along the west side of Church Road.



Figure 6: Parcel 'B' - Utilities

Telecommunications

Fiber optic communications from MTA is available overhead along the west side of Church Road.

Natural Gas

Natural gas is available from Enstar along the east side of Church Road. The 6-inch main runs along the entire east side of the property. New development on the parcel would require a new service from the natural gas main.

Drainage and Storm Water Run-off

There is no public storm water catchment system in the area. Currently storm water runoff infiltrates on site and flows generally to the northwest. Any development would have to consider

run off direction and volume as well as best management practices for transport of sediments and contaminants in storm water.

2.2.3 Soils

According to the USGS Geology Map of Alaska, dated 2015, Parcel 'B' is located in an area of poorly consolidated Quaternary, Pleistocene, and uppermost Tertiary surficial deposits. These surficial deposits generally consist of alluvial and glacial deposits with intermittent lacustrine and eolian deposits. In general, surface organics overlie a mixture of fine and coarse-grained soils ranging from silt to gravel.

Nearby soil borings suggest that undisturbed portions of Parcel 'B' are generally underlain by sand and gravel with varying amounts of silt. The topography and vegetation in the area suggest that low-lying areas in the northern and eastern portions will generally encounter a layer of surface organics underlain by fine-grained soils. Groundwater is expected to be shallow across the parcel but will tend to be closer to the surface in the northern portion of the parcel.

A shallow, spread-footing foundation system for buildings is typical in the area. To support the shallow foundation system, the organic surface soils are typically removed and replaced with an engineered fill. Geotextile separation fabric is sometimes used to separate the engineered fill from the underlying silty soils. If development takes place in higher elevation areas, groundwater is not expected to be encountered during excavations. If development takes place in low elevation areas, shallow groundwater should be anticipated and dewatering of excavations may be required.

A subsurface evaluation is recommended to evaluate the subsurface conditions prior to design of any development. A typical subsurface evaluation would include geotechnical borings or test pits, along with temporary standpipe piezometers to determine groundwater elevations.

2.2.4 Topography

The most current Borough LiDAR topography for Parcel 'B' is shown in Figure 7. A topographic survey was not performed as a part of this report.

Parcel 'B' has varying topographic relief across the property. There is rolling terrain across the southern third of the property; however, the northern portion of the parcel is relatively flat. There is significant elevation change from Seldon Road to the parcel making access from Seldon Road challenging. The parcel currently has two existing driveways accessing Church Road, both without significant grade change.

Given the large size of the parcel and depending the characteristics of the existing soil, an onsite source of gravel could possibly be developed, thereby reducing construction costs.



Figure 7: Parcel 'B' – Topography Study

2.2.5 Environmental

HDL conducted preliminary research using the most current available data from the Borough, state, and federal agencies to identify environmental resources that may be affected by the proposed development. The purpose of the research was to identify permitting and regulatory requirements, and to ensure environmental considerations are adequately addressed during the planning and design phases. The following resource categories have been identified within Parcel 'B'. Other environmental resources not described here may become present or applicable at a later time depending on changes to site conditions or changes to local, state, or federal regulations during the course of development of the project.

Anadromous/Resident Fish Habitat

There is no fish habitat present on Parcel 'B'

Floodplains

According to Federal Emergency Management Agency Flood Insurance Rate Map number 02170C8060E, no flood zones have been identified within the parcel.

Wetlands

A review of publicly available base wetlands mapping provided by the Borough and the US Fish and Wildlife Service National Wetlands Inventory indicates wetlands are present in Parcel 'B'. Within the parcel, Borough-mapped wetlands are present in the central, west, and northeast portions of the property, as shown in Figure 8.

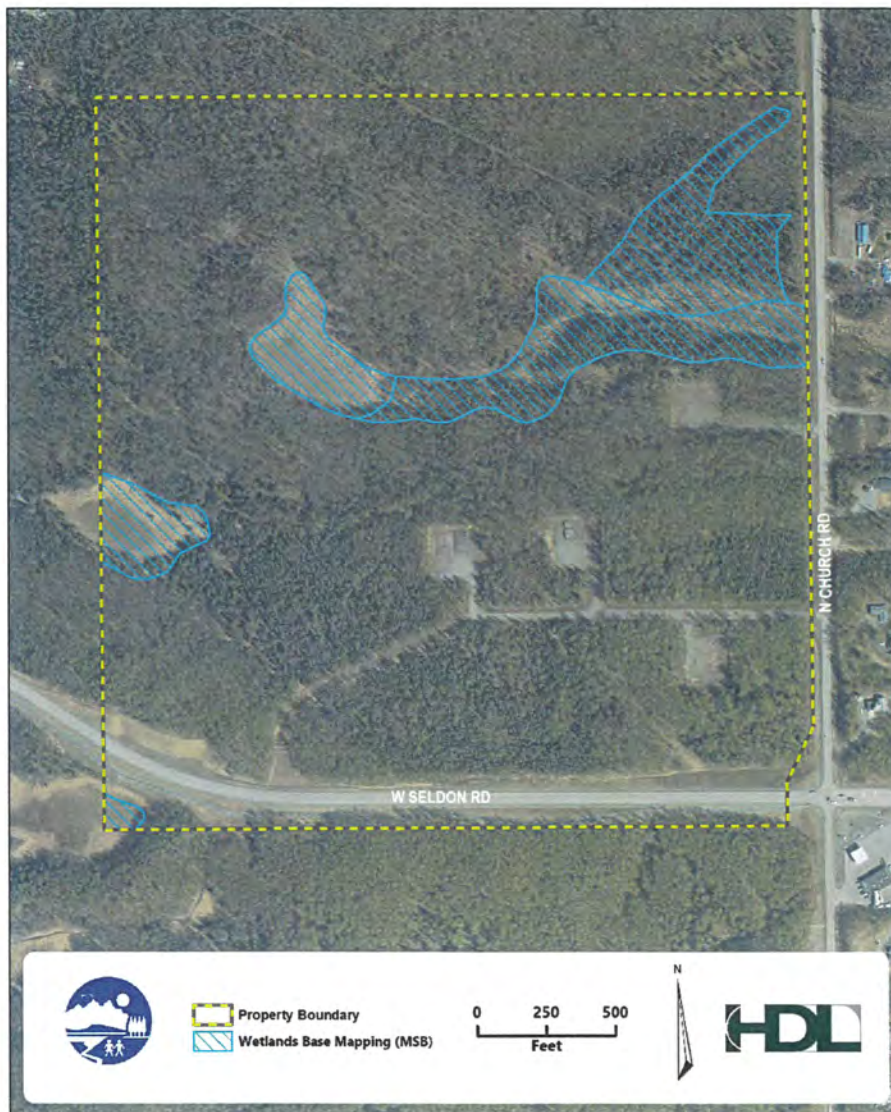


Figure 8: Parcel 'B' - Wetlands

Development in wetlands is regulated under Section 404 of the Clean Water Act (CWA), which requires a permit from the US Army Corps of Engineers (USACE) to discharge fill or dredged material within the boundaries of wetland areas deemed to be subject to Section 404 jurisdiction. To determine extent of wetland areas on the parcel and whether the wetlands are subject to USACE's jurisdiction, it is recommended that a field-based wetlands delineation and preliminary jurisdictional determination report be completed prior to applying for a Section 404 permit from USACE for future development that may involve wetlands.

2.2.6 Title Report

According to the Owner's Consultation Report MS204807 (or Title Report, Mat-Su Title, February 2018), Parcel 'B' is currently owned by the Borough. Easements and encumbrances exist on the property and are listed within the Report, which has been provided to District staff separately.

Parcel 'B' has setbacks and easements specific to the property. Easements that affect developable land area are shown in Figure 5.

2.2.7 Zoning

The Borough currently does not have zoning regulations in place that would affect development on Parcel 'B'. However, any new development would need to go through an approval process with the Alaska State Fire Marshal's Office.

2.2.8 Setbacks

Matanuska-Susitna Borough Code, Chapter 17.55, Setbacks and Easements, provides general requirements for site development. Per Section 17.55.010, Setbacks, no structure or building may be placed within 25 feet from the right-of-way line of way public right-of-way, no furthest protruding portion of the structure or building may be located nearer than 10 feet from any side or rear lot line, and eaves may project a maximum of 3 feet into required setback areas. Setbacks do not severely limit the buildable area of Parcel 'B'.

2.2.9 Surrounding Area

Parcel 'B' is more rurally located than Parcel 'A'. Surrounding parcels are generally large though residential subdivisions are located to the east and northwest of the parcel and there is a small commercial development to the southeast. Because the parcel is large, development can be sited such that impacts from onsite facilities upon the surrounding area can be reduced and factors such as noise and dust from the surrounding area can be minimized.

3.0 Proposed Facilities

3.1 MAT-SU CENTRAL SCHOOL

Mat-Su Central School is a K-12 alternative education school that supports home schooling and distance delivery education, and provides in-classroom teaching for its students. Mat-Su Central has been providing flexible programs for 40 years.

The main campus is located within the City of Wasilla, with a small, secondary campus in the City of Palmer. The school services students from across the Borough. There are 1,700 students currently enrolled, however, typically there are only about 240 students on campus at one time. Parents provide transportation when students need to visit campus for classes or appointments. Unlike traditional school, students do not tend to visit campus daily.

The Wasilla Mat-Su Central campus is leased from a private owner. The District leases 18,000 square feet in a larger, office-type building. There is no outdoor space for students, no gym, and no auditorium. Students can participate in sports through traditional schools. Therefore, while a gym or auditorium would be utilized in a new campus, outdoor sports fields would not be needed at a new location.

3.2 CHARTER SCHOOL

Some charter schools in the District lease their current facilities from private owners. Each one is unique in size and needs. Using the Valley Pathways High School facility as a template allows for evaluation of the space needs for relocation of an existing charter school or the addition of a future school.

3.3 STUDENT TRANSPORTATION

The Borough's population in 2016 was over 101,000, with an average population growth of 3.4% per year over the last 25 years. The District encompasses the entire Borough and serves children over a 25,000 square mile area. Roughly 17,000 students are currently eligible for student transportation, and the District provides transportation for approximately 12,850 students daily with a yearly ridership of 1,971,873, including special education buses, as of the 2016-2017 school year. At this time, the District has contracted services for a fleet of 200 buses with 170 active buses and 30 buses in reserve. That number will likely continue to increase as the Borough population grows.

The current, privately-owned, student transportation facility is located on the Palmer-Wasilla Highway between the cities of Palmer and Wasilla. This facility includes the only school bus maintenance building in the Borough core area. The facility is comprised of three parcels totaling 9.58 acres. There is one main building, consisting of seven maintenance bays and office space. A fueling facility is not located on site.

Determining the appropriate size of a future student transportation facility is beyond the scope of this study; however, for the purposes of evaluation, assumptions have been made to estimate the required overall size of a maintenance building. The *School Bus Maintenance Facility Planner* (Public Schools of North Carolina, February 2011) and the *Wyoming School Facilities*

Commission School Bus Maintenance and Parking Facility Design Guidelines (OZ Architecture, Inc. and Engineering Economics, Inc. updated June 2013) have rules of thumb for sizing bus maintenance buildings. The number of bays needed is determined by the number of mechanics, not including support staff, and how many buses they can maintain. Typically, one mechanic can maintain 20-30 buses, depending on bus age, level of maintenance, mileage per year, and other factors. Using the more conservative value of 20 buses per mechanic, to allow for future bus fleet growth, and using the current fleet size of 200 buses, a staff of ten mechanics is needed. Based on an industry standard 1.5 bays per mechanic for larger fleets, 15 maintenance bays are needed. A wash bay would add an additional bay to that total.

Maintenance bay size averages 22.5-feet by 55-feet per bay, or 1,237 square feet. Bay support space (tire maintenance, tire, parts, tool, and fluid storage, work/welding area, wash bay) are estimated at 50 percent of the bay size, or an additional 620 square feet per bay. Office area, including lockers, dispatch, offices, and restrooms, is also estimated at 50 percent of the bay size, or an additional 620 square feet per bay. Using these figures, a new building would have an approximate 38,000 square foot area.

Required bus parking/storage area would vary depending on configuration of the site and layout. A standard parking stall is 13-feet wide by up to 50-feet long depending on bus length, or 650 square feet and should preferably be drive-through stalls. Aisles should be a minimum of 130 feet wide for 90 degree parking. Area around the maintenance building, fueling facilities, turn areas, employee parking, and snow storage area would add to the required parking area size. The existing student transportation facility, at 9.58 acres, provides adequate parking area for the current fleet size; however, it does not allow for future expansion of the fleet, nor does it allow for a fuel facility or building expansion. It also requires "nose to tail" parking, requiring buses to back out of parking spaces, increasing the likelihood of accidents.

A new student transportation facility does not necessarily need to have onsite parking for all of the core area bus fleet. The District could develop, or require a contractor to develop, secure bus parking areas throughout the District for daily use, bringing buses to a main maintenance facility as needed. This would potentially decrease fuel usage, area road traffic, and daily mileage on buses. It would also potentially decrease the amount of noise, odor, and environmental impact a single, large facility would have on the surrounding area. Existing school parking lots might be utilized or expanded.

4.0 Alternatives

The following alternatives provide several conceptual layouts for developing the three proposed facilities on the two sites and can be combined in any order. For the schools, Valley Pathways High School, at approximately 46,000 square feet of building, is used as a comparable template for future school development and includes a gym within the school building area. This template includes parking but does not include outdoor sports fields. The school template covers approximately 9.5 acres.

The current, 9.48-acre privately-owned student transportation facility on Palmer-Wasilla Highway is used as basic template, although the student transportation facility area as shown covers approximately 11 acres. As discussed in the previous section, neither the maintenance building nor the parking area is optimal and may not meet current needs. The building used in the student transportation facility template is sized at 38,000 square feet in a single floor to show the scale of a building meeting current needs as estimated by industry standards. As the District grows, the number of buses in use will increase and larger parking and maintenance facilities will be required.

Both templates are used as reference only and to convey the possible scale and scope of future development on the parcels. The sizes are likely to change as further studies and planning processes are completed. Both types of facilities would need to be designed and constructed to meet the specific needs of the District and to fit each site. The final site development will not match the templates used in the Alternative figures.

4.1 ALTERNATIVE 1



Alternative 1: Parcel 'A'

Alternative 1 locates one school facility on Parcel 'A'.

- Approximately 27 acres allows room for expansion or future development of sports fields.
- Excellent access to arterial roadways. Requires construction of Katherine Drive for access to Trunk Road.
- Utilities are in-place and available.
- Wetlands areas exist but can be avoided.

4.2 ALTERNATIVE 2



Alternative 2: Parcel 'A'

Alternative 2 locates one school facility and a student transportation facility on Parcel 'A'.

- Approximately 27 acres likely allows room for both a school and student transportation facility but leaves little room for future expansion or sports fields.
- Excellent access to arterial roadways. Requires construction of Katherine Drive for access to Trunk Road.
- Utilities are in-place and available.
- Access driveway and utilities could be shared between facilities, reducing costs.
- Increased developed area may require wetlands mitigation.

As an option to this alternative, a bus maintenance building could be developed at an alternative location, with a parking/bus storage area on Parcel 'A'. This would slightly reduce the needed onsite area for a student transportation facility, only removing building area. Conversely, only the

bus maintenance building and a small parking area could be developed on Parcel 'A', with a bus parking facility at a different location, thereby significantly reducing the needed area on this site, and leaving room for development of sports fields.

4.3 ALTERNATIVE 3



Alternative 3: Parcel 'B'

Alternative 3 locates one school and a student transportation facility on Parcel 'B'.

- Approximately 156 acres allows room for expansion or future development of sports fields and expansion of the student transportation facility.
- Direct access to a minor arterial roadway.
- Utilities are in-place and available.
- Wetlands areas could be avoided.
- Access driveway and utilities could be shared between facilities, reducing costs.

4.4 ALTERNATIVE 4



Alternative 4: Parcel 'B'

Alternative 4 locates two schools and a student transportation facility on Parcel 'B'.

- Approximately 156 acres allows room for expansion or future development of sports fields for schools and expansion of the student transportation facility.
- Direct access to a minor arterial roadway.
- Utilities are in-place and available.
- Wetlands area can be avoided.
- Access driveway and utilities could be shared between facilities, reducing costs.

5.0 Conclusion

While Parcel 'A' is positioned in a centralized location between Palmer and Wasilla, its usable area is limited and District needs for future expansion of facilities must be taken into account for planning any facility constructed on the parcel. Parcel 'A' is also located in a rapidly developing area of the Borough. Commercial and residential development will only continue to grow and densify around Parcel 'A' as the Borough's population increases and may impact whatever facility is chosen for the site. This parcel's proximity to arterial roadways provides the District an opportunity to locate facilities on a site with ease of access to major roadways.

Parcel 'B' allows ample room for developing multiple facilities on site and provides a more rural environment, which could be desirable for some facilities. The parcel's size also allows room for future expansion of facilities located onsite as the District's student population grows. Seldon Road, while identified as a minor arterial at present, will continue to be developed to become a major east-west arterial, providing improved ease of access from the area to the site in the future.

Both Parcel 'A' and Parcel 'B' are viable options for development. Both have readily available utilities, access to arterial roadways, and developable land area. Terrain on both parcels is comparable; both include relatively flat to rolling terrain and both may allow onsite soil to be utilized in development, depending on results of future soils and groundwater investigations. While both sites include wetlands, those areas could be avoided or mitigated.

References

OZ Architecture, Inc. and Engineering Economics, Inc. 2013 *Wyoming School Facilities Commission School Bus Maintenance and Parking Facility Design Guidelines*.
<https://docs.google.com/file/d/0ByAJz33FLoSMLMXFBSDd6TnBxTWM/edit>.

Public Schools of North Carolina. 2011 *School Bus Maintenance Facility Planner*.
www.schoolclearinghouse.org/pubs/BUS_GARAGEXPNew2011.pdf

Mat-Su Title Agency, LLC. *Owner's Consultation Report MS204807 dated February 8, 2018*, as ordered by HDL Engineering Consultants, LLC.

Mat-Su Title Agency, LLC. *Owner's Consultation Report MS204808 dated February 8, 2018*, as ordered by HDL Engineering Consultants, LLC.



MEMORANDUM

DATE: June 18, 2021
TO: Tony Weese, MSBSD
FROM: David Lundin, PE *DL*
RE: ROM Site Development Cost Estimates
Birchtree Charter School and Mat-Su Central School

- CIVIL ENGINEERING
- GEOTECHNICAL ENGINEERING
- TRANSPORTATION ENGINEERING
- ENVIRONMENTAL SERVICES
- PLANNING
- SURVEYING & MAPPING
- CONSTRUCTION ADMINISTRATION
- MATERIAL TESTING
- REAL ESTATE SERVICES

INTRODUCTION

The Matanuska-Susitna Borough School District (District) intends to relocate Birchtree Charter School (BTC) and Mat-Su Central School (MCS) to Matanuska-Susitna Borough (Borough)-owned land. Several parcels were proposed and two parcels were identified for further consideration for the construction of one or both schools on each parcel. To assist the Matanuska-Susitna Borough Area School Site Selection Committee, District staff tasked HDL Engineering Consultants, LLC (HDL) to prepare a rough order of magnitude (ROM) site improvement cost estimate for each school on each prospective parcel based on generalized requirements for each school. No site plans or building plans exist, so quantities and cost estimates are based upon generic school layouts scaled to meet the needs of each school using information provided by District staff. ROM estimates are valuable for planning and comparison only and will change once the actual design process starts and more information becomes available.

Both parcels were previously evaluated in the *2018 Mixed-Use Campus Preliminary Site Evaluation Study* performed by HDL for the District and much of that information was useful in preparing the ROM estimates.

SITE CONSIDERATIONS

Parcel A

Located north of Pioneer Peak Elementary School (PPE) and between Trunk Road and Stringfield Road, Parcel A consists of approximately 37 acres of mostly usable land (see Figures 1 and 2). The majority of the parcel is relatively flat with a large hill in the southwest corner of the parcel. Topography varies from a maximum elevation of 350 feet at the top of the hill to low elevation of 325 feet. The majority of the parcel has an average elevation of about 330 feet.

Stringfield Road cuts across the northwest and southwest corners of the parcel. Wasilla Creek is located on the west side of Stringfield Road, leaving approximately 30 acres to the east of the road for development.

RE: ROM Site Development Cost Estimates
June 18, 2021
Page 2 of 5

A narrow band of wetlands crosses the northwest corner of the parcel from about 220 feet east of Stringfield Road along the north property line, then intersecting Stringfield Road approximately 400 feet south of the north property line. This removes about 2 acres from the parcel, leaving about 28 acres of developable land.

Basic soils information is available for Parcel A from *Stringfield Subdivision Geotechnical Investigation* performed by Mark Hansen, PE in January 2020. Ground water in the relatively flat area of the site varied from depths of 1.7 feet to 6 feet below ground surface and was expected to vary seasonally. Development in this portion of the parcel would necessitate adding sufficient fill to obtain soil strength to support improvements. Due to the high water table, a mounded septic system would also likely be required.

Soils in the hill on the southwest corner of the property consist of 4 feet to 6 feet of silt over gravel. The gravel is noted as usable as structural fill (DOT&PF Selected Material, Type A) under buildings and paved areas. The silt can be usable in deep fill areas and under playfields or playgrounds.

A well would need to be developed for domestic water for each school. PPE currently utilizes a 118-foot-deep well; wells for new schools would likely be similar depth.

Currently there is no vehicle access to the parcel from either Trunk Road or Stringfield Road. The Borough has plans to build a connector road between Stringfield Road and Trunk Road along the north property line of Parcel A. The Trunk Road Connector intersection with Trunk Road is eventually planned for a traffic signal. As Stringfield Road is already heavily impacted by local traffic, including traffic from PPE, it is strongly recommended that additional school traffic not be added to Stringfield Road. The cost to develop a portion of the Trunk Connector, from Trunk Road to the proposed school driveway, without signalization, is included in the site development estimates.

Utilities are located adjacent to the parcel. A 6-inch natural gas main runs along the east side of Stringfield Road approximately 600 feet up the west property line. A gas service will need to be extended to new school building(s). A three-phase overhead power line and an overhead fiber optic communications line run along the west side of the parcel for the length of Stringfield Road and would require service extensions to the proposed building(s).

Parcel B

Parcel B consists of approximately 156 acres, located at the northwest corner of the intersection of Seldon Road and Church Road (see Figures 1 and 3). The majority of the parcel (approximately the northern half) is relatively flat, low-lying wetlands and bog with some standing water, while the land closer to Seldon Road is moderately to steeply sloped terrain varying in elevation from 400 feet to 465 feet with slopes as steep as 40%. This southern portion, approximately 70 acres, is assumed to be developable.

While no site specific soils investigation has been made available by the District, the Borough provided the *Geotechnical Engineering Report – Seldon Road Extension* prepared by Shannon & Wilson, Inc. in 2014. Test pits and borings were performed along the Seldon Road corridor and provide insight into the soils that may be found along the southern portion of Parcel B. Soils in the corridor generally consisted of 1 foot to 3 feet of organics and silt over

RE: ROM Site Development Cost Estimates
June 18, 2021
Page 3 of 5

silty gravel with sand, with soils towards the Seldon-Church intersection being moderately to highly frost susceptible. Soils of this type would be adequate for use in deep fills and in non-paved or non-structural areas of the site.

A septic system would need to be developed for each school site. As fill will be needed to level the site, we anticipate a standard, below grade system would be utilized.

A well would need to be developed for each school site. Well logs for properties to the east of Church Road indicate depths varying from 51 feet to 147 feet and are likely affected by topography. The actual depth of a well on Parcel B will depend on final ground elevation, but would likely be approximately 140 feet.

There is currently vehicle access to the site directly from Church Road. A rough dirt road connects some log deck sites located in the southeast portion of the parcel. Access to Seldon Road may be problematic, as Seldon Road is Borough-owned and is classified as a minor arterial. The *Corridor Access Management Plan – Seldon Road Extension, Church Road to Pittman Road* prepared in January 2017 by Stantec Consulting Services Inc. provides recommendations to the Borough to “maintain the mobility and safety benefits of this minor arterial road” by “limit[ing] access along the new roadway to the extent possible.” The plan states that “access to Seldon Road shall be limited to public roads, and no new driveways shall be permitted.” However, the Plan also allows for the possibility of “restricted” access near the Church intersection for commercial development. The Plan recommends the use of a parallel collector road to collect traffic and route it to access points spaced 1/3-mile to 1/2-mile apart. Direct driveway access to Seldon Road may not be allowed, and the site may need to be designed with access to Church Road only.

Utilities are located adjacent to Parcel B along Church Road. Overhead three-phase power lines and overhead fiber optic communication lines are located along the east property line and would require service extensions to the proposed building(s). A 6-inch natural gas line is located along the east side of Church Road and would necessitate boring a service line, or small main for multiple schools, under the road.

According to the District, Parcel B is also planned as the new location for American Charter Academy (ACA). We have assumed ACA will be located in the southwest corner of the parcel. However, due to the *Corridor Access Management Plan*, access to this school may also need to be to Church Road, resulting in up to three schools accessing one driveway.

METHODOLOGY

For evaluation of the two parcels for each school, simplified, generic school sites were developed that meet the needs of BTC and MCS. District staff provided required square footage and a building footprint size for each school, as well as other site component needs.

- BTC, with an enrollment of 396 students, requires an overall site of approximately 15 acres, a playfield, a playground, a building footprint of 35,000 square feet, a small bus loop, and adequate parking to meet the needs of staff, parents, and visitors.
- MCS, with an enrollment of 1,801 students, but an onsite requirement of 200 students at any one time, requires a playground, green space for a possible pavilion, a building

*RE: ROM Site Development Cost Estimates
June 18, 2021
Page 4 of 5*

footprint of 25,000 square feet, and adequate parking to meet the needs of staff, parents, and visitors.

The generic school site component dimensions were based on sizes of similar components at existing schools with comparable enrollments. Once generic school sites were laid out, the sites were located on the developable land of each parcel.

Building finish floor and site elevations were established based on the existing topography, soils information, and other considerations such as fill quantities.

COST CONSIDERATIONS

Parcel A

Parcel A has room to construct both school sites, providing BTC approximately 18 acres and MCS approximately 10 acres, without encroaching on the identified wetland area. Much of the site has shallow groundwater and will require fill for adequate soil strength. The hill in the southwest corner can be excavated to provide much of this fill.

PPE, located directly south of this parcel, was also constructed in high ground water that necessitated a shallow septic system. While a mounded septic system is more expensive than a below grade system, the additional cost (approximately \$25,000) will be a relatively small percentage of the overall school construction cost.

To provide vehicle access to the site, a portion of the Trunk Road Connector will need to be built. Although the Trunk Road Connector project is included in the Borough's current legislative funding request package, the District may have to construct a portion of the road to meet the District's timeline. The cost is included in the ROM estimate for both schools for comparison purposes; however, it will only need to be constructed by one school project, if any. This road will give the school(s) direct access to a major arterial road, and eventually a signalized intersection, providing safe access to the school(s).

Parcel B

At 156 acres, Parcel B has more than adequate area to construct both schools without encroaching on the wetland areas; however, the parcel does have topographic challenges. Generally, it is recommended to position a school at or above the adjacent roadways for student safety and to reduce roadway noise impacts. In addition, depending on how much lower the school is, the roadway may block sunlight in the winter months. As the existing ground elevations on this parcel are up to 60 feet below the adjacent roadways, positioning the school(s) at or above the roadways is not reasonable.

Some of the higher elevation soils may be used to level the site for one school; however, a significant volume of imported fill will be required to raise one or both sites to an acceptable elevation. While our estimate might include more fill than may eventually be needed once a design is prepared, the cost of any excess fill will likely be offset by retaining walls, elongated drive areas, drainage structures, extraordinary accessibility measures, and other items that may be needed for steeply sloping sites. Understanding and balancing the development costs on this parcel will be a significant part of the design process.

RE: ROM Site Development Cost Estimates
June 18, 2021
Page 5 of 5

In addition to the terrain, limitations to direct access to Seldon Road may significantly impact the site design cost. Additional consideration to access will need to be included in the design process.

ROUGH ORDER OF MAGNITUDE SITE DEVELOPMENT COSTS

For the purpose of these ROM estimates, site development costs include:

- Site grading
- Site drainage
- Paved parking, roadway, and bus loop
- Exterior concrete (sidewalk, curb and gutter)
- Well System
- Septic System
- Fencing
- Utility Extensions (Natural Gas, Communications, Electric)

ROM cost estimates are based on current unit prices for similar publicly bid construction items, including industry standard percentages for items such as mobilization, construction surveying, District administration, architectural and engineering design, and construction contract administration.

For paved areas, the assumed paving section is:

- 2 inches Asphalt Pavement
- 4 inches Crushed Aggregate Base
- 36 inches Classified Fill, Type A

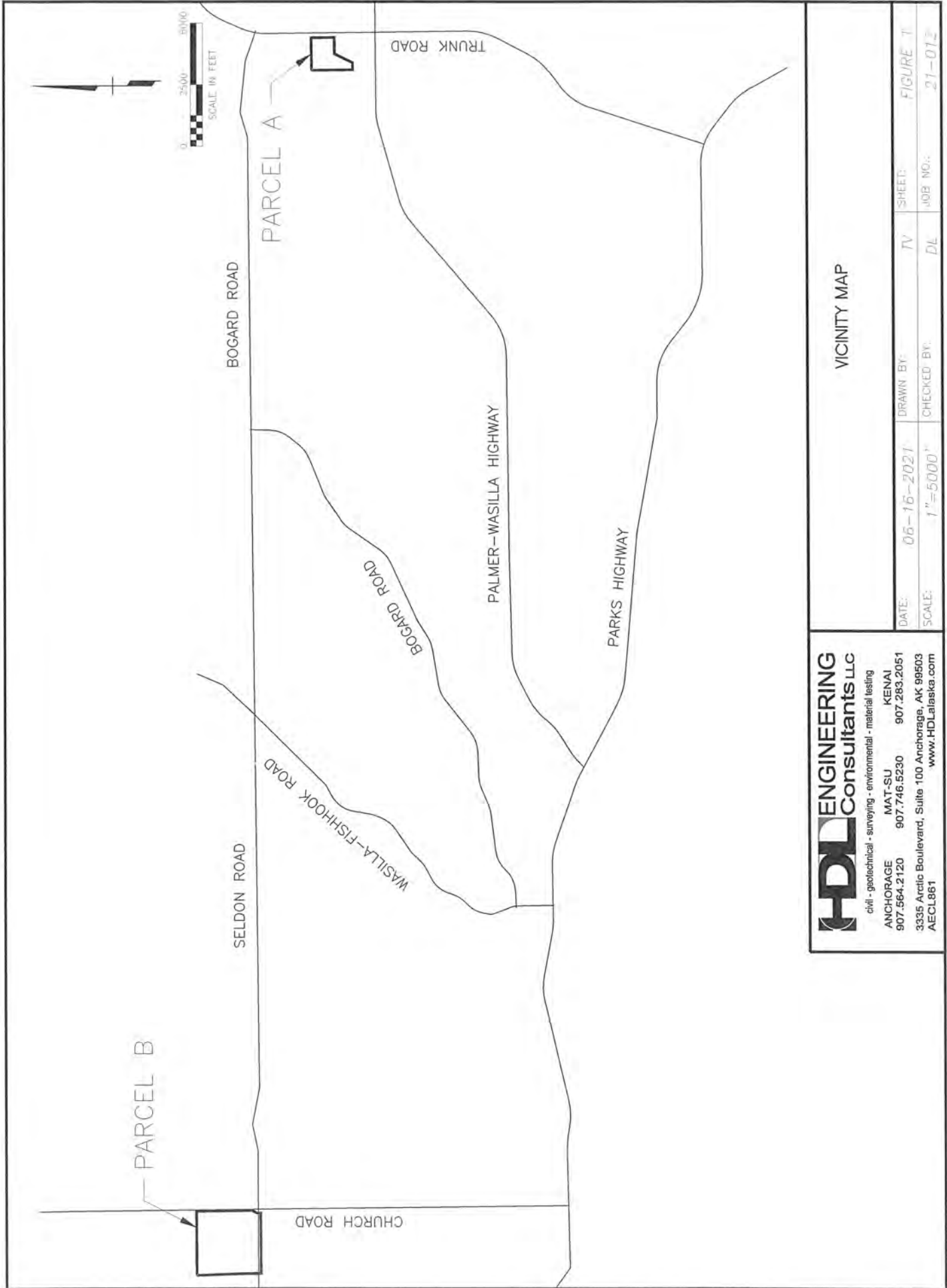
For building areas, an average of 36 inches Structural Fill was assumed within the building footprint. This should be a conservative estimate of the structural fill needed for a slab-on-grade structure with deep footings.

With these and many other assumptions, the rough order of magnitude costs for developing the proposed schools on each of the proposed sites are as follows:

Table 1: ROM Site Development Cost Estimate.

	Parcel A	Parcel B
Birchtree Charter	\$4.7 million	\$5.7 million
Mat-Su Central	\$2.4 million	\$5.2 million

Please contact us if you have any questions or require additional information.



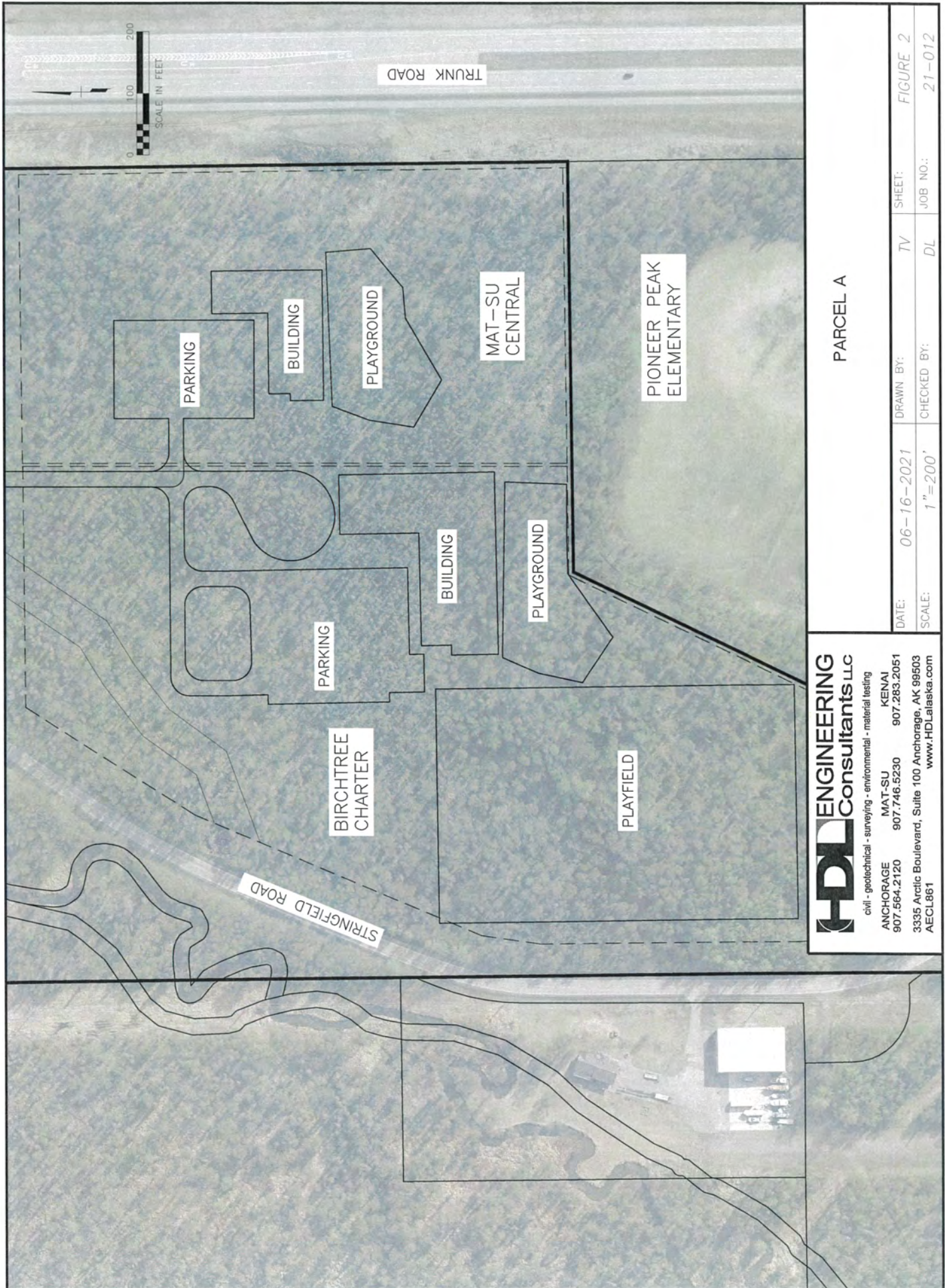
HDL ENGINEERING
Consultants LLC
 civil - geotechnical - surveying - environmental - material testing

ANCHORAGE MAT-SU KENAI
 907.564.2120 907.746.5230 907.283.2051

3335 Arctic Boulevard, Suite 100 Anchorage, AK 99503
 AECL861 www.HDLalaska.com

VICINITY MAP

DATE:	06-16-2021	DRAWN BY:	TV	SHEET:	FIGURE 1
SCALE:	1" = 5000'	CHECKED BY:	DL	JOB NO.:	21-012

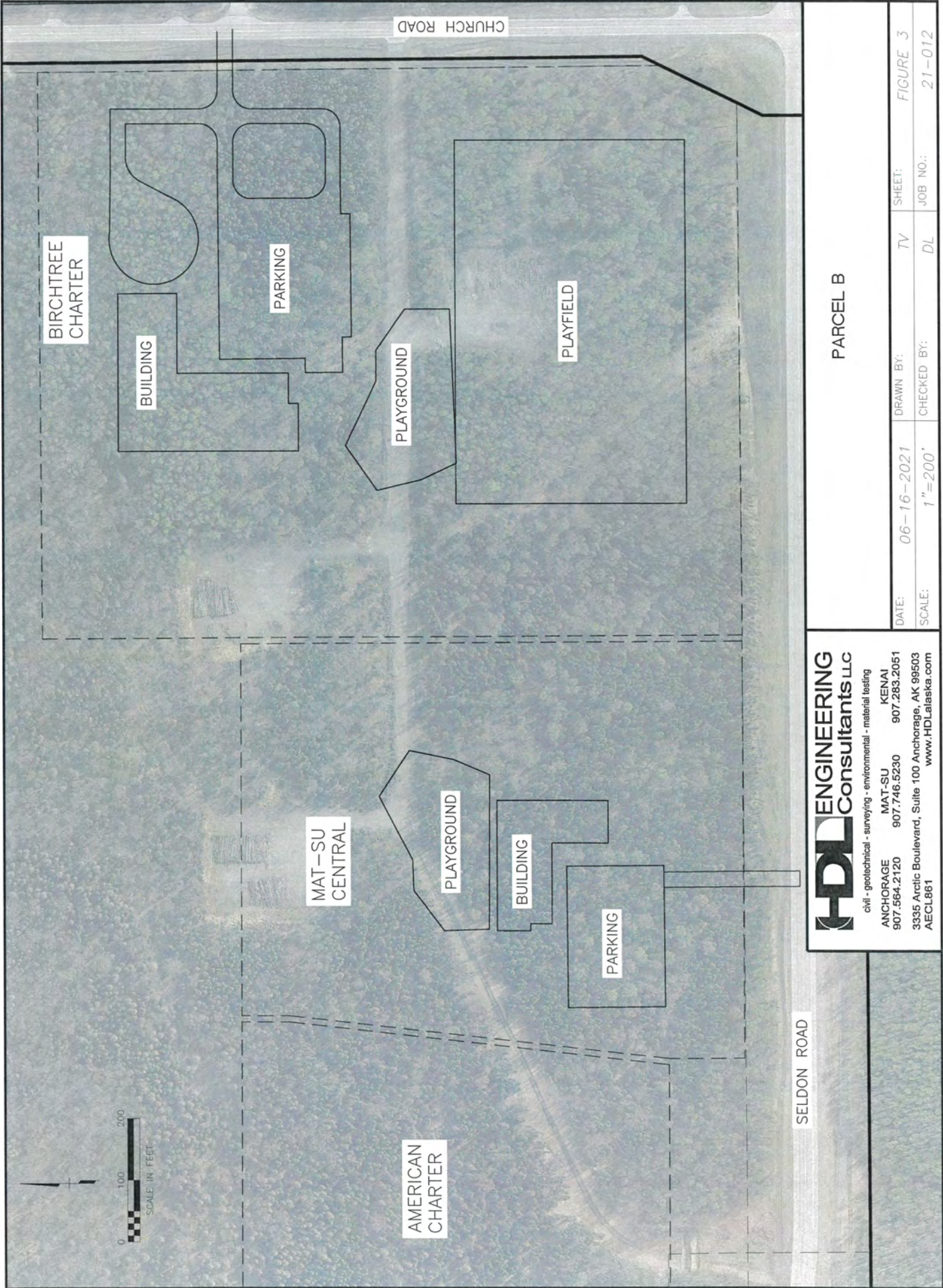


PARCEL A

HDL ENGINEERING Consultants LLC
 civil - geotechnical - surveying - environmental - material testing

ANCHORAGE 907.564.2120
 MAT-SU 907.746.5230
 KENAI 907.283.2051
 3335 Arctic Boulevard, Suite 100 Anchorage, AK 99503
 AECL861 www.HDLalaska.com

DATE:	06-16-2021	DRAWN BY:	TV	SHEET:	FIGURE 2
SCALE:	1"=200'	CHECKED BY:	DL	JOB NO.:	21-012



PARCEL B

DATE:	06-16-2021	DRAWN BY:	TV	SHEET:	FIGURE 3
SCALE:	1"=200'	CHECKED BY:	DL	JOB NO.:	21-012

HDL ENGINEERING
Consultants LLC
 civil - geotechnical - surveying - environmental - material testing

ANCHORAGE 907.564.2120
 MAT-SU 907.746.5230
 KENAI 907.283.2051

3335 Arctic Boulevard, Suite 100 Anchorage, AK 99503
 AECL861 www.HDLalaska.com

**MATANUSKA-SUSITNA BOROUGH
AREA SCHOOLS SITE SELECTION COMMITTEE
RESOLUTION SERIAL NO. 21-02**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AREA SCHOOLS SITE SELECTION COMMITTEE RECOMMENDING A SITE FOR AMERICAN CHARTER ACADEMY.

WHEREAS, the Matanuska-Susitna Borough School District is seeking to identify a site for the permanent location of American Charter Academy; and

WHEREAS, Matanuska-Susitna Borough 19.08.020(F) provides that charter schools existing five years or more may request a permanent facility; and

WHEREAS, American Charter Academy has leased business suites and playground property in and around the Meadow Lakes Community Center for over 8 years; and

WHEREAS, the Mat-Su Borough Area Schools Site Selection Committee (the Committee) received a request from the Matanuska-Susitna School District to identify a suitable location for this school; and

WHEREAS, Matanuska-Susitna Borough 19.08.020(B) provides that the Committee make recommendations to the Assembly on requested school sites; and

WHEREAS, there is currently no funding allocated to school site procurement, thus, only Matanuska-Susitna Borough owned property was considered for selection; and

WHEREAS, Matanuska-Susitna Borough owned property within the area of American Charter Academy's families was reviewed for school site suitability, using criteria outlined in Matanuska-Susitna Borough code and represented through a site suitability criteria scoring matrix; and

WHEREAS, the review of Matanuska-Susitna Borough property, returned "Seldon-Church" the potential preferred location; and

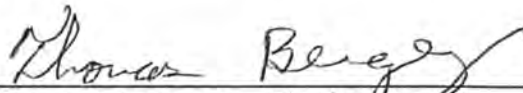
WHEREAS, the preferred location is legally described as Tract A of Alaska State Land Survey No. 2004-18, Plat No. 2007-167, Palmer Recording District, Third Judicial District, State of Alaska, (Tax ID 6757000T00A); and

WHEREAS, only a portion of Tract A, comprising twenty acres or less is needed for developing this school site; and

WHEREAS, a professional engineering firm performed a preliminary site evaluation and rough cost estimate for development, with acceptable findings.

NOW THEREFORE BE IT RESOLVED that the Matanuska-Susitna Borough Area Schools Site Selection Committee does hereby recommend to the Matanuska-Susitna Borough School Board, Planning Commission, and Assembly that a portion of Tract A, twenty acres or less, be identified as the preferred location of a permanent facility for American Charter Academy.

ADOPTED by the Matanuska-Susitna Borough Area Schools Site Selection Committee this 4th day of August, 2021.



Thomas Bergey, Chairperson

Attest:



Adam Bradway, Planner II

By: Adam Bradway
Introduced: September 20, 2021
Public Hearing: October 4, 2021
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 21-26**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING A PERMANENT SITE FOR AMERICAN CHARTER ACADEMY AT TRACT A OF ALASKA STATE LAND SURVEY NO. 2004-18, PLAT NO. 2007-167, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

WHEREAS, the Matanuska-Susitna Borough School District is seeking to identify a site for the permanent location of American Charter Academy; and

WHEREAS, Matanuska-Susitna Borough 19.08.020(F) provides that charter schools existing five years or more may request a permanent facility; and

WHEREAS, the Borough Area Schools Site Selection Committee (Site Selection Committee) received a request from the Matanuska-Susitna School Board to identify a suitable location for this school; and

WHEREAS, Matanuska-Susitna Borough Code 19.08.020 provides that the Site Selection Committee make recommendations to the Planning Commission, School Board, and Assembly on requested school sites; and

WHEREAS, the Site Selection Committee reviewed Matanuska-Susitna Borough owned property within the area of American Charter's families for school site suitability, using criteria

outlined in Matanuska-Susitna Borough Code and represented through a site suitability criteria scoring matrix; and

WHEREAS, the review of Matanuska-Susitna Borough property, returned the "Seldon-Church" site as the potential preferred location; and

WHEREAS, the preferred location is legally described as Tract A of Alaska State Land Survey No. 2004-18, Plat No. 2007-167, Palmer Recording District, Third Judicial District, State of Alaska. (Tax ID 6757000T00A); and

WHEREAS, only a portion of Tract A, comprising twenty acres or less is needed for developing this school site; and

WHEREAS, a professional engineering firm performed a preliminary site evaluation, and a rough order of magnitude cost estimate for the development of the site; and

WHEREAS, the Site Selection Committee unanimously recommended a portion of Tract A, twenty acres or less, as a preferred location; and

WHEREAS, Matanuska-Susitna Borough Code 19.08.020 provides, the Assembly shall determine the location of school buildings with due consideration of the recommendation of the school board, planning commission and school site selection committee; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby concurs with the Borough Area Schools Site Selection Committee, recommending to the Assembly that a portion of Tract A, twenty acres or less, be identified as the preferred location of a permanent facility for American Charter Academy.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 4th day of October, 2021.

COLLEEN VAGUE, Chair

ATTEST

KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:

This Page Intentionally Left Blank

PUBLIC HEARING QUASI-JUDICIAL

Resolution No. PC 21-23

Shaun Krautkremer Variance

(Page 295 - 674)

PUBLIC HEARING



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

DEVELOPMENT SERVICES DIVISION STAFF REPORT

Date: September 8, 2021

File Number: 176520210002

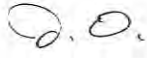
Applicant/Property Owner: Shaun Krautkremer


Resolution No.: Planning Commission Resolution 21-23

Request: Variance from MSB 17.55.020 – Setbacks for Shorelands

Location: Tax ID# 18N01E34B002 (No Site Address);
Government Lot 5, within Township 18 North, Range 1 East,
Section 34, Seward Meridian

Size of Property: .93 acres

Reviewed By: Jason Ortiz, Development Services Manager 

Staff: Mark Whisenhunt, Planner II 

Staff Recommendation: Approval

EXECUTIVE SUMMARY

Mr. Shaun Krautkremer submitted an application for a variance requesting to construct a residential dwelling approximately 24.1' X 32.1' in size. The subject parcel is an island approximately .93 acres in size within Finger Lake. The structure, at its closest location, would be set back approximately 38.1 feet from the shoreline of Finger Lake.

As established in MSB 17.55.020, habitable buildings and garages must be setback 75 feet from the ordinary high water mark of a body of water. In order to grant a variance, the Planning Commission must find that each of the requirements of MSB 17.65.020(A) have been met.

LAND USE

Existing Land Use:

According to a United States Bureau of Land Management, General Land Office (GLO) plat dated November 8, 1965, the subject parcel is .61 acres in size. However, a survey by Richard Wentworth, PLS, dated May 27, 2021 indicates the parcel to be .93 acres in size.

The 1965 GLO plat showed a trailer house / framed house approximately 20' X 20' in size on the southern portion of the island. The appears to be approximately 15 feet from the shoreline. It also showed an outhouse near the center of the island. Staff was not able to find information indicating when those structures were removed from the island. The applicant recently placed two storage buildings on the island and began construction of the proposed residential dwelling.

During this initial construction, the Borough received a complaint. Responding to the complaint, a Code Compliance Officer contacted the applicant and educated him on the setback and variance code. As a result of that contact, the applicant halted construction and submitted this request for a variance to our office. The report by the Code Compliance Officer is attached to this report.

Surrounding Land Uses:

The subject parcel is an island within Finger Lake. The State of Alaska Finger Lake Campground is located north of the island. The closest residential building to the island is approximately 460 feet to the southeast.

Staff conducted an analysis of the parcels that front Finger Lake. The analysis is attached to this report. Staff found There are 178 lake front parcels on Finger Lake. Those parcels range in size from .07 acres to 47.25 acres. However, most parcels are between .46 and 1.5 acres in size. Fifty-three lake front parcels (approximately 30%) are undeveloped. There are sixteen parcels with structures that appear to be built closer than 75 feet to Finger Lake, four of which have legal nonconforming status. The remaining 12 parcels may have a violation of the 75-foot setback requirement. Ninety-three parcels have at least one garage. The average garage size is 1,088 square feet. Ninety-three parcels of the 178 lake front parcels have multistory dwellings. One hundred six parcels (approximately 60%) have dwellings that appear to meet the 75-foot setback requirement. The average dwelling size is approximately 3,011 square feet. The dwellings that may be in violation of the setback requirements were not included in the average dwelling size calculation.

REVIEW OF APPLICABLE CRITERIA AND FINDINGS

MSB 17.03 – Public Notification

On July 29, 2021 notices were mailed to all property owners within a 1,000-foot radius of the subject parcel and to the North Lakes Community Council. A total of 26 notices were mailed. The application notification was published in the July 30, 2021 issue of the Frontiersman. The application material was posted on the Borough web site for public review on July 30, 2021. The application and request for comments were emailed to the North Lakes Community Council and other agencies on July 30, 2021. Staff did not received any comments from the Community Council. The Mat-Su Area Manager for the Alaska State Department of Fish & Game, Habitat

Section submitted a comment noting the request did not require any permitting from their office. Eleven comments in opposition were received from the public. Their concerns in general are:

- General opposition
- Noise from the power source (generator)
- Sewage disposal system / hazardous contamination of the lake
- Opposition to water well installment
- Request does not meet code / current violation
- Structure will degrade the beauty of Finger Lake

Section 17.65.020 Requirements for Granting a Variance

(A) In order to grant a variance to the regulations of MSB title 17, the planning commission must find that each of the following requirements has been met:

(1) There are unusual conditions or circumstances that apply to the property for which the variance is sought.

Findings of Fact:

1. The subject parcel is approximately .93 acres in size.
2. The subject parcel does not conform to the current Borough subdivision standards.
3. The subject parcel is an island within Finger Lake.
4. The 75-foot setback requirement of MSB 17.55.020 encompasses the property in its entirety. As a result, there is no legal buildable area on the property.
5. According to the application material, the footprint of the proposed dwelling is approximately 24.1' X 32.1' in size.
6. According to the application material, the proposed dwelling would have 774 square feet of living space on the main floor and a 294 square foot loft, for a combined total of 1,068 square feet.
7. According to an as-built survey prepared by Richard Wentworth, PLS dated May 27, 2021, at its closest point, the structure is set back approximately 38.1 feet from the ordinary high water mark of Finger Lake.

Conclusion of Law: Based on the above findings, an island completely encumbered with the 75-foot setback requirement, leaving no buildable area, is an unusual condition (MSB 17.65.020(A)(1)).

(2) The strict application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties under the terms of this title.

Findings of Fact:

1. There are 178 lake front parcels on Finger Lake. Those parcels range in size from .07 acres to 47.25 acres. However, most parcels are between .46 and 1.5 acres in size.
2. Ninety-three parcels of the 178 lake front parcels have at least one garage. The average garage size is 1,088 square feet.

3. One hundred six parcels of the 178 lake front parcels have dwellings that appear to meet the 75-foot setback requirement.
4. The average dwelling size for lake front parcels on Finger Lake is approximately 3,011 square feet.
5. Ninety-three parcels of the 178 lake front parcels have multistory dwellings.
6. According to the application material, the footprint of the proposed dwelling is approximately 24.1' X 32.1' in size.
7. According to the application material, the proposed dwelling would have 774 square feet of living space on the main floor and a 294 square foot loft, for a combined total of 1,068 square feet.
8. According to an as-built survey prepared by Richard Wentworth, PLS dated May 27, 2021, at its closest point, the structure is set back approximately 38.1 feet from the ordinary high water mark of Finger Lake.
9. The 75-foot setback requirement of MSB 17.55.020 encompasses the property in its entirety. As a result, there is no legal buildable area on the property.

Conclusion of Law: Based on the above findings, the strict application of the provisions of this title would deprive the applicants of rights commonly enjoyed by others as the average dwelling size on Finger Lake is approximately 3,011 square feet. A dwelling 1,068 square feet in size is a reasonable use of the property (MSB 17.75.020(A)(2)).

(3) The granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.

Findings of Fact:

1. According to an as-built survey prepared by Richard Wentworth, PLS dated May 27, 2021, at its closest point, the structure is set back approximately 38.1 feet from the ordinary high water mark of Finger Lake.
2. In 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies.
3. The applicant is not proposing a typical subsurface sewage disposal system.
4. According to the application material, the applicant will use a composting toilet to manage sewage.
5. According to the application material, the applicant will have a civil engineer design a graywater system and obtain Alaska Department of Environmental Conservation approval prior to installing.
6. The Matanuska-Susitna Borough does not have a setback requirement for graywater systems.
7. An earthen berm is located to the northeast and northwest of the proposed dwelling. The berm is intended to stop water runoff from the structure from going to the nearest shoreline to the north. Minimizing water runoff assists in preserving surface water quality. Minimizing water runoff assists in preserving surface water quality.

8. The nearest shoreline to the south is approximately 60.8 feet from the proposed dwelling.
9. According to the application material, the proposed dwelling would have 774 square feet of living space on the main floor and a 294 square foot loft, for a combined total of 1,068 square feet.
10. According to the application material, more than 70% of the property will remain undeveloped with its natural (current) vegetation.
11. According to the application material, there will be approximately 981 square feet (one dwelling and two sheds) of impermeable surface, which is approximately 2.4% of the island.
12. According to the application material, no landscaping or lawn is proposed.
13. According to the application material, the proposed development will not be adding sand beaches or fill material to the lakeshore.

Discussion: The applicant asserts that the impermeable surface area caused by the dwelling is restored due to its construction on pilings. While it is apparent that some of the area is still effectively permeable due to topography, staff cannot ascertain the exact amount without certification from a qualified professional. (See site visit photos 12 and 13)

Conclusion of Law: Based on the above findings, granting the variance will not be injurious to nearby property, nor harmful to the public welfare (MSB 17.65.020(A)(3)).

(4) The granting of the variance will be in harmony with the objectives of this title and any applicable comprehensive plans.

COMPREHENSIVE PLAN

The property is located within Core Planning Area. The Core Area Comprehensive Plan (2007 Update) is applicable to the subject property. One applicable goal of the plan states:

Goal 7. Environment: Protect and conserve the natural resources that support the well-being of residents and the region's tourism and recreation economy.

Policy 7-A: Protect groundwater supplies and quality.

Policy 7-B: Protect surface water quality.

The Matanuska-Susitna Borough Comprehensive Plan (2005 Update) also pertains to this property. Two of the land use goals state:

Goal (LU-1): Protect and enhance the public safety, health, and welfare of Borough residents.

Policy LU1-1: Provide for consistent, compatible, effective and efficient development within the borough.

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.

Neither plan specifically addresses variance requests. They do make goals to protect the environment and the surrounding areas. Variance requests are not inconsistent with the policies and goals of the Core Area Comprehensive Plan (2007 Update) or the Matanuska-Susitna Borough Comprehensive Plan (2005 Update).

Findings of Fact:

1. MSB Chapter 17.65 – Variances, was written to grant relief to property owners whose lots are impacted by existing land use regulations thereby making the lot undevelopable.
2. Goal 7 of the Core Area Comprehensive Plan (2007 Update) states: Protect and conserve the natural resources that support the well-being of residents and the region’s tourism and recreation economy.
3. Policy 7-A of the Core Area Comprehensive Plan (2007 Update) states: Protect groundwater supplies and quality.
4. Policy 7-B of the Core Area Comprehensive Plan (2007 Update) states: Protect surface water quality.
5. Goal (LU-1) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect and enhance the public safety, health, and welfare of Borough residents.
6. Policy LU1-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Provide for consistent, compatible, effective, and efficient development within the Borough.
7. Goal (LU-2) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect residential neighborhoods and associated property values.
8. Policy LU2-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: 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.
9. The construction of a 24.1’ X 32.1’ dwelling is compatible with the surrounding area and is consistent with the development found at Finger Lake.
10. According to an as-built survey prepared by Richard Wentworth, PLS dated May 27, 2021, at its closest point, the structure is set back approximately 38.1 feet from the ordinary high water mark of Finger Lake.
11. In 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies.
12. The applicant is not proposing a typical subsurface sewage disposal system.
13. According to the application material, the applicant will use a composting toilet to manage sewage.

14. According to the application material, the applicant will have a civil engineer design a graywater system and obtain Alaska Department of Environmental Conservation approval prior to installing.
15. The Matanuska-Susitna Borough does not have a setback requirement for graywater systems.
16. An earthen berm is located to the northeast and northwest of the proposed dwelling. The berm is intended to stop water runoff from the structure from going to the nearest shoreline to the north. Minimizing water runoff assists in preserving surface water quality.
17. The nearest shoreline to the south is approximately 60.8 feet from the proposed dwelling.
18. According to the application material, the proposed dwelling would have 774 square feet of living space on the main floor and a 294 square foot loft, for a combined total of 1,068 square feet.
19. According to the application material, more than 70% of the property will remain undeveloped with its natural (current) vegetation.
20. According to the application material, there will be approximately 981 square feet (one dwelling and two sheds) of impermeable surface, which is approximately 2.4% of the island.
21. According to the application material, no landscaping or lawn is proposed.
22. According to the application material, the proposed development will not be adding sand beaches or fill material to the lakeshore.
23. The 75-foot setback requirement of MSB 17.55.020 encompasses the property in its entirety. As a result, there is no legal buildable area on the property.
24. The subject parcel does not conform to the current Borough subdivision standards.

Conclusion of Law: Based on the above findings, the proposed variance is consistent with the applicable comprehensive plans and does meet the intent of MSB 17.65 (MSB 17.65.020(A)(4)).

(5) The deviation from the requirement of this title that is permitted by the variance will be no more than is necessary to permit a reasonable use of the property.

Findings of Fact:

1. According to an as-built survey prepared by Richard Wentworth, PLS dated May 27, 2021, at its closest point, the structure is set back approximately 38.1 feet from the ordinary high water mark of Finger Lake.
2. The applicant is not proposing a typical subsurface sewage disposal system.
3. According to the application material, the applicant will use a composting toilet to manage sewage.
4. According to the application material, the applicant will have a civil engineer design a graywater system and obtain Alaska Department of Environmental Conservation approval prior to installing.
5. The Matanuska-Susitna Borough does not have a setback requirement for graywater systems.

6. An earthen berm is located to the northeast and northwest of the proposed dwelling. The berm is intended to stop water runoff from the structure from going to the nearest shoreline to the north. Minimizing water runoff assists in preserving surface water quality.
7. The nearest shoreline to the south is approximately 60.8 feet from the proposed dwelling.
8. According to the application material, the proposed dwelling would have 774 square feet of living space on the main floor and a 294 square foot loft, for a combined total of 1,068 square feet.
9. According to the application material, more than 70% of the property will remain undeveloped with its natural (current) vegetation.
10. According to the application material, there will be approximately 981 square feet (one dwelling and two sheds) of impermeable surface, which is approximately 2.4% of the island.
11. According to the application material, no landscaping or lawn is proposed.
12. According to the application material, the proposed development will not be adding sand beaches or fill material to the lakeshore.
13. There are 178 lake front parcels on Finger Lake. Those parcels range in size from .07 acres to 47.25 acres. However, most parcels are between .46 and 1.5 acres in size.
14. Ninety-three parcels of the 178 lake front parcels have at least one garage. The average garage size is 1,088 square feet.
15. One hundred six parcels of the 178 lake front parcels have dwellings that appear to meet the 75-foot setback requirement.
16. The average dwelling size for lake front parcels on Finger Lake is approximately 3,011 square feet.
17. Ninety-three parcels of the 178 lake front parcels have multistory dwellings.
18. According to the application material, the footprint of the proposed dwelling is approximately 24.1' X 32.1' in size.
19. The 75-foot setback requirement of MSB 17.55.020 encompasses the property in its entirety. As a result, there is no legal buildable area on the property

Conclusion of Law: Based on the above findings, granting a variance will be no more than is necessary to permit a reasonable use of the property (MSB 17.65.030(A)(5)).

Section 17.65.030 Cases Where Variance is Illegal

(A) A variance from this title may not be granted if:

- (1) Special conditions that require the variance are caused by the person seeking the variance.*

Findings of Fact:

1. The subject parcel is approximately .93 acres in size.
2. The subject parcel does not conform to the current Borough subdivision standards.

3. The subject parcel is an island within Finger Lake.
4. The 75-foot setback requirement of MSB 17.55.020 encompasses the property in its entirety. As a result, there is no legal buildable area on the property.

Discussion: Some comments from the public expressed the applicant has caused the need for this variance, because the applicant began construction of the subject structure. However, a variance is required regardless of the construction status, as there is no legal buildable area on the property.

Conclusion of Law: Based on the above findings, the person seeking the variance did not cause the need for the variance (MSB 17.65.030(A)(1)).

(2) The variance will permit a land use in a district in which that use is prohibited.

Findings of Fact:

1. The subject parcel is within the Core Planning Area.
2. Residential structures are allowed within the Core Planning Area.

Conclusion of Law: Based on the above findings, the variance, if granted, will not allow a land use in a district in which that use is prohibited, as residential structures are allowed within the Core Planning Area (MSB 17.65.030(A)(2)).

(3) The variance is sought solely to relieve pecuniary hardship or inconvenience

Finding of Fact:

1. The subject parcel is approximately .93 acres in size.
2. The subject parcel does not conform to the current Borough subdivision standards.
3. The subject parcel is an island within Finger Lake.
4. The 75-foot setback requirement of MSB 17.55.020 encompasses the property in its entirety. As a result, there is no legal buildable area on the property.
5. No information pertaining to pecuniary hardship or inconvenience was discovered by staff in their analysis of the proposed dwelling.

Conclusion of Law: Based on the above findings, the variance is not solely being sought to relieve pecuniary hardship or inconvenience (MSB 17.65.030(A)(3)).

STAFF RECOMMENDATIONS

Staff recommends approval of this variance request to allow the proposed 24.1' X 32.1' dwelling to be constructed on Government Lot 5, within Township 18 North, Range 1 East, Section 34, Seward Meridian, Tax ID# 18N01E34B002 (No Site Address), as referenced in the application material.

Should the Planning Commission choose to deny the variance, the commission shall create findings in support of the denial and amend the resolution.

This Page Intentionally Left Blank



Certificate of Bulk Mailing – Domestic

Postage: Mailers must affix meter, PC Postage® or (uncanceled) postage stamps here in payment of total fee due.



Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the PostalOne!® Transaction Number here: _____

Fee for Certificate Up to 1,000 pieces (1 certificate for total number) For each additional 1,000 pieces, or fraction thereof Duplicate Copy <input type="checkbox"/>		Use Current Price List (Notice 123)
Number of Identical Weight Pieces 28	Class of Mail 1st	Number of Pieces to the Pound 96
Total Number of Pounds 4.902	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Fee Paid 9.35
Mailed For Planning	Mailed By JMalette	
Postmaster's Certification It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.		
_____ (Postmaster or Designee)		

MW - Planning 28
Case MSB 17.65
Variance Request
Canceled, New Hearing Date

118N01E34B003 1
ALASKA STATE OF
DIV OF LANDS
550 W 7TH AVE STE 1050A
ANCHORAGE, AK 99501

56111B01L016 2
ATTEBERRY JOINT REV TR
%KEITH & CHARLENE ATTEBERRY
705 S VIOLET CIR
PALMER AK 99645-9351

118N01E33A002 3
CULP RICHARD & SAMANTHA
7160 E FINGER LAKE VIEW DR
WASILLA AK 99654-9303

56113000T001 4
DAVIS JERI G & DON G & CARLA D
HOLLIDAY DENISE A & DAVIS DON A
7130 E FINGER LAKE VIEW DR
WASILLA AK 99654

56537B01L004 5
DOWNING AARON H & DONNA M
7275 E WALDRON COVE CT
PALMER AK 99645-9124

56111B02L006 6
DUNN JESSICA R
DUNN RACHEL L & DUNN MICHELLE D
PO BOX 1385
PALMER AK 99645-1385

51683000L007-A 7
EHMANN FLOYD & SHARON M
PO BOX 607
PALMER, AK 99645-0607

56111000T006 8
EHMANN LLC
1920 S EKUTNA ST
PALMER AK 99645-6684

56447B03L001 9
EHMANN LLC
PO BOX 2790
PALMER, AK 99645-2790

56111B01L018 10
FOLLETT ANTHONY B & LINDA A
1210 FISHER RD
ROSEBURG OR 97471

56111B01L014 11
HAMMOND JONATHAN J
MCKINNEY JOSHUA W
2470 N KOSLOSKY CT
PALMER AK 99645

53382000T004-1 12
JOHNSTON MARY KATE
7024 E FINGER LAKE VIEW DR
WASILLA AK 99654-9302

53382000T003-1 13
KINCAID JANET
PO BOX 118
PALMER, AK 99645-0118

118N01E34B002 14
KRAUTKREMMER SHAUN M
20429 NEW ENGLAND DR
EAGLE RIVER AK 99577

56111B01L007 15
MARCELLUS ERIC L & LYNNETTA L
19868 STONEHILL DR
EAGLE RIVER AK 99577-9014

56113000T002 16
MAYNARD BETTY J
PO BOX 915
PALMER, AK 99645-0915

56111B01L015 17
MINDER PATRICK M
2450 N KOSLOSKY CT
PALMER AK 99645

118N01E33A010 18
NELSON GEORGE & CYNTHIA REV TR
STE 3 #319
1150 S COLONY WAY
PALMER AK 99645

56537B01L005 19
PADEN FAMILY TR
PO BOX 1969
PALMER AK 99645

56447B03L002 20
REISNER FAM LTD PRTNRSHP
PO BOX 1385
PALMER, AK 99645-1385

56111B01L012 21
ROBERTSON HELEN E LVG TR
10701 STROGANOF DR
ANCHORAGE AK 99507

56537B01L006 22
SAXON JOSHUA S & BRITTANY K
5200 E BIRCH DR
WASILLA AK 99654

51429B02L005 23
SIMPSON COLLINS TR
SIMPSON JACK & COLLINS JOANNE TRES
7135 E FINGER LAKE VIEW DR
WASILLA AK 99654

56111B01L013 24
SKEEN GARY L & KAREN S
PO BOX 876441
WASILLA, AK 99687-6441

56111B01L008 25
TWO WET DOGS LLC
PO BOX 1386
PALMER AK 99645

56537B01T00A 26
WALDRON CORP
1675.5 E 5TH AVE
ANCHORAGE, AK 99501-2836

56111B01L006 27
WIRTANEN KEVIN
9925 E STRAND DR
PALMER AK 99645-8925

28
North Lakes Community Council
3060 N. Lazy Eight Ct #2, PMB 449
Wasilla, AK 99654

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

MW - Planning 28
Case MSB 17.65
Variance Request
Canceled, New Hearing Date

The Planning Commission meeting scheduled for September 20, 2021 has been CANCELED. The new public hearing is rescheduled for October 4, 2021 at 6:00pm.

The Planning Commission of the Matanuska-Susitna Borough will consider the following:

MSB 17.65 – Variance Request:

Shawn Krautkremer submitted an application for a variance to the minimum 75-foot setback to a shoreline setback requirement under MSB 17.55. The variance would allow for the construction of a 24' x 32' single-family residence to be placed at its closest location, 38.1 feet from the shorelands of Finger Lake. The property is located on an island within Finger Lake (no address), Tax ID# 18N01E34B002, Government Lot 5 within Township 18 North, Range 1 East, Section 34, Seward Meridian.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on ***Monday, October 4, 2021, at 6:00 p.m.***-in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application. Application materials may be viewed online at www.matsugov.us by clicking on “All Public Notices & Announcements.” For additional information, you may contact Mark Whisenhunt, Planner II, by phone: 907-861-8527.

Please Note: Due to the ongoing Coronavirus/COVID-19 Pandemic, the method in which this meeting is being conducted may change. If a change to the meeting is necessary, it will be posted on the Borough Website. The public is encouraged to check the Borough website prior to attending the public hearing for any changes to the meeting schedule or method.

The public may provide verbal testimony in person at the meeting or telephonically by calling 1-855-290-3803. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an “interested party”. See MSB 15.39.010 for the definition of “interested party”. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk’s office, and at various libraries within the borough.

Note: Vicinity Map Located on Reverse Side

Frontiersman

Growing with the Valley since 1947.

5751 E. MAYFLOWER CT.
Wasilla, AK 99654

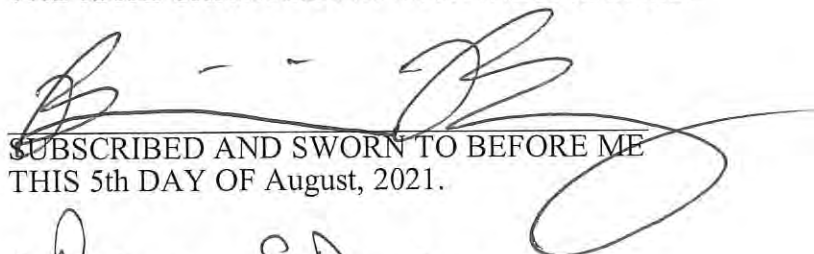
(907) 352-2250 ph
(907) 352-2277 fax

AFFIDAVIT OF PUBLICATION

UNITED STATES OF AMERICA, STATE OF ALASKA, THIRD DIVISION
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, THIS DAY
PERSONALLY APPEARED BEFORE **BENJAMIN BORG** WHO, BEING
FIRST DULY SWORN, ACCORDING TO LAW, SAYS THAT HE IS THE
LEGAL AD CLERK OF THE **FRONTIERSMAN**
PUBLISHED AT WASILLA AND CIRCULATED THROUGH OUT MATANUSKA
SUSITNA BOROUGH, IN SAID DIVISION THREE AND STATE OF ALASKA
AND THAT THE ADVERTISEMENT, OF WHICH THE ANNEXED IS A TRUE
COPY, WAS PUBLISHED ON THE FOLLOWING DAYS:

07/30/2021

AND THAT THE RATE CHARGED THEREIN IS NOT IN EXCESS OF
THE RATE CHARGED PRIVATE INDIVIDUALS.



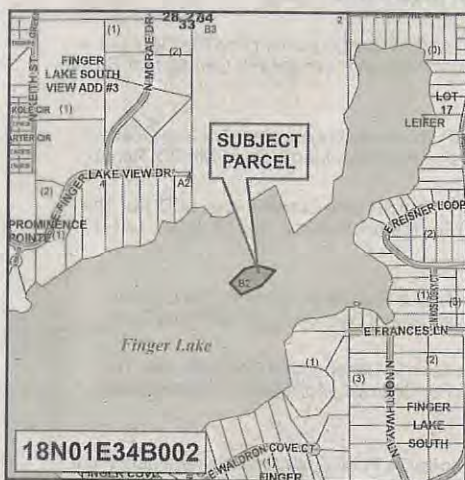
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th DAY OF August, 2021.


NOTARY PUBLIC FOR STATE OF ALASKA

MAT-SU BOROUGH/PAGE
7.30
ACCOUNT NUMBER 405249

NANCY E. DOWNS
Notary Public
State of Alaska
My Commission Expires
August 25, 2023

PUBLIC HEARING



MSB 17.65 - Variances. Shawn Krautkremer submitted an application for a variance to the minimum 75-foot setback to a shoreline setback requirement under MSB 17.55. The variance would allow for the construction of a 24' x 32' single-family residence to be placed at its closest location, 38.1 feet from the shorelands of Finger Lake. The property is located on an island within Finger Lake (no address), Tax ID# 18N01E34B002, Government Lot 5 within Township 18 North, Range 1 East, Section 34, Seward Meridian.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on **Monday, September 20, 2021, at 6:00 p.m.** in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Mark Whisenhunt, Planner II, by phone: 907-861-8527. Provide written comments by e-mail to mark.whisenhunt@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Please Note: Due to the ongoing Coronavirus/COVID-19 Pandemic, the method in which this meeting is being conducted may change. If a change to the meeting is necessary, it will be posted on the Borough Website. The public is encouraged to check the Borough website prior to attending the public hearing for any changes to the meeting schedule or method.

The public may provide verbal testimony in person at the meeting or telephonically by calling 1-855-290-3803. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an "interested party". See MSB 15.39.010 for the definition of "interested party". The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before **August 27, 2021** and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Publish Date: July 30, 2021

0721-34



Certificate of Bulk Mailing – Domestic

Postage: Mailers must affix meter, PC Postage® , or (uncanceled) postage stamps here in payment of total fee due.




U.S. POSTAGE  PITNEY BOWES

ZIP 99645 \$ 008.80⁰

02 4W 0000368428 JUL 29 2021

Acceptance employee must cancel affixed (by round-date) at the time of payment of total fee due is being paid by Permit Imprint, include the Postal/One!® Transaction Number here: _____



Fee for Certificate		Use Current Price List (Notice 123)	
Up to 1,000 pieces (1 certificate for total number)			
For each additional 1,000 pieces, or fraction thereof			
Duplicate Copy <input type="checkbox"/>			
Number of Identical Weight Pieces	Class of Mail	Postage for Each Mailpiece Paid	Number of Pieces to the Pound
26	1st	<input type="checkbox"/> Verified	45
Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid	
8.602	13.26	8.80	
Mailed For	Mailed By		
Dev. Services	N.K.K.		
Postmaster's Certification			
It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.			
 _____ (Postmaster or Designee)			

PS Form 3606-D, January 2016 PSN 7530-17-000-5548 See Reverse for Instructions

118N01E34B003 1
ALASKA STATE OF
DIV OF LANDS
550 W 7TH AVE STE 1050A
ANCHORAGE, AK 99501

56111B01L016 2
ATTEBERRY JOINT REV TR
%KEITH & CHARLENE ATTEBERRY
705 S VIOLET CIR
PALMER AK 99645-9351

118N01E33A002 3
CULP RICHARD & SAMANTHA
7160 E FINGER LAKE VIEW DR
WASILLA AK 99654-9303

56113000T001 4
DAVIS DON A & M LOUISE
7130 E FINGER LK S VW DR
WASILLA, AK 99654

56537B01L004 5
DOWNING AARON H & DONNA M
7275 E WALDRON COVE CT
PALMER AK 99645-9124

56111B02L006 6
DUNN JESSICA R
DUNN RACHEL L & DUNN MICHELLE D
PO BOX 1385
PALMER AK 99645-1385

56111B01L019 7
EHMANN FLOYD L & SHARON M
PO BOX 607
PALMER, AK 99645-0607

56111000T006 8
EHMANN LLC
1920 S EKLUTNA ST
PALMER AK 99645-6684

56447B03L001 9
EHMANN LLC
PO BOX 2790
PALMER, AK 99645-2790

56111B01L018 10
FOLLETT ANTHONY B & LINDA A
1210 FISHER RD
ROSEBURG OR 97471

56111B01L014 11
HAMMOND JONATHAN J
MCKINNEY JOSHUA W
2470 N KOSLOSKY CT
PALMER AK 99645

53382000T004-1 12
JOHNSTON MARY KATE
7024 E FINGER LAKE VIEW DR
WASILLA AK 99654-9302

53382000T003-1 13
KINCAID JANET
PO BOX 118
PALMER, AK 99645-0118

118N01E34B002 14
KRAUTKREMMER SHAUN M
20429 NEW ENGLAND DR
EAGLE RIVER AK 99577

56113000T002 15
MAYNARD BETTY J
PO BOX 915
PALMER, AK 99645-0915

56111B01L015 16
MINDER PATRICK M
2450 N KOSLOSKY CT
PALMER AK 99645

56537B01L005 17
PADEN FAMILY TR
PO BOX 1969
PALMER AK 99645

56447B03L002 18
REISNER FAM LTD PRTRNSHP
PO BOX 1385
PALMER, AK 99645-1385

54215B01L009A 19
REISNER RONALD R TR AGMT
REISNER RONALD R TRE
PO BOX 1385
PALMER AK 99645-1385

56111B01L012 20
ROBERTSON HELEN E LVG TR
10701 STROGANOF DR
ANCHORAGE AK 99507

56537B01L006 21
SAXON JOSHUA S & BRITTANY K
5200 E BIRCH DR
WASILLA AK 99654

51429B02L005 22
SIMPSON COLLINS TR
SIMPSON JACK & COLLINS JOANNE TRES
7135 E FINGER LAKE VIEW DR
WASILLA AK 99654

56111B01L013 23
SKEEN GARY L & KAREN S
PO BOX 876441
WASILLA, AK 99687-6441

56111B01L008 24
TWO WET DOGS LLC
PO BOX 1386
PALMER AK 99645

56537B01T00B 25
WALDRON CORP
1675.5 E 5TH AVE
ANCHORAGE, AK 99501-2836

26
NORTH LAKES COMMUNITY COUNCIL
3060 N LAZY EIGHT CT
#2 PMB 449
WASILLA AK 99654

tara0609
26
7/28/2021 2:18:06 PM

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

tara0609
26
7/28/2021 2:18:06 PM

The Planning Commission of the Matanuska-Susitna Borough will consider the following:

MSB 17.65 – Variances. Request:

Shawn Krautkremer submitted an application for a variance to the minimum 75-foot setback to a shoreline setback requirement under MSB 17.55. The variance would allow for the construction of a 24' x 32' single-family residence to be placed at its closest location, 38.1 feet from the shorelands of Finger Lake. The property is located on an island within Finger Lake (no address), Tax ID# 18N01E34B002, Government Lot 5 within Township 18 North, Range 1 East, Section 34, Seward Meridian.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on **Monday, September 20, 2021, at 6:00 p.m.** in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application. Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Mark Whisenhunt, Planner II, by phone: 907-861-8527. Provide written comments by e-mail to mark.whisenhunt@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Please Note: Due to the ongoing Coronavirus/COVID-19 Pandemic, the method in which this meeting is being conducted may change. If a change to the meeting is necessary, it will be posted on the Borough Website. The public is encouraged to check the Borough website prior to attending the public hearing for any changes to the meeting schedule or method.

The public may provide verbal testimony in person at the meeting or telephonically by calling 1-855-290-3803. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an "interested party". See MSB 15.39.010 for the definition of "interested party". The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before **August 27, 2021** and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Name: _____ **Mailing Address:** _____

Location/Legal Description of your property: _____

Comments: _____

Note: Vicinity Map Located on Reverse Side

Mark Whisenhunt

From: Mark Whisenhunt
Sent: Wednesday, August 18, 2021 10:41 AM
To: 'oran.woolley@alaska.gov'
Subject: FW: Request for Comments: Krautkremer Variance
Attachments: Krautkremer Mailing.pdf

Thanks again, Oran.

Respectfully,

Mark Whisenhunt
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
mark.whisenhunt@matsugov.us

From: Mark Whisenhunt
Sent: Friday, July 30, 2021 2:57 PM
To: 'allen.kempen@alaska.gov' <allen.kempen@alaska.gov>; 'tucker.hurn@alaska.gov' <tucker.hurn@alaska.gov>; 'melanie.nichols@alaska.gov' <melanie.nichols@alaska.gov>; 'sarah.wilber@alaska.gov' <sarah.wilber@alaska.gov>; 'colton.percy@alaska.gov' <colton.percy@alaska.gov>; 'usswcd@mtaonline.net' <usswcd@mtaonline.net>; 'mearow@matanuska.com' <mearow@matanuska.com>; 'row@enstarnaturalgas.com' <row@enstarnaturalgas.com>; 'row@mtasolutions.com' <row@mtasolutions.com>; 'ospdesign@gci.com' <ospdesign@gci.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 'regpagemaster@usace.army.mil' <regpagemaster@usace.army.mil>; Terry Dolan (Terry.Dolan@matsugov.us) <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>; 'planning@matsugov.us' <planning@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner (John.Aschenbrenner@matsugov.us) <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; 'northlakescommunitycouncil@gmail.com' <northlakescommunitycouncil@gmail.com>; 'sayenbookkeeping@hotmail.com' <sayenbookkeeping@hotmail.com>; 'louie@calandri.com' <louie@calandri.com>; 'theron.bair@gmail.com' <theron.bair@gmail.com>; 'sayenabraham89@gmail.com' <sayenabraham89@gmail.com>; 'brittanyjade3838@gmail.com' <brittanyjade3838@gmail.com>
Subject: Request for Comments: Krautkremer Variance

Greetings,

MSB 17.65 – Variances. Shawn Krautkremer submitted an application for a variance to the minimum 75-foot setback to a shoreline setback requirement under MSB 17.55. The variance would allow for the construction of a 24' x 32' single-family residence to be placed at its closest location, 38.1 feet from the shorelands of Finger Lake. The property is located on an island within Finger Lake (no address), Tax ID# 18N01E34B002, Government Lot 5 within Township 18 North, Range 1 East, Section 34, Seward Meridian.

The Planning Commission will conduct a public hearing concerning the application on Monday, September 20, 2021.

Application materials may be viewed online at <https://www.matsugov.us/publicnotice/krautkremer-variance-request-to-msb-17-55>

Comments are due on or before ***August 27, 2021*** and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Respectfully,

Mark Whisenhunt
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
mark.whisenhunt@matsugov.us

MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

Community Council - North Lakes

Board Exp

North Lakes Communit	<input type="text"/>	<input type="text"/>	Board Position	Correspondence - North Lakes CC
Company Representing	<input type="text"/>			Term <input type="text"/> to <input type="text"/>
3060 N Lazy Eight Ct #2 PMB 449				
Type of Term				
Wasilla	AK	99654	Member	<input type="text"/>
Home	<input type="text"/>	Work	<input type="text"/>	Cell <input type="text"/>
				E-mail northlakescommunitycouncil@gmail.co

Sayen Lambert	<input type="text"/>	<input type="text"/>	Board Position	Member 1 - North Lakes CC
Company Representing	<input type="text"/>			Term <input type="text"/> to <input type="text"/>
<input type="text"/>				
Type of Term				
<input type="text"/>	<input type="text"/>	<input type="text"/>	Member	Treasurer
Home	<input type="text"/>	Work	<input type="text"/>	Cell (907) 841-0060
				E-mail sayenbookkeeping@hotmail.com

Calandri	<input type="text"/>	<input type="text"/>	Board Position	Member 2 - North Lakes CC
Company Representing	<input type="text"/>			Term <input type="text"/> to <input type="text"/>
7631 E Dania Way				
Type of Term				
Wasilla	AK	99654	Member	Vice President
Home	<input type="text"/>	Work	<input type="text"/>	Cell (907) 357-4357
				E-mail Louie@Calandri.com

Bair	<input type="text"/>	<input type="text"/>	Board Position	Member 3 - North Lakes CC
Company Representing	<input type="text"/>			Term <input type="text"/> to <input type="text"/>
<input type="text"/>				
Type of Term				
<input type="text"/>	<input type="text"/>	<input type="text"/>	Member	President
Home	<input type="text"/>	Work	<input type="text"/>	Cell (310) 874-3071
				E-mail theron.bair@gmail.com

Sayen	<input type="text"/>	<input type="text"/>	Board Position	Member 4 - North Lakes CC
Company Representing	<input type="text"/>			Term <input type="text"/> to <input type="text"/>
<input type="text"/>				
Type of Term				
<input type="text"/>	<input type="text"/>	<input type="text"/>	Member	Director
Home	<input type="text"/>	Work	<input type="text"/>	Cell (907) 671-0384
				E-mail sayenabraham89@gmail.com

MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

Community Council - North Lakes

Board Exp

<input type="text" value="Rhodes"/>	<input type="text" value="Brittany"/>	<input type="text"/>	Board Position	<input type="text" value="Member 5 - North Lakes CC"/>
Company Representing				Term
<input type="text"/>				<input type="text"/> to <input type="text"/>
<input type="text"/>			Type of Term	<input type="text"/>
<input type="text"/>			Member	<input type="text" value="Secretary"/>
Home	<input type="text"/>	Work	<input type="text"/>	Cell
			<input type="text" value="(907) 240-4983"/>	E-mail
				<input type="text" value="brittanyjade3838@gmail.com"/>

Information Contact	<input type="text"/>
Total Board Members	6 members
Meeting Schedule	Meetings held monthly on the last Thursday of each month at the Mat-Su Boys and Girls Club (Please check the Notice of Public Meetings schedule at: www.matsugov.us/publicmeetings for meeting information.)
Meeting Location	Mat-Su Boys & Girls Club 3700 E. Bogard Rd Wasilla
Board Notes:	Established by RS 85-159 Certificate of Incorporation August 25, 1997

MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

Community Council - South Lakes

Board Expiration

South Lakes Communi	<input type="text"/>	<input type="checkbox"/>	Board Position	<input type="text" value="Correspondence - South Lakes CC"/>				
Company Representing	<input type="text"/>		Member Title	<input type="text"/>	Term	<input type="text"/>	to	<input type="text"/>
P.O. Box 870469				Type of Term				
<input type="text"/>				<input type="text"/>				
Wasilla	<input type="text"/>	AK	<input type="text"/>	99687				
Home	<input type="text"/>	Work	<input type="text"/>	Fax	<input type="text"/>	E-mail		<input type="text"/>

Information Contact	<input type="text"/>
Total Board Members	<input type="text"/>
Meeting Schedule	5/23/13 Per phone call from Clay Dahl council has not been active since 2005.. Annual meeting held in October (Please check the Notice of Public Meetings schedule at:
Meeting Location	<input type="text"/>
Board Notes	Established by RS 84-140

This Page Intentionally Left Blank

**Photos taken by
Mark Whisenhunt
during August 27, 2021
site visit**









7



8



9



10



11



12



13



14





17



18









Site Visit
Photo Map
1 of 2

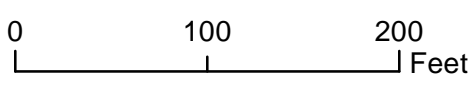
Finger
Lake



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.

Date: 9/5/2021

1 inch = 100 feet



Site Visit
Photo Map
2 of 2

Finger
Lake

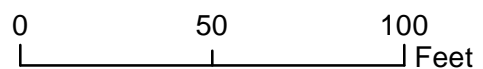
Structure



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.

Date: 9/5/2021

1 inch = 50 feet





- 2019 Imagery**
- 1,000' Notice Area
 - Subject Parcel
 - Finger Lake
 - 2011 Building Footprints
 - Lake Front Parcels
 - Roads

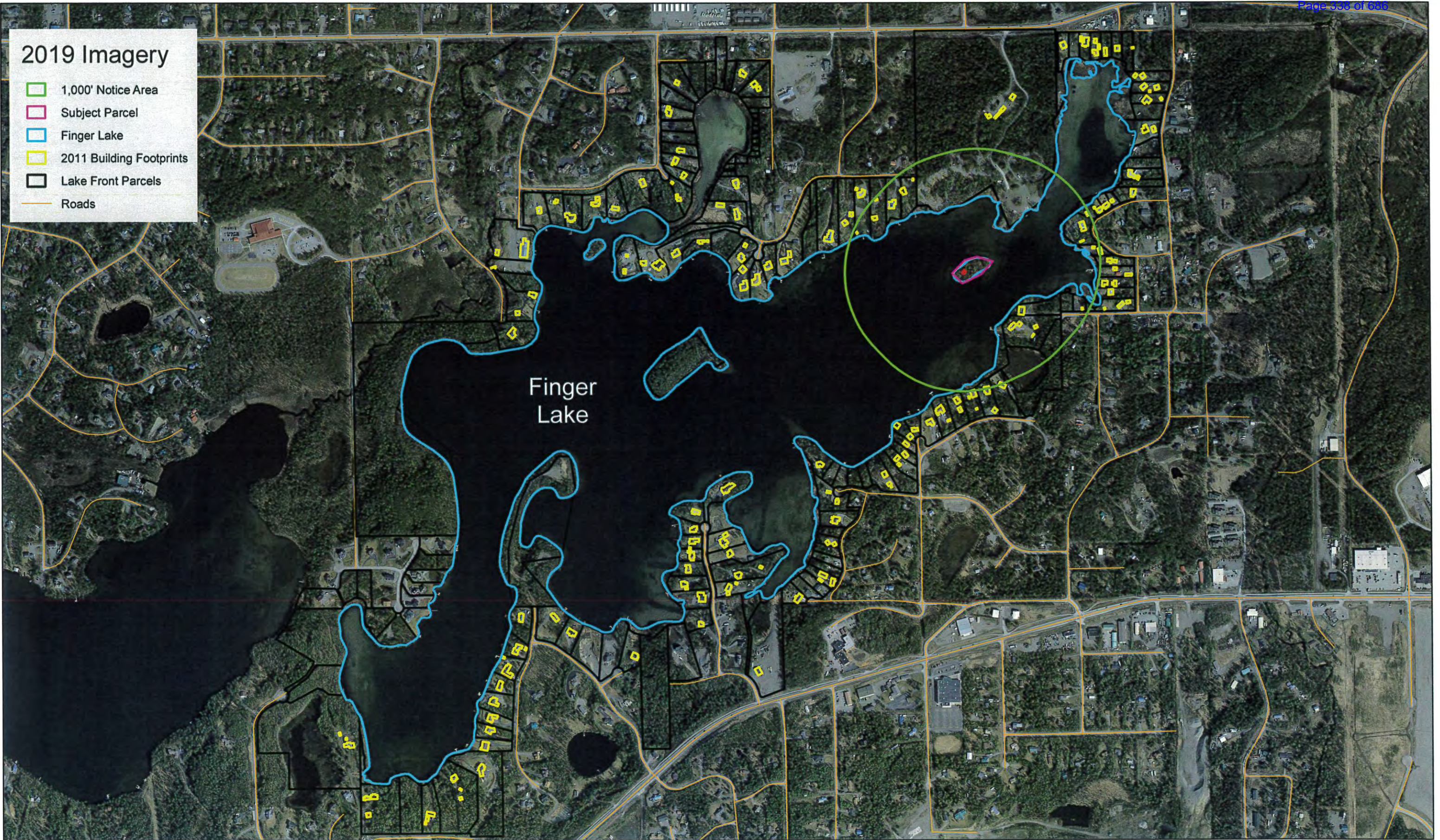
Proposed Structure

Finger Lake

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-851-7801.

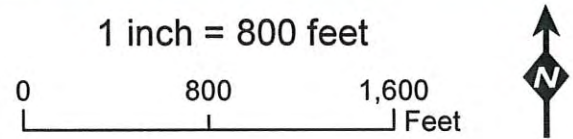
Date: 9/3/2021





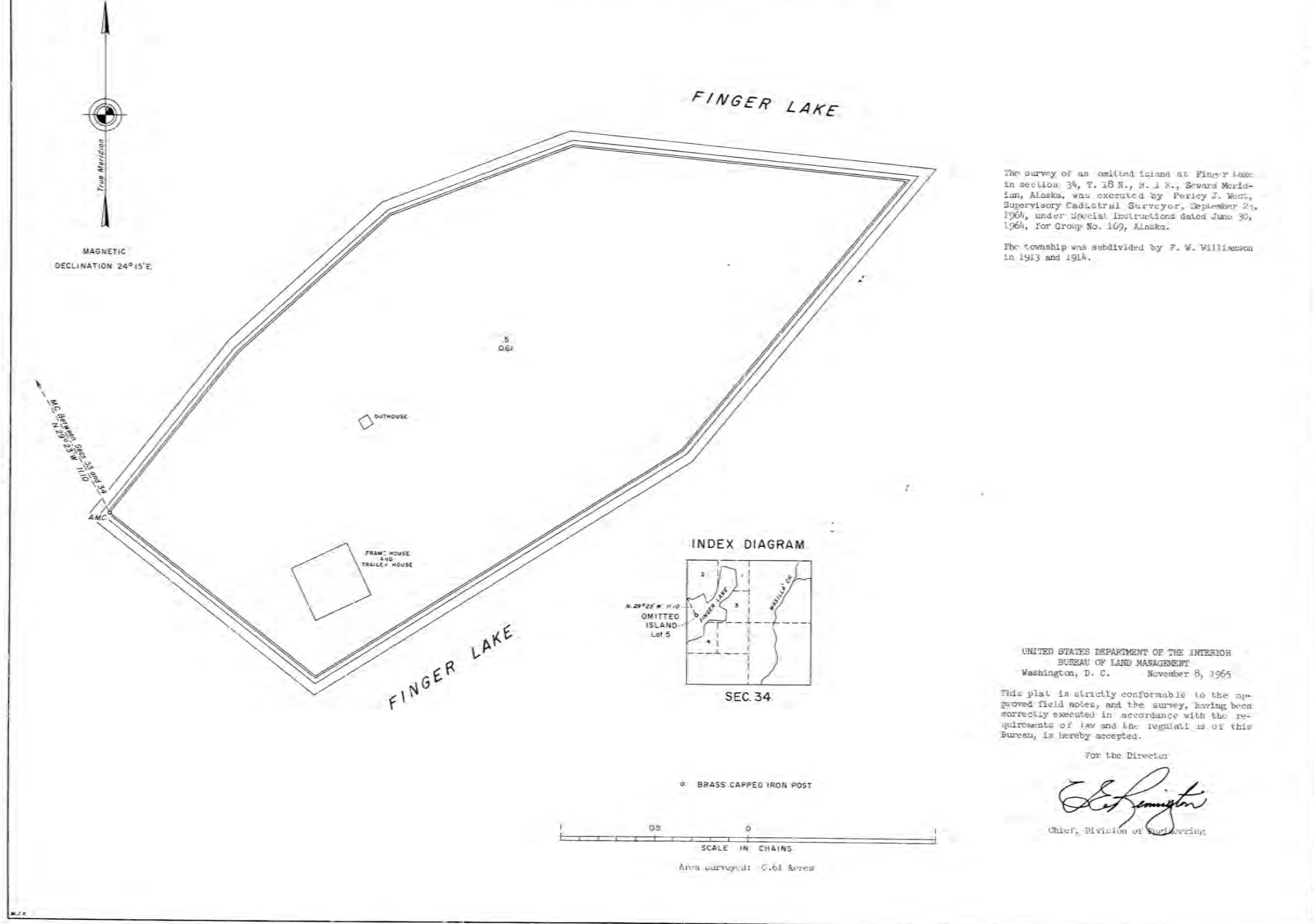
This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-961-7801.

Date: 9/3/2021



ORIGINAL

TOWNSHIP 18 NORTH, RANGE 1 EAST, OF THE SEWARD MERIDIAN, ALASKA
SURVEY OF OMITTED ISLAND IN SECTION 34



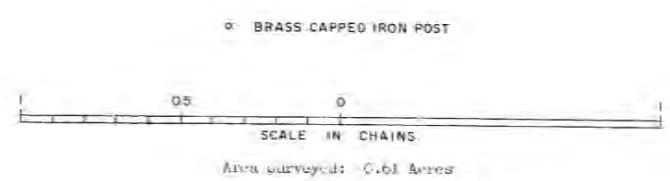
The survey of an omitted island at Finger Lake in section 34, T. 18 N., R. 1 E., Seward Meridian, Alaska, was executed by Percy J. West, Supervisory Cadastral Surveyor, September 21, 1964, under Special Instructions dated June 30, 1964, for Group No. 169, Alaska.

The township was subdivided by F. W. Williamson in 1913 and 1914.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. November 8, 1965

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director
[Signature]
Chief, Division of Surveying





HOW CAN YOU HELP PROTECT WATER QUALITY?

Voluntary Best Management Practices For Development around Waterbodies

Best Management Practice	Rationale
<p>Maintain the natural shoreline or riparian habitat.</p> <ul style="list-style-type: none"> Preserve a minimum 75 foot wide buffer of continuous, undisturbed native vegetation along at least 50% of the parcel's shoreline or stream bank. Along remaining 50% of shoreline, limit vegetation removal to what is necessary to accommodate paths, docks, or other limited development. 	<p>Protects water quality by reducing nutrient loading in lakes and minimizing temperature changes to stream environments.</p> <p>Provides flood control and reduces erosion and sedimentation.</p> <p>Protects fish and wildlife habitat by providing cover, nest sites and spawning areas.</p>
<p>Minimize impervious surfaces on shoreline lots.</p> <ul style="list-style-type: none"> Limit to maximum of 25% of lot area. Minimize as much as possible within 75 feet of the water's edge. 	<p>Impervious surfaces such as pavement, roof tops, and compacted soil allow runoff to enter waterbodies more readily.</p> <p>Runoff in residential or commercial areas may contain phosphorus and other nutrients that lead to oxygen deficits and algal blooms.</p>
<p>Avoid adding sand beaches or adding fill material to lakeshore, stream banks or wetland areas.</p>	<p>Sand or fill reduces water clarity, is harmful to aquatic life and may contain phosphorus that enriches waterbodies.</p>
<p>Adhere to the state of Alaska's 100 foot waterbody separation for septic systems and outhouses, and keep septic systems in good working order.</p>	<p>Bacterial contamination from poorly maintained or leaking septic systems or outhouses is a human health concern.</p> <p>Nutrients from poorly functioning septic systems or outhouses are waterbody pollutants.</p>
<p>Use landscaping practices that will reduce degradation of waterbodies, including:</p> <ul style="list-style-type: none"> Test soils to see if fertilizers are needed and use sparingly. Design a smaller lawn to reduce fertilizer use. Use native species that grow well without fertilizer. Avoid fertilizer use completely within 50 feet of the water's edge. 	<p>Lawns are often over-fertilized, which leads to harmful levels of nutrients in the water.</p> <p>Lawns are not as effective as natural vegetation for pollution filtration.</p> <p>Lawns do not provide protective cover for fish and wildlife populations that are part of the waterbody system.</p>
<p>Maintain at least a 75' distance from the water's edge for:</p> <ul style="list-style-type: none"> Additional permanent or accessory buildings. Driveways, roads and other impervious surfaces. Livestock or dog quarters or yards. Manure or compost piles. Long-term vehicle or equipment storage. <p><small>Exceptions may include boathouses, floatplane hangers, marinas, piers and docks that need to be closer than 75 feet to serve their purposes.</small></p>	<p>Protects human health and water quality by reducing contamination from animal waste, compost, fuels, sediment and other substances that pollute waterbodies.</p>

Mat-Su Borough Ordinance 05-023 established voluntary measures that property owners can use to protect the quality of our lakes, streams and wetlands. For more information, contact the Matanuska-Susitna Borough, Department of Planning and Land Use at 861-8556.

Table of Contents

Page 1 - Complaint #11968 Report

Page 3 - Complaint Form #11968

Page 4 - 4/15/2021 Inspection

Page 4 - 4/13/2021 Inspection

Page 5 - 4/13/2021 Inspection Attachments

Page 12 - 3/30/2021 Inspection

Page 12 - 3/30/2021 Warning Notice WN 1779

Page 13 - 3/30/2021 Inspection Attachments

Page 20 - 3/30/2021 Citation WN 1779 - Photo 1.jpg

Page 21 - 4/19/2021 Complaint Call - Island Development- Permits email 4-19-2021.pdf

Page 23 - 3/23/2021 Complaint - Rcvd 3.22.21.pdf



MATANUSKA-SUSITNA BOROUGH

Code Compliance Case Report

350 East Dahlia Avenue ■ Palmer, AK 99645

Phone (907) 861-7822 ■ Fax (907) 861-8158

E-mail: ccb@matsugov.us

Case # 11968

Assigned Officer: Kendra Johnson

Complaint Date: 3/23/2021 3:39 PM

Case Status: Active

Last Modified Date: 4/19/2021 11:12 AM

Complainant:

Name: Terrance Cosgrove

Email: coz@ak.net

Address:

Phone: 907-746-6711

Complaint Topic: Setbacks

Potential Violation Description: (Submitted with Complaint)

Complainant states new construction does not meet setbacks.

Additional Calls:

8/30/2021 3:00:00 PM - Owner Telephoned and asked to go through the case notes regarding his violation. We went through the site visits and the call logs - I noticed I had not imputed my notes that I stopped in Eagle River at his residence and handed his daughter my business card. (added these notes under the 4/16/2021 SV); when talking he asked what phone number I had found and attempted to call - this was not his phone number but a deceased close contact. I have since updated his current phone number in my case file for later contact if needed.
4/19/2021 - Returned Call to Property Owner (Shaun) and let him know there is a violation of building happening on his property. Explained the setbacks- sheds need a MLUP, the Cabin needs a Variance - discussed wood shed, ect. he provided me his email and I sent him the appropriate applications for MLUP, Variance and copy of his My Property Detail from our Assessment page that has the information he will need to put on the applications. I asked that he cease any further development (building) on the structure (no roof/walls ect) until the permits are approved; he asked about weathering/protecting what is there. I said vapor barrier/ red guard/ tarps are okay. just not any further development. Also gave him the phone numbers and names for contacts for processing/submitting the applications.
4/14/2021 - 1:33PM telephoned the number found on the internet and left a message identifying myself and left my phone number twice - letting him know I need to speak to him regarding his property within the Mat-Su Borough. Number found is (707)761-7146
4/12/2021 - Complainant telephoned and said they are continuing to build the structure on the island. Left voice mail for complainant when I returned the call; will try and get out to the structure and post it with a notice that they are out of compliance.
4/1/2021 - Telephoned Complainant Petra back and answered the questions she had regarding the enforcement process and what are the next steps if the violator does not apply for a variance.
4/1/2021 - Terry (Complainant) telephoned and wanted a status regarding his complaint of the construction not meeting setbacks. Let him know I have sent notice to the property owner asking for immediate contact regarding the construction as it does not meet setbacks and would need a variance for development. Complainant wanted to discuss septic issues he has been talking to Oran Wooley about and I explained that DEC regulates what is or is not approved for septic systems; Our process would require them to show they could or have gotten approval from the regulating agencies. He also wanted to ask specific questions regarding the variance process - I referred him to speak with Theresa as I did not know the answer regarding public notifications and if this was part of the variance process.

Violation Location:

Street Address:

Subdivision:

MSB Tax Account 18N01E34B002

Property Owner:

Person Causing Violation (if different from Property Owner):

Name: KRAUTKREMMER SHAUN M
Address: 20429 NEW ENGLAND DR
EAGLE RIVER, AK, 99577
Phone: (707)624-6177

Name: _____
Address: _____

Phone: _____

COMPLAINT FORM

Name: Terrance Cosgrove Email: coz@ak.net
Address: _____ Home Phone: 907-746-6711

Complaint Topic: Setbacks

Location of the property where the possible violation exists.

(If you do not know the address, please provide owners name or directions to property.)

Street Address: _____
Subdivision: _____
MSB Tax Account 18N01E34B002

Property Owner:

Name: KRAUTKREMMER SHAUN M
Address: 20429 NEW ENGLAND DR
EAGLE RIVER, AK, 99577
Phone: (707)624-6177

Person Causing Violation:

Name: _____
Address: _____

Phone: _____

Please provide a detailed narrative describing the possible violation (surveys, photos, video tapes or other documentation of the possible violation and a description of what has been provided) I make this statement freely and voluntarily to the Matanuska-Susitna Borough Code Compliance Office. I swear or affirm that this statement is true and correct to the best of my knowledge.

Complainant states new construction does not meet setbacks.

Printed Name: _____ Date: 3/23/2021 11:39:26 PM

Signature: _____ MSB File# 11968

4/15/2021 - Inspection

Complaint #: 11968 **Inspecting Officer:** Kendra Johnson **Date:** 4/15/2021 3:00 PM

Inspection Notes:

4/16/2021 On return route from Anchorage to the Valley (business pickup in Anchorage); I remembered that the owner to this violation has an address in Eagle River; Wanted to make contact with the owner to discuss the violation; stopped by the residence and knocked on the door. A young lady (teenager) answered and said that Mr. K was at work. I handed her my business card and asked her to leave a message for him to call me ASAP regarding his cabin development in the Valley. She said she would and I left.

4/13/2021 - Inspection

Complaint #: 11968 **Inspecting Officer:** Kendra Johnson **Date:** 4/13/2021 12:00 AM

Inspection Notes:

4/13/2021 SV Photos taken; unsure the stability of the lake ice - walked to the point from the State Parking and took a couple photos - appears they might have put a few more side sheets of plywood up on the structure. Came into the office and spoke with Supervisor Mark Whisenhunt - we created a map to show if the island had any buildable area on the island that would meet setback; the outcome was negative. There is no buildable area on the island without obtaining a variance. Map is now attached under call notes. We discussed an enforcement order - Mark asked me to try and find a phone number for the owners and reach out that way and if needed prep an enforcement order to Cease any further development. 4/14/2021 Research for Owner contact information in Ingens - shows the owner uses the same address for Residence and Mailing; No record located for Shaun Krautkremer in AK in Spokeo; more search for Owner through the internet shows Mr. Krautkremer is a Chief Master Sgt on JBER and will try phone number found of (707)761-7146

4/13/2021 Inspection Attachment

Complaint #: 11968 Inspection Date: 4/13/2021 12:00 AM Name: DSC00136.JPG



4/13/2021 Inspection Attachment

Complaint #: 11968

Inspection Date: 4/13/2021 12:00 AM

Name: DSC00142.JPG



4/13/2021 Inspection Attachment

Complaint #: 11968

Inspection Date: 4/13/2021 12:00 AM

Name: DSC00139.JPG



4/13/2021 Inspection Attachment

Complaint #: 11968

Inspection Date: 4/13/2021 12:00 AM

Name: DSC00137.JPG



4/13/2021 Inspection Attachment

Complaint #: 11968

Inspection Date: 4/13/2021 12:00 AM

Name: DSC00141.JPG



4/13/2021 Inspection Attachment

Complaint #: 11968

Inspection Date: 4/13/2021 12:00 AM

Name: DSC00140.JPG



4/13/2021 Inspection Attachment

Complaint #: 11968

Inspection Date: 4/13/2021 12:00 AM

Name: DSC00138.JPG



3/30/2021 - Inspection

Complaint #: 11968 **Inspecting Officer:** Kendra Johnson **Date:** 3/30/2021 12:00 AM

Inspection Notes:

3/30/2021 SV Photos taken; there is new construction (cabin) being built and does not appear to meet the MSB required Setbacks per 17.55. Prepared Warning Notice WN1779 to be mailed to Owner Shaun Krautkremmer regular mail asking he immediately contact me regarding the new construction and possible setbacks/variance required. Sent copy of MSB Code 17.55 with my business card.

3/30/2021 - Warning Notice WN 1779

Citation #: WN 1779 **Citation Officer** Kendra Johnson **Date:** 3/30/2021 3:40 PM

SOA Case#: _____ **Person Served** SHAUN KRAUTKREMMER

3/30/2021 Inspection Attachment

Complaint #: 11968 **Inspection Date:** 3/30/2021 12:00 AM **Name:** DSC00101.JPG



3/30/2021 Inspection Attachment

Complaint #: 11968

Inspection Date: 3/30/2021 12:00 AM

Name: DSC00102.JPG



3/30/2021 Inspection Attachment

Complaint #: 11968

Inspection Date: 3/30/2021 12:00 AM

Name: DSC00103.JPG



3/30/2021 Inspection Attachment

Complaint #: 11968

Inspection Date: 3/30/2021 12:00 AM

Name: DSC00104.JPG



03 30 2021

3/30/2021 Inspection Attachment

Complaint #: 11968

Inspection Date: 3/30/2021 12:00 AM

Name: DSC00105.JPG



3/30/2021 Inspection Attachment

Complaint #: 11968

Inspection Date: 3/30/2021 12:00 AM

Name: DSC00106.JPG



3/30/2021 Inspection Attachment

Complaint #: 11968

Inspection Date: 3/30/2021 12:00 AM

Name: DSC00107.JPG



3/30/2021 Notification Attachment WN 1779

Complaint #: 11968 Citation Date: 3/30/2021 3:40 PM Name: Photo 1.jpg

WARNING NOTICE
MATANUSKA-SUSITNA BOROUGH
VIOLATION OF CODE- COMPLIANCE REQUIRED

WN: 1779

NO. 11968 (CASE NUMBER) DATE: 3-30-2021

Issued To: Brautkemmer Shawn
Last

Physical Address: 20429 New England Dr

Mailing Address: 20429 New England Dr
City: Eagle River State: AK Zip: 99577

On: 3-30-2021 following violations of MSB Code appear to have occurred.

- Unauthorized Encroachments MSB 11.10
- Utility Permits Required MSB 11.30
- Public Nuisance MSB 8-50.020
- Fireworks MSB 8.35
- Flood Hazard Development MSB 17.29
- Setback Requirements MSB 17.55
- Unauthorized Use of Borough Owned Real Property MSB 23.05.050
- Other MSB:

Location of Violation: Island on Fire Lake

Subdivision: N/A

TRS: 1801E34 Block Lot B002

MSB Tax ID: 1801E34 B002

If this violation is not corrected as required, further enforcement (per MSB 1.45) may occur, including fines and other penalties.

COMPLIANCE REQUIRED:

IMMEDIATELY

Within _____ days from the date of receipt of this notice.

The following actions are required:
Consent MSB regarding New Construction on Island. Setback as possible. Variance Needed.
Permitting - confirmed with No. (Per Mail)

Issued By: Kendra Johnson
CCO, MSB
(Print)

3-30-2021 (Date)

Signature: [Signature]
(Responsible Representative)

816-1781d (Phone No.)

(RESPONSIBLE PERSONS COPY)

PDF Attachment Cover Page

Complaint # 11968 Call Attachment

4/19/2021 - Complaint Call

Island Development- Permits email 4-19-2021.pdf

PDF Attachment Cover Page

Complaint # 11968 Attachment

3/23/2021 - Complaint

Rcvd 3.22.21.pdf



MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Code Compliance Section
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-8158
E-mail: ccb@matsugov.us

Matanuska-Susitna Borough
Permit Center

MAR 22 2021

Received

COMPLAINT FORM

Name: TERRANCE COSGROVE Email (optional): COZ@AK.NET
Home Phone: 907 746-6711 Work Phone(optional): 907 9822809
Physical Address: 2174 N. NADINA ST Mailing Address: SAME
PALMER, AK 99645

Are you willing to provide testimony in court regarding complaint? Yes No

Please fill out completely; attach additional pages if needed.

Complaint topic:

Fireworks Noise/Vibration Setbacks Junk & Trash Other: _____

Location of the property where the possible violation exists. (If you do not know the address, please provide owners name or directions to property)

Street address ISLAND - FINGER LAKE
Subdivision TOWNSHIP 18N RANGE 1E SECTION 34 Block _____ Lot B2
MSB Tax Account 18N01E34B002

Property Owner:

Name: SHAWN M KRAUTKREMMER
Address: 20429 NEW ENGLAND DR
EAGLE RIVER, AK 99577
Phone: _____

Person causing violation:

Name: OWNER
Address: ←
Phone: _____

Please provide a detailed narrative describing the possible violation (surveys, photos, video tapes or other documentation of the possible violation and a description of what has been provided)
I make this statement freely and voluntarily to the Matanuska-Susitna Borough Code Compliance Office.
I swear or affirm that this statement is true and correct to the best of my knowledge.

NEW CONSTRUCTION ON THE SMALL FINGER LAKE ISLAND
WHICH MEASURES ONLY 300 X 140' .75' ?
APPARENT VIOLATION OF SETBACK ORDINANCE FOR SHORELINES

Printed Name: TERRANCE COSGROVE Signature: T. Cosgrove Date: 22 MAR 2021

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Revised 6/5/18

MSB File # _____

COMPLAINT ALSO FILED WITH DEC.
↳ SEWAGE? 100' ?



MATANUSKA-SUSITNA BOROUGH

71%

Real Property Detail for Account: 18N01E34B002

Site Information	Account Number	18N01E34B002
	Parcel ID	12441
	TRS	S18N01E34
	Abbreviated Description (Not for Conveyance)	TOWNSHIP 18N RANGE 1E SECTION 34 LOT B2

Subdivision	None
City	
Map	WA08
Tax Map	
DWG Download	
Interactive WebMap	

Ownership	Owners	KRAUTKREMMER SHAUN M
	Primary Owner's Address	20429 NEW ENGLAND DR EAGLE RIVER AK 99577
	Buyers	
	Primary Buyer's Address	

Appraisal Information (Show Building Information)

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$55,000.00	\$0.00	\$55,000.00	2021	\$55,000.00	\$0.00	\$55,000.00
2020	\$55,000.00	\$0.00	\$55,000.00	2020	\$55,000.00	\$0.00	\$55,000.00
2019	\$55,000.00	\$0.00	\$55,000.00	2019	\$55,000.00	\$0.00	\$55,000.00

Tax/Billing Information

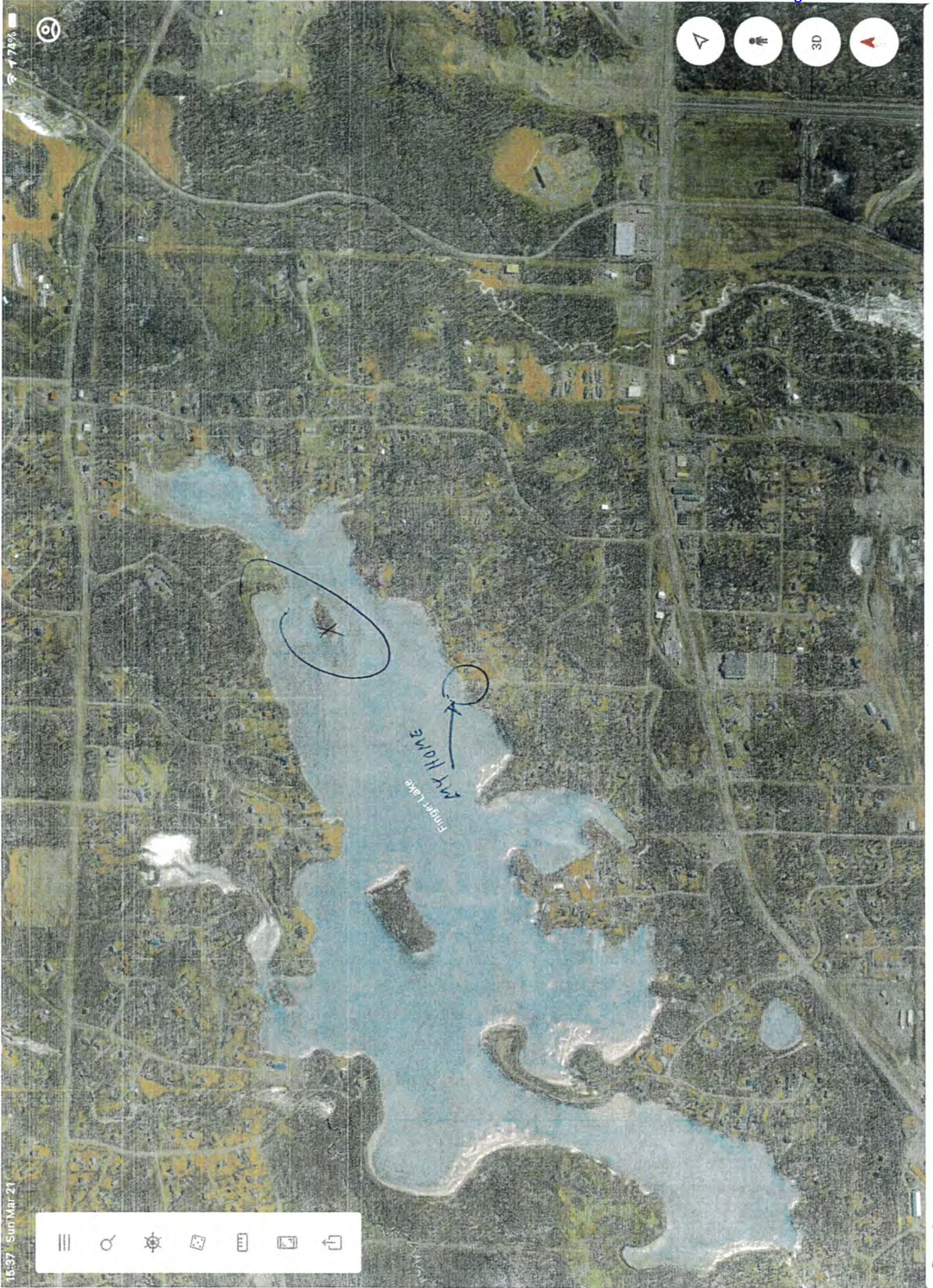
Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2021 No	0007	::	::	::	6/21/2019	WARRANTY DEED (ALL TYPES)	Palmer 2019-012687-0
2020 Yes	0007	14.713	\$809.22	\$809.22	9/16/2013	WARRANTY DEED (ALL TYPES)	Palmer 2013-020141-0
2019 Yes	0007	14.839	\$816.15	\$816.15	5/15/2008	QUITCLAIM DEED (ALL TYPE)	Palmer 2008-0113556-0

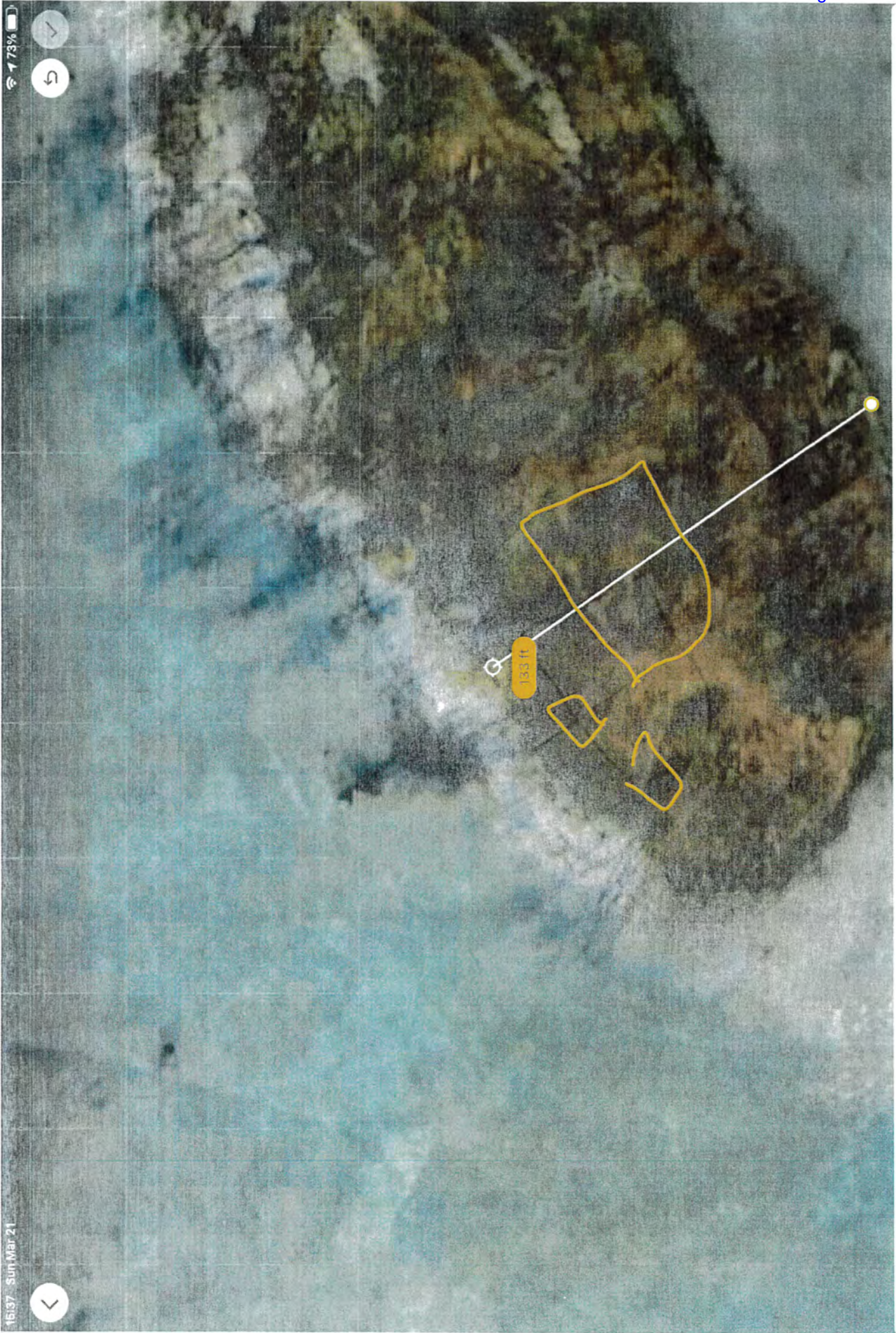
Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No
Land and Miscellaneous						
Gross Acreage	0.61	Assembly District 003	Precinct	07-105	130 Central Mat-Su	Road Service Area
						025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.





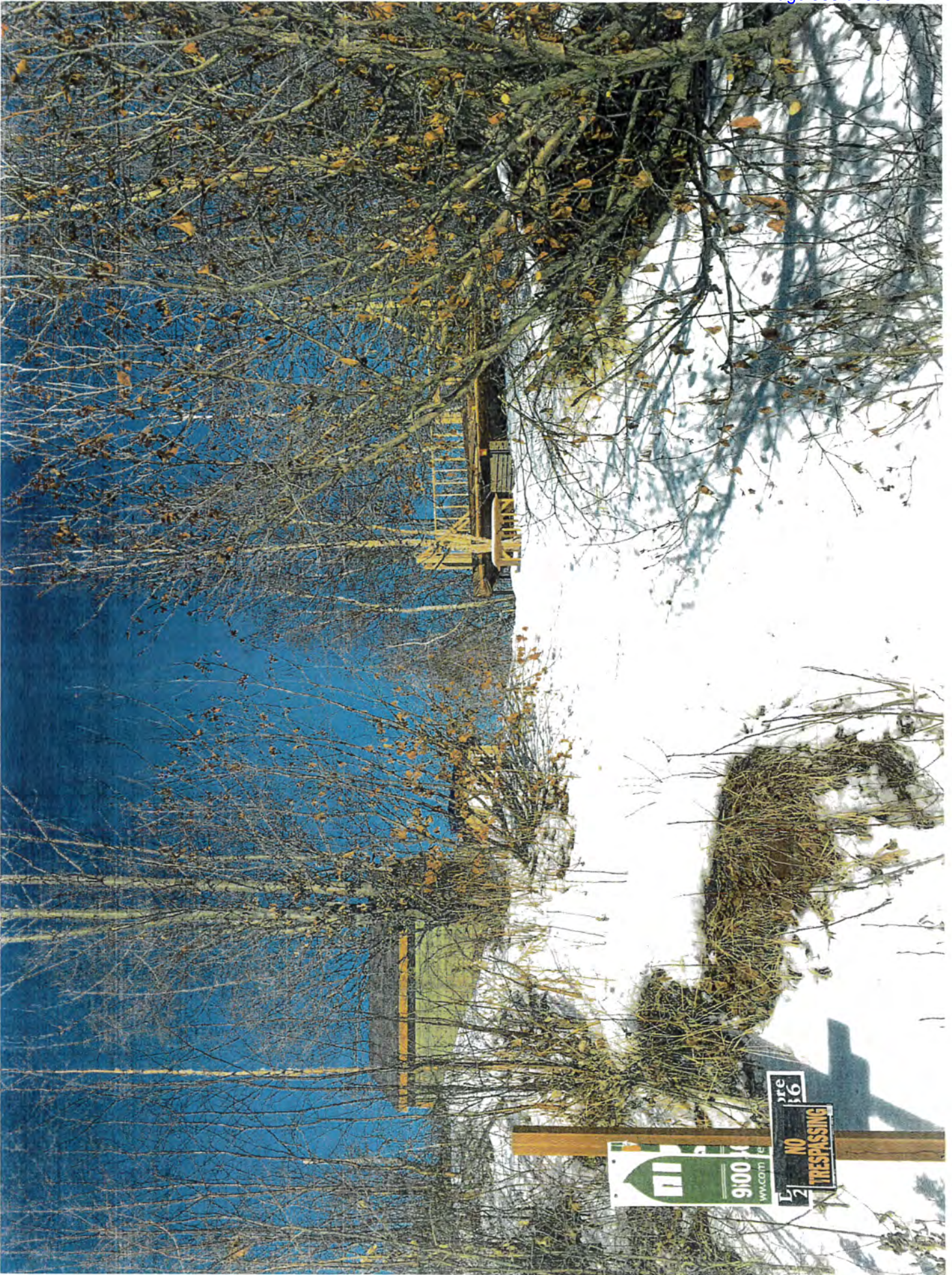
16:37 Sun Mar 21

173%



Distance ?
0.00 ft ▾

+ Add Point







Finger Lake Lake Frontage Use Analysis

Parcels	Dwelling SF	Garage SF	Other Note	Multistory	Possible Violation
3077B02L011	8,311	1,315		Yes	No
3945000L003	7,230	2,414		Yes	No
6728000L007A	6,816	2,146	2 Dwellings	Yes	No
7246000L00A	6,244	768		Yes	No
18N01E33A010	5,668	1,080		Yes	No
2698B01L004	5,160	0	Garage Size Unknown	Yes	No
9053000L015	5,126	1,368		Yes	No
2698B01L006	4,968	784		Yes	No
2698B01L001	4,792	1,466		Yes	No
3077B02L022	4,664	960		Yes	No
6111000L016	4,541	896	2 Dwellings	Yes	No
3945000L002	4,532	480		Yes	No
2360B08L005	4,475	1,071		Yes	No
5324000L002	4,432	1,025		Yes	No
5324000L008	4,416	1,008	2 Dwellings/ 1664 SF Hanger	Yes	No
2698B01L003	4,388	1,050		Yes	No
2698B02L005	4,375	638		Yes	No
6537B01L001	4,322	728		Yes	No
2082B06L003	4,210	1,252		Yes	No
6110B02L014	4,162	939		Yes	No
9053000L017	4,084	1,628		Yes	No
6110B01L004	4,015	2,016	2 Dwellings	Yes	No
6537B01L005	3,944	2,160		Yes	No
2698B02L002	3,919	0	Garage Size Unknown	Yes	No
5237B01L012A	3,914	1,426		Yes	No
3382000T003-1	3,890	574		Yes	No
2698B01L002	3,769	767		Yes	No
2082B06L004	3,768	1,440		Yes	No
3077B02L018	3,696	480	1800 SF Hanger	Yes	No
5068B01L010A	3,616	836	2 Dwellings	Yes	No
3077B02L012	3,525	544		Yes	No
6137000L001	3,511	1,296	2 Dwellings	Yes	No
6111000L006	3,464	0		Yes	No
2698B02L001	3,462	682		Yes	No
2698B01L007	3,455	1,728		Yes	No
6113000T001	3,440	0		Yes	No
6111000L023	3,424	912		Yes	No
3382000T004-1	3,366	900		Yes	No
4333B02L001A	3,361	895		Yes	No
6537B01L002	3,341	780		Yes	No
3799B02L007A	3,295	771		Yes	No
6019000L003	3,290	864		Yes	No
3077B02L006	3,276	576		Yes	No
6110B01L001	3,237	1,056		Yes	No

Finger Lake Lake Frontage Use Analysis

Parcels	Dwelling SF	Garage SF	Other Note	Multistory	Possible Violation
6728000L006A	3,224	744		Yes	No
3077B02L010	3,199	1,438		No	No
1683000L007-A	3,172	900		Yes	No
6019000L004	3,172	1,115		Yes	No
2698B01L008	3,037	0	Garage Size Unknown	Yes	No
2082B06L001	3,000	0		Yes	No
5324000L004	2,978	1,831		Yes	No
3077B02L015	2,967	1,152		Yes	No
2698B01L005	2,939	0	Garage Size Unknown	Yes	No
2147B01L002	2,917	4,040		Yes	No
9053000L014	2,868	1,796		Yes	No
18N01E33A007	2,838	768		Yes	No
6537B01L006	2,820	660		Yes	No
6018000L016	2,793	616		Yes	No
3077B02L009	2,739	2,249		Yes	No
2082B06L006	2,692	560		Yes	No
6110B02L012	2,688	624		Yes	No
2698B02L004	2,625	1,188		Yes	No
5324000L003	2,605	3,168		No	No
6384B01L005	2,576	894		Yes	No
6111B01L017	2,568	1,504		Yes	No
6687B01L010A	2,565	420		Yes	No
4215B01L009A	2,474	0		Yes	No
3077B02L016	2,470	910		Yes	No
7246000L00C	2,464	560		Yes	No
3077B02L017	2,408	1,218		Yes	No
5324000L009	2,330	598		Yes	No
2082B06L005	2,216	472		Yes	No
3799B02L007B	2,195	552	1656 SF Hanger	Yes	No
6111B01L006	2,168	740		Yes	No
6110B01L006	2,160	0		Yes	No
6019000L002	2,144	0		Yes	No
6113000T002	2,123	0		Yes	No
3945000L001	2,122	864		No	No
6111B01L007	2,122	620		Yes	No
6111B01L013	2,097	0		Yes	No
6111000L004	2,080	1,080		Yes	No
6111000L001	2,052	1,368		Yes	No
6384B01L007	2,028	872		Yes	No
3077B02L014	1,949	782		No	No
5324000L001	1,922	784		No	No
6384B01L008	1,895	869		No	No
3077B02L013	1,864	784		Yes	No
6384B01L006	1,856	836		Yes	No

Finger Lake Lake Frontage Use Analysis

Parcels	Dwelling SF	Garage SF	Other Note	Multistory	Possible Violation
6110B01L008	1,762	896		Yes	No
6384B01L010	1,760	308		Yes	No
6384B01L009	1,652	440		Yes	No
3077B02L019	1,592	480		Yes	No
6111000L003	1,572	624		No	No
6110B01L002	1,536	704		Yes	No
18N01E33A002	1,531	567		No	No
6110B01L003	1,524	775		No	No
6111000L015	1,496	1,296		No	No
6018000L018	1,248	676		Yes	No
6111B01L014	1,232	1,200		Yes	No
2360B08L006	1,200	1,644		Yes	No
7587000L005A	1,056	480		No	No
6111B01L016	960	960		No	No
6018000L017	941	3,680		Yes	No
6111000L007	768	0		Yes	No
6111B01L008	480	0		Yes	No
2082B06L002	464	275		No	No
6017B01L002	400	0		Yes	No
3077B02L001	0	2,400	Commercial Garage	No	No
5287B02L011A	0	1,600		No	No
6537B01L004	0	0	2592 SF Hanger	Yes	No
9053000L005	7,998	1,950		Yes	Yes
7884000L001	7,922	1,712		Yes	Yes
9053000L012	5,664	1,618		Yes	Yes
9053000L013	4,283	1,163		Yes	Yes
6111000T006	2,926	650		Yes	Yes
6110B02L013	2,753	2,472	1764 SF Hanger	Yes	Yes
6537B01L003	2,635	1,025		Yes	Yes
18N01E33A008	2,354	240		Yes	Yes
6111000L005	2,244	702		Yes	Yes
6111000L014	2,136	384		Yes	Yes
6111B01L015	1,964	576		Yes	Yes
6111B01L012	1,440	576		No	Yes
17N01E04A009	0	0	Vacant		
18N01E33C003	0	0	Vacant		
18N01E33C008	0	0	Vacant		
18N01E33D002	0	0	MSB		
18N01E34B002	0	0	Subject Property		
18N01E34B003	0	0	State of Alaska		
2147B01L001	0	0	Vacant		
2176B03L004A	0	0	Palmer Lodge - SF Unknown		
2698B02L003	0	0	Vacant		
3077B02T00B	0	0	Vacant		

Finger Lake Lake Frontage Use Analysis

Parcels	Dwelling SF	Garage SF	Other Note	Multistory	Possible Violation
3625B03L03A-1	0	0	Palmer Lodge - Vacant		
3625B03L03A-2	0	0	Vacant		
5324000L005	0	0	Vacant		
5940B01L008	0	0	Vacant		
5940B01L009	0	0	Vacant		
6017B01L003	0	0	Vacant		
6017B01L006	0	0	Vacant		
6017B01L007	0	0	Vacant		
6017B02L002	0	0	Vacant		
6017B02L003	0	0	Vacant		
6017B02L006	0	0	Vacant		
6017B02L007	0	0	Vacant		
6017B03L003	0	0	Vacant		
6017B03L004	0	0	Vacant		
6017B03L005	0	0	Vacant		
6017B03L012	0	0	Vacant		
6018000L013	0	0	Vacant		
6018000L015	0	0	Vacant		
6019000L001	0	0	Vacant		
6110B01L005	0	0	Vacant		
6110B01L007	0	0	Vacant		
6110B01L009	0	0	Vacant		
6110B02L003	0	0	Vacant		
6110B02L004	0	0	Vacant		
6110B02L005	0	0	Vacant		
6110B02L006	0	0	Vacant		
6111000L002	0	0	Vacant		
6111000L022	0	0	Vacant		
6111000T005	0	0	Vacant		
6111B01L001	0	0	Vacant		
6111B01L004	0	0	Vacant		
6111B01L005	0	0	Vacant		
6111B01L018	0	0	Vacant		
6111B01L019	0	0	Vacant		
6111B01L020	0	0	Vacant		
6137000L002	0	0	Vacant		
6400000L017	0	0	Vacant		
6537B01T00A	0	0	Vacant		
6537B01T00B	0	0	Vacant		
7246000L00B	0	0	Vacant		
7884000L002	0	0	Vacant		
9053000L006	0	0	Vacant		
9053000L007	0	0	Vacant		
9053000L010	0	0	Vacant		

Finger Lake Lake Frontage Use Analysis

Parcels	Dwelling SF	Garage SF	Other Note	Multistory	Possible Violation
9053000L011	0	0	Vacant		
9053000L016	0	0	Vacant		

Summary Statistics:

178 Lake Front Parcels

53 Undeveloped (Vacant) Parcels

13 Single-story / 93 Multistory Dwellings

6 Parcels With Two Dwellings

12 Dwellings With Possible Violations (Not Included in Average Dwelling Size)

93 Parcels With Garage

Average Garage Square Footage: 1,088

106 Parcels With Legal Dwellings

Average Dwelling Square Footage: 3,011



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 1683000L007-A

Site Information

Account Number	1683000L007-A	Subdivision	FINGER LK RSB B/1 L7&8
Parcel ID	24835	City	None
TRIS	S18N01E34	Map WA08	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK RSB B/1 L7&8 LOT 7-A		

Site Address: 7502 E Frances Ln

Ownership

Owners	EHMANN FLOYD & SHARON M	Buyers	
Primary Owner's Address	PO BOX 607 PALMER AK 99645-0607	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$177,000.00	\$414,500.00	\$591,500.00	2021	\$0.00	\$373,500.00	\$373,500.00
2020	\$177,000.00	\$383,200.00	\$560,200.00	2020	\$0.00	\$342,200.00	\$342,200.00
2019	\$177,000.00	\$367,400.00	\$544,400.00	2019	\$0.00	\$326,400.00	\$326,400.00

Building Information

Structure	Residential Units	Condition	Basement	Year Built	Foundation	Wall	Use	Design	Construction Type	Grade	Building Appraisal	Septic
Structure 1 of 2	1	Standard	None	1997	Concrete Block	Well 1 - Drilled Well	Residential Building	Daylight Basement	Frame	04.9	\$391500	Septic - 1 - Septic Tank
Structure 2 of 2	0	Standard	None	2004	Slab on Grade		Residential Garage	Other	Frame	None	\$23000	

Building Item Details

Building Number	Description	Area	Percent Complete
1	First Story	1582 Sq. Ft.	100%
1	Second Story	720 Sq. Ft.	100%
1	DLB	870 Sq. Ft.	100%
1	Fin. Split Entry - 2D	870 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
2	Garage (10.3) Area - 11M	900 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5323.88
2020	Yes	0007	14.713	\$5034.79
2019	Yes	0007	14.839	\$4843.45

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
8/19/1997	WARRANTY DEED (ALL TYPES)	Palmer Bk: 908 Pg: 363

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
PLEASE CALL	\$5,323.88		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
2.89	2.89	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 18N01E33A002

Site Information

Account Number: 18N01E33A002
 Parcel ID: 43903
 TRE: S18N01E33
 Abbreviated Description (Not for Conveyance): TOWNSHIP 18N RANGE 1E SECTION 33 LOT A2
 Subdivision: None
 City: None
 Map WA07: Tax Map

Site Address: 7160 E Finger Lake View Dr

Ownership

Owners: CULP RICHARD & SAMANTHA
 Primary Owner's Address: 7160 E FINGER LAKE VIEW D WASILLA AK 99654-9303
 Buyers: Primary Buyer's Address

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$123,500.00	\$167,200.00	\$290,700.00	2021	\$0.00	\$72,700.00	\$72,700.00
2020	\$123,500.00	\$158,500.00	\$282,000.00	2020	\$123,500.00	\$158,500.00	\$282,000.00
2019	\$123,500.00	\$147,100.00	\$270,600.00	2019	\$0.00	\$52,600.00	\$52,600.00

Building Information

Structure 1 of 1
 Residential Units: 1
 Condition: Standard
 Basement: None
 Year Built: 1973
 Foundation: Concrete Block
 Well: Well 1 - Drilled Well
 Use: Residential Building
 Design: One Story
 Construction Type: Frame
 Grade: 04.3
 Building Appraisal: \$167200
 Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		567 Sq. Ft. 100%
1	First Story		1531 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billied
2021	Yes	0007	14.254	\$1036.27
2020	Yes	0007	14.713	\$941.63
2019	Yes	0007	14.839	\$780.53

Recorded Documents

Date	Type
2/12/2014	WARRANTY DEED (ALL TYPES)
5/4/2011	QUITCLAIM DEED (ALL TYPE)
8/4/2004	QUITCLAIM DEED (ALL TYPE)

Recording Info (offsite link to DNR)

[Palmer 2014-002475-0](#)
[Palmer 2011-008325-0](#)
[Palmer 2004-021505-0](#)

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$518.12		\$0.00	\$150,000.00	\$0.00	\$218,000.00 No

Land and Miscellaneous
 Gross Acreage: 1.27
 Taxable Acreage: 1.27
 Assembly District: 003
 Precinct: 07-105
 Fire Service Area: 130 Central Mat-Su
 Road Service Area: 025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 18N01E33A007

Site Information

Account Number: 18N01E33A007 Subdivision:
 Parcel ID: 13770 City: None
 TRS: S18N01E33 Map WA07 Tax folio:
 Abbreviated Description (Not for Conveyance): TOWNSHIP 18N RANGE 1E SECTION 33 LOT A7

Site Address: 6330 E Finger Lake View Dr

Ownership

Owners: MUNFORD LOIS A Buyers:
 Primary Owner's Address: PO BOX 173 PALMER AK 99645-0173 Primary Buyer's Address:

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$195,000.00	\$432,100.00	\$627,100.00	2021	\$0.00	\$409,100.00	\$409,100.00
2020	\$195,000.00	\$402,000.00	\$597,000.00	2020	\$0.00	\$379,000.00	\$379,000.00
2019	\$195,000.00	\$385,300.00	\$580,300.00	2019	\$0.00	\$362,300.00	\$362,300.00

Building Information

Structure 0 of 2

Residential Units: 1	Use: Residential Building
Condition: Standard	Design: One Story
Basement: None	Construction Type: Frame
Year Built: 2015	Grade: 05.0
Foundation: Poured Concrete	Building Appraisal: \$264300
Well: Septic	

Structure 1 of 2

Residential Units: 1	Use: Residential Building
Condition: Standard	Design: 1.5 Story
Basement: Full	Construction Type: Frame
Year Built: 1965	Grade: 04.5
Foundation: Concrete Block	Building Appraisal: \$166800
Well: Well 1 - Drilled Well	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat		1 Sq. Ft. 100%
0	Garage (10.3) Area - 11M		768 Sq. Ft. 100%
0	First Story		1356 Sq. Ft. 100%
1	Second Story		624 Sq. Ft. 100%
1	Unfinished Basement - 2A		858 Sq. Ft. 100%
1	First Story		858 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	MII	Tax Billied
2021	Yes	0007	14.254	\$5831.31
2020	Yes	0007	14.713	\$5576.23
2019	Yes	0007	14.839	\$5376.18

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
3/1/2017	TRANSFER ON DEATH	Palmer 2017-003697-0
6/15/1987	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 516 Pg: 640

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,915.64		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Princt	Fire Service Area	Read Service Area
2.00	2.00	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 18N01E33A008

Site Information

Account Number: 18N01E33A008
 Parcel ID: 59251
 TRS: S18N01E33
 Abbreviated Description (Not for Conveyance): TOWNSHIP 18N RANGE 1E SECTION 33 LOT A8
 Subdivision: None
 City: None
 Map WA07: Tax Map

Site Address: 6474 E Finger Lake View Dr

Ownership

Owners: DEARBORN BARRY C
 Primary Owner's Address: 6474 E FINGER LK VW DR WASILLA AK 99654
 Buyers: Primary Buyer's Address

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$157,000.00	\$310,200.00	\$467,200.00	2021	\$0.00	\$249,200.00	\$249,200.00
2020	\$157,000.00	\$284,200.00	\$441,200.00	2020	\$0.00	\$223,200.00	\$223,200.00
2019	\$157,000.00	\$274,900.00	\$431,900.00	2019	\$0.00	\$213,900.00	\$213,900.00

Building Information

Structure 1 of 1
 Residential Units: 1
 Condition: Standard
 Basement: None
 Year Built: 2002
 Foundation: Poured Concrete
 Well: Well 1 - Drilled Well
 Use: Residential Building
 Design: Two Story
 Construction Type: Frame
 Grade: 04.9
 Building Appraisal: \$308700
 Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	240 Sq. Ft.	100%
1	First Story	997 Sq. Ft.	100%
1	Second Story	360 Sq. Ft.	100%
1	DLB	997 Sq. Ft.	100%
1	Fin. Split Entry - 2D	997 Sq. Ft.	70 %

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3552.10
2020	Yes	0007	14.713	\$3283.95
2019	Yes	0007	14.839	\$3174.07

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
12/1/2006		Palmer 2006-034214-0
3/9/1982	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 257 Pg: 283

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$1,776.04		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.60	0.60	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 18N01E33A010

Site Information

Account Number: 18N01E33A010 Subdivision:
 Parcel ID: 6214 City: None
 TRS: S18N01E33 Map WA07
 Abbreviated Description (Not for Conveyance): TOWNSHIP 18N RANGE 1E SECTION 33 LOT A10 Tax Map:

Site Address: 7000 E Finger Lake View Dr

Ownership

Owners: NELSON GEORGE & CYNTHIA R NELSON Buyers:
 GEORGE & CYNTHIA T RES
 Primary Owner's Address: STE 3 #319 1150 S COLONY WAY PALMER AK 99645 Primary Buyer's Address:

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$154,500.00	\$617,700.00	\$772,200.00	2021	\$0.00	\$554,200.00	\$554,200.00
2020	\$154,500.00	\$566,400.00	\$720,900.00	2020	\$0.00	\$502,900.00	\$502,900.00
2019	\$154,500.00	\$546,300.00	\$700,800.00	2019	\$0.00	\$482,800.00	\$482,800.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: 1.5 Story
 Basement: Full Construction Type: Log
 Year Built: 1995 Grade: 06.0
 Foundation: Poured Concrete Building Appraisal: \$615700
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		1080 Sq. Ft. 100%
1	First Story		2634 Sq. Ft. 100%
1	Second Story		400 Sq. Ft. 100%
1	Unfinished Basement - 2A		2634 Sq. Ft. 100%
1	Fin. Basement Living - 2C		2634 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$7899.57
2020	Yes	0007	14.713	\$7399.17
2019	Yes	0007	14.839	\$7164.26

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
8/7/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-015257-0
9/20/1994	WARRANTY DEED (ALL TYPES)	Palmer Bk: 781 Pg: 843
2/10/1994	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 753 Pg: 140

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LIO Exists
Current	\$3,949.77		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
3.03	3.03	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2082B06L001

Site Information

Account Number	2082B06L001	Subdivision	BARRY'S RESRT
Parcel ID	77884	City	None
TRS	S18N01E33	Map WA07	No. Acre
Abbreviated Description (Not for Conveyance)	BARRY'S RESRT BLOCK 6 LOT 1		

Site Address: 6380 E Verboncoeur Dr

Ownership

Owners	HAWKINS LESTER J	Buyers	
Primary Owner's Address	4473 SE ALDERCREST RD MILWAUKIE OR 97222	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$139,000.00	\$122,900.00	\$261,900.00	2021	\$139,000.00	\$122,900.00	\$261,900.00
2020	\$139,000.00	\$117,300.00	\$256,300.00	2020	\$139,000.00	\$117,300.00	\$256,300.00
2019	\$139,000.00	\$105,000.00	\$244,000.00	2019	\$139,000.00	\$105,000.00	\$244,000.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	One Story
Basement	None	Construction Type	Log
Year Built		Grade	03.8
Foundation	Mixed	Building Appraisal	\$122900
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	First Story	2000 Sq. Ft.	100%
1	Unfinished Basement - 2A	1000 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3733.13
2020	Yes	0007	14.713	\$3770.95
2019	Yes	0007	14.839	\$3620.71

Recorded Documents

Date	Type	Recording Info (official link to DNR)
8/30/2018		Palmer 2018-017920-0
2/28/1994	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 755 Pg: 371
1/18/1991	WARRANTY DEED (ALL TYPES)	Palmer Bk: 640 Pg: 905

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.69	1.69	Assembly District 003	07-100	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2082B06L002

Site Information

Account Number: 2082B06L002 Subdivision: BARRY'S RESRT
 Parcel ID: 25037 City: None
 TRS: S18N01E33 Map: W407 Tax Map:
 Abbreviated Description (Not for Conveyance): BARRY'S RESRT BLOCK 6 LOT 2

Site Address: 6400 E Verboncoeur Dr

Ownership

Owners: LUFFBERRY J RANDALL & D L Buyer:
 Primary Owner's Address: 6450 E VERBONCOEUR DR WASILLA AK Primary Buyer's Address:
 99654-4550

Appraisal Information

Year	Appraisal			Assessment Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$135,000.00	\$27,500.00	\$162,500.00	2021	\$0.00	\$0.00	\$0.00
2020	\$135,000.00	\$28,200.00	\$163,200.00	2020	\$0.00	\$0.00	\$0.00
2019	\$135,000.00	\$28,900.00	\$163,900.00	2019	\$135,000.00	\$28,900.00	\$163,900.00

Building Information

Structure 0 of 1:
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Cabin
 Basement: None Construction Type: Frame
 Year Built: 2008 Grade: 1220 - Cabin
 Foundation: Unknown Building Appraisal: \$27500
 Well: Septic:

Building Item Details

Building Number	Description	Area	Percent Complete
0	First Story	464 Sq. Ft.	100%
0	Garage (10.2) - 11G	275 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$0.00
2020	Yes	0007	14.713	\$0.00
2019	Yes	0007	14.839	\$2432.12

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$0.00	\$150,000.00	\$162,500.00 No

Land and Miscellaneous

Gross Acreage: 1.07 Taxable Acreage: 1.07 Assembly District: 003 Precinct: 07-100 Fire Service Area: 130 Central Mat-Su Road Service Area: 025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 9/1/2021 3:00:11 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2082B06L003

Site Information

Account Number	2082B06L003	Subdivision	BARRY'S RESRT
Parcel ID	16416	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S RESRT BLOCK 6 LOT 3		

Site Address: 6450 E Verboncoeur Dr

Ownership

Owners	GRIMES JEREMY M & LILLIE	Buyers	
Primary Owner's Address	6450 E VERBONCOEUR DR WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$136,000.00	\$421,400.00	\$557,400.00	2021	\$136,000.00	\$421,400.00	\$557,400.00
2020	\$136,000.00	\$390,500.00	\$526,500.00	2020	\$136,000.00	\$390,500.00	\$526,500.00
2019	\$136,000.00	\$373,400.00	\$509,400.00	2019	\$0.00	\$291,400.00	\$291,400.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	Two Story
Basement	Full	Construction Type	Frame
Year Built		Grade	04.8
Foundation	Concrete Block	Building Appraisal	\$421400
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	First Story	1838 Sq. Ft.	100%
1	Second Story	324 Sq. Ft.	100%
1	Fin. Split Entry - 2D	2048 Sq. Ft.	100%
1	DLB	2048 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Wood Stove w/Fin-8Z	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	1252 Sq. Ft.	100%

Tax/Billing Information

Year Certified	Zone Mill	Tax Billed	Tax Billed
2021 Yes	0007	14.254	\$7945.18
2020 Yes	0007	14.713	\$7746.40
2019 Yes	0007	14.839	\$4324.08

Recorded Documents

Date	Type	Recording Info (offset to link to DNR)
3/15/2019	WARRANTY DEED (ALL TYPES)	Palmer 2019-004507-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exempts
PLEASE CALL	\$4,171.21		\$0.00	\$0.00	\$0.00	\$0.00 No

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.22	1.22	Assembly District 003	07-100	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 9/1/2021 3:00:11 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2082B06L004

Site Information

Account Number	2082B06L004	Subdivision	BARRY'S RESRT
Parcel ID	51966	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S RESRT BLOCK 6 LOT 4		

Site Address: 6500 E Verboncoeur Dr

Ownership

Owners	STROHMEYER FAMILY TR	Buyers	
Primary Owner's Address	PO BOX 2292 PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed
2021	\$162,000.00	\$393,600.00	\$555,600.00	2021	\$0.00	\$337,600.00	\$337,600.00
2020	\$162,000.00	\$366,500.00	\$528,500.00	2020	\$0.00	\$310,500.00	\$310,500.00
2019	\$162,000.00	\$350,100.00	\$512,100.00	2019	\$0.00	\$294,100.00	\$294,100.00

Building Information

Structure 1 of 2							
Residential Units	0	Use	Residential Garage				
Condition	Standard	Design	Other				
Basement	None	Construction Type	Frame				
Year Built		Grade	None				
Foundation	Poured Concrete	Building Appraisal	\$21400				
Well		Septic					
Structure 1 of 2							
Residential Units	1	Use	Residential Building				
Condition	Standard	Design	Daylight Basement				
Basement	Full	Construction Type	Frame				
Year Built		Grade	05.0				
Foundation	Concrete Block	Building Appraisal	\$372200				
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank				

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		864 Sq. Ft. 100%
1	First Story		1720 Sq. Ft. 100%
1	Fin. Split Entry - 2D		2066 Sq. Ft. 94 %
1	DLB		2066 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		576 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$4812.15
2020	Yes	0007	14.713	\$4568.40
2019	Yes	0007	14.839	\$4364.15

Recorded Documents

Date	Type	Recording Info (offline link to DNR)
8/10/2021	WARRANTY DEED (ALL TYPES)	Palmer 2021-023691-0
7/21/1989	WARRANTY DEED (ALL TYPES)	Palmer Bk: 591 Pg: 375
4/14/1989	TRUSTEES DEED	Palmer Bk: 582 Pg: 399

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LIN Exists
Current	\$2,406.07		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.39	1.39	Assembly District 003	07-100	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 9/1/2021 3:00:11 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2082B06L005

Site Information

Account Number	2082B06L005	Subdivision	BARRY'S RESRT
Parcel ID	87602	City	None
TRE	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S RESRT BLOCK 6 LOT 5		

Site Address: 6530 E Verboncoeur Dr

Ownership

Owners	SPARKS MATTHEW & CAMMIE	Buyers	
Primary Owner's Address	6530 E VERBONCOEUR DR WASILLA AK 99654-9316	Primary Buyer's Address	

Appraisal Information

Year	Appraisal			Assessment Year	Assessed		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed
2021	\$152,000.00	\$229,100.00	\$381,100.00	2021	\$152,000.00	\$229,100.00	\$381,100.00
2020	\$152,000.00	\$213,600.00	\$365,600.00	2020	\$152,000.00	\$213,600.00	\$365,600.00
2019	\$152,000.00	\$203,600.00	\$355,600.00	2019	\$152,000.00	\$203,600.00	\$355,600.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	Two Story
Condition	Standard	Construction Type	Frame
Basement	None	Grade	04.4
Year Built		Building Appraisal	\$229100
Foundation	Concrete Block	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	First Story	872 Sq. Ft.	100%
1	Second Story	1344 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	472 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	
2021	Yes	0007	14.254	\$5432.21	
2020	Yes	0007	14.713	\$5379.07	
2019	Yes	0007	14.839	\$5276.75	

Recorded Documents

Date	Type	Recording Info (click to link to DNR)
2/1/2011	WARRANTY DEED (ALL TYPES)	Palmer 2011-002223-0
6/30/2008	QUITCLAIM DEED (ALL TYPE)	Palmer 2008-015002-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,716.10		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Parcel	Fire Service Area	Road Service Area
1.33	1.33	Assembly District 003	07-100	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 9/1/2021 3:00:11 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2082B06L006

Site Information

Account Number	2082B06L006	Subdivision	BARRY'S RESRT
Parcel ID	24029	City	None
TRS	S18N01E33	Map WAD?	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S RESRT BLOCK 6 LOT 6		

Site Address: 6560 E Verboncoeur Dr

Ownership

Owners	SONERHOLM DOUGLAS & JO	Buyers	
Primary Owner's Address	PO BOX 871234 WASILLA AK 99687-1234	Primary Buyer's Address	

Appraisal Information

Year	Appraisal			Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed
2021	\$216,100.00	\$281,900.00	\$498,000.00	2021	\$0.00	\$280,000.00	\$280,000.00
2020	\$216,100.00	\$262,600.00	\$478,700.00	2020	\$0.00	\$260,700.00	\$260,700.00
2019	\$216,100.00	\$249,700.00	\$465,800.00	2019	\$0.00	\$247,800.00	\$247,800.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	Daylight Basement
Basement	Full	Construction Type	Frame
Year Built		Grade	04.8
Foundation	Concrete Block	Building Appraisal	\$281900
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	First Story	1432 Sq. Ft.	100%
1	Fin. Split Entry - 2D	1260 Sq. Ft.	100%
1	DLB	1260 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Wood Stove w/Fin-8Z	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	560 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3991.12
2020	Yes	0007	14.713	\$3835.69
2019	Yes	0007	14.839	\$3677.10

Recorded Documents

Date	Type	Recording Info (official link to DNR)
6/11/1998	WARRANTY DEED (ALL TYPES)	Palmer Bk: 954 Pg: 682

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
4.13	4.13	Assembly District 003	07-100	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 9/1/2021 3:00:11 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2147B01L002

Site Information

Account Number: 2147B01L002 Subdivision: FINGER LK S VW #2
 Parcel ID: 3429 City: None
 TRS: S18N01E33 Map WA07? Tax Map:
 Abbreviated Description (Not for Conveyance): FINGER LK S VW #2 BLOCK 1 LOT 2

Site Address: 6700 E Finger Lake View Dr

Ownership

Owners: YORDY MAGDALENA ACEVEDO D Buyers:
 Primary Owner's Address: 6700 E FINGER LAKE VIEW D WASILLA AK 99654 Primary Buyer's Address:

Appraisal Information

Year	Appraisal			Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$156,600.00	\$342,600.00	\$499,200.00	2021	\$156,600.00	\$342,600.00	\$499,200.00
2020	\$156,600.00	\$328,200.00	\$484,800.00	2020	\$156,600.00	\$328,200.00	\$484,800.00
2019	\$156,600.00	\$307,000.00	\$463,600.00	2019	\$156,600.00	\$307,000.00	\$463,600.00

Building Information

Structure	Residential Units	Condition	Basement	Year Built	Foundation	Well	Use	Design	Construction Type	Grade	Building Appraisal	Septic
Structure 0 of 3	0	Standard	None		Slab on Grade		2011	Residential Garage	Other	None	\$41300	
Structure 0 of 3	1	Standard	None		Slab on Grade		1983	Residential Garage	Other	None	\$67800	
Structure 1 of 3	1	Standard	Partial		Poured Concrete	Well 1 - Drilled Well	1971	Residential Building	One Story	04.5	\$233500	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M	1440 Sq. Ft.	100%
0	Garage (10.3) Area - 11M	1300 Sq. Ft.	100%
0	Garage 2nd Floor - 11F	1300 Sq. Ft.	100%
1	First Story	1765 Sq. Ft.	100%
1	Unfinished Basement - 2A	1152 Sq. Ft.	100%
1	Fin. Basement Living - 2C	1152 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$7115.60
2020	Yes	0007	14.713	\$7132.86
2019	Yes	0007	14.839	\$6879.36

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
4/18/2018	WARRANTY DEED (ALL TYPES)	Palmer 2018-007537-0
9/8/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-018012-0
5/30/2003	WARRANTY DEED (ALL TYPES)	Palmer 2003-014428-0

Tax Account Status²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exempt
Current	\$3,557.79		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
2.91	2.91	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2360B08L005

Site Information

Account Number: 2360B08L005 Subdivision: BARRY'S RESRT ADD #1
 Parcel ID: 64113 City: None
 TRS: S18N01E33 Map WA07
 Abbreviated Description (Not for Conveyance): BARRY'S RESRT ADD #1 BLOCK 8 LOT 5 Tax Map:

Site Address: 2351 N Earl Dr

Ownership

Appraisal Information

Year	Assessment			Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$200,000.00	\$505,600.00	\$705,600.00	2021	\$0.00	\$487,600.00	\$487,600.00
2020	\$200,000.00	\$507,500.00	\$707,500.00	2020	\$0.00	\$489,500.00	\$489,500.00
2019	\$200,000.00	\$241,000.00	\$441,000.00	2019	\$200,000.00	\$241,000.00	\$441,000.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Two Story
 Basement: None Construction Type: Frame
 Year Built: 1986 Grade: 05.8
 Foundation: Poured Concrete Building Appraisal: \$544600
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	First Story		1906 Sq. Ft. 100%
1	Second Story		2569 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Wood Stove w/Fin-8Z		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		1071 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$6950.25
2020	Yes	0007	14.713	\$7202.02
2019	Yes	0007	14.839	\$6544.00

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
12/16/2014	WARRANTY DEED (ALL TYPES)	Palmer 2014-025317-0
12/15/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-035431-0
5/19/1997	WARRANTY DEED (ALL TYPES)	Palmer Bk: 894 Pg: 109

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,475.12		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.82	1.82	Assembly District 003	07-100	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 9/1/2021 3:00:11 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2360B08L006

Site Information

Account Number: 2360B08L006 Subdivision: BARRY'S RESRT ADD #1
 Parcel ID: 16105 City: None
 YRS: S18N01E33 Map WA97
 Abbreviated Description (Not for Conveyance): BARRY'S RESRT ADD #1 BLOCK 8 LOT 6 Tax Map:

Site Address: 2451 N Earl Dr

Ownership

Owners: MCMAHAN CHARLES B & SANDR Buyers:
 Primary Owner's Address: PO BOX 110 GAKONA AK 99586-0110 Primary Buyer's Address:

Appraisal Information

Year	Assessment			Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed
2021	\$177,000.00	\$208,900.00	\$385,900.00	2021	\$177,000.00	\$208,900.00	\$385,900.00
2020	\$177,000.00	\$198,100.00	\$375,100.00	2020	\$177,000.00	\$198,100.00	\$375,100.00
2019	\$177,000.00	\$192,700.00	\$369,700.00	2019	\$177,000.00	\$192,700.00	\$369,700.00

Building Information

Structure 1 of 2	Residential Units	Condition	Basement	Year Built	Foundation	Well	Use	Design	Construction Type	Grade	Building Appraisal	Septic
1	Standard	None	Concrete Block	Well 1 - Drilled Well	1985	Residential Building	Two Story	Frame	04.4	\$181500	Septic - 1 - Septic Tank	
Structure 1 of 2	Residential Units	Condition	Basement	Year Built	Foundation	Well	Use	Design	Construction Type	Grade	Building Appraisal	Septic
0	Standard	None	Slab on Grade	1985	Residential Garage	Other	Frame	None	\$27400			

Building Item Details

Building Number	Description	Area	Percent Complete
1	Garage (10.3) Area - 11M		1280 Sq. Ft. 100%
1	First Story		720 Sq. Ft. 100%
1	Second Story		480 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		364 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5500.63
2020	Yes	0007	14.713	\$5518.85
2019	Yes	0007	14.839	\$5485.98

Recorded Documents

Date	Type	Recording Info (clicks link to DNR)
5/28/2020	QUITCLAIM DEED (ALL TYPE)	Palmer 2020-011475-0
5/28/2020	PERSONAL REPRESENTATIVE	Palmer 2020-011476-0
8/29/2019	QUITCLAIM DEED (ALL TYPE)	Palmer 2019-018825-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,750.30	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Preincl	Fire Service Area	Road Service Area
1.99	1.99	Assembly District 003	07-100	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2698B01L001

Site Information

Account Number	2698B01L001	Subdivision	CENTENNIAL SHRS
Parcel ID	36356	City	None
TRS	S17N01E04	Map WA10	Tax Map
Abbreviated Description (Not for Conveyance)	CENTENNIAL SHRS BLOCK 1 LOT 1		

Site Address 1500 N Landmark Dr

Ownership

Owners	FULLER JOEL D & MELINDA J	Buyers	
Primary Owner's Address	1500 N LANDMARK DR PALMER AK 99645-9370	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$135,000.00	\$718,100.00	\$853,100.00	2021	\$135,000.00	\$718,100.00	\$853,100.00
2020	\$135,000.00	\$660,000.00	\$795,000.00	2020	\$135,000.00	\$660,000.00	\$795,000.00
2019	\$135,000.00	\$643,600.00	\$778,600.00	2019	\$135,000.00	\$643,600.00	\$778,600.00

Building Information

Structure # of 1		Use	Residential Building
Residential Units	1	Design	Daylight Basement
Condition	Standard	Construction Type	Frame
Basement	Partial	Grade	05.8
Year Built		Building Appraisal	\$718100
Foundation	Poured Concrete	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
0	Fin. Split Entry - 2D	2164 Sq. Ft.	100%
0	Gas Heat	1 Sq. Ft.	100%
0	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
0	Wood Stove w/Fin-8Z	1 Sq. Ft.	100%
0	Garage (10.3) Area - 11M	1466 Sq. Ft.	100%
0	First Story	2628 Sq. Ft.	100%
0	DLB	2164 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$12160.09
2020	Yes	0007	14.713	\$11696.84
2019	Yes	0007	14.839	\$11553.65

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
11/14/2014	WARRANTY DEED (ALL TYPES)	Palmer 2014-023042-0
2/19/2009	QUITCLAIM DEED (ALL TYPE)	Palmer 2009-003504-0
7/3/2008	QUITCLAIM DEED (ALL TYPE)	Palmer 2008-015346-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exempt
PLEASE CALL	\$12,160.09		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.06	1.06	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2698B01L002

Site Information

Account Number	2698B01L002	Subdivision	CENTENNIAL SHRS
Parcel ID	67576	City	None
TRS	S17N01E04	Map W&TID	Tax Map
Abbreviated Description (Not for Conveyance)	CENTENNIAL SHRS BLOCK 1 LOT 2		

Site Address	1530 N Landmark Dr		
Ownership	EARLEY KEITH E		
Owners	1530 N LANDMARK DR PALMER AK 99645		
Primary Owner's Address	Buyers	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$130,000.00	\$414,300.00	\$544,300.00	2021	\$0.00	\$326,300.00	\$326,300.00
2020	\$130,000.00	\$385,200.00	\$515,200.00	2020	\$130,000.00	\$385,200.00	\$515,200.00
2019	\$130,000.00	\$368,200.00	\$498,200.00	2019	\$130,000.00	\$368,200.00	\$498,200.00

Building Information

Structure 1 of 1	Use	Residential Building
Residential Units	Design	Tri Level
Condition	Construction Type	Frame
Basement	Grade	05.1
Year Built	Building Appraisal	\$414300
Foundation	Septic	Septic - 1 - Septic Tank
Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		767 Sq. Ft. 100%
1	First Story		1761 Sq. Ft. 100%
1	DLB		1008 Sq. Ft. 100%
1	Fin. Split Entry - 2D		1008 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$4651.08
2020	Yes	0007	14.713	\$7580.14
2019	Yes	0007	14.839	\$7392.80

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
5/19/2008	WARRANTY DEED (ALL TYPES)	Palmer 2008-011678-0
5/14/1987	WARRANTY DEED (ALL TYPES)	Palmer Bk: 513 Pg: 332

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$150,000.00	\$218,000.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.92	0.92	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2698B01L003

Site Information

Account Number: 2698B01L003 Subdivision: CENTENNIAL SHRS
 Parcel ID: 55767 City: None
 TRS: S17N01E04 Map WAID: Tax Map:
 Abbreviated Description (NOT for Conveyance): CENTENNIAL SHRS BLOCK 1 LOT 3

Site Address: 1560 N Landmark Dr

Ownership

Owners: LARSON STERLING J & D K Buyers:
 Primary Owner's Address: 1560 N LANDMARK DR PALMER AK 99645 Primary Buyer's Address:

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2021	\$130,000.00	\$567,400.00	\$697,400.00	2021	\$0.00	\$479,400.00	\$479,400.00
2020	\$130,000.00	\$526,000.00	\$656,000.00	2020	\$0.00	\$438,000.00	\$438,000.00
2019	\$130,000.00	\$502,300.00	\$632,300.00	2019	\$0.00	\$414,300.00	\$414,300.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Two Story
 Basement: Partial Construction Type: Frame
 Year Built: 2002 Grade: 05.0
 Foundation: Poured Concrete Building Appraisal: \$567400
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		1050 Sq. Ft. 100%
1	First Story		1994 Sq. Ft. 100%
1	Second Story		1172 Sq. Ft. 100%
1	DLB		1222 Sq. Ft. 100%
1	Fin. Split Entry - 2D		1222 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$6833.36
2020	Yes	0007	14.713	\$6444.30
2019	Yes	0007	14.839	\$6147.80

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
12/26/2002	WARRANTY DEED (ALL TYPES)	Palmer 2002-029636-0
7/16/2002	QUITCLAIM DEED (ALL TYPE)	Palmer 2002-014943-0
1/31/1991	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 641 Pg: 781

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,416.67		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.93	0.93	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2698B01L004

Site Information

Account Number	2698B01L004	Subdivision	CENTENNIAL SHRS
Parcel ID	14216	City	None
TRS	S17N01E04	Map	WW10
Abbreviated Description (Not for Conveyance)	CENTENNIAL SHRS BLOCK 1 LOT 4		Tax Map

Site Address: 1600 N Landmark Dr

Ownership

Owners	HINMAN JON A PALIN WENDY A	Buyers	
Primary Owner's Address	1600 N LANDMARK DR PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$137,000.00	\$571,900.00	\$708,900.00	2021	\$0.00	\$490,900.00	\$490,900.00
2020	\$137,000.00	\$528,000.00	\$665,000.00	2020	\$137,000.00	\$528,000.00	\$665,000.00
2019	\$137,000.00	\$511,200.00	\$648,200.00	2019	\$137,000.00	\$511,200.00	\$648,200.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	Two Story
Condition	Standard	Construction Type	Frame
Basement	Partial	Year Built	1986
Year Built		Grade	05.0
Foundation	Concrete Block	Building Appraisal	\$569900
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Fin. Split Entry - 2D	1544 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Wood Stove w/Fin-8Z	1 Sq. Ft.	100%
1	Garage (10.3) # - 11M	0 Sq. Ft.	100%
1	First Story	1592 Sq. Ft.	100%
1	Second Story	2024 Sq. Ft.	100%
1	DLB	1544 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$6997.30
2020	Yes	0007	14.713	\$9784.15
2019	Yes	0007	14.839	\$9618.65

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
6/9/2020	WARRANTY DEED (ALL TYPES)	Palmer 2020-012524-0
6/30/2010	QUITCLAIM DEED (ALL TYPE)	Palmer 2010-012468-0
6/30/2010	WARRANTY DEED (ALL TYPES)	Palmer 2010-012469-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,498.64		\$0.00	\$150,000.00	\$0.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.36	1.36	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2698B01L005

Site Information

Account Number: 2698B01L005 Subdivision: CENTENNIAL SHRS
 Parcel ID: 3904 City: None
 TRS: S17N01E04 Map: WA10 Tax Map:
 Abbreviated Description (Not for Conveyance): CENTENNIAL SHRS BLOCK 1 LOT 5

Site Address: 1630 N Landmark Dr

Ownership

Owners: CHESTER MICHAEL & DONNA L CHESTER Buyers: MICHAEL L&DONNA L TRES
 Primary Owner's Address: PO BOX 876101 WASILLA AK 99687-6101 Primary Buyer's Address:

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed
2021	\$140,000.00	\$382,200.00	\$522,200.00	2021	\$140,000.00	\$382,200.00	\$522,200.00
2020	\$140,000.00	\$357,300.00	\$497,300.00	2020	\$140,000.00	\$357,300.00	\$497,300.00
2019	\$140,000.00	\$339,300.00	\$479,300.00	2019	\$140,000.00	\$339,300.00	\$479,300.00

Building Information

Structure: 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Two Story
 Basement: None Construction Type: Frame
 Year Built: 1984 Grade: 05.2
 Foundation: Poured Concrete Building Appraisal: \$382200
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Garage (10.3) # - 11M		0 Sq. Ft. 100%
1	First Story		1721 Sq. Ft. 100%
1	Second Story		1218 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$7443.44
2020	Yes	0007	14.713	\$7316.78
2019	Yes	0007	14.839	\$7112.34

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
2/24/2015	QUITCLAIM DEED (ALL TYPE)	Palmer 2015-003155-0
3/24/2000	WARRANTY DEED (ALL TYPES)	Palmer Bk: 1061 Pg: 308
1/31/2000	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 1054 Pg: 599

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,721.70		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.92	0.92	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2698B01L006

Site Information

Account Number: 2698B01L006 Subdivision: CENTENNIAL SHRS
 Parcel ID: 56368 City: None
 TRS: S17N01E04 Map: WA10 Tax Map:
 Abbreviated Description (Not for Conveyance): CENTENNIAL SHRS BLOCK 1 LOT 6

Site Address: 1660 N Landmark Dr
 Site Address: 1662 N Landmark Dr

Ownership

Owners: DENNY JOHN DAVID & PENELO DENNY Buyers:
 LINDA MAE
 Primary Owner's Address: UNIT 3 12730 SILVER FOX LN ANCHORAGE Primary Buyer's Address:
 AK 99515-3549

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$135,000.00	\$500,500.00	\$635,500.00	2021	\$135,000.00	\$500,500.00	\$635,500.00
2020	\$135,000.00	\$470,100.00	\$605,100.00	2020	\$135,000.00	\$470,100.00	\$605,100.00
2019	\$135,000.00	\$447,600.00	\$582,600.00	2019	\$135,000.00	\$447,600.00	\$582,600.00

Building Information

Structure 1 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	1.5 Story
Basement	Full	Construction Type	Frame
Year Built		1984 Grade	04.7
Foundation	Poured Concrete	Building Appraisal	\$453700
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Structure 1 of 2

Residential Units	0	Use	Residential Garage
Condition	Standard	Design	Other
Basement	None	Construction Type	Frame
Year Built		2003 Grade	None
Foundation	Slab on Grade	Building Appraisal	\$46800
Well		Septic	

Building Item Details

Building Number	Description	Area	Percent Complete
1	Fin. Split Entry - 2D	1416 Sq. Ft.	100%
1	Gas Heat	2 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	784 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	1735 Sq. Ft.	100%
1	First Story	3336 Sq. Ft.	95%
1	Second Story	216 Sq. Ft.	95%
1	DLB	1416 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	MILL	Tax Billed
2021	Yes	0007	14.254	\$9058.43
2020	Yes	0007	14.713	\$8902.84
2019	Yes	0007	14.839	\$8645.20

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
7/1/2013	WARRANTY DEED (ALL TYPES)	Palmer 2013-014449-0
7/25/1995	WARRANTY DEED (ALL TYPES)	Palmer Bk: 813 Pg: 18
8/23/1993	WARRANTY DEED (ALL TYPES)	Palmer Bk: 729 Pg: 523

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veterans	Senior	Total	LID Exists
Current	\$4,529.21		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.98	0.98	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2698B01L007

Site Information

Account Number	2698B01L007	Subdivision	CENTENNIAL SHRS
Parcel ID	80118	City	None
TRS	S17N01E04	Map WA10	Tax Map
Abbreviated Description (Not for Conveyance)	CENTENNIAL SHRS BLOCK 1 LOT 7		

Site Address: 1700 N Landmark Dr

Ownership

Owners	HOLMAN MICHAEL C&NICOLA M	Buyers	
Primary Owner's Address	PO BOX 876857 WASILLA AK 99687-6857	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$150,000.00	\$481,300.00	\$631,300.00	2021	\$0.00	\$413,300.00	\$413,300.00
2020	\$150,000.00	\$445,100.00	\$595,100.00	2020	\$0.00	\$377,100.00	\$377,100.00
2019	\$150,000.00	\$428,900.00	\$578,900.00	2019	\$0.00	\$360,900.00	\$360,900.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	Two Story
Basement	Partial	Construction Type	Frame
Year Built		1994 Grade	04.8
Foundation	Concrete Block	Building Appraisal	\$479800
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Wood Stove w/Fin-8Z		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		1728 Sq. Ft. 100%
1	First Story		1741 Sq. Ft. 100%
1	Second Story		1714 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5891.19
2020	Yes	0007	14.713	\$5548.28
2019	Yes	0007	14.839	\$5355.41

Recorded Documents

Date	Type	Recording Info (offline link to DNR)
6/30/1998	WARRANTY DEED (ALL TYPES)	Palmer Bk: 958 Pg: 438
7/26/1993	WARRANTY DEED (ALL TYPES)	Palmer Bk: 725 Pg: 302

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,945.58		\$0.00	\$0.00	\$150,000.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.94	0.94	Assembly District 003	<u>07-105</u>	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2698B01L008

Site Information

Account Number	2698B01L008	Subdivision	CENTENNIAL SHRS
Parcel ID	38852	City	None
TRE	S17N01E04	Map WA10	Tax Map
Abbreviated Description (Not for Conveyance)	CENTENNIAL SHRS BLOCK 1 LOT 8		

Site Address: 1750 N Landmark Dr

Ownership

Owners	DIEFFENDERFER JOHN C & S S DIEFFENDERFER JOHN&SHARON TRES	Buyers	
Primary Owner's Address	1750 N LANDMARK DR PALMER AK 99645-9368	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2021	\$152,000.00	\$441,900.00	\$593,900.00	2021	\$0.00	\$375,900.00	\$375,900.00
2020	\$152,000.00	\$410,300.00	\$562,300.00	2020	\$152,000.00	\$410,300.00	\$562,300.00
2019	\$152,000.00	\$391,800.00	\$543,800.00	2019	\$152,000.00	\$391,800.00	\$543,800.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	One Story
Condition	Standard	Construction Type	Log
Basement	Full	Grade	05.4
Year Built		Building Appraisal	\$441400
Foundation	Poured Concrete	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Garage (10.3) # - 11M		0 Sq. Ft. 100%
1	First Story		1977 Sq. Ft. 100%
1	DLB		1060 Sq. Ft. 100%
1	Fin. Split Entry - 2D		1060 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5358.09
2020	Yes	0007	14.713	\$5065.69
2019	Yes	0007	14.839	\$8069.45

Recorded Documents

Date	Type	Recording info (offsite link to DNR)
4/20/2016	WARRANTY DEED (ALL TYPES)	Palmer 2016-007715-0
4/16/1996	WARRANTY DEED (ALL TYPES)	Palmer Bk: 844 Pg: 225
6/7/1994	WARRANTY DEED (ALL TYPES)	Palmer Bk: 769 Pg: 398

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exlets
Current	\$2,679.03		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.33	1.33	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

* Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2698B02L001

Site Information

Account Number: 2698B02L001 Subdivision: CENTENNIAL SHRS
 Parcel ID: 7310 City: None
 TRS: S17N01E04 Map W&C: Tax Map:
 Abbreviated Description: CENTENNIAL SHRS BLOCK 2 LOT 1
 (Not for Conveyance)

Site Address: 1761 N Legacy Ln

Ownership

Owners: MARLETTO MATTHEW R&NICOLE Buyers:
 Primary Owner's Address: PO BOX 876003 WASILLA AK 99687-6003 Primary Buyer's Address:

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$137,000.00	\$397,800.00	\$534,800.00	2021	\$137,000.00	\$397,800.00	\$534,800.00
2020	\$137,000.00	\$369,700.00	\$506,700.00	2020	\$137,000.00	\$369,700.00	\$506,700.00
2019	\$137,000.00	\$355,700.00	\$492,700.00	2019	\$137,000.00	\$355,700.00	\$492,700.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Daylight Basement
 Basement: Full Construction Type: Frame
 Year Built: 1991 Grade: 05.0
 Foundation: Concrete Block Building Appraisal: \$397800
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		100%
1	Wood Stove - 8Y	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	682 Sq. Ft.	100%
1	First Story	1900 Sq. Ft.	100%
1	DLB	1562 Sq. Ft.	100%
1	Fin. Split Entry - 2D	1562 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$7623.03
2020	Yes	0007	14.713	\$7455.08
2019	Yes	0007	14.839	\$7311.18

Recorded Documents

Date	Type	Recording Info (offline link to DNR)
1/27/2006	WARRANTY DEED (ALL TYPES)	Palmer 2006-002239-0
10/19/1994	WARRANTY DEED (ALL TYPES)	Palmer Bk: 785 Pg: 285
10/7/1991	WARRANTY DEED (ALL TYPES)	Palmer Bk: 664 Pg: 418

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.83	1.83	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2698B02L002

Site Information

Account Number	2698B02L002	Subdivision	CENTENNIAL SHRS
Parcel ID	72677	City	None
TRS	S17N01E04	Map WA16	Text/Map
Abbreviated Description (Not for Conveyance)	CENTENNIAL SHRS BLOCK 2 LOT 2		

Site Address

1731 N Legacy Ln

Ownership

Owners	SESSOM JODY R & CAROLYN R	Buyers	
Primary Owner's Address	STE # 3 PMB 363 1150 S COLONY WAY PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised ¹	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$130,000.00	\$397,500.00	\$527,500.00	2021	\$130,000.00	\$397,500.00	\$527,500.00
2020	\$130,000.00	\$366,600.00	\$496,600.00	2020	\$130,000.00	\$366,600.00	\$496,600.00
2019	\$130,000.00	\$353,100.00	\$483,100.00	2019	\$130,000.00	\$353,100.00	\$483,100.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	One Story
Condition	Standard	Construction Type	Frame
Basement	Partial	Grade	04.9
Year Built		Building Appraisal	\$397500
Foundation	Poured Concrete	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		100%
1	Garage (10.3) # - 11M		100%
1	First Story	2456 Sq. Ft.	100%
1	Unfinished Basement - 2A	1463 Sq. Ft.	100%
1	Fin. Basement Living - 2C	1463 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billied
2021	Yes	0007	14.254	\$7519.00
2020	Yes	0007	14.713	\$7306.48
2019	Yes	0007	14.839	\$7168.73

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
1/30/2003	WARRANTY DEED (ALL TYPES)	Palmer 2003-002554-0
10/22/1990	WARRANTY DEED (ALL TYPES)	Palmer Bk: 633 Pg: 403
1/3/1990	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 606 Pg: 255

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,759.49		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.08	1.08	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2698B02L004

Site Information

Account Number	2698B02L004	Subdivision	CENTENNIAL SHRS
Parcel ID	18882	City	None
TRS	S17N01E04	Map WA10	Trs Map
Abbreviated Description (Not for Conveyance)	CENTENNIAL SHRS BLOCK 2 LOT 4		

Site Address	6501 E Legacy Ct
Ownership	
Owners	SYCKS CARY D & CAROL R
Primary Owner's Address	6501 E LEGACY CT PALMER AK 99645

Buyers	
Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$172,000.00	\$706,600.00	\$878,600.00	2021	\$0.00	\$660,600.00	\$660,600.00
2020	\$172,000.00	\$653,400.00	\$825,400.00	2020	\$172,000.00	\$653,400.00	\$825,400.00
2019	\$172,000.00	\$450,100.00	\$622,100.00	2019	\$172,000.00	\$450,100.00	\$622,100.00

Building Information

Structure 0 of 1		Use	Residential Building
Residential Units	1	Design	One Story
Condition	Standard	Construction Type	Frame
Basement	Full	2018 Grade	05.1
Year Built		Building Appraisal	\$706600
Foundation	Poured Concrete	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
0	Fin. Split Entry - 2D	2541 Sq. Ft.	100%
0	Gas Heat	1 Sq. Ft.	100%
0	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
0	Garage (10.3) Area - 11M	1188 Sq. Ft.	100%
0	First Story	2625 Sq. Ft.	100%
0	DLB	2541 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$9416.20
2020	Yes	0007	14.713	\$12144.11
2019	Yes	0007	14.839	\$9231.34

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
9/27/2017	QUITCLAIM DEED (ALL TYPE)	Palmer 2017-022793-0
9/27/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-022794-0
7/17/2017	QUITCLAIM DEED (ALL TYPE)	Palmer 2017-013722-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exista
Current	\$0.00		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
2.05	2.05	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2698B02L005

Site Information

Account Number: 2698B02L005 Subdivision: CENTENNIAL SHRS
 Parcel ID: 14089 City: None
 TRS: S17N01E04 Map WA10
 Abbreviated Description (Not for Conveyance): CENTENNIAL SHRS BLOCK 2 LOT 5 Tax Map:

Site Address: 6555 E Legacy Ct
 Ownership:
 Owners: MALCOM REX C & ANGELA J
 Primary Owner's Address: 6555 E LEGACY CT PALMER AK 99645

Buyer:
 Primary Buyer's Address:

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$137,000.00	\$371,500.00	\$508,500.00	2021	\$137,000.00	\$371,500.00	\$508,500.00
2020	\$137,000.00	\$343,700.00	\$480,700.00	2020	\$137,000.00	\$343,700.00	\$480,700.00
2019	\$137,000.00	\$331,200.00	\$468,200.00	2019	\$137,000.00	\$331,200.00	\$468,200.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Two Story
 Basement: Partial Construction Type: Frame
 Year Built: 1994 Grade: 04.9
 Foundation: Concrete Block Building Appraisal: \$369000
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Fin. Split Entry - 2D	1199 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	638 Sq. Ft.	100%
1	First Story	1230 Sq. Ft.	100%
1	Second Story	1520 Sq. Ft.	100%
1	DLB	1199 Sq. Ft.	100%
1	Unfinished Basement - 2A	426 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$7248.17
2020	Yes	0007	14.713	\$7072.55
2019	Yes	0007	14.839	\$6947.63

Recorded Documents

Date	Type
11/10/2020	QUITCLAIM DEED (ALL TYPE)
8/12/2016	QUITCLAIM DEED (ALL TYPE)
8/12/2016	TRUSTEES DEED

Recording Info (offline link to DNR)

[Palmer 2020-028937-0](#)
[Palmer 2016-016799-0](#)
[Palmer 2016-016800-0](#)

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,624.07		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.29	1.29	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3077B02L001

Site Information

Account Number	3077B02L001	Subdivision	WESWOOD SHRS
Parcel ID	15924	City	None
TRS	S17N01E04	Map WA10	Tax Map
Abbreviated Description (Not for Conveyance)	WESWOOD SHRS BLOCK 2 LOT 1		

Site Address: 6841 E Weswood Dr

Ownership

Owners	KENERSON ROLAND S	Buyers	
Primary Owner's Address	1801 N DRIFTWOOD CIR PALMER AK 99645-9618	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$275,900.00	\$186,400.00	\$462,300.00	2021	\$275,900.00	\$186,400.00	\$462,300.00
2020	\$275,900.00	\$193,900.00	\$469,800.00	2020	\$275,900.00	\$193,900.00	\$469,800.00
2019	\$275,900.00	\$195,600.00	\$471,500.00	2019	\$275,900.00	\$195,600.00	\$471,500.00

Building Information

Structure 0 of 1		Use	Construction Services
Residential Units	0	Design	Commercial
Condition	Standard	Construction Type	Frame
Basement	None	Grade	None
Year Built		Building Appraisal	\$176900
Foundation	Poured Concrete	Septic	
Well			

Building Item Details

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billied	Date	Type	Recording Info (offsite link to DWR)
2021	Yes	0007	14.254	\$6589.63	8/2/2021	WARRANTY DEED (ALL TYPES)	Palmer 2021-022862-0
2020	Yes	0007	14.713	\$6912.17	6/25/2013	QUITCLAIM DEED (ALL TYPE)	Palmer 2013-013939-0
2019	Yes	0007	14.839	\$6996.60	6/13/2007	WARRANTY DEED (ALL TYPES)	Palmer 2007-014513-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	(\$19.50)		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Pracinct	Fire Service Area	Road Service Area
5.84	5.84	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3077B02L006

Site Information

Account Number: 3077B02L006 Subdivision: WESWOOD SHRS
 Parcel ID: 10767 City: None
 TRS: S18N01E33 Map WA07 Tax Map:
 Abbreviated Description: WESWOOD SHRS BLOCK 2 LOT 6
 (Not for Conveyance)

Site Address: 1831 N Driftwood Cir

Ownership

Owners: LARSEN STEVE A Buyers:
 Primary Owner's Address: 1831 N DRIFTWOOD CIR PALMER AK 99645 Primary Buyer's Address:

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$130,000.00	\$398,900.00	\$528,900.00	2021	\$130,000.00	\$398,900.00	\$528,900.00
2020	\$130,000.00	\$361,000.00	\$491,000.00	2020	\$130,000.00	\$361,000.00	\$491,000.00
2019	\$130,000.00	\$349,900.00	\$479,900.00	2019	\$130,000.00	\$349,900.00	\$479,900.00

Building Information

Structure 0 of 2
 Residential Units: 0 Use: Residential Garage
 Condition: Standard Design: Other
 Basement: None Construction Type: Frame
 Year Built: 1996 Grade: None
 Foundation: Slab on Grade Building Appraisal: \$14800
 Well: Septic

Structure 1 of 2
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Daylight Basement
 Basement: Full Construction Type: Frame
 Year Built: 1996 Grade: 04.5
 Foundation: Concrete Block Building Appraisal: \$383600
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M	576 Sq. Ft.	100%
1	First Story	1632 Sq. Ft.	100%
1	DLB	1644 Sq. Ft.	100%
1	Fin. Split Entry - 2D	3276 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$7538.94
2020	Yes	0007	14.713	\$7224.08
2019	Yes	0007	14.839	\$7121.24

Recorded Documents

Date	Type
3/1/2000	QUITCLAIM DEED (ALL TYPE)
4/28/1999	TRUSTEES DEED
5/7/1996	WARRANTY DEED (ALL TYPES)

Recording Info (offsite link to DNR)

Palmer Bk: 1058 Pg: 234
 Palmer Bk: 1010 Pg: 307
 Palmer Bk: 847 Pg: 18

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LIO Exists
Current	\$3,769.47		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.29	1.29	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3077B02L009

Site Information

Account Number	3077B02L009	Subdivision	WESWOOD SHRS
Parcel ID	2616	City	None
TR5	S18N01E33	Map WA07	Top Map
Abbreviated Description (Not for Conveyance)	WESWOOD SHRS BLOCK 2 LOT 9		

Site Address: 1941 N Driftwood Cir

Ownership

Owners	DAHL NATHAN C & CAMI S	Buyers	
Primary Owner's Address	1941 DRIFTWOOD CIR PALMER AK 99645-9619	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$136,000.00	\$418,500.00	\$554,500.00	2021	\$136,000.00	\$418,500.00	\$554,500.00
2020	\$136,000.00	\$394,500.00	\$530,500.00	2020	\$136,000.00	\$394,500.00	\$530,500.00
2019	\$136,000.00	\$375,500.00	\$511,500.00	2019	\$136,000.00	\$375,500.00	\$511,500.00

Building Information

Structure 0 of 2

Residential Units	0	Use	Residential Garage
Condition	Standard	Design	Other
Basement	None	Construction Type	Frame
Year Built		1998 Grade	None
Foundation	Slab on Grade	Building Appraisal	\$24000
Well		Septic	

Structure 1 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	Two Story
Basement	None	Construction Type	Frame
Year Built		1997 Grade	04.6
Foundation	Poured Concrete	Building Appraisal	\$394000
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		1000 Sq. Ft. 100%
1	First Story		2231 Sq. Ft. 100%
1	Second Story		508 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		1249 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billied
2021	Yes	0007	14.254	\$7903.85
2020	Yes	0007	14.713	\$7805.26
2019	Yes	0007	14.839	\$7590.16

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
12/4/2020	WARRANTY DEED (ALL TYPES)	Palmer 2020-031069-0
5/1/1997	WARRANTY DEED (ALL TYPES)	Palmer Bk: 891 Pg: 809
8/27/1990	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 627 Pg: 923

Tax Account Status ²

Status	Tax Balance	Firm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,951.92		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Prscinci	Fire Service Area	Road Service Area
1.34	1.34	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3077B02L010

Site Information

Account Number	3077B02L010	Subdivision	WESWOOD SHRS
Parcel ID	12019	City	None
TRE	S18N01E33	Map	WA07
Abbreviated Description (Not for Conveyance)	WESWOOD SHRS BLOCK 2 LOT 10		Tax Map

Site Address: 1971 N Driftwood Cir

Ownership

Owners	KIZER RAYMOND L & ANATI S	Buyers	
Primary Owner's Address	1971 DRIFTWOOD CIR PALMER AK 99645-9619	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$114,600.00	\$678,000.00	\$792,600.00	2021	\$114,600.00	\$678,000.00	\$792,600.00
2020	\$114,600.00	\$0.00	\$114,600.00	2020	\$114,600.00	\$0.00	\$114,600.00
2019	\$114,600.00	\$0.00	\$114,600.00	2019	\$114,600.00	\$0.00	\$114,600.00

Building Information

Structure 0 of 1		Use	Residential Building
Residential Units	1	Design	One Story
Condition	Standard	Construction Type	Frame
Basement	None	Grade	06.5
Year Built		2020	\$678000
Foundation	Poured Concrete	Building Appraisal	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well	Septic	

Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat		1 Sq. Ft. 100%
0	Fireplace Heatilator - 8N		0 Sq. Ft. 100%
0	Garage (10.3) Area - 11M		1438 Sq. Ft. 100%
0	First Story		3199 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$11297.72
2020	Yes	0007	14.713	\$1686.11
2019	Yes	0007	14.839	\$1700.56

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
5/23/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-012639-0
4/6/1992	WARRANTY DEED (ALL TYPES)	Palmer Bk: 678 Pg: 90
10/26/1987	WARRANTY DEED (ALL TYPES)	Palmer Bk: 530 Pg: 681

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$5,648.85		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.15	1.15	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3077B02L011

Site Information

Account Number	3077B02L011	Subdivision	WESWOOD SHRS
Parcel ID	27570	City	None
TRS	S18N01E33	Map W&OT	Tax Map
Abbreviated Description (Not for Conveyance)	WESWOOD SHRS BLOCK 2 LOT 11		

Site Address: 1991 N Driftwood Cir

Ownership

Owners	ANDERSON DERYK S & JULIA	Buyers	
Primary Owner's Address	1991 N DRIFTWOOD CIR PALMER AK 99645-9619	Primary Buyer's Address	

Appraisal Information

Year	Appraisal			Assessment Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed
2021	\$220,000.00	\$787,000.00	\$1,007,000.00	2021	\$220,000.00	\$787,000.00	\$1,007,000.00
2020	\$220,000.00	\$730,700.00	\$950,700.00	2020	\$220,000.00	\$730,700.00	\$950,700.00
2019	\$220,000.00	\$707,700.00	\$927,700.00	2019	\$220,000.00	\$707,700.00	\$927,700.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	Two Story
Condition	Standard	Construction Type	Frame
Easement	Full	Grade	05.0
Year Built		Building Appraisal	\$785500
Foundation	Concrete Block	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Fin. Split Entry - 2D	2603 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	2 Sq. Ft.	100%
1	Wood Stove w/Fin-8Z	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	1315 Sq. Ft.	100%
1	First Story	4318 Sq. Ft.	100%
1	Second Story	1390 Sq. Ft.	100%
1	DLB	2603 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$14353.77
2020	Yes	0007	14.713	\$13987.66
2019	Yes	0007	14.839	\$13766.14

Recorded Documents

Date	Type	Recording Info (outside link to DNR)
8/7/2015	WARRANTY DEED (ALL TYPES)	Palmer 2015-016585-0
12/12/1990	WARRANTY DEED (ALL TYPES)	Palmer Bk: 638 Pg: 72
10/26/1987	WARRANTY DEED (ALL TYPES)	Palmer Bk: 530 Pg: 681

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$7,176.87		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	2.02	Taxable Acreage	2.02	Assembly District	2.02 Assembly District 003	Precinct	07-105	Fire Service Area	130 Central Mat-Su	Road Service Area	025 Bogard RSA
---------------	------	-----------------	------	-------------------	----------------------------	----------	--------	-------------------	--------------------	-------------------	----------------

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3077B02L012

Site Information

Account Number	3077B02L012	Subdivision	WESWOOD SHRS
Parcel ID	73254	City	None
TIRE	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	WESWOOD SHRS BLOCK 2 LOT 12		

Site Address: 1980 N Driftwood Cir

Ownership

Owners	SYCKS FAM TR	Buyers	
Primary Owner's Address	1980 N DRIFTWOOD CIR PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$188,000.00	\$194,700.00	\$382,700.00	2021	\$0.00	\$164,700.00	\$164,700.00
2020	\$188,000.00	\$183,900.00	\$371,900.00	2020	\$0.00	\$153,900.00	\$153,900.00
2019	\$188,000.00	\$164,300.00	\$352,300.00	2019	\$0.00	\$134,300.00	\$134,300.00

Building Information

Structure 1 of 1	1	Use	Residential Building
Residential Units	Standard	Design	One Story
Condition	Full	Construction Type	Frame
Basement	1961	Grade	04.6
Year Built	Poured Concrete	Building Appraisal	\$194700
Foundation	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		544 Sq. Ft. 100%
1	First Story		1964 Sq. Ft. 100%
1	Unfinished Basement - 2A		1561 Sq. Ft. 100%
1	Fin. Basement Living - 2C		1561 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$2347.64
2020	Yes	0007	14.713	\$2264.34
2019	Yes	0007	14.839	\$1992.88

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
1/9/1991	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 640 Pg: 22
7/25/1989	WARRANTY DEED (ALL TYPES)	Palmer Bk: 591 Pg: 698
7/25/1989	WARRANTY DEED (ALL TYPES)	Palmer Bk: 591 Pg: 699

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$1,173.80		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.17	1.17	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3077B02L013

Site Information

Account Number	3077B02L013	Subdivision	WESWOOD SHRS
Parcel ID	59517	City	None
TRE	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	WESWOOD SHRS BLOCK 2 LOT 13		

Site Address: 1960 N Driftwood Cir

Ownership

Owners	SIMON TERRENCE L & LISA J	Buyers	
Primary Owner's Address	1960 DRIFTWOOD CIR PALMER AK 99645-9617	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$122,000.00	\$276,100.00	\$398,100.00	2021	\$122,000.00	\$276,100.00	\$398,100.00
2020	\$122,000.00	\$258,100.00	\$380,100.00	2020	\$122,000.00	\$258,100.00	\$380,100.00
2019	\$122,000.00	\$249,200.00	\$371,200.00	2019	\$122,000.00	\$249,200.00	\$371,200.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	Two Story
Condition	Standard	Construction Type	Frame
Basement	None	Grade	04.7
Year Built		Building Appraisal	\$276100
Foundation	Concrete Block	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	First Story		1107 Sq. Ft. 100%
1	Second Story		757 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		784 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5674.52
2020	Yes	0007	14.713	\$5592.41
2019	Yes	0007	14.839	\$5508.24

Recorded Documents

Date	Type	Recording Info (offsets link to DNR)
6/5/2019	TRANSFER ON DEATH	Palmer 2019-011273-0
9/29/1994	WARRANTY DEED (ALL TYPES)	Palmer Bk: 782 Pg: 958
3/23/1990	WARRANTY DEED (ALL TYPES)	Palmer Bk: 613 Pg: 174

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,837.25		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.56	0.56	Assembly District 003	<u>07-105</u>	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3077B02L014

Site Information

Account Number: 3077B02L014 Subdivision: WESWOOD SHRS
 Parcel ID: 41455 City: None
 TRS: S18N01E33 Map WA07 Tax Map:
 Abbreviated Description (Not for Conveyance): WESWOOD SHRS BLOCK 2 LOT 14

Site Address: 1940 N Driftwood Cir

Ownership

Owners: SIMON REGG J & LORALI M Buyers:
 Primary Owner's Address: 1940 N DRIFTWOOD CIR PALMER AK 99645-9619 Primary Buyer's Address:

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$122,000.00	\$314,700.00	\$436,700.00	2021	\$122,000.00	\$314,700.00	\$436,700.00
2020	\$122,000.00	\$297,100.00	\$419,100.00	2020	\$122,000.00	\$297,100.00	\$419,100.00
2019	\$122,000.00	\$280,800.00	\$402,800.00	2019	\$122,000.00	\$280,800.00	\$402,800.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: One Story
 Basement: None Construction Type: Frame
 Year Built: 1998 Grade: 04.8
 Foundation: Concrete Block Building Appraisal: \$309700
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		782 Sq. Ft. 100%
1	First Story		1949 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$6224.72
2020	Yes	0007	14.713	\$6166.22
2019	Yes	0007	14.839	\$5977.14

Recorded Documents

Date	Type	Recording Info (offsite link to QNR)
2/5/2013	WARRANTY DEED (ALL TYPES)	Palmer 2013-002500-0
11/17/2008	QUITCLAIM DEED (ALL TYPE)	Palmer 2008-025088-0
7/14/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-018216-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exist
Current	\$3,112.34		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.62	0.62	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3077B02L015

Site Information

Account Number: 3077B02L015 Subdivision: WESWOOD SHRS
 Parcel ID: 41383 City: None
 TRS: S18N01E33 Map WA07 Tax Map:
 Abbreviated Description (Not for Conveyance): WESWOOD SHRS BLOCK 2 LOT 15

Site Address: 1910 N Driftwood Cir

Ownership

Owners: SCHULTZ JEROME D Buyers:
 Primary Owner's Address: 1910 N DRIFTWOOD CIR PALMER AK 99645-9619 Primary Buyer's Address:

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$117,000.00	\$420,700.00	\$537,700.00	2021	\$117,000.00	\$420,700.00	\$537,700.00
2020	\$117,000.00	\$393,300.00	\$510,300.00	2020	\$117,000.00	\$393,300.00	\$510,300.00
2019	\$117,000.00	\$377,100.00	\$494,100.00	2019	\$117,000.00	\$377,100.00	\$494,100.00

Building Information

Structure 0 of 2
 Residential Units: 0 Use: Residential Garage
 Condition: Standard Design: Other
 Basement: None Construction Type: Frame
 Year Built: 2008 Grade: None
 Foundation: Slab on Grade Building Appraisal: \$13900
 Well: Septic

Structure 1 of 2
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Two Story
 Basement: None Construction Type: Frame
 Year Built: 1998 Grade: 04.9
 Foundation: Poured Concrete Building Appraisal: \$406800
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M	480 Sq. Ft.	100%
1	First Story	1718 Sq. Ft.	100%
1	Second Story	1249 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	672 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billied
2021	Yes	0007	14.254	\$7664.38
2020	Yes	0007	14.713	\$7508.05
2019	Yes	0007	14.839	\$7331.95

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
10/29/2012	WARRANTY DEED (ALL TYPES)	Palmer 2012-023464-0
8/5/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-020797-0
4/13/1998	WARRANTY DEED (ALL TYPES)	Palmer Bk: 942 Pg: 950

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,832.18		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.57	0.57	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3077B02L016

Site Information

Account Number	3077B02L016	Subdivision	WESWOOD SHRS
Parcel ID	51798	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	WESWOOD SHRS BLOCK 2 LOT 16		

Site Address: 1880 N Driftwood Cir

Ownership

Owners	STREIT JEFFREY L BRUSATTO FELICIA	Buyers	
Primary Owner's Address	1880 N DRIFTWOOD CIR PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$130,000.00	\$324,200.00	\$454,200.00	2021	\$0.00	\$236,200.00	\$236,200.00
2020	\$130,000.00	\$302,000.00	\$432,000.00	2020	\$0.00	\$214,000.00	\$214,000.00
2019	\$130,000.00	\$289,700.00	\$419,700.00	2019	\$0.00	\$201,700.00	\$201,700.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	Two Story
Condition	Standard	Construction Type	Frame
Basement	None	Grade	04.6
Year Built	1998	Building Appraisal	\$324200
Foundation	Concrete Block	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		910 Sq. Ft. 100%
1	First Story		1010 Sq. Ft. 100%
1	Second Story		1460 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3366.80
2020	Yes	0007	14.713	\$3148.58
2019	Yes	0007	14.839	\$2993.03

Recorded Documents

Date	Type	Recording Info (offsite link to ONR)
10/15/1998	WARRANTY DEED (ALL TYPES)	Palmer Bk: 978 Pg: 135
10/10/1997	WARRANTY DEED (ALL TYPES)	Palmer Bk: 917 Pg: 72
1/10/1996	WARRANTY DEED (ALL TYPES)	Palmer Bk: 833 Pg: 893

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$1,683.39		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.91	0.91	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3077B02L017

Site Information

Account Number	3077B02L017	Subdivision	WESWOOD SHRS
Parcel ID	35805	City	None
TRR	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	WESWOOD SHRS BLOCK 2 LOT 17		

Site Address: 1850 N Driftwood Cir

Ownership

Owners	HAKES PETER W & YVONNE C	Buyers	
Primary Owner's Address	1850 N DRIFTWOOD CIR PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$129,200.00	\$332,500.00	\$461,700.00	2021	\$0.00	\$243,700.00	\$243,700.00
2020	\$129,200.00	\$311,200.00	\$440,400.00	2020	\$129,200.00	\$311,200.00	\$440,400.00
2019	\$129,200.00	\$301,300.00	\$430,500.00	2019	\$129,200.00	\$301,300.00	\$430,500.00

Building Information

Structure	Residential Units	Condition	Basement	Year Built	Foundation	Well	Use	Design	Construction Type	Grade	Building Appraisal	Septic
Structure 1 of 2	1	Standard	None		All Weather Wood	Well 1 - Drilled Well	Residential Building	Two Story	Frame	1994	\$319600	Septic - 1 - Septic Tank
Structure 1 of 2	0	Standard	None		Slab on Grade		Residential Garage	Other	Frame	1994	\$11400	

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		100%
1	Garage (10.3) Area - 11M	786 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	432 Sq. Ft.	100%
1	First Story	1176 Sq. Ft.	100%
1	Second Story	1232 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3473.71
2020	Yes	0007	14.713	\$3272.17
2019	Yes	0007	14.839	\$6388.20

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
1/9/1995	WARRANTY DEED (ALL TYPES)	Palmer Bk: 793 Pg: 821
8/18/1994	WARRANTY DEED (ALL TYPES)	Palmer Bk: 778 Pg: 490
3/19/1990	WARRANTY DEED (ALL TYPES)	Palmer Bk: 612 Pg: 632

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$150,000.00	\$218,000.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Princpl.	Fire Service Area	Road Service Area
1.16	1.16	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3077B02L018

Site Information

Account Number	3077B02L018	Subdivision	WESWOOD SHRS
Parcel ID	42362	City	None
TRS	S18N01E33	Map WA97	Tax Map
Abbreviated Description (Not for Conveyance)	WESWOOD SHRS BLOCK 2 LOT 18		

Site Address: 1820 N Driftwood Cir

Ownership

Owners	WILSON KATHY A	Buyers	
Primary Owner's Address	1820 N DRIFTWOOD CIR PALMER AK 99645-9618	Primary Buyer's Address	

Appraisal Information

Year	Appraisal			Assessment Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$137,300.00	\$515,300.00	\$652,600.00	2021	\$137,300.00	\$515,300.00	\$652,600.00
2020	\$137,300.00	\$480,400.00	\$617,700.00	2020	\$137,300.00	\$480,400.00	\$617,700.00
2019	\$137,300.00	\$456,800.00	\$594,100.00	2019	\$137,300.00	\$456,800.00	\$594,100.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	Two Story
Basement	None	Construction Type	Frame
Year Built		2003 Grade	04.8
Foundation	Poured Concrete	Building Appraisal	\$515300
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		480 Sq. Ft. 100%
1	Res Hangar - 17H		1800 Sq. Ft. 100%
1	First Story		2128 Sq. Ft. 100%
1	DLB		1568 Sq. Ft. 100%
1	Fin. Split Entry - 2D		1568 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$9302.16
2020	Yes	0007	14.713	\$9088.22
2019	Yes	0007	14.839	\$8815.85

Recorded Documents

Date	Type	Recording Info (offline link to DNR)
7/2/2014	QUITCLAIM DEED (ALL TYPE)	Palmer 2014-012418-0
1/28/2003	WARRANTY DEED (ALL TYPES)	Palmer 2003-002275-0
9/16/1997	WARRANTY DEED (ALL TYPES)	Palmer Bk: 912 Pg: 709

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$4,651.07		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	1.18	Taxable Acreage	1.18	Assembly District	003	Precinct	07-105	Fire Service Area	130 Central Mat-Su	Road Service Area	025 Bogard RSA
---------------	------	-----------------	------	-------------------	-----	----------	--------	-------------------	--------------------	-------------------	----------------

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3077B02L019

Site Information

Account Number	3077B02L019	Subdivision	WESWOOD SHRS
Parcel ID	61941	City	None
TRIS	S17N01E04	Map WATO	Tim Majo
Abbreviated Description (Not for Conveyance)	WESWOOD SHRS BLOCK 2 LOT 19		

Site Address: 1780 N Driftwood Cir

Ownership

Owners	HITE TONY L & JANET M	Buyers	
Primary Owner's Address	1780 DRIFTWOOD CIR PALMER AK 99645-9600	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$128,000.00	\$213,400.00	\$341,400.00	2021	\$128,000.00	\$213,400.00	\$341,400.00
2020	\$128,000.00	\$198,000.00	\$326,000.00	2020	\$128,000.00	\$198,000.00	\$326,000.00
2019	\$128,000.00	\$190,100.00	\$318,100.00	2019	\$128,000.00	\$190,100.00	\$318,100.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	Daylight Basement
Basement	Full	Construction Type	Frame
Year Built		Grade	04.6
Foundation	Concrete Block	Building Appraisal	\$212900
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Fin. Split Entry - 2D	796 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	480 Sq. Ft.	100%
1	First Story	796 Sq. Ft.	100%
1	DLB	796 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$4866.31
2020	Yes	0007	14.713	\$4796.44
2019	Yes	0007	14.839	\$4720.29

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
8/11/2011	PERSONAL REPRESENTATIVE	Palmer 2011-015329-0
5/31/2001	WARRANTY DEED (ALL TYPES)	Palmer Bk: 1138 Pg: 354
3/2/1999	WARRANTY DEED (ALL TYPES)	Palmer Bk: 1001 Pg: 335

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,433.15		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.06	1.06	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3077B02L022

Site Information

Account Number	3077B02L022	Subdivision	WESWOOD SHRS
Parcel ID	12530	City	None
TRS	S17N01E04	Map WA10	Tax Map
Abbreviated Description (Not for Conveyance)	WESWOOD SHRS BLOCK 2 LOT 22		

Site Address: 6691 E Weswood Dr

Ownership

Owner	CHRISTIANSON JAMES RANDAL	Buyer	
Primary Owner's Address	6691 E WESWOOD DR PALMER AK 99645-9643	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$148,400.00	\$678,200.00	\$826,600.00	2021	\$148,400.00	\$678,200.00	\$826,600.00
2020	\$148,400.00	\$406,200.00	\$554,600.00	2020	\$148,400.00	\$406,200.00	\$554,600.00
2019	\$148,400.00	\$160,000.00	\$308,400.00	2019	\$148,400.00	\$160,000.00	\$308,400.00

Building Information

Structure 0 of 1		Use	Residential Building
Residential Units	1	Design	Two Story
Condition	Standard	Construction Type	Frame
Basement	Full	Grade	05.3
Year Built		Building Appraisal	\$678200
Foundation	Poured Concrete	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
0	Fin. Split Entry - 2D	1806 Sq. Ft.	100%
0	Gas Heat	1 Sq. Ft.	100%
0	Garage (10.3) Area - 11M	960 Sq. Ft.	100%
0	First Story	1806 Sq. Ft.	100%
0	Second Story	1052 Sq. Ft.	100%
0	DLB	1806 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$11782.36
2020	Yes	0007	14.713	\$8159.83
2019	Yes	0007	14.839	\$4576.34

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
4/4/2016	QUITCLAIM DEED (ALL TYPE)	Palmer 2016-006333-0
12/27/2006	REPURCHASE QUITCLAIM DEED	Palmer 2006-036600-0
12/12/2005	CLERKS DEED	Palmer 2005-034989-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$5,891.17		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Princt	Fire Service Area	Road Service Area
2.81	2.81	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3382000T003-1

Site Information

Account Number	3382000T003-1	Subdivision	FINGER LK S VW RSB T/3-5
Parcel ID	37604	City	None
TRS	S18N01E33	Map	WA97
Abbreviated Description (Not for Conveyance)	FINGER LK S VW RSB T/3-5 TRACT 3-1		Tax Map

Site Address: 7050 E Finger Lake View Dr

Ownership

Owners	KINCAID JANET	Buyer	
Primary Owner's Address	PO BOX 118 PALMER AK 99645-0118	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$134,000.00	\$509,900.00	\$643,900.00	2021	\$0.00	\$425,900.00	\$425,900.00
2020	\$134,000.00	\$464,700.00	\$598,700.00	2020	\$0.00	\$380,700.00	\$380,700.00
2019	\$134,000.00	\$449,600.00	\$583,600.00	2019	\$0.00	\$365,600.00	\$365,600.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	Two Story
Condition	Standard	Construction Type	Frame
Basement	None	Grade	05.0
Year Built		Building Appraisal	\$509900
Foundation	Poured Concrete	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		100%
1	Garage (10.3) Area - 11M	1 Sq. Ft.	100%
1	First Story	574 Sq. Ft.	100%
1	Second Story	1714 Sq. Ft.	100%
1	DLB	1088 Sq. Ft.	100%
1	Fin. Split Entry - 2D	1088 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$6070.79
2020	Yes	0007	14.713	\$5601.25
2019	Yes	0007	14.839	\$5425.14

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
12/8/1987	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 535 Pg: 281

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$150,000.00	\$218,000.00	No

Land and Miscellaneous

Gross Acreage	1.90	Taxable Acreage	1.90	Assembly District	003	Precinct	07-105	Fire Service Area	130 Central Mat-Su	Road Service Area	025 Bogard RSA
---------------	------	-----------------	------	-------------------	-----	----------	--------	-------------------	--------------------	-------------------	----------------

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3382000T004-1

Site Information

Account Number	3382000T004-1	Subdivision	FINGER LK S VW RSB T/3-5
Parcel ID	30783	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK S VW RSB T/3-5 TRACT 4-1		

Site Address 7024 E Finger Lake View Dr

Ownership

Owners	JOHNSTON MARY KATE	Buyers	
Primary Owner's Address	7024 E FINGER LAKE VIEW D WASILLA AK 99654-9302	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$134,000.00	\$265,500.00	\$399,500.00	2021	\$134,000.00	\$265,500.00	\$399,500.00
2020	\$134,000.00	\$247,400.00	\$381,400.00	2020	\$134,000.00	\$247,400.00	\$381,400.00
2019	\$134,000.00	\$229,300.00	\$363,300.00	2019	\$134,000.00	\$229,300.00	\$363,300.00

Building Information

Structure 0 of 2

Residential Units	0	Use	Residential Garage
Condition	Standard	Design	Other
Basement	None	Construction Type	Frame
Year Built		1995 Grade	None
Foundation	Slab on Grade	Building Appraisal	\$21300
Well		Septic	

Structure 1 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	1.5 Story
Basement	Partial	Construction Type	Frame
Year Built		1966 Grade	04.5
Foundation	Concrete Block	Building Appraisal	\$244200
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		900 Sq. Ft. 100%
1	First Story		1258 Sq. Ft. 100%
1	Second Story		850 Sq. Ft. 100%
1	Unfinished Basement - 2A		1258 Sq. Ft. 100%
1	Fin. Basement Living - 2C		1258 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5694.48
2020	Yes	0007	14.713	\$5611.54
2019	Yes	0007	14.839	\$5391.01

Recorded Documents

Date	Type	Recording Info (clicks link to DNR)
1/25/2016	QUITCLAIM DEED (ALL TYPE)	Palmer 2016-001340-0
8/29/2006	QUITCLAIM DEED (ALL TYPE)	Palmer 2006-024719-0
5/13/1999	WARRANTY DEED (ALL TYPES)	Palmer Bk. 1012 Pg. 963

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,847.23		\$0.00	\$0.00	\$0.00	\$0.00 No

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
2.17	2.17	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3799B02L007A

Site Information

Account Number: 3799B02L007A Subdivision: WESWOOD SHRS RSB B/2 L/7 & 8
 Parcel ID: 35460 City: None
 TRS: S18N01E33 Map WAB7 Tax Map:
 Abbreviated Description (Not for Conveyance): WESWOOD SHRS RSB B/2 L/7 & 8 BLOCK 2 LOT 7A

Site Address: 1871 N Driftwood Cir

Ownership

Owners: HALL LANCE T Buyers:
 Primary Owner's Address: 2301 N LOREN CIR WASILLA AK 99654 Primary Buyer's Address:

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$148,800.00	\$368,900.00	\$517,700.00	2021	\$148,800.00	\$368,900.00	\$517,700.00
2020	\$148,800.00	\$344,000.00	\$492,800.00	2020	\$148,800.00	\$344,000.00	\$492,800.00
2019	\$148,800.00	\$329,300.00	\$478,100.00	2019	\$148,800.00	\$329,300.00	\$478,100.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Two Story
 Basement: None Construction Type: Frame
 Year Built: 1995 Grade: 04.8
 Foundation: Concrete Block Building Appraisal: \$359900
 Well: Well 1 - Drilled Well Septic:

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat	1 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	771 Sq. Ft.	100%
1	First Story	1978 Sq. Ft.	90 %
1	Second Story	792 Sq. Ft.	95 %
1	Unfinished Basement - 2A	525 Sq. Ft.	100%
1	Fin. Basement Living - 2C	525 Sq. Ft.	20 %

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$7379.30
2020	Yes	0007	14.713	\$7250.56
2019	Yes	0007	14.839	\$7094.53

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
4/15/2008	WARRANTY DEED (ALL TYPES)	Palmer 2008-008529-0
2/19/2008	TRUSTEES DEED	Palmer 2008-003788-0
9/28/2001	QUITCLAIM DEED (ALL TYPE)	Palmer 2001-021358-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,689.64		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
2.57	2.57	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3799B02L007B

Site Information

Account Number	3799B02L007B	Subdivision	WESWOOD SHRS RSB B/2 L/7 & 8
Parcel ID	7714	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	WESWOOD SHRS RSB B/2 L/7 & 8 BLOCK 2 LOT 7B		

Site Address: 1901 N Driftwood Cir

Ownership

Owners	JEFFERS JOHN D JR & DENA	Buyers	
Primary Owner's Address	1901 N DRIFTWOOD CIR PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$155,500.00	\$386,400.00	\$541,900.00	2021	\$155,500.00	\$386,400.00	\$541,900.00
2020	\$155,500.00	\$356,600.00	\$512,100.00	2020	\$0.00	\$294,100.00	\$294,100.00
2019	\$155,500.00	\$135,300.00	\$290,800.00	2019	\$0.00	\$72,800.00	\$72,800.00

Building Information

Structure 0 of 2

Residential Units	0	Use	Residential Hangar
Condition	Standard	Design	Other
Basement	None	Construction Type	Metal
Year Built		2012 Grade	None
Foundation	Slab on Grade	Building Appraisal	\$49200
Well		Septic	

Structure 1 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	Two Story
Basement	None	Construction Type	Frame
Year Built		2000 Grade	04.9
Foundation	Poured Concrete	Building Appraisal	\$337200
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Res Hangar - 17H		1656 Sq. Ft. 100%
1	First Story		1455 Sq. Ft. 100%
1	Second Story		740 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		552 Sq. Ft. 100%

Tax/Billing Information

Year Certified	Zone	Mill	Tax Billed
2021 Yes	0007	14.254	\$7724.25
2020 Yes	0007	14.713	\$4327.10
2019 Yes	0007	14.839	\$1080.27

Recorded Documents

Date	Type
11/6/2020	WARRANTY DEED (ALL TYPES)
6/22/2016	QUITCLAIM DEED (ALL TYPE)
2/10/2010	QUITCLAIM DEED (ALL TYPE)

Recording Info (offsite link to DNR)
[Palmer 2020-028553-0](#)
[Palmer 2016-012551-0](#)
[Palmer 2010-002491-0](#)

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,862.11		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.76	1.76	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3945000L001

Site Information

Account Number	3945000L001	Subdivision	MALCOY EST
Parcel ID	26910	City	None
TRS	S17N01E04	Map WA10	Tax Map
Abbreviated Description (Not for Conveyance)	MALCOY EST LOT 1		

Site Address: 6141 E Chickadee Dr

Ownership

Owners	WELTON TRAVIS E & KELLY K	Buyers	
Primary Owner's Address	6141 E CHICKADEE DR PALMER AK 99645-7700	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$133,000.00	\$270,900.00	\$403,900.00	2021	\$133,000.00	\$270,900.00	\$403,900.00
2020	\$133,000.00	\$270,000.00	\$403,000.00	2020	\$133,000.00	\$270,000.00	\$403,000.00
2019	\$133,000.00	\$266,700.00	\$399,700.00	2019	\$133,000.00	\$266,700.00	\$399,700.00

Building Information

Structure 0 of 2	0	Use	Residential Garage
Residential Units	Standard	Design	Other
Condition	None	Construction Type	Frame
Basement		Grade	None
Year Built	1993	Building Appraisal	\$19900
Foundation	Slab on Grade	Septic	
Well			
Structure 1 of 2	1	Use	Residential Building
Residential Units	Standard	Design	One Story
Condition	None	Construction Type	Frame
Basement		Grade	04.5
Year Built	1993	Building Appraisal	\$251000
Foundation	Concrete Block	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		864 Sq. Ft. 100%
1	First Story		2122 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5757.19
2020	Yes	0007	14.713	\$5929.34
2019	Yes	0007	14.839	\$5931.15

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
11/10/2020	QUITCLAIM DEED (ALL TYPE)	Palmer 2020-028869-0
11/30/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-027980-0
4/30/1998	WARRANTY DEED (ALL TYPES)	Palmer Bk: 946 Pg: 885

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exist
Current	\$2,878.58		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.77	1.77	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3945000L002

Site Information

Account Number	3945000L002	Subdivision	MALCOY EST
Parcel ID	49397	City	None
TRS	S17N01E04	Map WA10	
Abbreviated Description (Not for Conveyance)	MALCOY EST LOT 2		Tax A/c

Site Address: 6201 E Chickadee Dr

Ownership

Owners	WILLIAMS JACKIE P L/E WILLIAMS TYLER J WILLIAMS EMILY A	Buyers	
Primary Owner's Address	6201 E CHICKADEE PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$198,500.00	\$332,600.00	\$531,100.00	2021	\$0.00	\$313,100.00	\$313,100.00
2020	\$198,500.00	\$306,700.00	\$505,200.00	2020	\$198,500.00	\$306,700.00	\$505,200.00
2019	\$198,500.00	\$290,900.00	\$489,400.00	2019	\$198,500.00	\$290,900.00	\$489,400.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	1.5 Story
Basement	Partial	Construction Type	Frame
Year Built		Grade	04.8
Foundation	Concrete Block	Building Appraisal	\$331600
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Oil Heat		1 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		480 Sq. Ft. 100%
1	First Story		1694 Sq. Ft. 100%
1	Second Story		940 Sq. Ft. 100%
1	Unfinished Basement - 2A		1130 Sq. Ft. 100%
1	Fin. Basement Living - 2C		768 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mlll	Tax Billed
2021	Yes	0007		14.254 \$4462.93
2020	Yes	0007		14.713 \$7433.01
2019	Yes	0007		14.839 \$7262.21

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
8/19/1998	WARRANTY DEED (ALL TYPES)	Palmer Bk: 967 Pg: 476
8/7/1998	WARRANTY DEED (ALL TYPES)	Palmer Bk: 965 Pg: 20
5/4/1998	WARRANTY DEED (ALL TYPES)	Palmer Bk: 947 Pg: 406

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,231.46		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
5.22	5.22	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/23/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3945000L003

Site Information

Account Number: 3945000L003 Subdivision: MALCOY EST
 Parcel ID: 58071 City: None
 TRS: S17N01E04 Map WA10 Tax Map
 Abbreviated Description: MALCOY EST LOT 3
 (Not for Conveyance)

Site Address: 6251 E Chickadee Dr

Ownership

Owners: FIGUEROA RAYMONDO R & M V Buyers:
 Primary Owner's Address: 6251 E CHICKADEE DR PALMER AK 99645 Primary Buyer's Address:

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$172,000.00	\$860,900.00	\$1,032,900.00	2021	\$172,000.00	\$860,900.00	\$1,032,900.00
2020	\$172,000.00	\$781,000.00	\$953,000.00	2020	\$172,000.00	\$781,000.00	\$953,000.00
2019	\$172,000.00	\$760,700.00	\$932,700.00	2019	\$172,000.00	\$760,700.00	\$932,700.00

Building Information

Structure	Residential Units	Condition	Basement	Year Built	Foundation	Well	Use	Design	Construction Type	Grade	Building Appraisal	Septic
Structure 0 of 2	1	Standard	None	2017	Poured Concrete		Residential Building	One Story	Frame	04.7	\$79100	
Structure 1 of 2	1	Standard	Full	2005	Poured Concrete	Well 1 - Drilled Well	Residential Building	Two Story	Frame	05.3	\$779800	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		60 %
0	First Story	1135 Sq. Ft.	40 %
1	First Story	2162 Sq. Ft.	100%
1	Second Story	2794 Sq. Ft.	100%
1	DLB	1139 Sq. Ft.	100%
1	Unfinished Basement - 2A	0 Sq. Ft.	100%
1	Fin. Basement Living - 2C	1025 Sq. Ft.	75 %
1	Fin. Split Entry - 2D	1139 Sq. Ft.	75 %
1	Gas Heat	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	1023 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$14722.96
2020	Yes	0007	14.713	\$14021.49
2019	Yes	0007	14.839	\$13840.34

Recorded Documents

Date	Type	Recording info (offline link to DNR)
7/6/2001	WARRANTY DEED (ALL TYPES)	Palmer Bk: 1146 Pg: 458
8/18/1993	WARRANTY DEED (ALL TYPES)	Palmer Bk: 728 Pg: 955

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$6,722.96		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Pracinct	Fire Service Area	Road Service Area
5.00	5.00	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 4215B01L009A

Site Information

Account Number: 4215B01L009A Subdivision: FINGER LK HTS RSB B/1 L/9-11
 Parcel ID: 2972 City: None
 TRE: S18N01E34 Map WARE
 Addressed Description (Not for Conveyance): FINGER LK HTS RSB B/1 L/9-11 BLOCK 1 LOT 9A

Site Address: 7700 E Reisner Loop

Ownership

Owners: REISNER RONALD R TR AGMT REISNER RONALD R TRE Buyers:
 Primary Owner's Address: PO BOX 1385 PALMER AK 99645-1385 Primary Buyer's Address:

Appraisal Information

Year	Assessment			Year	Assessment		
	Land Appraised	Blg Appraised	Total Appraised		Land Appraised	Blg Appraised	Total Appraised
2021	\$186,000.00	\$208,500.00	\$394,500.00	2021	\$0.00	\$176,500.00	\$176,500.00
2020	\$186,000.00	\$192,900.00	\$378,900.00	2020	\$0.00	\$160,900.00	\$160,900.00
2019	\$186,000.00	\$181,000.00	\$367,000.00	2019	\$0.00	\$149,000.00	\$149,000.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Daylight Basement
 Basement: Full Construction Type: Frame
 Year Built: 1975 Grade: 04.4
 Foundation: All Weather Wood Building Approval: \$208500
 Well: Well 2 - Shallow Well Explicit: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	First Story	1322 Sq. Ft.	100%
1	DLB	1152 Sq. Ft.	100%
1	Fin. Split Entry - 2D	1152 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Wood Stove - 8Y	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	M/I	Tax Billed
2021	Yes	0007	14.254	\$2515.84
2020	Yes	0007	14.713	\$2367.33
2019	Yes	0007	14.839	\$2211.01

Recorded Documents

Date	Type	Recording Info (offsite link to DMR)
5/17/2019	QUITCLAIM DEED (ALL TYPE)	Palmer 2019-009781-0
3/16/2015	PERSONAL REPRESENTATIVE	Palmer 2015-004623-0
7/22/1996	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 857 Pg: 342

Tax Account Status ¹

Status	Tax Balance	Farm	Disabled Veteran	Service	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$150,000.00	\$218,000.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Parcel	Fire Service Area	Road Service Area
1.40	1.40	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/24/2021 3:00:08 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 4333B02L001A

Site Information

Account Number: 4333B02L001A Subdivision: FINGER CV EST RSB B/2 L/1 & 2
 Parcel ID: 8916 City: None
 TRS: S18N01E33 Map Year: 2019
 Abbreviated Description (Not for Conveyance): FINGER CV EST RSB B/2 L/1 & 2 BLOCK 2 LOT 1A

Site Address: 7001 E Lake Cir
 Ownership:
 Owner: RONGITSCH JESSE & KORINA
 Primary Owner's Address: 7001 E LAKE CIR PALMER AK 99645

Buyer:
 Primary Buyer's Address:

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$202,000.00	\$398,100.00	\$600,100.00	2021	\$202,000.00	\$398,100.00	\$600,100.00
2020	\$202,000.00	\$362,000.00	\$564,000.00	2020	\$202,000.00	\$362,000.00	\$564,000.00
2019	\$202,000.00	\$352,100.00	\$554,100.00	2019	\$202,000.00	\$352,100.00	\$554,100.00

Building Information

Structure	Residential Units	Condition	Basement	Year Built	Foundation	Well	Use	Design	Construction Type	Year	Grade	Building Appraisal	Septic
Structure 1 of 2	1	Standard	Partial	1994	Poured Concrete	Well 1 - Drilled Well	Residential Building	Two Story	Frame	1994	05.0	\$381900	Septic - 1 - Septic Tank
Structure 2 of 2	1	Standard	None	1994	Poured Concrete		Residential Building	Cabin	Frame	1994	1220 - Cabin	\$16200	

Building Item Details

Building Number	Description	Area	Percent Complete
1	First Story	1359 Sq. Ft.	100%
1	Second Story	870 Sq. Ft.	100%
1	DLB	648 Sq. Ft.	100%
1	Fin. Split Entry - 2D	648 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	895 Sq. Ft.	100%
2	First Story	484 Sq. Ft.	100%
2	Gas Heat	1 Sq. Ft.	20 %
2	Wood Stove - 8Y	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	M/I	Tax Billed
2021	Yes	0007		\$8553.82
2020	Yes	0007		\$8298.13
2019	Yes	0007		\$8222.29

Recorded Documents

Date	Type	Recording Info (Returns link to DNR)
10/15/2020	WARRANTY DEED (ALL TYPES)	Palmer 2020-026141-0

Tax Account Status ²

Status	Tax Balance	Fine	Disputed Valuation	Senior	Total	LID Exempt
Current	\$4,276.90	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Parcels	Fire Service Area	Road Service Area
1.46	1.46	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/24/2021 3:00:08 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 5068B01L010A

Site Information

Account Number:	5068B01L010A	Subdivision:	FINGER CV EST RSB B/1 L/10&11
PARCEL ID:	33424	City:	None
TRIS:	S18N01E33	Map WAD:	
Abbreviated Description: (Not for Conveyance):	FINGER CV EST RSB B/1 L/10&11 BLOCK 1 LOT 10A		

Site Address: 1980 N Finger Cove Dr

Ownership

Owner:	LUDVICK ROSEMARY	Buyer:	
Primary Owner's Address:	1980 N FINGER COVE DR PALMER AK 99645	Primary Buyer's Address:	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed
2021	\$122,000.00	\$433,000.00	\$555,000.00	2021	\$0.00	\$337,000.00	\$337,000.00
2020	\$122,000.00	\$399,500.00	\$521,500.00	2020	\$0.00	\$303,500.00	\$303,500.00
2019	\$122,000.00	\$380,700.00	\$502,700.00	2019	\$0.00	\$284,700.00	\$284,700.00

Building Information

Structure: 1 of 1	Residential Units: 1	Condition: Standard	Basement: Full	Year Built: 1999	Foundation: Poured Concrete	Well: Well 1 - Drilled Well	Use: Residential Building	Design: Daylight Basement	Construction Type: Frame	Area: 05.0	Building Appraisal: \$433000	Septic: Septic - 1 - Septic Tank
-------------------	----------------------	---------------------	----------------	------------------	-----------------------------	-----------------------------	---------------------------	---------------------------	--------------------------	------------	------------------------------	----------------------------------

Building Item Details

Building Number	Description	Area	Percent Complete
1	Garage (10.3) Area - 11M	836 Sq. Ft.	100%
1	First Story	1820 Sq. Ft.	100%
1	DLB	1311 Sq. Ft.	100%
1	Unfinished Basement - 2A	485 Sq. Ft.	100%
1	Fin. Basement Living - 2C	485 Sq. Ft.	100%
1	Fin. Split Entry - 2D	1311 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Bill	Tax Bill
2021	Yes	0007		14,254	\$4803.59
2020	Yes	0007		14,713	\$4465.41
2019	Yes	0007		14,839	\$4224.66

Recorded Documents

Date	Type	Recording Info (offsite link to UNR)
7/15/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-018268-0
8/14/2003	QUITCLAIM DEED (ALL TYPE)	Palmer 2003-023034-0
8/14/2003	WARRANTY DEED (ALL TYPES)	Palmer 2003-023031-0

Tax Account Status ²

Status	Tax Balance	Fees	Disabled Veteran	Senior	Total	LID Expires
Current	(\$0.41)	\$0.00	\$0.00	\$150,000.00	\$218,000.00	No

Land and Miscellaneous

Cross-Acreage: 1.14	Taxable Acreage: 1.14	Assembly District: 003	Precinct: 07-105	Fire Service Area: 130 Central Mat-Su	Board Service Area: 025 Bogard RSA
---------------------	-----------------------	------------------------	------------------	---------------------------------------	------------------------------------

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/24/2021 3:00:08 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 5237B01L012A

Site Information

Account Number: 5237B01L012A Subdivision: FINGER CV EST RSB B/1 L/12-14
 Parcel ID: 21160 City: None
 TRS: S18N01E33 Map: WA07
 Abbreviated Description (Not for Conveyance): FINGER CV EST RSB B/1 L/12-14 BLOCK 1 LOT 12A

Site Address: 7020 E Lake Cir

Ownership

Owner: DEAKIN VICTORIA A Buyer:
 Primary Owner's Address: 7020 E LAKE CIR PALMER AK 99645 Primary Buyer's Address:

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed
2021	\$162,000.00	\$277,000.00	\$439,000.00	2021	\$0.00	\$221,000.00	\$221,000.00
2020	\$162,000.00	\$255,700.00	\$417,700.00	2020	\$0.00	\$199,700.00	\$199,700.00
2019	\$162,000.00	\$244,900.00	\$406,900.00	2019	\$0.00	\$188,900.00	\$188,900.00

Building Information

Structure	Residential Units	Condition	Basement	Year Built	Foundation	Wall	Use	Design	Construction Type	Grade	Building Appraisal	Septic
Structure 1 of 2	1	Standard	Full	1976	All Weather Wood	Well 1 - Drilled Well	Residential Building	One Story	Frame	04.3	\$214100	
Structure 2 of 2	1	Standard	None	1997	Concrete Block		Residential Garage	Other	Frame	None	\$62900	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Unfinished Basement - 2A	528 Sq. Ft.	100%
1	Fin. Basement Living - 2C	528 Sq. Ft.	100%
1	Fin. Split Entry - 2D	1144 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	First Story	1098 Sq. Ft.	100%
1	DLB	1144 Sq. Ft.	100%
2	Unfinished Basement - 2A	770 Sq. Ft.	100%
2	Garage (10.3) Area - 11M	770 Sq. Ft.	100%
2	Garage 2nd Floor - 11F	656 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3150.13
2020	Yes	0007	14.713	\$2938.19
2019	Yes	0007	14.839	\$2803.10

Recorded Documents

Date	Type	Recording File (offsite link to DNR)

Tax Account Status ²

Status	Tax Balance	Farm	Delinquent Interest	Summ	Total	LID Equity
Current	\$1,575.05		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Parcel ID	Fire Service Area	Road Service Area
1.56	1.56	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 5287B02L011A

Site Information

Account Number: 5287B02L011A Subdivision: FINGER CV EST B2 L10/11/15/16
 Parcel ID: 34120 City: None
 TRS: S18N01E33 Map Year: Tax Map:
 Abbreviated Description (Not for Conveyance): FINGER CV EST B2 L10/11/15/16 BLOCK 2 LOT 11A

Site Address: 2100 N Nadina St

Ownership

Owner: PERDUE TED R & JEANETTE A Buyer:
 Primary Owner's Address: 12000 E LADY SLIPPER LN PALMER AK 99645 Primary Buyer's Address:

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Blgd Appraised	Total Appraised	Year	Land Assessed	Blgd Assessed	Total Assessed
2021	\$76,000.00	\$39,700.00	\$115,700.00	2021	\$76,000.00	\$39,700.00	\$115,700.00
2020	\$76,000.00	\$40,200.00	\$116,200.00	2020	\$76,000.00	\$40,200.00	\$116,200.00
2019	\$76,000.00	\$40,200.00	\$116,200.00	2019	\$76,000.00	\$40,200.00	\$116,200.00

Building Information

Structure 2 of 1
 Residential Units: 0 Use: Residential Garage
 Condition: Standard Design: Other
 Basement: None Construction Type: Metal
 Year Built: 2008 Grade: None
 Foundation: Slab on Grade Building Appraisal: \$39700
 Wall: Septic:

Building Item Details

Building Number	Description	Area	Percent Complete
2	Garage (10.3) Area - 11M	1600 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$1649.19
2020	Yes	0007	14.713	\$1709.66
2019	Yes	0007	14.839	\$1724.29

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
1/28/2004	QUITCLAIM DEED (ALL TYPE)	Palmer 2004-002360-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage: 0.54 Taxable Acreage: 0.54 Assembly District: 003 Precinct: 07-105 Fire Service Area: 130 Central Mat-Su Road Service Area: 025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 5324000L001

Site Information

Account Number: 5324000L001 Subdivision: PROMINENCE POINTE
Parcel ID: 7399 City: None
TRF: S18N01E33 King WA07
Abbreviated Description (Not for Conveyance): PROMINENCE POINTE LOT 1

Site Address

2529 N Pointe Cir

Ownership

Owners: FALCONER CARMEN S LVG TR FALCONER C S I & FALCONER J C TRES Buyers:
Primary Owner's Address: 2529 N POINTE CIR WASILLA AK 99654-9348 Primary Buyer's Address:

Appraisal Information

Year	Assessment			Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Appraised	Bldg. Appraised	Total Appraised
2021	\$129,000.00	\$341,100.00	\$470,100.00	2021	\$0.00	\$252,100.00	\$252,100.00
2020	\$129,000.00	\$321,500.00	\$450,500.00	2020	\$0.00	\$232,500.00	\$232,500.00
2019	\$129,000.00	\$309,000.00	\$438,000.00	2019	\$0.00	\$220,000.00	\$220,000.00

Building Information

Structure 1 of 1
Residential Units: 1 Use: Residential Building
Condition: Standard Design: One Story
Basement: None Construction Type: Frame
Year Built: 2003 Grade: 05.0
Foundation: Poured Concrete Building Approval: \$339600
Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Garage (10.3) Area - 11M	784 Sq. Ft.	100%
1	First Story	1922 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3593.44
2020	Yes	0007	14.713	\$3420.79
2019	Yes	0007	14.839	\$3264.58

Recorded Documents

Date	Type	Recording Info (offsite link to DMR)
11/6/2013	WARRANTY DEED (ALL TYPES)	Palmer 2013-024280-0
12/19/2008	QUITCLAIM DEED (ALL TYPE)	Palmer 2008-026992-0
9/26/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-026631-0

Tax Account Status ²

Status: PLEASE CALL Tax Balance: \$3,593.44 Farm: \$0.00 Disabled Veteran: \$0.00 Senior: \$150,000.00 Total: \$218,000.00 LID Exist: No

Land and Miscellaneous

Gross Acreage: 0.92 Taxable Acreage: 0.92 Assembly District: 003 Precinct: 07-105 Fire Service Area: 130 Central Mat-Su Road Service Area: 025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 5324000L002

Site Information

Account Number: 5324000L002 Subdivision: PROMINENCE POINTE
 Parcel ID: 75003 City: None
 TRS: S18N01E33 Map W&07:
 Abbreviated Description: PROMINENCE POINTE LOT 2
 (Not for Conveyance)

Site Address: 2507 N Pointe Cir
 Ownership:
 Owner: MUES JOHN C III & SUZANNE
 Primary Owner's Address: 2507 N POINTE CIR WASILLA AK 99654

Buyer:
 Primary Buyer's Address:

Appraisal Information

Year	Assessment			Year	Assessment		
	Land Appraised	Blgd Appraised	Total Appraised		Land Appraised	Blgd Appraised	Total Appraised
2021	\$166,000.00	\$642,000.00	\$808,000.00	2021	\$166,000.00	\$642,000.00	\$808,000.00
2020	\$166,000.00	\$596,600.00	\$762,600.00	2020	\$166,000.00	\$596,600.00	\$762,600.00
2019	\$166,000.00	\$577,000.00	\$743,000.00	2019	\$166,000.00	\$577,000.00	\$743,000.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Two Story
 Basement: None Construction Type: Frame
 Year Built: 2003 Grade: 05.3
 Foundation: Poured Concrete Building Approval: \$640500
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Garage (10.3) Area - 11M	1025 Sq. Ft.	100%
1	First Story	2562 Sq. Ft.	100%
1	Second Story	1870 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$11517.24
2020	Yes	0007	14.713	\$11220.14
2019	Yes	0007	14.839	\$11025.38

Recorded Documents

Date	Type	Recording Info (click link to DMR)
12/24/2007	WARRANTY DEED (ALL TYPES)	Palmer 2007-032186-0
7/16/2004	QUITCLAIM DEED (ALL TYPE)	Palmer 2004-019351-0
6/14/2004	WARRANTY DEED (ALL TYPES)	Palmer 2004-015657-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$5,758.62	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assessing District	Precinct	Fire Service Area	Rail Service Area
1.24	1.24	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/24/2021 3:00:08 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 5324000L003

Site Information

Account Number: 5324000L003 Subdivision: PROMINENCE POINTE
 Parcel ID: 66946 City: None
 TRS: S18N01E33 Map WA07:
 Abbreviated Description (Not for Conveyance): PROMINENCE POINTE LOT 3

Site Address: 2508 N Pointe Cir
 Ownership:
 Owner: SAGE K B REV TR
 Primary Owner's Address: 2508 N POINTE CIR WASILLA AK 99654

Buyers:
 Primary Buyer's Address:

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$166,000.00	\$521,500.00	\$687,500.00	2021	\$166,000.00	\$521,500.00	\$687,500.00
2020	\$166,000.00	\$494,200.00	\$660,200.00	2020	\$166,000.00	\$494,200.00	\$660,200.00
2019	\$166,000.00	\$475,500.00	\$641,500.00	2019	\$166,000.00	\$475,500.00	\$641,500.00

Assessment

Building Information

Structure # of 2	Residential Units	Condition	Basement	Year Built	Foundation	Well	Use	Design	Construction Type	Grade	Building Appraisal	Septic
0	0	Standard	None		Slab on Grade		Residential Garage	Other	Frame	None	\$54300	
Structure 1 of 2	1	Standard	None		Poured Concrete	Well 1 - Drilled Well	Residential Building	One Story	Frame	05.3	\$467200	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		2208 Sq. Ft. 100%
1	First Story		2605 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		960 Sq. Ft. 100%

Tax/Billing Information

Year	Carbilled	Zone	Mill	Tax Billed
2021	Yes	0007		\$9799.64
2020	Yes	0007		\$9713.52
2019	Yes	0007		\$9519.23

Recorded Documents

Date	Type	Recording Info (offline link to DNK)
10/13/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-024100-0
9/3/2010	WARRANTY DEED (ALL TYPES)	Palmer 2010-017353-0
1/22/2010	WARRANTY DEED (ALL TYPES)	Palmer 2010-001236-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabling Veteran	Senior	Total	LID Fees
Current	\$4,899.81		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Princpal	Fire Service Area	Road Service Area
1.22	1.22	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 5324000L004

Site Information

Account Number: 5324000L004 Subdivision: PROMINENCE POINTE
 Parcel ID: 36222 City: None
 TRS: S18N01E33 Map W/427:
 Abbreviated Description: PROMINENCE POINTE LOT 4
 (Not for Conveyance)

Site Address: 2528 N Pointe Cir

Ownership

Owners: CARLE MICHAEL W & ALLISON Buyers:
 Primary Owner's Address: 2520 S KNIK GOOSE BAY RD WASILLA AK 99654 Primary Buyer's Address:

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed
2021	\$134,000.00	\$447,100.00	\$581,100.00	2021	\$0.00	\$363,100.00	\$363,100.00
2020	\$134,000.00	\$413,300.00	\$547,300.00	2020	\$0.00	\$329,300.00	\$329,300.00
2019	\$134,000.00	\$401,400.00	\$535,400.00	2019	\$0.00	\$317,400.00	\$317,400.00

Building Information

Structure 0 of 2:
 Residential Units: 0 Use: Residential Garage
 Condition: Standard Design: Other
 Basement: None Construction Type: Frame
 Year Built: 2005 Grade: None
 Foundation: Slab on Grade Building Appraisal: \$20300
 Well: Septic

Structure 1 of 2:
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Two Story
 Basement: None Construction Type: Frame
 Year Built: 2005 Grade: 05.0
 Foundation: Poured Concrete Building Appraisal: \$426800
 Well: Well 1 - Drilled Well Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		768 Sq. Ft. 100%
1	First Story		1372 Sq. Ft. 100%
1	Second Story		1606 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		1063 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5175.63
2020	Yes	0007	14.713	\$4844.99
2019	Yes	0007	14.839	\$4709.90

Recorded Documents

Date	Type	Recording Info (optional link to DNK)
2/26/2021	WARRANTY DEED (ALL TYPES)	Palmer 2021-004821-0
12/7/2012	QUITCLAIM DEED (ALL TYPE)	Palmer 2012-026815-0
6/13/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-014645-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled/Veteran	Senior	Total	LID Exempt
Current	\$2,587.81		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable's Acreage	Assembly District	Princpal	Fire Service Area	Road Service Area
1.09	1.09	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 5324000L008

Site Information

Account Number	5324000L008	Subdivision	PROMINENCE POINTE
Parcel ID	2940	City	None
TRS	S18N01E33	Map WAS07	
Abbreviated Description (Not for Conveyance)	PROMINENCE POINTE LOT 8		

Site Address: 6625 E Finger Lake View Dr

Ownership

Owner	EBY DENNIS J & CAROL S	Buyer	
Primary Owner's Address	6625 E FINGER LAKE VIEW D WASILLA AK 99654-9350	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed
2021	\$96,000.00	\$610,700.00	\$706,700.00	2021	\$0.00	\$488,700.00	\$488,700.00
2020	\$96,000.00	\$576,600.00	\$672,600.00	2020	\$0.00	\$454,600.00	\$454,600.00
2019	\$96,000.00	\$551,200.00	\$647,200.00	2019	\$0.00	\$429,200.00	\$429,200.00

Building Information

Structure	Residential Units	Condition	Basement	Year Built	Foundation	Well	Use	Design	Construction Type	Grade	Building Approval	Septic
Structure 1 of 2	1	Standard	None		Poured Concrete	Well 1 - Drilled Well	2004	Residential Building	Daylight Basement	05.0	\$427700	Septic - 1 - Septic Tank
Structure 2 of 2	1	Standard	None		Poured Concrete	Well 1 - Drilled Well	2004	Residential Building	Other	04.5	\$183000	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Garage (10.3) Area - 11M	1008 Sq. Ft.	100%
1	First Story	1776 Sq. Ft.	100%
1	DLB	880 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Second Story	880 Sq. Ft.	100%
2	Second Story	240 Sq. Ft.	100%
2	Garage 2nd Floor - 11F	0 Sq. Ft.	100%
2	First Story	640 Sq. Ft.	100%
2	Res Hangar - 17H	1664 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	MU	Tax Billed	Amount
2021	Yes	0007		14,254	\$6965.94
2020	Yes	0007		14,713	\$6688.53
2019	Yes	0007		14,839	\$6368.90

Recorded Documents

Date	Type
1/20/2012	QUITCLAIM DEED (ALL TYPE)
3/8/2004	WARRANTY DEED (ALL TYPES)

Recording Info (offline link to DWR)

[Palmer 2012-001199-0](#)
[Palmer 2004-005752-0](#)

Tax Account Status ²

Status	Tax Balance	Fine	Discontinued Veteran - Similar	Total	LID Expires
Current	\$3,482.96	\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
2.01	2.01	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/24/2021 3:00:08 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 5324000L009

Site Information

Account Number	5324000L009	Subdivision	PROMINENCE POINTE
Parcel ID	24419	City	None
TRS	S18N01E33	Map/WAOT	
Abbreviated Description (Not for Conveyance)	PROMINENCE POINTE LOT 9		

Site Address: 6675 E Finger Lake View Dr

Ownership

Owners	HALL JASON	Buyer	
Primary Owner's Address	590 E CARPENTER CIR WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg Appraised	Total Appraised	Year	Land Assessed	Bldg Assessed	Total Assessed
2021	\$96,000.00	\$290,300.00	\$386,300.00	2021	\$96,000.00	\$290,300.00	\$386,300.00
2020	\$96,000.00	\$266,400.00	\$362,400.00	2020	\$96,000.00	\$266,400.00	\$362,400.00
2019	\$96,000.00	\$260,100.00	\$356,100.00	2019	\$96,000.00	\$260,100.00	\$356,100.00

Building Information

Structure # of 1		Use	Residential Building
Residential Units	1	Design	Daylight Basement
Condition	Standard	Construction Type	Frame
Basement	Full	Grade	04.6
Year Built		Building Approval	\$280800
Foundation	Concrete Block	Septic	
Well			

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M	598 Sq. Ft.	100%
0	First Story	1165 Sq. Ft.	100%
0	DLB	1165 Sq. Ft.	100%
0	Fin. Split Entry - 2D	1165 Sq. Ft.	100%
0	Gas Heat	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mil	Tax Billed
2021	Yes	0007		14,254 \$5506.32
2020	Yes	0007		14,713 \$5331.99
2019	Yes	0007		14,839 \$5284.17

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
4/22/2020	WARRANTY DEED (ALL TYPES)	Palmer 2020-008120-0
10/28/2013	WARRANTY DEED (ALL TYPES)	Palmer 2013-023473-0
11/20/2009	WARRANTY DEED (ALL TYPES)	Palmer 2009-025630-0

Tax Account Status *

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Error
Current	\$2,753.15		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Principal	Fire Service Area	Road Service Area
2.01	2.01	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

* Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/24/2021 3:00:08 AM

** If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6017B01L002

Site Information

Account Number: 6017B01L002 Subdivision: BARRY'S FINGER LK
 Parcel ID: 11998 City: None
 TRS: S18N01E33 Map WA07: Sub Div:
 Abbreviated Description (Not for Conveyance): BARRY'S FINGER LK BLOCK 1 LOT 2

Site Address: 2848 N Keith St

Ownership

Owner: MALLORY FRED HULIN EST Buyer:
 Primary Owner's Address: % ALICIA S HITT 4683 LOWER HAWTHORNE Primary Buyer's Address:
 TRL CAIRO GA 39828

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed
2021	\$9,500.00	\$14,400.00	\$23,900.00	2021	\$9,500.00	\$14,400.00	\$23,900.00
2020	\$9,500.00	\$14,800.00	\$24,300.00	2020	\$9,500.00	\$14,800.00	\$24,300.00
2019	\$9,500.00	\$14,400.00	\$23,900.00	2019	\$9,500.00	\$14,400.00	\$23,900.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Cabin
 Basement: None Construction Type: Frame
 Year Built: 1984 Grade: 1220 - Cabin
 Foundation: Wood Posts Building Appraisal: \$14400
 Well: Well 1 - Drilled Well Septic: Septic 3 - Holding Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	First Story	400 Sq. Ft.	100%
1	Wood Stove - 8Y	1 Sq. Ft.	100%
1	Loft (Cabin) - 6W	0 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$340.67
2020	Yes	0007	14.713	\$357.53
2019	Yes	0007	14.839	\$354.66

Recorded Documents

Date	Type
7/23/1990	WARRANTY DEED (ALL TYPES)
3/16/1987	WARRANTY DEED (ALL TYPES)

Recording Info reflects fine to DNR:
 Palmer Bk: 624 Pg: 639
 Palmer Bk: 506 Pg: 489

Tax Account Status ²

Status	Tax Balance	Fine	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage: 0.10 Taxable Acreage: 0.10 Assembly District: 003 Precinct: 07-105 Fire Service Area: 130 Central Mat-Su Road Service Area: 025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6018000L016

Site Information

Account Number: 6018000L016 Subdivision: BARRY'S FINGER LK #2
 Parcel ID: 69450 City: None
 TRS: S18N01E33 Map WA07 Tax Map:
 Abbreviated Description (Not for Conveyance): BARRY'S FINGER LK #2 LOT 16

Site Address

6840 E Radon Dr

Ownership

Owners: YOUNG ROGER A II LEMONS-YOUNG Buyers:
 LAURA L
 Primary Owner's Address: 6840 E RADON DR WASILLA AK 99654 Primary Buyer's Address:

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$68,000.00	\$325,100.00	\$393,100.00	2021	\$68,000.00	\$325,100.00	\$393,100.00
2020	\$68,000.00	\$301,500.00	\$369,500.00	2020	\$68,000.00	\$301,500.00	\$369,500.00
2019	\$68,000.00	\$289,600.00	\$357,600.00	2019	\$68,000.00	\$289,600.00	\$357,600.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Daylight Basement
 Basement: None Construction Type: Frame
 Year Built: 2003 Grade: 04.7
 Foundation: Concrete Block Building Appraisal: \$325100
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	DLB		1181 Sq. Ft. 100%
1	Fin. Split Entry - 2D		1181 Sq. Ft. 60%
1	Garage (10.3) Area - 11M		616 Sq. Ft. 100%
1	First Story		1612 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5603.25
2020	Yes	0007	14.713	\$5436.46
2019	Yes	0007	14.839	\$5306.42

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
3/24/2021	QUITCLAIM DEED (ALL TYPE)	Palmer 2021-007600-0
7/23/2003	WARRANTY DEED (ALL TYPES)	Palmer 2003-020510-0
3/28/2003	WARRANTY DEED (ALL TYPES)	Palmer 2003-007849-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,801.62		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.60	1.60	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/26/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6018000L017

Site Information

Account Number	6018000L017	Subdivision	BARRY'S FINGER LK #2
Parcel ID	62361	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S FINGER LK #2 LOT 17		

Site Address 2900 N Keith St

Ownership

Owner	MCKINNON BRIAN K	Buyer	
Primary Owner's Address	7140 MIRANDA DR ANCHORAGE AK 99507-5106	Primary Buyer's Address	

Appraisal Information

Year	Appraisal			Assessment Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$60,000.00	\$237,100.00	\$297,100.00	2021	\$60,000.00	\$237,100.00	\$297,100.00
2020	\$60,000.00	\$229,500.00	\$289,500.00	2020	\$60,000.00	\$229,500.00	\$289,500.00
2019	\$60,000.00	\$220,900.00	\$280,900.00	2019	\$60,000.00	\$220,900.00	\$280,900.00

Building Information

Structure 0 of 2						
Residential Units	1	Use	Residential Building			
Condition	Standard	Design	One Story			
Basement	None	Construction Type	Frame			
Year Built	1989	Grade	04.3			
Foundation	Mixed	Building Appraisal	\$127100			
Well		Septic				
Structure 1 of 2						
Residential Units	1	Use	Residential Garage			
Condition	Standard	Design	Other			
Basement	None	Construction Type	Frame			
Year Built	2000	Grade	None			
Foundation	Slab on Grade	Building Appraisal	\$110000			
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank			

Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat		1 Sq. Ft. 100%
0	First Story		941 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Garage 2nd Floor - 11F		1680 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		2000 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$4234.87
2020	Yes	0007	14.713	\$4259.42
2019	Yes	0007	14.839	\$4168.29

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
12/28/2018	WARRANTY DEED (ALL TYPES)	Palmer 2018-027235-0
7/8/2010	WARRANTY DEED (ALL TYPES)	Palmer 2010-013075-0
2/16/2010	TRUSTEES DEED	Palmer 2010-002713-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,117.42		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	1.29	Taxable Acreage	1.29	Assembly District	003	Princt	07-105	Fire Service Area	130 Central Mat-Su	Road Service Area	025 Bogard RSA
---------------	------	-----------------	------	-------------------	-----	--------	--------	-------------------	--------------------	-------------------	----------------

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6018000L018

Site Information

Account Number	6018000L018	Subdivision	BARRY'S FINGER LK #2
Parcel ID	6432	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S FINGER LK #2 LOT 18		

Site Address	2850 N Keith St		
Ownership	HANNON HARLAND & SANDRA		
Primary Owner's Address	PO BOX 520393 BIG LAKE AK 99652-0393	Buyers	Primary Buyer's Address

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$44,200.00	\$217,100.00	\$261,300.00	2021	\$44,200.00	\$217,100.00	\$261,300.00
2020	\$44,200.00	\$0.00	\$44,200.00	2020	\$44,200.00	\$0.00	\$44,200.00
2019	\$44,200.00	\$0.00	\$44,200.00	2019	\$44,200.00	\$0.00	\$44,200.00

Building Information

Structure 0 of 1					
Residential Units	1	Use	Residential Building		
Condition	Standard	Design	One Story		
Basement	None	Construction Type	Frame		
Year Built		2020 Grade	04.5		
Foundation	Poured Concrete	Building Appraisal	\$216100		
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank		

Building Item Details

Building Number	Description	Area	Percent Complete
0	First Story	1248 Sq. Ft.	100%
0	Gas Heat	1 Sq. Ft.	100%
0	Garage (10.3) Area - 11M	676 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3724.57
2020	Yes	0007	14.713	\$650.32
2019	Yes	0007	14.839	\$655.89

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
2/2/2018	WARRANTY DEED (ALL TYPES)	Palmer 2018-002313-0
12/21/2011	QUITCLAIM DEED (ALL TYPE)	Palmer 2011-025240-0
8/24/2004	WARRANTY DEED (ALL TYPES)	Palmer 2004-023443-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$1,862.28		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.57	0.57	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/26/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6019000L002

Site Information

Account Number	6019000L002	Subdivision	BARRY'S FINGER LK #3
Parcel ID	66832	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S FINGER LK #3 LOT 2		

Site Address

2901 N Lagoon Dr

Ownership

Owners	CHAMP FAM TR	Buyers	
Primary Owner's Address	2901 N LAGOON DR WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$68,000.00	\$117,500.00	\$185,500.00	2021	\$68,000.00	\$117,500.00	\$185,500.00
2020	\$68,000.00	\$109,100.00	\$177,100.00	2020	\$68,000.00	\$109,100.00	\$177,100.00
2019	\$68,000.00	\$99,900.00	\$167,900.00	2019	\$68,000.00	\$99,900.00	\$167,900.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	1.5 Story
Condition	Standard	Construction Type	Frame
Basement	Full	Grade	04.3
Year Built	1972	Building Appraisal	\$117500
Foundation	Concrete Block	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Second Story	320 Sq. Ft.	100%
1	Wood Stove w/Fin-8Z	1 Sq. Ft.	100%
1	Unfinished Basement - 2A	1056 Sq. Ft.	100%
1	First Story	768 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$2644.13
2020	Yes	0007	14.713	\$2605.68
2019	Yes	0007	14.839	\$2491.48

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
10/26/2020	QUITCLAIM DEED (ALL TYPE)	Palmer 2020-027244-0
8/8/2016	WARRANTY DEED (ALL TYPES)	Palmer 2016-016385-0
7/28/2004	QUITCLAIM DEED (ALL TYPE)	Palmer 2004-020608-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$1,322.06		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	1.67	Taxable Acreage	1.67	Assembly District	003	Precinct	07-105	Fire Service Area	130 Central Mat-Su	Road Service Area	025 Bogard RSA
---------------	------	-----------------	------	-------------------	-----	----------	--------	-------------------	--------------------	-------------------	----------------

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6019000L003

Site Information

Account Number	6019000L003	Subdivision	BARRY'S FINGER LK #3
Parcel ID	53571	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S FINGER LK #3 LOT 3		

Site Address

2851 N Lagoon Dr

Ownership

Owners	COUCH GEORGE & VERONICA	Buyers	
Primary Owner's Address	PO BOX 870928 WASILLA AK 99687-0928	Primary Buyer's Address	

Appraisal Information

Year	Appraisal			Assessment Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$63,000.00	\$359,700.00	\$422,700.00	2021	\$63,000.00	\$359,700.00	\$422,700.00
2020	\$63,000.00	\$336,200.00	\$399,200.00	2020	\$63,000.00	\$336,200.00	\$399,200.00
2019	\$63,000.00	\$305,300.00	\$368,300.00	2019	\$63,000.00	\$305,300.00	\$368,300.00

Building Information

Structure 0 of 1		Use	Residential Building
Residential Units	1	Design	Daylight Basement
Condition	Standard	Construction Type	Frame
Basement	None	Grade	04.2
Year Built		Building Appraisal	\$350200
Foundation	Poured Concrete	Septic	
Well			

Building Item Details

Building Number	Description	Area	Percent Complete
0	DLB		1176 Sq. Ft. 100%
0	Gas Heat		1 Sq. Ft. 100%
0	Garage (10.3) Area - 11M		864 Sq. Ft. 100%
0	Fin. Split Entry - 2D		1176 Sq. Ft. 75 %
0	First Story		2114 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$6025.17
2020	Yes	0007	14.713	\$5873.43
2019	Yes	0007	14.839	\$5465.21

Recorded Documents

Date	Type	Recording Info (offsites link to DNR)
3/18/2015	WARRANTY DEED (ALL TYPES)	Palmer 2015-004878-0
3/11/2014	WARRANTY DEED (ALL TYPES)	Palmer 2014-004211-0
9/15/2004	QUITCLAIM DEED (ALL TYPE)	Palmer 2004-025776-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,012.57		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	1.04	Taxable Acreage	1.04	Assembly District	003	Precinct	07-105	Fire Service Area	130 Central Mat-Su	Road Service Area	025 Bogard RSA
---------------	------	-----------------	------	-------------------	-----	----------	--------	-------------------	--------------------	-------------------	----------------

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6019000L004

Site Information

Account Number	6019000L004	Subdivision	BARRY'S FINGER LK #3
Parcel ID	10828	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S FINGER LK #3 LOT 4		

Site Address 2811 N Lagoon Dr

Ownership

Owners	JERMAN EVAN ROBERT & MARI	Buyers	
Primary Owner's Address	STE 2 PMB 175 3060 N LAZY EIGHT CT WASILLA AK 99654-4331	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$60,000.00	\$362,700.00	\$422,700.00	2021	\$60,000.00	\$362,700.00	\$422,700.00
2020	\$60,000.00	\$335,500.00	\$395,500.00	2020	\$60,000.00	\$335,500.00	\$395,500.00
2019	\$60,000.00	\$321,300.00	\$381,300.00	2019	\$60,000.00	\$321,300.00	\$381,300.00

Building Information

Structure 0 of 2							
Residential Units	0	Use		Residential Garage			
Condition	Standard	Design		Other			
Basement	None	Construction Type		Frame			
Year Built		1998 Grade		None			
Foundation	Slab on Grade	Building Appraisal		\$15200			
Well		Septic					
Structure 1 of 2							
Residential Units	1	Use		Residential Building			
Condition	Standard	Design		Daylight Basement			
Basement	Full	Construction Type		Frame			
Year Built		1998 Grade		04.6			
Foundation	Concrete Block	Building Appraisal		\$347500			
Well	Well 1 - Drilled Well	Septic		Septic - 1 - Septic Tank			

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		576 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	First Story		1612 Sq. Ft. 100%
1	DLB		1560 Sq. Ft. 100%
1	Fin. Split Entry - 2D		1560 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		539 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$6025.17
2020	Yes	0007	14.713	\$5819.00
2019	Yes	0007	14.839	\$5658.11

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
9/23/2015	WARRANTY DEED (ALL TYPES)	Palmer 2015-020321-0
5/2/2013	WARRANTY DEED (ALL TYPES)	Palmer 2013-009508-0
5/6/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-011197-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,012.57		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.88	0.88	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/26/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6110B01L001

Site Information

Account Number	6110B01L001	Subdivision	FINGER CV EST
Parcel ID	30548	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER CV EST BLOCK 1 LOT 1		

Site Address: 6991 E Finger Lake Cir
 Ownership: ELLER DAVID & KIANA
 Owners: ELLER DAVID & KIANA
 Primary Owner's Address: 6991 E FINGER LAKE CIR PALMER AK 99645-9139

Buyers:
 Primary Buyer's Address:

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$99,000.00	\$432,800.00	\$531,800.00	2021	\$99,000.00	\$432,800.00	\$531,800.00
2020	\$99,000.00	\$395,400.00	\$494,400.00	2020	\$99,000.00	\$395,400.00	\$494,400.00
2019	\$99,000.00	\$382,900.00	\$481,900.00	2019	\$99,000.00	\$382,900.00	\$481,900.00

Building Information

Structure 1 of 1	1	Use	Residential Building
Residential Units	Standard	Design	Daylight Basement
Condition	None	Construction Type	Frame
Basement	2005	Grade	05.0
Year Built	Poured Concrete	Building Appraisal	\$432800
Foundation	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	First Story	1641 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	DLB	1596 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	1056 Sq. Ft.	100%
1	Fin. Split Entry - 2D	1596 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$7580.28
2020	Yes	0007	14.713	\$7274.11
2019	Yes	0007	14.839	\$7150.92

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
4/13/2016	WARRANTY DEED (ALL TYPES)	Palmer 2016-007156-0
8/9/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-021122-0
5/16/2001	WARRANTY DEED (ALL TYPES)	Palmer Bk: 1134 Pg: 664

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,790.13		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.75	0.75	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6110B01L002

Site Information

Account Number	6110B01L002	Subdivision	FINGER CV EST
Parcel ID	88696	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER CV EST BLOCK 1 LOT 2		

Site Address: 7001 E Finger Lake Cir

Ownership

Owners	CUSICK TODD	Buyers	
Primary Owner's Address	7001 E FINGER LAKE CIR PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$76,000.00	\$385,100.00	\$461,100.00	2021	\$76,000.00	\$385,100.00	\$461,100.00
2020	\$76,000.00	\$354,300.00	\$430,300.00	2020	\$76,000.00	\$354,300.00	\$430,300.00
2019	\$76,000.00	\$347,000.00	\$423,000.00	2019	\$76,000.00	\$347,000.00	\$423,000.00

Building Information

Structure 0 of 1		Use	Residential Building
Residential Units	1	Design	Two Story
Condition	Standard	Construction Type	Frame
Basement	None	Year Built	04.9
Year Built		Foundation	Concrete Block
Foundation	Concrete Block	Well	Well 1 - Drilled Well
Well	Well 1 - Drilled Well	Building Appraisal	\$385100
		Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Second Story	1314 Sq. Ft.	100%
0	Gas Heat	1 Sq. Ft.	100%
0	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
0	Garage (10.3) Area - 11M	704 Sq. Ft.	100%
0	First Story	1222 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$6572.53
2020	Yes	0007	14.713	\$6331.01
2019	Yes	0007	14.839	\$6276.90

Recorded Documents

Date	Type	Recording Info (offline link to DNR)
4/20/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-007189-0
12/4/2015	WARRANTY DEED (ALL TYPES)	Palmer 2015-026292-0
7/8/2015	QUITCLAIM DEED (ALL TYPE)	Palmer 2015-014114-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,285.53		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.65	0.65	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6110B01L003

Site Information

Account Number	6110B01L003	Subdivision	FINGER CV EST
Parcel ID	28675	City	None
TRB	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Garveyanba)	FINGER CV EST BLOCK 1 LOT 3		

Site Address	1840 N Finger Cove Dr		
Ownership	LUCAS PHILLIP D & THERESA		
Primary Owner's Address	PO BOX 3661 PALMER AK 99945	Buyers	Primary Buyer's Address

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$76,000.00	\$277,900.00	\$353,900.00	2021	\$76,000.00	\$277,900.00	\$353,900.00
2020	\$76,000.00	\$261,600.00	\$337,600.00	2020	\$76,000.00	\$261,600.00	\$337,600.00
2019	\$76,000.00	\$253,400.00	\$329,400.00	2019	\$76,000.00	\$253,400.00	\$329,400.00

Building Information

Structure 0 of 1	1	Use	Residential Building
Residential Units	Standard	Design	One Story
Condition	None	Construction Type	Frame
Basement		Grade	04.7
Year Built		Building Appraisal	\$277900
Foundation	Concrete Block	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat		1 Sq. Ft. 100%
0	Garage (10.3) Area - 11M		775 Sq. Ft. 100%
0	First Story		1524 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5044.49
2020	Yes	0007	14.713	\$4967.11
2019	Yes	0007	14.839	\$4887.97

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
4/11/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-006429-0
11/8/2016	WARRANTY DEED (ALL TYPES)	Palmer 2016-024032-0
6/5/2006	WARRANTY DEED (ALL TYPES)	Palmer 2006-014921-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,522.23		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.68	0.68	Assembly District 003	<u>07-105</u>	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6110B01L004

Site Information

Account Number	6110B01L004	Subdivision	FINGER CV EST
Parcel ID	84920	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER CV EST BLOCK 1 LOT 4		

Site Address	1860 N Finger Cove Dr		
Ownership	CHAPMAN LANDON R & HALEY		
Primary Owner's Address	PO BOX 877776 WASILLA AK 99687	Buyers	Primary Buyer's Address

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$79,000.00	\$342,400.00	\$421,400.00	2021	\$79,000.00	\$342,400.00	\$421,400.00
2020	\$79,000.00	\$317,600.00	\$396,600.00	2020	\$79,000.00	\$317,600.00	\$396,600.00
2019	\$79,000.00	\$306,800.00	\$385,800.00	2019	\$79,000.00	\$306,800.00	\$385,800.00

Building Information

Structure	Residential Units	Condition	Basement	Year Built	Foundation	Wall	Use	Design	Construction Type	Grade	Building Appraisal	Septic
Structure 1 of 3	1	Standard	Partial	1995	Concrete Block	Well 1 - Drilled Well	Residential Building	Two Story	Block	04.7	\$305100	Septic - 1 - Septic Tank
Structure 2 of 3	0	Standard	None	1993	Concrete Block		Residential Garage	Other	Frame	None	\$29500	
Structure 3 of 3	1	Standard	None	1975	Concrete Block		Residential Building	Cabin	Frame	1220 - Cabin	\$7800	

Building Item Details

Building Number	Description	Area	Percent Complete
1	Second Story	616 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Unfinished Basement - 2A	1120 Sq. Ft.	100%
1	Fin. Basement Living - 2C	1120 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	672 Sq. Ft.	100%
1	First Story	1775 Sq. Ft.	85 %
2	Garage (10.3) Area - 11M	1344 Sq. Ft.	100%
3	First Story	504 Sq. Ft.	100%
3	Propane Heat	1 Sq. Ft.	50 %
3	Wood Stove w/Fin-8Z	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$6006.63
2020	Yes	0007	14.713	\$5835.18
2019	Yes	0007	14.839	\$5724.88

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
6/21/2021	WARRANTY DEED (ALL TYPES)	Palmer 2021-018299-0
4/18/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-006911-0
4/5/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-007967-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
PLEASE CALL	\$6,006.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Princt	Fire Service Area	Road Service Area
0.70	0.70	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6110B01L006

Site Information

Account Number	6110B01L006	Subdivision	FINGER CV EST
Parcel ID	28585	City	None
TRE	S18N01E33	Map WA07	Tue Map
Abbreviated Description (Not for Conveyance)	FINGER CV EST BLOCK 1 LOT 6		

Site Address 1900 N Finger Cove Dr

Ownership

Owners	RANDALL NEAL ALLEN	Buyers	
Primary Owner's Address	PO BOX 905 HOODSPORT WA 98548	Primary Buyer's Address	

Appraisal Information

Year	Appraisal			Assessment Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$76,000.00	\$187,900.00	\$263,900.00	2021	\$76,000.00	\$187,900.00	\$263,900.00
2020	\$76,000.00	\$176,900.00	\$252,900.00	2020	\$76,000.00	\$176,900.00	\$252,900.00
2019	\$76,000.00	\$172,400.00	\$248,400.00	2019	\$76,000.00	\$172,400.00	\$248,400.00

Building Information

Structure 0 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	Two Story
Basement	Full	Construction Type	Log
Year Built		Grade	04.6
Foundation	Concrete Block	Building Appraisal	\$187900
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Second Story		1080 Sq. Ft. 60 %
0	DLB		1080 Sq. Ft. 100 %
0	Gas Heat		1 Sq. Ft. 100 %
0	Fin. Split Entry - 2D		1080 Sq. Ft. 5 %
0	First Story		1080 Sq. Ft. 60 %

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3761.63
2020	Yes	0007	14.713	\$3720.92
2019	Yes	0007	14.839	\$3686.00

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
1/27/2021	QUITCLAIM DEED (ALL TYPE)	Palmer 2021-002126-0
8/16/2018	QUITCLAIM DEED (ALL TYPE)	Palmer 2018-016809-0
4/30/2013	WARRANTY DEED (ALL TYPES)	Palmer 2013-009291-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$1,880.80		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	0.55	Taxable Acreage	0.55	Assembly District	003	Princt	07-105	Fire Service Area	130 Central Mat-Su	Road Service Area	025 Bogard RSA
---------------	------	-----------------	------	-------------------	-----	--------	--------	-------------------	--------------------	-------------------	----------------

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6110B01L008

Site Information

Account Number	6110B01L008	Subdivision	FINGER CV EST
Parcel ID	53815	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER CV EST BLOCK 1 LOT 8		

Site Address: 1940 N Finger Cove Dr

Ownership

Owners	HOLT HARRY&ELIZABETH TRES HOLT H V & Buyers E J FAM TR
Primary Owner's Address	1940 N FINGER COVE DR PALMER AK 99645
Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$86,000.00	\$182,700.00	\$268,700.00	2021	\$0.00	\$50,700.00	\$50,700.00
2020	\$86,000.00	\$168,200.00	\$254,200.00	2020	\$0.00	\$36,200.00	\$36,200.00
2019	\$86,000.00	\$159,400.00	\$245,400.00	2019	\$0.00	\$27,400.00	\$27,400.00

Building Information

Structure	Residential Units	Condition	Basement	Year Built	Foundation	Wall	Use	Design	Construction Type	Building Appraisal	Septic
Structure 0 of 2	0	Standard	None		Slab on Grade		1991	Grade	Residential Garage	\$20200	
Structure 1 of 2	1	Standard	Full		All Weather Wood	Well 1 - Drilled Well	1981	Grade	Residential Building	\$162500	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M	896 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	First Story	896 Sq. Ft.	100%
1	DLB	448 Sq. Ft.	100%
1	Unfinished Basement - 2A	448 Sq. Ft.	100%
1	Fin. Basement Living - 2C	448 Sq. Ft.	100%
1	Fin. Split Entry - 2D	448 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$722.68
2020	Yes	0007	14.713	\$532.62
2019	Yes	0007	14.839	\$406.59

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
2/27/2001	WARRANTY DEED (ALL TYPES)	Palmer Bk: 1117 Pg: 513

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$150,000.00	\$218,000.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.46	0.46	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/26/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6110B02L012

Site Information

Account Number	6110B02L012	Subdivision	FINGER CV EST
Parcel ID	38521	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER CV EST BLOCK 2 LOT 12		

Site Address

2124 N Nadina St

Ownership

Owners	TAYLOR KENNETH J & LISA M	Buyers	
Primary Owner's Address	2124 N NADINA ST PALMER AK 99645-9131	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$76,000.00	\$290,600.00	\$366,600.00	2021	\$76,000.00	\$290,600.00	\$366,600.00
2020	\$76,000.00	\$270,900.00	\$346,900.00	2020	\$76,000.00	\$270,900.00	\$346,900.00
2019	\$76,000.00	\$245,400.00	\$321,400.00	2019	\$76,000.00	\$245,400.00	\$321,400.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	1.5 Story
Condition	Standard	Construction Type	Frame
Basement	Partial	Grade	04.7
Year Built		Building Appraisal	\$289800
Foundation	Concrete Block	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	First Story		1300 Sq. Ft. 100%
1	Second Story		725 Sq. Ft. 100%
1	DLB		663 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		624 Sq. Ft. 100%
1	Fin. Split Entry - 2D		663 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5225.52
2020	Yes	0007	14.713	\$5103.95
2019	Yes	0007	14.839	\$4769.25

Recorded Documents

Date	Type	Recording Info (offsites link to DNR)
11/26/2018	WARRANTY DEED (ALL TYPES)	Palmer 2018-024916-0
3/29/2011	QUITCLAIM DEED (ALL TYPE)	Palmer 2011-005726-0
2/18/2004	WARRANTY DEED (ALL TYPES)	Palmer 2004-004112-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,612.75		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Pracinct	Fire Service Area	Road Service Area
0.46	0.46	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/26/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6110B02L013

Site Information

Account Number	6110B02L013	Subdivision	FINGER CV EST
Parcel ID	6421	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER CV EST BLOCK 2 LOT 13		

Site Address: 2150 N Nadina St

Ownership

Owners	WILKINSON ROBT A JR LAREW TEMPY G	Buyers	
Primary Owner's Address	2150 N NADINA ST PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Year	Appraisal			Assessment Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$106,000.00	\$323,100.00	\$429,100.00	2021	\$106,000.00	\$323,100.00	\$429,100.00
2020	\$106,000.00	\$308,800.00	\$414,800.00	2020	\$106,000.00	\$308,800.00	\$414,800.00
2019	\$106,000.00	\$283,600.00	\$389,600.00	2019	\$106,000.00	\$283,600.00	\$389,600.00

Building Information

Structure	Residential Units	Condition	Basement	Year Built	Foundation	Well	Use	Design	Construction Type	Grade	Building Appraisal	Septic
Structure 0 of 3	1	Standard	None		Poured Concrete		Residential Garage	Other	Frame	None	\$52200	
Structure 1 of 3	1	Standard	Partial		Concrete Block	Well 1 - Drilled Well	Residential Building	One Story	None	04.4	\$233700	Septic - 1 - Septic Tank
Structure 2 of 3	0	Standard	None		Concrete Block		Residential Hangar	Other	Frame	None	\$37200	

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage 2nd Floor - 11F	1080 Sq. Ft.	100%
0	Garage (10.3) Area - 11M	1392 Sq. Ft.	100%
1	First Story	1999 Sq. Ft.	100%
1	Unfinished Basement - 2A	754 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
2	Res Hangar - 17H	1764 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$6116.39
2020	Yes	0007	14.713	\$6102.95
2019	Yes	0007	14.839	\$5781.28

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
11/18/2002	QUITCLAIM DEED (ALL TYPE)	Palmer 2002-026212-0
5/28/1997	WARRANTY DEED (ALL TYPES)	Palmer Bk: 895 Pg: 326

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,058.18		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.48	0.48	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6110B02L014

Site Information

Account Number	6110B02L014	Subdivision	FINGER CV EST
Parcel ID	57107	City	None
TRIS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER CV EST BLOCK 2 LOT 14		

Site Address

2174 N Nadina St

Ownership

Owners	COSGROVE TERRANCE M ALBECKER PETRA H	Buyer	
Primary Owner's Address	2174 N NADINA ST PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$106,000.00	\$333,200.00	\$439,200.00	2021	\$0.00	\$221,200.00	\$221,200.00
2020	\$106,000.00	\$309,500.00	\$415,500.00	2020	\$0.00	\$197,500.00	\$197,500.00
2019	\$106,000.00	\$289,700.00	\$395,700.00	2019	\$106,000.00	\$289,700.00	\$395,700.00

Building Information

Structure 1 of 1	1	Use	Residential Building
Residential Units	Standard	Design	1.5 Story
Condition	Partial	Construction Type	Frame
Basement		1975 Grade	04.8
Year Built		Building Appraisal	\$333200
Foundation	Concrete Block	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	First Story		1455 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Second Story		573 Sq. Ft. 100%
1	DLB		1134 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Wood Stove w/Fin-8Z		1 Sq. Ft. 100%
1	Garage (10.1) - 11D		381 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		558 Sq. Ft. 100%
1	Fin. Split Entry - 2D		1134 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3152.99
2020	Yes	0007	14.713	\$2905.83
2019	Yes	0007	14.839	\$5871.80

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
10/2/1992	WARRANTY DEED (ALL TYPES)	Palmer Bk: 694 Pg: 794
6/4/1990	WARRANTY DEED (ALL TYPES)	Palmer Bk: 619 Pg: 460
7/12/1989	WARRANTY DEED (ALL TYPES)	Palmer Bk: 590 Pg: 578

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$1,576.49		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.46	0.46	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/26/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111000L001

Site Information

Account Number	6111000L001	Subdivision	FINGER LK HTS RSB
Parcel ID	82572	City	None
TRS	S18N01E34	Map WA05	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK HTS RSB LOT 1		

Site Address: 7500 E Ashmore Ave

Ownership

Owners	HAZLETT RUSSELL C	Buyers	
Primary Owner's Address	7500 E ASHMORE AVE WASILLA AK 99654-4710	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$71,500.00	\$263,300.00	\$334,800.00	2021	\$0.00	\$116,800.00	\$116,800.00
2020	\$71,500.00	\$246,500.00	\$318,000.00	2020	\$0.00	\$100,000.00	\$100,000.00
2019	\$71,500.00	\$236,000.00	\$307,500.00	2019	\$0.00	\$89,500.00	\$89,500.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	Two Story
Condition	Standard	Construction Type	Frame
Basement	None	Grade	04.7
Year Built		Building Appraisal	\$263300
Foundation	Concrete Block	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Second Story	1444 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	1368 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	First Story	608 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$1664.87
2020	Yes	0007	14.713	\$1471.30
2019	Yes	0007	14.839	\$1328.10

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
6/9/2014	WARRANTY DEED (ALL TYPES)	Palmer 2014-010298-0
6/6/1997	WARRANTY DEED (ALL TYPES)	Palmer Bk: 896 Pg: 787
7/31/1996		Palmer Bk: 858 Pg: 614

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$832.43		\$0.00	\$150,000.00	\$0.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	0.70	Taxable Acreage	0.70	Assembly District	003	Precinct	07-105	Fire Service Area	130 Central Mat-Su	Road Service Area	025 Bogard RSA
---------------	------	-----------------	------	-------------------	-----	----------	--------	-------------------	--------------------	-------------------	----------------

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111000L003

Site Information

Account Number	6111000L003	Subdivision	FINGER LK HTS RSB
Parcel ID	25275	City	None
TRS	S18N01E34	Map WA00	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK HTS RSB LOT 3		

Site Address: 7550 E Ashmore Ave

Ownership

Owners	WANGBERG JERROLD A & LISA	Buyers	
Primary Owner's Address	303 VALLEYWOOD DR FOREST VA 24551-2809	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$68,500.00	\$198,100.00	\$266,600.00	2021	\$68,500.00	\$198,100.00	\$266,600.00
2020	\$68,500.00	\$187,600.00	\$256,100.00	2020	\$68,500.00	\$187,600.00	\$256,100.00
2019	\$68,500.00	\$177,500.00	\$246,000.00	2019	\$68,500.00	\$177,500.00	\$246,000.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	One Story
Condition	Standard	Construction Type	Frame
Basement	None	Grade	04.4
Year Built	1981	Building Appraisal	\$196100
Foundation	Unknown	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	624 Sq. Ft.	100%
1	First Story	1572 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3800.12
2020	Yes	0007	14.713	\$3768.00
2019	Yes	0007	14.839	\$3650.40

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
6/24/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-016181-0
6/14/2002	QUITCLAIM DEED (ALL TYPE)	Palmer 2002-012312-0
9/29/1998	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 975 Pg: 189

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$1,900.05		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.59	0.59	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111000L004

Site Information

Account Number	6111000L004	Subdivision	FINGER LK HTS RSB
Parcel ID	50761	City	None
TRS	S18N01E34	Map WA09	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK HTS RSB LOT 4		

Site Address: 7580 E Ashmore Ave

Ownership

Owners	VANASSCHE JOSHUA M	Buyers	
Primary Owner's Address	PO BOX 304 PALMER AK 99645-0304	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$70,500.00	\$226,200.00	\$296,700.00	2021	\$70,500.00	\$226,200.00	\$296,700.00
2020	\$70,500.00	\$201,900.00	\$272,400.00	2020	\$70,500.00	\$201,900.00	\$272,400.00
2019	\$70,500.00	\$190,800.00	\$261,300.00	2019	\$0.00	\$43,300.00	\$43,300.00

Building Information

Structure 0 of 2							
Residential Units	0	Use	Residential Garage				
Condition	Standard	Design	Other				
Basement	None	Construction Type	Frame				
Year Built	1990	Grade	None				
Foundation	Slab on Grade	Building Appraisal	\$15300				
Well		Septic					
Structure 1 of 2							
Residential Units	1	Use	Residential Building				
Condition	Standard	Design	Daylight Basement				
Basement	Full	Construction Type	Frame				
Year Built	1980	Grade	04.4				
Foundation	Unknown	Building Appraisal	\$205900				
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank				

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		648 Sq. Ft. 100%
1	First Story		1040 Sq. Ft. 100%
1	DLB		1040 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Fin. Split Entry - 2D		1040 Sq. Ft. 100%
1	Wood Stove - 8Y		1 Sq. Ft. 100%
1	Wood Stove w/Fin-8Z		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		432 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$4229.16
2020	Yes	0007	14.713	\$4007.82
2019	Yes	0007	14.839	\$642.53

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
5/2/2019	WARRANTY DEED (ALL TYPES)	Palmer 2019-008341-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,114.56		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	0.61	Taxable Acreage	0.61	Assembly District	003	Precinct	07-105	Fire Service Area	130 Central Mat-Su	Road Service Area	025 Bogard RSA
---------------	------	-----------------	------	-------------------	-----	----------	--------	-------------------	--------------------	-------------------	----------------

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111000L005

Site Information

Account Number	6111000L005	Subdivision	FINGER LK HTS RSB
Parcel ID	47141	City	None
TRS	S18N01E34	Map WA03	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK HTS RSB LOT 5		

Site Address: 7600 E Ashmore Ave

Ownership

Owners	LEAHY THOS PETER	Buyers	
Primary Owner's Address	2020 IVAN DR ANCHORAGE AK 99507	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$68,500.00	\$202,100.00	\$270,600.00	2021	\$68,500.00	\$202,100.00	\$270,600.00
2020	\$68,500.00	\$192,000.00	\$260,500.00	2020	\$68,500.00	\$192,000.00	\$260,500.00
2019	\$68,500.00	\$183,700.00	\$252,200.00	2019	\$68,500.00	\$183,700.00	\$252,200.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	Daylight Basement
Condition	Standard	Construction Type	Frame
Basement	Full	1981 Grade	04.4
Year Built		Building Appraisal	\$202100
Foundation	Concrete Block	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		702 Sq. Ft. 100%
1	First Story		884 Sq. Ft. 100%
1	Second Story		476 Sq. Ft. 100%
1	DLB		884 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3857.14
2020	Yes	0007	14.713	\$3832.75
2019	Yes	0007	14.839	\$3742.40

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
8/13/1993	WARRANTY DEED (ALL TYPES)	Palmer Bk: 728 Pg: 410

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.56	0.56	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111000L006

Site Information

Account Number	6111000L006	Subdivision	FINGER LK HTS RSB
Parcel ID	15710	City	None
TRS	S18N01E34	Map WA08	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK HTS RSB LOT 6		

Site Address	7620 E Ashmore Ave		
Ownership	RICHARDSON SPENCER P & BR		
Owners	3601 E RUTH DR WASILLA AK 99654		
Primary Owner's Address	Buyers	Primary Buyer's Address	

Appraisal Information

Year	Appraisal			Assessment Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$68,500.00	\$310,200.00	\$378,700.00	2021	\$68,500.00	\$310,200.00	\$378,700.00
2020	\$68,500.00	\$284,300.00	\$352,800.00	2020	\$68,500.00	\$284,300.00	\$352,800.00
2019	\$68,500.00	\$226,700.00	\$295,200.00	2019	\$68,500.00	\$226,700.00	\$295,200.00

Building Information

Structure 1 of 1	Use	Residential Building
Residential Units	Design	1.5 Story
Condition	Construction Type	Log
Basement	Grade	05.1
Year Built	Building Appraisal	\$310200
Foundation	Septic	Septic - 1 - Septic Tank
Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat	1 Sq. Ft.	100%
1	Unfinished Basement - 2A	1468 Sq. Ft.	100%
1	Fin. Basement Living - 2C	1468 Sq. Ft.	100%
1	First Story	1468 Sq. Ft.	100%
1	Second Story	528 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5398.00
2020	Yes	0007	14.713	\$5190.74
2019	Yes	0007	14.839	\$4380.48

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
7/2/2021	QUITCLAIM DEED (ALL TYPE)	Palmer 2021-019650-0
12/19/2018	WARRANTY DEED (ALL TYPES)	Palmer 2018-026701-0
6/28/2002	QUITCLAIM DEED (ALL TYPE)	Palmer 2002-013591-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,698.99		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.58	0.58	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111000L007

Site Information

Account Number	6111000L007	Subdivision	FINGER LK HTS RSB
Parcel ID	21274	City	None
TIRE	S18N01E34	Map WA03	See Map
Abbreviated Description (Not for Conveyance)	FINGER LK HTS RSB LOT 7		

Site Address: 7650 E Ashmore Ave

Ownership

Owners	GOLDMAN SAMUEL J	Buyers	
Primary Owner's Address	STE 200 357 E PARKS HWY WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$64,000.00	\$17,700.00	\$81,700.00	2021	\$64,000.00	\$17,700.00	\$81,700.00
2020	\$64,000.00	\$17,500.00	\$81,500.00	2020	\$64,000.00	\$17,500.00	\$81,500.00
2019	\$64,000.00	\$16,500.00	\$80,500.00	2019	\$0.00	\$0.00	\$0.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	Cabin
Condition	Standard	Construction Type	Frame
Basement	Full	1974 Grade	1220 - Cabin
Year Built		Building Appraisal	\$17700
Foundation	Concrete Block	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Unfinished Basement - 2A		384 Sq. Ft. 100%
1	First Story		384 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$1164.55
2020	Yes	0007	14.713	\$1199.12
2019	Yes	0007	14.839	\$0.00

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$582.27		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.74	0.74	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111000L014

Site Information

Account Number: 6111000L014 Subdivision: FINGER LK HTS RSB
 Parcel ID: 50650 City: None
 TRS: S18N01E34 Map WA06 Tax Map:
 Abbreviated Description (Not for Conveyance): FINGER LK HTS RSB LOT 14

Site Address: 2900 N Green Forest Dr

Ownership

Owners: MILLER KEVIN Buyers:
 Primary Owner's Address: PO BOX 876124 WASILLA AK 99687-6124 Primary Buyer's Address:

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$95,000.00	\$198,100.00	\$293,100.00	2021	\$95,000.00	\$198,100.00	\$293,100.00
2020	\$95,000.00	\$187,400.00	\$282,400.00	2020	\$95,000.00	\$187,400.00	\$282,400.00
2019	\$95,000.00	\$173,400.00	\$268,400.00	2019	\$95,000.00	\$173,400.00	\$268,400.00

Building Information

Structure	Residential Units	Condition	Basement	Year Built	Foundation	Well	Use	Design	Construction Type	Grade	Building Appraisal	Septic
Structure 0 of 2	0	Standard	None		Slab on Grade		Residential Garage	Other	Frame	None	\$7400	
Structure 1 of 2	1	Standard	None		Unknown	Well 1 - Drilled Well	Residential Building	Two Story	Frame	04.1	\$190700	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.2) - 11G		384 Sq. Ft. 100%
1	First Story		1056 Sq. Ft. 100%
1	Second Story		1080 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Wood Stove - 8Y		1 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$4177.85
2020	Yes	0007	14.713	\$4154.95
2019	Yes	0007	14.839	\$3982.78

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
5/8/2020	WARRANTY DEED (ALL TYPES)	Palmer 2020-009694-0
6/26/2019	TRUSTEES DEED	Palmer 2019-013182-0
7/6/2012	QUITCLAIM DEED (ALL TYPE)	Palmer 2012-014121-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,088.92		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.97	0.97	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111000L015

Site Information

Account Number: 6111000L015 Subdivision: FINGER LK HTS RSB
 Parcel ID: 33190 City: None
 TRS: S18N01E34 Map WA08
 Abbreviated Description (Not for Conveyance): FINGER LK HTS RSB LOT 15 Tr's Map:

Site Address: 2870 N Green Forest Dr

Ownership

Owners: LEUTZINGER JOSHUA D LEUTZINGER SARA Buyers:
 F
 Primary Owner's Address: PO BOX 770002 EAGLE RIVER AK 99577 Primary Buyer's Address:

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$71,000.00	\$190,900.00	\$261,900.00	2021	\$71,000.00	\$190,900.00	\$261,900.00
2020	\$71,000.00	\$181,700.00	\$252,700.00	2020	\$71,000.00	\$181,700.00	\$252,700.00
2019	\$71,000.00	\$171,300.00	\$242,300.00	2019	\$71,000.00	\$171,300.00	\$242,300.00

Building Information

Structure	Residential Units	Condition	Basement	Year Built	Foundation	Well	Use	Design	Construction Type	Grade	Building Appraisal	Septic
Structure 0 of 2	0	Standard	None		Slab on Grade		Residential Garage	Other	Frame	None	\$32200	
Structure 1 of 2	1	Standard	None	1973	Unknown	Well 1 - Drilled Well	Residential Building	One Story	Frame	04.2	\$158700	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		1296 Sq. Ft. 100%
1	First Story		1496 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Wood Stove - 8Y		1 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3733.13
2020	Yes	0007	14.713	\$3717.98
2019	Yes	0007	14.839	\$3595.50

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
9/20/2019	QUITCLAIM DEED (ALL TYPE)	Palmer 2019-020837-0
1/28/2019	QUITCLAIM DEED (ALL TYPE)	Palmer 2019-001573-0
1/28/2019	WARRANTY DEED (ALL TYPES)	Palmer 2019-001574-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$1,866.55		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Practinct	Fire Service Area	Road Service Area
0.68	0.68	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111000L016

Site Information

Account Number: 6111000L016 Subdivision: FINGER LK HTS RSB
 Parcel ID: 3805 City: None
 TRS: S18N01E34 Map WA08 Tax Map:
 Abbreviated Description (Not for Conveyance): FINGER LK HTS RSB LOT 16

Site Address: 2850 N Green Forest Dr

Ownership

Owners: SLL LLC Buyers:
 Primary Owner's Address: 2850 N GREEN FOREST DR PALMER AK 99645 Primary Buyer's Address:

Appraisal Information

Year	Appraisal			Assessment Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$71,000.00	\$528,900.00	\$599,900.00	2021	\$71,000.00	\$528,900.00	\$599,900.00
2020	\$71,000.00	\$485,100.00	\$556,100.00	2020	\$71,000.00	\$485,100.00	\$556,100.00
2019	\$71,000.00	\$476,800.00	\$547,800.00	2019	\$71,000.00	\$476,800.00	\$547,800.00

Building Information

Structure 1 of 2
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Two Story
 Basement: None Construction Type: Frame
 Year Built: 2009 Grade: 04.8
 Foundation: Poured Concrete Building Appraisal: \$514800
 Well: Septic

Structure 1 of 2
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Cabin
 Basement: None Construction Type: Log
 Year Built: 1960 Grade: 1220 - Cabin
 Foundation: Other Building Appraisal: \$4600
 Well: Septic

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Wood Stove - 8Y		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		896 Sq. Ft. 100%
1	First Story		285 Sq. Ft. 100%
1	First Story		1680 Sq. Ft. 100%
1	Second Story		2576 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billied
2021	Yes	0007	14.254	\$8550.99
2020	Yes	0007	14.713	\$8181.90
2019	Yes	0007	14.839	\$8128.80

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
11/24/2009	WARRANTY DEED (ALL TYPES)	Palmer 2009-025874-0
10/1/2001	WARRANTY DEED (ALL TYPES)	Palmer 2001-021484-0
3/30/1993	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 710 Pg: 75

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,550.99		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.64	0.64	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111000L023

Site Information

Account Number	6111000L023	Subdivision	FINGER LK HTS RSB
Parcel ID	18734	City	None
TRS	S18N01E34	Map WA08	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK HTS RSB LOT 23		

Site Address: 2700 N Green Forest Dr

Ownership

Owners	LEIFER SHERMAN J	Buyers	
Primary Owner's Address	2700 N GREEN FOREST DR PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$84,300.00	\$394,000.00	\$478,300.00	2021	\$84,300.00	\$394,000.00	\$478,300.00
2020	\$84,300.00	\$363,100.00	\$447,400.00	2020	\$84,300.00	\$363,100.00	\$447,400.00
2019	\$84,300.00	\$352,900.00	\$437,200.00	2019	\$84,300.00	\$352,900.00	\$437,200.00

Building Information

Structure 0 of 2

Residential Units	0	Use	Residential Garage
Condition	Standard	Design	Other
Basement	None	Construction Type	Frame
Year Built		2000 Grade	None
Foundation	Slab on Grade	Building Appraisal	\$7300
Well		Septic	

Structure 1 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	Daylight Basement
Basement	Full	Construction Type	Frame
Year Built		1997 Grade	04.7
Foundation	Concrete Block	Building Appraisal	\$386700
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.2) - 11G		384 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		528 Sq. Ft. 100%
1	First Story		1712 Sq. Ft. 100%
1	DLB		1712 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Fin. Split Entry - 2D		1712 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billied	
2021	Yes	0007	14.254	\$6817.70	
2020	Yes	0007	14.713	\$6582.59	
2019	Yes	0007	14.839	\$6487.62	

Recorded Documents

Date	Type	Recording Info (offsite link to DMR)
3/4/2016	WARRANTY DEED (ALL TYPES)	Palmer 2016-004073-0
3/23/2001	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 1122 Pg: 203
9/15/1997	WARRANTY DEED (ALL TYPES)	Palmer Bk: 912 Pg: 548

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,408.84		\$0.00	\$0.00	\$0.00	\$0.00No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Practinct	Fire Service Area	Road Service Area
0.71	0.71	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111000T006

Site Information

Account Number	6111000T006	Subdivision	FINGER LK HTS RSB
Parcel ID	24305	City	None
TRS	S18N01E34	Map WABE	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK HTS RSB TRACT 6		

Site Address	7451 E Frances Ln		
Ownership	EHMANN LLC		
Owners	EHMANN LLC	Buyers	
Primary Owner's Address	1920 S EKLUTNA ST PALMER AK 99645-6684	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$191,000.00	\$156,400.00	\$347,400.00	2021	\$191,000.00	\$156,400.00	\$347,400.00
2020	\$191,000.00	\$150,700.00	\$341,700.00	2020	\$191,000.00	\$150,700.00	\$341,700.00
2019	\$191,000.00	\$136,700.00	\$327,700.00	2019	\$191,000.00	\$136,700.00	\$327,700.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	One Story
Basement	Partial	Construction Type	Frame
Year Built		1976	Grade
Foundation	Unknown		Building Appraisal
Well	Well 1 - Drilled Well		Septic
			Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Unfinished Basement - 2A		804 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		650 Sq. Ft. 100%
1	First Story		2122 Sq. Ft. 52 %

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$4951.84
2020	Yes	0007	14.713	\$5027.44
2019	Yes	0007	14.839	\$4862.74

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
11/25/2013	WARRANTY DEED (ALL TYPES)	Palmer 2013-025447-0
6/6/2012	QUITCLAIM DEED (ALL TYPE)	Palmer 2012-011727-0
6/6/2012	QUITCLAIM DEED (ALL TYPE)	Palmer 2012-011726-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.93	1.93	Assembly District 003	<u>07-105</u>	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111B01L006

Site Information

Account Number	6111B01L006	Subdivision	FINGER LK HTS RSB
Parcel ID	24674	City	None
TRS	S18N01E34	Map WA08	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK HTS RSB BLOCK 1 LOT 6		

Site Address	7620 E Reisner Loop		
Ownership			
Owners	WIRTANEN KEVIN	Buyers	
Primary Owner's Address	9925 E STRAND DR PALMER AK 99645-8925	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$59,000.00	\$91,800.00	\$150,800.00	2021	\$59,000.00	\$91,800.00	\$150,800.00
2020	\$59,000.00	\$87,000.00	\$146,000.00	2020	\$59,000.00	\$87,000.00	\$146,000.00
2019	\$59,000.00	\$82,500.00	\$141,500.00	2019	\$59,000.00	\$82,500.00	\$141,500.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	Daylight Basement
Basement	Full	Construction Type	Frame
Year Built	1994	Grade	04.5
Foundation	Concrete Block	Building Appraisal	\$91800
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Fin. Split Entry - 2D		880 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		740 Sq. Ft. 100%
1	First Story		880 Sq. Ft. 100%
1	Second Story		408 Sq. Ft. 100%
1	DLB		880 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$2149.50
2020	Yes	0007	14.713	\$2148.10
2019	Yes	0007	14.839	\$2099.73

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
3/17/2015	WARRANTY DEED (ALL TYPES)	Palmer 2015-004642-0
12/29/2014	WARRANTY DEED (ALL TYPES)	Palmer 2014-026188-0
11/4/2014	TRUSTEES DEED	Palmer 2014-022257-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$1,074.74		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Pracinct	Fire Service Area	Road Service Area
0.33	0.33	Assembly District 003	<u>07-105</u>	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111B01L007

Site Information

Account Number	6111B01L007	Subdivision	FINGER LK HTS RSB
Parcel ID	21846	City	None
TRS	S18N01E34	Map WA08	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK HTS RSB BLOCK 1 LOT 7		

Site Address: 7640 E Reisner Loop

Ownership

Owners	MARCELLUS ERIC L & LYNNET	Buyers	
Primary Owner's Address	19868 STONEHILL DR EAGLE RIVER AK 99577-9014	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed
2021	\$59,000.00	\$278,800.00	\$337,800.00	2021	\$59,000.00	\$278,800.00	\$337,800.00
2020	\$59,000.00	\$259,800.00	\$318,800.00	2020	\$59,000.00	\$259,800.00	\$318,800.00
2019	\$59,000.00	\$250,400.00	\$309,400.00	2019	\$59,000.00	\$250,400.00	\$309,400.00

Building Information

Structure 1 of 1			
Residential Units	2	Use	Duplex
Condition	Standard	Design	Two Story
Basement	None	Construction Type	Frame
Year Built		Grade	05.0
Foundation	Poured Concrete	Building Appraisal	\$277800
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		2 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		620 Sq. Ft. 100%
1	First Story		804 Sq. Ft. 100%
1	Second Story		1318 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$4815.00
2020	Yes	0007	14.713	\$4690.50
2019	Yes	0007	14.839	\$4591.19

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
6/27/2008	WARRANTY DEED (ALL TYPES)	Palmer 2008-014923-0
1/11/2007	WARRANTY DEED (ALL TYPES)	Palmer 2007-000862-0
6/1/2006	QUITCLAIM DEED (ALL TYPE)	Palmer 2006-014699-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,407.48		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.37	0.37	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111B01L008

Site Information

Account Number: 6111B01L008 Subdivision: FINGER LK HTS RSB
 Parcel ID: 49453 City: None
 TRS: S18N01E34 Map WA09 Tax Map:
 Abbreviated Description (Not for Conveyance): FINGER LK HTS RSB BLOCK 1 LOT 8

Site Address: 7660 E Reisner Loop

Ownership

Owner: TWO WET DOGS LLC Buyer:
 Primary Owner's Address: PO BOX 1386 PALMER AK 99645 Primary Buyer's Address:

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2021	\$74,000.00	\$28,600.00	\$102,600.00	2021	\$74,000.00	\$28,600.00	\$102,600.00
2020	\$74,000.00	\$29,600.00	\$103,600.00	2020	\$74,000.00	\$29,600.00	\$103,600.00
2019	\$74,000.00	\$30,100.00	\$104,100.00	2019	\$74,000.00	\$30,100.00	\$104,100.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Cabin
 Basement: None Construction Type: Frame
 Year Built: 1972 Grade: 1225 - Cabin
 Foundation: Wood Posts Building Appraisal: \$28600
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		100%
1	First Story	480 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$1462.46
2020	Yes	0007	14.713	\$1524.27
2019	Yes	0007	14.839	\$1544.74

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
1/16/2020	QUITCLAIM DEED (ALL TYPE)	Palmer 2020-001151-0
2/17/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-002994-0
8/10/2007	WARRANTY DEED (ALL TYPES)	Palmer 2007-020326-1

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$731.22		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage: 0.36 Taxable Acreage: 0.36 Assembly District: 003 Precinct: 07-105 Fire Service Area: 130 Central Mat-Su Road Service Area: 025 Bogard RSA

* Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111B01L012

Site Information

Account Number: 6111B01L012 Subdivision: FINGER LK HTS RSB
 Parcel ID: 6055 City: None
 TRS: S18N01E34 Map WABA: Tax Map:
 Abbreviated Description (Not for Conveyance): FINGER LK HTS RSB BLOCK 1 LOT 12

Site Address: 7740 E Reisner Loop

Ownership

Owners: ROBERTSON HELEN E LVG TR Buyers:
 Primary Owner's Address: 10701 STROGANOF DR ANCHORAGE AK 99507 Primary Buyer's Address:

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$88,500.00	\$182,200.00	\$270,700.00	2021	\$88,500.00	\$182,200.00	\$270,700.00
2020	\$88,500.00	\$172,200.00	\$260,700.00	2020	\$88,500.00	\$172,200.00	\$260,700.00
2019	\$88,500.00	\$165,600.00	\$254,100.00	2019	\$88,500.00	\$165,600.00	\$254,100.00

Building Information

Structure 0 of 2
 Residential Units: 0 Use: Residential Garage
 Condition: Standard Design: Other
 Basement: None Construction Type: Frame
 Year Built: 1996 Grade: None
 Foundation: Slab on Grade Building Appraisal: \$14800
 Well: Septic

Structure 1 of 2
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: One Story
 Basement: None Construction Type: Frame
 Year Built: 1976 Grade: 04.2
 Foundation: Concrete Block Building Appraisal: \$164900
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		576 Sq. Ft. 100%
1	First Story		1440 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Wood Stove - 8Y		1 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billied
2021	Yes	0007	14.254	\$3858.56
2020	Yes	0007	14.713	\$3835.69
2019	Yes	0007	14.839	\$3770.59

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
1/3/2020	WARRANTY DEED (ALL TYPES)	Palmer 2020-000130-0
6/27/2008	WARRANTY DEED (ALL TYPES)	Palmer 2008-014862-0
9/22/1994	WARRANTY DEED (ALL TYPES)	Palmer Bk: 782 Pg: 135

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$96.46		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.67	0.67	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111B01L013

Site Information

Account Number	6111B01L013	Subdivision	FINGER LK HTS RSB
Parcel ID	35699	City	None
TRS	S18N01E34	Map WA08	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK HTS RSB BLOCK 1 LOT 13		

Site Address 2500 N Koslosky Ct

Ownership

Owners	SKEEN GARY L & KAREN S	Buyers	
Primary Owner's Address	PO BOX 876441 WASILLA AK 99687-6441	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$88,500.00	\$149,840.00	\$238,340.00	2021	\$0.00	\$20,340.00	\$20,340.00
2020	\$88,500.00	\$139,740.00	\$228,240.00	2020	\$0.00	\$10,240.00	\$10,240.00
2019	\$88,500.00	\$134,940.00	\$223,440.00	2019	\$0.00	\$5,440.00	\$5,440.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	Two Story
Basement	None	Construction Type	Frame
Year Built		1985 Grade	04.1
Foundation	Unknown	Building Appraisal	\$149840
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Wood Stove - 8Y		1 Sq. Ft. 100%
1	First Story		1046 Sq. Ft. 83 %
1	Second Story		1051 Sq. Ft. 50 %

Tax/Billing Information

Year Certified	Zone	Mill	Tax Billed	
2021 Yes	0007	14.254	\$289.93	
2020 Yes	0007	14.713	\$150.67	
2019 Yes	0007	14.839	\$80.73	

Recorded Documents

Date	Type	Recording Info (click link to DNR)
1/4/1988	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 537 Pg: 343

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
PLEASE CALL	\$289.93		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.64	0.64	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111B01L015

Site Information

Account Number: 6111B01L015 Subdivision: FINGER LK HTS RSB
 Parcel ID: 76285 City: None
 TRS: S18N01E34 Map WA08 Tax Map
 Abbreviated Description (Not for Conveyance): FINGER LK HTS RSB BLOCK 1 LOT 15

Site Address: 2450 N Koslosky Ct
 Ownership:
 Owners: MINDER PATRICK M
 Primary Owner's Address: 2450 N KOSLOSKY CT PALMER AK 99645

Buyers:
 Primary Buyer's Address:

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$83,000.00	\$292,800.00	\$375,800.00	2021	\$83,000.00	\$292,800.00	\$375,800.00
2020	\$83,000.00	\$272,100.00	\$355,100.00	2020	\$83,000.00	\$272,100.00	\$355,100.00
2019	\$83,000.00	\$261,800.00	\$344,800.00	2019	\$83,000.00	\$261,800.00	\$344,800.00

Building Information

Structure 0 of 2
 Residential Units: 0 Use: Residential Garage
 Condition: Standard Design: Other
 Basement: None Construction Type: Frame
 Year Built: 1990 Grade: None
 Foundation: Unknown Building Appraisal: \$12700
 Well: Septic

Structure 1 of 2
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Tri Level
 Basement: Partial Construction Type: Frame
 Year Built: 1980 Grade: 04.6
 Foundation: Unknown Building Appraisal: \$280100
 Well: Well 1 - Drilled Well Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.2) - 11G		576 Sq. Ft. 100%
1	First Story		1612 Sq. Ft. 100%
1	Unfinished Basement - 2A		352 Sq. Ft. 100%
1	Fin. Split Entry - 2D		576 Sq. Ft. 100%
1	DLB		576 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Wood Stove - 8Y		1 Sq. Ft. 100%
1	Wood Stove w/Fin-8Z		1 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5356.65
2020	Yes	0007	14.713	\$5224.59
2019	Yes	0007	14.839	\$5116.48

Recorded Documents

Date	Type	Recording Info (click link to DNR)
1/17/2018	QUITCLAIM DEED (ALL TYPE)	Palmer 2018-001127-0
6/2/2004	WARRANTY DEED (ALL TYPES)	Palmer 2004-014563-0
10/29/1993	WARRANTY DEED (ALL TYPES)	Palmer Bk: 739 Pg: 576

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veterans	Senior	Total	LID Exists
Current	\$2,678.31		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.83	0.83	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6113000T002

Site Information

Account Number	6113000T002	Subdivision	FINGER LK S VW
Parcel ID	37745	City	None
TRIS	S18N01E33	Map WA07	See Map
Abbreviated Description (Not for Conveyance)	FINGER LK S VW TRACT 2		

Site Address: 7100 E Finger Lake View Dr

Ownership

Owners	MAYNARD BETTY J	Buyers	
Primary Owner's Address	PO BOX 915 PALMER AK 99645-0915	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$125,100.00	\$199,100.00	\$324,200.00	2021	\$0.00	\$106,200.00	\$106,200.00
2020	\$125,100.00	\$183,600.00	\$308,700.00	2020	\$0.00	\$90,700.00	\$90,700.00
2019	\$125,100.00	\$173,200.00	\$298,300.00	2019	\$0.00	\$80,300.00	\$80,300.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	Two Story
Condition	Standard	Construction Type	Frame
Basement	Full	1971 Grade	04.3
Year Built		Building Appraisal	\$199100
Foundation	Poured Concrete	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Wood Stove w/Fin-8Z		1 Sq. Ft. 100%
1	First Story		835 Sq. Ft. 100%
1	Second Story		616 Sq. Ft. 100%
1	DLB		672 Sq. Ft. 100%
1	Fin. Split Entry - 2D		672 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$1513.78
2020	Yes	0007	14.713	\$1334.48
2019	Yes	0007	14.839	\$1191.58

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
12/21/1994	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 791 Pg: 801

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$37.85		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.86	1.86	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6137000L001

Site Information

Account Number: 6137000L001 Subdivision: HARTLEY ROBT
 Parcel ID: 42124 City: None
 TRS: S17N01E04 Map WA10 Tax Map:
 Abbreviated Description (Not for Conveyance): HARTLEY ROBT LOT 1

Site Address: 1325 N Hartley Dr

Ownership

Owners: HARTLEY KIRK R & TONI A Buyers:
 Primary Owner's Address: PO BOX 2324 PALMER AK 99645-2324 Primary Buyer's Address:

Appraisal Information

Year	Appraisal			Assessment Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$189,800.00	\$324,700.00	\$514,500.00	2021	\$0.00	\$296,500.00	\$296,500.00
2020	\$189,800.00	\$304,600.00	\$494,400.00	2020	\$0.00	\$276,400.00	\$276,400.00
2019	\$189,800.00	\$292,900.00	\$482,700.00	2019	\$0.00	\$264,700.00	\$264,700.00

Building Information

Structure	Residential Units	Condition	Basement	Year Built	Foundation	Well	Use	Design	Construction Type	Grade	Building Appraisal	Septic
Structure 1 of 3	1	Standard	None		Concrete Block	Well 1 - Drilled Well	Residential Building	1.5 Story	Frame	04.4	\$288000	Septic - 1 - Septic Tank
Structure 2 of 3	0	Standard	None		Slab on Grade		Residential Garage	Other	Frame	None	\$26400	
Structure 3 of 3	1	Standard	None		Mixed		Residential Building	Cabin	Log	1225 - Cabin	\$10300	

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		100%
1	First Story	1520 Sq. Ft.	100%
1	Second Story	904 Sq. Ft.	100%
2	Garage (10.3) Area - 11M	1296 Sq. Ft.	100%
3	First Story	1087 Sq. Ft.	100%
3	Oil Heat	1 Sq. Ft.	100%
3	Wood Stove - 8Y	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mil	Tax Billied
2021	Yes	0007	14.254	\$4226.32
2020	Yes	0007	14.713	\$4066.67
2019	Yes	0007	14.839	\$3927.88

Recorded Documents

Date	Type	Recording Info (offsite link to DMR)
4/21/1993	WARRANTY DEED (ALL TYPES)	Palmer Bk: 712 Pg: 800

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,113.02		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Princt	Fire Service Area	Road Service Area
4.05	4.05	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6384B01L005

Site Information

Account Number	6384B01L005	Subdivision	BARRY'S FINGER LK #3 ADD TO
Parcel ID	11420	City	None
TRS	S18N01E33	Map WA97	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S FINGER LK #3 ADD TO BLOCK 1 LOT 5		

Site Address: 2791 N Lagoon Dr

Ownership

Owners	ROBINSON BRADLEY J & LIND	Buyers	
Primary Owner's Address	STE 2 PMB 508 3060 N LAZY EIGHT CT WASILLA AK 99654-4331	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$60,000.00	\$385,300.00	\$445,300.00	2021	\$60,000.00	\$385,300.00	\$445,300.00
2020	\$60,000.00	\$358,800.00	\$418,800.00	2020	\$60,000.00	\$358,800.00	\$418,800.00
2019	\$60,000.00	\$342,800.00	\$402,800.00	2019	\$60,000.00	\$342,800.00	\$402,800.00

Building Information

Structure 0 of 1		Use	Residential Building
Residential Units	1	Design	Two Story
Condition	Standard	Construction Type	Frame
Basement	None	Grade	05.0
Year Built		Building Appraisal	\$385300
Foundation	Concrete Block	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat		1 Sq. Ft. 100%
0	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
0	Garage (10.3) Area - 11M		894 Sq. Ft. 100%
0	First Story		1206 Sq. Ft. 100%
0	Second Story		1370 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$6347.31
2020	Yes	0007	14.713	\$6161.80
2019	Yes	0007	14.839	\$5977.14

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
6/21/2018	WARRANTY DEED (ALL TYPES)	Palmer 2018-012522-0
9/18/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-018615-0
9/5/2017	QUITCLAIM DEED (ALL TYPE)	Palmer 2017-017709-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,173.64		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.78	0.78	Assembly District 003	<u>07-105</u>	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals. rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6384B01L006

Site Information

Account Number	6384B01L006	Subdivision	BARRY'S FINGER LK #3 ADD TO
Parcel ID	21397	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S FINGER LK #3 ADD TO BLOCK 1 LOT 6		

Site Address	2775 N Lagoon Dr	Buyers	
Ownership		Primary Buyer's Address	
Owners	WINKEY RYAN L & SARAH K		
Primary Owner's Address	2775 N LAGOON DR WASILLA AK 99654		

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$60,000.00	\$284,700.00	\$344,700.00	2021	\$60,000.00	\$284,700.00	\$344,700.00
2020	\$60,000.00	\$265,400.00	\$325,400.00	2020	\$60,000.00	\$265,400.00	\$325,400.00
2019	\$60,000.00	\$256,900.00	\$316,900.00	2019	\$60,000.00	\$256,900.00	\$316,900.00

Building Information

Structure 0 of 1		Use	Residential Building
Residential Units	1	Design	Two Story
Condition	Standard	Construction Type	Frame
Basement	None	2014 Grade	04.8
Year Built		Building Appraisal	\$275200
Foundation	Concrete Block	Septic	
Well			

Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat		100%
0	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
0	Garage (10.3) Area - 11M	836 Sq. Ft.	100%
0	First Story	916 Sq. Ft.	100%
0	Second Story	940 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$4913.36
2020	Yes	0007	14.713	\$4787.61
2019	Yes	0007	14.839	\$4702.48

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
11/3/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-025896-0
8/21/2015	WARRANTY DEED (ALL TYPES)	Palmer 2015-017677-0
1/6/2015	QUITCLAIM DEED (ALL TYPE)	Palmer 2015-000169-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,456.66		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.83	0.83	Assembly District 003	<u>07-105</u>	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6384B01L007

Site Information

Account Number	6384B01L007	Subdivision	BARRY'S FINGER LK #3 ADD TO
Parcel ID	38546	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S FINGER LK #3 ADD TO BLOCK 1 LOT 7		

Site Address: 2745 N Lagoon Dr

Ownership

Owners	HIME SCOTT & DINA MAE	Buyers	
Primary Owner's Address	2745 N LAGOON DR WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$60,000.00	\$202,300.00	\$262,300.00	2021	\$60,000.00	\$202,300.00	\$262,300.00
2020	\$60,000.00	\$188,500.00	\$248,500.00	2020	\$60,000.00	\$188,500.00	\$248,500.00
2019	\$60,000.00	\$179,000.00	\$239,000.00	2019	\$60,000.00	\$179,000.00	\$239,000.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	Daylight Basement
Basement	Full	Construction Type	Frame
Year Built	1984	Grade	04.5
Foundation	Concrete Block	Building Appraisal	\$202300
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Fin. Split Entry - 2D		1014 Sq. Ft. 100%
1	Wood Stove w/Fin-8Z		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		572 Sq. Ft. 100%
1	First Story		1014 Sq. Ft. 100%
1	DLB		1014 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3738.83
2020	Yes	0007	14.713	\$3656.19
2019	Yes	0007	14.839	\$3546.52

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
12/8/2014	WARRANTY DEED (ALL TYPES)	Palmer 2014-024658-0
2/16/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-003634-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$1,869.40		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	0.87	Taxable Acreage	0.87	Assembly District	003	Pracinct	07-105	Fire Service Area	130 Central Mat-Su	Road Service Area	025 Bogard RSA
---------------	------	-----------------	------	-------------------	-----	----------	--------	-------------------	--------------------	-------------------	----------------

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6113000T001

Site Information

Account Number: 6113000T001 Subdivision: FINGER LK S VW
 Parcel ID: 28593 City: None
 TRS: S18N01E33 Map WA07 Tax Map:
 Abbreviated Description: FINGER LK S VW TRACT 1
 (Not for Conveyance)

Site Address: 7130 E Finger Lake View Dr

Ownership

Owners: DAVIS JERI G & DON G & CA HOLLIDAY Buyers:
 DENISE A & DAVIS DON A
 Primary Owner's Address: 7130 E FINGER LAKE VIEW D WASILLA AK 99654 Primary Buyer's Address:

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed
2021	\$124,000.00	\$447,200.00	\$571,200.00	2021	\$124,000.00	\$447,200.00	\$571,200.00
2020	\$124,000.00	\$415,200.00	\$539,200.00	2020	\$0.00	\$321,200.00	\$321,200.00
2019	\$124,000.00	\$399,500.00	\$523,500.00	2019	\$0.00	\$305,500.00	\$305,500.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: One Story
 Basement: Partial Construction Type: Frame
 Year Built: 1996 Grade: 05.0
 Foundation: Poured Concrete Building Appraisal: \$447200
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) # - 11M		0 Sq. Ft. 100%
1	First Story		2268 Sq. Ft. 100%
1	DLB		1172 Sq. Ft. 100%
1	Fin. Split Entry - 2D		1172 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$8141.89
2020	Yes	0007	14.713	\$4725.82
2019	Yes	0007	14.839	\$4533.32

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
7/28/2021	PERSONAL REPRESENTATIVE	Palmer 2021-022416-0
4/25/1997	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 890 Pg: 648

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$4,070.94		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.32	1.32	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111B01L014

Site Information

Account Number: 6111B01L014 Subdivision: FINGER LK HTS RSB
 Parcel ID: 68751 City: None
 TRS: S18N01E34 Map WAO: Tax Map:
 Abbreviated Description (Not for Conveyance): FINGER LK HTS RSB BLOCK 1 LOT 14

Site Address: 2470 N Koslosky Ct

Ownership

Owners: HAMMOND JONATHAN J MCKINNEY Buyers: JOSHUA W
 Primary Owner's Address: 2470 N KOSLOSKY CT PALMER AK 99645 Primary Buyer's Address:

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$90,000.00	\$150,000.00	\$240,000.00	2021	\$90,000.00	\$150,000.00	\$240,000.00
2020	\$90,000.00	\$142,400.00	\$232,400.00	2020	\$90,000.00	\$142,400.00	\$232,400.00
2019	\$90,000.00	\$140,000.00	\$230,000.00	2019	\$90,000.00	\$140,000.00	\$230,000.00

Building Information

Structure 0 of 2
 Residential Units: 0 Use: Residential Garage
 Condition: Standard Design: Other
 Basement: None Construction Type: Metal
 Year Built: 2012 Grade: None
 Foundation: Slab on Grade Building Appraisal: \$35000
 Well: Septic

Structure 1 of 2
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Two Story
 Basement: None Construction Type: Frame
 Year Built: 2008 Grade: 04.0
 Foundation: Unknown Building Appraisal: \$112500
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		1200 Sq. Ft. 100%
1	First Story		640 Sq. Ft. 72 %
1	Second Story		592 Sq. Ft. 72 %
1	Gas Heat		1 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3420.96
2020	Yes	0007	14.713	\$3419.30
2019	Yes	0007	14.839	\$3412.97

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
1/13/2017	QUITCLAIM DEED (ALL TYPE)	Palmer 2017-000725-0
11/19/2014	QUITCLAIM DEED (ALL TYPE)	Palmer 2014-023362-0
3/25/2011	QUITCLAIM DEED (ALL TYPE)	Palmer 2011-005616-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exist
Current	\$1,710.48		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.78	0.78	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111B01L015

Site Information

Account Number	6111B01L015	Subdivision	FINGER LK HTS RSB
Parcel ID	76285	City	None
TRS	S18N01E34	Map WA15	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK HTS RSB BLOCK 1 LOT 15		

Site Address: 2450 N Koslosky Ct

Ownership

Owners	MINDER PATRICK M	Buyers	
Primary Owner's Address	2450 N KOSLOSKY CT PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$83,000.00	\$292,800.00	\$375,800.00	2021	\$83,000.00	\$292,800.00	\$375,800.00
2020	\$83,000.00	\$272,100.00	\$355,100.00	2020	\$83,000.00	\$272,100.00	\$355,100.00
2019	\$83,000.00	\$261,800.00	\$344,800.00	2019	\$83,000.00	\$261,800.00	\$344,800.00

Building Information

Structure 0 of 2			
Residential Units	0	Use	Residential Garage
Condition	Standard	Design	Other
Basement	None	Construction Type	Frame
Year Built	1990	Grade	None
Foundation	Unknown	Building Appraisal	\$12700
Well		Septic	
Structure 1 of 2			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	Tri Level
Basement	Partial	Construction Type	Frame
Year Built	1980	Grade	04.6
Foundation	Unknown	Building Appraisal	\$280100
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.2) - 11G	576 Sq. Ft.	100%
1	First Story	1612 Sq. Ft.	100%
1	DLB	576 Sq. Ft.	100%
1	Fin. Split Entry - 2D	576 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Unfinished Basement - 2A	352 Sq. Ft.	100%
1	Wood Stove - 8Y	1 Sq. Ft.	100%
1	Wood Stove w/Fin-8Z	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5356.65
2020	Yes	0007	14.713	\$5224.59
2019	Yes	0007	14.839	\$5116.48

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
1/17/2018	QUITCLAIM DEED (ALL TYPE)	Palmer 2018-001127-0
6/2/2004	WARRANTY DEED (ALL TYPES)	Palmer 2004-014563-0
10/29/1993	WARRANTY DEED (ALL TYPES)	Palmer Bk: 739 Pg: 576

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,678.31		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.83	0.83	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111B01L016

Site Information

Account Number: 6111B01L016 Subdivision: FINGER LK HTS RSB
 Parcel ID: 34733 City: None
 TRS: S18N01E34 Map WA08 Tax Map:
 Abbreviated Description: FINGER LK HTS RSB BLOCK 1 LOT 16
 (Not for Conveyance)

Site Address: 2420 N Koslosky Ct

Ownership

Owners: ATTEBERRY JOINT REV TR Buyers:
 Primary Owner's Address: %KEITH & CHARLENE ATTEBER 705 S Primary Buyer's Address:
 VIOLET CIR PALMER AK 99645-9351

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised
2021	\$90,000.00	\$12,500.00	\$102,500.00
2020	\$90,000.00	\$12,800.00	\$102,800.00
2019	\$90,000.00	\$12,200.00	\$102,200.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed
2021	\$90,000.00	\$12,500.00	\$102,500.00
2020	\$90,000.00	\$12,800.00	\$102,800.00
2019	\$90,000.00	\$12,200.00	\$102,200.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: Cabin
 Basement: None Construction Type: Frame
 Year Built: 1980 Grade: 1215 - Cabin
 Foundation: Unknown Building Appraisal: \$12500
 Well: Well 1 - Drilled Well Septic: Septic 2 - Cess Pool Only

Building Item Details

Building Number	Description	Area	Percent Complete
1	Garage (10.1) - 11D	960 Sq. Ft.	100%
1	First Story	960 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$1461.05
2020	Yes	0007	14.713	\$1512.49
2019	Yes	0007	14.839	\$1516.55

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
12/22/2017	QUITCLAIM DEED (ALL TYPE)	Palmer 2017-029763-0
8/22/2017	QUITCLAIM DEED (ALL TYPE)	Palmer 2017-016651-0
10/28/2015	TAX & LID SALE DEED	Palmer 2015-023433-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$730.52		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.79	0.79	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6111B01L017

Site Information

Account Number: 6111B01L017 Subdivision: FINGER LK HTS RSB
 Parcel ID: 31076 City: None
 TRS: S18N01E34 Map: W406 Tax Map:
 Abbreviated Description (Not for Conveyance): FINGER LK HTS RSB BLOCK 1 LOT 17

Site Address: 7625 E Frances Ln

Ownership

Owners: FOLLETT ANTHONY & LINDA R Buyers:
 Primary Owner's Address: 1210 FISHER RD ROSEBURG OR 97471-9213 Primary Buyer's Address:

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$93,000.00	\$233,600.00	\$326,600.00	2021	\$93,000.00	\$233,600.00	\$326,600.00
2020	\$93,000.00	\$219,600.00	\$312,600.00	2020	\$93,000.00	\$219,600.00	\$312,600.00
2019	\$93,000.00	\$205,300.00	\$298,300.00	2019	\$93,000.00	\$205,300.00	\$298,300.00

Building Information

Structure 0 of 2

Residential Units: 0	Use: Residential Garage
Condition: Sub-Standard	Design: Other
Basement: None	Construction Type: Frame
Year Built: 1998	Grade: None
Foundation: None	Building Appraisal: \$10200
Well: Septic	

Structure 1 of 2

Residential Units: 1	Use: Residential Building
Condition: Standard	Design: Tri Level
Basement: Partial	Construction Type: Frame
Year Built: 1979	Grade: 04.5
Foundation: Unknown	Building Appraisal: \$222400
Well: Well 1 - Drilled Well	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.1) - 11D	1000 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	504 Sq. Ft.	100%
1	First Story	1512 Sq. Ft.	100%
1	DLB	552 Sq. Ft.	100%
1	Fin. Split Entry - 2D	552 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Wood Stove w/Fin-8Z	1 Sq. Ft.	100%
1	Garage (10.1) - 11D	0 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$4655.36
2020	Yes	0007	14.713	\$4599.29
2019	Yes	0007	14.839	\$4426.48

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
10/20/2014	QUITCLAIM DEED (ALL TYPE)	Palmer 2014-020826-0
5/24/2007	WARRANTY DEED (ALL TYPES)	Palmer 2007-012590-0
10/31/2002	WARRANTY DEED (ALL TYPES)	Palmer 2002-024554-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.86	0.86	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6384B01L008

Site Information

Account Number	6384B01L008	Subdivision	BARRY'S FINGER LK #3 ADD TO
Parcel ID	66851	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S FINGER LK #3 ADD TO BLOCK 1 LOT 8		

Site Address: 2725 N Lagoon Dr

Ownership

Owners	OLITO CHARLOTTE E	Buyers	
Primary Owner's Address	2725 N LAGOON DR WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$63,000.00	\$276,600.00	\$339,600.00	2021	\$0.00	\$121,600.00	\$121,600.00
2020	\$63,000.00	\$261,000.00	\$324,000.00	2020	\$0.00	\$106,000.00	\$106,000.00
2019	\$63,000.00	\$246,400.00	\$309,400.00	2019	\$0.00	\$91,400.00	\$91,400.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	One Story
Basement	None	Construction Type	Frame
Year Built		1991 Grade	04.6
Foundation	Concrete Block	Building Appraisal	\$276600
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		869 Sq. Ft. 100%
1	First Story		1895 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$1733.29
2020	Yes	0007	14.713	\$1559.58
2019	Yes	0007	14.839	\$1356.28

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
4/16/2015	WARRANTY DEED (ALL TYPES)	Palmer 2015-007243-0
9/24/2010	WARRANTY DEED (ALL TYPES)	Palmer 2010-018895-0
9/21/2007	WARRANTY DEED (ALL TYPES)	Palmer 2007-024414-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$866.63		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.98	0.98	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6384B01L009

Site Information

Account Number: 6384B01L009 Subdivision: BARRY'S FINGER LK #3 ADD TO
 Parcel ID: 48140 City: None
 TRS: S18N01E33 Map WAB7 Tax Map:
 Abbreviated Description (Not for Conveyance): BARRY'S FINGER LK #3 ADD TO BLOCK 1 LOT 9

Site Address: 2685 N Lagoon Dr

Ownership

Owners: NICHOLSON MARK J & FRANKIE Buyers:
 Primary Owner's Address: PO BOX 561 PALMER AK 99645-0561 Primary Buyer's Address:

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$60,000.00	\$195,800.00	\$255,800.00	2021	\$0.00	\$37,800.00	\$37,800.00
2020	\$60,000.00	\$183,200.00	\$243,200.00	2020	\$0.00	\$25,200.00	\$25,200.00
2019	\$60,000.00	\$173,900.00	\$233,900.00	2019	\$0.00	\$15,900.00	\$15,900.00

Building Information

Structure 1 of 1
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: 1.5 Story
 Basement: None Construction Type: Frame
 Year Built: 1983 Grade: 04.7
 Foundation: Concrete Block Building Appraisal: \$195800
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		440 Sq. Ft. 100%
1	First Story		952 Sq. Ft. 100%
1	Second Story		700 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$538.80
2020	Yes	0007	14.713	\$370.77
2019	Yes	0007	14.839	\$235.95

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
4/15/2003	WARRANTY DEED (ALL TYPES)	Palmer 2003-009757-0
5/26/2000	WARRANTY DEED (ALL TYPES)	Palmer Bk: 1070 Pg: 464
3/24/1998	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 939 Pg: 866

Tax Account Status ²

Status	Tax Balance	Firm	Disabled Veteran	Senior	Total	LID Exists
Current	\$269.38		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.71	0.71	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6384B01L010

Site Information

Account Number	6384B01L010	Subdivision	BARRY'S FINGER LK #3 ADD TO
Parcel ID	40554	City	None
TRS	S18N01E33	Map WAD?	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S FINGER LK #3 ADD TO BLOCK 1 LOT 10		

Site Address: 2655 N Lagoon Dr

Ownership

Owners	STETZ JEFFREY B	Buyers	
Primary Owner's Address	2655 N LAGOON DR WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$70,400.00	\$212,500.00	\$282,900.00	2021	\$70,400.00	\$212,500.00	\$282,900.00
2020	\$70,400.00	\$176,000.00	\$246,400.00	2020	\$70,400.00	\$176,000.00	\$246,400.00
2019	\$70,400.00	\$163,400.00	\$233,800.00	2019	\$70,400.00	\$163,400.00	\$233,800.00

Building Information

Structure 0 of 2							
Residential Units	0			Use		Residential Garage	
Condition	Standard			Design		Other	
Basement	None			Construction Type		Frame	
Year Built			1979	Grade		None	
Foundation	Slab on Grade			Building Appraisal		\$4400	
Well				Septic			
Structure 1 of 2							
Residential Units	1			Use		Residential Building	
Condition	Standard			Design		One Story	
Basement	Partial			Construction Type		Frame	
Year Built			1979	Grade		04.8	
Foundation	All Weather Wood			Building Appraisal		\$208100	
Well	Well 1 - Drilled Well			Septic		Septic - 1 - Septic Tank	

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.2) - 11G		308 Sq. Ft. 100%
1	First Story		1341 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Unfinished Basement - 2A		419 Sq. Ft. 100%
1	Fin. Basement Living - 2C		419 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Wood Stove w/Fin-8Z		1 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$4032.46
2020	Yes	0007	14.713	\$3625.28
2019	Yes	0007	14.839	\$3469.36

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
1/31/2019	WARRANTY DEED (ALL TYPES)	Palmer 2019-001819-0
6/6/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-010628-0
3/15/2010	QUITCLAIM DEED (ALL TYPE)	Palmer 2010-004498-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exist
Current	\$2,016.22		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.93	0.93	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6537B01L003

Site Information

Account Number	6537B01L003	Subdivision	FINGER LK
Parcel ID	84558	City	None
TRS	S18N01E34	Map WA08	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK BLOCK 1 LOT 3		

Site Address: 7275 E Waldron Cove Ct

Ownership

Owners	DOWNING AARON H & DONNA M	Buyers	
Primary Owner's Address	7275 E WALDRON COVE CT PALMER AK 99645-9124	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$124,000.00	\$280,500.00	\$404,500.00	2021	\$0.00	\$186,500.00	\$186,500.00
2020	\$124,000.00	\$267,000.00	\$391,000.00	2020	\$0.00	\$173,000.00	\$173,000.00
2019	\$124,000.00	\$245,800.00	\$369,800.00	2019	\$0.00	\$151,800.00	\$151,800.00

Building Information

Structure 0 of 2			
Residential Units	0	Use	Residential Garage
Condition	Standard	Design	Other
Basement	None	Construction Type	Frame
Year Built		1978 Grade	None
Foundation	Slab on Grade	Building Appraisal	\$18400
Well		Septic	
Structure 1 of 2			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	1.5 Story
Basement	None	Construction Type	Frame
Year Built		1978 Grade	04.6
Foundation	Unknown	Building Appraisal	\$262100
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		1025 Sq. Ft. 100%
1	First Story		1935 Sq. Ft. 100%
1	Second Story		700 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$2658.38
2020	Yes	0007	14.713	\$2545.35
2019	Yes	0007	14.839	\$2252.55

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
3/9/2012	DEED CREATING T/E	Palmer 2012-004745-0
3/11/2002	QUITCLAIM DEED (ALL TYPE)	Palmer 2002-004706-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	(\$106.90)		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.03	1.03	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6537B01L001

Site Information

Account Number	6537B01L001	Subdivision	FINGER LK
Parcel ID	16955	City	None
TRIS	S18N01E34	Map WA08	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK BLOCK 1 LOT 1		

Site Address: 7221 E Waldron Cove Ct

Ownership

Owners	CHARLES GLENN & AMANDA E	Buyers	
Primary Owner's Address	2965 N CHURCH RD WASILLA AK 99654-4168	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$131,000.00	\$473,600.00	\$604,600.00	2021	\$131,000.00	\$473,600.00	\$604,600.00
2020	\$131,000.00	\$435,600.00	\$566,600.00	2020	\$131,000.00	\$435,600.00	\$566,600.00
2019	\$131,000.00	\$421,700.00	\$552,700.00	2019	\$0.00	\$334,700.00	\$334,700.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	Daylight Basement
Condition	Standard	Construction Type	Frame
Basement	Partial	1993 Grade	04.9
Year Built		Building Appraisal	\$473600
Foundation	Unknown	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Fin. Split Entry - 2D		1561 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		728 Sq. Ft. 100%
1	First Story		1561 Sq. Ft. 100%
1	Second Story		1200 Sq. Ft. 100%
1	DLB		1561 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$8617.97
2020	Yes	0007	14.713	\$8336.39
2019	Yes	0007	14.839	\$4966.61

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
3/19/2021	WARRANTY DEED (ALL TYPES)	Palmer 2021-007210-0
12/7/2010	WARRANTY DEED (ALL TYPES)	Palmer 2010-024717-0
3/4/2010	TRUSTEES DEED	Palmer 2010-003837-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exist:
Current	\$4,308.97		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.21	1.21	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6537B01L002

Site Information

Account Number	6537B01L002	Subdivision	FINGER LK
Parcel ID	1492	City	None
TR#	S18N01E34	Map WAD#	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK BLOCK 1 LOT 2		

Site Address: 7245 E Waldron Cove Ct

Ownership

Owners	LEONARD LANCE POOL SARAH	Buyers	
Primary Owner's Address	PO BOX 2549 PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$124,000.00	\$413,000.00	\$537,000.00	2021	\$124,000.00	\$413,000.00	\$537,000.00
2020	\$124,000.00	\$385,500.00	\$509,500.00	2020	\$124,000.00	\$385,500.00	\$509,500.00
2019	\$124,000.00	\$370,100.00	\$494,100.00	2019	\$124,000.00	\$370,100.00	\$494,100.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	Tri Level
Condition	Standard	Construction Type	Frame
Basement	Partial	Grade	05.0
Year Built		Building Appraisal	\$413000
Foundation	Unknown	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Fin. Split Entry - 2D		832 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		780 Sq. Ft. 100%
1	First Story		2509 Sq. Ft. 100%
1	DLB		832 Sq. Ft. 100%

Tax/Billing Information

Year Certified	Zone	Mill	Tax Billed	
2021 Yes	0007	14.254	\$7654.39	
2020 Yes	0007	14.713	\$7496.28	
2019 Yes	0007	14.839	\$7331.95	

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
9/4/2020	WARRANTY DEED (ALL TYPES)	Palmer 2020-022004-0
6/6/2008	WARRANTY DEED (ALL TYPES)	Palmer 2008-013127-0
10/4/2002	WARRANTY DEED (ALL TYPES)	Palmer 2002-021847-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.13	1.13	Assembly District 003	<u>07-105</u>	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6537B01L003

Site Information

Account Number	6537B01L003	Subdivision	FINGER LK
Parcel ID	84558	City	None
TRE	S18N01E34	Map WA02	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK BLOCK 1 LOT 3		

Site Address: 7275 E Waldron Cove Ct

Ownership

Owners	DOWNING AARON H & DONNA M	Buyers	
Primary Owner's Address	7275 E WALDRON COVE CT PALMER AK 99645-9124	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$124,000.00	\$280,500.00	\$404,500.00	2021	\$0.00	\$186,500.00	\$186,500.00
2020	\$124,000.00	\$267,000.00	\$391,000.00	2020	\$0.00	\$173,000.00	\$173,000.00
2019	\$124,000.00	\$245,800.00	\$369,800.00	2019	\$0.00	\$151,800.00	\$151,800.00

Building Information

Structure 0 of 2		Use	Residential Garage
Residential Units	0	Design	Other
Condition	Standard	Construction Type	Frame
Basement	None	Grade	None
Year Built		Building Appraisal	\$18400
Foundation	Slab on Grade	Septic	
Well			
Structure 1 of 2		Use	Residential Building
Residential Units	1	Design	1.5 Story
Condition	Standard	Construction Type	Frame
Basement	None	Grade	04.6
Year Built		Building Appraisal	\$262100
Foundation	Unknown	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		1025 Sq. Ft. 100%
1	First Story		1935 Sq. Ft. 100%
1	Second Story		700 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	MU	Tax Billed
2021	Yes	0007		14,254 \$2658.38
2020	Yes	0007		14,713 \$2545.35
2019	Yes	0007		14,839 \$2252.55

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
3/9/2012	DEED CREATING T/E	Palmer 2012-004745-0
3/11/2002	QUITCLAIM DEED (ALL TYPE)	Palmer 2002-004706-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	(\$106.90)		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.03	1.03	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6537B01L004

Site Information

Account Number	6537B01L004	Subdivision	FINGER LK
Parcel ID	29274	City	None
TRS	S18N01E34	Map WA02	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK BLOCK 1 LOT 4		

Site Address 7315 E Waldron Cove Ct

Ownership

Owners	DOWNING AARON H & DONNA M	Buyers	
Primary Owner's Address	7275 E WALDRON COVE CT PALMER AK 99645-9124	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$124,000.00	\$70,000.00	\$194,000.00	2021	\$124,000.00	\$70,000.00	\$194,000.00
2020	\$124,000.00	\$70,800.00	\$194,800.00	2020	\$124,000.00	\$70,800.00	\$194,800.00
2019	\$124,000.00	\$57,500.00	\$181,500.00	2019	\$124,000.00	\$57,500.00	\$181,500.00

Building Information

Structure 1 of 1	0	Use	Residential Hangar
Residential Units	Standard	Design	Other
Condition	None	Construction Type	Frame
Basement	1993	Grade	None
Year Built	Poured Concrete	Building Appraisal	\$70000
Foundation		Septic	Septic - 1 - Septic Tank
Well			

Building Item Details

Building Number	Description	Area	Percent Complete
1	Res Hangar - 17H	2592 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$2765.28
2020	Yes	0007	14.713	\$2866.09
2019	Yes	0007	14.839	\$2693.29

Recorded Documents

Date	Type	Recording Info (offline link to DNR)
3/9/2012	DEED CREATING T/E	Palmer 2012-004745-0
3/11/2002	QUITCLAIM DEED (ALL TYPE)	Palmer 2002-004706-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.96	0.96	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6537B01L005

Site Information

Account Number	6537B01L005	Subdivision	FINGER LK
Parcel ID	16865	City	None
TRS	S18N01E34	Map WAD#	
Abbreviated Description (Not for Conveyance)	FINGER LK BLOCK 1 LOT 5		Tax Map

Site Address: 7345 E Waldron Cove Ct

Ownership

Owners	PADEN FAMILY TR	Buyers	
Primary Owner's Address	PO BOX 1969 PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$124,000.00	\$426,400.00	\$550,400.00	2021	\$0.00	\$332,400.00	\$332,400.00
2020	\$124,000.00	\$398,900.00	\$522,900.00	2020	\$0.00	\$304,900.00	\$304,900.00
2019	\$124,000.00	\$385,800.00	\$509,800.00	2019	\$0.00	\$291,800.00	\$291,800.00

Building Information

Structure 1 of 2							
Residential Units	1	Use	Residential Building				
Condition	Standard	Design	Daylight Basement				
Basement	Full	Construction Type	Frame				
Year Built		1979 Grade	04.7				
Foundation	All Weather Wood	Building Appraisal	\$397300				
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank				
Structure 2 of 2							
Residential Units	0	Use	Residential Garage				
Condition	Standard	Design	Other				
Basement	None	Construction Type	Frame				
Year Built		1994 Grade	None				
Foundation	Slab on Grade	Building Appraisal	\$29100				
Well		Septic					

Building Item Details

Building Number	Description	Area	Percent Complete
1	Garage (10.3) Area - 11M		936 Sq. Ft. 100%
1	First Story		2324 Sq. Ft. 100%
1	DLB		1620 Sq. Ft. 100%
1	Fin. Split Entry - 2D		1620 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
2	Garage (10.3) Area - 11M		1224 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billied
2021	Yes	0007	14.254	\$4738.03
2020	Yes	0007	14.713	\$4486.00
2019	Yes	0007	14.839	\$4330.01

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
4/12/2021	WARRANTY DEED (ALL TYPES)	Palmer 2021-009829-0
12/5/2016	QUITCLAIM DEED (ALL TYPE)	Palmer 2016-025774-0
5/3/1999	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 1011 Pg: 232

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,369.01		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Practinct	Fire Service Area	Road Service Area
1.05	1.05	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6537B01L006

Site Information

Account Number	6537B01L006	Subdivision	FINGER LK
Parcel ID	79647	City	None
TRS	S18N01E34	Map WA00	Tax Map
Abbreviated Description (Not for Conveyance)	FINGER LK BLOCK 1 LOT 6		

Site Address: 7385 E Waldron Cove Ct

Ownership

Owners	SAXON JOSHUA S & BRITTANY	Buyers	
Primary Owner's Address	5200 E BIRCH DR WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$129,000.00	\$236,000.00	\$365,000.00	2021	\$129,000.00	\$236,000.00	\$365,000.00
2020	\$129,000.00	\$219,700.00	\$348,700.00	2020	\$129,000.00	\$219,700.00	\$348,700.00
2019	\$129,000.00	\$207,700.00	\$336,700.00	2019	\$129,000.00	\$207,700.00	\$336,700.00

Building Information

Structure 1 of 1		Use	Residential Building
Residential Units	1	Design	One Story
Condition	Standard	Construction Type	Frame
Basement	Full	Grade	04.5
Year Built		Building Appraisal	\$236000
Foundation	Unknown	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Unfinished Basement - 2A		1080 Sq. Ft. 100%
1	Fin. Basement Living - 2C		1080 Sq. Ft. 100%
1	Wood Stove w/Fin-8Z		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		660 Sq. Ft. 100%
1	First Story		1740 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5202.71
2020	Yes	0007	14.713	\$5130.43
2019	Yes	0007	14.839	\$4996.30

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
10/17/2016	PERSONAL REPRESENTATIVE	Palmer 2016-022219-0
1/18/2007	QUITCLAIM DEED (ALL TYPE)	Palmer 2007-001371-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,601.34		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.55	1.55	Assembly District 003	<u>07-105</u>	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6687B01L010A

Site Information

Account Number	6687B01L010A	Subdivision	HARTLEY LAKESIDE EST ADD. NO 1
Parcel ID	505627	City	None
TRS	S17N01E05	Map WA10	Tax Map
Abbreviated Description (Not for Conveyance)	HARTLEY LAKESIDE EST ADDN # 1 BLOCK 1 LOT 10A		

Site Address: 1424 N Hartley Dr

Ownership

Owners	HARTLEY BOB & MARCELLA JT HARTLEY INGA TRE	Buyers	
Primary Owner's Address	PO BOX 754 PALMER AK 99645-0754	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$229,700.00	\$109,300.00	\$339,000.00	2021	\$11,700.00	\$109,300.00	\$121,000.00
2020	\$229,700.00	\$103,500.00	\$333,200.00	2020	\$11,700.00	\$103,500.00	\$115,200.00
2019	\$229,700.00	\$90,600.00	\$320,300.00	2019	\$11,700.00	\$90,600.00	\$102,300.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	One Story
Basement	Partial	Construction Type	None
Year Built		Grade	03.9
Foundation	Mixed	Building Appraisal	\$104300
Well		Septic	

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Unfinished Basement - 2A		476 Sq. Ft. 100%
1	Garage (10.2) - 11G		420 Sq. Ft. 100%
1	First Story		2089 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$1724.73
2020	Yes	0007	14.713	\$1694.94
2019	Yes	0007	14.839	\$1518.04

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
1/3/2008	QUITCLAIM DEED (ALL TYPE)	Palmer 2008-000235-0
7/25/2007	QUITCLAIM DEED (ALL TYPE)	Palmer 2007-018592-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$862.35		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
15.75	15.75	Assembly District 003	<u>07-105</u>	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6728000L006A

Site Information

Account Number	6728000L006A	Subdivision	PROMINENCE POINTE
Parcel ID	505800	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	PROMINENCE POINTE RSB L/6 & 7 LOT 6A		

Site Address: 6432 E Finger Lake View Dr

Ownership

Owners	SENEAC GARY & DIANE TR	Buyer	
Primary Owner's Address	6432 E FINGER LAKE VIEW D WASILLA AK 99654-9300	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$146,000.00	\$493,600.00	\$639,600.00	2021	\$0.00	\$421,600.00	\$421,600.00
2020	\$146,000.00	\$454,100.00	\$600,100.00	2020	\$0.00	\$382,100.00	\$382,100.00
2019	\$146,000.00	\$436,800.00	\$582,800.00	2019	\$0.00	\$364,800.00	\$364,800.00

Building Information

Structure 1 of 1	1	Use	Residential Building
Residential Units	Standard	Design	One Story
Condition	Partial	Construction Type	Frame
Basement		Grade	05.3
Year Built		Building Appraisal	\$484100
Foundation	Poured Concrete	Septic	
Wall			

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Fin. Split Entry - 2D		925 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		744 Sq. Ft. 100%
1	First Story		2299 Sq. Ft. 100%
1	DLB		925 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$6009.49
2020	Yes	0007	14.713	\$5621.84
2019	Yes	0007	14.839	\$5413.26

Recorded Documents

Date	Type	Recording Info (offline link to DNR)
10/28/2009	QUITCLAIM DEED (ALL TYPE)	Palmer 2009-023870-0
9/30/2009	QUITCLAIM DEED (ALL TYPE)	Palmer 2009-021840-0
10/21/2008	QUITCLAIM DEED (ALL TYPE)	Palmer 2008-023405-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exist
Current	\$3,004.73		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	2.08	Taxable Acreage	2.08	Assembly District	003	Precinct	07-105	Fire Service Area	130 Central Mat-Su	Road Service Area	025 Bogard RSA
---------------	------	-----------------	------	-------------------	-----	----------	--------	-------------------	--------------------	-------------------	----------------

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6728000L007A

Site Information

Account Number	6728000L007A	Subdivision	PROMINENCE POINTE
Parcel ID	505801	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	PROMINENCE POINTE RSB L/ 6 & 7 LOT 7A		

Site Address 6370 E Finger Lake View Dr

Ownership

Owners	GRISSOM JOHN THOMAS	Buyers	
Primary Owner's Address	STE 207 3190 E MERIDIAN PARK LOOP WASILLA AK 99654-7422	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised			Assessment			
	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$160,400.00	\$1,123,000.00	\$1,283,400.00	2021	\$160,400.00	\$1,123,000.00	\$1,283,400.00
2020	\$160,400.00	\$1,046,900.00	\$1,207,300.00	2020	\$160,400.00	\$1,046,900.00	\$1,207,300.00
2019	\$160,400.00	\$1,011,200.00	\$1,171,600.00	2019	\$160,400.00	\$1,011,200.00	\$1,171,600.00

Building Information

Structure 0 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	One Story
Basement	None	Construction Type	Frame
Year Built		2011 Grade	04.8
Foundation	Slab on Grade	Building Appraisal	\$259800
Well		Septic	Septic - 1 - Septic Tank

Structure 1 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	Two Story
Basement	None	Construction Type	Frame
Year Built		2006 Grade	06.3
Foundation	Poured Concrete	Building Appraisal	\$863200
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat		1 Sq. Ft. 100%
0	Garage (10.3) Area - 11M		1160 Sq. Ft. 100%
0	First Story		1544 Sq. Ft. 100%
1	Second Story		1794 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	First Story		3478 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		986 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$18293.58
2020	Yes	0007	14.713	\$17763.01
2019	Yes	0007	14.839	\$17385.38

Recorded Documents

Date	Type	Recording Info (offline link to DNR)
1/26/2016	WARRANTY DEED (ALL TYPES)	Palmer 2016-001409-0
7/2/2008	QUITCLAIM DEED (ALL TYPE)	Palmer 2008-015201-0

Tax Account Status ²

Status	Tax Balance	Farms	Disabled Veteran	Senior	Total	LID Exists
Current	\$9,146.78		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
2.52	2.52	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 7246000L00A

Site Information

Account Number	7246000L00A	Subdivision	FINGER CV 2013
Parcel ID	521800	City	None
TRS	S18N01E33	Map WA07	Tex Misc
Abbreviated Description (Not for Conveyance)	FINGER CV 2013 LOT A		

Site Address: 7129 E Finger Cove Dr

Ownership

Owners	BELL DOUGLAS L & JANE E	Buyer	
Primary Owner's Address	7129 E FINGER COVE DR PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$124,000.00	\$270,600.00	\$394,600.00	2021	\$124,000.00	\$270,600.00	\$394,600.00
2020	\$124,000.00	\$257,200.00	\$381,200.00	2020	\$124,000.00	\$257,200.00	\$381,200.00
2019	\$124,000.00	\$236,700.00	\$360,700.00	2019	\$124,000.00	\$236,700.00	\$360,700.00

Building Information

Structure 0 of 2							
Residential Units	0	Use	Residential Garage				
Condition	Standard	Design	Other				
Basement	None	Construction Type	Frame				
Year Built		1992 Grade	None				
Foundation	Slab on Grade	Building Appraisal	\$17900				
Well		Septic					
Structure 1 of 2							
Residential Units	1	Use	Residential Building				
Condition	Standard	Design	1.5 Story				
Basement	None	Construction Type	Frame				
Year Built		1972 Grade	04.5				
Foundation	Concrete Block	Building Appraisal	\$251700				
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank				

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		768 Sq. Ft. 100%
1	First Story		1369 Sq. Ft. 100%
1	Second Story		1743 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		2 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$5624.63
2020	Yes	0007	14.713	\$5608.60
2019	Yes	0007	14.839	\$5352.43

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
10/5/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-023428-0
3/17/2014	QUITCLAIM DEED (ALL TYPE)	Palmer 2014-004530-0
3/17/2014	QUITCLAIM DEED (ALL TYPE)	Palmer 2014-004528-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$2,812.30		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.34	1.34	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 7246000L00C

Site Information

Account Number	7246000L00C	Subdivision	FINGER CV 2013
Parcel ID	521802	City	None
TRS	S18N01E33	Map WADT	
Abbreviated Description (Not for Conveyance)	FINGER CV 2013 LOT C		Tax Map

Site Address	2090 N Nadina St		
Ownership			
Owners	CHRISTIANSEN CAROL C & NO	Buyers	
Primary Owner's Address	2090 N NADINA ST PALMER AK 99645-9131	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$79,000.00	\$204,600.00	\$283,600.00	2021	\$0.00	\$65,600.00	\$65,600.00
2020	\$79,000.00	\$192,300.00	\$271,300.00	2020	\$0.00	\$53,300.00	\$53,300.00
2019	\$79,000.00	\$176,000.00	\$255,000.00	2019	\$0.00	\$37,000.00	\$37,000.00

Building Information

Structure 0 of 2			
Residential Units	0	Use	Residential Garage
Condition	Standard	Design	Other
Basement	None	Construction Type	Frame
Year Built		1974 Grade	None
Foundation	Slab on Grade	Building Appraisal	\$10000
Well		Septic	
Structure 1 of 2			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	One Story
Basement	Full	Construction Type	Frame
Year Built		1974 Grade	04.6
Foundation	Poured Concrete	Building Appraisal	\$194600
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.2) - 11G		560 Sq. Ft. 100%
1	First Story		1232 Sq. Ft. 100%
1	DLB		616 Sq. Ft. 100%
1	Gas Heat		1 Sq. Ft. 100%
1	Unfinished Basement - 2A		616 Sq. Ft. 100%
1	Fin. Basement Living - 2C		616 Sq. Ft. 85 %
1	Fin. Split Entry - 2D		616 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mlll	Tax Billed
2021	Yes	0007		14,254 \$935.07
2020	Yes	0007		14,713 \$784.21
2019	Yes	0007		14,839 \$549.04

Recorded Documents

Date	Type	Recording Info (offline link to DNR)
3/17/2014	QUITCLAIM DEED (ALL TYPE)	Palmer 2014-004529-0
3/17/2014	QUITCLAIM DEED (ALL TYPE)	Palmer 2014-004531-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exist
Current	\$0.00		\$0.00	\$0.00	\$150,000.00	\$218,000.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Præinct	Fire Service Area	Road Service Area
0.89	0.89	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 7587000L005A

Site Information

Account Number	7587000L005A	Subdivision	BARRY'S FINGER LK #2 RSB
Parcel ID	528183	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	BARRY'S FINGER LK #2 RSB L/5, 8, 13A & 14 LOT		

Site Address 6760 E Bogard Rd

Ownership

Owners	YOUMANS CYNTHIA L	Buyers	
Primary Owner's Address	1901 N COTTONWOOD LOOP WASILLA AK 99684	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$65,000.00	\$161,500.00	\$226,500.00	2021	\$65,000.00	\$161,500.00	\$226,500.00
2020	\$65,000.00	\$152,500.00	\$217,500.00	2020	\$65,000.00	\$152,500.00	\$217,500.00
2019	\$65,000.00	\$146,900.00	\$211,900.00	2019	\$65,000.00	\$146,900.00	\$211,900.00

Building Information

Structure 1 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	One Story
Basement	None	Construction Type	Frame
Year Built		1979 Grade	04.4
Foundation	All Weather Wood	Building Appraisal	\$161500
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Wood Stove - 8Y		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		480 Sq. Ft. 100%
1	First Story		1056 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$3228.54
2020	Yes	0007	14.713	\$3200.09
2019	Yes	0007	14.839	\$3144.39

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
2/15/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-002834-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$1,614.26		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	1.04	Taxable Acreage	1.04	Assembly District	003	Precinct	07-105	Fire Service Area	130 Central Mat-Su	Road Sery/As Area	025 Bogard RSA
---------------	------	-----------------	------	-------------------	-----	----------	--------	-------------------	--------------------	-------------------	----------------

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 7884000L001

Site Information

Account Number: 7884000L001 Subdivision: LEIFER
 Parcel ID: 536120 City: None
 TRS: S18N01E34 Map: WA08 Tax Map:
 Abbreviated Description (Not for Conveyance): LEIFER LOT 1

Site Address: 2790 N Green Forest Dr

Ownership

Owners: HINCHEE RUFUS C III Buyers:
 Primary Owner's Address: PO BOX 876616 WASILLA AK 99687-6616 Primary Buyer's Address:

Appraisal Information

Year	Appraisal			Assessment Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$115,000.00	\$322,000.00	\$437,000.00	2021	\$115,000.00	\$322,000.00	\$437,000.00
2020	\$115,000.00	\$298,000.00	\$413,000.00	2020	\$115,000.00	\$298,000.00	\$413,000.00

Building Information

Structure 0 of 2
 Residential Units: 0 Use: Residential Garage
 Condition: Standard Design: Other
 Basement: None Construction Type: Frame
 Year Built: 1993 Grade: None
 Foundation: Slab on Grade Building Appraisal: \$24200
 Well: Septic

Structure 1 of 2
 Residential Units: 1 Use: Residential Building
 Condition: Standard Design: 1.5 Story
 Basement: Partial Construction Type: Frame
 Year Built: 1978 Grade: 04.8
 Foundation: All Weather Wood Building Appraisal: \$297800
 Well: Well 1 - Drilled Well Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.2) - 11G	1024 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	648 Sq. Ft.	100%
1	First Story	1300 Sq. Ft.	100%
1	Second Story	414 Sq. Ft.	100%
1	DLB	504 Sq. Ft.	100%
1	Fin. Split Entry - 2D	504 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Unfinished Basement - 2A	504 Sq. Ft.	100%
1	Fin. Basement Living - 2C	504 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$6228.99
2020	Yes	0007	14.713	\$6076.47

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
3/2/2020	QUITCLAIM DEED (ALL TYPE)	Palmer 2020-004295-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
	\$3,114.48		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.19	1.19	Assembly District 003	07-105	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 9053000L005

Site Information

Account Number	9053000L005	Subdivision	RIDGEWATER COVES CONDOS
Parcel ID	13413	City	None
TRS	S18N01E32	Map WA97	Tax Map
Abbreviated Description (Not for Conveyance)	RIDGEWATER COVES CONDOS LOT 5		

Site Address

5972 E Westview Cir

Ownership

Owners	CLINE JONATHAN JAMES	Buyers	
Primary Owner's Address	5972 E WESTVIEW CIR WASILLA AK 99654-4385	Primary Buyer's Address	

Appraisal Information

Year	Assessment			Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$147,000.00	\$878,100.00	\$1,025,100.00	2021	\$147,000.00	\$878,100.00	\$1,025,100.00
2020	\$147,000.00	\$795,400.00	\$942,400.00	2020	\$147,000.00	\$795,400.00	\$942,400.00
2019	\$147,000.00	\$778,200.00	\$925,200.00	2019	\$147,000.00	\$778,200.00	\$925,200.00

Building Information

Structure 0 of 1				
Residential Units	1	Use	Residential Building	
Condition	Standard	Design	Two Story	
Basement	Full	Construction Type	Frame	
Year Built		2014 Grade	05.3	
Foundation	Concrete Block	Building Appraisal	\$878100	
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank	

Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat		1 Sq. Ft. 100%
0	Unfinished Basement - 2A		1044 Sq. Ft. 100%
0	Fin. Basement Living - 2C		1044 Sq. Ft. 100%
0	Garage (10.3) Area - 11M		1950 Sq. Ft. 100%
0	First Story		2424 Sq. Ft. 100%
0	Second Story		3332 Sq. Ft. 100%
0	DLB		1198 Sq. Ft. 100%
0	Fin. Split Entry - 2D		1198 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$14611.77
2020	Yes	0007	14.713	\$13865.53
2019	Yes	0007	14.839	\$13729.05

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
6/23/2014	QUITCLAIM DEED (ALL TYPE)	Palmer 2014-011536-0
9/13/2010	TRUSTEES DEED	Palmer 2010-018040-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$7,305.88		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	1.66	Taxable Acreage	1.66	Assembly District	003	Precinct	07-100	Fire Service Area	130 Central Mat-Su	Road Service Area	025 Bogard RSA
---------------	------	-----------------	------	-------------------	-----	----------	--------	-------------------	--------------------	-------------------	----------------

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 9053000L012

Site Information

Account Number: 9053000L012 Subdivision: RIDGEWATER COVES CONDOS
 Parcel ID: 80401 City: None
 TRS: S17N01E04 Map: WA10 Tax Map:
 Abbreviated Description (Not for Conveyance): RIDGEWATER COVES CONDOS LOT 12

Site Address: 1807 N Lakeridge Cir

Ownership

Owners: FONOV NIKOLAY & MARINA Buyer:
 Primary Owner's Address: PO BOX 872963 WASILLA AK 99687-2963 Primary Buyer's Address:

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$167,000.00	\$792,600.00	\$959,600.00	2021	\$167,000.00	\$792,600.00	\$959,600.00
2020	\$167,000.00	\$724,200.00	\$891,200.00	2020	\$167,000.00	\$724,200.00	\$891,200.00
2019	\$167,000.00	\$708,400.00	\$875,400.00	2019	\$167,000.00	\$708,400.00	\$875,400.00

Building Information

Structure # of 1: 1
 Residential Units: Standard
 Condition: Full
 Basement: Full
 Year Built: 2015
 Foundation: Concrete Block
 Well: Well 1 - Drilled Well
 Use: Residential Building
 Design: Two Story
 Construction Type: Frame
 Grade: 05.2
 Building Appraisal: \$792600
 Septic: Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat	1 Sq. Ft.	100%
0	Garage (10.3) Area - 11M	1618 Sq. Ft.	100%
0	First Story	2582 Sq. Ft.	100%
0	Second Story	1088 Sq. Ft.	100%
0	DLB	1994 Sq. Ft.	100%
0	Fin. Split Entry - 2D	1994 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$13678.14
2020	Yes	0007	14.713	\$13112.23
2019	Yes	0007	14.839	\$12990.05

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
6/10/2015	UNIT DEED	Palmer 2015-011896-0
9/13/2010	TRUSTEES DEED	Palmer 2010-018040-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$6,839.06		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.92	0.92	Assembly District 003	07-100	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 9053000L013

Site Information

Account Number: 9053000L013 Subdivision: RIDGEWATER COVES CONDOS
 Parcel ID: 24641 City: None
 TRS: S18N01E33 Map WA07: Tax Map:
 Abbreviated Description (Not for Conveyance): RIDGEWATER COVES CONDOS LOT 13

Site Address: 1827 N Lakeridge Cir

Ownership

Owners: STRÖHMEYER GREGORY C STRÖHMEYER Buyers
 CYNTHIA D
 Primary Owner's Address: 1827 N LAKERIDGE CIR WASILLA AK 99654-4382 Primary Buyer's Address:

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed
2021	\$129,000.00	\$629,900.00	\$758,900.00	2021	\$129,000.00	\$629,900.00	\$758,900.00
2020	\$129,000.00	\$628,300.00	\$757,300.00	2020	\$129,000.00	\$628,300.00	\$757,300.00
2019	\$129,000.00	\$621,100.00	\$750,100.00	2019	\$129,000.00	\$621,100.00	\$750,100.00

Building Information

Structure # of 1: 1
 Residential Units: Standard Use: Residential Building
 Condition: Full Design: Daylight Basement
 Basement: Full Construction Type: Frame
 Year Built: 2017 Grade: 05.2
 Foundation: Concrete Block Building Appraisal: \$620400
 Well: Septic:

Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat		1 Sq. Ft. 100%
0	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
0	Garage (10.3) Area - 11M		1163 Sq. Ft. 100%
0	First Story		2147 Sq. Ft. 100%
0	Second Story		274 Sq. Ft. 100%
0	DLB		1862 Sq. Ft. 100%
0	Fin. Split Entry - 2D		1862 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$10817.36
2020	Yes	0007	14.713	\$11142.16
2019	Yes	0007	14.839	\$11130.74

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
4/19/2017	UNIT DEED	Palmer 2017-007168-0
9/13/2010	TRUSTEES DEED	Palmer 2010-018040-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$5,408.68		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.84	0.84	Assembly District 003	07-100	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 9053000L014

Site Information

Account Number	9053000L014	Subdivision	RIDGEWATER COVES CONDOS
Parcel ID	32760	City	None
TRS	S18N01E33	Map W&O7	Tax Map
Abbreviated Description (Not for Conveyance)	RIDGEWATER COVES CONDOS LOT 14		

Site Address 1871 N Lakeridge Cir

Ownership

Owners	EKLE JADE & CHRISTINE MAR	Buyers	
Primary Owner's Address	STE C 645 N JESSICA BROOKE CIR WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$137,000.00	\$562,200.00	\$699,200.00	2021	\$137,000.00	\$562,200.00	\$699,200.00
2020	\$137,000.00	\$525,800.00	\$662,800.00	2020	\$137,000.00	\$525,800.00	\$662,800.00
2019	\$137,000.00	\$516,100.00	\$653,100.00	2019	\$137,000.00	\$516,100.00	\$653,100.00

Building Information

Structure 0 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	One Story
Basement	None	Construction Type	Frame
Year Built		2014 Grade	05.2
Foundation	Concrete Block	Building Appraisal	\$562200
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat		1 Sq. Ft. 100%
0	Fireplace Heatilator - 8N		2 Sq. Ft. 100%
0	Garage 2nd Floor - 11F		728 Sq. Ft. 100%
0	Garage (10.3) Area - 11M		1068 Sq. Ft. 100%
0	First Story		2868 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$9966.40
2020	Yes	0007	14.713	\$9751.77
2019	Yes	0007	14.839	\$9691.36

Recorded Documents

Date	Type	Recording Info (offline link to DNR)
12/18/2020	QUITCLAIM DEED (ALL TYPE)	Palmer 2020-032356-0
5/31/2013	QUITCLAIM DEED (ALL TYPE)	Palmer 2013-011908-0
9/13/2010	TRUSTEES DEED	Palmer 2010-018040-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$4,983.19		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.92	0.92	Assembly District 003	<u>07-100</u>	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/31/2021 3:00:06 AM

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 9053000L015

Site Information

Account Number	9053000L015	Subdivision	RIDGEWATER COVES CONDOS
Parcel ID	76149	City	None
TRS	S18N01E33	Map WA67	Tax Map
Abbreviated Description (Not for Conveyance)	RIDGEWATER COVES CONDOS LOT 15		

Site Address: 1897 N Lakeridge Cir

Ownership

Owners	IMPERATO ADAM E & CRYSTAL	Buyers	
Primary Owner's Address	1897 N LAKERIDGE CIR WASILLA AK 99654-4382	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$132,000.00	\$710,600.00	\$842,600.00	2021	\$132,000.00	\$710,600.00	\$842,600.00
2020	\$132,000.00	\$649,900.00	\$781,900.00	2020	\$132,000.00	\$649,900.00	\$781,900.00
2019	\$132,000.00	\$642,000.00	\$774,000.00	2019	\$132,000.00	\$642,000.00	\$774,000.00

Building Information

Structure 0 of 1			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	Daylight Basement
Basement	Full	Construction Type	Frame
Year Built		Grade	05.3
Foundation	Concrete Block	Building Appraisal	\$701100
Well		Septic	

Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat		1 Sq. Ft. 100%
0	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
0	Garage (10.3) Area - 11M		1348 Sq. Ft. 100%
0	First Story		2563 Sq. Ft. 100%
0	DLB		2563 Sq. Ft. 100%
0	Fin. Split Entry - 2D		2563 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$12010.42
2020	Yes	0007	14.713	\$11504.10
2019	Yes	0007	14.839	\$11485.38

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
2/18/2010	WARRANTY DEED (ALL TYPES)	Palmer 2010-002883-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$6,005.20		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Practinct	Fire Service Area	Road Service Area
0.95	0.95	Assembly District 003	07-100	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 9053000L017

Site Information

Account Number	9053000L017	Subdivision	RIDGEWATER COVES CONDOS
Parcel ID	26724	City	None
TRS	S18N01E33	Map WA07	Tax Map
Abbreviated Description (Not for Conveyance)	RIDGEWATER COVES CONDOS LOT 17		

Site Address	1957 N Lakeridge Cir		
Ownership	NORDSTROM ALECHIA & HANS		
Owners	1957 N LAKERIDGE CIR WASILLA AK 99654		
Primary Owner's Address	Buyers	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$144,000.00	\$538,500.00	\$682,500.00	2021	\$144,000.00	\$538,500.00	\$682,500.00
2020	\$144,000.00	\$510,700.00	\$654,700.00	2020	\$144,000.00	\$510,700.00	\$654,700.00
2019	\$144,000.00	\$503,200.00	\$647,200.00	2019	\$144,000.00	\$503,200.00	\$647,200.00

Building Information

Structure # of 1	1	Use	Residential Building
Residential Units	Standard	Design	One Story
Condition	Full	Construction Type	Frame
Basement	2015	Grade	05.1
Year Built	Concrete Block	Building Appraisal	\$538500
Foundation	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank
Well			

Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat	1 Sq. Ft.	100%
0	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
0	Garage 2nd Floor - 11F	536 Sq. Ft.	100%
0	Garage (10.3) Area - 11M	1092 Sq. Ft.	100%
0	First Story	2132 Sq. Ft.	100%
0	DLB	1952 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0007	14.254	\$9728.37
2020	Yes	0007	14.713	\$9632.60
2019	Yes	0007	14.839	\$9603.81

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
12/18/2020	QUITCLAIM DEED (ALL TYPE)	Palmer 2020-032453-0
12/22/2008	UNIT DEED	Palmer 2008-027049-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$4,864.18	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	1.34	Taxable Acreage	1.34	Assembly District	003	Pmcinct	07-100	Fire Service Area	130 Central Mat-Su	Road Service Area	025 Bogard RSA
---------------	------	-----------------	------	-------------------	-----	---------	--------	-------------------	--------------------	-------------------	----------------

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

This Page Intentionally Left Blank

Matanuska-Susitna Borough Core Area Comprehensive Plan 2007 Update



**Matanuska-Susitna Borough
Department of Planning and Land Use**

Acknowledgements

Borough Assembly

Curtis D. Menard, Mayor

Lynne Woods, Assembly District 1

Cindy Bettine, Assembly District 5

Bill Allen, Assembly District 2

Robert Wells, Assembly District 6

Michelle Church, Assembly District 3

Tom Kluberton, Assembly District 7

Mary Kvalheim, Assembly District 4

Planning Commission

Helga Larson, Chair

Dianne Woodruff, Vice Chair

Vern Halter

Mark Masteller

Ken Klunder

David Webster

Dick Zobel

Borough Manager

John Duffy

Department of Planning and Land Use

Sev Jones, Acting Director

Eileen Probasco, Acting Chief of Planning and Land Use

Lauren Kruer, Planner II

Department of Community Development

Ron Swanson

GIS Division

Tom Herschbach

Consultant

Kevin Waring Associates

Table of Contents

	Page
Chapter 1. Introduction	1
1.1 Purpose of the Comprehensive Plan	1
1.2 Definition of the Core Area	1
1.3 Relation to other Borough Plans and Planning Ordinances.....	3
1.4 Summary of Previous Core Area Comprehensive Planning.....	4
1.5 Public Participation and Review	4
2. Background for Planning	5
2.1 Introduction	5
2.2 People	6
2.3 Economy.....	8
2.4 Land Use	16
2.4.a Land Inventory and Ownership	
2.4.b Existing Land Use	
2.4.c Housing	
2.5 Residential Density	20
2.6 Forecasts.....	21
2.7 Transportation	26
2.8 Green Infrastructure	30
2.9 Utilities	31
2.9.a Water Supply and Sewage Disposal	
2.9.b Solid Waste Disposal	
2.9.c Electric Power	
2.9.d Natural Gas	
2.9.e Storm Water and Meltwater Drainage; Snow Disposal Sites	
2.10 Community Services	34
2.10.a Education	
2.10.b Police Protection	
2.10.c Fire Protection	
2.10.d Recreation	
2.11 Local Government: Structure, Powers, and Finances	35
2.11.a Structure and Powers	
2.11.b Finances	
3. Comprehensive Plan Goals and Policies.....	38
4. Land Use Plan Map.....	59
References	

List of Tables

- Table 1. Historic Population, 1990-2005, Core Area, Palmer, Wasilla, and Mat-Su Borough
- Table 2. Residents per Local Job, Mat-Su Borough, 1990-2004
- Table 3. Employment in Selected Growth Sectors, Mat-Su Borough, 2000-2004
- Table 4. Employees per Acre by Land Use
- Table 5. Land Ownership (acres), Core Area, 2005
- Table 6. Existing Land Use, Core Area, 2005
- Table 7. Comparative land use, Core Area and Anchorage Bowl
- Table 8. Population Density, Core Area and Cities of Palmer and Wasilla, 2005
- Table 9. Existing and Forecast Population and Employment, Core Area, 2000, 2005, and 2025
- Table 10. MSB LRTP Needed Road Improvements in Addition to 2025 Base Level Improvements
- Table 11. Standards for Parks and Open Space
- Table 12. Structures for Local Governance in the Core Area
- Table 13. Assessed Property Valuation, by Use, 2004, Mat-Su Borough and Select Boroughs
- Table 14. Fiscal Indicators, 2005, Mat-Su Borough and Select Boroughs
- Table 15. Matrix of Goals and Policies

List of Figures

- Figure 1. Vicinity Map, Core Area
- Figure 2. Comparative Population Growth Rates, 1990-2005
- Figure 3. Historic Aerial Photo
- Figure 4. Historic Aerial Photo
- Figure 5. Historic Aerial Photo
- Figure 6. Historic Aerial Photo
- Figure 6A. Existing Land Use and Ownership
- Figure 7. Historic and Forecast Population, Core Area, 1990-2025 (in 1,000s)
- Figure 8: Potential Commercial/Retail Job Growth Areas, Core Area, 2005-2025
- Figure 9: Potential Non-Retail Job Growth Areas, Core Area, 2005-2025
- Figure 10: Potential Residential Growth Areas, Core Area, 2005-2025
- Figure 11. Recommended LRTP Transportation Improvements through 2025
- Figure 12. Certified Service Areas for Public Water and Sewer Utilities, Cities of Palmer and Wasilla
- Figure 13. Parks, Recreation, and Open Space Plan –Open Space Concept, Central Area Map
- Figure 14. Core Area Land Use Plan Map

Chapter 1. Introduction

1.1 Purpose of the Comprehensive Plan

The Matanuska-Susitna Borough's Core Area has about 25,000 residents. It is more populous than any incorporated city in the state except Fairbanks. It is growing at a faster rate than any city in the state. The Core Area is expected to more than double in population over the next two decades. More than 40 percent of the Core Area's total land base is already developed. Much of the balance is primed for development.

The purpose of this Core Area Comprehensive Plan Update is to set out goals and policies to guide development in the Core Area in a manner that will enhance the quality of life and the public health, safety, and welfare. These goals and policies will guide public and private decisions about land use and public infrastructure for the Core Area.

The time horizon for the plan extends from the present through 2025. In the Core Area, by 2025¹

- About 15,200 new homes will be built;
- Trade and services activity will triple;
- Most vacant private land will be developed for homes and businesses;
- The transportation system will need to more than double its capacity;
- Unless properly managed, opportunities to acquire public open space and sites for public facilities will decrease;
- Unless properly managed, some treasured features of life in the Core Area – a semi-rural lifestyle, the natural landscape, plentiful open space – will diminish;
- The structure for local governance will evolve;
- Borough government will spend billions of dollars for public improvements and services, and private investors will invest many billions more.

The Comprehensive Plan Update is a policy blueprint for future community development. After its adoption, its effectiveness will stem from its influence on public and private land use decisions, public decisions about capital improvements and public services, environmental management, and inter-governmental coordination.

1.2 Definition of the Core Area

The Core Area is a 91 square-mile unincorporated area between the cities of Palmer and Wasilla (Figure 1). It includes suburban and semi-rural residential subdivisions, mushrooming commercial corridors along the Parks Highway and Palmer-Wasilla Highway, public lands, numerous lakes and stream corridors, and large-acre farmland and homestead tracts with potential for future development.

¹ The population, economic, and land use forecasts are from Chapter 3.

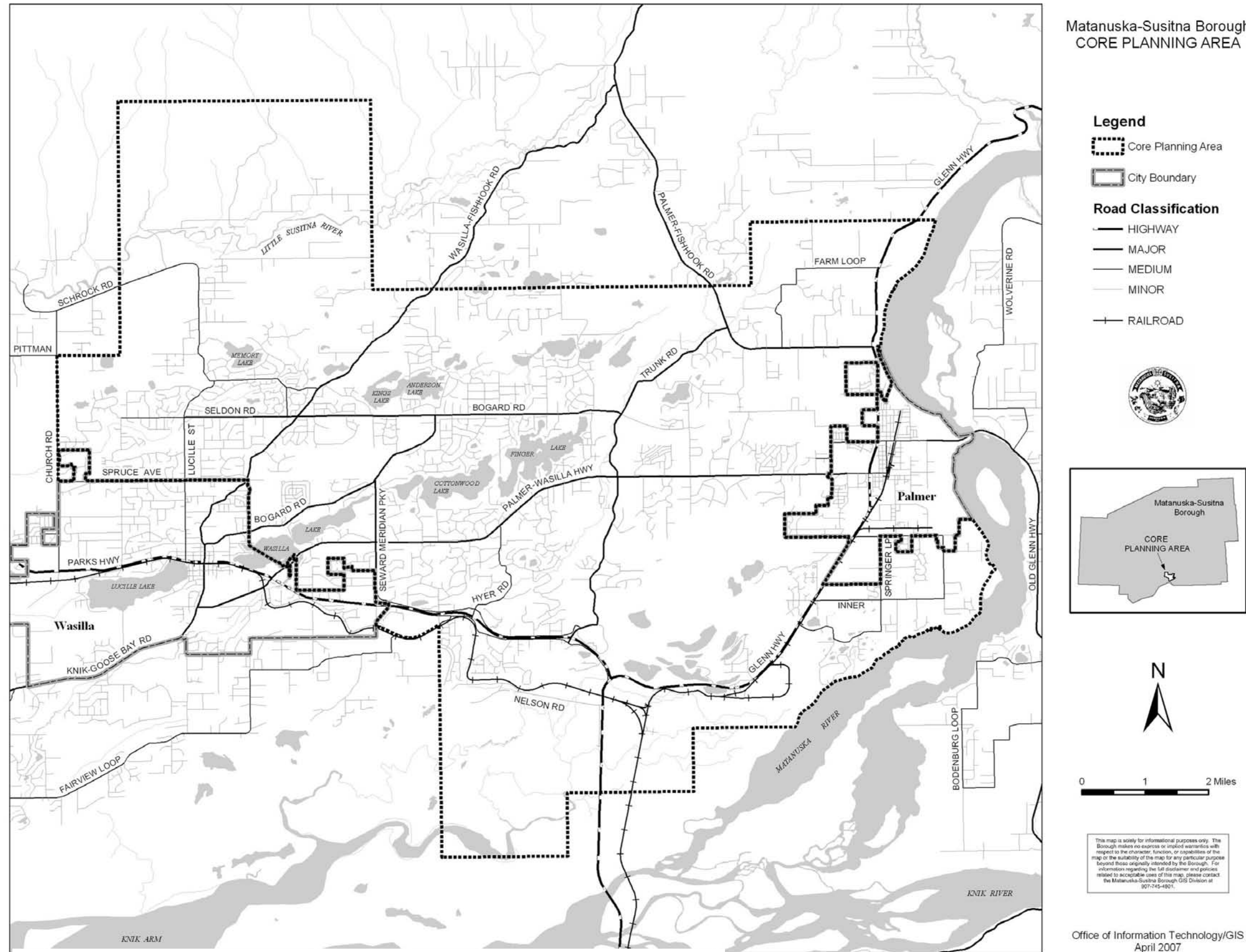


Figure 1: Vicinity Map, Core Area

Beyond that, the Core Area is a mixture of political, administrative, and social units. It includes

- Five advisory community councils (Farm Loop, Gateway, North Lakes, South Lakes, Tanaina), plus areas outside any community council;
- Parts of five road service areas, plus areas outside any road service area;
- Parts of three fire service areas, plus areas outside any fire service area;
- Parts of the water/sewer service areas of the cities of Palmer and Wasilla;
- Parts of five assembly districts;
- Five lake management plans;
- Seven residential land use districts;
- One census designated place, plus parts of eight others;
- Much of the Palmer and Wasilla trade areas.

In summary, the Core Area is a well-defined planning area, but has numerous political, administrative and advisory bodies that share responsibility to make and implement local governmental decisions.

1.3 Relation to other Borough Plans and Planning Ordinances

Alaska state law mandates that all boroughs “shall provide for planning, platting, and land use regulation on an areawide basis”.² The Matanuska-Susitna Borough has adopted a comprehensive plan, exercises platting authority, and regulates land use borough-wide except that it has delegated selected planning powers to the cities of Palmer, Wasilla and Houston. The borough comprehensive plan is a mosaic of many separate plan elements:

- The borough-wide Comprehensive Plan and Coastal Management Plan
- The Core Area Comprehensive Plan and several other city and community comprehensive plans
- Functional plans such as the Long Range Transportation Plan; the Parks, Recreation and Open Space Plan; the Recreational Trails Plan; the Point McKenzie Port Master Plan; the Community Health Plan; and the Rail Corridor Study
- Thirty-five lake management plans

The relevant recommendations of other borough comprehensive plan elements are integrated into this Core Area Comprehensive Plan. This plan may not contradict any of the goals and policies found within the borough’s overall Comprehensive Plan.

The Core Area is distinct from the cities of Palmer and Wasilla, but its ongoing development is intertwined with those cities and with Anchorage’s economy. Palmer and Wasilla, under borough-delegated authority, have adopted and implement their own comprehensive plans which are part of the borough comprehensive plan. The cities collaborate with the borough in delivery of some public services (libraries, fire, EMS) outside their boundaries. They have authority to exercise other extra-territorial powers, most importantly, public water and sewer services. The Core Area and the cities interact most directly at their common boundaries. Both cities have

² AS 29.40.010(a).

recently annexed territory from the Core Area. They may seek future annexations of adjacent urbanizing tracts. For all these reasons, coordination between Core Area and Palmer and Wasilla comprehensive plans is advisable.

The borough's annual Capital Improvement Program is a vital tool for plan implementation, but not an official element of the borough comprehensive plan.

The main borough planning ordinances that affect the Core Area are

- The general provisions for borough planning administration in MSB Title 15;
- The platting requirements of MSB Title 27;
- The Core Area conditional use permit requirements of MSB 17.61;
- The regulations on earth material extraction industries in MSB 17.28 – 17.30;
- The regulation of motorized uses on certain lakes and waterways in MSB 17.58;
- Several other land use regulations in MSB Title 17.

The Assembly adopted MSB 17.02, Mandatory Land Use Permit, in March 2007. The borough has not adopted a building permit system or comprehensive building code, and the Core Area has no such requirements.

The borough actively participates in the planning and decision-making processes of federal and state agencies with planning or land management responsibilities within the borough. This is an important means of coordinating state and federal activities with borough plans and policies.

1.4 Summary of Previous Core Area Comprehensive Planning

The first Core Area Comprehensive Plan was adopted in 1993, later amended in 1994 and 1997. In 2002, the borough hired the planning consultant firm peter j. smith & company, inc. to update the plan. The consultants, together with borough staff, conducted an extensive public process through May of 2004. At that time, the borough paused the comprehensive plan update project, in part to synchronize it with the Long Range Transportation Plan (LRTP), another key element of the borough Comprehensive Plan. The LRTP is now complete, and the Core Area Comprehensive Plan Update is being completed in coordination with the final LRTP.

1.5 Public Participation and Review

The typical public involvement process includes; open houses, survey questionnaires, public presentations, focus groups, and both informal and formal requests for public comments.

The Borough uses a formal process to adopt its plans. The formal process begins with the plan's review by the affected community council(s) and area residents. During the 30 day public review period the draft is available on-line, at the planning office, and local libraries. Comments about the draft should be submitted during the review period to the planning department. After the plan is reviewed it is introduced and a public hearing is held by the Planning Commission. The Planning Commission then makes its recommendations to the Borough Assembly. Another

public hearing is held at this stage, giving residents another opportunity to speak about the plan. Following the public hearing the assembly will give the final decision to either adopt, amend, or defeat the plan.

Chapter 2. Background for Planning

This background chapter summarizes the key facts about the Core Area that help frame planning issues and choices.

Population and economic growth drives demand for sites for homes, workplaces, public improvements and other land uses. This chapter highlights recent population, economic, and land use trends for the Core Area, and presents data and forecasts for the planning period 2005-2025. It also briefly profiles the public infrastructure and services that are most critical to the ongoing development of the Core Area.

2.1 Introduction

Over the past fifteen years, the rate of population and job growth in the Matanuska-Susitna Borough has surpassed all other regions of the state. The Core Area has been one of the fastest-growing parts of the borough. Palmer and Wasilla have both grown significantly, but the unincorporated suburban/rural area between the two towns has experienced even greater growth (Figure 2).

The Core Area now has more than twice as many residents as Palmer and Wasilla combined. The broad settlement pattern resembles two small central towns, surrounded by extensive suburbanizing areas forming at the outskirts of the towns, along the main highways, and on lakefronts. Much of the more accessible and attractive private property is already developed or being developed.

Historically, job opportunities in the Core Area have been scarce. Many Core Area residents traveled to Palmer, Wasilla, Anchorage and elsewhere in the state to work, shop, and obtain services. This pattern is gradually changing as the local trade and services economy expands.

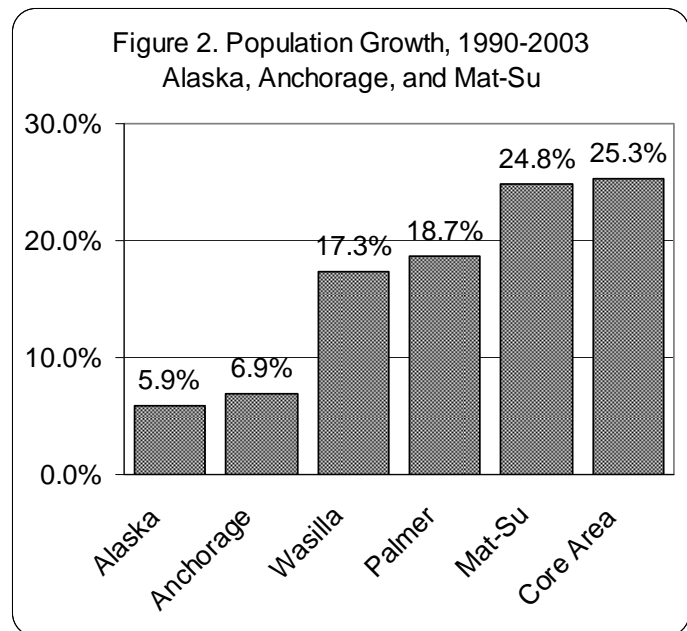


Figure 2

The Core Area's appeal – lower land and housing costs, a more rural “Alaskan” quality of life, an attractive natural landscape, light-handed government – draws many homebuyers from Anchorage. Many Core Area residents have moved there despite the inconvenience of a daily work commute to Anchorage.

History and Archaeology

The history of the Matanuska-Susitna Borough Core Area is the history of the Matanuska and Susitna Valley region. The Core Area, which spans the distance between Palmer and Wasilla, is rich in the history of those two principal borough communities. The towns were respectively founded to support gold mining north of the core area and farming within it early in the twentieth century. The Alaska Railroad and its spur to coal fields north of Palmer add to the area's history. But long before this more well-known history, the Dena'ina (Tanaina) Athabascan Indians used and perhaps settled in the core area.



Dena'ina Chief Vasilla, his wife Undudya, and their son circa 1906, near Wasilla Lake (Anchorage Museum of History and Art)

For planning purposes, locating sites related to past events and past people is important, because such sites give residents a sense of place and pride in their community and because such sites can attract visitors. The borough is fortunate to have some of the best examples of historic agricultural sites in the state. The Alaska Division of Parks and Outdoor Recreation Office of history and Archaeology lists 180 Alaska Heritage Resource Survey (AHRs) sites in the core area. The vast majority of these historical or archaeological sites are related to farms and homesteads. They have been reported, but most have not been thoroughly analyzed for significance. While there may be many significant sites among the 180 sites, the limited analysis has led to limited recognition of national significance. Only eight sites have been determined eligible for inclusion of the National Register of Historic Places. As development continues in the Core Area into the twenty-first century, the borough and state will want to be sure that no invaluable site is lost and may want to actively encourage preserving some sites so that future generations of valley residents understand how the region developed.

2.2 People

From 1990 to 2000, the Core Area added about 5,500 residents to reach about 20,600 residents. Since 2000, growth has accelerated. The Core Area has added another 5,200 residents, up to about 25,800 residents by 2005 (Table 1). The growth rate averaged about five percent annually during that time. Some population groups are growing faster than others.³

³ The figures below are from the 2000 census and Alaska Economic Trends, December 2005.

Table 1. Historic Population, 1990 -2005
Core Area, Palmer, Wasilla, and Mat-Su Borough

	1990 ¹	2000 ¹	2005 ²
Core Area (estimated)	15,081	20,593	25,798
Palmer	2,866	4,533	5,382
Wasilla	4,028	5,469	6,413
Mat-Su Borough	39,683	59,322	74,041

Sources: ¹U.S. Census Bureau; ²Alaska Department of Labor and Workforce Development.

- More of the Core Area’s growth stems from net migration (more in-migrants than out-migrants) rather than natural increase (more births than deaths). The Mat-Su Borough, including the Core Area, is the only region of the state where net migration exceeds natural increase. This fact signifies that most new Core Area residents live there by choice, not because they were born there or work there. This in-migration helps drive housing demand.
- The 25 to 40 year age group is growing faster than the overall population. Many newcomers in that age belong to families with young children. This group particularly drives new housing demand and construction.
- School-age children have remained a constant share of total population – about 25 percent. This suggests that demand for schools and other public services geared to schoolchildren will rise in step with overall population growth.
- Seniors are a small part of the total population, but also the fastest growing age group. This implies that demand will climb for the types of services and housing (e.g., health care and smaller single-floor dwelling units) favored by seniors.
- Many young adults move away after high school to pursue educational and career opportunities. There are about half as many residents in the 20-24 years age group as in the 15-19 years age group. This gap is a rough measure of the extent to which young adults are leaving the community.

Question: How many people live and work in the Core Area?

Answer: We don’t know exactly.

The U.S. Census Bureau and the Alaska Department of Labor and Workforce Development are the most authoritative sources of local population and economic data. These agencies do not publish data for the Core Area, which is not a defined political unit. They do, however, publish data for other local geographic units that more or less approximate the Core Area. These data can be used to estimate population and economic activity for the Core Area.

The estimates give a good picture of population and economic trends in the Core Area. Even though the absolute numbers are estimates, the percentage breakdowns are reliable.

2.3 Economy

After a long period as a satellite to Anchorage’s economy, the Mat-Su Borough, including the Core Area, is emerging as a dynamic economic region on its own account. In the 1990s, it was the state’s strongest growing economic region.

The Core Area’s workforce is highly mobile. Its job market includes the greater Palmer and Wasilla labor areas as well as Anchorage. Ninety-six percent of Mat-Su Borough’s local employment is in the Palmer and Wasilla labor areas. Thus, borough-wide data fairly reflect the Core Area’s local job market.

Historically, the borough has been job poor. Its employment base was concentrated in Palmer and Wasilla and depended heavily on the public sector. The ratio of residents to local jobs was very high; in 1990, there were 5.6 residents for every local wage job (Table 2). Unemployment rates were high, typically above 10 percent. About half of Mat-Su’s workers commuted to jobs in Anchorage and other parts of the state.

More recently, strong population growth and prosperity have been transforming the region’s economy in two ways. First, a residential and commercial building boom has boosted construction, building and landscape materials supply, home furnishings, banking and real estate, and other growth-linked sectors.

Second, rapid population growth has also expanded the market for local trade and service businesses. With market growth, it becomes profitable to sell locally many goods and services formerly bought or brought from elsewhere. This process – economists call it “import substitution” – can be a powerful force for local growth. It can trigger job growth and further population growth, and create spiraling demand for commercial development. This “virtuous cycle” has intensified job and population growth over the past decade. As the region’s economy continues to mature over the years ahead, it will add many more retail and service sector businesses and jobs before it reaches saturation.

Table 2. Residents per Local Job MSB, 1990-2004

	Residents per Local Job
1990	5.6
2000	4.8
2004	4.4

Source: Alaska Department of Labor & Workforce Development.

Even so, the region’s basic employment – jobs that earn income for the home region by selling local goods and services to buyers in other regions – remains weak. For example, manufacturing, agriculture and mining account for only 2 percent of the region’s jobs compared to 14 percent nationally. Instead, local residents still bring home much of their household income from out-of-region employment. Commuters are, in effect, the region’s basic employees, exporting their labor and bringing home income. As late as 2003, about 45 percent of Mat-Su workers commuted to jobs in Anchorage (34 percent) or elsewhere in the state (11 percent).⁴

⁴ Alaska Economic Trends, December 2005.

Lately, job growth has accelerated, even outpacing population growth. Since 2000, job growth has averaged seven percent annually, almost twice the rate of population growth four percent). The ratio of residents per job dropped from 4.8 to 4.4 (Table 2). Job growth has been especially strong in the construction, trade, health care, and leisure and hospitality sectors (Table 3). These sectors accounted for 63 percent of all job growth.

Table 3. Employment in Selected Growth Sectors, Mat-Su Borough, 2000-2004

Sector	Employment		Increase 2000-2004	
	2000	2004	Number	Percent
Construction	1,136	1,736	+573	49%
Trade	2,467	3,036	+569	23%
Health care & social assistance	1,561	2,161	+600	38%
Leisure & hospitality	1,323	1,917	+594	45%
All other	5,874	7,237	+1,363	23%
Total	12,361	16,087	+3,726	30%

Source: Alaska Department of Labor and Workforce Development.

These economic trends have significant land use implications. The make-up of economic growth affects the mix of demand for specific land uses, e.g, big box stores, professional offices, eating establishments, and motels. Also, different types of workplaces typically support different employment densities. For example, office-based businesses are intensive land uses that typically support twice as many employees per acre as service businesses, and three times as many as retail stores (Table 4). Industry and transportation-related businesses such as warehousing are extensive land uses that support the fewest jobs per acre.

Similarly, diversification of the local support sector and the persistence of commuting influences on local and inter-regional traffic patterns. More local businesses mean fewer shopping trips to Anchorage, but more local daytime and evening traffic. On the other hand, commuters boost week-day work-day traffic between Mat-Su and Anchorage. Mat-Su residents spend more time going to and from work (average travel time to work is 40.7 minutes) than any region in the state, more than twice Anchorage's (19.6 minutes). Also, 50 percent more Mat-Su households than Anchorage households own three or more vehicles.⁵

Table 4. Employees per Acre by Land Use

Land Use	Employees per Acre
Retail	18
Services	29
Offices	58
Industrial	6
Transportation	1-2

Source: Adapted from the Anchorage Bowl Commercial and Industrial Land Use Study.

Household incomes and purchasing power in the Core Area are well above average. According to the 2000 census, the median household income in all four of the census designated places that together comprise most of the Core Area (Farm Loop - \$55,234; Gateway - \$60,385; Lakes - \$63,250; Tanaina - \$64,491) was higher than the in borough overall (\$51,221) or statewide (\$51,571).

History of Settlement in the Core Area

The following series (Figures 3-6) of aerial photos illustrates how landforms and roads have shaped the pattern of settlement in the Core Area.

1949: Settlement is centered at Palmer, mostly on agricultural lands, and near the Glenn Highway and Alaska Railroad. Wasilla is a small cross-roads town. The future circulation pattern – partly section line right-of-ways, partly winding roadways dictated by lakes and landforms – is already visible. Core Area development is spotty along rural roads.

1985: With completion of the Parks Highway, Wasilla’s development footprint has expanded. The elongated east-west lakes and moraines inhibit north-south travel, so Core Area development takes an east-west form. Commercial corridors are emerging along the Parks and Palmer Wasilla highways. Subdivisions cluster along main roads and around the lakes between Palmer and Wasilla.

1996: Residential settlement accelerates, notably north of Wasilla, east of Wasilla between the Parks Highway and Bogard Road, and west of Palmer.

2004: Development continues to intensify along the Parks and Palmer Wasilla highways. Infill residential development coalesces north and east of Wasilla and west of Palmer. Few large undisturbed natural areas, most of them public lands, remain.



Retail Development, Palmer-Wasilla Highway (Sandra Petal, MSB)

⁵ The 2000 census is the source for the travel time to work and vehicle ownership figures.

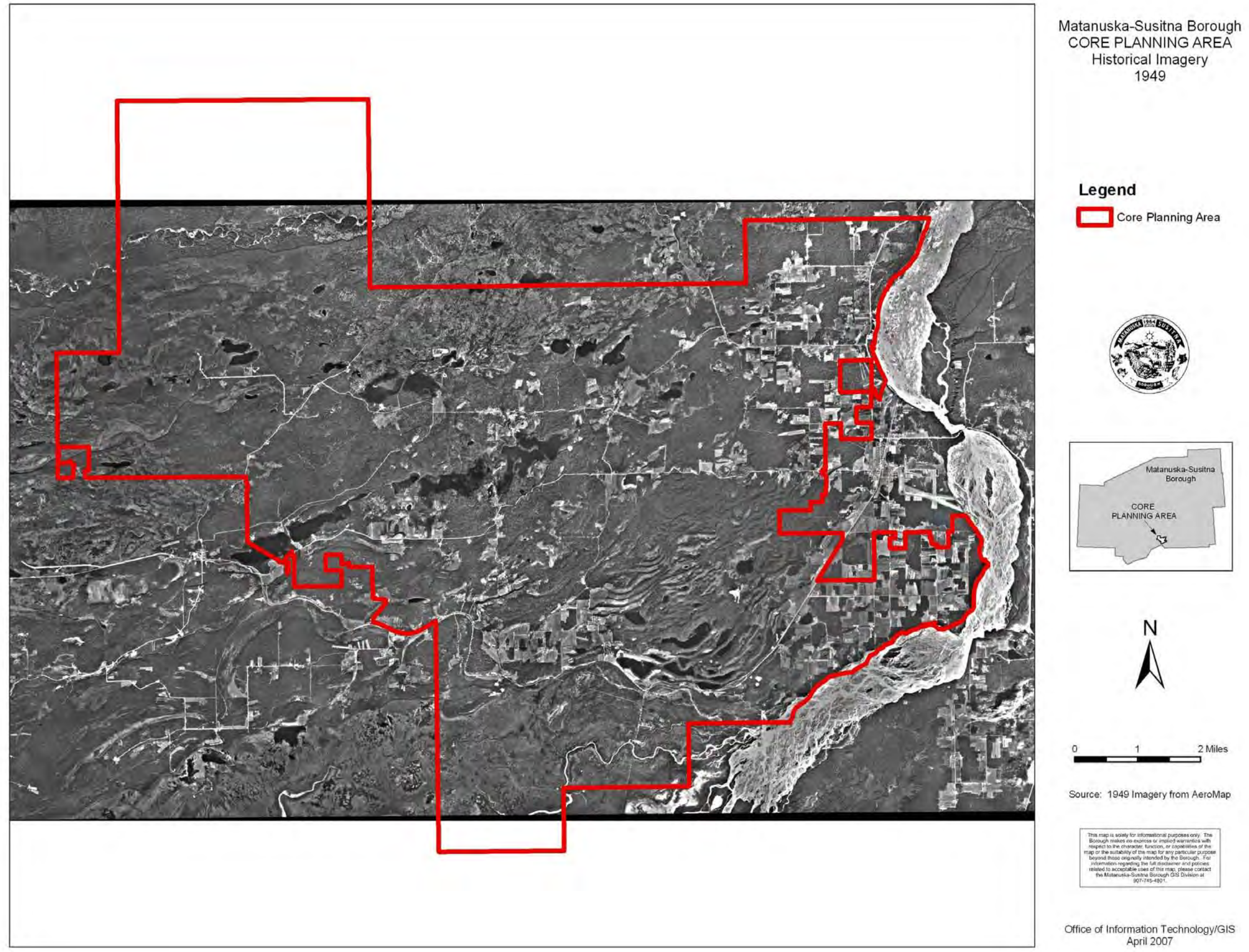
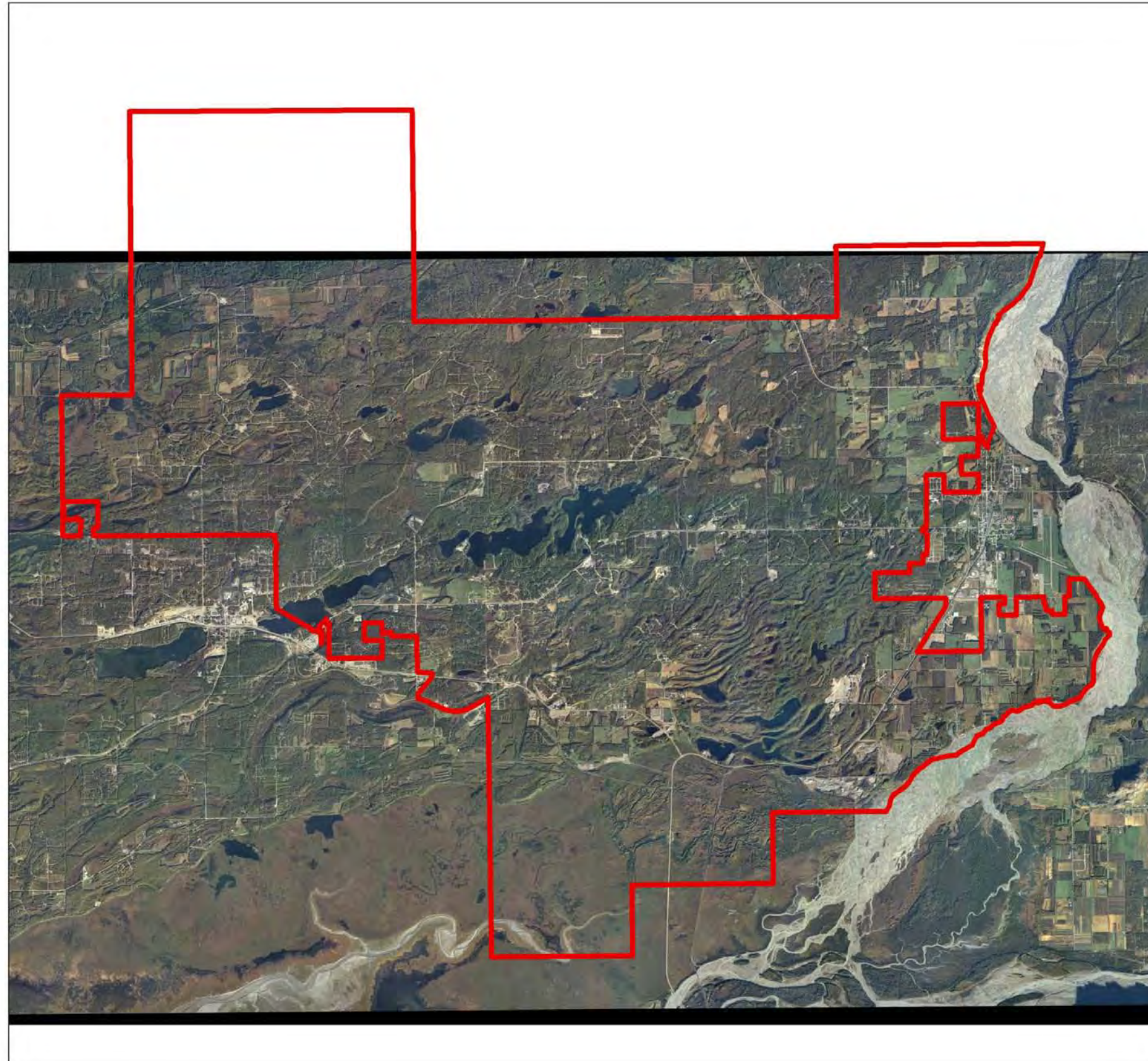



Figure 3: 1949 Aerial Photograph, Core Area



Matanuska-Susitna Borough
CORE PLANNING AREA
Historical Imagery
1985

Legend

 Core Planning Area

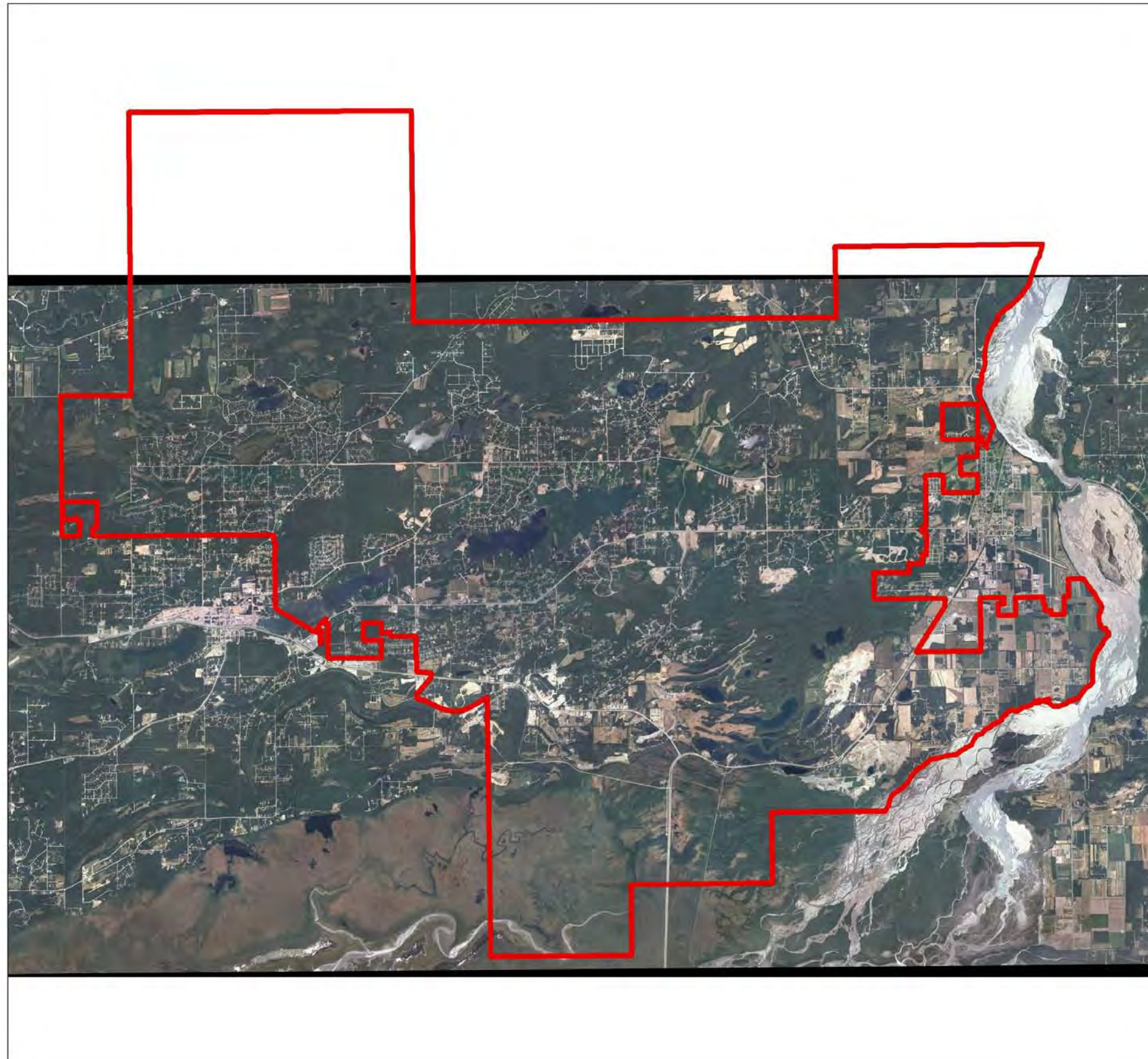


Source: 1985 Imagery from AeroMap

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of this map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-745-4801.

Office of Information Technology/GIS
April 2007

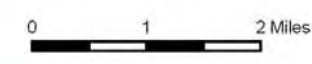
Figure 4: 1985 Aerial Photograph, Core Area



Matanuska-Susitna Borough
CORE PLANNING AREA
Historical Imagery
1996

Legend

 Core Planning Area

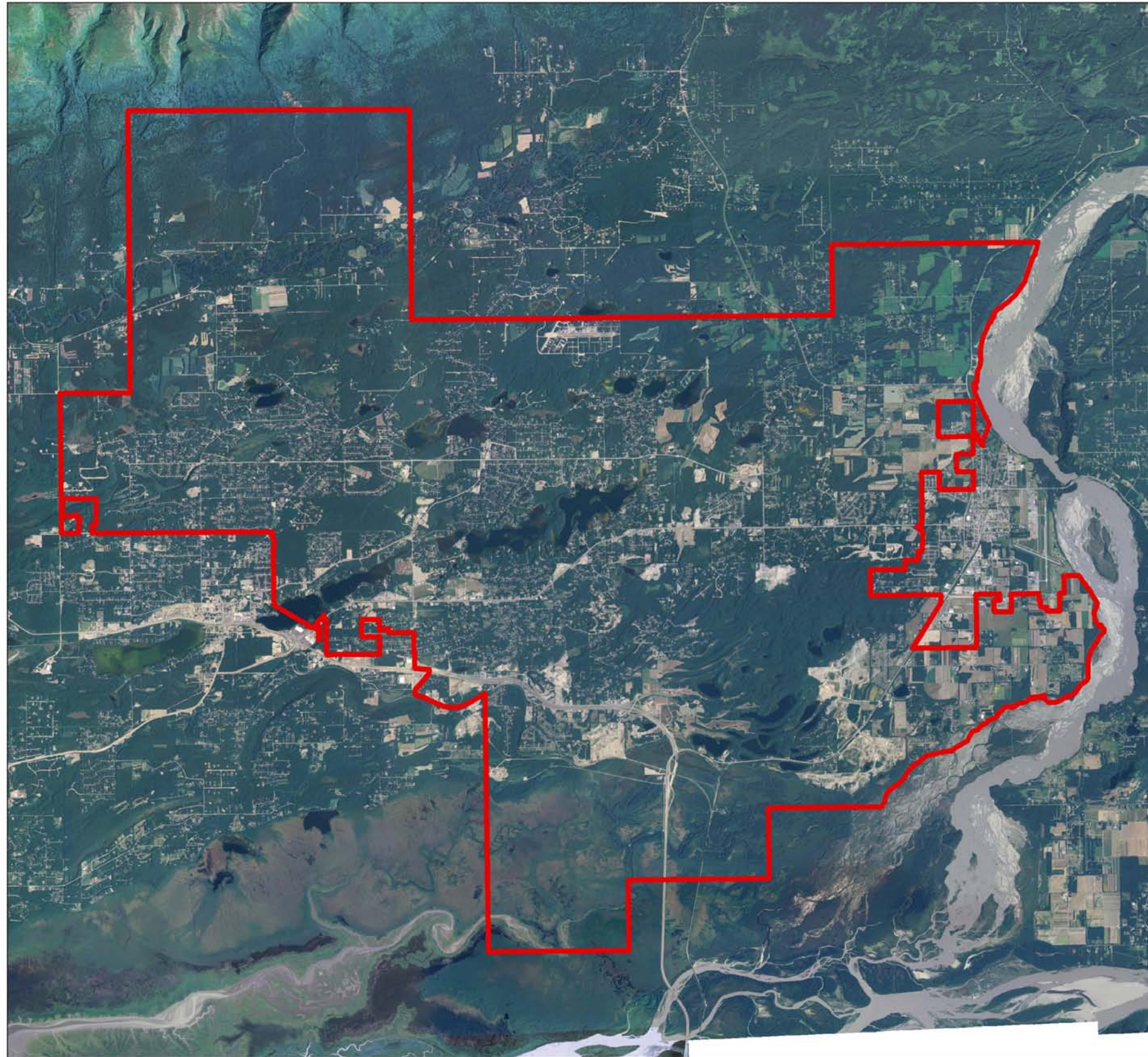


Source: 1996 Imagery from AeroMap

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-745-4901.

Office of Information Technology/GIS
April 2007

Figure 5: 1996 Aerial Photograph, Core Area



Matanuska-Susitna Borough
CORE PLANNING AREA
Historical Imagery
2004

Legend

 Core Planning Area



Source: 2004 USDA/NRCS Aerial Survey

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-745-4801.

Office of Information Technology/GIS
April 2007

Figure 6: 2004 Aerial Photograph, Core Area

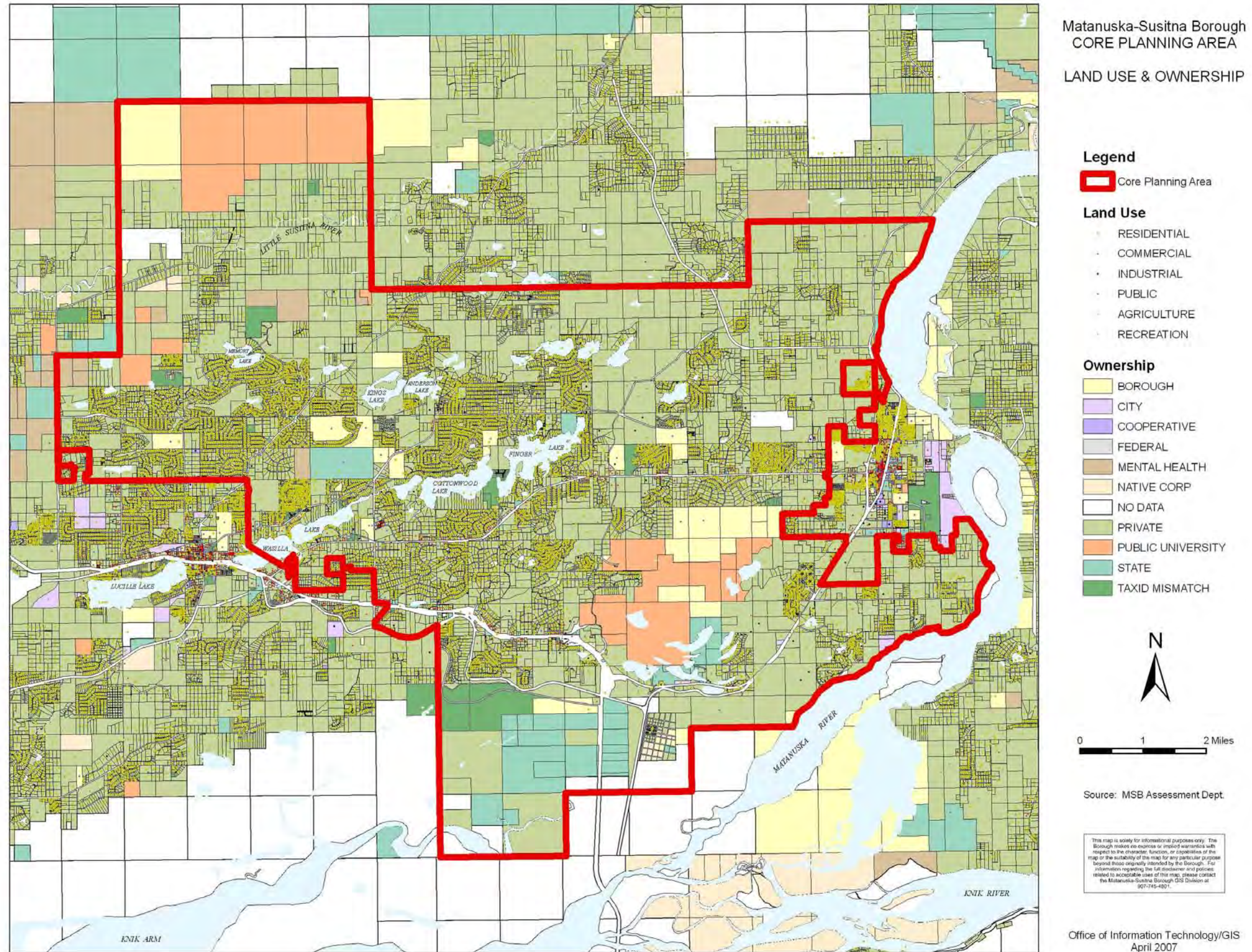


Figure 6a - Existing Land Use and Ownership

2.4 Land Use

2.4.a Land Inventory and Ownership

Even with the headlong residential and commercial growth of the past two decades, the Core Area still has a substantial but diminishing supply of undeveloped private land.

The Core Area’s land base encompasses about 53,559 acres (Table 5).⁶ Overall, most land (76.7 percent) in the Core Area is privately owned. Public lands are owned by the State of Alaska (8.5 percent), the borough (1.3 percent), and other public owners (3.5 percent). Finally, the Mental Health Trust Authority (5.6 percent) and the University of Alaska (4.3 percent) own trust lands.

Table 5. Land Ownership (acres), Core Area, 2005

	Developed	Vacant	Total	Percent
Private	21,209	19,894	41,103	76.7%
Public				
State of Alaska	381	4,179	4,560	8.5%
MHTA	826	2,150	2,976	5.6%
Other	0	1,882	1,882	3.5%
Trust Lands				
University of Alaska	49	2,267	2,316	4.3%
Borough	130	592*	722	1.3%
Total	22,595	30,964	53,559	100%

Source: Mat-Su Borough GIS.

Note: This information is based on assessment records of taxable property and may not fully reflect all developed public lands.

*The borough land identified as vacant is classified as a reserved use. Contact the borough Department of Community Development for details.

There is a substantial difference in the development status of private and publicly owned lands. Overall, as of 2005, about 22,595 acres or 42 percent was developed, that is, improved with one or more structures. Almost all (94 percent) of the developed land was privately owned. About two-thirds of the remaining vacant land was privately owned. Relatively little developed land was publicly owned (6 percent) and relatively little public land was developed (about 1,400 of 11,100 acres or 11 percent). State properties such as the Palmer Hay Flats State Game Refuge and Kepler-Bradley Lakes State Recreation Area comprise a substantial share of all public lands in the Core Area and are dedicated to recreation and wildlife habitat.

As of 2005, more private land was already developed (about 21,200 acres) than remained vacant (about 19,900 acres) for future development. This measurement of the acreage available to absorb additional growth in the Core Area needs several qualifiers. Some of the “developed” property consists of farmlands, large homesteads, and earth materials extraction sites with potential for subdivision and more intensive development. Additionally, some trust land owned

⁶ These land use data are based on borough assessment records. For various technical reasons, assessment data categories do not correspond exactly with conventional land use data categories. Nevertheless, the assessment records generally reflect the overall land use picture in the Core Area.

by the University of Alaska or the Mental Health Trust Authority and intended for revenue generation may be made available for private development. Some vacant lands have limited or no potential for building purposes due to site limitations such as steep slopes, wetlands, poor soils, or flood or erosion hazards. Also, about 20 to 25 percent of the gross acreage of unsubdivided tracts is typically needed for such purposes as rights-of-way and easements.

2.4.b Existing Land Use

The Core Area’s pattern of existing land use (Table 6) reflects its early history as an agricultural settlement, then as a bedroom community for commuters. Only in the past decade has the Core Area begun to develop its due share of commercial uses. The net result is that the Core Area’s land use pattern is heavily skewed toward residential uses, with a lagging but growing share of commercial land uses. Industrial uses are few, consisting mainly of earth materials extraction sites. Agriculture land uses, once prevalent, are declining as farmland is developed for other uses.⁷ Even so, agriculture remains a viable economic activity and a substantial land use.

Table 6. Existing Land Use, Core Area, 2005

Land Use	Acres
Residential	18,604
Commercial	1,100
Industrial	574
Agricultural	605
Public	1,405
Recreation	262
Total	22,595

Note: The extent of agricultural land use is understated because parcels in multiple use (e.g., farmhouse plus agriculture) are typically classified as in residential use.

Source: Mat-Su Borough GIS.

A comparison of the Core Area’s land use profile with the more urbanized, but similarly sized, Anchorage Bowl⁸ shows the extent to which residential uses predominate (Table 7). Residences account for over 82 percent of land use in the Core Area compared to only 48 percent in the Anchorage Bowl. On the other hand, commercial and industrial uses in the Core Area together add up to less than 8 percent of existing uses compared to about 14 percent in the Anchorage

⁷ Table 6 understates the acreage currently in agricultural use. The assessment data on which the land use inventory is based assigns a primary use to parcels that support multiple uses. Thus, a parcel with both a farmhouse and agricultural uses may be classified as a residential use.

⁸ The Anchorage Bowl includes the 100 square mile area between Muldoon Road and Potter and bounded by Chugach State Park. By comparison, the Core Area encompasses approximately 91 square miles.

Bowl. The dominance of residential land uses and the relative lack of commercial and industrial development significantly affects local transportation patterns and the borough’s property tax base.

Table 7 points to another major difference between the Core Area and the Anchorage Bowl. The Core Area has less than 300 acres of dedicated local parks and open space. For comparison, the densely settled Anchorage Bowl, with over 10,800 acres of dedicated local parks and open space, has nearly five times as much park and open space per resident as the Core Area. Much of the Core Area’s “apparent” open space is actually private farmland and woodlands and unbuilt subdivisions apt to be developed in the years ahead.

Table 7. Comparative Land Use
Core Area and Anchorage Bowl

Land Use	Core Area (91 sq. miles)	Anchorage Bowl (100 sq. miles)
Residential	82.3%	47.1%
Commercial	4.9%	7.0%
Industrial	2.6%	6.8%
Agricultural	2.7%	--
Public	6.4%	10.1% ¹
Parks/Open Space	1.1%	29.0%
Total	100.0%	100.0

¹ Omits Ted Stevens International Airport, the Alaska Railroad, the Port of Anchorage, and public rights-of-way.

Source: Mat-Su Borough GIS; Anchorage 2020.

With the above considerations in mind, and assuming the Core Area’s population grows at the rate forecast, it is plausible that its buildable private vacant land will be almost fully subdivided and largely developed over the next two decades. A major factor for the long-term capacity of the Core Area to absorb additional residents will be the extent to which the diminishing land supply and rising land prices induce home builders and buyers to opt for higher residential densities. Escalating land costs will prompt development of agricultural land and more intensive redevelopment of underused or obsolete properties. Meanwhile, potential sites for public improvements will become increasingly scarce and expensive. Most privately owned apparent open space will disappear from view.

Sand and Gravel Extraction

Sand and gravel are essential for development. The Core Area has abundant sand and gravel resources which are the basis for a major local industry. The Core Area produces about half of the state's sand and gravel supply, including much of Mat-Su's and most of Anchorage's supply. Figure 12 shows the location of gravel pits now in operation in the Core Area.



Earth Materials Extraction (Sandra Petal, MSB)

The growth forecast for Mat-Su and Anchorage means that sand and gravel extraction will remain a major industry in the Core Area.

Large-scale sand and gravel extraction poses significant public issues. During operations, there is potential for conflicts with neighboring land uses over traffic and public safety, visual aesthetics, dust, noise, and water quality. Site restoration or reclamation after operations are over may become an issue.

MSB 17.28 limits earth materials extraction on 20+ acre sites to borough-designated interim use districts. The ordinance also requires

- A site development plan, consistent with standards for site characteristics, phasing of operations, access, visual screening, noise and light mitigation, and water quality protection;
- Compliance with applicable federal and state laws, including a reclamation plan per AS 27.19.

MSB 17.30 requires administrative or conditional use permits for extraction operations on sites smaller than 40 acres.

In time, as growth continues and land values appreciate, depleted gravel pits with advantageous locations often become valuable real estate. In fact, some of the gravel pits near the Glenn-Parks Y and south of Palmer are particularly well-located for future development for other uses. They have good access to the Glenn or Parks Highways, are near regional university and hospital facilities and parklands, with access to water, sewer, power, and natural gas utilities. These features endow them with potential to become prime sites for such uses as residential subdivisions, major institutions, business and industrial parks, retail centers, and recreational facilities.

Many of Anchorage's former gravel pits have been reclaimed for residential subdivisions (e.g., Kincaid Estates, Eastridge, Reflection Lake), public parks (Cheney and Taku Lakes, Waldron Park), institutions (Tudor Centre/Alaska Native Medical Center, Alaska Native Heritage Center, University of Alaska Anchorage), retail centers (Northway Mall, Lowe's), and industry.

2.4.c Housing

Housing is the most extensive single land use in the Core Area and most families' biggest investment. Housing patterns in the Core Area are distinctive in ways that are significant for land use planning. According to the 2000 census, the Core Area

- Has the highest rate of home ownership (84 percent) in the state, well above the statewide average (63 percent);
- Has a higher rate of single-family homes (83 percent) than any of the state's urban boroughs, well above the statewide average (59 percent);
- Has a higher average household size than any of the urban boroughs for both owner-occupied (3.1 persons per household) and rented (2.9 persons) housing units;
- Has a smaller share of mobile homes (5 percent) in its housing stock than any of the state's urban boroughs;
- Has the youngest housing stock in the state, because of its recent growth and home building boom.



Development near Colony Schools (Sandra Petal, MSB)

In 2004, Mat-Su Borough reported more new housing starts than the Municipality of Anchorage.⁹ Most (75 percent) of Mat-Su Borough's new starts outside Palmer and Wasilla were single family homes, but the number of multi-family starts (24 percent) rose sharply over the previous year (13 percent). It is not clear whether this increase signifies a long-term trend or an unusual year.

2.5 Residential Density

The Core Area may seem relatively low in density with plentiful open space. In fact, part of the Core Area is already more densely populated than the City of Wasilla (Table 8), and most of the open space is privately owned. Overall, the average density of the Core Area is 271 persons per square mile, about half the City of Wasilla. After allowance is made for undeveloped public lands and private farmlands, these figures suggest that the actual residential density in Core Area neighborhoods and the cities is quite similar.

Table 8. Population Density, Core Area and Cities of Palmer and Wasilla, 2005

Census Designated Place/City	Persons per Square Mile
Core Area	271
Farm Loop CDP	135
Gateway CDP	226
Lakes CDP	569
Tanaina	244
Balance of Core Area	209
City of Palmer	1,431
City of Wasilla	547

Sources: Alaska Department of Labor and Workforce Development.

⁹ Alaska Housing Market Indicators, Alaska Housing Finance Corp.

2.6 Forecasts

Population and employment forecasts are vital planning tools. Forecasts prefigure the pace and place of population and job growth and future demand for home sites, workplaces, and sites for public facilities and services.

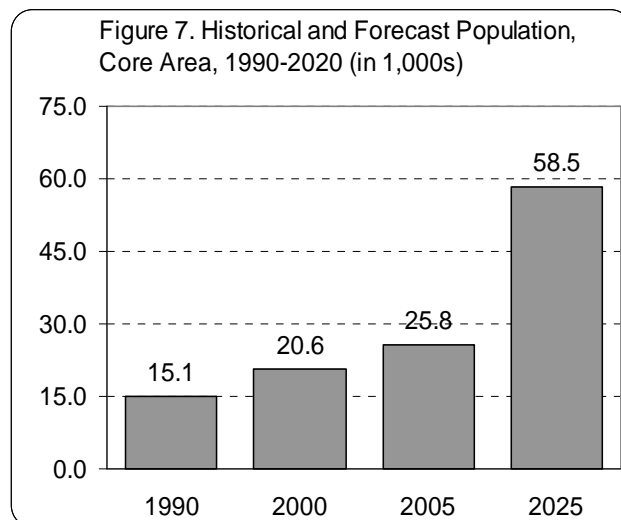
This plan update and the Long Range Transportation Plan (LRTP) use the same growth forecasts and commuter assumptions so their land use and transportation planning recommendations will match. The LRTP adapted borough-wide population and employment forecasts developed for the Knik Arm Bridge and Toll Authority (KABATA) by the Institute for Social and Economic Research (ISER). ISER prepared two forecasts: with and without construction of the proposed Knik Arm Bridge. For the Core Area, the two forecasts differ only slightly. This plan uses the “without construction” forecast. When a final decision about building the bridge is made, the growth forecasts for this plan can be updated as needed. In any event, bridge construction is not expected to begin before 2010.

The Core Area plan’s time horizon is the year 2025. A forecast is an informed guess, not a sure bet. The Core Area may reach its forecasted growth level a few years sooner or later than 2025. If growth is much faster or slower than forecast, then the urgency for implementing some plan policies may change accordingly.

ISER’s base case (i.e., most probable) forecast is that the central Mat-Su Valley’s population will average more than four percent annual growth through 2025. This extraordinary growth rate – the annual growth rate for the nation and State of Alaska is about one percent – is sustained by overflow residential growth funneled to the Mat-Su Valley from the Anchorage Bowl whose own expansion is blocked by the Chugach Mountains, Knik and Turnagain Arms, and military bases.

The LRTP allocated ISER’s regional growth forecast into traffic analysis zones (TAZs) which it used to analyze future traffic patterns.¹⁰ From the LRTP, we identified a group of 53 TAZs that best fits the Core Area, and compiled the growth forecasts for those TAZs.

This plan and the LRTP both anticipate that the Core Area’s population would more than double by 2025 from 25,800 to 58,500 residents (Figure 7 and Table 9). This forecast envisions that the Core Area will continue its rapid growth, but Palmer and Wasilla will still be the “central



¹⁰ Chapter 3 of the LRTP explains the method used to distribute regional growth to TAZs.

towns” for the Mat-Su Valley. By this forecast, the population density of the Core Area would reach 650 persons per square mile. This would exceed the City of Wasilla’s present population density of about 550 persons per square mile.

Table 9. Existing and Forecast Population and Employment Core Area, 2000, 2005, and 2025					
	2000	2005 (estimated)	2025 (forecast)	Increase 2005-2025	% Increase 2005-2025
Population	19,555	25,000	58,488	33,488	+134%
Dwelling Units	8,104	10,360	25,514	15,154	+146%
Households	6,984	8,929	20,888	11,959	+134%
Retail Jobs	1,419		4,395		
Non-retail Jobs	5,322		15,434		
Note: The minor numerical discrepancies between Table 9 and Table 1 are due to minor differences in geographic coverage. Source: Adapted from ISER and LRTP.					

The Core Area would add about 15,200 more homes to the existing housing stock of 10,400 dwelling units. Employment based in the Core Area is forecast to triple.

Generally, residential growth in the Core Area is forecasted to be strongest near Palmer and the Mat-Su Regional Medical Center/College campuses and, to a lesser extent, north and north east of Wasilla (Figure 8). Otherwise, residential growth is relatively diffused throughout the Core Area. Retail and non-retail job growth in the Core Area gravitates toward the main highway corridors east of Wasilla and west of Palmer. These existing commercial corridors attract most of the new business growth. The Regional Medical Center/College campuses vicinity is expected to become a major employment center.

As shown on Figure 8, the parts of the Core Area expected to show the strongest population and residential growth and job growth are:

- **Population and Housing** – off both sides of the Glenn Highway south of Palmer; west and northwest of Palmer; north of Bogard Road; east of Trunk Road between the Parks and Palmer Wasilla highways; west of the Parks/Glenn intersection and south of the Regional Medical Center; and north Wasilla off Seldon Road. Twelve of the Core Area’s 53 TAZs account for over half of the residential growth.
- **Retail jobs** – three-fourths of new retail jobs are concentrated east of Wasilla near the Parks and Palmer Wasilla highways and Seward Meridian Road and near the Regional Hospital. Eight TAZs account for three-fourths of retail job growth.
- **Non-retail jobs** – non-retail jobs are distributed similarly to retail jobs, except that a major new center for non-retail jobs emerges in the vicinity of the Regional Hospital/University campuses.

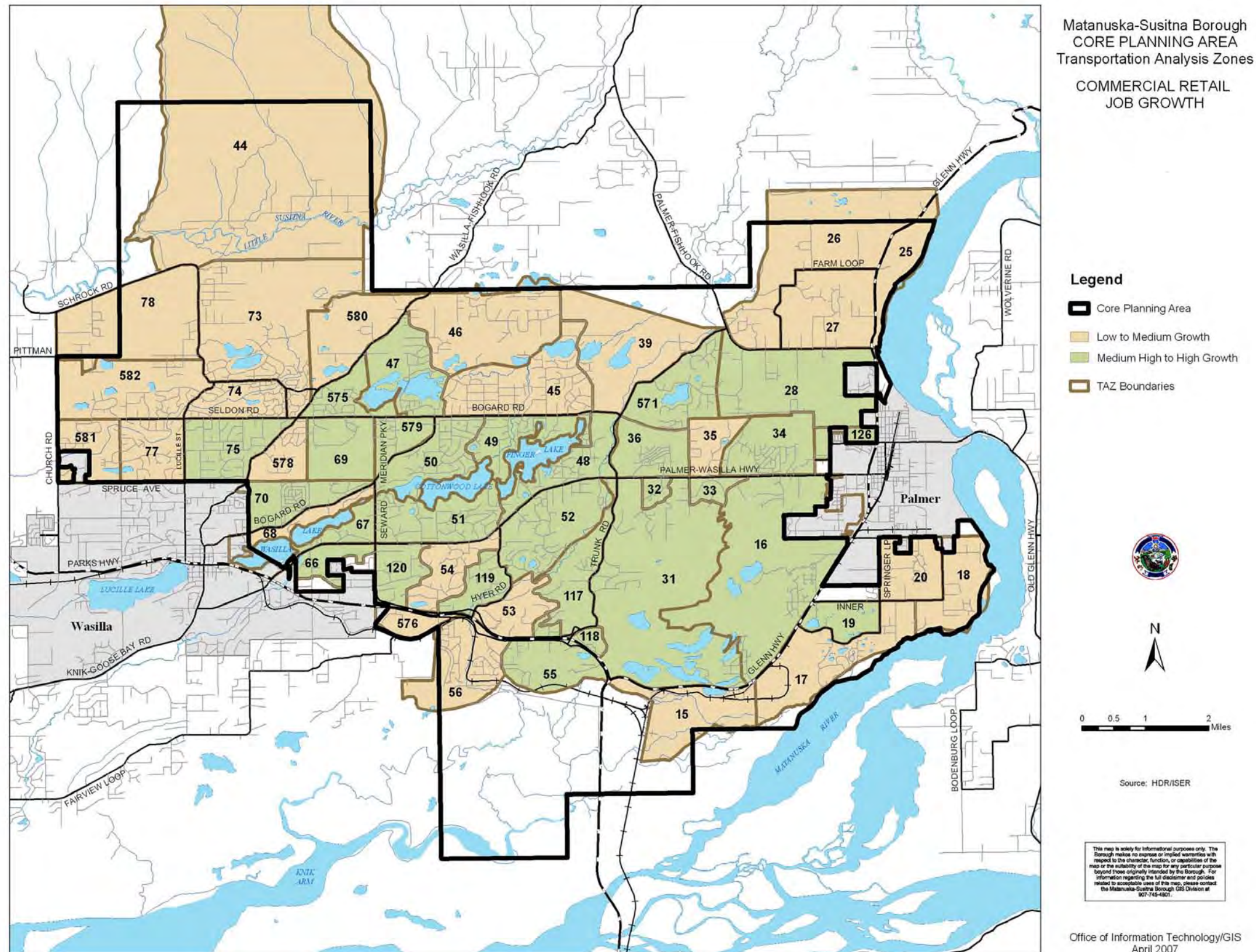


Figure 8: Potential Commercial/Retail Job Growth Areas, Core Area, 2005-2025

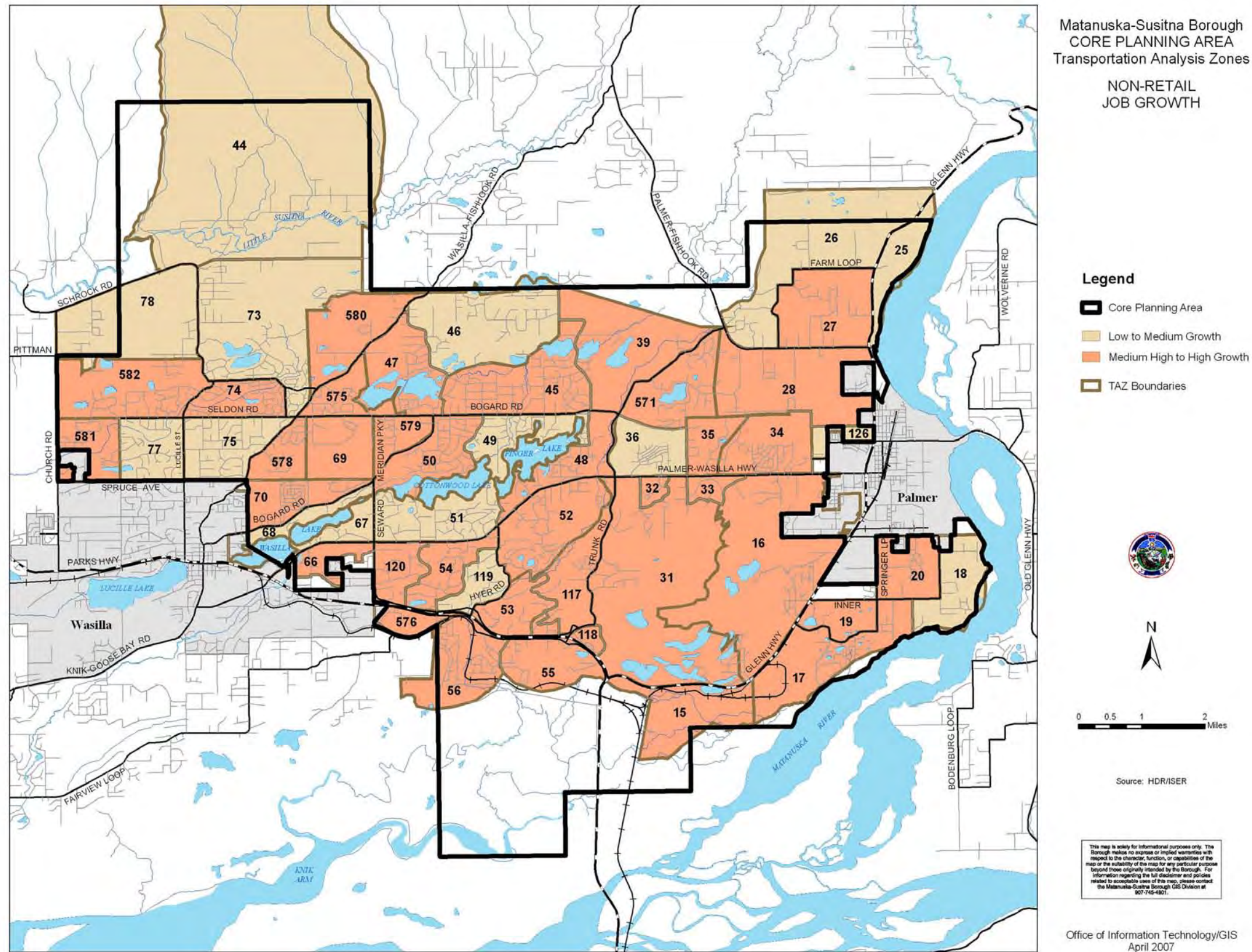


Figure 9: Potential Non-Retail Job Growth Areas, Core Area, 2005-2025

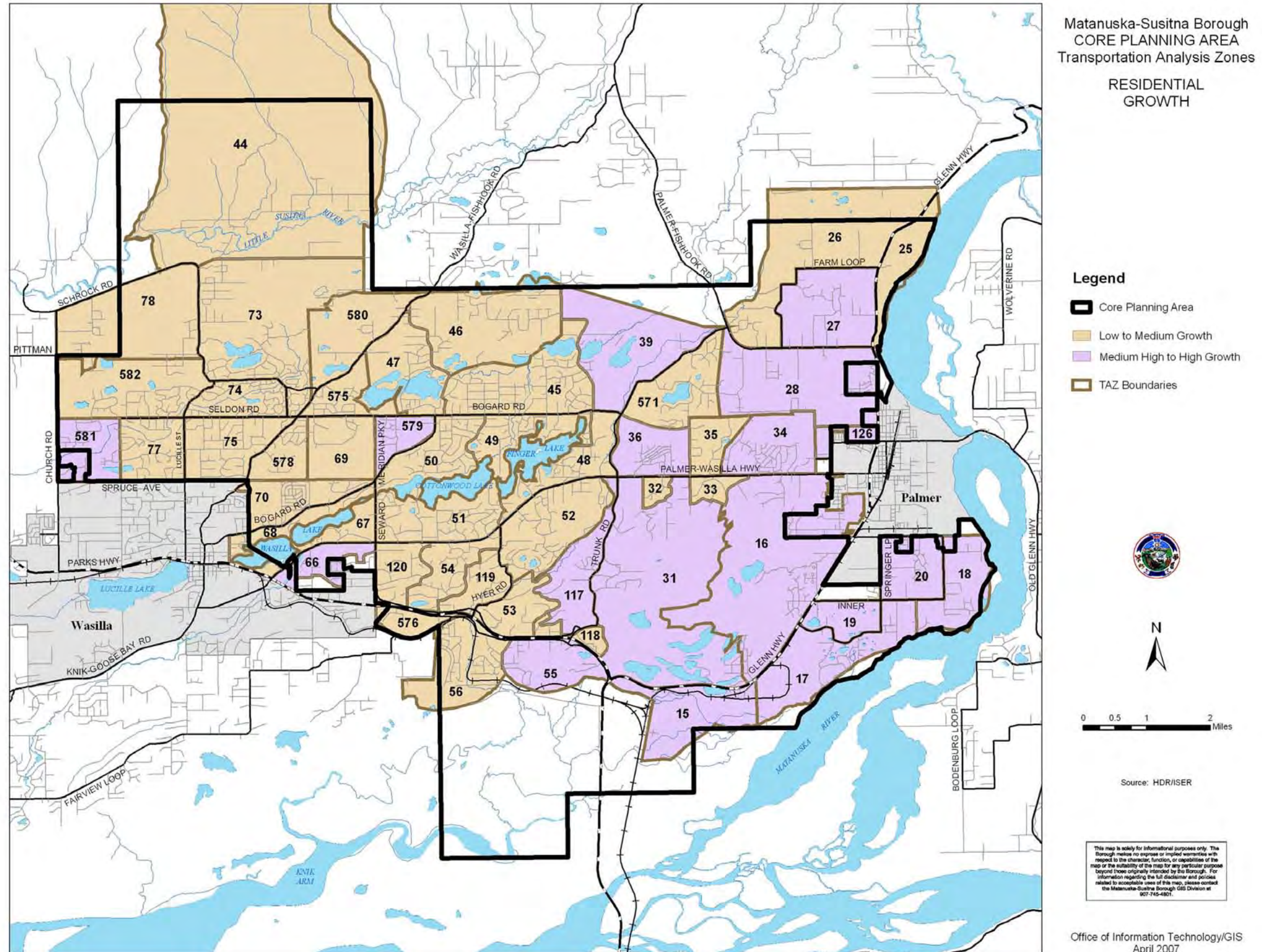


Figure 10: Potential Residential Growth Areas, Core Area, 2005-2025

This overall pattern reinforces the existing trend of denser residential settlement in the vicinity of Palmer and Wasilla with commercial development focused along the highways and major arterials. In sum, the cities and the major highway corridors attract more intensive residential and commercial uses, and the more rural areas capture most large-lot residential development with relatively few commercial activities.

The continuing strong growth projected by ISER foreshadows several trends:

- Dramatically rising land prices for private and public development
- Development of private “apparent open space” and infill of vacant parcels
- Accelerating demand on groundwater resources
- Denser residential and commercial development, posing potential problems for safe on-site sewage disposal
- Rising demand for population-based public facilities, e.g., schools
- Heavier traffic burdens on the road system
- Accelerating growth of local trade and services, and related land use demand
- Rising demand for in-region higher education
- Strong growth in professional offices and residential neighborhoods in the vicinity of the hospital
- Higher – but not high – densities along corridors and nodes with appropriate infrastructure (roads, water & sewer utilities, urban amenities, etc.)

2.7 Transportation

The Core Area’s network of highways and arterials defines high-traffic corridors and nodes, facilitates access and circulation, influences land values, and frames the pattern of land development and use. The borough’s LRTP is designed to facilitate efficient, safe vehicular circulation as the borough and the Core Area grow.

This plan and the borough’s Long Range Transportation Plan share common assumptions about the pace and place of growth in the Core Area. The LRTP recommends many new road construction or upgrade projects, and other transportation system improvements needed to maintain transportation efficiency throughout the borough. The LRTP also makes recommendations for numerous new trail connections and public transportation.



Glenn Parks Highway Interchange
(Sandra Petal, MSB)

The LRTP identifies Base Level road projects which it assumed would be completed during the 2005-2025 period.¹¹ The LRTP also identifies additional road projects recommended to maintain an efficient local transportation system. The Core Area plan incorporates the relevant recommendations of the LRTP. Together, the two plans comprise a consistent, coordinated approach to land use and transportation planning.

The LRTP identifies the following Base Level projects for completion in the Core Area between 2005 and 2025 (Figure 9):

- Parks Highway is a 4-lane highway from Seward Meridian Road to Big Lake Road
- Glenn Highway is a 4-lane arterial/highway from Parks Highway to Palmer Fishhook Road
- Palmer-Wasilla Highway is a 4-lane arterial from the Glenn Highway to the Parks Highway
- Seldon Road is added as a 2-lane facility from Lucille Street to Pittman Road
- Hermon Road is added as a 2-lane facility from Parks Highway to Palmer Wasilla Highway
- Seward Meridian Road from Parks Highway to Bogard Road is a 4-lane facility
- Seward Meridian is added as a 2-lane facility from Bogard Road to Seldon Road
- Hyer Road is realigned to collector standards
- Trunk Road is realigned and widened to a 4-lane facility from Parks Highway to Bogard Road; and as a 2-lane facility from Bogard Road to the Palmer-Fishhook Road
- Bogard Road is extended from 49th State Street to Glenn Highway as a 2-lane facility
- Hemmer Road is extended from the Glenn Highway to the Palmer Wasilla Highway as a 2-lane facility



Four Corners Intersection, Palmer-Wasilla Highway
(Sandra Petal, MSB)

¹¹ The LRTP also identified road improvements that might be needed if the Knik Arm Bridge were built.

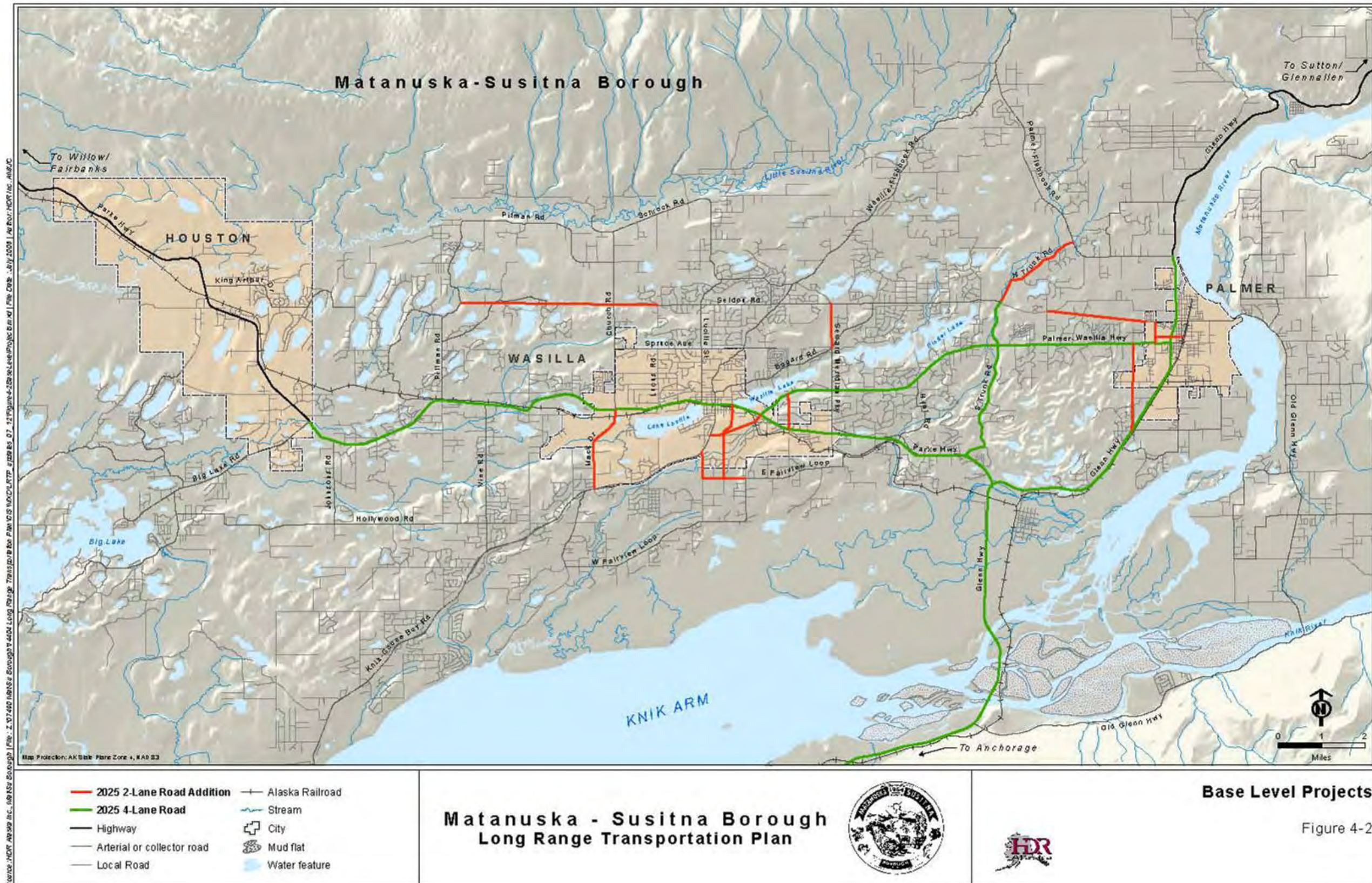


Figure 11. Recommended LTRP Transportation Improvements through 2025

The LRTP also recommends the additional projects shown in Table 10 as essential to maintain an efficient local transportation system:

Location	Segment	2025 Base	Improvement to 2025 base
Seward Meridian	Parks Hwy – Bogard Rd.	Collector/4-lane/40 mph	Major Arterial/4-lane/40 mph
Seward Meridian	Bogard Rd. – Seldon Rd.	Collector/4-lane/40 mph	Major Arterial/4-lane/40 mph
Wasilla Fishhook	Bogard Rd. – Seldon Rd.	Minor Arterial/2-lane/30-40 mph	Major Arterial/2-lane/30-40 mph
Bogard/Seldon	Wasilla Fishhook – Glenn Highway	Minor Arterial/2-lane/30-45 mph	Minor Arterial/4-lane/35-45 mph
Bogard/Seldon	Church Rd. – Wasilla Fishhook	Collector and Minor Arterial	Minor Arterial
Bogard	Wasilla Fishhook – Seldon Rd.	Minor Arterial/2-lane/25-50 mph	Major Arterial/2-lane/25-50 mph
Hermon Rd.	Bogard Rd. – Seldon Rd.		Collector/2-lane/40 mph
Hermon Rd.	Palmer Wasilla – Parks Hwy	Minor Arterial/2-lane/40 mph	Major Arterial/2-lane/40 mph
Hemmer Rd.	Palmer Wasilla Hwy – Palmer Fishhook Rd.		Minor Arterial/2-lane/40 mph
S Trunk Rd./Nelson Rd.	Parks Hwy – Fairview Loop		Collector/2-lane/40 mph
Lucille St.	Spruce Ave – Seldon Rd.	Collector/2-lane/35 mph	Minor Arterial/2-lane/35 mph

Source: Excerpted from the LRTP, February 2007.

The LRTP additionally recommends numerous collection-level street improvements throughout the Core Area to be completed as the neighborhoods they serve are built out with subdivision road improvements.

The LRTP made the following recommendations for trail connections in or partly in the Core Area:

- Seldon/Bogard Road from Church Road to Trunk Road, 8.9 miles
- E. Bogard Road, from N. Peck Street to Seldon Road, 3.7 miles
- Trunk Road, from Bogard Road to the Parks Highway, 4.1 miles

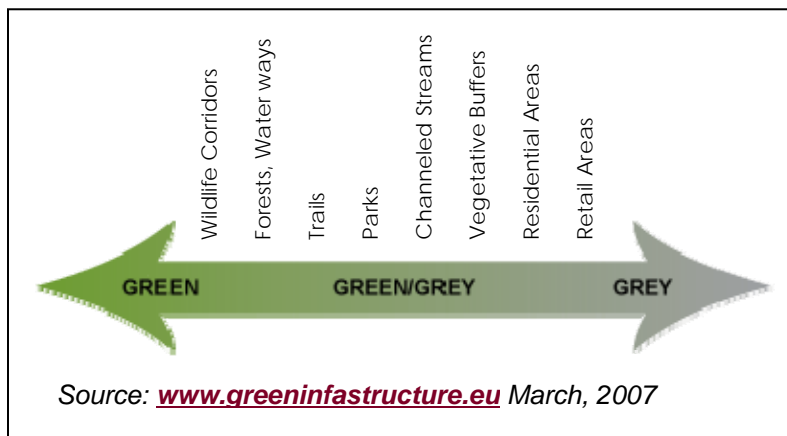
- Seward Meridian, From Parks Highway to Seldon Road, 3.0 miles
- Wasilla-Fishhook Road, from E. Nelson Avenue to Seldon Road, 2.7 miles
- Fairview Loop, from the Parks Highway to Knik Goose Bay Road, 11.1 miles
- North Trunk Road, from Palmer-Fishhook Road to Seldon Road, 2.3 miles
- Palmer-Fishhook Road, from the Glenn Highway to Wasilla-Fishhook Road, 6.9 miles
- Wasilla-Fishhook Road, from Palmer-Fishhook Road to Seldon Road, 7.7 miles
- Church Road, from Seldon Road to Pittman Road, 1.0 miles
- Werner Road, from Arctic Avenue to Farm Loop, 3.0 miles
- Blunck Street, from the Glenn Highway to the Palmer-Wasilla Highway, 1.9 miles

With regard to public transportation, the LRTP recommends that the borough continue to pursue expansion of the publicly-supported Matanuska-Susitna Community Transit (MASCOT) service. MASCOT provides limited local scheduled bus service, provides bus service in coordination with numerous local no-profit agencies, and contracts for taxi service for medical appointments. Additionally, the LRTP recommends continued borough efforts to promote commuter transit service.

2.8 Green Infrastructure

Just as communities benefit from planning their infrastructure (roads, subdivisions, schools, fire stations, utilities – (“grey infrastructure”), communities can benefit from interconnected wildlife corridors, recreational trails, forests, wetlands, waterways, parks, open and green spaces and other natural areas (“green infrastructure”).

Green infrastructure is an interconnected system of green space, such as forest, agricultural lands, farms, wetlands, wildlife corridors, and parks that conserves the community’s natural resources and assets, and provides benefits to the residents. By providing green infrastructure - clean air, water quality, and natural resources can be sustained for future generations and enhance the quality of life in the Core Area.



As land is subdivided and converted, it is often fragmented into smaller and more isolated patches of open space, which can alter the way in which natural systems, such as wetlands, function. As these natural areas diminish, habitat diversity declines, and the degradation of water

and natural resources occurs. The goal of green infrastructure is to place development and green space where it is most needed and most appropriate.

Proactive planning of green infrastructure can help guide future land development decisions, accommodating population growth while protecting community assets and natural resources. It is important to understand that “green infrastructure” does not require or imply public ownership of all of the land in the system.

“Just as we must carefully plan for and invest in our capital infrastructure – our roads, bridges, waterlines or grey infrastructure, we must invest in our environmental or green infrastructure – our forests, wetlands, streams and rivers.”

***Parris Glendening
Former Maryland Governor***

2.9 Utilities

Rapid residential and commercial development may impose substantial demands on public infrastructure, including utilities, particularly where facilities are lacking or at capacity. Timely installation of public improvements and utilities – roads, schools, water and sewage systems, power, natural gas, drainage – can greatly influence the place and timing of development.

2.9.a Water Supply and Sewage Disposal

The cities of Palmer and Wasilla are certified to provide public water and sewer services to most of the Core Area (Figure 10). At present, the cities actually provide services only within their boundaries with the exception of the City of Palmer’s project now underway to extend service along the Glenn Highway to the Mat-Su Regional Medical Center.

Many homes and many businesses in the Core Area depend on onsite water supply and septic waste disposal systems, or on small private systems.

The City of Palmer recently prepared a long-range plan to extend water and sewer services to the Southwest Palmer Service Area, first to the Mat-Su Regional Medical Center, and eventually to the entire service area bounded by the Glenn and Parks highways, Trunk Road, and Palmer Wasilla Highway. Construction of the systems south along the Glenn Highway and west to the Medical Center is scheduled for completion in 2007.

The Core Area’s dependence on groundwater resources means that its supply and quality is vital to the local economy and community well-being. Therefore, conservation of public groundwater aquifers is a major planning issue. Protection of onsite well-water resources from contamination is critical, especially in areas where installation of public water systems is impractical or prohibitively costly. In the latter areas, reliance on on-site septic waste disposal systems has potential to impair groundwater quality, endanger public health, and require costly solutions, if those systems fail.

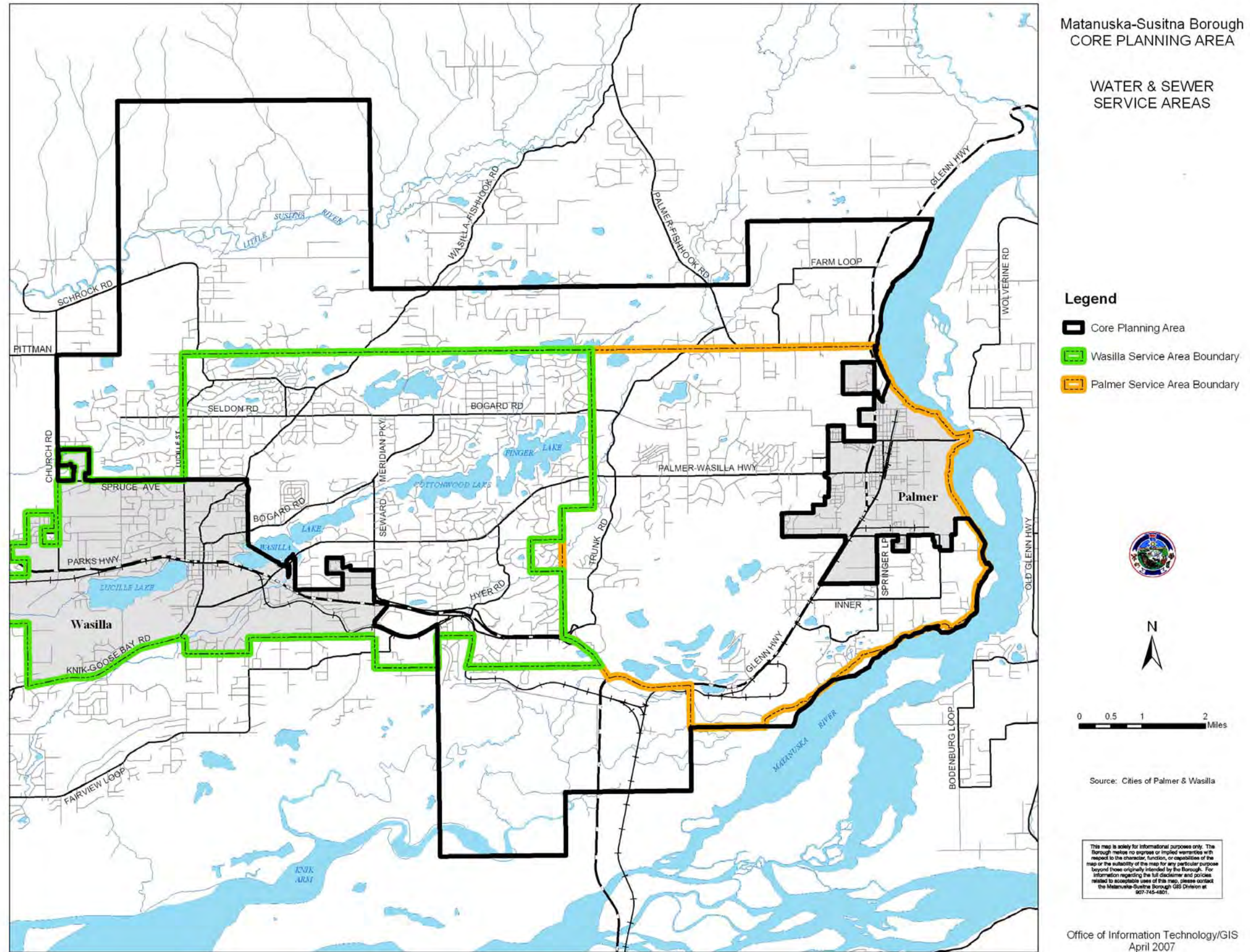


Figure 12: Certified Service Areas for Public Water and Sewer Utilities, Cities of Palmer and Wasilla

2.9.b Solid Waste Disposal

The borough-owned and operated central landfill is located on a 620 acre site one half mile south of the Palmer Wasilla Highway via 49th State Street. Commercial firms offer solid waste collection services. Many households haul their solid waste to the central landfill.

The Central Landfill Twenty Year Master Plan, prepared in 1996, designates the entire site for eventual landfill use. The Master Plan projects that a quarter of the 620 acres located in the most northwestern area of the property would be developed for the landfill and other facilities by 2016. About 20 acres are actively used at any one time. The landfill's capacity extends well beyond the term of this plan.

The Crevasse Moraine Trail System is situated on the eastern half of the landfill property. The borough Recreation Services Division maintains the trail system by agreement with the borough Department of Public Works which has management authority. The current Master Plan does not propose landfill expansion into the main trail system before 2016. However, the recent revision of the Master Plan¹² does identify expansion to the east, which would affect the trail head and trail system. Undeveloped land is available for compatible recreational and other uses. Closed and restored landfill surface areas may be available for compatible uses in the future.

2.9.c Electric Power

The Matanuska Electric Association (MEA) distributes electric power within the Core Area. MEA's Long-Range Plan, completed in 1996, did not identify any specific new transmission line corridors needed in the Core Area between 2005 and 2015. However, the Core Area's recent and projected rapid growth required a new transmission line to the Mat-Su Regional Medical Center. This growth may warrant revisiting whether and where new transmission corridors should be identified and reserved to support future residential and commercial development.

2.9.d Natural Gas

ENSTAR supplies natural gas to most Core Area residences and other consumers. The Core Area compares to Anchorage for the highest share of homes using natural gas for home heating. ENSTAR has not identified new transmission pipeline corridors required to serve future consumers.

2.9.e Storm Water and Meltwater Drainage; Snow Disposal Sites

As land development proceeds, more ground area is covered by impermeable surfaces – roofs, roads, parking areas, sidewalks, trails, etc. Over time, disposal of storm and melt water drainage will become an increasing problem. Also, as road and parking surface area increases, there is more need for private and public snow disposal sites. Without a good drainage system, potential problems include local flooding, surface water pollution, and erosion.

¹² Central Landfill Future Cell Sequencing Plan, Onsite Leachate Treatment Evaluation, and Closure Cost Evaluation.

2.10 Community Services

2.10.a Education

The Matanuska-Susitna School District operates the borough school system. In the Core Area, there are six borough elementary schools (Cottonwood Creek, Finger Lake, Larson, Pioneer Peak, Shaw, Tanaina), two middle schools (Colony and Teeland), and one high school (Colony). Funds have been approved for construction of a new South Palmer elementary school on a site in the Gateway Community Council. Several other schools in the peripheral areas also enroll Core Area students.

If the school-age population remains constant at about 25 percent of the total population, the school district will need to more than double its classroom capacity to serve projected population growth. This will require acquisition of additional school sites in the Core Area and, possibly, expanded enrollment at existing schools.

2.10.b Police Protection

The Mat-Su Borough has not adopted police powers. At present, the Alaska State Troopers provide police protection within the Core Area. The Palmer and Wasilla city police departments police those jurisdictions.

2.10.c Fire Protection

Three fire service areas provide fire protection to the Core Area. There are three fire stations in the Core Area. Another four stations located outside the Core Area serve parts of the Core Area. Notwithstanding the growth forecast for the Core Area, the existing fire stations are well-located to provide future fire protection services, though additional buildings, equipment and staff will be needed.

2.10.d Recreation

The borough assembly adopted the borough-wide Parks, Recreation & Open Space Plan in June 2001. The plan inventories, sets standards, and identifies needs for various types of recreational assets.

The Core Area is rich in drive-to out-of-area recreation lands and open space, and poor in permanently protected local recreational assets. State, federal, and borough governments own and manage major parks and recreational areas elsewhere in the borough that are accessible to Core Area residents. However, the amount of parks, public recreational facilities, and open space in the Core Area is limited.

The major large-acre recreational areas are Kepler-Bradley State Recreational Area (345 acres), Finger Lake State Recreational Site (47 acres), and Alcantra Athletic Complex (140 acres). The Palmer Hay Flats State Game Refuge is partly in the Core Area. There are also on-site recreational facilities at all the borough schools in the Core Area.

The largest and most popular open space in the Core Area consists of contiguous state, University of Alaska, and borough-owned properties. This area is comprised of Kepler-Bradley Lakes State Recreation Area, Mat-Su Central Landfill, University of Alaska land, and adjacent undeveloped property. The Kepler-Bradley Lakes State Recreation Area, University of Alaska’s experimental farm, Crevasse Moraine Trail System, and other public trail systems are located in this area. The university’s property is not dedicated open space and thus may be developed for other uses. The recent controversy over a new transmission line corridor across this recreation area illustrates its popularity and its vulnerability in its current status.

Table 11 summarizes the recreation and open space standards established in the park plan. Based on these standards, the Core Area needs about 1,450 acres of parks and open space for its present population, and an additional 1,825 acres for additional residents by 2025. Within the Core Area, there are still substantial opportunities to acquire and dedicate additional open space, greenbelts, and wildlife habitat for the perpetual benefit of future residents.

Table 11. Standards for Parks and Open Space

	Acres per 1,000		
	Residents	Service Area	Size in Acres
Local play areas	0.5-1	1-2 mi.	1-2
Neighborhood parks	5	1-5	5-40
Community park	10	10-15	40-120
Regional parks	20	1 hr. driving	200+
Open space/greenbelt	20	1 hr. driving	200+
Total	55.5-56		

Source: Parks, Recreation & Open Space Plan.

2.11 Local Government: Structure, Powers, and Finances

2.11.a Structure and Powers

The Mat-Su Borough was incorporated in 1964 as a second-class borough. The borough is a regional government, headquartered in Palmer, with a seven-district assembly, an elected borough mayor, and an appointed borough manager. Five separate assembly districts represent parts of the Core Area, but none are entirely within it.

The Core Area is unincorporated and has no official status except as a borough planning district which is subject to certain conditional use permit requirements. The boundaries of the Core Area are defined by borough ordinance. Its boundaries may be altered by the borough assembly or by city annexations. The cities of Palmer and Wasilla have recently annexed parts of the Core Area and are likely to pursue further annexations as their development progresses. Likewise, ongoing development at the Core Area’s perimeter may warrant future adjustments to its boundaries.

Table 12 charts the structures that have evolved for local governance in the Core Area. The borough exercises the borough-wide powers mandated by state law: education; planning,

planning, and land use regulation; and tax assessment and collection. The borough school district administers education. The borough exercises all planning powers in the Core Area, but has delegated planning and land use regulation to the cities of Palmer and Wasilla within their boundaries. Additionally, the borough exercises several area-wide powers (parks and recreation, ports, ambulance, transportation, air pollution control, day care, historic preservation) and several optional non-areawide powers. Five borough road service areas and three fire service areas are each partly inside, partly outside the Core Area. Road and fire service area boundaries do not coincide. The cities of Palmer and Wasilla have exclusive authority to extend public water and sewer services to the Core Area, but their past practice has been to operate only within their city confines. Recently, the City of Palmer extended water services to the Mat-Su Regional Medical Center. Under agreement with the borough, Palmer and Wasilla offer library services to all borough residents. The borough does not exercise police powers but relies on the Alaska State Troopers for public safety. Palmer and Wasilla have city police departments.

Table 12. Structures for Local Governance in the Core Area

Function/Service	Structure
Borough Assembly and Mayor	Five of seven assembly districts are partly in Core Area, none wholly in Core Area; mayor is elected at large
Community Councils	Five advisory community councils inside Core Area; some Core Area outside any community council
Education, Planning, Tax Assessment & Collection, Parks & Recreation, Ports, Ambulance, Transportation, Animal Care and Regulation, Air Pollution Control, Historic Preservation	Borough administers on area-wide basis, except planning and land use regulation and animal care and regulation in cities which are delegated to the cities; MSB School District administers local education
Roads	Five borough road service areas, all partly inside, partly outside Core Area; some Core Area outside any road service area
Fire/EMS	Three borough fire service areas, all partly inside, partly outside Core Area; some Core Area outside any fire service area
Land Use Districts and Lake Management Plans	Borough administers seven land use districts and five lake management plans in Core Area
Power, Natural Gas, Telecommunications	MEA, ENSTAR, MTA, various private telecom firms
Public Water & Sewer	Palmer and Wasilla certified to provide public water/sewer services in east and west Core Area. Palmer is currently providing services for the “Mat-Su Regional Medical Center”
Library	Available to all borough residents via borough and Palmer and Wasilla libraries

The borough assembly has established community councils outside cities to advise on community planning, capital improvements, and government programs. There are five community council districts in the Core Area.¹³ None of them coincide with road or fire service area boundaries. Minor parts of the Core Area are outside any community council district or road or fire service area.

In summary, the structure for local governance that has evolved for the Core Area is many-sided – geographically, politically, administratively, and functionally. With no unified political or administrative body of its own to make and carry out local governmental decisions, the Core Area relies on the borough assembly and administration for those purposes.

2.11.b Borough Finances

In the Core Area and elsewhere, the borough faces the double fiscal challenge of maintaining essential services for established residents and funding new facilities and expanded services for newcomers. The Core Area plan update can help meet this challenge. Smart planning that fosters efficient land use patterns, cost-effective capital improvements, and economical service delivery also saves tax dollars.

Under Alaska’s constitution, cities and boroughs are the only local governmental units that can levy taxes or appropriate revenues. As the Core Area is not an incorporated government, the borough levies and appropriates all revenues for local governmental services there, including education and service areas. There is no separate budget for the Core Area.

This short profile illustrates the borough’s financial circumstances. In FY 2006, the borough levied an area-wide property tax of 10.58 mills or \$1,058 annually per \$100,000 in assessed taxable value. The borough also imposed additional mill levies to fund fire and road service areas and non-areawide services. The borough does not levy a sales tax, but does levy a 5 percent bed tax.

Compared to the state’s four other most populous boroughs (Tables 13 and 14),¹⁴ Mat-Su Borough¹⁵

- Relies on property taxes for its local revenue – for almost 99 percent;
- Relies on single family homes and vacant land (82 percent for Mat-Su vs. average of 66 percent) for property tax revenue, and least (10 percent for Mat-Su vs. average of 22 percent) on commercial and industrial property;
- Collects and spends the least local tax revenue per resident;
- Has the second-lowest assessed property tax base per resident;
- Has a below-average bonded debt.

¹³ MSB 2.76.040(A) defines community council districts so as “to group residents within natural communities and to recognize community interests in setting boundaries. ‘Natural communities’ means areas within the borough that have or are achieving distinct identity by reason of geography, history, population, transportation, fire protection and other factors. Population is not a criterion. Service area boundaries may be considered, but shall not be determinative.”

¹⁴ Municipality of Anchorage, Fairbanks North Star Borough, City and Borough of Juneau, and Kenai Peninsula Borough.

¹⁵ The sources for the fiscal data are Alaska Taxable 2004 and Alaska Taxable 2005.

These figures underline how rapid growth pinches the borough’s finances and its homeowner taxpayers. The borough’s local revenues come almost wholly from a modest real property tax base which, in turn, consists mostly of single family homes and vacant land. In times of rapid growth, the public outlays for new infrastructure and expanded services typically start before tax revenues accrue from new private construction. In effect, established homeowners absorb part of the local public costs incurred for new residents. Meanwhile, budgets to maintain facilities and services for existing residents are compromised. All of these circumstances apply to the Core Area. The Comprehensive Plan proposes some options to diversify the borough’s revenue sources and distribute the local tax burden more fairly.

	Mat-Su Borough	Select Boroughs ¹
Single family homes	68.0%	60.4%
Vacant land	13.9%	5.7%
Commercial	9.9%	14.8%
Other residences	7.5%	10.6%
Industrial	0.4%	7.3%
Other	0.3%	1.2%
Total	100.0%	100.0%

¹Municipality of Anchorage, Fairbanks North Star Borough, City and Borough of Juneau, Kenai Peninsula Borough.
Source: Alaska Taxable, 2004.

	Mat-Su Borough	Select Boroughs ¹
Per capita tax revenues	\$925	\$1,328
Per capita assessed value	\$86,238	\$91,861
Per capita bonded debt	\$2,239	\$3,210

¹Municipality of Anchorage, Fairbanks North Star Borough, City and Borough of Juneau, Kenai Peninsula Borough.
Source: Alaska Taxable 2005.

Chapter 3. Comprehensive Plan Goals and Policies

3.1 Introduction

This Core Area Comprehensive Plan Update proposes goals and policies to guide public and private decisions about the Core Area’s future development. The proposed Core Area Land Use Plan graphically represents the goals and policies that relate to land use.

The Core Area Comprehensive Plan Update is not a stand-alone plan. It is part of the borough comprehensive plan, which consists of several borough-wide plans and numerous functional and local plans. Two borough plans – the Long Range Transportation Plan and the Parks, Recreation & Open Space Plan supply the borough-wide framework to link transportation and open space planning for the Core Area with its surrounding region. Likewise, the Core Area Comprehensive Plan Update and the plans of its neighboring cities (Palmer and Wasilla) and community councils (Knik-Fairview and Meadow Lakes) should mesh where they intersect.

For purposes of this Plan Update, **goals** are brief, broad statements of the positive results the plan seeks to achieve. The goals represent the aspirations of the community. The **policies** provide more detailed guidance for public and private actions to implement the planning goals. The goals, then, are benchmarks against which more specific policies and implementation actions can be measured.

Community plans do not take shape in a vacuum. They should embody the community’s prevailing values and goals. A recent borough-wide survey tells what local residents like about life in Mat-Su Borough, how they regard its development, and what they think the borough needs to do about ongoing development. According to the survey (see sidebar)¹⁶

- 82 percent of borough residents agree that they “like the rural, small town character of the Mat-Su Borough;”
- Many residents (57 percent) are not, on the other hand, “satisfied with the way the Borough has been developed;”
- 81 percent agree that “the Borough must do a better job of managing growth and development;”
- Substantial majorities agree the borough should adopt land use zoning (74 percent) and spend more funds for road improvements (61 percent) and open space preservation (60 percent).

Surveys are only one source of information about community values and goals. The extensive, diverse spoken and written public comments given at several open houses and workshops during plan development have strongly shaped the planning goals and policies. So has the evolving history of community acceptance of the role of local



Core Area Community Open House (Sandra Petal, MSB)

planning in guiding community growth and development. The community survey shows that, while residents still prefer limited local government and low taxes, they are also open to work through their local government to improve and preserve the community features they prize in the Core Area – to “do a better job of managing growth and development.” Adopting the updated comprehensive plan and land use plan is a first step in that process

¹⁶ The percentages cited are for all borough residents; responses for Core Area community council residents are consistent with these percentages.

Question: What do your neighbors think about land use planning?

Answer: The University of Alaska Anchorage, Mat-Su College, and the Mat-Su Borough recently surveyed 2,600 borough residents for their opinions on land use planning issues, among other topics. Here’s what they said.

Survey question	Agree	No Opinion	Disagree
I like the rural, small town character of the Mat-Su Borough.	81.6%	6.7%	11.7%
The Borough must do a better job of managing growth/development.	81.3%	9.6%	9.2%
I support a system of zoning that designates: residential; agricultural; and commercial/industrial (with specific regulations for each).	74.1%	9.5%	16.4%
Traffic congestion is a serious problem in the Borough.	74.1%	6.2%	19.8%
Over the next 10 years, the Borough will need to develop/preserve more park land.	61.5%	14.2%	24.3%
More tax money should be spent to improve Borough roads.	60.9%	15.3%	23.8%
Funds should be spent to preserve open spaces in the Borough.	59.8%	15.8%	24.5%
I support a system of zoning allowing different land uses to be located near one another, with standards for noise, traffic and other impacts.	58.1%	11.7%	30.2%
I support imposing an impact fee on developers for residential/commercial properties to pay for services.	57.7%	13.1%	29.2%
I am very concerned about water quality in the Borough.	46.8%	25.7%	27.4%
Funds should be spent to preserve agricultural land in the Borough.	48.9%	20.9%	30.2%
As of today, I am satisfied with the way the Borough has been developed.	28.2%	15.0%	56.8%

Source: The Matanuska-Susitna Borough Community Survey, 2006.

3.2 Goals and Policies

Each of the goals focuses on a particular plan element, but in practice the goals often interact. Similarly, each policy is listed under the primary goal it supports, even though individual policies may promote several goals. In particular, many of the land use policies affect multiple goals. Policies often work together to reinforce each other. Table 15 shows how the policies can work together in overall support of the planning goals.\

Goal 1. Land Use: Foster a pattern of land development that protects the appealing features of the Core Area, offers developers and consumers choices in the market place, and allows local government to provide cost-effective infrastructure and services economically.

Policy 1-A: Adopt and implement a land use plan.

Discussion: A land use plan is the essential foundation for effective land use planning. Previous Core Area comprehensive plans did not include a land use plan. That omission has limited their usefulness for managing growth and keeping development in harmony with the rural, small town character that residents say they value. This plan update proposes a land use plan. It is a generalized picture of land uses and densities toward which the Core Area can evolve as its population and built environment continue to grow in the coming years.

Policy 1-B: Promote an orderly land use pattern suited to the demand for attractive settings in which to live, work, shop, learn, play, and carry on other daily activities.

Discussion: As the Core Area's population grows – it is forecast to double by 2025 and absorb most of the remaining vacant land in the Core Area – the limited vacant land supply must provide a balanced supply of well-located sites for homes, businesses, private and public institutions, industry, parks and recreation, public improvements, and other purposes. The plan needs to provide a place for every permitted land use, but not all land uses go well side-by-side. Some uses such as residences and open space or retail trade and service business are usually compatible and enhance each other. Others, like heavy industrial activities and residential subdivisions, make poor neighbors and are best separated by distance or buffers. The need and place for each major land use is addressed in policies below.

Policy 1-C: Encourage density patterns that make best use of public investment in infrastructure.

Discussion: Higher-density residential, commercial, and institutional developments generally require greater investment in transportation and other public improvements and services than large-lot subdivisions or small, free-standing commercial buildings. Mixing high- and low-density land uses together usually results in under-use of some costly public infrastructure and extra infrastructure elsewhere. Clustering high-density uses with high public service requirements permits cost-effective provision of new infrastructure where it can be most productive. It can also minimize the need for new public infrastructure elsewhere. Promoting an efficient density pattern saves public dollars.

Policy 1-D: Develop and adopt land use regulations to guide private land use development.

Discussion: The assembly previously considered but did not adopt a proposed zoning ordinance for the Core Area. At present, the main ordinance governing land use in the Core Area is the Core Area Conditional Use Permit (MBC 17.61) which regulates certain features of commercial and industrial uses. The recent community survey indicates widespread support for a more comprehensive system of zones and regulations to guide land use development.

Zoning ordinances generally limit permitted uses and densities for the benefit of protecting nearby property owners and occupants against unwelcome new uses and development. Zoning ordinances vary widely in the extent to which they limit and protect property owners. Each local jurisdiction must resolve, in accord with its community values, the best balance between acceptable limits and desirable protections. The policy proposed here is that the borough re-start the process of developing a basic zoning map and code to implement the proposed land use plan.

Policy 1-E: Coordinate land use with the Long Range Transportation Plan

Discussion: The Core Area Comprehensive Plan Update and the borough-wide LRTP are matching parts of a coordinated land use and transportation planning effort. Land uses generate traffic and require transportation improvements. Conversely, the network of highways and major arterials defines high-traffic corridors and crossroads, facilitates access and circulation, influences land values, and frames the pattern of land use and development. The success of the two plans depends on their coordination in place and time. For that reason, the two plans have been developed with similar assumptions about the future population and economy of the Core Area, its future land use patterns, and its transportation requirements.

Policy 1-F: Foster an affordable mix of residential areas and housing types at suitable locations, in balance with market demand, and with appropriate public infrastructure.

Discussion: The analysis of existing land use patterns and trends indicates that homesites will remain the most extensive land use in the Core Area. Housing patterns and trends indicate that single-family homes will be the most popular type of housing. Even so, changing economic and demographic conditions, such as a diminishing land supply, rising land costs, and a growing senior population, will shift some demand toward higher-density single-family subdivisions, multi-family dwellings and senior housing with good access to support services. The plan should provide adequate opportunities for the needed mix of housing types – large-lot single family homes, full-service residential subdivisions, multi-family dwellings, special-needs housing – at suitable locations. In particular, higher residential densities can improve access to affordable housing for persons who live and work in the local community, and thereby strengthen the local economy.

Policy 1-G: Secure the stability and viability of established residential neighborhoods.

Discussion: As more of the Core Area's vacant land is built up, securing the stability and viability of established residential neighborhoods will become an increasing concern, as vital as ensuring that new subdivisions are well-located and well-designed. Several other planning policies proposed to separate or buffer incompatible uses from residential areas, conserve public open space, and promote equitable property taxes also serve to protect the viability of established residential neighborhoods.

Policy 1-H: Encourage concentration of major commercial development at central locations and along already developed major transportation corridors.

Discussion: The land use forecast underlying the LRTP anticipates that retail and non-retail job growth in the Core Area will gravitate toward the existing highway commercial corridors east of Wasilla and west of Palmer. These existing commercial corridors are expected to attract most of the new business growth in the Core Area. Overall, about three-fourths of new retail jobs are estimated to locate east of Wasilla near the Parks and Palmer Wasilla highways and Seward Meridian Road and near the Mat-Su Regional Medical Center. Non-retail jobs are distributed similarly to retail jobs, except that a major new center for professional services and other non-retail jobs is expected to emerge in the vicinity of the Medical Center/College campuses. Even so, the established sub-regional commercial centers in Wasilla and Palmer will continue to capture a major share of the Core Area's trade and services business.

The land use plan should encourage major commercial development at locations consistent with the LRTP, and discourage major commercial development at dispersed locations with inferior highway access elsewhere in the Core Area. This general policy will facilitate successful commercial development and still help protect the rural character and natural landscape of the balance of the Core Area.

Neither this plan update nor the LRTP propose development of a new sub-regional commercial center in the Core Area at the Palmer Wasilla Highway/Trunk Road intersection. That intersection is at the margin of two sub-regional trade areas centered in Wasilla and Palmer. The Parks Highway is also experiencing ongoing commercial development. In those circumstances, the competitive viability of a third sub-regional commercial center is very uncertain. Moreover, reliance on nearby established commercial centers will better retain the rural character of the Core Area.

Policy 1-I: Encourage neighborhood commercial districts at suitable locations for neighborhood-scale retail and service needs.

Discussion: Neighborhood commercial districts enable nearby residents to take care of some retail and service needs near home. This reduces the need for longer trips to larger commercial districts, thereby reducing traffic congestion at the busiest locations.

This land use policy seeks to concentrate neighborhood-serving commercial activities at several convenient, high-traffic crossroads, where they have the best chance of success. It seeks to discourage new dispersed commercial uses in predominantly residential neighborhoods and to maintain the character of residential neighborhoods situated along arterials.

This plan policy proposes neighborhood commercial districts with market areas of about 8,000 to 10,000 residents, suited for businesses that can thrive by serving market areas of that size. Typical businesses might include convenience stores, gas stations, small professional offices, day care centers, restaurants, and similar small-scale businesses. Industrial uses are not appropriate in these districts.

The land use plan identifies seven highway/arterial crossroads locations for neighborhood commercial districts:

- Glenn Highway/Inner Springer Loop Road/Hemmer Road
- Trunk Road/Palmer Fishhook Road
- Palmer Wasilla Highway/Trunk Road
- Palmer Wasilla Highway/Hyer Road
- Bogard Road/Seldon Road
- Wasilla Fishhook Road/Seldon Road
- Lucille Street/Seldon Road

Policy 1-J: Encourage light industrial parks

Discussion: The Core Area does not have and is not expected to attract much heavy industry, not including earth materials extraction sites. However, the Core Area already has pockets of light industrial uses such as outdoor storage, construction yards and shops, building materials supply, garage and outdoor vehicle storage yards, warehousing, utility buildings, miscellaneous outdoor storage, etc. These industrial uses are necessary and a good fit for the local economy, with good growth potential. Demand for sites for industrial uses will increase as the Core Area's economy matures. Even so, industry will remain a modest land use in the overall picture.

These light industrial uses are generally mutually compatible. They tend to have similar locational requirements, such as a good highway access and public utilities, and separation from residential neighborhoods, schools and recreation facilities, and public institutions. Designating sufficient well-situated tracts for light industry will help create a more attractive climate for these activities by enabling them to operate efficiently and with minimal conflict with other uses. Restored earth materials extraction site with good highway access can be prime candidates for light industrial uses.

Policy 1-K: Expand the "planned unit development" ordinance (MSB 17.36) to authorize commercial, industrial, and mixed use PUDs; encourage subdivision and development of large tracts as "planned unit developments".

Discussion: The Core Area’s farming and homesteading history has left a legacy of many large-acreage tracts. Some of these large tracts have potential for future subdivision and planned development for commercial, industrial, and mixed uses. At present, the borough’s planning ordinance now provide for residential PUDs (MSBC 17.36) with minor non-residential uses allowed in large development.

PUDs are a flexible and innovative alternative to strict application of subdivision and zoning regulations. PUDs allow property owners and the public to take advantage of the special design opportunities and economies of scale afforded by large-scale development. For example, PUDs may facilitate shared parking, retention of natural vegetation and drainage, safer interior circulation, consistent building design, and more effective landscaping. PUDs may also be more adaptable to sites with special conditions such as unusual topography or prior uses such as earth materials extraction sites.

Policy 1-L: Develop a district plan for the Educational/Medical/Glenn Park District



Matanuska-Susitna College
(Sandra Petal, MSB)

Discussion:

The proposed Educational/Medical/Glenn Park District is bounded by the Parks Highway, Trunk Road, the Palmer Wasilla Highway, City of Palmer, and the Glenn Highway, and includes abutting properties. It encompasses the Matanuska-Susitna College and Mat-Su Regional Medical Center campuses, recreation lands in state or borough ownership, extensive undeveloped private and University of Alaska property, several large earth materials extraction sites, and the borough central landfill.

This area is poised for robust growth as the Mat-Su Valley’s regional center for higher education, health services, and related professional and commercial services; as a residential community; and as a regional natural recreational area. The LRTP and this Comprehensive Plan Update both envision that the district will develop into a major employment center, residential community, and traffic destination.



University of Alaska Experimental Station
(Sandra Petal, MSB)



Construction of Mat-Su Regional Medical Center (Sandra Petal, MSB)

Several public infrastructure improvements, spurred partly by construction of the Mat-Su Regional Medical Center, will prime the district's growth. The City of Palmer has installed public water and sewer service via the Glenn Highway to the Mat-Su Regional Medical Center. Matanuska Electric Association is building a new high-voltage transmission line to the hospital. The Parks Highway was recently upgraded, and near-term upgrades are programmed for Trunk Road and the Glenn Highway. Further, the earth materials extraction sites have substantial potential for redevelopment for residential, commercial, light industrial and other uses after they are depleted.

This policy proposes that the borough initiate a joint public planning process with the University of Alaska, the City of Palmer, the State of Alaska, and private landowners to develop a concept plan for optimal realization of the Ed/Med/Glenn Park District's long-term institutional, economic, settlement, and recreational potential.

Policy 1-M: Collaborate with operators of large earth materials extraction sites to plan for site reclamation and re-use after earth materials extraction activities are finished.

Discussion: Earth materials extraction sites – gravel and sand pits – are an extensive active interim land use in the Core Area. Several former sites have been redeveloped or await redevelopment. Earth materials extraction is expected to continue as a local industry, with additional sites being put to that interim use in the future.

Rising land values will enhance the development potential of former sites which often become prime real estate for new uses. Redevelopment of these sites makes good use of the borough's land base and enhances the value and economic potential of nearby properties.

This policy proposes that the borough work jointly with property owners, consistent with borough ordinances, to plan for redevelopment of these sites for productive and profitable reuse. The borough can facilitate redevelopment by ensuring that earth materials extraction is managed in a manner that conserves future redevelopment options and by providing essential public infrastructure for redevelopment.

Policy 1-N: Initiate a joint planning effort in order to create consistency among utilities in the core area. The joint planning effort will work to identify utility corridors for future water, sewer, natural gas, and power transmission lines. All community water and sewer systems should be managed by a public or private utility provided.

Discussion: Fragmented and belated planning for major utility corridors can be inefficient, costly, excessive, and disruptive to affected property owners. Advance joint planning for future utility corridors can reserve suitably located corridor, reduce land acquisition costs, minimize conflicts, avoid delays and displacement of existing development, facilitate multiple use of shared corridors, conserve open space. Also, coordinate with planning for new road development.

Policy 1-O: Evaluate the feasibility and advisability of development impact fees.

Discussion: Development impact fees are a means to fund installation of new public infrastructure required to serve new development. Local governments charge the developer a one-time advance fee that is dedicated to defray public costs for new infrastructure. In effect, part or all of the extra costs of new development are charged back to the beneficiaries rather than shared by all local taxpayers. Development impact fees are popular in fast-growing localities as a method of financing new development without raising property taxes for established residents. Development impact fees are not an appropriate funding means to remedy deficiencies in existing development.

Development impact fees can be geared to the actual costs of providing infrastructure. In that way, they are a market incentive for cost-effective development patterns. As development impact fees potentially affect the interests of a broad range of stakeholders, the process for evaluating impact fees should engage all stakeholders.

Policy 1-P: Coordinate implementation of the Core Area plan with other borough comprehensive plan elements and the community plans of adjacent jurisdictions.

Discussion: The Core Area is a distinct planning area, but it shares basic infrastructure, such as road systems, public utilities, and educational, health care, and recreational facilities, with its surrounding region. It also shares boundaries, service areas, and some public facilities and services with several neighboring community planning jurisdictions. As a practical matter, implementation of the Core Area plan needs to be coordinated with other borough-wide functional plans and, on issues of shared concern, with neighboring cities and community councils. For example, because the cities of Palmer and Wasilla are exclusively authorized to provide public water and sewer utilities in the Core Area, coordination is essential to plan for extensions of those utilities.

The dynamic growth of the region may also warrant periodic consideration of Core Area boundary changes via city annexations or adjustments to the boundaries of the Core Area and neighboring community councils.

Goal 2. Transportation: Provide for safe and efficient vehicular and non-motorized travel within the Core Area and between the Core Area and other destinations.

Policy 2-A: Incorporate the LRTP's recommendations for major transportation improvements in the Core Area.

Discussion: The borough-wide LRTP is designed to facilitate efficient, safe vehicular circulation throughout the borough and within Core Area. Coordination of the Core Area Plan Update and the LRTP and incorporation of its recommended improvements will

promote orderly growth patterns, facilitate efficient traffic movement between the Core Area and surrounding areas, and strengthen the link between fiscal, transportation, and land use planning. The Comprehensive Plan Update incorporates the LRTP's recommendations for improvements to these major road segments in the Core Area through 2025:

- Glenn Highway
- Parks Highway
- Palmer Wasilla Highway
- Trunk Road
- Seward Meridian Road
- Wasilla-Fishhook Road
- Bogard Road
- Seldon Road
- Hyer Road
- Hemmer Road
- Hermon Road
- Trunk Road/E. Nelson Road/Linlu Lane
- Lucille Lane

Similarly, this Plan Update incorporates the LRTP's many recommendations for collector level street improvements and trail connections in the Core Area, as listed in the previous chapter.

Future revisions to the LRTP will become part of the Borough comprehensive plan and will, in effect, also revise the Core Area Comprehensive Plan.

Policy 2-B: Improve and maintain connectivity within the arterial road network.

Discussion: Maintaining good connectivity, with multiple points of access to and from the arterial road network, contributes to safe and efficient routing of vehicular traffic, quick access for fire-fighting apparatus, good school bus service, and alternative emergency exits. In some parts of the Core Area, the topography and water bodies require thoughtful road planning and design to maintain good connectivity.

Policy 2-C: Support increased use of local transit services and of commuter service between the Core Area and Anchorage.

Discussion: The Core Area's continuing population growth will enhance the feasibility and cost-effectiveness of upgraded local transit services as a means of mobility along higher-density corridors and for special groups such as seniors, youth, and persons needing health care. Increased reliance on local transit can also help reduce local traffic congestion. Likewise, as the volume of commuter traffic between the Core Area and the Anchorage area rises, commuter transit service offers similar benefits.

Policy 2-D: Retain needed section line and utility easements.

Discussion: Public land policy governing the land survey and conveyance process has reserved an extensive network of undeveloped section line and utility easements for the borough. Many of these easements will be needed and should be retained for future road and utility system extensions. Other easements may not be useful for their intended purpose because of engineering constraints or existing development patterns. This policy recommends that the borough review existing section line and utility easements with affected utilities in order to identify those with potential public value and which should therefore be retained. This review will also identify easements that can be prudently vacated for other public or private uses, or in response to requests for vacation.

Goal 3. Parks and Open Space: Establish a permanent system of publicly owned natural open space, parklands, greenways, corridors, and habitats for the enjoyment of present and future residents.

Policy 3-A: Incorporate the borough Parks, Recreation & Open Space Plan and Recreation Trails Plan.

Discussion: The recent community survey indicates strong community support for programs and outlays to develop and conserve more parkland and for preservation of agricultural lands. The background analysis found that the Core Area is deficient in dedicated public parklands and open space. The Core Area has relatively little dedicated public open space for current and future residents. Much of the Core Area’s “apparent” open space is private property that is likely to be developed in coming years. As development progresses, opportunities for public acquisition of more open space will diminish and acquisition costs will rise.



Cycling
(Frankie Barker, MSB)

The conservation of natural areas throughout the Core Area is vital to perpetuate its natural character and provide convenient access to a variety of outdoor recreation opportunities. The borough’s Parks, Recreation & Open Space Plan identifies a variety of natural areas, park lands, outdoor recreation areas, trails, and wildlife habitat throughout the Core Area to meet future needs. This policy incorporates the relevant major recommendations of the Parks, Recreation & Open Space Plan and Recreational Trails Plan into the Core Area plan update.

The Comprehensive Plan incorporates these elements from the Parks, Recreation and Open Space Plan: (See Figure 11.)

- Crevasse Moraine Trails
- Wasilla Creek Corridor
- Kepler-Bradley Lakes State Recreation Area
- 7 Mile Canoe Trail Corridor
- Finger Lake State Recreation Site
- Matanuska River Corridor
- Little Susitna River Corridor
- Palmer Hay Flats State Game Refuge



Figure 13: Matanuska-Susitna Borough Parks, Recreation, and Open Space Plan Map – Central Area

Policy 3-B: Work in partnership with private land conservancy organizations to conserve open space and natural areas.

Discussion: Private land conservancy organizations such as The Nature Conservancy, the Alaska Farmland Trust and the Great Land Trust have resources and expertise to conserve open space and natural areas. As private entities, they have great flexibility to work with willing landowners for conservation purposes. Often, they use tools such as purchase of development rights or conservation easements that retain land in private ownership and use and conserve woodlands, wetlands, stream corridors, wildlife habitat and other high-value natural areas.



Wasilla Creek Corridor (Sandra Petal. MSB)

Goal 4. Green Infrastructure: Plan, develop, and grow in a way that protects natural functions while respecting the needs and desires of the landowners and other stakeholders.

Policy 4-A: Identify and Map

Discussion: Identify and map waterways, wildlife habitat and corridors, wetlands, forests, natural hazards, erosion and fire prone areas. Mapping of outdoor recreation and trail networks is also encouraged. Identifying where green infrastructure is desired will aid in the protection of natural resources.

Policy 4-B: Proactive Planning

Discussion: Protect natural systems prior to development. By coordinating and integrating land use planning and design for roads, trails, water, electric, drainage, etc. with green infrastructure, costs to restore and repair natural systems can be avoided.

Policy 4-C: Connectivity

Discussion: Where possible, link waterways, wildlife habitat and corridors, trails, etc. to create an interconnected system of natural corridors in the Core Area. Developing interconnected green space systems benefits communities by providing areas for recreation, protecting water quality, and other public values.

Policy 4-D: Public Awareness

Discussion: Promote community education and information on the benefits of green infrastructure. Green infrastructure can reduce the risk to residents' homes and properties from fire, erosion, flooding, septic failure, and other hazards.

Goal 5. Public Facilities: Provide timely, cost-effective public improvements and services] and explore alternative means of financing from both public and private sectors.

Policy 5-A: Coordinate and synchronize provision of public improvements and services consistent with land use planning.

Discussion: The extension or upgrade of public improvements and services can be a powerful influence upon ongoing development. For example, timely road improvements, plans for utility service extensions, and new school construction can be strong stimulants for new residential or commercial development in areas designated for those purposes. For the near term, Borough coordination with the cities of Palmer and Wasilla to plan for extension of public water and sewer services along commercial corridors and to areas with high potential for large-scale, small-lot residential development is vital for orderly development of such areas.

For cost-effectiveness, the Borough should seek to make maximum use of alternative means of financing public improvements, working in concert with other local, state, and federal sources as well as the private sector.

Policy 5-B: Identify and acquire or retain sites needed for future public improvements.

Discussion: Early identification and advance acquisition of sites for future schools, public safety facilities, neighborhood recreation, and similar public improvements can ensure that public facilities are optimally located. It can also save on site acquisition costs. This is especially so in a dynamic land market like the Core Area with dynamic growth and rapidly rising land prices. The borough is now preparing an updated borough-wide public facilities plan which can be used to guide public facility site acquisition.

Goal 6. Economic Development: Promote private sector development and a strong local job market suited to the region's economic assets, with a prosperous support sector and affordable housing.

Policy 6-A: Identify suitably located tracts with necessary infrastructure to accommodate economic development.

Discussion: The borough can support new economic development in the Core Area by ensuring there are adequate suitable locations with public infrastructure and a regulatory environment that minimizes land use conflicts and provides regulatory incentives for well-planned development. It is particularly important to anticipate the site requirements of growth sectors such as health care and professional services, retail trade, and light industry. Fostering an adequate supply of affordable housing for resident workers will also strengthen the local job market.

Goal 7. Environment: Protect and conserve the natural resources that support the well-being of residents and the region's tourism and recreation economy.

Policy 7-A: Protect groundwater supplies and quality.

Discussion: Many existing and future residences and businesses will depend on on-site groundwater resources for their water supply. Protection of the supply and quality of groundwater is vital to sustain this arrangement.

Policy 7-B: Protect surface water quality.

Discussion: The Core Area's many lakes are valuable natural and economic assets. They provide an attractive setting for residential development, enhance property values, support a variety of public and private recreational activities, and provide natural habitat, absorb runoff. These lakes are linked to steams and wetlands with similar positive values. The borough's existing program of lake management plans already provides some protection for surface water quality.

Policy 7-C: Provide for storm water and meltwater drainage and snow disposal sites.

Discussion: Proper management of storm water and meltwater that finds its way into natural drainage ways will become increasingly critical as more land surface is cleared and paved. With development, there will also be greater need for private and public snow disposal sites which can impact surface water quality. Implementing surface drainage standards and providing surface drainage improvements where needed can avoid such potential problems as local flooding, surface water pollution and siltation, and erosion.

Policy 7-D: Establish minimum landscaping, signage, and lighting standards for new major commercial development.

Discussion: As commercial development of the Core Area progresses, the positive impact of amenities such as landscaping and retention of natural vegetation, and appropriate signage and lighting on the appearance and visual quality of the build environment will be increasing appreciated. These amenities are difficult to retrofit after development has occurred.

Goal 8. Hazards: Protect life and property from harm from natural and man-made hazards such as floods, erosion, wildfire, earthquakes, air and water pollution, and hazardous materials.

Policy 8-A: Maintain emergency response preparedness capability.

Discussion: The Core Area is relatively free of several natural hazards that constrain land development in other areas of the state. Most of the Core Area is free of major flood and erosion hazards, though some stream corridors are subject to periodic local flooding. Relatively good soils provide good foundations and lower the exposure to seismic hazards. The area is free of avalanche hazard. Experience has shown that the potential for wildfires is a local concern as it is generally throughout southcentral Alaska. The borough has identified and mapped the location of sites that have been contaminated with hazardous materials.

This policy proposes that the borough continue to monitor potentially hazardous conditions and maintain its emergency preparedness response capability. Additionally, the borough can monitor proposed development that might be exposed to or apt to add to hazardous conditions.

Policy 8-B. Reduce risk to persons and property from natural or man-made hazards and encourage natural hazard mitigation.

Discussion: This policy proposes that the borough monitor proposed development that might be exposed to or contribute to hazards such as flooding, erosions, wildfire, and hazardous materials. The borough should discourage development in such hazard-prone areas, or encourage adoption of measures to mitigate hazards. As appropriate, mitigation measures might include floodproof construction, retention of natural vegetation to prevent rapid run-off and erosion, retention of natural drainage ways and wetlands to absorb run-off, and remediation of contaminated sites.

Goal 9. Agriculture: Promote the continued viability of local agriculture.

Policy 9-A: Establish priorities for conservation and acquisition of agricultural lands.

Discussion: Agriculture is an important economic activity and land use in the Core Area and an important part of local heritage. Farmlands enhance the “rural, small town character” that appeals to Core Area residents. A majority of residents agree that funds should be spent to preserve agricultural lands and to preserve open spaces.



Trunk Road Farm (Sandra Petal, MSB)

As land prices rise and development pressures intensify, agricultural land will be increasingly in demand for settlement uses. State law (AS 29.45.060) requires the borough to assess farmlands at “farm use value” rather than full market value. This helps maintain the economic viability of farmlands in general.

Beyond that, the borough has limited financial resources to purchase or conserve agricultural lands as open space and natural areas or for other public purposes. In fact, agricultural lands are prime candidates for future public facilities such as schools, recreational facilities, and public safety and utility buildings for the Core Area.

This policy proposes that the borough inventory and prioritize large-acreage agricultural tracts according to their potential value as public open space, natural areas, and wildlife habitat, or for future public facilities. Based on that information, the borough can then target its efforts and resources on the agricultural lands with greatest value as open space or for public facilities.

Policy 9-B: Pursue a multi-pronged approach to enhance the continuation and economic success of local agriculture.

Discussion: Population growth and economic changes are altering the economics of agriculture in the Matanuska-Susitna Valley. These changes are eroding the viability of traditional large-scale, stand-alone agriculture. At the same time, agriculture’s potential value is rising as a feature of the Core Area’s historic heritage, as a local source of high-quality foodstuffs, as open space and habitat, and as an element of a variety of other productive economic activities.

This policy proposes a set of strategies that, pursued in concert, will help perpetuate the Core Area’s farming tradition and assist farm enterprises to realize their full economic potential while also fulfilling public goals. Possible strategies include:

- Purchase of a variety of development rights to conserve open space, natural habitat, and historic buildings, consistent with the continuation of active private agriculture
- Encouragement of small farms geared to production of high-value crops and specialized crops (e.g., organic foods) for local and regional markets
- Support the development of local processing to add value to and expand markets for local agricultural products
- Promotion of a community gardens program to enable residents to rent small tracts of farmland for family use
- Promotion of the greenhouse and landscape supplies industry to meet the rapidly growing local demand for landscape plant materials
- Promotion of agritourism to supplement farm income

Table 15. Matrix of Goals and Policies Key: X = Primary Policy o = Secondary Policy		Goals							
		Land Use	Transportation	Parks and Open Space	Public Facilities	Economic Development	Environment	Hazards	Agriculture
Policies									
1-A	Adopt and implement a land use plan	X	o	o	o		o		o
1-B	Promote an orderly land use pattern	X							
1-C	Encourage appropriate density patterns	X							
1-D	Develop and adopt land use regulations	X							
1-E	Coordinate land use with the LRTP	X	o						
1-F	Foster a mix of residential areas and housing types	X							
1-G	Secure the stability and viability of established residential neighborhoods	X							
1-H	Encourage concentration of major commercial development	X				o			
1-I	Encourage neighborhood commercial districts	X				o			
1-J	Encourage light industrial parks	X				o			
1-K	Authorize commercial, industrial, and mixed use PUDs	X				o			
1-L	Develop a district plan for the Educational/Medical/Glenn Park District	X				o			
1-M	Plan for reclamation and re-use of large earth materials extraction sites	X				o			

Table 15. Matrix of Goals and Policies Key: X = Primary Policy o = Secondary Policy		Goals							
		Land Use	Transportation	Parks and Open Space	Public Facilities	Economic Development	Environment	Hazards	Agriculture
Policies									
1-N	Plan with major utility providers for future major utility corridors	X		O	O		O		
1-O	Evaluate development impact fees	X			O				
1-P	Coordinate with borough and community plans	X							
2-A	Incorporate the LRTP's recommendations	O	X						
2-B	Improve and maintain road connectivity within arterial road network		X						
2-C	Support local and commuter transit services	O	X						
2-D	Retained needed section line and utility easements	O	X		O				
3-A	Implement the Parks, Recreation & Open Space Plan	O		X	O		O		O
3-B	Partner with private land conservancies	O		X			O		O
4-A	Identify and map various feature to create and improve green infrastructure	X					O		O
4-B	Proactively plan to protect and preserve natural features	O		O			X		O
4-C	Create interconnected system of natural features	X				O	O		O
4-D	Promote community education and information about green infrastructure	O			X		O		O

Table 15. Matrix of Goals and Policies		Goals						
		Land Use	Transportation	Parks and Open Space	Public Facilities	Economic Development	Environment	Hazards
Key: X = Primary Policy o = Secondary Policy								
Policies								
5-A	Coordinate public improvements with land use planning	o			X			
5-B	Identify and acquire future public facility sites	o			X			
6-A	Designate tracts for economic development	o				X		
7-A	Protect groundwater supplies and quality						X	
7-B	Protect surface water quality						X	
7-C	Provide for surface drainage				o		X	
7-D	Establish minimum standards for major commercial development					o	X	
8-A	Maintain emergency response preparedness capability	o						X
8-B	Discourage or mitigate development in areas at risk from hazards	o					o	X
9-A	Establish priorities for conservation and acquisition of agricultural lands.	o		o	o		o	X
9-B	Pursue a multi-pronged approach to enhance the continuation and economic success of local agriculture.	o		o		o	o	X

Chapter 4. Land Use Plan Map

Introduction

The land use plan map (Figure 12) designates the types of development – e.g., residential, commercial, industrial, and transportation improvements – proposed for different parts of the Core Area. Once adopted by the borough assembly, the land use plan map, together with the goals and policies, becomes a policy framework to guide public and private decisions about land development. It also becomes a policy framework for development and administration of the ordinances and regulations that shape land development on a day-to-day, case-by-case basis.

The land use plan map is general and conceptual in nature. It presents a picture of the eventual land use pattern toward which the Core Area might evolve through ongoing land use decisions. The land use plan map is not a map of existing uses or a zoning map that applies to proposed development. Adoption of the land use plan map does not, by itself, impose any new limitations on land use, although it may be the conceptual basis for implementing regulations on future land uses.

In the future, as determined by the borough assembly, the land use plan map may be used to implement various land use regulations:

- Site development standards
- Special use or conditional use permits
- A zoning map and ordinance
- The platting ordinance
- Public improvements
- Public land acquisition programs

This plan update's goals and policies, and the accompanying land use plan map, are meant to reflect the community's aspirations for its long-term future. After its adoption, the plan's effectiveness will stem from its influence on ongoing private and public decisions about community development and on the actions the community supports to implement its goals for community development.

Land Use Plan Map Definitions

The section below defines the terms that are used on the land use plan map and legend to illustrate proposed future land use patterns.

Major Transportation Improvements. Major transportation improvements include the major road segments the LRTP proposes for improvement in the Core Area through 2025.

Residential. Residential areas are reserved principally for residential development. These areas may also include other development compatible with residential neighborhoods such as schools, churches, and similar institutional uses; low impact neighborhood commercial, home-based

offices and occupations; bed & breakfasts; non-commercial outbuildings such as garages, sheds, greenhouses, and stables, as consistent with borough codes.

Neighborhood Commercial. Neighborhood commercial designates locations that are well suited for retail and service businesses that serve nearby residential neighborhoods. Neighborhood commercial districts are scaled to serve a trade area of about 8,000 to 10,000 residents. Other compatible uses, such as multi-family housing, may also be appropriate.

Major Commercial. The major commercial areas designate parts of the Core Area whose prime location in the regional trade area positions them for retail trade and service business expansion, office industries, and related job growth and property development. The major commercial areas are located near the existing sub-regional commercial centers near the Core Area border with Wasilla and Palmer and along major transportation corridors best suited for highway-oriented commercial development.

Educational/Medical/Glenn Park District. The Educational/Medical/Glenn Park District encompasses the Matanuska-Susitna College and Mat-Su Regional Medical Center campuses, developed and undeveloped private property, University of Alaska lands, the borough central landfill, public recreation lands and trails. This area has high potential for growth into a regional center for education, health care, and related professional and commercial services; as a planned residential community; and as a regional natural recreational area. To realize that potential, the land use plan recommends creation of a district plan to achieve its long-term institutional, economic, residential, and recreational potential.

Potential Earth Materials Extraction Redevelopment Sites. This category includes current or former earth materials extraction sites of 20+ acres. The borough code treats materials extraction sites as interim uses. These sites are prime candidates for eventual redevelopment for residential, commercial, industrial, or institutional uses. Mixed-use development may also be appropriate, depending on site location and characteristics.

Industrial. The industrial category designates areas suited for industrial and light industrial uses. Additionally, areas identified as potential earth materials extraction redevelopment sites may be candidates for redevelopment for industrial uses.

Parks, Recreation, and Open Space. Here, it may be noted that the land use plan map does not display the major recommendations of the borough's already adopted Parks, Recreation & Open Space Plan Parks and Open Space for the Core Area. Those recommendations are, however, incorporated into this Core Area Comprehensive Plan Update and are illustrated in Figures 11 and 12.

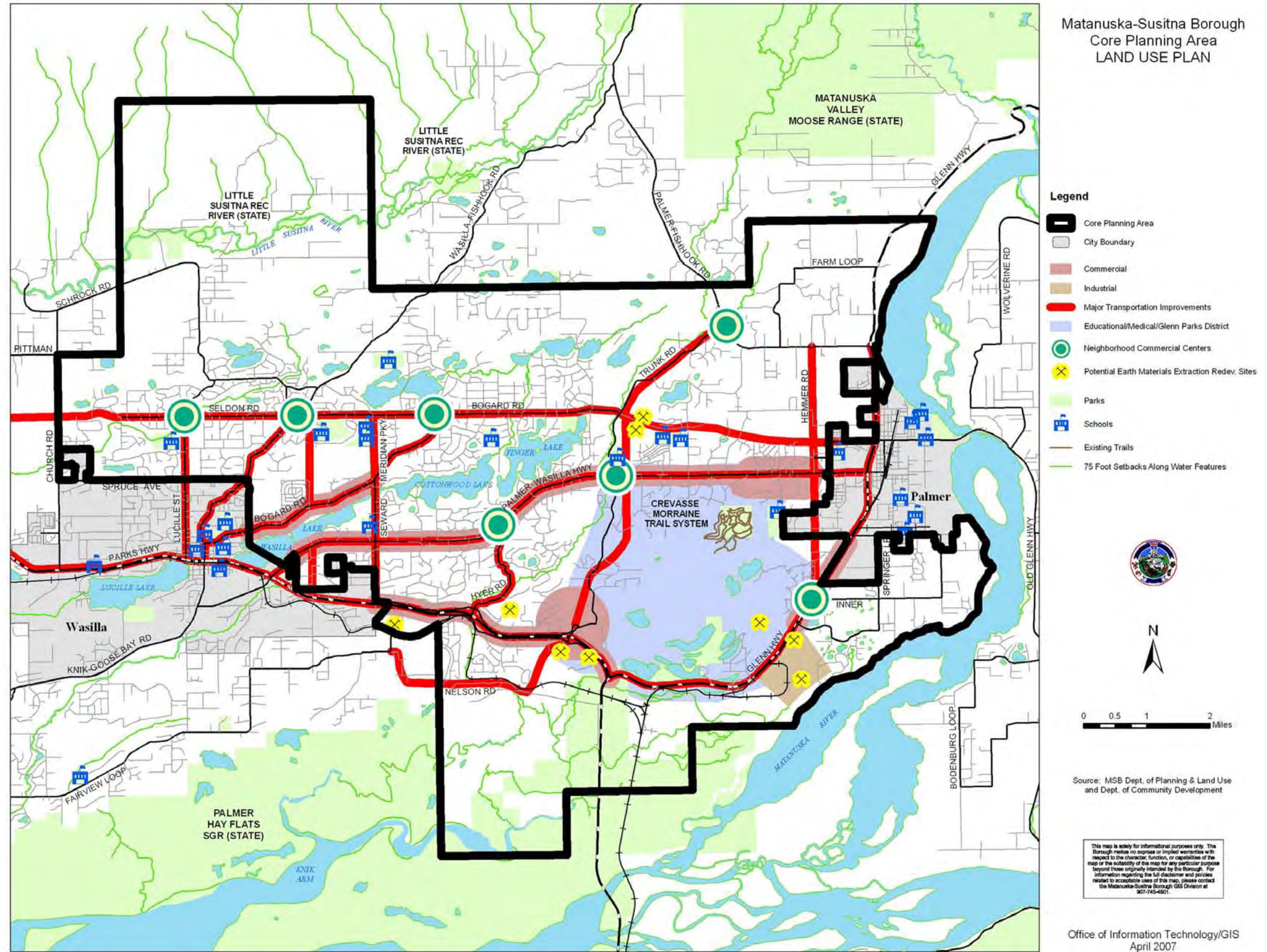


Figure 14: Matanuska-Susitna Borough Core Area Land Use Plan Map

Conclusion

For the past decade, the Core Area has been Alaska's the fastest-growing community. The recent pace of population and economic growth is forecasted to continue for the next two decades. By the end of that period, most of the remaining vacant land in the Core Area will be built up. The long-term development patterns will be set. By that time, the practicality and feasibility of altering established development patterns will be limited. In particular, the opportunity to acquire and conserve public open space, parklands, greenbelts, and natural habitat for future residents will be seriously reduced.

This comprehensive plan provides specific goals and policies to ensure that the core area's residents, economies, natural environment, and general quality of life will be protected and enhanced as the area continues to evolve. Planning for the future of a community is a dynamic and challenging effort. Therefore, it is recommended that this plan be re-visited and amended as necessary on a regular basis (every five to seven years).

References

- Alaska Department of Commerce, Community & Economic Development. 2006. Alaska Taxable 2005. Anchorage, AK.
- _____. 2005. Alaska Taxable 2004. Anchorage, AK.
- Alaska Department of Labor and Workforce Development, Research and Analysis Section. Published quarterly. Quarterly Census of Employment and Wages. Juneau, AK.
- _____. December 2005. Alaska Economic Trends: The Matanuska Valley's Economy is Throwing its Weight Around. Juneau, AK.
- _____. January 2003. Alaska Economic Trends: The Matanuska-Susitna Borough: Its growth is in a league all its own. Juneau, AK.
- Alaska Housing Finance Corporation. Published quarterly. Alaska Housing Market Indicators. Anchorage, AK.
- CH2M HILL. 1996. Central Landfill: Twenty Year Operation and Development Master Plan. Anchorage.
- Farrell, Chad and Robert H. Langworthy. 2006. The Matanuska-Susitna Borough Community Survey, 2006, A Sourcebook of Community Attitudes. In partnership with Matanuska-Susitna Borough and Matanuska-Susitna College.
- Goldsmith, Scott. 2005. Memorandum on the Economic and Demographic Impacts of a Knik Arm Bridge. Institute of Social and Economic Research. Anchorage. AK.
- Hattenburg, Dilley & Linnell. 2004. Preliminary Engineering Report. Phase I Water and Sewer Utility Extensions To the Southwest Palmer Service Area. Anchorage, AK.
- HDR Alaska, Inc. 2007. Mat-Su Borough Long Range Transportation Plan, Draft Final Report. Anchorage, AK.
- _____. 1996. Anchorage Bowl Commercial and Industrial Land Use Study. Anchorage, AK.
- HDR Engineering, Inc. 1993, Amended 1997. Core Area Comprehensive Plan. Anchorage, AK.
- Land Design North. 2001. Parks, Recreation & Open Space Plan. Prepared for the Matanuska-Susitna Borough, Department of Community Development. Anchorage, AK.
- Matanuska-Susitna Borough. 2007. Matanuska-Susitna Borough Code.
<http://www.matsugov.us/Assembly/msbcode.cfm>.
- _____. 2006. Central Landfill Future Cell Sequencing Plan, Onsite Leachate Treatment Evaluation, and Closure Cost Evaluation. Palmer, AK.
- _____. 2000. Matanuska-Susitna Borough Recreational Trails Plan. Palmer, AK.
- Municipality of Anchorage. 2001. Anchorage 2020 Anchorage Bowl Comprehensive Plan. Anchorage, AK.
- peter j. smith & company, inc. 2003. Core Area Comprehensive Plan Update, Draft Plan. Palmer, AK.

R.W. Beck, Inc. February 1996. Long-Range Plan: Final Report. Prepared for Matanuska Electric Association, Inc.

U.S. Department of Commerce, U.S. Bureau of the Census. 2002. Matanuska-Susitna Borough Demographic Profile. <http://www.labor.state.ak.us/research/cgin/sf3profiles/mat.pdf>

CODE ORDINANCE

By: Borough Manager
Introduced: 08/21/07
Public Hearing: 09/04/07
Adopted: 09/04/07

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 07-131**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB TITLE 15 - PLANNING, TO ADOPT THE 2007 CORE AREA COMPREHENSIVE PLAN UPDATE.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of section. MSB 15.24.030(B) is hereby amended as follows:

(8) Matanuska-Susitna Borough Core Are Comprehensive Plan, September 1993, amended September 1997; amended [date].

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this 4 day of September, 2007.

/ S /

LYNNE WOODS, Deputy Borough Mayor

ATTEST:

/ S /

MICHELLE M. MCGEHEE, CMC, Borough Clerk

(SEAL)

PASSED UNANIMOUSLY: Woods, Church, Kvalheim, Bettine, Wells, and Kluberton.

This Page Intentionally Left Blank

Matanuska-Susitna Borough Comprehensive Development Plan



2005 Update

Matanuska-Susitna Borough Planning and Land Use Department

Table of Contents	Page
Purpose.....	1
Comprehensive Planning in the Mat-Su Borough.....	1
Borough-wide Goals and Recommendations.....	3
Planning Methods.....	4
Economy.....	5
Public Facilities.....	6
Transportation.....	8
Hazards.....	9
Land Use.....	9
Parks and Open Space.....	12
Community Quality.....	14
Implementation.....	17
APPENDIX	
Matanuska-Susitna Borough Comprehensive Development Plan Components	
Borough Regional Plans.....	20
Borough Community Plans.....	20
Borough Specialty/Functional Plans.....	21
Lake Management Plans.....	21
Asset Management Plans.....	22
State and Federal Plans.....	23
Ordinance Amending 1970 MSB Comprehensive Development Plan.....	24

Matanuska-Susitna Borough Comprehensive Development Plan (2005 Update)

Purpose

The Matanuska-Susitna Borough Comprehensive Development Plan (Borough-wide Comprehensive Plan) was originally adopted in 1970. This plan contains sections addressing Borough-wide as well as community-specific issues. Since 1970, the plan has been updated and amended through the adoption of community based plans, specific plans such as the Long Range Transportation Plan and Lake Management Plans, and plans prepared by the State of Alaska, such as the Susitna Area Plan. The purpose of revising the Borough-wide Comprehensive Plan of 1970, as amended, is to update the section addressing Borough-wide growth and development issues. In addition, this revision will discuss the method of comprehensive planning used by the Borough, how community based plans and Borough-wide plans relate to one another, and Borough-wide planning issues.

The Borough-wide Comprehensive Plan, as amended, provides general goals and policy recommendations to help guide future development in order to enhance our quality of life and the public health, safety, and welfare. Because the comprehensive plan seeks to promote a high quality of life for a twenty year period, its goals and recommendations are general in nature so as to accommodate new technologies, development patterns, a growing population and diversifying economy.

Comprehensive Planning in the Matanuska-Susitna Borough

The Borough undertakes comprehensive planning in several ways, including: participation in state and federal plans, community based plans, Borough-wide and regional plans, and functional plans such as Lake Management plans. This section describes the general public participation process used by the Borough in developing its plans, discusses the community by community approach used for comprehensive planning in the Borough, and briefly addresses implementation techniques. Implementation of the plan is further discussed on page 15.

Public Participation:

The Borough encourages active public participation in comprehensive planning efforts. The use of citizen based planning teams to develop goals, objectives, and recommendations is the standard method used by the Borough when developing its plans. In most cases, the Borough Planning Commission appoints citizens to planning teams in an effort to obtain broad public involvement and a balance of interests.

In addition to the use of planning teams, a variety of other methods are typically used to increase public involvement. These techniques vary depending upon the type of plan, level

of public interest and impact, and recommendations from the planning team, Planning Commission, Assembly and Administration. Typical public involvement efforts include open houses, survey questionnaires, public presentations, focus groups, and both informal and formal requests for public comments.

The Borough uses a formal process to adopt its plans. The formal process begins with the plan's review by the affected community council(s). After community council review, plans are reviewed by the Planning Commission where public hearing(s) are also held. The Planning Commission then makes its recommendations to the Borough Assembly where a public hearing is held and the plan is considered and adopted. Once the Borough Assembly adopts a plan, it then becomes a part of the Borough-wide Comprehensive Plan.



Matanuska River Watershed Coalition
(Frankie Barker, MSB)

Implementation:

Comprehensive plans may be implemented in a number of ways. The typical manner of implementing a comprehensive plan is through a zoning ordinance. When a community comprehensive plan is adopted by the Assembly, it is typically implemented through a zoning ordinance specific to the community planning area; these zoning ordinances are called Special Use Districts (SpUDs). There are several SpUDs within the Borough today. In addition to zoning ordinances, comprehensive plans may be implemented through subdivision regulations, capital improvement programs, specific ordinances, and general policy.

Components of the Borough-wide Comprehensive Plan:

As mentioned earlier, the Borough's comprehensive plan consists of a variety of plans addressing various Borough and community needs and issues. The plans generally fall into one of the following categories:

- State and Federal plans;
- Borough Regional plans;
- Community plans;
- Specialty or Functional plans.

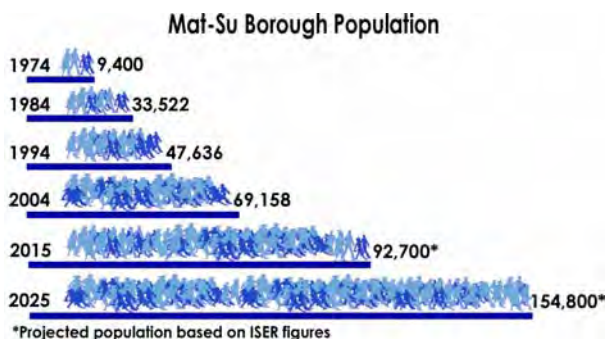
For example, State plans address how state lands are to be managed. Regional transportation and public facility plans guide the development of the Borough's future infrastructure. Community plans address community goals and objectives as well as how these goals and objectives will be achieved at the local level. Lastly, specialty or functional plans address specific issues such as the management of a particular lake or the waste management function of the Borough. Table 1 describes some of the plans adopted by the Borough in each of the aforementioned categories.

Table 1
Examples of Plans Adopted as Part of the Borough-wide Comprehensive Plan

State & Federal Plans	Borough Regional Plans	Community Plans	Specialty/Functional Plans
Susitna Area Plan	Long Range Transportation Plan	Chickaloon Comprehensive Plan	Big Lake, Lake Management Plan
Willow Sub-Basin Plan	Borough-wide Public Facilities Plan	Talkeetna Comprehensive Plan	Port MacKenzie Master Plan
Susitna Basin Forestry Guidelines	Borough-wide Parks, Recreation, and Open Space Plan	Glacier View Comprehensive Plan	Solid Waste Management Plan

Borough-wide Goals and Recommendations

The first Borough-wide Comprehensive Plan was developed and adopted in 1970. Since 1970, the Borough has dramatically changed in terms of its economy, population and built/natural environment. For instance, in 1970 the Borough had an agricultural based economy, a population of approximately 7,500 and limited infrastructure. Today, retail, finance, and real estate services are the primary sectors of the Borough’s economy. The Borough’s population is near 75,000 and the public and private infrastructure has grown significantly.



The new growth has also brought new industries and technologies to the Borough. Some of these new industries and technologies such as communication towers, waste incinerators, and oil and gas development have created compatibility issues in residential neighborhoods and recreational areas. Managing these and other land uses to enhance the quality of life of Borough residents, while also

improving and diversifying the local economy, is one task of comprehensive planning.

Alaska State statute requires that a local community’s comprehensive plan address, at a minimum, three issues: land use, transportation and public facilities. This update to the Borough’s 1970 Comprehensive Development Plan addresses these issues as well as six others including Planning Methods, Community Quality, Parks and Open Space, Economy, Hazards, and Implementation.

Table 2
Comprehensive Plan Elements

State-Required Elements	Borough-Elected Elements
Transportation Public Facilities Land Use	Planning Methods Economy Hazards Parks and Open Space Community Quality Implementation

Planning Methods:

The Borough’s present method of relying upon four general categories of plans (i.e., State/Federal, Borough/Regional, Community, and Specialty/Functional plans) to guide the development within the Borough provides for public participation at all levels of planning. The Borough’s present method of planning provides a balance between Borough, regional, and local community desires while also providing the means to participate in state and federal decision making.

Some issues are best addressed through a Borough-wide or regional planning process. For example, developing an integrated transportation system of highways and arterials to address inter and intra state traffic is best done at the Borough-wide level. The actual location of the highway or arterial, however, is best addressed at the community level through local community based plans. The use of community based comprehensive plans and special use districts provide residents with the opportunity to guide development within their specific community. It is essential that community based plans are consistent with the goals and policies of the Borough-wide Comprehensive Plan in order to maintain efficient, equitable, and effective planning efforts throughout the Borough. To maintain the desired balance between Borough-wide and local community needs the following goals and recommendations are made:

Goal (PM-1): *Use a variety of plans to address the different needs of Borough residents and communities.*

Policy PM1-1: Continue the use of four general planning categories to address the various planning needs of Borough residents and communities; the general planning categories being: state and federal, Borough-wide and regional, community, and specialty or functional plans.

Policy PM1-2: Adopt plans that are consistent with and compliment the goals and policies of the Borough-wide Comprehensive Plan.

Goal (PM-2): *Encourage local communities to develop goals, objectives, and recommendations for their communities.*

Policy PM2-1: Continue to use the community based comprehensive planning process to allow each community in the Borough to tailor land use, transportation, public facility, recreation, and other recommendations to their specific needs and desires which are consistent with the goals and policies of the Borough-wide Comprehensive Plan.

Policy PM2-2: Encourage local communities to further refine the goals and recommendations of state, federal, Borough-wide and regional plans through community based comprehensive plans which are in compliance with the goals and policies of the Borough-wide Comprehensive Plan.

Economy:

The Borough's economy has dramatically changed since 1970. The economy has changed from an agricultural based economy to one that largely consists of tourism, retail sales, and service activities. The Borough's economic maturation process continues to diversify consistent with population growth. For instance, the Borough has recently seen new development in the health care industry bringing new economic and employment opportunities to local businesses and residents.



Vessel Bound for Port MacKenzie (MSB)

The Borough continues to strive for an improved quality of life for its residents through increased economic growth and job creation. Some of the efforts that have been embarked upon include Port MacKenzie, Hatcher Pass Ski Area, creation of economic development incentives, promotion of tourism, and business retention and expansion.

The Borough needs to continue its efforts to maintain, diversify, and expand its economic base. Moreover, continued recognition and support of individual local communities specific economic

goals should occur. In pursuing these efforts the Borough should seek to achieve the following goals to address economic development:

Goal (E-1): *Develop an Action Plan for continued economic development and diversification.*

Policy E1-1: Regularly update the Borough's Economic Development Plan.

Policy E1-2: Work closely with other private, public, and non-profit entities to develop an agreed upon approach to economic development and specific economic development projects.

Policy E1-3: Identify and focus resources on existing and anticipated key economic nodes as a means to improve the potential success.

Policy E1-4: Locate new economic nodes at or near major arterial intersections instead of allowing linear commercial growth along such arterials.

Policy E1-5: Encourage a mix of complimentary uses at designated economic node locations.

Policy E1-6: Recognize and support the different economic and community development goals of the Borough's local communities.

Policy E1-7: Work cooperatively with outlying borough communities to facilitate local efforts to develop economic plans that are consistent with their needs and desires.

Goal (E-2): *Manage Borough owned lands in a manner that fosters economic development while ensuring quality of life.*

Policy E2-1: Consider impacts to surrounding properties when considering potential uses of public lands.

Policy E2-2: Work with local communities to identify possible mitigation and/or enhancement plans when considering uses or sales of borough owned land.

Policy E2-3: When determining sales price of borough owned land, sales price of private property should be considered so as not to put private property owners in a disadvantaged position to sell their property.

Policy E2-4: Consider potential impacts potential buyers/lesers of borough owned land may have on surrounding community.

Goal (E-3): *Create an attractive environment for business investment.*

Policy E3-1: Provide reasonable economic and financial incentives for business retention and expansion.

Policy E3-2: Institute appropriate land use guidelines and regulations that reduce land use conflicts and protect residents and businesses.

Policy E3-3: Enhance the transportation infrastructure to reduce travel times and improve transport efficiencies and safety.

Policy E3-4: Provide superior education facilities and programs for student and worker training.

Policy E3-5: Work cooperatively with the University of Alaska Anchorage to expand the Matanuska-Susitna College to a four-year university.

Public Facilities:

Public facilities include schools, fire stations, libraries, parks, water and sewer systems, landfills, and recreational structures. These facilities are necessary to support community development and growth by supporting the provision of clean water, emergency response, education, recreation, and other vital community services. Public facilities are therefore a necessary ingredient in enhancing the borough's quality of life. A community's public facility infrastructure also engenders a sense of community by providing physical features that may promote additional development activity and thus enhancing community quality. Successful economic development relies upon a comprehensive public facilities network. Potential investors must be assured of the availability of clean water supplies, efficient waste disposal services, fire protection, and quality education opportunities.



Teeland Middle School (MSB)

The Borough's public facilities support different population centers and user groups; therefore the levels of service provided by these facilities may differ depending upon location and service population. The 1984 Borough-wide Public Facilities Plan provided five general

principles to guide the development of public facilities within the Borough. The principles have guided the Borough well over the last twenty years. Updating these five principles to address today's needs is necessary as the Borough has changed greatly since 1984. The updated principles for public facility development are:

- Public facilities serve as the basic infrastructure required to build local communities.
- Public facilities should be considered as systems that interrelate with each other.
- Public facility systems should recognize and accommodate the regional diversity of the Borough.
- Public facilities, to the extent feasible and practical, should be developed on the basis of locally adopted and reasonable standards that are appropriate to the various regions.
- Public facilities can, and should, share space and infrastructure to allow multiple uses to the extent feasible and practical.

In addition to the general principles that guide the development and placement of public facilities, facility and level-of-service standards are also important considerations for the efficient and effective development of public facilities.

Since the Borough adopted a Borough-wide Public Facilities Plan in 1984, it has been amended by the adoption of the following Borough-wide functional plans:

- Parks, Recreation, and Open Space Plan, 2000
- Solid Waste Management Plan, 2002
- Borough Library Comprehensive Plan, 2001
- Historic Preservation Plan, 1987

These functional plans have addressed the changes that have occurred in the Borough since 1984 and developed recommendations for the future. To help guide further development of the Borough's public facilities the following goals and recommendations are made:

Goal (PF-1): *Develop efficient and effective public facilities to meet the needs of the Borough's diverse communities, economy, and growing population.*

Policy PF1-1: Regularly update the 1984 Public Facilities Plan by preparing functional plans for each of the principle public facility categories to provide overall guidance to the development of the Borough's public facilities while achieving consistency with the goals and policies of the Borough-wide Comprehensive Plan.

Policy PF1-2: Allow local communities, through local community based plans, to tailor the Borough-wide Public Facilities Plan and regional functional plans to address specific local needs and conditions while tailoring such plans to comply with the goals and policies of the Borough-wide Comprehensive Plan.

Policy PF1-3: Develop a set of facility and level of service standards to guide the development of public facilities.

Policy PF1-4: To the extent feasible and practical, co-locate public facilities in order to reduce construction, operating, maintenance costs, and potential negative impacts.

Policy PF1-5: Identify and acquire the necessary land for future public facilities.

Policy PF1-6: Identify and retain public lands that are appropriate for future public facility use.

Policy PF1-7: Consider expansion of public water and sewer infrastructure where appropriate based upon population growth trends and anticipated population density.

Transportation:

A transportation plan identifies the future transportation system for an area by identifying the service level and network improvements necessary to accommodate future growth patterns. A transportation plan also makes recommendations for improving the various modes of transportation and makes recommendations that may improve how the system functions, such as congestion management and road interconnectivity throughout the community. In addition to providing recommendations addressing physical improvements, a transportation plan seeks to improve the natural environment by reducing air and water pollution. Furthermore, through reduction of travel times and safety improvements, the plan should advance the economy as well as the community's general quality of life.

The Borough adopted its first regional transportation plan in 1984 which was later updated with the adoption of the 1997 Long Range Transportation Plan. Each of these plans recognized the need for the development of a regional network of highways and arterials to support the Borough's population and economic growth. The plans also recognized the



Parks and Glenn Highway Interchange
(Sandra Petal, MSB)

importance of improving the various modes of transportation by making recommendations for airports, marine port development, rail, and public transportation and trails that enhance connectivity between communities. System improvements through congestion management techniques, first discussed in the 1997 Long Range Transportation Plan, seek to improve the efficiency of the existing system. The progress made by the 1984 and 1997 plans should be continued and enhanced. In order for the Borough to

keep pace with new technologies and globalization of the economy, recommendations should be considered for other modes of transportation such as electrical, communications, and pipelines.

Goal (T-1): *Develop an integrated surface transportation network that facilitates the efficient movement of people, goods, and services throughout the Borough and region.*

Policy T1-1: Regularly update the Long Range Transportation Plan.

Policy T1-2: Develop an integrated highway and arterial surface transport system.

Policy T1-3: Allow local communities, through local community based plans, to refine and tailor transportation system needs and alternatives for their particular community needs that are consistent with the borough's long range transportation plan and Borough-wide Comprehensive Plan.

Policy T1-4: Develop an effective multi-modal transportation plan that provides recommendations for all modes of transportation including surface, air, waterborne, rail, public transit and trails, pipeline, electrical, and communications. Such a plan should strive to better connect the borough's various communities and neighborhoods.

Policy T1-5: Complete functional plans that address each mode of transportation to achieve a higher level of specificity.

Policy T1-6: Provide and encourage street and trail connectivity at a regional and local level. Require new developments to integrate street and trail connectivity as a component of their proposal.

Goal (T-2): *Protect and enhance the Borough's natural resources including watersheds, groundwater supplies and air quality.*

Policy T2-1: Identify and implement techniques and incentives that improve air quality, reduce non-point water pollution, and improve fuel efficiency.

Policy T2-2: Encourage transportation planning efforts that recognize and consider the Borough's diverse land use development patterns and encourage local community land use decision-making.

Hazards:

Borough residents may periodically be confronted by natural and human caused hazards. Potential natural hazards include floods, earthquakes, avalanches, wildfire, snow and windstorms and extreme cold. Human caused hazards include hazardous material and waste spills, railroad derailments, and air and water contamination. It is vital for the Borough and its residents to be adequately prepared to respond to these hazards in order to reduce the loss of life and property. Moreover, it is necessary to have prepared action plans for community and economic recovery so that our community may begin a timely rebuilding/recovery process. To adequately address natural and human caused hazards, the following goals and recommendations are made:



*Windstorm, Wasilla Lake
(Sandra Petal, MSB)*

Goal (H-1): *Develop an approach for responding to natural and human caused hazards.*

Policy H1-1: Prepare a Borough-wide Hazard Mitigation Plan.

Goal (H-2): *Adequately prepare for natural and human caused emergencies.*

Policy H2-1: Conduct regular multi-agency emergency response training workshops.

Policy H2-2: Ensure Borough employees are adequately trained for emergency response.

Policy H2-3: Conduct regular public information campaigns on emergency preparedness.

Land Use:

The Borough is comprised of over 24,000 square miles containing urbanized, suburban, rural, and remote areas. There are twenty-six recognized communities, each distinguished with unique life styles and community values. While the Borough is distinguished with diversity in land use patterns and communities, a common thread exists throughout the Borough that seeks to preserve and enhance existing qualities that make living and working within the Matanuska-Susitna Borough a chosen and welcomed lifestyle.

Balancing the different needs and desires related to land use decisions is challenging. Some land use decisions need to be addressed in a consistent fashion throughout the Borough because they have a common affect on the population as a whole. Consistent application of Borough-wide land use decisions results in an effective, efficient, equitable policy. For example, the Borough created a Borough-wide seventy-five foot (75') shoreline setback for habitable structures. Developing consistent standards for businesses wishing to locate in the Borough is another reason for making some land use decisions at the Borough-wide level. Consistent standards allow the business community to better plan their investments and allow for better predictability for both industry and residents alike. Many land use issues are best addressed at a Borough-wide level because of the very nature of the issue. Examples of such issues include watersheds, groundwater, and waste disposal which affect large areas and multiple communities.

While many issues are better addressed at a regional or Borough-wide level, it is necessary to recognize that some land use issues are better addressed at the local community level. This is due to the unique characteristics embodied within the Borough's communities. For instance, communities with water and sewer infrastructure may prefer small lot development, while those communities without such infrastructure and having sensitive groundwater supplies may prefer large lot development. Certain communities may wish to preserve important historical sites or promote certain economic opportunities which may be irrelevant to other communities.

Some of the key reasons to manage land uses are to limit residential and commercial sprawl, limit proximity of incompatible uses, and to encourage uses that support one another. For instance, while it may not be appropriate for a loud, externally illuminated, busy industrial use to be located next to a residential use, there are reasons to encourage a modest-sized grocery store to be located within close proximity to residential properties. To maintain a healthy and diversified economy it is necessary to provide places for all development, especially commercial and industrial development; hence, land use regulations should accommodate such uses and provide investors with a clear understanding, supported by consistent policies, of where and how they may develop their specific investments. To support this land-use framework, the following goals and recommendations are provided:

Goal (LU-1): *Protect and enhance the public safety, health, and welfare of Borough residents.*

Policy LU1-1: Provide for consistent, compatible, effective, and efficient development within the Borough.

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.

Goal (LU-3): *Encourage commercial and industrial development that is compatible with residential development and local community desires.*

Policy LU3-1: Develop and implement regulations that provide for non-residential development.

Policy LU3-2: Allow local communities, through local community based plans, to refine Borough-wide regulations addressing development patterns and impacts while maintaining consistency with the goals and policies of the Borough-wide Comprehensive Plan.



Palmer in Winter (Frankie Barker, MSB)

Goal (LU-4): *Protect and enhance the Borough's natural resources including watersheds, groundwater supplies and air quality.*

Policy LU4-1: Identify, monitor, protect, and enhance the quantity and quality of the Borough's watersheds, groundwater aquifers, and clean air resources.

Policy LU4-2: Population density standards should accommodate the natural system's ability to sustain varying density levels.

Goal (LU-5): *Recognize and protect the diversity of the Borough's land use development patterns including agricultural, residential, commercial, industrial and cultural resources, while limiting sprawl.*

Policy LU5-1: Develop and implement land use planning efforts that recognize, protect, and enhance the Borough's diverse land use development patterns and encourage local community land use decision-making, while limiting sprawl and maintaining consistency with the goals and policies of the Borough-wide Comprehensive Plan.

Policy LU5-2: Encourage and provide various lot size and population density standards to accommodate a variety of property owners and residents.

Goal (LU-6): *New developments greater than five (5) units per acre should incorporate design standards that will protect and enhance the existing built and natural environment.*

Goal (LU-7): *The borough should actively limit sprawl through setting appropriate density standards and encouraging residential and commercial development to occur in areas that are centrally located and within close proximity to public and private services.*

Parks and Open Space:

Parks and other open spaces make a distinct contribution to the landscape and quality of life in the Borough. Without proactive decisions, policies and financial commitment, this aspect of our quality of life is in jeopardy. As the Borough experiences additional growth pressures, not only is the protection and development of such areas needed, but the equitable dispersion of parks and open space should be addressed. Consequently, the Borough should strategically and creatively position itself to deal with open space demands for various users. Some of the challenges facing the Borough to meet this need are:

1. Acquiring and developing additional parkland, campgrounds and recreational areas in areas of the Borough where such amenities are deficient, by providing additional neighborhood parks, community parks, campgrounds, recreational areas and open space.
2. Providing additional pedestrian and bicycle trails and linkages, between parks, open spaces, water bodies, and neighborhoods. Acquire additional public greenways to enhance such trails and linkages.
3. Developing facilities such as restrooms and additional benches in new and existing parks and recreational areas.
4. Providing ongoing renovation and maintenance of parks and recreational areas associated facilities.
5. Promoting habitat conservation through acquisition and preservation of important natural areas including farms and open space.



Trunk Road Farm (Sandra Petal, MSB)

Currently, the Borough maintains a large number and diversity of parks, campgrounds and recreational areas. As the Borough's population continues to grow, the demand for various year-round passive and active recreational opportunities increases. The Borough should accommodate such demand with the following goals and recommendations:

Goal (PO-1): *To acquire, develop, and redevelop a system of parks, recreation facilities, community centers, and open spaces that is safe, functional, and accessible to all segments of the population.*

Policy PO1-1: Acquire parks, community centers, recreation, and open space facilities in those areas of the Borough facing population growth, commercial development, and in areas where facilities are deficient.

Policy PO1-2: Develop pedestrian and bicycle linkages between schools, public facilities, neighborhoods, parks and open spaces and population centers where feasible.

Policy PO1-3: Ensure adequate maintenance and operation funding prior to development of parks and recreational facilities.

Policy PO1-4: Ensure that parks and open spaces are provided using the following standards to determine the need for parks (Table 3).

Policy PO1-5: Actively promote through various land use techniques the preservation of agricultural land.

Table 3
Park and Open Space Levels of Service

Facility	Standard
Neighborhood Parks	5 acres/1,000 persons
Community Parks	10 acres/3,500 persons
Nature/Open Space Parks	15 acres/5,000 persons

Natural Resource Conservation. Natural areas and open spaces are a vital component of the health and well being of the Borough. Conservation and enhancement of the ecological resources found within the Borough should be a key component of its land use and park planning. In surveys and workshops, Borough citizens have consistently identified natural areas as being a key component of the Borough’s quality of life.

The Borough has hundreds of lakes, streams and rivers that provide valuable habitat for fish and wildlife, contribute to water quality and provide recreational opportunities for residents and visitors. Open space corridors serve many important functions, including recreation, fish and wildlife habitat, and the connection of individual features that comprise a natural system. For example, the “Crevasse Moraine” area in the Borough’s Core Area provides such functions.



Two Moose
(Jackie Muncy, MSB Photo Contest Winner)

Goal (PO-2): *Protect and preserve natural resource areas.*

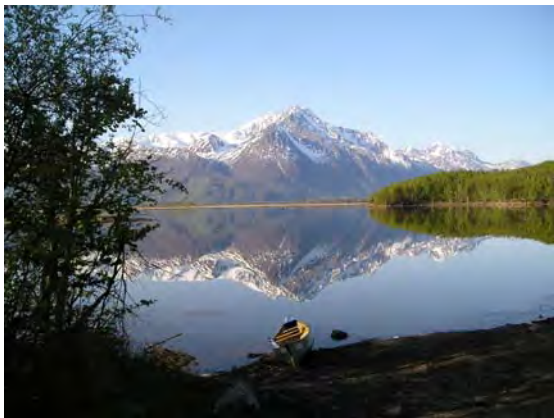
Policy PO2-1: Work cooperatively with numerous resource management agencies, community councils, and citizens to care for lakes, wetlands, streams, rivers, and wildlife habitat and corridors while providing public access for recreational opportunities that have minimal impacts to such areas.

Policy PO2-2: Preserve opportunities for people to observe and enjoy wildlife and wildlife habitats.

Policy PO2-3: Identify, through analysis, potential natural resource areas throughout the Borough that should be protected.

Community Quality:

The Matanuska-Susitna Borough's natural environment, with its abundant supplies of clean water, its beauty, and its other natural resources, has attracted people to our community for generations. Natural systems serve many essential biological, hydrological, and geological functions that significantly affect life and property in the Borough. Features such as lakes, wetlands, streams and rivers provide habitat for fish and wildlife, flood control, and groundwater recharge, as well as surface and groundwater transport, storage, and filtering. Vegetation, too, is essential to fish and wildlife habitat, and also helps to support soil stability, prevents erosion, and absorbs significant amounts of water, thereby reducing runoff and flooding. A well-functioning natural environment also provides clean air, which is becoming a growing concern as the Borough continues to develop. In addition to these functions, the natural environment provides many valuable amenities such as scenic landscape, community identity, open space, and opportunities for recreation, culture, and education.



*Mud Lake, Knik Public Use Area
(Frankie Barker, MSB)*

In addition to the aforementioned benefits, a healthy natural environment helps to fuel the Borough's economy. Industry and its employees are attracted to communities which are recognized as having a high quality of life. The natural environment is one of the key considerations or indicators of the definition of quality of life. Currently the Borough is recognized as a place to "work and play"; this recognition must be nurtured and protected in order for the Borough to continue its ability to attract business and industry in the years to come. Two specific industries that have capitalized on the Borough's quality of life are

tourism and recreational opportunities. The Borough's citizens recognize and often comment upon the important role the natural environment plays in our quality of life.

The Borough's desire and duty to protect natural resources must be balanced with the Borough's obligations to:

- Accommodate future growth, and
- Provide a development process that is timely, predictable, and equitable to developers and residents alike.

Success in balancing these complex and often conflicting concerns depends in large part upon the provision of extensive opportunities for public participation, during the formulation of policies, programs, incentives, and regulations relating to the natural environment.

As a rapidly growing community with an abundance of environmental resources, the Borough has a daunting yet reachable task to manage such resources appropriately. The Borough's natural resources include several significant rivers and lakes, many supporting

significant fish populations. The Susitna and Matanuska Rivers act as significant drainage basins, and are hydrologically unpredictable, thus requiring adequate planning for erosion and flooding occurrences. The Borough also contains a vast number of wetlands, riparian and wildlife corridors, wilderness areas, and considerable topographic variation. Being partially located on both the north and west shores of Knik Arm presents additional unique concerns and opportunities associated with the marine environment. With this said, the Borough's challenge for the future will be to accommodate new and infill growth while protecting and enhancing natural systems on public and private lands.

Natural Water Systems. The Borough is currently embarking on a study/plan to address the past, current, and future impacts as well as evaluate and record the primary functions, existing problems and future opportunities within the Big Lake Watershed natural system. This effort is indicative of the importance planning efforts have when addressing Borough-wide watershed issues.

Development, through addition of impervious surface and removal of vegetation, increases the volume and flow rate of surface water runoff. If uncontrolled, this increases the peak flow and decreases summer base flow in stream channels. Property damage and loss of human life can result if stream channels are not large enough to contain the increased flows, or if the development has encroached on the natural floodplain of the stream or river. In addition, frequent high flows can cause excessive erosion and can destroy the complex channel structure that provides food and habitat for fish and other aquatic life.

The retention of natural drainage systems should be given priority to altering such systems in most cases. However, many natural watercourses may be unable to accommodate unusually large storms or increased runoff from development, not to mention the meandering presence many of the Borough's streams and rivers have. In such cases, the natural stream and river systems should be preserved and enhanced by stabilizing the banks of watercourses. Preserving the natural drainage system to the greatest extent feasible and discouraging non-essential structures, land modifications, or impervious surfaces in the drainage system will assist in ensuring optimal natural functioning within the drainage area.



Wetlands Class (Frankie Barker, MSB)

Increases in impervious surface resulting from development cause decreases in ground water recharge. This causes a decline in base flows and subsequent loss of habitat that impacts fish and wildlife populations. Moreover, the pollutants carried with such runoff including gasoline, oil, sediment, heavy metals, and herbicides, can potentially contaminate water supplies for numerous Borough properties which rely on well systems for drinking water.

Floodplains are lands adjacent to lakes, rivers, and streams that are subject to periodic flooding and erosion. Floodplains naturally store flood water, protect water quality, and are valuable for recreation and wildlife habitat. New development or land modification in

designated floodplains should be designed to maintain natural flood storage functions and minimize hazards to life and property. Areas subject to erosion, such as the banks along the Matanuska River, should be similarly managed to accomplish the same life and safety concerns.

The availability of clean water is essential to residential and business development and to the survival of vegetation, fish, animals, and humans in our ecosystem. Water quality is degraded when indiscriminate modifications to wetlands, watercourses, lakes, subsurface drainage, or associated natural areas occur, thus disrupting basin functions. In addition to water quality degradation, such actions can cause flooding, decreases in groundwater quantity, sedimentation, erosion, uneven settlement, or drainage problems. Land surface modifications and other development activity should be properly managed to avoid these problems.

Goal (CQ-1): *Protect natural systems and features from the potentially negative impacts of human activities, including, but not limited to, land development.*

Policy CQ1-1: Use a system-wide approach to effectively manage environmental resources. Coordinate land use planning and management of natural systems with affected state and local agencies as well as affected Community Council efforts.

Policy CQ1-2: Manage activities affecting air, vegetation, water, and the land to maintain or improve environmental quality, to preserve fish and wildlife habitat, to prevent degradation or loss of natural features and functions, and to minimize risks to life and property.

Policy CQ1-3: Guide development along the Borough's many glacially braided rivers such as the Matanuska River to preserve the resources and ecology of the water and shorelines, avoid natural hazards, minimize erosion and associated property damage and public welfare and safety.

Policy CQ1-4: Provide site restoration if land surface modification violates adopted policy or development does not ensue within a reasonable period of time.

Policy CQ1-5: Make information concerning natural systems and associated regulations available to property owners, prospective property owners, developers, and the general public,



Matanuska River (Frankie Barker, MSB)

Goal (CQ-2): *Manage the natural and built environments to achieve minimal loss of the functions and values of all drainage basins; and, where possible, enhance and restore functions, values, and features. Retain lakes, ponds, wetlands, streams, and rivers and their corridors substantially in their natural condition.*

Policy CQ2-1: Using a watershed-based approach, apply best available science in formulating regulations, incentives, and programs to maintain and, to the degree possible, improve the quality of the Borough's water resources.

Policy CQ2-2: Comprehensively manage activities that may adversely impact surface and ground water quality or quantity.

Policy CQ2-3: When appropriate, utilize Borough adopted “Best Management Practices” when managing watershed impacts.

Policy CQ2-4: Develop a “wetland banking” and “land trust” program to provide property owners and developers alternatives when considering development strategies on environmentally sensitive lands.

Implementation:

There are a broad range of measures necessary to implement the Comprehensive Plan involving a wide variety of people and organizations. It is the responsibility of the Borough, however, to put in place mechanisms that will promote the actions needed for implementation. Listed below are the primary methods that will be used to implement the Plan.

- Land-use regulations (SpUDs);
- Capital improvement program;
- Subdivision regulations.

Because of the broad range of plans that the Borough utilizes when developing and implementing its comprehensive planning efforts, the Borough’s implementation methods consist of all of the most common means of implementing comprehensive plans with the exception of impact fees.

A comprehensive plan cannot be implemented entirely by codes and ordinances. Some recommendations made within the plan require other types of actions that only a governing body can take. Examples of these types of actions are: developing capital improvement programs; promoting redevelopment or in-fill development, and fostering good public participation, perhaps the keystone and the catalyst of most plan implementation techniques.

Obviously, there can be many other similar actions that can aid in implementing the comprehensive plan, none of which require codes and ordinances to be put into effect by which, nevertheless, are equally as important to assist with plan implementation. For example, periodic informational meetings with Borough community councils to discuss the comprehensive plan can aid in plan implementation. Exchanges with groups like the local Chamber of Commerce and other civic organizations will keep the plan in the forefront as individuals make business decisions and civic groups plan their community assistance activities. Collectively, actions by individuals and individual civic groups can add up toward accomplishing goals set forth in the plan. When government sponsored activities are linked to non-governmental actions real progress can be made.

Land-use Regulations. Land use regulations set the legal requirements for new development and modifications to existing uses. The vast majority of such regulations are found in zoning and subdivision codes as well as shoreline plans. The Borough uses both Borough-wide and special use district (SpUD) zoning ordinances. Borough-wide zoning ordinances address land use issues that are common throughout the Borough and are most effectively and

efficiently administered on a Borough-wide basis. Examples of these ordinances include setback standards including a seventy-five foot water-body setback, alcohol beverage dispensary, sanitary solid waste disposal sites, and mobile home park standards.

Special use districts are zoning ordinances that implement locally adopted community based comprehensive plans, state management plans, and certain components of a Borough-wide plan. SpUD's are thus tailored to a local community's special conditions that are unique to the geographic boundary of such community. Local communities have the ability to redefine a particular Borough-wide zoning measure through their SpUD. For example, a community may regulate a certain land use in a more permissive or restrictive manner than provided by a Borough-wide zoning measure. A SpUD may also implement a state plan such as the Denali State Park Special Use District implements the Denali State Park Management Plan.

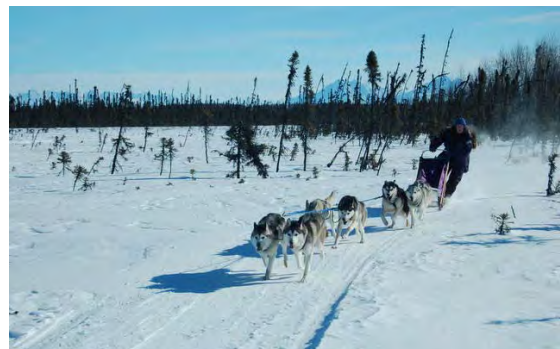
Common land use standards that are regulated by a zoning ordinance or other land use implementing techniques include: density standards, setback and height standards, use separation and standards, signage standards, lot coverage limitations, design standards, landscape and parking standards and wireless communication facility standards.

Although by nature regulations impose restrictions on the development of property, where appropriate, regulations can be structured to provide incentives to desired development, rather than being solely restrictive. For instance, if the community determined that a certain area is appropriate for commercial uses, however, due to the proximity to residential properties, the uses should be limited to businesses that will have minimal impacts to the area and provide a service to the surrounding properties (e.g., small grocery store), a land-use regulation could be drafted to accommodate such concerns.

Capital Improvement Plans. Although not technically a part of the Comprehensive Plan, Capital Improvement Plans, or Functional Plans, address in detail subjects more generally discussed in the Comprehensive Plan. Existing Borough functional plans include:

- School District Plans
- Trails and Recreation Plans (Pedestrian, Bike, Trail, Park, Refuge projects)
- Borough Capital Projects (e.g., Port MacKenzie, Hatcher Pass Ski Recreational Area)
- Transportation Plans (Federal, State, Local)

Functional plans are both guided by and help to guide the Comprehensive Plan. Theoretically, the Comprehensive Plan sets the broad policy framework which functional plans address in more detail. In practice, however, functional plans also raise issues and ideas which help to shape Comprehensive Plan goals and policies. Either way, general consistency between the Comprehensive Plan and functional plans is important, as is regular updating of functional plans to maintain their effectiveness.



Mushing (Harry Banks, MSB)

Subdivision Standards. The subdivision ordinance is one of the key tools used to implement the comprehensive plan. Subdivision regulations are designed to provide a variety of land-use benefits to a community including the following:

- Ensure a well-designed and functional subdivision or land development;
- Set minimum standards for the layout or design of developments;
- Promote coordinated development including adequate vehicular connectivity;
- Insure the installation of necessary improvements;
- Manage storm water runoff and erosion



Subdivision in Palmer (Frankie Barker, MSB)

Goal (I-1): *Encourage flexibility in the implementation of the Borough's comprehensive plans.*

Policy I1-1: Provide a variety of methods, including land-use regulations, subdivision standards and capital improvement plans, to implement the comprehensive plan.

Goal (I-2): *Allow local communities to have the ability to tailor implementation methods to local needs and desires.*

Policy I2-1: Allow the use of special use districts as a means of implementing locally adopted community based comprehensive plans if they comply with the borough-wide plan.

Policy I2-2: Allow local communities to consider land use regulations that are more flexible than Borough-wide zoning measures.

Life after the Plan:

After the Borough adopts the comprehensive plan and any implementing codes and ordinances, there is a tendency to put the plan away and to consider the planning task complete. This is not and should not be the case. A community is seldom a stagnant place; especially considering the rapid population growth the borough is experiencing. Planning is an organized process managing change. Therefore, all change should be examined to see what effects it may have upon the community. The comprehensive plan and its implementing ordinances should be adjusted accordingly. This examination and updating procedure should be done methodically and periodically. This is known as the continuing planning process. With that said, this plan should be reviewed every seven (7) years, and if the review uncovers shortcomings, the plan should be updated to account for such changes.

APPENDIX

Matanuska-Susitna Borough Comprehensive Development Plan Components

The following is a non-inclusive list of plans and studies that are incorporated by reference as part of the Matanuska-Susitna Borough Comprehensive Development Plan (as of 2005).

MATANUSKA-SUSITNA BOROUGH REGIONAL PLANS

Matanuska-Susitna Borough Comprehensive Development Plan (adopted 1970, amended 2005)

Matanuska-Susitna Borough Public Facilities Plan (adopted 1984)

Matanuska-Susitna Borough Coastal Management Plan (adopted 1984, amended 1992)

Matanuska-Susitna Borough Historic Preservation Plan (adopted 1987)

Matanuska-Susitna Borough Core Area Comprehensive Plan (adopted 1993, amended 1997)

Matanuska-Susitna Borough Long Range Transportation Plan (adopted 1997)

Matanuska-Susitna Borough Recreational Trails Plan (adopted 2000, amended 2004)

Matanuska-Susitna Borough Rail Corridor Study (adopted 2003)

MATANUSKA-SUSITNA BOROUGH COMMUNITY PLANS

City of Palmer Comprehensive Plan (adopted 1982, amended 1999)

City of Wasilla Comprehensive Plan (to include City of Wasilla Trails Plan; City of Wasilla Alaska Railroad Relocation Reconnaissance Study; City of Wasilla Hazard Mitigation Plan, Phase I – Natural Hazards) (adopted 1992, revised 1996, amended 1999)

City of Houston Comprehensive Plan (adopted 1982, amended 2003)

Chickaloon Comprehensive Plan (adopted 1991, amended 1995)

Chase Comprehensive Plan (adopted 1993)

Glacier View Comprehensive Plan (adopted 1994)

Big Lake Comprehensive Plan (adopted 1995)

Knik-Fairview Comprehensive Plan (adopted 1997)

Petersville Road Corridor Management Plan (adopted 1998)

Lake Louise Comprehensive Plan (adopted 1998)

Talkeetna Comprehensive Plan (adopted 1998, amended 1999)

Sutton Comprehensive Plan (adopted 2000)

Meadow Lakes Comprehensive Plan (adopted 2005)

MATANUSKA-SUSITNA BOROUGH SPECIALTY/FUNCTIONAL PLANS

Matanuska-Susitna Borough Community Health Plan (adopted 1997)

Point MacKenzie Port Master Plan (adopted 1998, amended 1999)

Matanuska-Susitna Borough Solid Waste Management Plan (adopted 2002)

Matanuska-Susitna Borough Library Comprehensive Plan (adopted 2005)

Lake Management Plans

Knik Lake, Lake Management Plan (adopted 1995)

Crooked Lake, Lake Management Plan (adopted 1995)

Honeybee Lake, Lake Management Plan (adopted 1995)

Rainbow Lake, Lake Management Plan (adopted 1995)

Island and Doubloon Lake, Lake Management Plan (adopted 1995)

West Papoose Lake, Lake Management Plan (adopted 1995)

John Lake, Lake Management Plan (adopted 1995)

Crystal Lake, Lake Management Plan (adopted 1995)

Bonnie Lake Area, Lake Management Plan (adopted 1996)

Wolf Lake, Lake Management Plan (adopted 1997)

Twin Island Lake, Lake Management Plan (adopted 1997)

Fish Lake, Lake Management Plan (adopted 1997)

Blodgett Lake, Lake Management Plan (adopted 1997)

Big Lake, Lake Management Plan (adopted 1998)

Memory Lake, Lake Management Plan (adopted 1998)

Toad Lake, Lake Management Plan (adopted 1998)

Lake Management Plan (adopted 1998)

Question, Little Question, Lake Five and Unnamed Lakes, Lake Management Plan (adopted 1998)

Marilee Lake, Lake Management Plan (adopted 1998)

Diamond Lake, Lake Management Plan (adopted 1999)

Christiansen Lake, Lake Management Plan (adopted 1999)

Neklasen and Lower Neklasen Lakes (adopted 2000)

Marion Lake, Lake Management Plan (adopted 2000)

Long Lake (Houston), Lake Management Plan (adopted 2001)

Three Mile Lake, Lake Management Plan (adopted 2002)

Wolverine Lake, Lake Management Plan (adopted 2004)

Whiskey Lake, Lake Management Plan (adopted 2004)

Little Lonely Lake, Lake Management Plan (adopted 2005)

Asset Management Plans

Parks, Recreation and Open Space Plan (adopted 2001)

Deshka River Recreation Management Plan (adopted 2004)

Jordan Lake Parcel Master Plan (adopted 2004)

Talkeetna Lakes Park Plan (adopted 2004)

Talkeetna Riverfront Park Plan (adopted 2004)

STATE AND FEDERAL PLANS

Willow Sub-Basin Area Plan (adopted 1982)

Hatcher Pass Management Plan (adopted 1986)

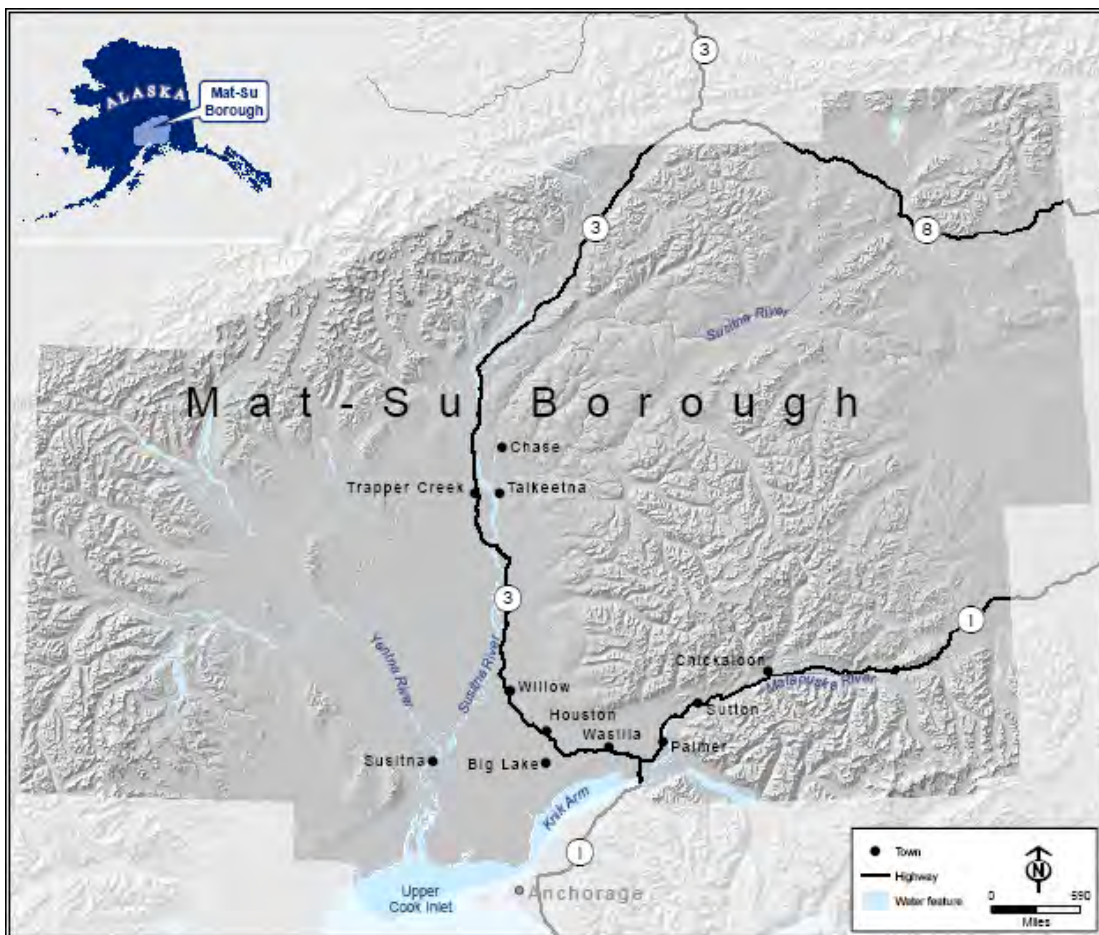
Denali State Park Management Plan (adopted 1986)

Palmer Hay Flats State Game Refuge Management Plan (adopted 1986, revised 1999)

Susitna Area Plan (adopted 1985, amended 1993)

Hatcher Pass Management Plan Amendment (adopted 1989)

Susitna Basin Forestry Guidelines (adopted 1991)



CODE ORDINANCE

By: Borough Manager
Introduced: 12/06/05
Public Hearing: 01/03/06
Adopted: 01/03/06

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 06-001**

AN ORDINANCE AMENDING MSB 15.24.030(B)(1) TO ADOPT THE
MATANUSKA-SUSITNA BOROUGH COMPREHENSIVE PLAN - 2005 UPDATE.

WHEREAS, the original Matanuska-Susitna Borough Comprehensive Plan was adopted in 1970, and due to the increased population growth, infrastructure demands, and other impacts associated with development an updated plan is needed; and

WHEREAS, throughout the entire update process, the Borough solicited and accepted public comments, a planning committee met several times to discuss planning methods to address growth and development issues within the Borough, and a 60 day public review period provided the public, including community councils, an opportunity to comment on the draft plan; and

WHEREAS, Boroughwide issues such as transportation systems, economic development, housing, land use, and environmental quality need continued and expanded attention; and

WHEREAS, the 2005 update introduces specific goals and policies to address the many issues that the Borough must embrace in order to maintain the high quality of life we enjoy; and

WHEREAS, the Matanuska-Susitna Borough Planning Commission adopted Resolution No. 05-44, recommending Assembly adoption of the Matanuska-Susitna Borough Comprehensive Plan - 2005 Update.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of paragraph. MSB 15.24.030(B)(1) is hereby amended to read as follows:

(1) Matanuska-Susitna Borough Comprehensive

Development Plan, adopted 1970, amended (1998) 2005;

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this 3 day of January, 2006.

/s/

TIMOTHY L. ANDERSON, Borough Mayor

ATTEST:

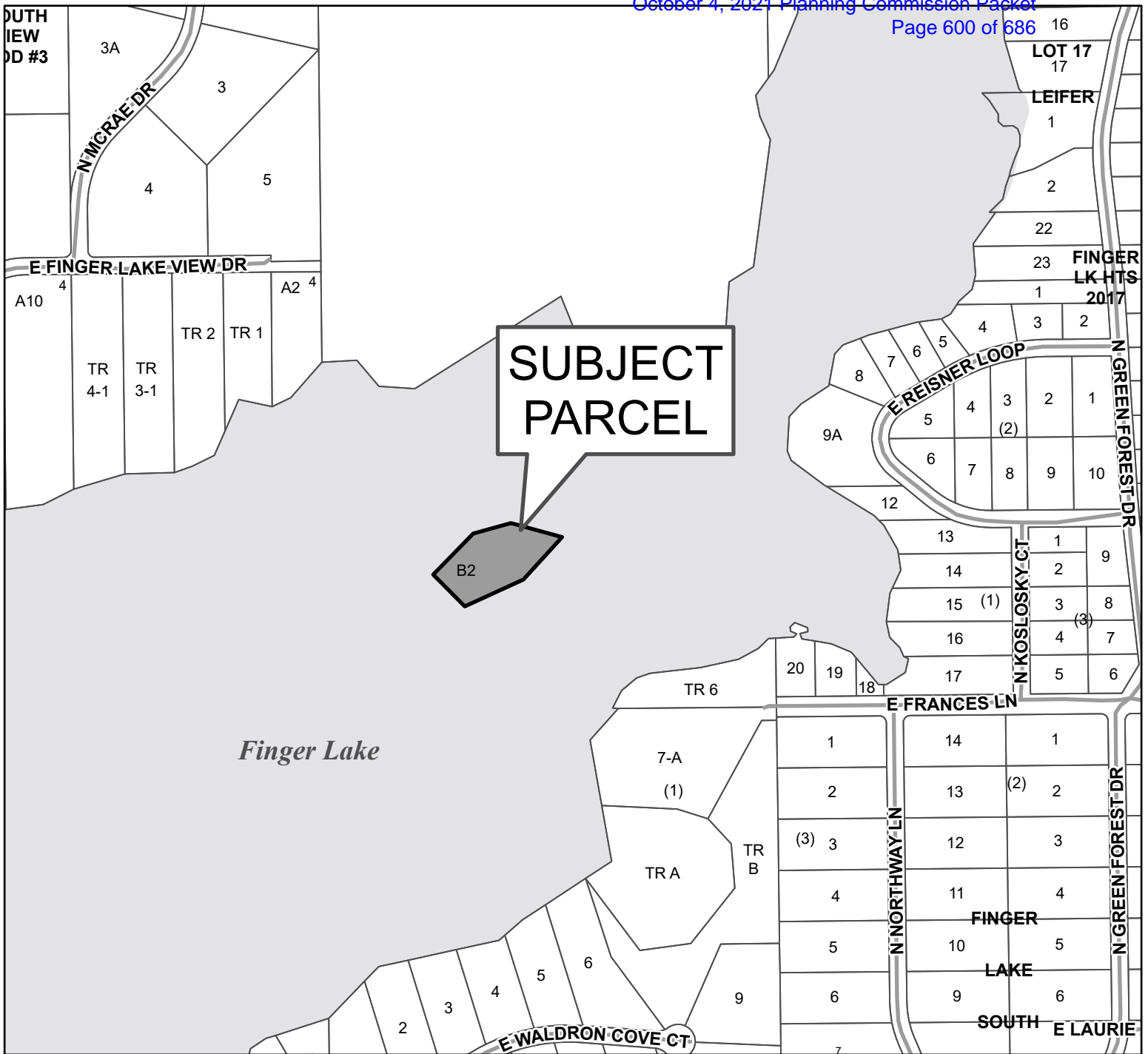
/s/

MICHELLE M. MCGEHEE, CMC, Borough Clerk (SEAL)

PASSED UNANIMOUSLY: Woods, Allen, Colberg, Kvalheim, Bettine,
Colver, and Vehrs

This Page Intentionally Left Blank

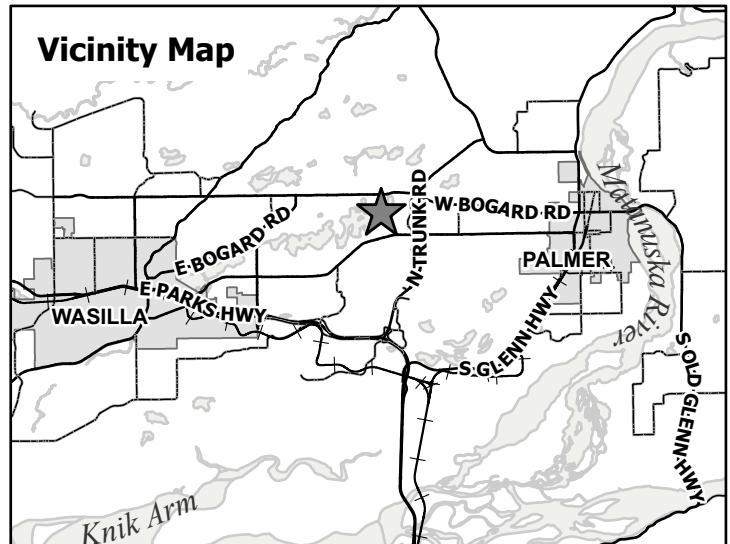
VICINITY MAP



18N01E34B002



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.



APPLICATION MATERIAL



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-7876

Email: PermitCenter@matsugov.us

Matanuska-Susitna Borough
Development Services

MAY 28 2021

Received

APPLICATION FOR A VARIANCE – MSB 17.65

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

Application fee must be attached:

\$1,000 for Variance

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Payment must be made prior to the application presentation before the Borough Planning Commission.

Subject Property Township: 18N, Range: 1E, Section: 34, Meridian SEWARD

MSB Tax Acct # 18N01E34B002

SUBDIVISION: _____ BLOCK(S): _____, LOT(S): B2

STREET ADDRESS: Property is an island on Finger Lake and has no street address

(US Survey, Aliquot Part, Lat. /Long. etc) GOVT LOT 5 SEC 34

Ownership A written authorization by the owner must be attached for an agent or contact person, if the owner is using one for the application. Is authorization attached? Yes No N/A

Name of Property Owner

Name of Agent/ Contact for application

Shaun Krautkremer

Address: 20429 New England Dr

Address: _____

Eagle River, AK 99577

Phne: Hm N/A Fax _____

Phne: Hm _____ Fax _____

Wk 907-552-3168 Cell 707-624-6177

Wk _____ Cell _____

E-mail NEICSHAUN@yahoo.com

E-mail _____

Description	Attached
A variance from MSB 17.55.020 is being applied for and is specifically described.	Request Letter
Provide a detailed written description as to why the variance is required.	Request Letter

Drawings	Attached
A boundary survey and site plan of the proposed and/or existing development, of the particular parcel or parcels affected. (See attached survey standards checklist). The survey must be submitted under the seal of an Alaska registered professional land surveyor.	R and K As Built
Structural elevation drawing(s) for the purpose of indicating the proposed height and bulk, view and other dimensions of the subject structure.	Elevation Doc.

In order to grant a variance from MSB Title 17, the Planning Commission must find that each of the following requirements has been met (17.65.020). Explain how the request meets each requirement. Include information such as physical surroundings, shape or topographical conditions of the property which would support the granting of a variance.	Attached
1. What unusual conditions or circumstances apply to the property for which the variance is sought?	Para. 3.
2. How the strict application of the provisions of this title will deprive you of the rights commonly enjoyed by other properties under the terms of this title.	Para. 4.
3. Why the granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.	Para. 5/6.
4. How will the granting of the variance be in harmony with the objectives of this title and any applicable comprehensive plans?	Para. 7
5. How the deviation from the requirements of this title as permitted by the variance will be no more than is necessary to permit a reasonable use of the property.	Para. 8.

A variance may <u>not</u> be granted if any of the conditions listed below are true. Explain why each condition is <u>not</u> applicable to this application.	Attached
1. The special conditions that require the variance are caused by the person seeking the variance.	Para. 9.
2. The variance will permit a land use in a district in which that use is prohibited.	Para. 10.
3. The variance is sought solely to relieve pecuniary hardship or inconvenience.	Para. 11.

OWNER'S STATEMENT: I am owner of the following property:

MSB Tax parcel ID #(s) 18N01E34B002 and,
I hereby apply for approval a setback variance on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.55 and MSB 17.65 and with all other applicable borough, state or federal laws.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.


I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit and zoning status may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to the buyer when I sell the land.

I understand that changes from the approved variance may require further authorization by the Borough Planning Commission. I understand that failure to provide applicable documentation of compliance with approved requirements, or violation of such requirements will nullify legal status, and may result in penalties.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

 Shaun Krautkremer 27 MAY 21
Signature: Property Owner Printed Name Date

Signature: Agent Printed Name Date

JUN 21 2021

Reply to Request for Additional Information

Received

1. Please provide drawings of the structure that are readable and able to be copied. The drawings, done on white paper, do not have adequate contrast to be copied and readable. The dimensions and lines so light, it is hard to read.

Darkened drawings have been attached to this email.

2. In Paragraph 1 you state you have received a mandatory Land Use Permit. I understand The Permit Center has received your application. The permit to construct the house cannot be issued until the variance is approved and recorded. The process requires permission first, then the permit to construct after that.

Correct, I was misinformed on the Mandatory Land Use Permit. I spoke to Mark Whisenhunt on June 14th and received clarification as to needing this variance approved as the dwelling falls under the Mandatory Land Use Permit within the provisions of the latest code change.

3. In Paragraph 5, you state the closest nearby property is halfway across the lake water. I find that statement confusing. I have found the closest property is to the northeast, Finger Lake State Recreation Site, owned by the State of Alaska, and it is within approximately 340 feet from the northern tip of your island. The closest residential home is approximately 450 feet southeast of your property on Tract 6, Finger Lake Heights RSB, owned by Ehmann, LLC.

I can remove the statement about halfway across the lake if it causes confusion. I was indicating that there are no nearby properties as I would define them with the property being in the middle of a lake, thus any harm of encroachment would be non-existent. I concur with your findings that the closest properties are the Finger Lake State Recreation Site that is within approximately 340 feet from the northern tip of my island and that the closest residential home is approximately 450 feet southeast of my property line. I maintain that these two properties, nor any other properties that may be deemed nearby will be injured or harmed nor cause danger to public welfare as further discussed in Paragraph 5 of my initial submittal.

4. In Paragraph 7, you discuss a drainage plan, but no drainage plan was submitted, showing the direction of the flow of storm water. Management of drainage and storm water is mentioned in the Borough's Core Area Comprehensive Plan, page 33.

The drainage plan was overlaid onto the site plan and marked Diagram A in the Top corner. The arrows laid out in green indicate the slope of the land and propensity for water flow. I have attached a copy in this email.

In regards to construction the primary concern for storm water and meltwater drainage is the removal of permeable surfaces by through roofs, roads, parking areas, sidewalks and trails. The construction of this dwelling removes approximately 900 square feet of permeable surface due to the roof, however; the same 900 square feet is restored as the facility is built on stilts.

5. Same paragraph, you discuss artificial berms, but none are shown on the site plan.

The berms were created by cutting into the hillside for the house. Their location is indicated on Diagram A attached.

6. In Paragraph 8, you indicate the reader should see diagram A. None of the diagrams provided are labeled with a letter or number.

I have attached a copy of Diagram A

7. You may wish to incorporate how this development supports or incorporates the goals of the Core Area Comprehensive Plan. Here's a link: <https://matsugov.us/plans/core-area-comprehensive-plan>. Goals of the Comprehensive Plan start on page 40.

The building of this structure and developing the property under consideration supports the goals of the Core Area Comprehensive Plan (CACP) for the Matanuska Borough in the following ways:

Goal 1 of the CACP is supported in keeping with building a single family dwelling common to the area, which promotes an orderly use of land. Additionally, due to the large standoff from the closest residential facility (approximately 450 feet away), the change in population density of the community will be negligible. The size and design of the structure I am requesting a variance for will not be commercial nor industrial. Furthermore to support Policy 1-H, this property is far from any area that would become a transportation corridor.

Goal 2 of the CACP is supported in already having established connection routes without a requirement for easements to gain access to the property. Currently there are 2 ways to gain access to the island without requiring access through private land. There is a public access area on the west end of the lake and an Alaska State Recreational Site on the east end of the lake.

Goal 3 of the CACP is supported by the end state of the development of my Island. Once the project is complete, over 70% of the entire property will remain undeveloped and left in its natural state. It is now and will remain a sanctuary for the wildlife that currently utilize it.

Goal 4 of the CACP is supported through the design of the structure on pylons which does not remove permeable soil square footage, thus protecting the natural function of the land as it exists.

Goal 7 of the CACP is supported by utilizing a compost toilet to dispose of black water byproduct. This protects the groundwater and that of the nearby lake. Note: I have spoken to the Department of Environmental Services and understand that I will need a waiver from them once the setback variance for the gray water holding area is approved. This gray water area will be designed by an engineer to meet all required specifications.

8. The footprint identified on the surveyor's as-built is 768 square feet. In paragraph 8, you stated the footprint of the home will be 1,064 square feet. "Footprint" means the outermost exterior perimeter building at the foundation where it touches the ground plane. The footprint does not include upper floors.

The back area of the building has a lofted area that adds 296 square feet of livable floor space, bringing the total square footage to 1,064 square feet. I have added a drawing to depict the lofted area in this email.

9. In paragraph 8 you allude to a "minimum 500 square feet of livable floor space". Where does this Minimum amount come from? The borough does not have a minimum building size

In Burrow Code 17.75.150 BUILDING SIZE, under section (A); it states that a Principal buildings must have at least 500 square feet of living area on one single floor. My apologies if code 17.75.150 does not apply in my situation.

Thank you,

Shaun Krautkremer

Request for Shore Land Setback Variance Received

Para. 1. Greetings to the Planning Commission, I am writing this letter to request a variance to the shore land setback requirement cited in Matanuska-Susitna Borough code 17.55.020 at my property (Township 18N/Range 1E/Section 34/Lot 2B) located on Finger Lake. This property is the entirety of a small island and as such has shoreland-defined waters 360 degrees surrounding it. I began developing this property in 2019 and have constructed 2 storage facilities and approximately 2/3 of a lake house/cabin style building with a total size of 1,064 square feet, unknowing that code prohibits such construction without a variance and a Mandatory Land Use Permit. I have applied for and received the Mandatory Land use Permit and am now seeking a variance to remove the setbacks and allow the existing location of the dwelling itself as well as a gray water runoff for non-sewage water to allow for proper hygiene.

Para. 2. The intent of property in a residential area such as this is to construct a habitable structure. I purchased this lot in 2019 with this exact intent. Based on the definitions in Borough Code, a "Lot" is defined as a designated parcel, plot, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed, or built upon as a unit. As this land has already been identified as a lot by the Matsu Borough, and furthermore is in a residential community, I should be granted the same inalienable rights as my neighbors to build a habitable facility on my personal property. The majority of properties on Para. 4.n Finger Lake have a dwelling on them, with an average size of 4,642 square feet; the largest being 12,390 square feet and the smallest being 696 square feet. With the entire area being that of a residential one, it is reasonable to assume that any property owner in this area has a justifiable right to build a dwelling on their property of proportional size. Without the Commission's approval of a variance, code 17.55.020 deprives me of the right to do so.

What unusual conditions or circumstances apply to the property for which the variance is sought?

Para. 3. Due to the narrow nature of the island a variance is required as there is no point on the island which meets the building standoff requirement of 75 feet nor the subsurface disposal system requirement of 100 feet from the water's edge. The widest point of the island measures 136 feet, making the center point 68 feet from both edges even before the consideration of the width of a habitable structure. Building a home on this property commensurate with the average size of other homes in the neighborhood would have a width of 68 feet, thus allowing for a standoff of only 34 feet from either edge of the island.

How will the strict application of the provision of this title deprive you of the rights commonly enjoyed by other properties under the terms of this title?

Para. 4. The strict application of code 17.55.020 prevents me from building a home on my property as it prohibits building a structure closer than 75 feet from shoreland's edge. This is physically unachievable, as the entire island is only 136 feet wide at its widest. This code deprives me of the right to build a home of any size on this property, let alone a house commensurate with that of the community.

Why the granting of the variance will not be injurious to nearby property, nor harmful to public welfare.

Para. 5. Granting this variance will not be injurious to nearby properties. The closest nearby property is halfway across the lake water. In no way does it cause harm or encroach on their welfare, nor does it do so for any of the properties farther away. It is, however, having a positive effect in the community, as the construction activity is reducing the occurrences of trespass in the neighborhood, which happened much more frequently prior to having structures on this property. Overcrowding is not an issue as the closest building is approximately 570 feet away. To protect the value, character and integrity of the nearby community this house will have an architectural finish, complete with standard windows, doors and siding common to the neighborhood.

Para. 6. This variance will not be harmful to public welfare. It causes no life, health or safety concerns to the public use area. Currently, there are 12 homes on Finger Lake that are closer to the water's edge than the 75-foot setback requirement. These homes are demonstrating no signs of erosion or negative influence on the shoreline, indicating that the sand/soil type in this particular area is less prone to erosion. Additionally, this home will utilize a composting toilet to eliminate any sewage/black water leakage, health or disposal concerns. The only residential water exiting the facility will be gray water for washing and hygienic purposes.

How will granting of the variance be in harmony with the objectives of this title and any applicable comprehensive plans?

Para. 7. I purchased property on Finger Lake, and thus I have a vested interest in protecting the shoreline and preserving its natural state. The primary objective of this title is to protect the waters and the wildlife that occupy those waters, specifically from runoff and erosion caused by the footprint of an impervious structure. To mitigate and minimize any potential impacts, several countermeasures have been utilized. The topography of the home's location naturally slopes toward the wider and longer extents of the island. Coupled with artificial berms, this natural slope ensures 95% of the runoff from the structure is allowed more than 80 feet of permeable soil before reaching the island's shoreline. In addition to the drainage plan, the footprint of the house is only about 25% of the neighborhood's average home size. This reduced footprint will create much less artificial runoff than other homes in the neighborhood. Finally, this house is built on stilts, which preserves the same square footage of permeable soil as existed prior to the existence of the structure.

5. How the deviation from the requirement of this title as permitted by the variance will be no more than is necessary to permit a reasonable use of the property.

Para. 8. The average home on Finger Lake measures 4,642 square feet. To reduce disturbance and completely mitigate any potential environmental concern I have reduced the footprint of this home to 1,064 square feet, or one quarter of the average home size for the area. This design keeps the home well above the minimum of 500 square feet of livable floor space without increasing the potential for erosion. In addition, it was designed and constructed on stilts, maintaining natural slope to the West, Southwest and South side of the island and maximizing the permeable soil available to absorb surface runoff prior to reaching the shoreline. Please see diagram A.

How was the special condition that requires the variance not caused by the person seeking the variance?

Para. 9. The condition that requires the variance was not caused by any human intervention including myself. The island's existing shape and size was created by natural processes, including varying lake water levels and natural erosion.

Will the Variance permit land use in a district in which that use is prohibited?

Para. 10. The land will be used to build a single family dwelling which is not prohibited in this district. The surrounding neighborhood of Finger Lake has 102 single family dwellings along the shoreline.

How is the variance not to solely relieve pecuniary hardship or inconvenience?

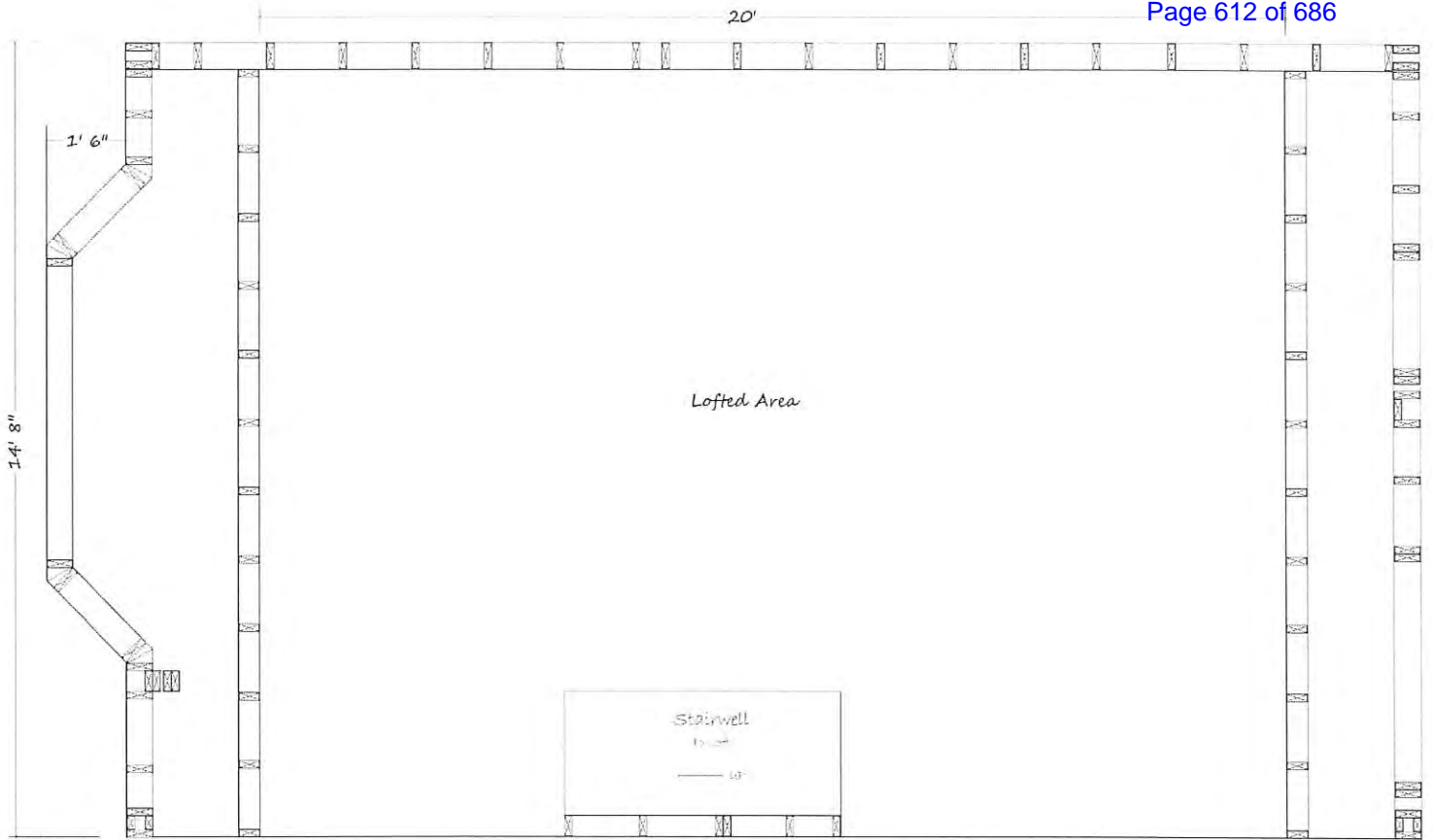
Para. 11. The request for this variance is not a matter of increased financial concern or issues of inconvenience; it is merely an impossibility to build a structure of any size 75 feet from the shoreline on any point of this island as the width at the island's widest point is only 136 feet.

In summation, I would like to thank the Planning Commission for taking the time to consider granting me a variance so I may return to building my family a home on Finger Lake. If you have any further questions or require clarification please do not hesitate to call me at: 707-624-6177 or write me at ne1cshaun@yahoo.com. Thank you for your time.

Sincerely,



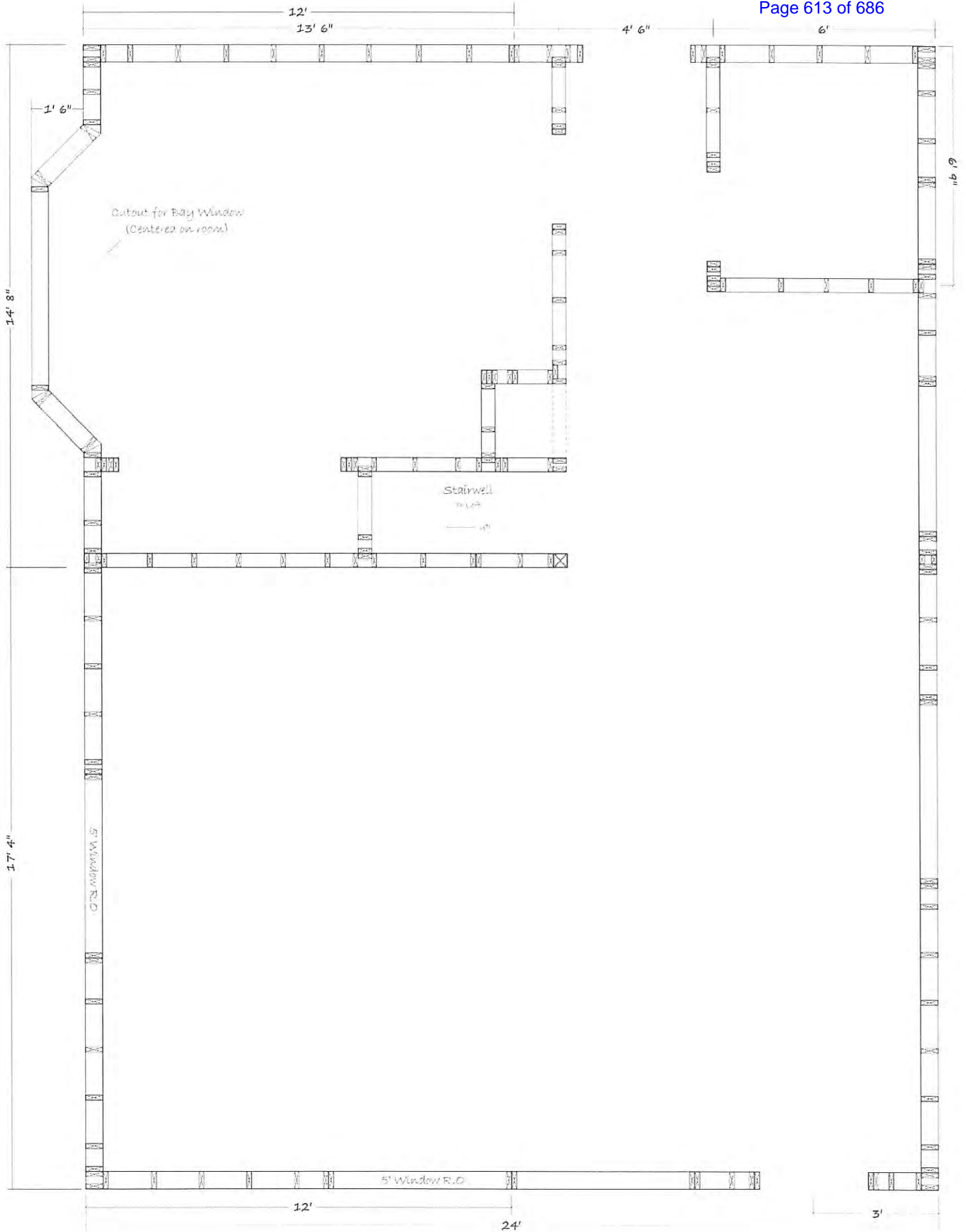
Shaun Krautkremer

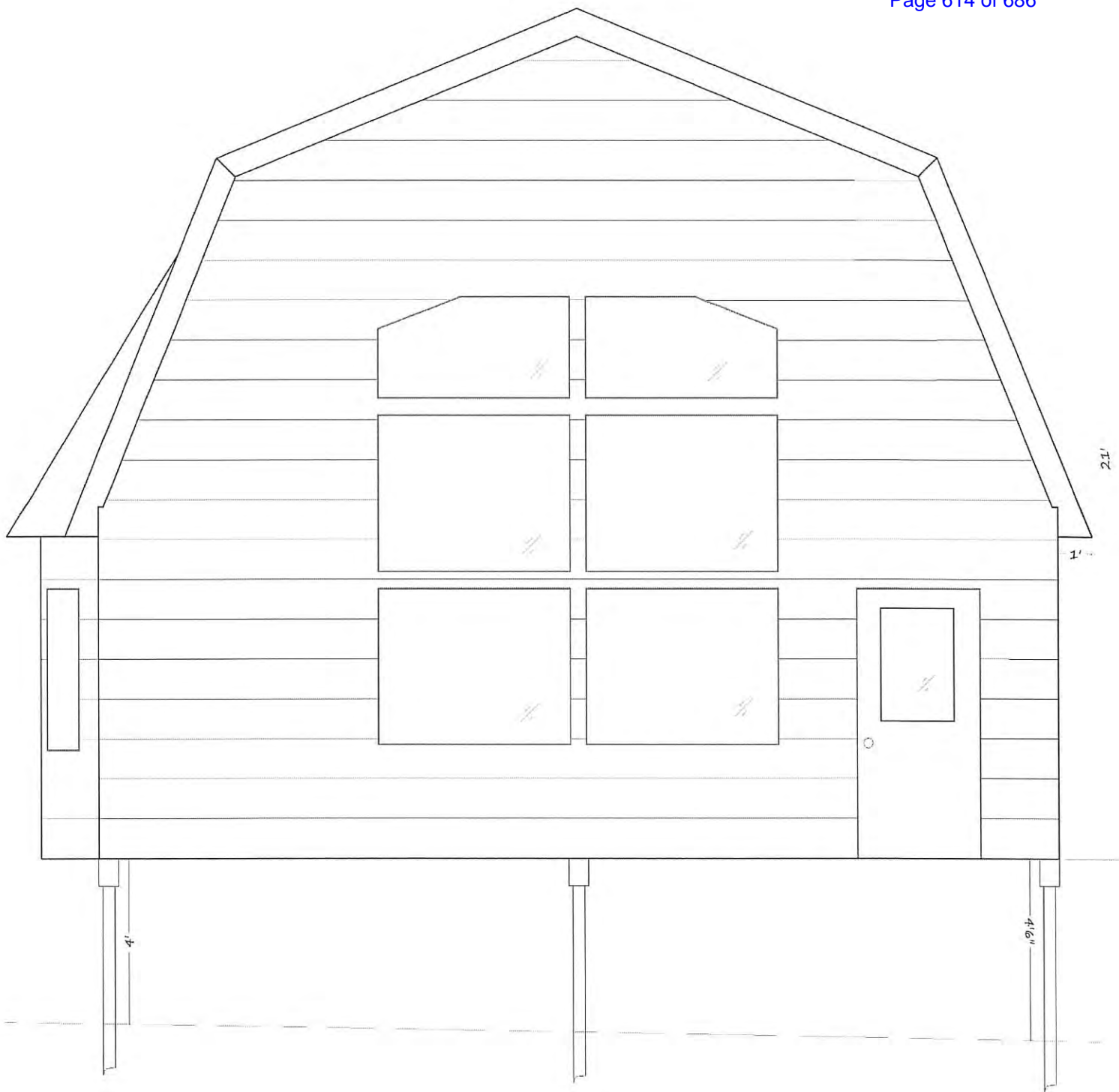


Matanuska-Susitna Borough
Development Services

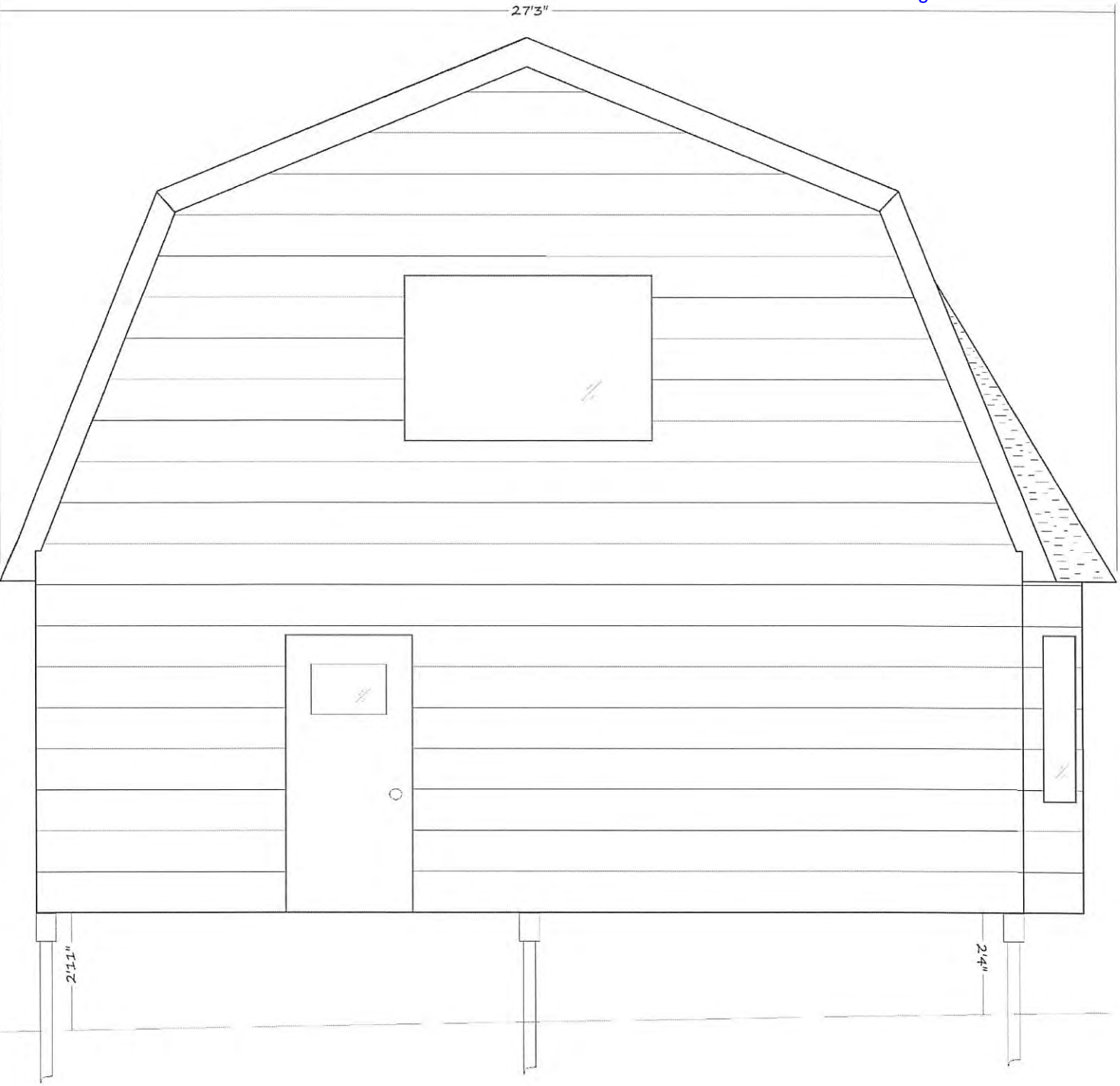
JUN 21 2021

Received

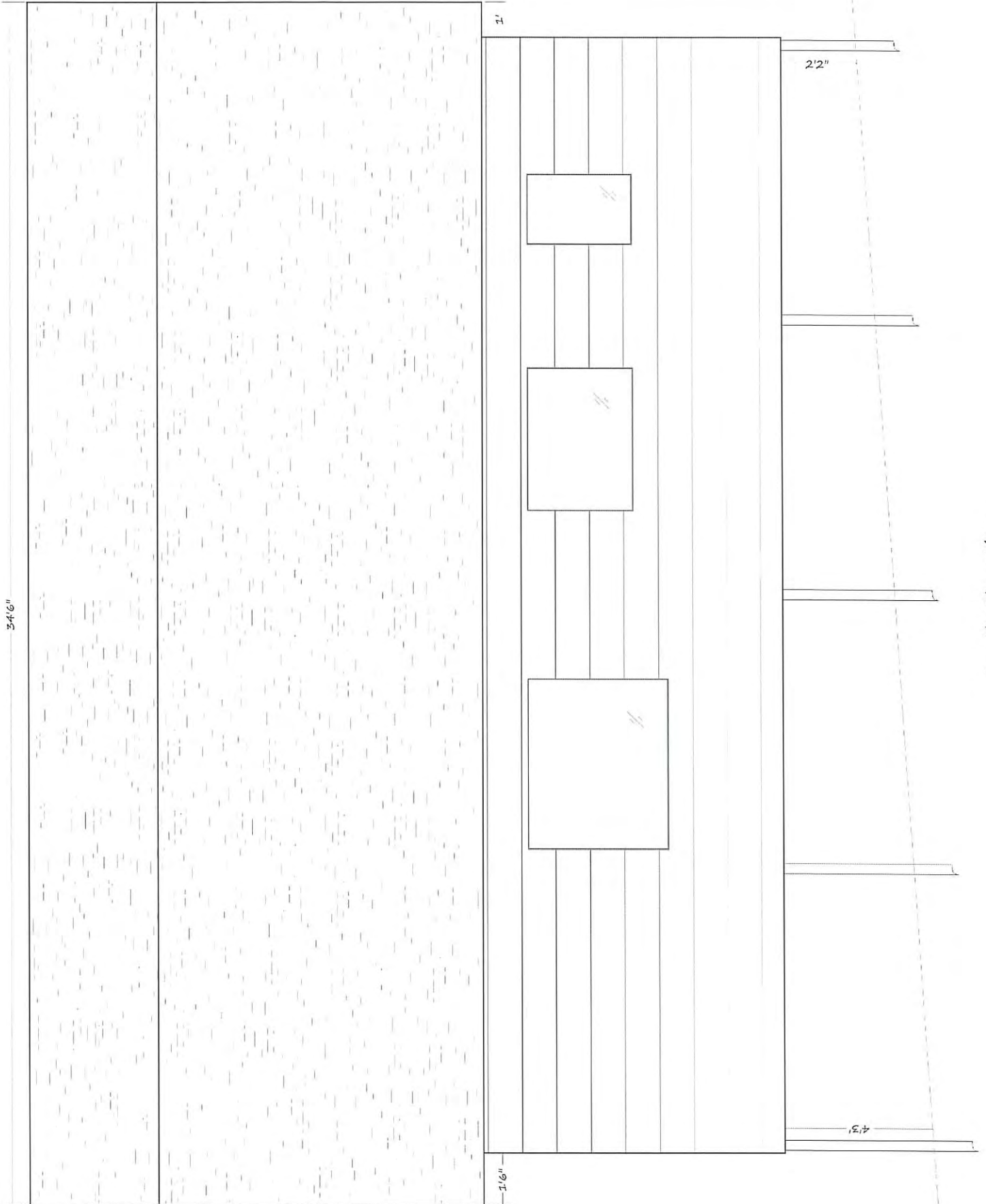




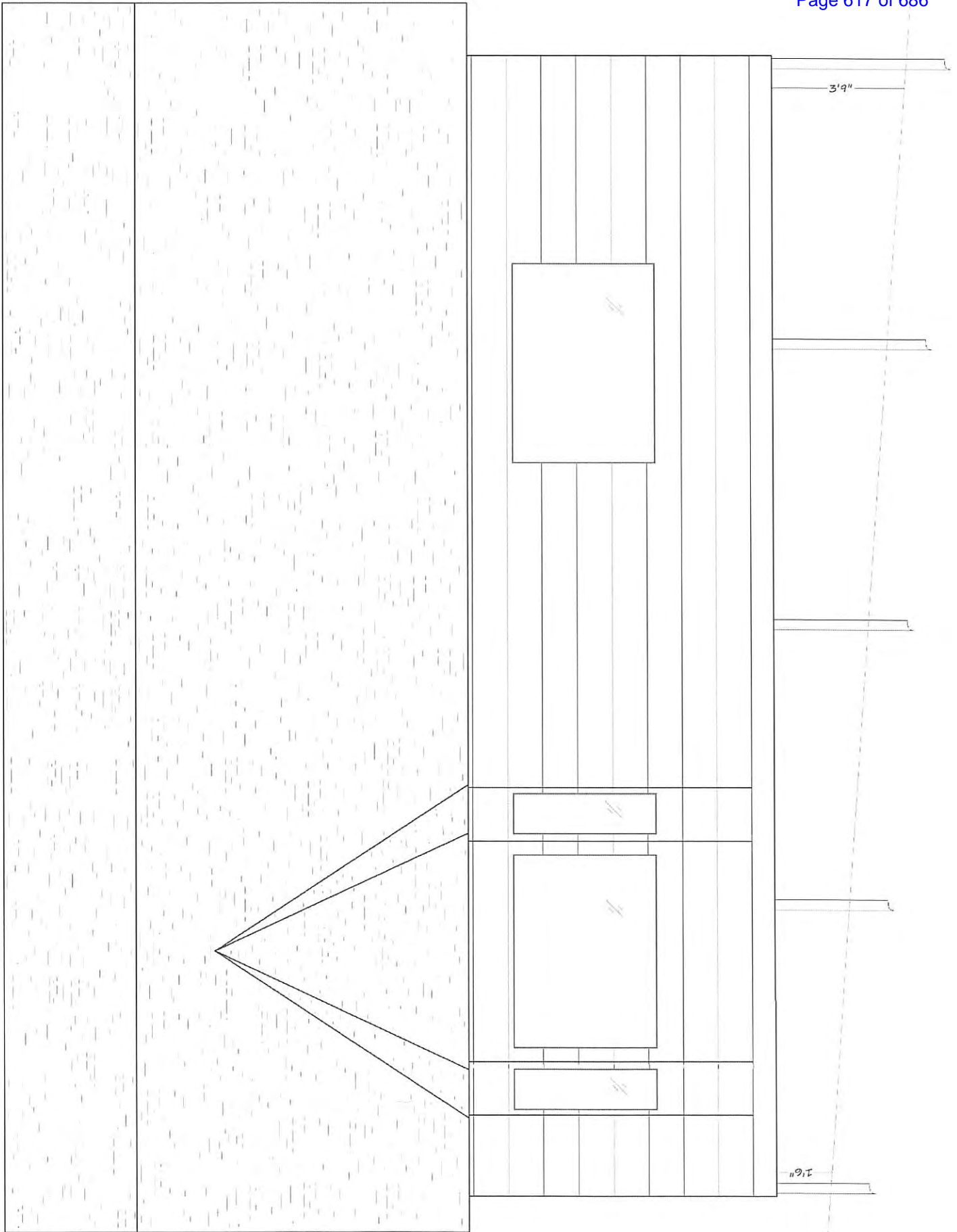
West Elevation



East Elevation

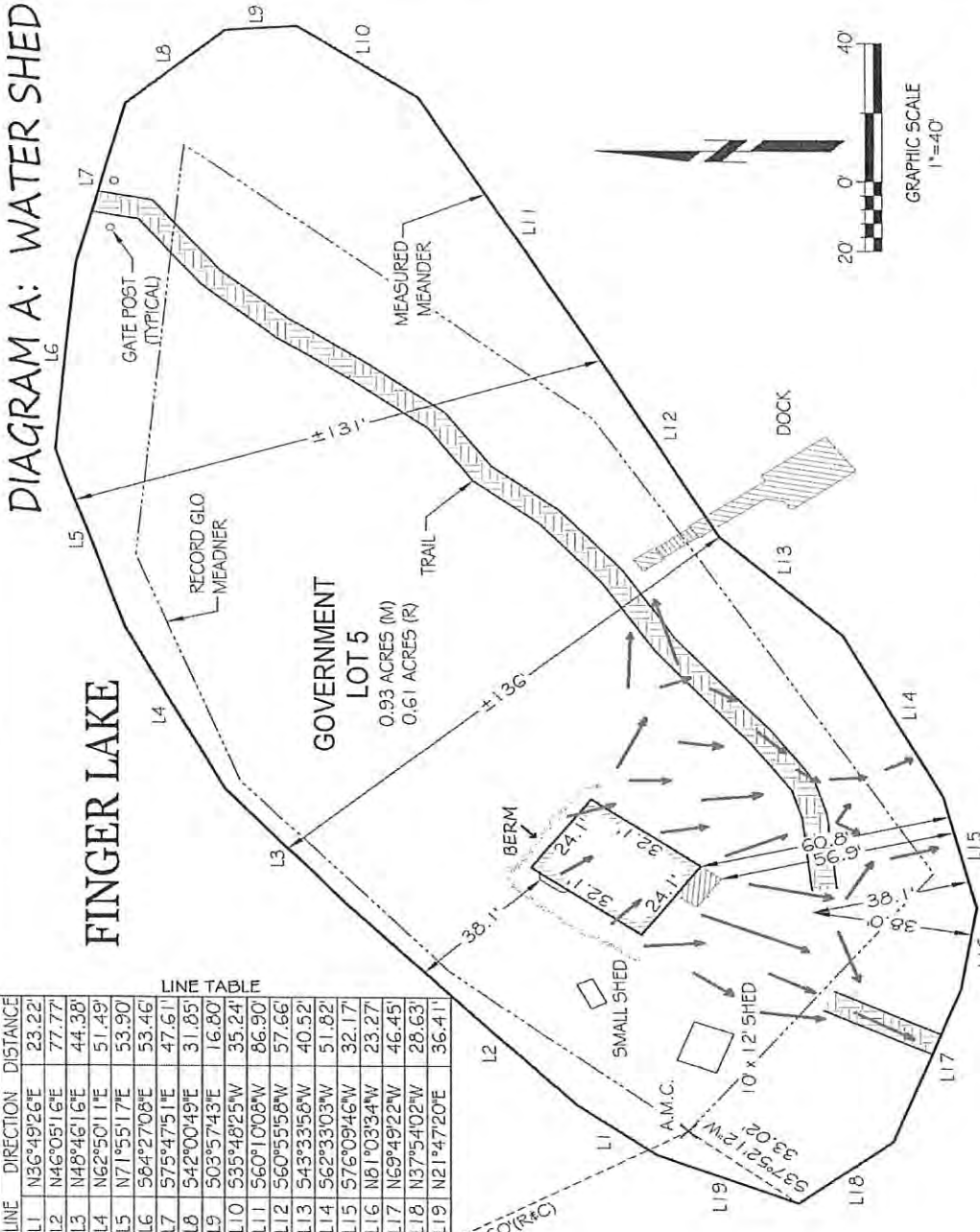


South Elevation



North Elevation

DIAGRAM A: WATER SHED



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N36°49'26"E	23.22'
L2	N46°05'16"E	77.77'
L3	N48°46'16"E	44.38'
L4	N62°50'11"E	51.49'
L5	N71°55'17"E	53.90'
L6	S84°27'08"E	53.46'
L7	S75°47'51"E	47.61'
L8	S42°00'49"E	31.85'
L9	S03°57'43"E	16.80'
L10	S35°48'25"W	35.24'
L11	S60°10'09"W	86.90'
L12	S60°55'58"W	57.66'
L13	S43°33'58"W	40.52'
L14	S62°33'03"W	51.82'
L15	S76°09'46"W	32.17'
L16	N81°03'34"W	23.27'
L17	N69°49'22"W	46.45'
L18	N37°54'02"W	28.63'
L19	N21°47'20"E	36.41'

500°05'00"E
292.29'(M)
500°03'36"W
292.41'(R1)

529°23'00"E 732.60'(R&C)
(SURVEY TIE)

LEGEND

- N1116 CORNER
- ⊕ FOUND 3-1/4" BRASS CAP (GLO 1914)
- ⊕ FOUND 3-1/4" ALUMINUM CAP (L5 7330)
- X COMPUTED POSITION
- (R) RECORD GLO PLAT DATED 11/8/1965
- (R1) RECORD PLAT #2016-93
- (M) MEASURED
- (C) CALCULATED
- A.M.C. AUXILIARY MEANDER CORNER POSITION
- ▨ WOOD DECK
- ⊕ GLO MEANDER CORNER SECTION 33 AND 34

NOTES:

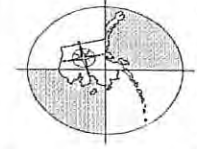
- THIS MORTGAGE LOCATION (AS-BUILT) SURVEY WAS PREPARED IN ACCORDANCE WITH ASPLS MORTGAGE LOCATION SURVEY STANDARDS. REPRESENTS FOUND CONDITIONS AT THE TIME OF SURVEY, DOES NOT CONSTITUTE A BOUNDARY SURVEY, AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.
- IT IS THE RESPONSIBILITY OF THE LAND OWNER OR BUILDING CONTRACTOR TO DETERMINE THE EXISTENCE OF ANY EASEMENTS OF RECORD, COVENANTS, OR LOT RESTRICTIONS WHICH ARE NOT IDENTIFIED ON THE RECORD PLAT.
- UNLESS GROSS NEGLIGENCE IS DISCOVERED, THE LIABILITY EXTENT FOR THIS SURVEY SHALL BE LIMITED TO THE FEE AMOUNT COLLECTED TO PREPARE THIS DRAWING. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

I HEREBY CERTIFY THAT AN ACCURATE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

T18N R1E SECTION 34 GOVERNMENT LOT 5

OF THE PALMER RECORDING DISTRICT, ALASKA WAS MADE ON **04-28-2021** AND THAT THE IMPROVEMENTS SITUATED THEREON DO NOT ENDOUR ON THE PROPERTY LYING ADJACENT TO THE PREMISES IN QUESTION EXCEPT AS INDICATED HEREON. EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON THE RECORD PLAT MAY EXIST.

Water Shed
Direction



R&K LAND SURVEYING, LLC
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

AS-BUILT	PREPARED FOR:	SHAUN KRAUTKREMMER	
	DRAWN BY:	RLW	
	CHECKED BY:	RLW	
	JOB NO.:	2021-0413	
SCALE:	1"=40'	DATE:	05-13-2021
		FIELD BK:	R&LS 2021-02
		MSB MAP#:	WA 08

R&K LAND SURVEYING, LLC

Mark Whisenhunt

From: Shaun Krautkremer <ne1cshaun@yahoo.com>
Sent: Tuesday, July 27, 2021 12:13 PM
To: Mark Whisenhunt
Subject: Re: Gray water

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

Mark,

In conversation with Oran Woolley from the Department of Conversation the property in discussion would be approved for a reduced setback(waiver) once an engineer designed the requirement. Please understand I am requesting the variance to be approved as the first step in the process and once approved I will seek an engineer design and request a waiver through the ADEC to allow for the reduced setback. I will not be installing any grey water system until such a waiver is in place.

Thank you,
Shaun Krautkremer

On Jul 21, 2021, at 3:24 PM, Mark Whisenhunt <Mark.Whisenhunt@matsugov.us> wrote:

Hi Shaun,

What is the ADEC status for the gray water system?

Respectfully,

Mark Whisenhunt
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
mark.whisenhunt@matsugov.us

This Page Intentionally Left Blank

SITE PLAN

LEGEND

- ⊕ FOUND 3-1/4" BRASS CAP (GLO 1914)
- ⊕ FOUND 3-1/4" ALUMINUM CAP (LS 7330)
- ✕ COMPUTED POSITION
- (R) RECORD GLO PLAT DATED 11/8/1965
- (R1) RECORD PLAT #2016-93
- (M) MEASURED
- (C) CALCULATED
- A.M.C. AUXILLARY MEANDER CORNER POSITION
- ▨ WOOD DECK

NOTES:

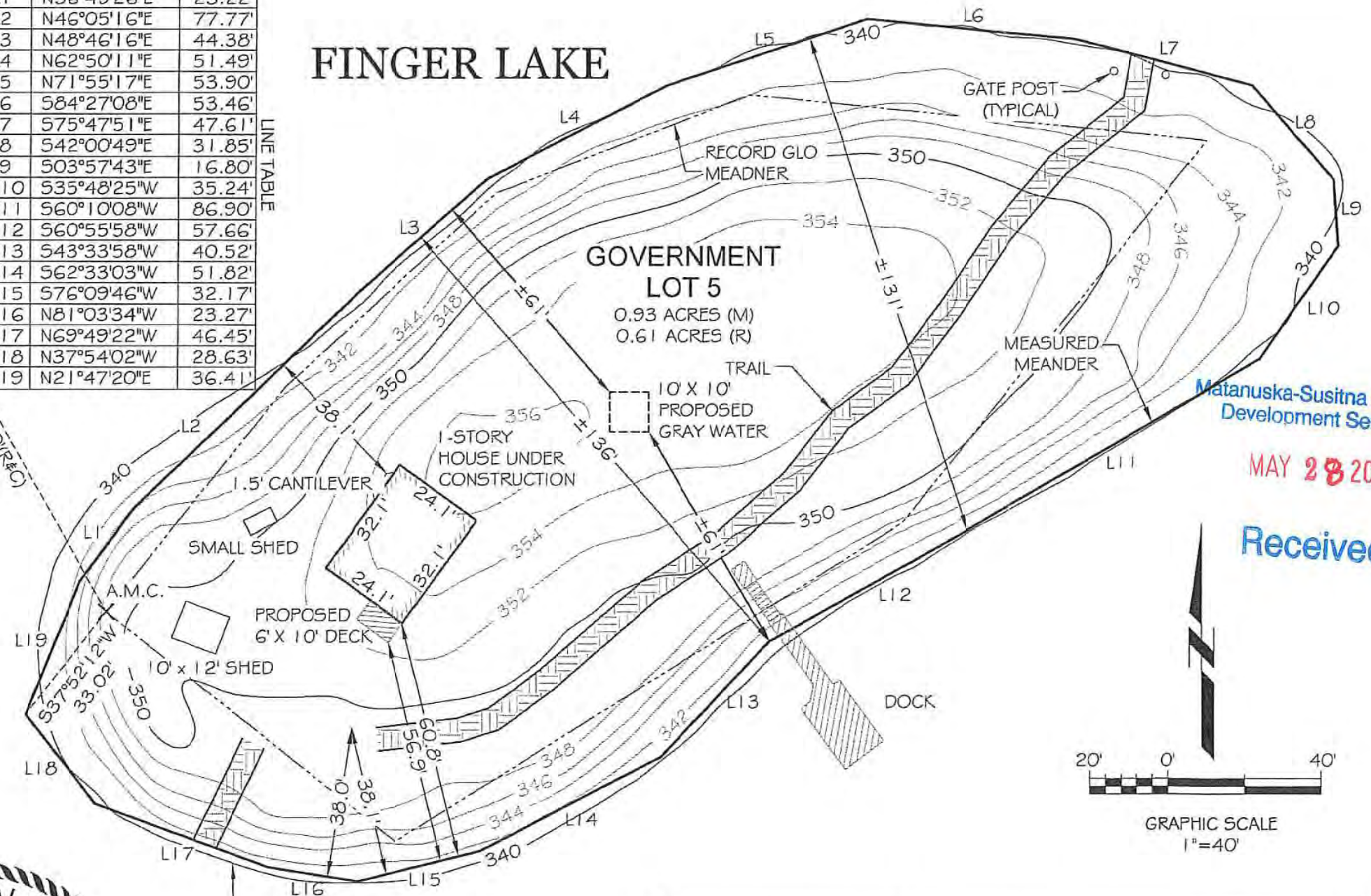
1. THIS MORTGAGE LOCATION (AS-BUILT) SURVEY WAS PREPARED IN ACCORDANCE WITH ASPLS MORTGAGE LOCATION SURVEY STANDARDS, REPRESENTS FOUND CONDITIONS AT THE TIME OF SURVEY, DOES NOT CONSTITUTE A BOUNDARY SURVEY, AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.
2. IT IS THE RESPONSIBILITY OF THE LAND OWNER OR BUILDING CONTRACTOR TO DETERMINE THE EXISTANCE OF ANY EASEMENTS OF RECORD, COVENANTS, OR LOT RESTRICTIONS WHICH ARE NOT IDENTIFIED ON THE RECORD PLAT.
3. UNLESS GROSS NEGLIGENCE IS DISCOVERED, THE LIABILITY EXTENT FOR THIS SURVEY SHALL BE LIMITED TO THE FEE AMOUNT COLLECTED TO PREPARE THIS DRAWING. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

I HEREBY CERTIFY THAT AN ACCURATE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; **T18N R1E SECTION 34 GOVERNMENT LOT 5** OF THE PALMER RECORDING DISTRICT, ALASKA WAS MADE ON **04-28-2021** AND THAT THE IMPROVEMENTS SITUATED THEREON DO NOT ENCRANCH ON THE PROPERTY LYING ADJACENT TO THE PREMISES IN QUESTION EXCEPT AS INDICATED HEREON. EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON THE RECORD PLAT MAY EXIST.



LINE	DIRECTION	DISTANCE
L1	N36°49'26"E	23.22'
L2	N46°05'16"E	77.77'
L3	N48°46'16"E	44.38'
L4	N62°50'11"E	51.49'
L5	N71°55'17"E	53.90'
L6	S84°27'08"E	53.46'
L7	S75°47'51"E	47.61'
L8	S42°00'49"E	31.85'
L9	S03°57'43"E	16.80'
L10	S35°48'25"W	35.24'
L11	S60°10'08"W	86.90'
L12	S60°55'58"W	57.66'
L13	S43°33'58"W	40.52'
L14	S62°33'03"W	51.82'
L15	S76°09'46"W	32.17'
L16	N81°03'34"W	23.27'
L17	N69°49'22"W	46.45'
L18	N37°54'02"W	28.63'
L19	N21°47'20"E	36.41'

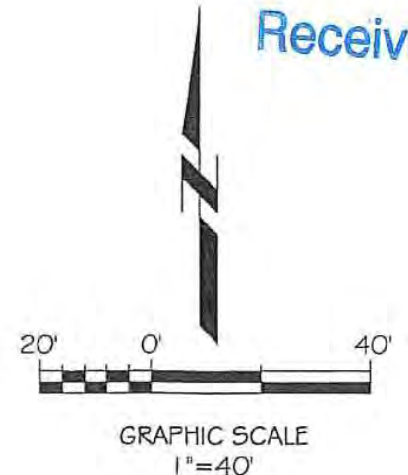
FINGER LAKE



Matanuska-Susitna Borough
Development Services

MAY 28 2021

Received



CONTOURS SHOWN ARE 2011 MATANUSKA SUSITNA BOROUGH CONTOURS AND ARE ACCEPTED TO GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT TIME OF SURVEY FOR THE PURPOSE OF THIS DRAWING. CONTOUR ELEVATIONS SHOWN IN FEET ARE REFERENCED TO THE NAVD88 VERTICAL DATUM.

R#K LAND SURVEYING, LLC
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

AS-BUILT	
PREPARED FOR: SHAUN KRAUTKREMMER	
DRAWN BY: RLW CHECKED BY: RLW	FIELD BK: RKL5 2021-02
JOB NO.: 2021-043	MSB MAP#: WA 08
SCALE: 1"=40'	DATE: 05-27-2021

R#K LAND SURVEYING, LLC



Mat-Su Borough
Development Services

To the Assembly Planning Commission:

In response to the concern of my fellow Matsu valley Residents, I initially began to respond to each one in letter format in the hopes of alleviating my fellow neighbor's fears and concerns. However, after reading 4 or 5 of them I realized that many of them had the same inaccurate information and appeared organized and colluding against this variance request. The following is a list of my responses to the claims they have brought forth. It is my hope that this information clears up those inaccuracies.

Concern: There is a concern that I am building a Bed and Breakfast from a few parties and that I have posted this advertisement on my dock.

Answer: The sign on my dock says Private Party and No Trespassing. Additionally, if I were to market this as a Bed and Breakfast, vacation rental or anything else, I would certainly not have posted years before any potential completion. Finally, if I were to have this be a rental property in the distant future, it would still be a single family residence and I maintain the same right to rent my home as any of the parties who wrote that in their opposition to this variance request.

Concern: How will electrical services be brought out there/will I use a generator?

Answer: First, I would like to submit that this is inconsequential to the variance request. If the island were wide enough, the home would not require a variance and the same manner in which electrical utilities were chosen would so be. This questioning in essence does not pertain to the variance request. However, to answer the question I intend to use solar power with a generator backup. There has been note that a generator would disturb the lake and the nearby campground. I spoke with Mr. Gary the Finger Lake Recreational Campground Camp Host and he estimated there were 280 campers average a week throughout the summer months and that the majority of them used generator's for power as that is the exclusive means of obtaining power in that particular campground.

Concern: How will sewage be handled?

Answer: This is an understandable request as there is a 100' setback requirement for any installed sewage systems without an approved setback variance. Knowing that there is no way to obtain the 100' on the island and having a concern for this myself, I have chosen to include a grey water run off area which will be designed by an Engineer and for sewage I will utilize a composting toilet. This is the infrastructure recommended to me by the Department of Environmental Conservation. The composting system I am intending to use is the SunMar Centrex 2000 which meets National Sanitation Foundations stringent Standard 41 criteria. The following are the criteria for meeting this certification. 1.) The toilet system can handle the stated capacity for an extended period plus occasional overload. 2.) The toilet system has no offensive odors. 3.) The composted output has been demonstrated to meet required bacterial content levels. 4.) Advertising, literature and labeling are not misleading. 5.) Products undergoing testing are not accessible to the manufacturer. 6.) Lab test results are confirmed by parallel testing of toilet systems operating in the field.

Notes on composting toilets: Human waste is over 90% water content. Composting toilets evaporate this liquid and carry it back to the atmosphere via a vent system. By evaporating liquids, one is ensuring that no pathogens or nutrients escape to pollute lakes, rivers, streams or groundwater.

The remaining waste is essentially dirt which can be disposed by throwing out with your household trash or using as fertilizer for your plants and trees.

Conventional toilets allow pathogens and nutrients especially potassium and nitrogen to pollute your water. This will gradually kill a lake's ecosystem by fostering weed growth and removing dissolved oxygen. This is the reason for a 100' standoff of septic systems. To slow this concern.

Composting toilets use a chemical free natural process and provide a safe end product.

Concern: I continued to construct after several cease and desist orders which I seemingly ignored.

Answer: If you will check the records of the code compliance officer, you will see that those accusations are inaccurate and the claims made by those parties were ignorant to the process or they misunderstood what was being conveyed to them. My first interaction with Kendra Johnson, the code compliance officer came on April 19th 2021 after she left a note with my daughter on Friday afternoon the 17th of April. This note stated she was trying to get in touch with me. To follow that, I initiated the call the next duty morning, Monday April 19th. I have not further built on the structure since that day. I have only weather proofed the current material already installed as coordinated and agreed with the code compliance officer. Furthermore, there was no cease and desist order posted on the property. I have confirmed this with the code compliance office as well.

Concern: How will emergency services such as fire respond to the island?

Answer: This question is not pertinent to the variance request; however, I would submit that they would respond in the same manner they would be required to today without a structure as the island is already in the current Fire district.

Concern: A statement was made that I have secured an interest in land to enjoy and not a right to build a home.

Answer: I submit that I do have the right to build a home on the property as long as I meet the requirements of the statutes or receive a variance for said statutes in which I cannot meet. This area of the Matanuska Susitna Borough is zoned to allow for such structures and this forum is my request for variance.

Concern: Several comments were made that I have already completed the habitable structure. (Home)

Answer: It is true that I have started the construction for this eventual habitable facility. It is not complete and currently not habitable (as defined in borough code) and as such not currently in violation of Borough Code 17.55.020 as it does not meet the criteria. It is not lost on me however that had I not been contacted by the borough, this facility was on its way to being in violation of said statute and further that my ignorance of the code does not support neglecting to meet the requirement nor needing a variance. However, I am moving forward from here and now that I fully understand my obligations I seek this variance.

Concern: That I submitted incomplete drawings to "hide something".

Answer: The drawings were not incomplete, the copies were too light to distinguish characteristics in the drawing. I darkened the lines when I replied to this request.

Concern: There were a few members that were concerned that if this variance is approved it will open the doors for others to build within 75 feet.

Answer: This appears to be a misunderstanding of how the process works. Although all of our residents have the same right to request a variance, it is a costly and well thought out process that is designed to consider residents of the Matsu Valley who are restricted by the layout of their respective property. There are certain instances when a land owner has no choice but to build within the setbacks created, such as in my case. There would be no reason to believe that if I am approved this variance, that the next neighbor would not have to go through the same process. That individual would have the same burden of proof required demonstrating their necessity for a variance and that they meet the stipulations in the requirement.

Thank you for your time,

Shaun Krautkremer

Sun-Mar's Patented Three-Chamber System

A composting toilet must perform three completely separate processes:

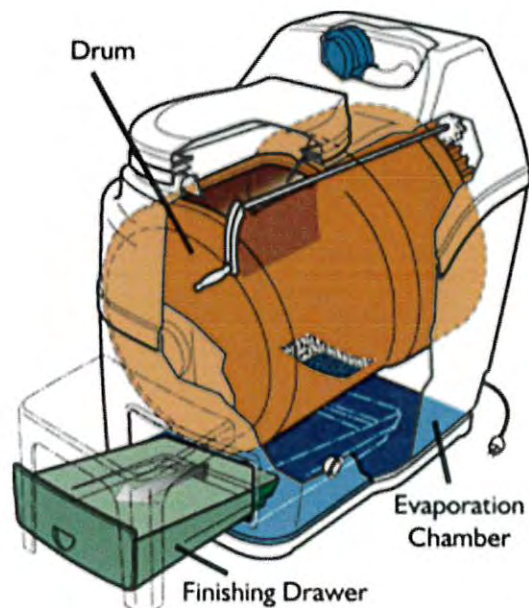
- Compost the waste and toilet paper quickly and without odor
- Ensure that the finished compost is safe and easy to handle
- And separate, and/or evaporate the liquid contents

Sun-Mar toilets fulfill these requirements with our patented Three-Chamber design*. These toilets consist of a Bio-drum™, a Finishing Drawer and an Evaporation Chamber.

Sun-Mar's Unique Bio-drum™

The ideal way to compost waste would offer operational simplicity, and an environment where there is warmth, moisture, organic material and oxygen. Sun-Mar creates this ideal environment in the patented Bio-drum™.

The unique Sun-Mar Bio-drum™ ensures aerobic microbes flourish and work much more quickly to break down waste and convert it back to earth.



Composting is Nature's Way

Every living organism consumes nutrients and creates waste. To transform waste back to nutrients and complete the cycle, nature uses the process of decomposition and evaporation. As is often the case, nature seems to be doing business in the best way possible.

That's why Sun-Mar toilets are designed not only to harness these natural processes, but to optimize and accelerate them.

Toilet waste is over 90% water content. This can be evaporated and carried back to the atmosphere through the vent system. The small amount of remaining material is recycled into a useful fertilizing soil.

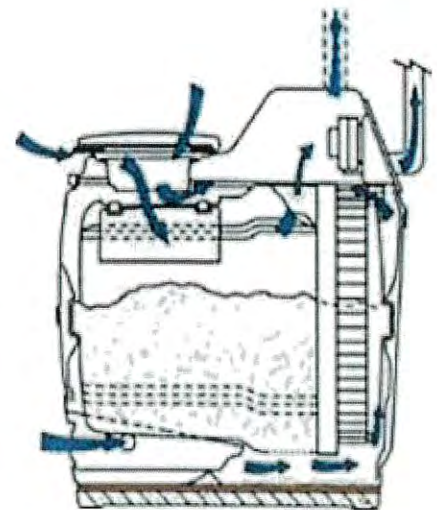
Wherever there is a poorly working septic system, a Sun-Mar can take care of toilet waste; where there is an outhouse, we offer the luxury of an indoor facility; and where there is no toilet at all, a Sun-Mar provides the perfect solution. Sun-Mar toilets are economical, quick to install and easy to use.

Odor Free

As well as ensuring an aerobic breakdown in the Bio-drum™, Sun-Mar ensures an odor free environment by engineering the airflow within the unit to maintain a partial vacuum at all times. Air is being drawn in, either by a fan or, with non-electric units, by passive venting in the vent stack, over the evaporation chamber and up the vent stack. Not only does this assist in evaporating excess liquid, but by continuously pulling air in, we ensure no smell escapes from the unit.

In electric units, a thermostatically controlled heating element is installed in a sealed compartment underneath the evaporation chamber. This heater is meant to assist in evaporation, but it is still important to make sure the ambient temperature around the unit is appropriate and consistent for the usage you expect.

If you have any questions, call our service team at 1 888 341 0782 ext 218.



BY CHOOSING TO USE A SUN-MAR COMPOSTING TOILET, YOU CONTINUE TO HELP THE ENVIRONMENT**SAVING WATER**

Water is our most valuable resource on Earth, and in many places it's getting scarce. So scarce that we can't afford to be flushing it down the toilet. Sun-Mar toilets use little to no water when compared to the amount used by conventional toilets. As a result, Sun-Mar toilets save a huge amount of water.

A four-person household using a conventional 3.5 gallon flush toilet will flush some 70 gallons of water per day down the toilet. This works out to an annual volume of over 25,000 gallons of clean water per year. That is a lot of clean water being used for the removal of waste.

So far, we calculate that based on our mix of residential and seasonally used units, Sun-Mar has saved a massive 3.2 billion gallons of water up to January 2008, a figure that is increasing by an amazing 6,103 gallons each and every minute.

Human waste is over 90% water content. Sun-Mar toilets evaporate much of this liquid and carry it back to the atmosphere via the vent system. Depending on the model, a Sun-Mar can evaporate up to 2 gallons per day. By evaporating liquids, your Sun-Mar is ensuring that no pathogens or nutrients escape to pollute your lake, river, stream or groundwater.

Conventional toilets allow pathogens and nutrients especially potassium and nitrogen to pollute your water. This will gradually kill a lake's ecosystem by fostering weed growth and removing dissolved oxygen.

Nothing can beat a Sun-Mar when it comes to saving water.

RECYCLING NUTRIENTS

Waste is mostly made up of moisture, and complex organic molecules. These molecules contain plenty of carbon and hydrogen atoms. In a Sun-Mar toilet, aerobic bacteria work to break down these molecules by converting the hydrogen to water and the carbon to carbon dioxide. Both are vented to the atmosphere along with the moisture

The small amount of remaining materials are largely oxidized salts, which are collected by a Sun-Mar toilet in the evaporation chamber. This is a valuable resource which is ideally suited for uptake by plants, and typically constitutes less than 3% of the original volume of the waste.

By recycling in this way, Sun-Mar returns the nutrients to the plants they came from.

This Page Intentionally Left Blank

COMMENTS

Agency Comments

Mark Whisenhunt

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, August 6, 2021 3:22 PM
To: Mark Whisenhunt
Cc: OSP Design Group
Subject: RE: Request for Comments: Krautkremer Variance
Attachments: Krautkremer Mailing.pdf; Krautkremer-Variance-Application-Material.pdf

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

Mark,

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: Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>
Sent: Friday, July 30, 2021 2:58 PM
To: allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; melanie.nichols@alaska.gov; sarah.wilber@alaska.gov; colton.percy@alaska.gov; usswcd@mtaonline.net; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; 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>; Planning <MSB.Planning@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; northlakescommunitycouncil@gmail.com; sayenbookkeeping@hotmail.com; louie@calandri.com; theron.bair@gmail.com; sayenabraham89@gmail.com; brittanyjade3838@gmail.com
Subject: Request for Comments: Krautkremer Variance

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

Greetings,

MSB 17.65 – Variances. Shawn Krautkremer submitted an application for a variance to the minimum 75-foot setback to a shoreline setback requirement under MSB 17.55. The variance would allow for the construction of a 24' x 32' single-family residence to be placed at its closest location, 38.1 feet from the shorelands of Finger Lake. The property is located on an island within Finger Lake (no address), Tax ID# 18N01E34B002, Government Lot 5 within Township 18 North, Range 1 East, Section 34, Seward Meridian.

The Planning Commission will conduct a public hearing concerning the application on Monday, **September 20, 2021**.

Application materials may be viewed online at <https://www.matsugov.us/publicnotice/krautkremer-variance-request-to-msb-17-55>

Comments are due on or before **August 27, 2021** and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Respectfully,

Mark Whisenhunt
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
mark.whisenhunt@matsugov.us



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

August 10, 2021

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following variance request and has no comments or recommendations.

- **Krautkremer- Variance Request**
(MSB Case # 17.65)

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

Mark Whisenhunt

From: Kelsey Anderson
Sent: Thursday, August 19, 2021 3:43 PM
To: Mark Whisenhunt
Subject: RE: Request for Comments: Krautkremer Variance

Hello,

The Planning Division Services has no comment.

Best,

Kelsey Anderson
Planner II

From: Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>
Sent: Friday, July 30, 2021 2:58 PM
To: allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; melanie.nichols@alaska.gov; sarah.wilber@alaska.gov; colton.percy@alaska.gov; usswcd@mtaonline.net; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; 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>; Planning <MSB.Planning@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; northlakescommunitycouncil@gmail.com; sayenbookkeeping@hotmail.com; louie@calandri.com; theron.bair@gmail.com; sayenabraham89@gmail.com; brittanyjade3838@gmail.com
Subject: Request for Comments: Krautkremer Variance

Greetings,

MSB 17.65 – Variances. Shawn Krautkremer submitted an application for a variance to the minimum 75-foot setback to a shoreline setback requirement under MSB 17.55. The variance would allow for the construction of a 24' x 32' single-family residence to be placed at its closest location, 38.1 feet from the shorelands of Finger Lake. The property is located on an island within Finger Lake (no address), Tax ID# 18N01E34B002, Government Lot 5 within Township 18 North, Range 1 East, Section 34, Seward Meridian.

The Planning Commission will conduct a public hearing concerning the application on Monday, **September 20, 2021**.

Application materials may be viewed online at <https://www.matsugov.us/publicnotice/krautkremer-variance-request-to-msb-17-55>

Comments are due on or before **August 27, 2021** and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Respectfully,

Mark Whisenhunt

From: Theresa Taranto
Sent: Monday, August 2, 2021 1:05 PM
To: Mark Whisenhunt
Subject: RE: Request for Comments: Krautkremer Variance

FIRM 8110, X Zone
No other comments.
Thank you,

Theresa Taranto
Mat-Su Borough
Development Services
Administrative Specialist

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

From: Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>
Sent: Friday, July 30, 2021 2:58 PM
To: allen.kempen@alaska.gov; tucker.hurn@alaska.gov; melanie.nichols@alaska.gov; sarah.wilber@alaska.gov; colton.percy@alaska.gov; usswcd@mtaonline.net; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; 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>; Planning <MSB.Planning@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; northlakescommunitycouncil@gmail.com; sayenbookkeeping@hotmail.com; louie@calandri.com; theron.bair@gmail.com; sayenabraham89@gmail.com; brittanyjade3838@gmail.com
Subject: Request for Comments: Krautkremer Variance

Greetings,

MSB 17.65 – Variances. Shawn Krautkremer submitted an application for a variance to the minimum 75-foot setback to a shoreline setback requirement under MSB 17.55. The variance would allow for the construction of a 24' x 32' single-family residence to be placed at its closest location, 38.1 feet from the shorelands of Finger Lake. The property is located on an island within Finger Lake (no address), Tax ID# 18N01E34B002, Government Lot 5 within Township 18 North, Range 1 East, Section 34, Seward Meridian.

The Planning Commission will conduct a public hearing concerning the application on Monday, **September 20, 2021**.

Application materials may be viewed online at <https://www.matsugov.us/publicnotice/krautkremer-variance-request-to-msb-17-55>

Comments are due on or before **August 27, 2021** and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Respectfully,

Mark Whisenhunt
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
mark.whisenhunt@matsugov.us

Mark Whisenhunt

From: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>
Sent: Friday, August 20, 2021 4:15 PM
To: Mark Whisenhunt
Subject: RE: Request for Comments: Krautkremer Variance

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

Dear Mark,

I have reviewed the attached request for a variance for the construction of a structure to be built (may already be built?) on a privately owned island on Finger Lake. Our jurisdiction for fish habitat starts at the waterline and below. We have two statutes that we must follow regarding what activities require a permit from us, and Finger Lake would fall under Statute as 16.05.841. This statute is for resident fish water bodies as Finger Lake is not catalogued for any anadromous fish such as salmon. We can only permit activities that impede fish passage such as culverts, water withdrawals, and diversions. Based on your request, a fish habitat permit is not required for his requested activities. If you or the applicant has any further questions or concerns, please let me know.

Sincerely,

Sarah E. E. (Wilber) Myers

Habitat Biologist IV, Mat-Su Area Manager
ADF&G Habitat Section, Palmer Office
Office: 907-861-3206
Fax: 907-861-3232
[*ADF&G Habitat Section Permits Link*](#)

From: Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>
Sent: Friday, July 30, 2021 2:58 PM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; colton.percy@alaska.gov; usswcd@mtaonline.net; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; 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>; Planning <MSB.Planning@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; northlakescommunitycouncil@gmail.com; sayenbookkeeping@hotmail.com; louie@calandri.com; theron.bair@gmail.com; sayenabraham89@gmail.com; brittanyjade3838@gmail.com
Subject: Request for Comments: Krautkremer Variance

Greetings,

MSB 17.65 – Variances. Shawn Krautkremer submitted an application for a variance to the minimum 75-foot setback to a shoreline setback requirement under MSB 17.55. The variance would allow for the construction of a 24' x 32' single-family residence to be placed at its closest location, 38.1 feet from the shorelands of Finger Lake. The property is located

on an island within Finger Lake (no address), Tax ID# 18N01E34B002, Government Lot 5 within Township 18 North, Range 1 East, Section 34, Seward Meridian.

The Planning Commission will conduct a public hearing concerning the application on Monday, **September 20, 2021**.

Application materials may be viewed online at <https://www.matsugov.us/publicnotice/krautkremer-variance-request-to-msb-17-55>

Comments are due on or before **August 27, 2021** and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Respectfully,

Mark Whisenhunt
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
mark.whisenhunt@matsugov.us

Public Comments

Mark Whisenhunt

From: Petra <albeck@ak.net>
Sent: Friday, August 27, 2021 1:05 PM
To: Mark Whisenhunt
Subject: Public Comment - Krautkremer Variance Application
Attachments: PublicComment Letter_Krautkremer Variance.pdf

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

Hi Mark
My letter is attached, please let me know that you received it.
Thank you!
Petra Albecker see
907-775-1007

Petra Albecker
2174 N Nadina St
Palmer, AK 99645

August 27, 2021

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

RE: Krautkremer Application for Shoreline Set-back Variance

To the members of the Planning Commission:

I feel compelled to write this letter today to voice my concerns regarding the application for a shoreline set-back variance submitted by Mr. Shaun Krautkremer for his property on Finger Lake island adjacent to the Finger Lake State Campground.

His construction of a single family building on this very small island has a high potential to harm Finger Lake due to pollution from septic and other hazardous run-off. The island is a small oval shape, about 376' x 136'. Mr. Krautkremer started construction without first applying for the required building permits. After having been contacted by MSB officials he still continued his construction until the ice became too unstable this spring, in total disregard to the cease-and-desist order that he had received.

I remember that when this island went up for sale a few years ago, it was clearly advertised with the caveat that a variance application was needed prior to any construction. So Mr. Krautkremer was aware of this fact that this is a recreational property when he purchased it.

My husband and I live on the south-side of Finger Lake; we have been residents there for 30 years. Over the years Finger Lake has become a very popular lake for boating, kayaking, paddle boarding, swimming, and other watersports. It is also a popular fishing spot in summer and winter since the lake is regularly stocked by the Department of Fish & Wildlife. Several community events are held at the lake every year. During winter months, skiers, and snowmachiners, and ice skaters are a common sight.

Over the past decade, we have noticed the water quality of Finger Lake deteriorate. The lake is in a fragile state and allowing a single family dwelling on this tiny island surrounded by its waters will further harm the lake's eco-system that is already being stressed. Unfortunately the annual water testing program has been discontinued, but the data that was collected showed a trend of deteriorating water quality. One easily visibly effect of this is the huge algae bloom covering parts of the lake in the summer.

The potential for human sewage, gray water, and other pollutants to run-off into the lake waters is high, if you allow Mr. Krautkremer to continue with his construction. Hundreds of recreationalists could potentially be exposed to human sewage or other hazardous run-off, especially since the campground is in close proximity to this property. Fish, waterfowl and the entire ecosystem could also be harmed.

Mr. Krautkremer's application does not explain how he plans to get utilities to the island, or how he will dispose of sewage and gray water in a way that is not harmful to the environment and to people.

I ask you to please consider the negative and harmful impact that this development will have on the public welfare and on Finger Lake itself, and to deny the variance request.

For your consideration

Petra Albecker
907-775-1007

Mark Whisenhunt

From: J Rongitsch <akrongitsch@gmail.com>
Sent: Friday, August 27, 2021 11:07 AM
To: Mark Whisenhunt
Subject: Comments for Krautkremer – Variance Request to MSB 17.55

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

Mark,

Here are my comments for the staff report and planning commission. If you have any questions or comments, please let me know.

Jesse

I am writing this letter to provide comments and concerns to the Matanuska - Susitna Planning Commission regarding the Application for Variance submitted by Shaun Krautkremer for the proposed construction on the island he owns wholly contained within the waters of Finger Lake (Township 18N, Range 1E, Section 34, Lot B2). The application packet submitted by Mr. Krautkremer is lacking in justification to set aside the safety and environmental concerns codified in MSB 17.55. I thus implore this commission to deny his application for variance since the submitted packet did not fully address the entirety of the impacts his development would have on this fragile ecosystem and the residents of Finger Lake.

MSB 17.55.020(A) clearly states that "no structure or footing shall be located closer than 75 feet from the ordinary high water mark of a body of water." It is further defined in subsection (D) that a structure is defined as "any dwelling or habitable building or garage." It is clear from reviewing the borough ordinances in which this section of code was created and modified over the years that the primary concern of the borough assembly was to ensure that the lakes and streams of the borough were properly protected from development and that any environmental impacts are minimized. The applicant has failed to elaborate how his proposal has mitigated the environmental concerns for not only the structure but all of the modern conveniences that support a structure. Will the applicant seek utility service for the island? How will power be used/generated? How does he plan on transportation between the public access and the island and where will the vehicles be stored? How does the applicant plan for emergency services to be provided to the island including fire suppression by the fire department? For these reasons I would implore the commission to withhold approval of this incomplete plan.

It should have been fully known to the applicant prior to purchase in 2019 that the property in question would be impossible to build on within the bounds of the MSB 17.55.020 due to geographical limitations. Instead the applicant, with total disregard for the planning and/or construction regulations of the borough, started to construct structures directly in violation of MSB code prior to seeking this application for variance. With such negligent acts and lack of care for the delicate environment on Finger Lake it is impossible with good faith to accept the applicant's claim that borough code is depriving him of his "right" to develop the island. This is clearly a case where the applicant did not research borough code prior to purchase and felt he can do whatever he feels like to "his" island. He has secured an interest in land to enjoy, not a right to build a home.

This request for variance is concerning to us residents of Finger Lake in that not only has the applicant built a structure violating borough code without permission, but that it appears he is using this process as a subterfuge to create an investment/commercial property in the middle of Finger Lake. Many of us while kayaking or skiing on Finger Lake have noted signs on the applicants island dock with what appears to be a listing for a property rental service similar to AirBnB. Since this spring, the signs have mysteriously come down.

The final and most important part of the applicant's packet that is severely deficient is in regards to the toilet and waste water disposal plan. MSB 17.55.020(E) states "no part of a subsurface sewage disposal system shall be closer than 100 feet from the ordinary high water mark of any body of water. The planning commission shall require this distance be increased where necessary to protect waters within the borough." It is abundantly clear from borough code that the primary concern of environmental damage is from human waste polluting the local water bodies. It is clear that the applicant's packet glosses over the handling of human wastes generated by the proposed development and is asking for approval by this commission PRIOR to developing a safe and effective plan that meets both borough and state requirements. We again implore the commission to not approve this application if not for this important requirement that if improperly executed will pollute the local lake damaging wildlife and making many of the wells of the existing residents contaminated with human waste.

I spoke at length with Mr. Oran Woolley, Mat-Su Area office engineer for Alaska Department of Environmental Conservation about the waste plan submitted by the applicant. While Mr. Woolley agrees that a composting toilet is a good choice for this situation, it was noted that all composting toilets must be serviced and emptied with some types requiring electrical power to properly operate. Once the toilet is emptied it is required that all composted waste be disposed of properly at the landfill due to remaining pathogens. How has the applicant described his plan to safely move hazardous composted human waste across the surface of Finger Lake? As of August 23, 2021 the applicant has not developed nor submitted to the state Department of Environmental Conservation a plan to dispose of his wastewater. Without this vital waste disposal approval plan in place, it is impossible to determine if the variance will be injurious to nearby properties or harmful to public welfare. This variance process is the ONLY way we can ensure that this process is managed in a close manner that can ensure protection of the delicate ecosystem of Finger Lake.

The final and most chilling point stated by Mr. Woolley was that state environmental regulations do not differentiate between solid and liquid wastes since they both are dangerous and that his office does not have any powers to fine or cite the applicant if he does not develop or execute a proper waste disposal plan. Mr. Woolley stated that if the applicant improperly disposes of his waste, our only recourse would be to file a lawsuit to order his compliance. We again implore the commission to deny this application in order to protect Finger Lake and the residents in the area. This small island without proper planning and foresight could cause serious damage to the lake and residents.

For the many above state reasons, it is not appropriate to override the setbacks required in chapter 17 of borough code. We respectfully request that the planning commission deny this application.

Mark Whisenhunt

From: Harry and Jean Holt <hholt@mtaonline.net>
Sent: Wednesday, August 25, 2021 9:27 PM
To: Mark Whisenhunt
Cc: "oran.woolley@ak.gov sarah.myers@ak.gov TimHaleDistrict1@gmail.com StephanieNowersDistrict2@gmail.com george.mckee"@matsugov.us; robyundtmsb@gmail.com; mokietew@gmail.com; Jesse Sumner; Tam Boeve
Subject: Variance Request Application- Finger Lake
Importance: High

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

Harry and Jean Holt
1940 N. Finger Cove Dr.
Palmer, AK. 99645

August 25, 2021

Dear Planning Commissioners,

RE: Variance Request- Applicant; Shaun Krautkremer

We would like to make public comment in total opposition of the variance request application that is before you on Finger Lake.

We have lived on Finger Lake since 1981 and have been involved on water setbacks since 1986. The only statutory regulation is the Mat-Su Borough's Chapter 17.55: Setbacks and Screening Easements, all else are guidelines to lake property owners. This water setback ordinance of 75 feet for habitable structures was passed to protect water bodies from building encroachment and runoff. Mr Krautkremer has violated this ordinance from the beginning, by building his habitable structure thirty five feet from the lake's edge without contacting the proper authorities before he build this structure. The history of the applicant shows he ignored the law. He choose to not obey a cease and desist order issued twice from Mat-Su Borough Code Compliance in Feb.and Mar. 2021. He also continued building the habitable structure til break-up on Finger Lake this past April 2021. Only after a formal complaint was made in February 2021 that he ignored til he was compelled to apply for a water body variance request. His explanation for not responding is that he had been "misinformed". This excuse along with all the other explanations on his application are no reason to grant this variance .

Chapter 17.55 for water setbacks, since 1973, is the only Statue of MSB's Zoning Regulation that keeps our lakes and streams from building encroachments and added pollution. It is also the duty of the Borough to ensure that water bodies are protected for water safety and the public's safety by denying this variance. This structure was built intentionally and unlawfully too close to the shoreline and should not be allow a variance.

It is also our opinion that the Borough take legal action against Mr Krautkremer to remove the structure he has illegally built from the beginning without permits or variances.

Sincerely,

Harry and Jean Holt

1940 N. Finger Cove Dr.

Palmer,AK. 99645

Mark Whisenhunt

From: Linda <linjim@mtaonline.net>
Sent: Thursday, August 26, 2021 10:08 PM
To: Alex Strawn; Mark Whisenhunt
Subject: Shaun Krautkremer - Variance Request - Island in Finger Lake

Importance: High

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

Re: Shaun Krautkremer (or Krautkremmer?) Variance Application
Island in Finger Lake

This response is for the above Variance application pending with the MSB. There are many problems with this application

First, the owner's statement on page 2 of 3 of the application says absolutely nothing. It appears that he has copied information word for word directly from basic requirement information found on MSB information sheets. What he says is absolutely false because he has not conducted his activity in compliance with any MSB standards. The last sentences is the best to apply - - he has been in violation of requirements to nullify legal status of his project and requests – he proceeded without authorization of a variance totally ignoring all stop orders issued by MSB. What could be more blatant than that?

For responses to his paragraphs:

P2 – he lied to the MSB about having a Mandatory Land Use Permit then backtracked in his response when questioned about it. He knew he didn't have one but then tried to say he was misinformed. That was a nice try by Krautkremer.

P3 – he tried to say that there was no close property affected by his project then backtracked again to correct information once questioned. In my opinion, even though the distance across water may slightly be outside MSB review requirements, THIS IS FINGER LAKE. It is a great concern about his project with water quality when you consider water quality problems in Finger Lake which is used so much by the public now. His project certainly could harm and cause danger to the surrounding properties and public's use of the lake. The review should include a larger area of review in all directions for any lake variance.

P4 – the diagram he submitted apparently shows drainage that runs down under his EXISTING cabin (house) to the lake. How will he get gray water uphill to the holding tank? Then where will the gray water be directed after that?

P5 – when cutting in the hillside and moving dirt to CONSTRUCT THE HOUSE, was any of the dirt pushed or did it slide into the waterbody?

P5 and P6 – MSB had to request proper diagrams several times as the drawings were incomplete. Was this a way to hide what he had already done?

P7 – Krautkremer indicates that for Goal 1 of the Core Area Comp Plan (CACP) his size and design of the structure will result in a negligible change in population density. Really – it is only negligible because it is a small island. It is the water quality that is important here and the fact that he totally ignored MSB rules from the very beginning. He also indicates that it is a single family dwelling and not for commercial or industrial use. Then I ask - why was there a sign indicating it was to a B&B in the beginning? Will he go along for now stating it is for a private dwelling and change it down the road?

Goal 2 – he is talking about connection routes. I am unfamiliar with all the easements to use to get to the waterbody of Finger Lake. Are those public easements he is talking about? Generally, from what I can recall, if there is a subdivision with a lake access easement, the easement I thought was for the subdivision lot owners.

Goal 3 – he talks about 70% of the island to be undeveloped and remain in a wildlife sanctuary. If there is activity on the island with noise and people moving around, the birds will probably not stay if continually interrupted by him or his family. Birds like quiet areas to protect and hide their nests.

Goal 4 – no comment

Goal 5 – Goal 6 – unknown

Goal 7 – he talks about using a compost toilet to dispose of black water byproduct. Even with a compost toilet, will this somehow still be part human waste and dumped in to the lake? How much will he be using the house? What will be used for power? Does he plan to run a generator? I can't imagine how much generator noise will echo across the lake if he runs a generator and how will that affect the wildlife sanctuary he is claiming will still be there on the island?

P8 – I saw his house drawing and it was confusing how it was drawn.

P9 – No comment

To summarize my thoughts and opinions: Mr. Krautkremer totally disregarded and blatantly ignored all MSB rules from the first day he started construction of the project. This variance should not be issued. Mr. Krautkremer should be required to remove the structure.

Thank you,

Linda Page

907 232-0262

PS I just tried to find the tax ID by searching the name of Krautkremer on the MSB tax records. The name on the tax records is different – it shows Krautkremmer.

Mark Whisenhunt

From: Alex Strawn
Sent: Wednesday, August 25, 2021 8:01 AM
To: Mark Whisenhunt
Subject: Fw: Applicant: Shawn Krautkremer

From: Tam Boeve <tamboevedistrict7@gmail.com>
Sent: Tuesday, August 24, 2021 9:31:51 PM
To: Alex Strawn
Cc: Mike Brown
Subject: Fwd: Applicant: Shawn Krautkremer

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

FYI

----- Forwarded message -----

From: Linda <linjim@mtaonline.net>
Date: Wed, Aug 18, 2021 at 5:43 PM
Subject: Applicant: Shawn Krautkremer
To: Rob Yundt <robbyundtmsb@gmail.com>, Tim Hale <TimHaleDistrict1@gmail.com>, Stephanie Nowers <StephanieNowersDistrict2@gmail.com>, George McKee <george.mckee@matsugov.us>, Mokie Tew <mokietew@gmail.com>, Jesse Sumner <jessesumnerdistrict6@gmail.com>, Tam Boeve <tamboevedistrict7@gmail.com>

Greeting Assembly Members;

Hope you all had a great day!

I am writing this to all of you for help with a situation in the MSB Planning Department. They have a variance application for a house on a small island located in Finger Lake. The short story of an apparent several month story for this is:

An individual purchased a small island not far from the Finger Lake Recreation area. From my understanding, due to the island size, he may not have room enough for the usual well/septic system. He began building a house very early this year with no permits. Code Compliance issued him an order to stop construction which he ignored and he continued to build. Some time after, I am understanding Code Compliance went to his house in Eagle River to issue a cease and desist type order to stop building but he ignored that again. (this was happening approximately Jan-April 2021). The applicant claimed being 'uninformed' from DEC after he talked to them. He wrote that on his application to the MSB. He applied for the variance in approximately May 2021.

The application is out for review by the Planning Department now. The application information on the MSB website seems to be incomplete. It does not inform the public that the applicant already has built the house

and possibly other small buildings. It also does not inform the public of the Code Compliance orders given to the applicant to stop construction which he continued to ignore throughout the months.

MSB has accepted his application fully knowing that he was totally illegal in doing his project. They apparently are not interested with the fact that Code Compliance had issued more than one order to STOP construction.

I ask all of you – what is the purpose of the MSB rules for setback if they blindly take an application for which stop orders had been issued. Also, due to the island location, it appears full review of landowners nearby around the shoreline was not completed. The rules only call for a particular distance for review, but this matter does concern nearby lakeshore owners that are a short distance outside the review area requirements and the public using the lake. I learned that the planning department may not have even sent a review packet to DEC. Water quality is a very important part of any review involving a lake. An apparent explanation was: the applicant told Planning he had talked to DEC. Yes, maybe he apparently talked about a gray water system for which he is not moving forward with until he receives the variance. When did a review change to allow for MSB not to review to DEC? Is the MSB so concerned about taxes that they blatantly ignore their own rules to favor one person over public concern?

Another point to mention is this: in the beginning, the applicant apparently had a sign up indicating he was having some type B&B. The application states single family dwelling and also notes no commercial use. My question is: If MSB issues the variance and the applicant moves forward in the future to turn it into some type B&B, then what will happen. Who will stop him since he ignored MSB/Code Compliance in the past and MSB ignores what he has done or may be doing illegally?

In my opinion, the answer for not granting this variance request on Page 2 of his application is this: 1) the applicant, himself, is the cause for the need of the variance. He chose to totally ignore Code Compliance several times and continued with construction of the building even after receiving orders to stop; 2) all lakes have 75 foot setback requirements – it is not a new MSB rule/law but widespread knowledge; and, 3) the variance request is not a hardship case at all for the applicant – he has a home in Eagle River.

Other thoughts/questions of concern: power source, (if a generator – this causes noise nuisance); drinking water source; if using a toilet for burning human waste, does he need power; gray water lines look to run up hill on drawings.

Finger Lake is an important lake and used by many individuals daily and water quality is a big concern. I would hope you step in to help resolve this situation. If this variance is issued, it will open the door to even wider blatant unlawful actions for abuse of the 75 foot setback requirement. The setback is the only protection of our lakeshores. Mr. Krautkremer had total disregard for MSB requirements, State requirements, his lakeshore neighbors and the public. Don't give Krautkremer a blue ribbon or gold medal for his continued unlawful activity.

Thank you,

Linda Page
907 232-0262

Tamara Boeve
Deputy Mayor
Matanuska-Susitna Borough
District 7 Assembly Representative
907-354-6744
tambovedistrict7@gmail.com

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

Matanuska-Susitna Borough
Development Services

AUG 18 2021

Received

54215B01L009A 19
REISNER RONALD R TR AGMT
REISNER RONALD R TRE
PO BOX 1385
PALMER AK 99645-1385

The Planning Commission of the Matanuska-Susitna Borough will consider the following:

MSB 17.65 – Variances. Request:

Shawn Krautkremer submitted an application for a variance to the minimum 75-foot setback to a shoreline setback requirement under MSB 17.55. The variance would allow for the construction of a 24' x 32' single-family residence to be placed at its closest location, 38.1 feet from the shorelands of Finger Lake. The property is located on an island within Finger Lake (no address), Tax ID# 18N01E34B002, Government Lot 5 within Township 18 North, Range 1 East, Section 34, Seward Meridian.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on Monday, September 20, 2021, at 6:00 p.m. in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application. Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Mark Whisenhunt, Planner II, by phone: 907-861-8527. Provide written comments by e-mail to mark.whisenhunt@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Please Note: Due to the ongoing Coronavirus/COVID-19 Pandemic, the method in which this meeting is being conducted may change. If a change to the meeting is necessary, it will be posted on the Borough Website. The public is encouraged to check the Borough website prior to attending the public hearing for any changes to the meeting schedule or method.

The public may provide verbal testimony in person at the meeting or telephonically by calling 1-855-290-3803. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an "interested party". See MSB 15.39.010 for the definition of "interested party". The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before August 27, 2021 and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Name: Ronald R Reisner Mailing Address: P.O. Box 1385 Palmer, AK 99645

Location/Legal Description of your property: Block 1 Lot 9A Finger Lake Heights

Comments: I must object to the variance for the following reasons. I fear this is only the first of more variance requests. See Pg 2

Note: Vicinity Map Located on Reverse Side

Ronald R Reisner Block 1 Lot 9A Finger Lake Hts.

Re: responding to notice of MSB 17.65 Variance Request for Township 18N Range 1E Section 34 Lot B2

Page 2:

Will this be a permanent or part-time residence? Power will be reduced to a generator for the build. Following that what is the plan for Water, Sewer, and Power? Will there then be a variance request for an outhouse?

If a generator is used the noise would disturb not only the homeowners around the lake but the people who use the Finger Lake campground which is a short distance away. The campground and lake are used year-round. The area near the island shoreline is a hot spot for fishing in summer and winter.

Thirty-eight feet from shore is just not enough distance to construct a 24' x 32' residence and clear enough trees for fire safety. Then again is the issue of water, sewer and power.

I am very opposed to any well drilling due to our water being affected when a 4 plex was built on Lot 2 Block 2 Finger Lake Hts. Our water was so discolored we had to have Mat-Su Test Lab test it for a substantial cost.

Thank You for your consideration in this matter.

Sincerely, Ronald R Reisner (Block 1 Lot 9A Finger Lake Heights)
P.O. Box 1385 Palmer Alaska 99645-1385 907-715-9444

AUG 18 2021

Received

Terrance Cosgrove
2174 N. Nadina St.
Palmer, AK 99645

17 Aug. 2021

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

Mr. Mark Whisenhunt,

I am writing to voice my objection to the application for a variance request to construct a building on the tiny island next to the Finger Lake State Park.

I alerted the Mat-Su Borough Code compliance Dept. in Feb 2021 and they confirmed that the building already under construction had no building permit and was indeed well within the mandated 75 foot shoreline setback.

I was advised that Mr. Krauthemmer was served notice via mail and notices were posted on his property to cease and desist his construction and to contact the Borough Code compliance Department.

He continued to build all through March 2021 and was personally contacted at his residence in Eagle River. He was again told to cease and desist his construction. He continued to build until mid April and stopped when the ice went out.

Your can contact code compliance to verify these events.

Now he is applying for a variance to build a " single family dwelling" - he has already built this structure.

The word is out that in the Valley, ignore the regulations and ask for permission afterwards.

I am objecting specifically to Section 1:

He knowingly build this structure with no building permit in a shoreline setback zone and now created a special condition where he now needs a variance to be in compliance.

Section 2: - states a variance will not be granted in a district in which that use is prohibited. This tiny oval shaped island measures 376 ft X 136 Feet. He is in clear violation of the 75 foot shoreline setback protection zone. The environmental impact on Finger Lake would be very significant, especially when he transforms it into a vacation rental. This advertisement is already on his property.

Section 3:

This variance is sought to relieve pecuniary hardship in an attempt to recover his building costs.

There is no real plan for Sewage?, Garbage?, Power ? Not to mention aesthetics. Will we have a power generator clanging all night in a residential neighborhood? This is a 0.6 acre lot.

-2-

I have lived here, across from this island for 30 years and can attest to its fragile condition. Finger Lake is on the verge of becoming atrophic.

Finger Lake is stocked by Fish and Wildlife and hosts many ice fishing community events for the local schools and various sporting clubs - right on the western shore of this island, out of the wind. This structure will degrade this beautiful lake.

It is very disingenuous for Mr. Krautkremer to claim he was misinformed, ignore the regulations he was well aware of and continue to build against the clock after being told to stop.


If there was ever a reason for the creation of a 75 foot shoreline setback - this is it.

I would suggest that Mr. Krautkremer knew full well from the previous owners that this property was purely recreational. He purchased it cheaply and chose to ignore the regulations and planned to ask for a variance after the fact by constructed this building.

It is your mandate to enforce our ordinances and not allow a mockery of these rules. I am asking the Planning Commission to deny this application for the health of our lake and because this is simply wrong.

For Your Consideration,

Sincerely,



Terry Cosgrove
2174 N Nadina St.
Palmer AK 99645

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

The Planning Commission of the Matanuska-Susitna Borough will consider the following:

MSB 17.65 – Variances. Request:

Shawn Krautkremer submitted an application for a variance to the minimum 75-foot setback to a shoreline setback requirement under MSB 17.55. The variance would allow for the construction of a 24' x 32' single-family residence to be placed at its closest location, 38.1 feet from the shorelands of Finger Lake. The property is located on an island within Finger Lake (no address), Tax ID# 18N01E34B002, Government Lot 5 within Township 18 North, Range 1 East, Section 34, Seward Meridian.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on Monday, September 20, 2021, at 6:00 p.m. in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application. Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Mark Whisenhunt, Planner II, by phone: 907-861-8527. Provide written comments by e-mail to mark.whisenhunt@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Please Note: Due to the ongoing Coronavirus/COVID-19 Pandemic, the method in which this meeting is being conducted may change. If a change to the meeting is necessary, it will be posted on the Borough Website. The public is encouraged to check the Borough website prior to attending the public hearing for any changes to the meeting schedule or method.

The public may provide verbal testimony in person at the meeting or telephonically by calling 1-855-290-3803. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an "interested party". See MSB 15.39.010 for the definition of "interested party". The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before August 27, 2021 and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Name: _____ Mailing Address: _____

Location/Legal Description of your property: _____

Comments: _____

Note: Vicinity Map Located on Reverse Side

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

Matanuska-Susitna Borough
Development Services

AUG 17 2021

Received

56111B01L013 23
SKEEN GARY L & KAREN S
PO BOX 876441
WASILLA, AK 99687-6441

The Planning Commission of the Matanuska-Susitna Borough will consider the following:

MSB 17.65 – Variances. Request:

Shawn Krautkremer submitted an application for a variance to the minimum 75-foot setback to a shoreline setback requirement under MSB 17.55. The variance would allow for the construction of a 24' x 32' single-family residence to be placed at its closest location, 38.1 feet from the shorelands of Finger Lake. The property is located on an island within Finger Lake (no address), Tax ID# 18N01E34B002, Government Lot 5 within Township 18 North, Range 1 East, Section 34, Seward Meridian.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on Monday, September 20, 2021, at 6:00 p.m. in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application. Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Mark Whisenhunt, Planner II, by phone: 907-861-8527. Provide written comments by e-mail to mark.whisenhunt@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Please Note: Due to the ongoing Coronavirus/COVID-19 Pandemic, the method in which this meeting is being conducted may change. If a change to the meeting is necessary, it will be posted on the Borough Website. The public is encouraged to check the Borough website prior to attending the public hearing for any changes to the meeting schedule or method.

The public may provide verbal testimony in person at the meeting or telephonically by calling 1-855-290-3803. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an "interested party". See MSB 15.39.010 for the definition of "interested party". The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before August 27, 2021 and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Name: Gary L SKEEN Mailing Address: P.O. Box 876441, Wasilla, AK 99687
Location/Legal Description of your property: 2500 N Koslosky Ct, Palmer, 99645
Comments: I object not to support this Request
There are set backs for a reason.

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

Matanuska-Susitna Borough
Development Services

AUG 11 2021

Received

56111B01L019 7
EHMANN FLOYD L & SHARON M
PO BOX 607
PALMER, AK 99645-0607

The Planning Commission of the Matanuska-Susitna Borough will consider the following:

MSB 17.65 – Variances. Request:

Shawn Krautkremer submitted an application for a variance to the minimum 75-foot setback to a shoreline setback requirement under MSB 17.55. The variance would allow for the construction of a 24' x 32' single-family residence to be placed at its closest location, 38.1 feet from the shorelands of Finger Lake. The property is located on an island within Finger Lake (no address), Tax ID# 18N01E34B002, Government Lot 5 within Township 18 North, Range 1 East, Section 34, Seward Meridian.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on Monday, September 20, 2021, at 6:00 p.m. in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application. Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Mark Whisenhunt, Planner II, by phone: 907-861-8527. Provide written comments by e-mail to mark.whisenhunt@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Please Note: Due to the ongoing Coronavirus/COVID-19 Pandemic, the method in which this meeting is being conducted may change. If a change to the meeting is necessary, it will be posted on the Borough Website. The public is encouraged to check the Borough website prior to attending the public hearing for any changes to the meeting schedule or method.

The public may provide verbal testimony in person at the meeting or telephonically by calling 1-855-290-3803. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an "interested party". See MSB 15.39.010 for the definition of "interested party". The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before August 27, 2021 and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Name: Floyd L Ehmman Mailing Address: Box 607 Palmer, AK 99645
Location/Legal Description of your property: Finger Lakes HTS ASB Block 2 Lot 19+20 + BIZ 4/7+4/8 - Lot A
Comments: I do not agree with issuing a variance for this property. Everyone else would likely want a variance too, on the lake, to build within the 75' set back.

Note: Vicinity Map Located on Reverse Side

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

Matanuska-Susitna Borough
Development Services

AUG 06 2021

Received

56113000T002 15
MAYNARD BETTY J
PO BOX 915
PALMER, AK 99645-0915

The Planning Commission of the Matanuska-Susitna Borough will consider the following:

MSB 17.65 – Variances. Request:

Shawn Krautkremer submitted an application for a variance to the minimum 75-foot setback to a shoreline setback requirement under MSB 17.55. The variance would allow for the construction of a 24' x 32' single-family residence to be placed at its closest location, 38.1 feet from the shorelands of Finger Lake. The property is located on an island within Finger Lake (no address), Tax ID# 18N01E34B002, Government Lot 5 within Township 18 North, Range 1 East, Section 34, Seward Meridian.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on Monday, September 20, 2021, at 6:00 p.m. in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application. Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Mark Whisenhunt, Planner II, by phone: 907-861-8527. Provide written comments by e-mail to mark.whisenhunt@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Please Note: Due to the ongoing Coronavirus/COVID-19 Pandemic, the method in which this meeting is being conducted may change. If a change to the meeting is necessary, it will be posted on the Borough Website. The public is encouraged to check the Borough website prior to attending the public hearing for any changes to the meeting schedule or method.

The public may provide verbal testimony in person at the meeting or telephonically by calling 1-855-290-3803. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an "interested party". See MSB 15.39.010 for the definition of "interested party". The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before August 27, 2021 and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Name: Betty J Maynard Mailing Address: P.O. Box 915 Palmer Ak 99645
Location/Legal Description of your property: 7100 E Fingerlake So. View Drive
Comments: My only concern is Septic & Water supply - no way can put in system 100' from shore line! already has built a structure on site

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

Matanuska-Susitna Borough
Development Services

AUG 06 2021

Received

RECEIVED

56111000T006 8
EHMANN LLC
1920 S EKLUTNA ST
PALMER AK 99645-6684

The Planning Commission of the Matanuska-Susitna Borough will consider the following:

MSB 17.65 – Variances. Request:

Shawn Krautkremer submitted an application for a variance to the minimum 75-foot setback to a shoreline setback requirement under MSB 17.55. The variance would allow for the construction of a 24' x 32' single-family residence to be placed at its closest location, 38.1 feet from the shorelands of Finger Lake. The property is located on an island within Finger Lake (no address), Tax ID# 18N01E34B002, Government Lot 5 within Township 18 North, Range 1 East, Section 34, Seward Meridian.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on Monday, September 20, 2021, at 6:00 p.m. in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application. Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Mark Whisenhunt, Planner II, by phone: 907-861-8527. Provide written comments by e-mail to mark.whisenhunt@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Please Note: Due to the ongoing Coronavirus/COVID-19 Pandemic, the method in which this meeting is being conducted may change. If a change to the meeting is necessary, it will be posted on the Borough Website. The public is encouraged to check the Borough website prior to attending the public hearing for any changes to the meeting schedule or method.

The public may provide verbal testimony in person at the meeting or telephonically by calling 1-855-290-3803. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an "interested party". See MSB 15.39.010 for the definition of "interested party". The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before August 27, 2021 and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Name: Floyd L. Ehmman - Owner Mailing Address: P.O. Box 2790 Palmer AK 99645
Location/Legal Description of your property: Finger Lake H2s - R5B Tract 6
Comments: I do not think a variance should be allowed. Everyone knew when the Boro sold that parcel - It was too small to get the 75' set back! The island is a sensitive area in Finger Lake.

Note: Vicinity Map Located on Reverse Side

This Page Intentionally Left Blank

PLANNING COMMISSION RESOLUTION

By: Mark Whisenhunt
Introduced: August 16, 2021
Public Hearing: October 4, 2021
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 21-23**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A VARIANCE TO MSB 17.55.020 FOR THE CONSTRUCTION OF A DWELLING TO BE PLACED APPROXIMATELY 38.1 FEET FROM THE SHORELINE OF FINGER LAKE ON GOVERNMENT LOT 5, WITHIN TOWNSHIP 18 NORTH, RANGE 1 EAST, SECTION 34, SEWARD MERIDIAN, TAX ID# 18N01E34B002 (NO SITE ADDRESS), PALMER RECORDING DISTRICT, ALASKA.

WHEREAS, an application has been submitted for a variance to MSB 17.55.020, requesting to construct a dwelling approximately 38.1 feet from the shoreline of Finger Lake on Government Lot 5, within Township 18 North, Range 1 East, Section 34, Seward Meridian, Tax ID# 18N01E34B002 (No Site Address); and

WHEREAS, in order to grant a variance, the Planning Commission must find that each requirement of 17.65.020(A) has been met; and

WHEREAS, the subject parcel is approximately .93 acres in size; and

WHEREAS, the subject parcel is an island within Finger Lake; and

WHEREAS, the 75-foot setback requirement of MSB 17.55.020 encompasses the property in its entirety. As a result, there is no legal buildable area on the property; and

WHEREAS, according to the application material, the footprint of the proposed dwelling is approximately 24.1' X 32.1' in size;

WHEREAS, according to the application material, the proposed dwelling would have 774 square feet of living space on the main floor and a 294 square foot loft, for a combined total of 1,068 square feet; and

WHEREAS, according to an as-built survey prepared by Richard Wentworth, PLS dated May 27, 2021, at its closest point, the structure is set back approximately 38.1 feet from the ordinary high water mark of Finger Lake; and

WHEREAS, there are 178 lake front parcels on Finger Lake. Those parcels range in size from .07 acres to 47.25 acres. However, most parcels are between .46 and 1.5 acres in size; and

WHEREAS, one hundred six parcels of the one hundred seventy eight lake front parcels have dwellings that appear to meet the 75-foot setback requirement; and

WHEREAS, the average dwelling size for lake front parcels on Finger Lake is approximately 3,011 square feet; and

WHEREAS, ninety-three parcels of the one hundred seventy eight lake front parcels have multistory dwellings; and

WHEREAS, in 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies; and

WHEREAS, the applicant is not proposing a typical subsurface sewage disposal system; and

WHEREAS, according to the application material, the applicant will use a composting toilet to manage sewage; and

WHEREAS, according to the application material, the applicant will have a civil engineer design a graywater system and obtain Alaska Department of Environmental Conservation approval prior to installing; and

WHEREAS, the Matanuska-Susitna Borough does not have a setback requirement for graywater systems; and

WHEREAS, an earthen berm is located to the northeast and northwest of the proposed dwelling. The berm is intended to stop water runoff from the structure from going to the nearest shoreline to the north. Minimizing water runoff assists in preserving surface water quality; and

WHEREAS, the nearest shoreline to the south is approximately 60.8 feet from the proposed dwelling; and

WHEREAS, according to the application material, more than 70% of the property will remain undeveloped with its natural (current) vegetation; and

WHEREAS, according to the application material, there will be approximately 981 square feet (one dwelling and two sheds) of impermeable surface, which is approximately 2.4% of the island;

WHEREAS, according to the application material, no landscaping or lawn is proposed; and

WHEREAS, according to the application material, the proposed development will not be adding sand beaches or fill material to the lakeshore; and

WHEREAS, MSB Chapter 17.65 - Variances, was written to grant relief to property owners whose lots are impacted by existing land use regulations thereby making the lot undevelopable; and

WHEREAS, Goal 7 of the Core Area Comprehensive Plan (2007 Update) states: Protect and conserve the natural resources that support the well-being of residents and the region's tourism and recreation economy; and

WHEREAS, Policy 7-A of the Core Area Comprehensive Plan (2007 Update) states: Protect groundwater supplies and quality; and

WHEREAS, Policy 7-B of the Core Area Comprehensive Plan (2007 Update) states: Protect surface water quality; and

WHEREAS, Goal (LU-1) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect and enhance the public safety, health, and welfare of Borough residents; and

WHEREAS, Policy LU1-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Provide for consistent, compatible, effective, and efficient development within the Borough; and

WHEREAS, Goal (LU-2) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect residential neighborhoods and associated property values; and

WHEREAS, Policy LU2-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: 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; and

WHEREAS, the subject parcel is within the Core Planning Area; and

WHEREAS, Residential structures are allowed within the Core Planning Area; and

WHEREAS, no information pertaining to pecuniary hardship or inconvenience was discovered by staff in their analysis of the proposed dwelling; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.65; and

WHEREAS, the Planning Commission conducted a public hearing on October 4, 2021 on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 21-23:

1. An island completely encumbered with the 75-foot setback requirement, leaving no buildable area, is an unusual condition (MSB 17.65.020(A)(1)).
2. The strict application of the provisions of this title would deprive the applicants of rights commonly enjoyed by others as the average dwelling size on Finger Lake is approximately 3,011 square feet. A dwelling 1,068 square feet in size is a reasonable use of the property (MSB 17.75.020(A)(2)).
3. Granting the variance will not be injurious to nearby property, nor harmful to the public welfare (MSB 17.65.020(A)(3)).
4. The proposed variance is consistent with the applicable comprehensive plans and does meet the intent of MSB 17.65 (MSB 17.65.020(A)(4)).
5. Granting a variance will be no more than is necessary to permit a reasonable use of the property (MSB 17.65.030(A)(1)).
6. The person seeking the variance did not cause the need for the variance (MSB 17.65.030(A)(1)).
7. The variance will not allow a land use in a district in which that use is prohibited, as residential structures are allowed on this site (MSB 17.65.030(A)(2)).

8. The variance is not solely being sought to relieve pecuniary hardship or inconvenience (MSB 17.65.030(A)(3)).

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the setback variance to construct a 24.1' X 32.1' dwelling at Government Lot 5, within Township 18 North, Range 1 East, Section 34, Seward Meridian, Tax ID# 18N01E34B002 (No Site Address), as referenced in the application material.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this ___ day of _____, 2021.

COLLEEN VAGUE, Chair

ATTEST

KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:

This Page Intentionally Left Blank

CORRESPONDENCE & INFORMATION

CORRESPONDENCE & INFORMATION

Karol Riese

From: John <jsandr@matnet.com>
Sent: Tuesday, August 17, 2021 12:56 PM
To: Planning
Cc: John s
Subject: Fw: August 16 Planning Commission hearing

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

Dear Karol Riese, would you please distribute my letter below, to the Planning Commissioners and place it in the official record. Thank you, John Strassenburgh

From: [J Stras](#)
Sent: Tuesday, August 17, 2021 12:50 PM
To: [Assemblymember Boeve](#)
Cc: [Vern Halter](#) ; [Alex Strawn](#) ; [Eric Phillips](#) ; [Emerson Krueger](#) ; [John s](#)
Subject: August 16 Planning Commission hearing

Hi Tam, not being recognized in spite of following the *3 protocol at last evening's Planning Commission hearing on Resolution 21-18 was very frustrating. Perhaps it could have been chalked up to operator error, if it weren't for the fact that three other persons also couldn't get on. Or that I got on later using my cell phone (but unfortunately after 21-18 had been decided). The problem is at the borough's end. It is unacceptable and I hope the borough gets it resolved.

It is of little comfort to me that 21-18 failed, as the Assembly is not shy about overruling the Planning Commission. And that is why the point of my planned testimony last night was to ask that the PC refer the matter back to staff for further work, in the hope that staff would engage the public and address legitimate concerns raised by the public and give the RSAs a chance to be heard and considered.

I thought referral back to staff would provide an opportunity to rework the proposed changes to title 23 and title 28 in a way that would address my and other public concerns, while at the same time satisfy Community Development's goals for a less cumbersome and more user friendly timber harvest process.

I had some suggestions that I wanted to talk about, like amending Traffic Safety Plan and Timber Transport Permit code rather than permanently repealing them entirely, or considering establishing a sunset provision of the repeal, so it was more of a suspension.

I had talked with Emerson over the phone earlier in the day on Monday, and he clarified some intent language. I would have liked to have talked about that in my testimony and request that such intent language be included in written form in the draft Assembly ordinance, or at least in the accompanying IM.

This whole thing is so unfortunate and so unnecessary.

Community Development and Planning, having worked with the northern communities in the past on timber related issues, were well aware of our interest in these matters, and I can't think of a legitimate reason why the Community Councils and RSAs did not receive public notice that these changes to Titles 23 and 28 were in the works. Had this been done, you would now have a solid proposal in the public interest.

Sincerely,

John Strassenburgh
Talkeetna
jsandrw@matnet.com

From: [Ruth Wood](#)
To: [Planning](#)
Cc: [Tamara Boeve](#)
Subject: Fwd: Denied the opportunity to comment before Planning Commission acted - I am outraged
Date: Tuesday, August 17, 2021 11:28:45 AM

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

Below is an email I sent to our Assembly Representative after last night's Planning Commission meeting. Please send a copy to all Planning Commission members and include this email in correspondence for the next Planning Commission meeting.

Thanks,
Ruth Wood

Begin forwarded message:

From: Ruth Wood <tothedogs@mtaonline.net>
Subject: Denied the opportunity to comment before Planning Commission acted - I am outraged
Date: August 17, 2021 at 11:21:03 AM AKDT
To: Tamara Boeve <gntboeve@hotmail.com>
Cc: vern halter <vhalter@mtaonline.net>, Emerson.Krueger@matsugov.us, Eric Phillips <Eric.Phillips@matsugov.us>, Alex.Strawn@matsugov.us, TCCI - contact <contact@talkeetnacouncil.org>, Jon Korta <jon@talkeetnacouncil.org>

Tam,

I am still very upset about what happened last night. The problem was not on our end. I called in and got the message "you are muted." I could hear the meeting. When the public hearing started, I hit *3, but got no message at all. When they didn't see I was there, I did hit *3 again, but got no message of either my hand being lowered or raised. I hung up and tried again with the same result. I was able to get through for the second hearing on my cell phone. I don't know what all John tried, but he tried several times on another line. I hit *3 more than once, and I called in on the land line more than once. When I called Kathy Trump, she could not get through on either her land line or her cell phone, and she could not even hear the meeting over her phone. As you probably heard, she had trouble getting in on the 3rd hearing, but finally got through. Doug Smith called Kathy because he could not get through. I don't know whether he could hear the meeting. He did get through on the 3rd hearing.

I have called in to borough meetings in the past with no problems, and I am familiar with how the *3 works. I wonder if it was how it was being operated on the borough end. It seemed like the first person to testify, Donna Massay on the first hearing, got through but no one else could. That's why I think it may be an operator problem. And, of course, I have no way of knowing whether other people were trying to call in.

We will never know what the Planning Commission would have done, but I did not get the opportunity to ask that rather than just defeat it that they return it to Community Development for public outreach and revision. I did not get the opportunity to say that much of the borough forest is in the northern woods, and it is inexcusable that Emerson spoke with representatives of the timber industry several times, but not to people or community councils up here. It is inexcusable that he didn't know the history of that traffic safety permit. It is inexcusable that there was no public notice on this ordinance. If the Planning Department or other Borough departments are going to stop sending public notices to the community councils, they should at least send them an announcement of the policy change. Emerson's excuse of not sending this ordinance to the RSAs, the "Big Board" or RSAs, or the Transportation Board should have been reason enough to send it back for more work.

And on another matter:

I am really distressed that the Borough seems to be making decisions and moving legislation forward without talking to communities before hand. I did not personally weigh in on that MSB land sale, but I am concerned that no one from Community Development even reached out to the Talkeetna Community Council before deciding to place a parcel along the Spur Road up for sale. If the Borough is even looking at future land needs up here, they sure haven't told the Talkeetna Community Council about it. We haven't seen a map of Borough owned land in our council area since the area was expanded. The last time we saw the buildout plan was when Loren (can't recall her last name) was working on one, and that map showed every piece of property (private or public) having multiple residences, businesses, and public facilities, so I doubt it was ever used.

I would appreciate a response from staff on my concerns about both last night's meeting and the lack of public outreach in general.

Thanks,
Ruth Wood
Talkeetna

COMMISSION BUSINESS
Upcoming PC Agenda Items

COMMISSION BUSINESS



MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822
www.matsugov.us

MEMORANDUM

DATE: September 24, 2021

TO: Planning Commissioners

FROM: Alex Strawn, Planning and Land Use Director

Alex Strawn
Digitally signed by Alex Strawn
Date: 2021.09.24 08:40:25 -08'00'

SUBJECT: Tentative Future PC Items, Assembly and Appellate Updates

October 18, 2021 (*MSB Assembly Chambers*)

Introduction for Public Hearing: Quasi-Judicial

Resolution PC 21-28 A conditional use permit in accordance with MSB 17.60 – Conditional Uses, allowing for the operation of a marijuana retail facility, located at 3591 S. Vine Road, Tax ID #5060B01L001A, within Township 17 North, Range 2 West, Section 23, Seward Meridian. Public Hearing: November 15, 2021 (Applicant: Jane Weltzin, on behalf of Alaskan Originals, LLC; Staff: Mark Whisenhunt).

Introduction for Public Hearing: Legislative

Agency/Staff Reports

Land Use Classifications

Public Hearing: Quasi-Judicial

Resolution PC 21-22 A conditional use permit in accordance with MSB 17.30 – Conditional Use Permit (CUP) for earth materials extraction activities, for the extraction of approximately 1,800,000 cubic yards of earth material from a 61.9-acre site within a 120-acre parcel, Tax ID #17N02W02C003, within Township 17 North, Range 02 West, Section 02, Seward Meridian (Applicant: MSB Land & Resource management Division; Staff: Mark Whisenhunt).

Resolution PC 21-27 A conditional use permit in accordance with MSB 17.60 - Conditional Uses; allowing for the operation of a marijuana cultivation facility, located at 6051 W. Aeronautical Avenue, Tax ID #2080B02L007, within Township 17 North, Range 2 West, Section 10, Seward Meridian. Public Hearing: October 18, 2021 (Applicant: Weltzin and Dillard, dba BAM Alaska, Inc.; Staff: Peggy Horton).

Public Hearing: Legislative

Resolution PC 21-24 A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending Approval by the Matanuska-Susitna Borough Assembly for School Site Selection Committee. (Staff: Adam Bradway).

Resolution PC 21-25 A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending Approval by the Matanuska-Susitna Borough Assembly for School Site Selection Committee. (Staff: Adam Bradway).

Resolution PC 21-26 A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending Approval by the Matanuska-Susitna Borough Assembly for School Site Selection Committee. (Staff: Adam Bradway).

Unfinished Business

New Business

Commission Business Upcoming Planning Commission Agenda Items

November 15, 2021 (*MSB Assembly Chambers*)

Introduction for Public Hearing: Quasi-Judicial

Introduction for Public Hearing: Legislative

Agency/Staff Reports

Land Use Classifications

Public Hearing: Quasi-Judicial

- Resolution PC 21-28** A conditional use permit in accordance with MSB 17.60 – Conditional Uses, allowing for the operation of a marijuana retail facility, located at 3591 S. Vine Road, Tax ID #5060B01L001A, within Township 17 North, Range 2 West, Section 23, Seward Meridian. Public Hearing: November 15, 2021 (Applicant: Jane Weltzin, on behalf of Alaskan Originals, LLC; Staff: Mark Whisenhunt).

Public Hearing: Legislative

Unfinished Business

New Business

Commission Business Upcoming Planning Commission Agenda Items

Upcoming PC Actions

Quasi-Judicial

- D&S Alaskan Trail Rides, Inc. – Denali SpUD, 29N05W33D012 and 29N05W33D028 (Staff: Mark Whisenhunt)
- Green Degree (Clapp) – Marijuana Retail Facility, 1011B01T001-2 (Staff: Peggy Horton)
- Frontier Plaza Subdivision – Earth Material Extraction, 18N10E31A004 (Staff: Mark Whisenhunt)
- Talkeetna Connection – Marijuana Retail Facility, 24N04W29D002 (Staff: Peggy Horton)
- Valley Country Store #4 – Alcoholic Beverage Package Store, 4928000L001 (Staff: Peggy Horton)
- Valley Country Store #4 – Core Area CUP, 4928000L001 (Staff: Peggy Horton)

Legislative

- Lake Management Plan Update (Staff: Kelsey Anderson)
- Historic Preservation Plan (HPP) (Staff: Adam Bradway)
- Municipal Separate Storm Sewer System (MS4) (Staff: Ted Eischeid)
- Pre-Metropolitan Planning Organization (MPO) Development (Staff: Kim Sollien)
- Bike and Pedestrian Plan (Staff: Kim Sollien)
- Capital Improvement Program (CIP) (Staff: Kelsey Anderson)
- Official Streets And Highway Plan (OSHP) (Staff: Kim Sollien)
- MSB Borough-Wide Comprehensive Plan (Staff: Kim Sollien)
- Marijuana Code Update (Staff: Alex Strawn)
- Glacier View Comprehensive Plan Update (Staff: Kim Sollien)
- Coordinated Human Services Transportation Plan (Staff: Leda Borys)

PC Decision - Appellate Cases

- **Resolution PC 20-29** | A resolution of the Matanuska-Susitna Borough Planning Commission adopting findings of fact and conclusions of law supporting the denial of PC resolution 20-18 concerning a request for a variance from MSB 17.55 to allow an existing single-family residence to encroach into the required 75-foot waterbody setback at 5782 S. Big Lake Road, Tax ID# 6142000L006, within Township 17 North, Range 3 West, Section 29, Seward Meridian (Applicant: Dennelle Seetomona on behalf of Janice Ellsworth; Staff: Mark Whisenhunt).
BOAA Case # 20-03
The decision of the Planning Commission was upheld.
Filed in Superior Court.
- **Resolution PC 21-14** | A Conditional Use Permit in accordance with MSB 17.30 - Conditional Use Permit (CUP) for Earth Materials Extraction Activities, for the extraction of approximately 2,000,000 cubic yards of earth material from a 105-acre site within a 160-acre parcel, located within Township 17 North, Range 2 West, Section 10, Tax Parcel C001, 17N02W10C001, Seward Meridian (Applicant: UMIAQ Environmental, on behalf of Colaska Inc., dba QAP; Staff: Mark Whisenhunt).
BOAA Case # 21-05