

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Sloan Von Gunten

PLATTING TECHNICIANS
Amy Otto-Buchanan
Kimberly McClure
Matthew Goddard



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

PLATTING BOARD AGENDA
ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

PLATTING BOARD MEETING

1:00 P.M.

December 2, 2021

Ways you can participate in Platting Board meetings:

IN PERSON: Should you wish to attend in person, please adhere to the 6-foot distance between yourself and others. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation. We encourage the public to wear a mask for their own safety at all public hearings.**

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

Attention: For those using the telephonic system, please be advised that we have had technical difficulties. The preference for public participation is in-person or submission of written comments. Once public comments are closed, all public participation is also closed. To ensure your concerns are heard, it is best to present them in-person.

- Dial 1-855-225-1887; with Conference ID 8573#; You will hear “Joining conference” when you are admitted to the meeting. (If the system is down, you will need to attend the meeting in person to participate)
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name and your mailing address, and provide your testimony.
- If you cannot access the telephonic system please call the Mat-Su Borough Platting’s main phone line for directions. 907-861-7874

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

(There are no Minutes)

3. AUDIENCE PARTICIPATION & PRESENTATIONS

- A. PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS

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

A. SETH AND JEELAN KROENKE: The request is to create six lots from Lots 1, 2, 4 and Tract A, Mt. Pilot Phase I, Plat No. 2018-106, to be known as **MT. PILOT PHASE II**, containing 24.23 acres +/- . The proposed lots must access from N. Mount Pilot Circle or E. Marcell Circle; no direct access will be granted to Trunk Road. The petitioner has requested a variance from depth to width ratio pursuant to MSB 43.20.300(C). The property is located east of N. Trunk Road, south of E. Palmer-Wasilla Highway and west of N. Golden Hills Drive (Tax ID # 7782000L001, L002, L004 & T00A); lying within the SW ¼ Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

7. ITEMS OF BUSINESS & MISCELLANEOUS

- A. Special Meeting Session on Title 43 White Board List.**

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory *(if needed)*

- Definition: Law. To hear and settle an issue or a question regarding code.

- B. Upcoming Platting Board Agenda Items *(Staff: Fred Wagner & Clerk: Sloan Von Gunten)*

- Introduction for December 16, 2021 Platting Board Hearing *(Informational Only – Subject to change)*
 - Drake Est, Case 2021-169
 - Beaver Lk Hts 1, Case 2021-170
 - Labrador Est, Case 2021-175/177

9. BOARD COMMENTS**10. ADJOURNMENT**

THE PLATTING BOARD WILL CONVENE AT ***1:00 P.M.*** on ***December 2, 2021*** in the ***Assembly Chambers*** of the ***Dorothy Swanda Jones Building***, 350 E. Dahlia Avenue, Palmer, Alaska. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation. We encourage the public to wear a mask for their own safety at all public hearings.**

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 2, 2021**

PRELIMINARY PLAT: MT PILOT PH II; VARIANCE
 LEGAL DESCRIPTION: SEC 02, T17N, R01E, SEWARD MERIDIAN AK
 PETITIONERS: SETH AND JEELAN KROENKE
 SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
 ACRES: 24.23 ± PARCELS: 6
 REVIEWED BY: KIMBERLY MCCLURE CASE #: 2021-158

REQUEST: The request is to create six lots from Lots 1, 2, 4 and Tract A, Mt. Pilot Phase I, Plat No. 2018-106, to be known as **MT. PILOT PHASE II**, containing 24.23 acres +/- . The proposed lots must access from N. Mount Pilot Circle or E. Marcell Circle; no direct access will be granted to Trunk Road. The plat is located east of N. Trunk Road, south of E. Palmer-Wasilla Highway and west of N. Golden Hills Drive; located within the SW ¼ Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska. Petitioner is requesting a variance from depth to width ratio pursuant to MSB 43.20.300(C).

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Soils Report	EXHIBIT B – 6 pgs
Topography and Site Plan	EXHIBIT C – 3 pgs
Variance to MSB 43.20.300	EXHIBIT D – 2 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance	EXHIBIT E – 4 pgs
Planning	EXHIBIT F – 1 pg
MSB ROW	EXHIBIT G – 1 pg
Development Services	EXHIBIT H – 1 pg
ADOT&PF	EXHIBIT I – 2 pgs
ADF&G	EXHIBIT J – 1 pg
Utilities	EXHIBIT K – 5 pgs

DISCUSSION: The proposed subdivision is located east of N. Trunk Road, south of E. Palmer-Wasilla Highway and west of N. Golden Hills Drive. No direct access will be granted to Trunk Road; all lots must access via Mt. Pilot Circle or Marcell Circle per ADOT&PF. Mt. Pilot Master Plan was a 6-lot, 2-phase approved preliminary plat, Case #2018-021 approved on May 3, 2018. Mt. Pilot Phase 1, Case #2018-063 recorded on August 9, 2018 as Plat No. 2018-106. Mt. Pilot Phase 1 RSB L/1 4 & Tract A, Case #2020-060 was accepted on April 7, 2020 as an Abbreviated Plat and \$500 fee was paid but never went to public hearing; withdrawn by petitioner’s representative. A request from the petitioner or their representative withdrawing/closing the Master Plan Case 2018-021 and the Resubdivision Case 2020-060 is needed

including a request to transfer the fee paid on the resubdivision submittal (Case #2020-060) to be applied to this resubdivision Case #2021-158.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. The proposed lots will access from N. Mount Pilot Circle or E. Marcell Circle; no direct access will be granted to Trunk Road (see **Recommendation #3**).

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Simon Gilliland, PE, Hanson Land Solutions, includes soil logs of three test holes excavated on January 3, 2018 to 12' depth. Testholes generally showed approximately 2 - 4' of topsoil overlaying an average of 8 - 10' of predominately sands, gravels and gravelly sand. No groundwater was encountered in any of the testholes. Testhole log and gradation are attached, as is the testhole location map. Based on MSB code, each lot contains at least 10,000 sf of "Useable Building Area" and at least 10,000 sf of contiguous "Useable Septic Area." Topography and Site Plat are attached as **Exhibit C**.

Variance: The petitioner applied for a variance to MSB 43.20.300 to allow Lot 5 to exceed the width to depth requirement (**Exhibit D**). The petitioner stated lot 5 contains a portion that is more than 4 times longer than it is wide. The petitioner proposes a lot that meets all other criteria for lot design with the exception that a portion, which includes a long-existing FAA approved runway on the property, will be more than 4 times the width of that section.

A. The granting of the variance shall not be detrimental to the public health, safety, welfare or to adjacent property because:

No negative impacts are expected to arise from the variance. The runway has safely existed for a long time and creating a boundary that follow this unique stand-alone use will produce no change to health, safety or public welfare.

B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought because:

FAA approved runways are not generally found on lots that we create. This is a very well established use, constructed at no small cost, and in all likelihood that use will continue.

C. Because of unusual physical surroundings, shape, or topographic conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

Strict application of 43.20.300 will result in hardship by limiting the practical usage of the overall site. Runways have their own set of complications regarding insurance, liability, maintenance and usage. Confining these complications to a single small lot enables effective use of the other areas of the parent parcel unencumbered by those complications.

Comments: Department of Public Works Operations & Maintenance (**Exhibit E**) had additional questions regarding location of useable area on Lots 4B & 5, type of fill for Lot 4B and if the installation of a septic system on Lot 5 would conflict with the intended use of the private access easement located within the useable area of Lot 5. After additional information was provided by the surveyor, there were no comments.

Planning Department (**Exhibit F**) had no comments. MSB Right-of-Way (**Exhibit G**) commented “Please have the applicant apply for all existing accesses to or through public easements or ROW’s within the MSB jurisdictional authority, not including the State of Alaska ROW of Trunk Road. We seem to have no driveway permits on file and require them according to Borough Code.” (See **Recommendation #4**) Development Services (**Exhibit H**) commented “The parcel with the address of 8454 Marcell Cir has a driveway that is not permitted. Please have the applicant apply for their driveway permit application.”

ADOT&PF: (**Exhibit I**) notes that no direct access will be granted to Trunk Road. All lots must access via Mt. Pilot Circle or Marcell Circle. (see **Recommendation #4**)

ADOT&PF: (**Exhibit J**) notes that Alaska Department of Fish and Game has no objections to the proposed platting actions. Public access to public lands and waters will not be affected.

Utilities: (**Exhibit K**) Enstar advises that there are three existing natural gas service lines which appear to cross proposed Lot 4A and Tract A-1 to serve proposed Tract A-1, Lot 4A and Lot 4B. Attached is an approximate Enstar as-built for your reference. Enstar objects to this plat unless one of the following scenarios is met:

- 1) Add a note which says, “There is a ten foot (10 FT) wide natural gas easement centered on the existing service lines.” And draw in the approximate location of the service lines on the map and add “Approximate location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement”.
- 2) Owner signs an Enstar Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location. (see **Recommendation #5**).

MTA has no comments. GCI has no objections. No comment was received from MEA.

At the time of staff report write-up, there were no responses to the Request for Comments from ADOT – Aviation, US Army Corps of Engineers, US Postmaster, Community Council Gateway, Fire Service Area #130 Central Mat-Su; Road Service Area #16 South Colony; MSB Community Development, Assessments, or Pre-Design Division; or MEA.

CONCLUSION: The preliminary plat of Mt. Pilot Phase II is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats with the approval of a variance to lot design. There were no objections from any federal or state agencies or Borough departments. There was one objection to the plat as noted by Enstar. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Mt. Pilot Phase II is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A variance to MSB 43.20.300, Lot and Block Design, was requested and presented to the Platting Board to allow Lot 5 to exceed the width to depth requirement.

A. The granting of the variance shall not be detrimental to the public health, safety, welfare or to adjacent property because:

No negative impacts are expected to arise from the variance. The runway has safely existed for a long time and creating a boundary that follow this unique stand-alone use will produce no change to health, safety or public welfare.

B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought because:

FAA approved runways are not generally found on lots that we create. This is a very well established use, constructed at no small cost, and in all likelihood that use will continue.

C. Because of unusual physical surroundings, shape, or topographic conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

Strict application of 43.20.300 will result in hardship by limiting the practical usage of the overall site. Runways have their own set of complications regarding insurance, liability, maintenance and usage. Confining these complications to a single small lot enables effective use of the other areas of the parent parcel unencumbered by those complications.

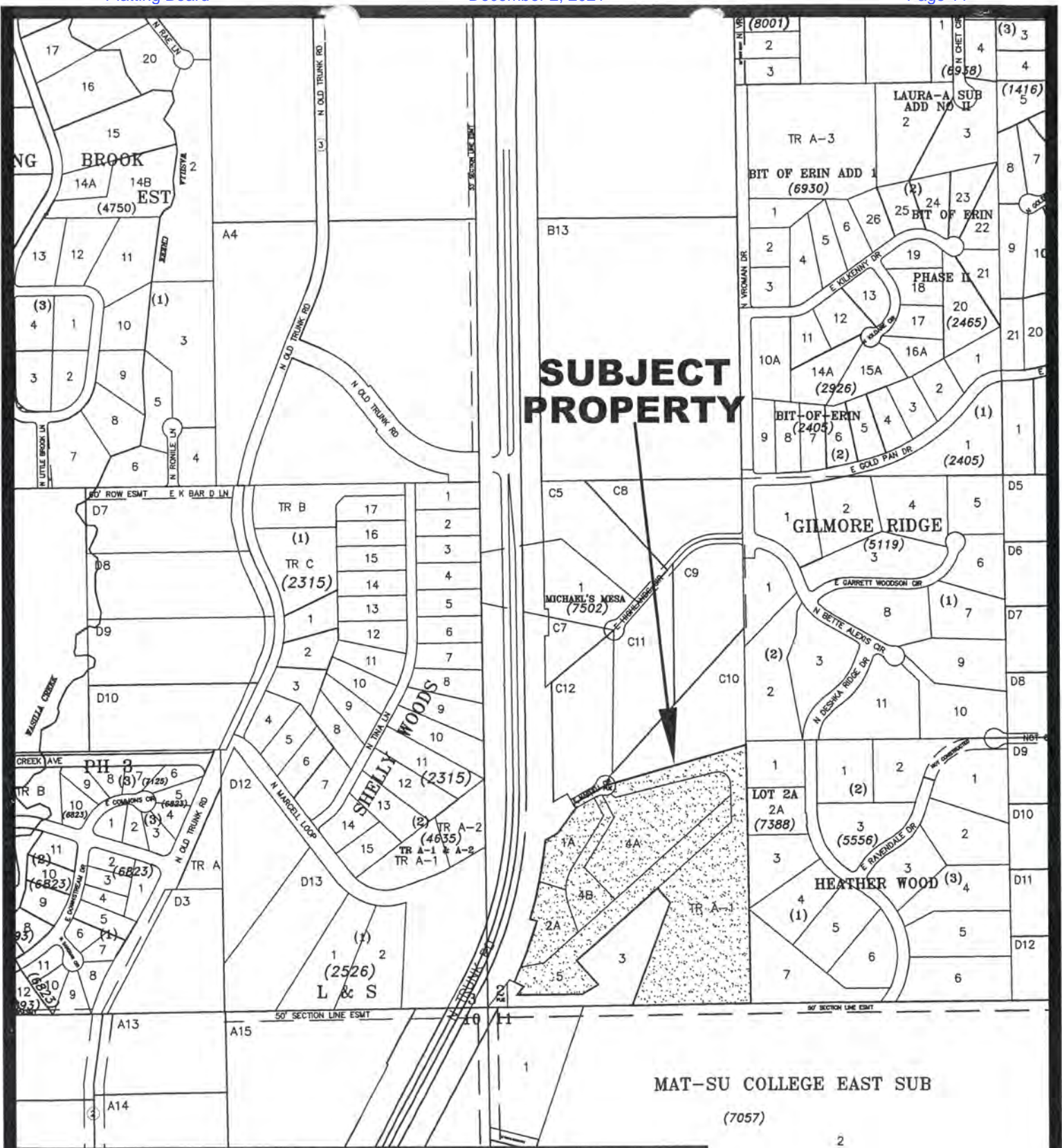
3. A soils report was submitted pursuant to MSB 43.20.281(A)(1). All lots have the required septic and building area.
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E)
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADOT – Aviation, US Army Corps of Engineers, US Postmaster, Community Council Gateway, Fire Service Area #130 Central Mat-Su; Road Service Area #16 South Colony; MSB Community Development, Assessments, or Pre-Design Division; or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There was one objection as noted from Enstar.
9. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Mt. Pilot Phase II and variance from MSB 43.20.300, Lot and Block Design, Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Provide plat note saying, “No direct access will be granted to Trunk Road unless approved by governing agency.”
4. Apply for a driveway permit for the existing driveway and provide a copy of application to Platting staff.
5. Owner to sign Enstar Natural Gas Easement document and show recorded information on plat.

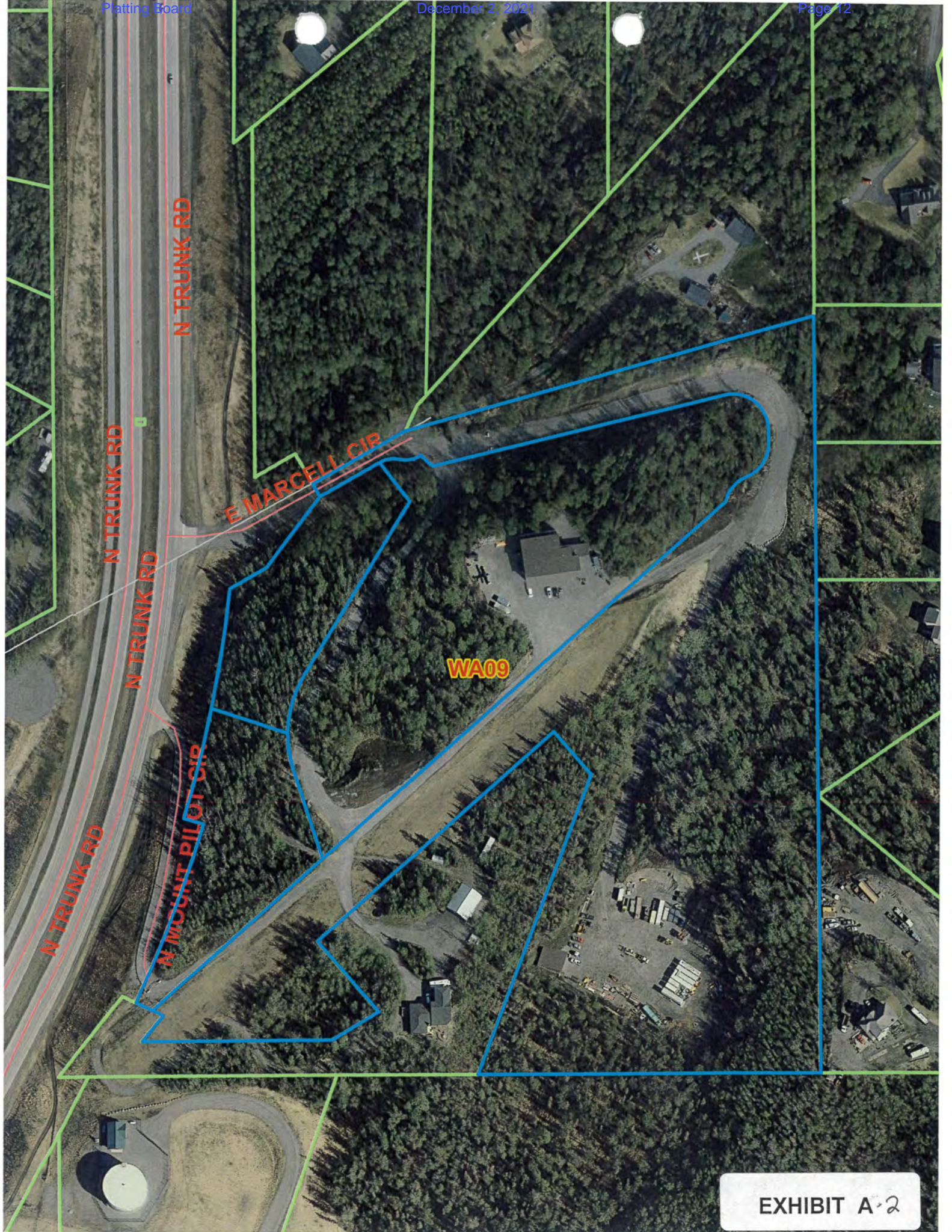
6. Pay postage and advertising fees.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED MT PILOT PH II SUBDIVISION
 LOCATED WITHIN
 SECTION 2, T17N, R1E, SEWARD MERIDIAN
 ALASKA



WA09

N TRUNK RD

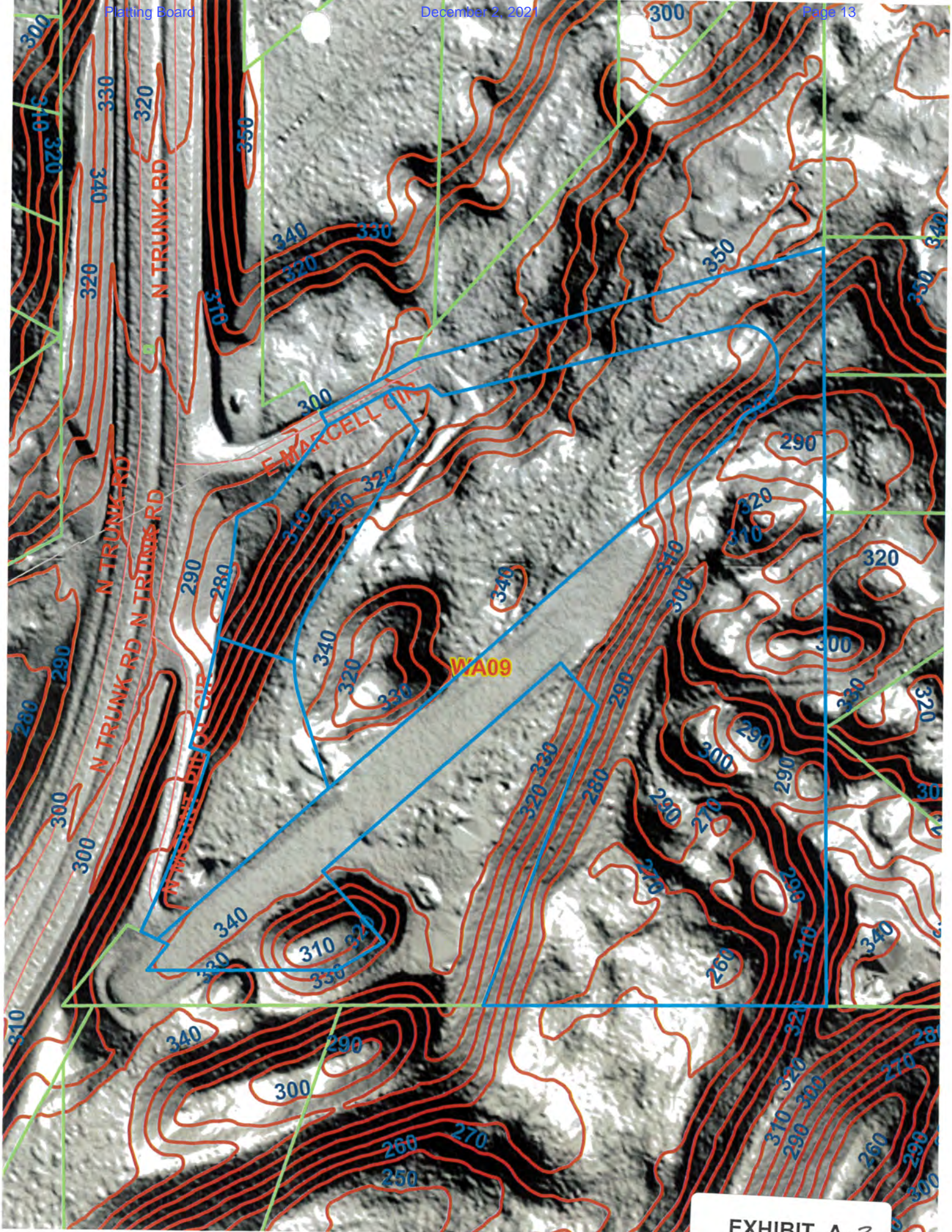
N TRUNK RD

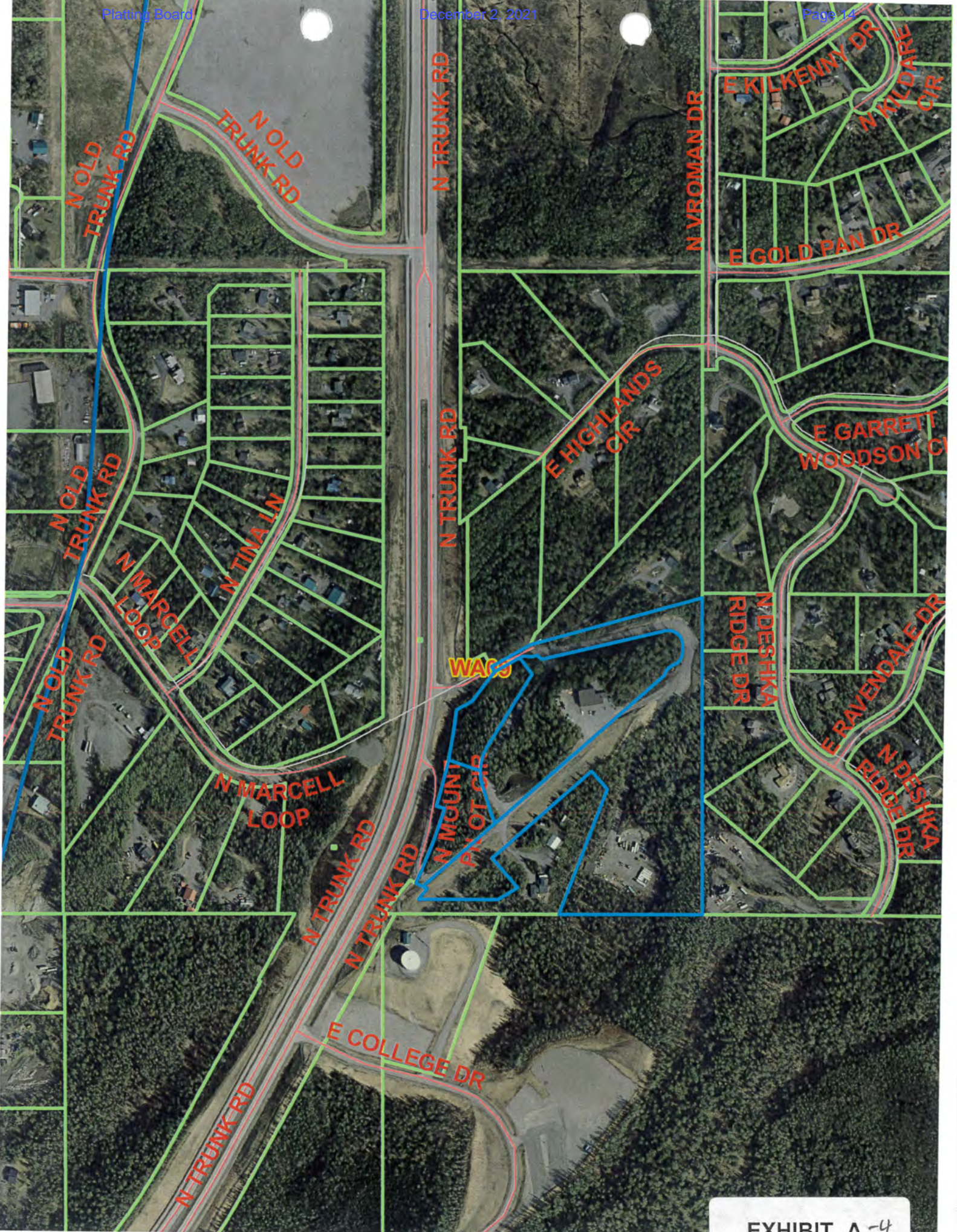
N TRUNK RD

N TRUNK RD

N MOUNT PILL OT CIR

E MARCELL CIR





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USEABLE AREA CERTIFICATION

LOTS 1A, 2A, 4A, 4B, AND 5

A SUBDIVISION OF

MT. PILOT PH 1 LOTS 1, 2, AND 4 AND TRACT-A, LOCATED IN SW1/4 SEC 2, T17N R1E SM, AK

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

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SOIL CLASSIFICATIONS

- Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES: 4, 5
 (SW) TEST HOLES: 4, 5

(GP) TEST HOLES: 2
 (SP) TEST HOLES: 2

- Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:

(SM) TEST HOLES:

- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

- No groundwater was encountered in any of the Test Holes
 Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October: TEST HOLES:
 Soil Mottling or Staining Analysis: TEST HOLES:

- Depth to seasonal high water is a min. of 8' TEST HOLES:

- Depth to seasonal high water is less than 8'
 Fill will be required A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- Additional Fill required to ensure 8' of coverage above water table Lots:

- The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

- Re-Grading was required to eliminate slopes in excess of 25% Lots: 4B, filled with GW material

- No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of contiguous "Useable Septic Area".

Simon Gilliland
 Simon Gilliland P.E. Date: 11/15/21
 Professional Engineer



SOIL LOG

Job Number: 2018-CHO-001

Project Location: Mount Pilot Subdivision

Logged By: Steve Wilson

Date: 1-3-18

TEST HOLE NO. 2

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



TEST HOLE LOCATION:

61° 35' 14.66" N
149° 14' 11.79" W

COMMENTS:

Soils can support a conventional onsite wastewater system.

Monitoring tube installed

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

SOIL LOG

Job Number: 2018-CHO-001

Project Location: Mount Pilot Subdivision

Logged By: Steve Wilson

Date: 1-3-18

TEST HOLE NO. 4

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	
5	Well-graded gravel & gravelly sand (GW/SW)
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole, no groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

61° 35' 03.20" N

149° 14' 03.20" W

COMMENTS:

Soils can support a conventional onsite wastewater system.

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

SOIL LOG

Job Number: 2018-CHO-001

Project Location: Mount Pilot Subdivision

Logged By: Steve Wilson

Date: 1-3-18

TEST HOLE NO. 5

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



TEST HOLE LOCATION:

61° 35' 08.43" N

149° 14' 14.79" W

COMMENTS:

Soils can support a conventional onsite wastewater system.

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

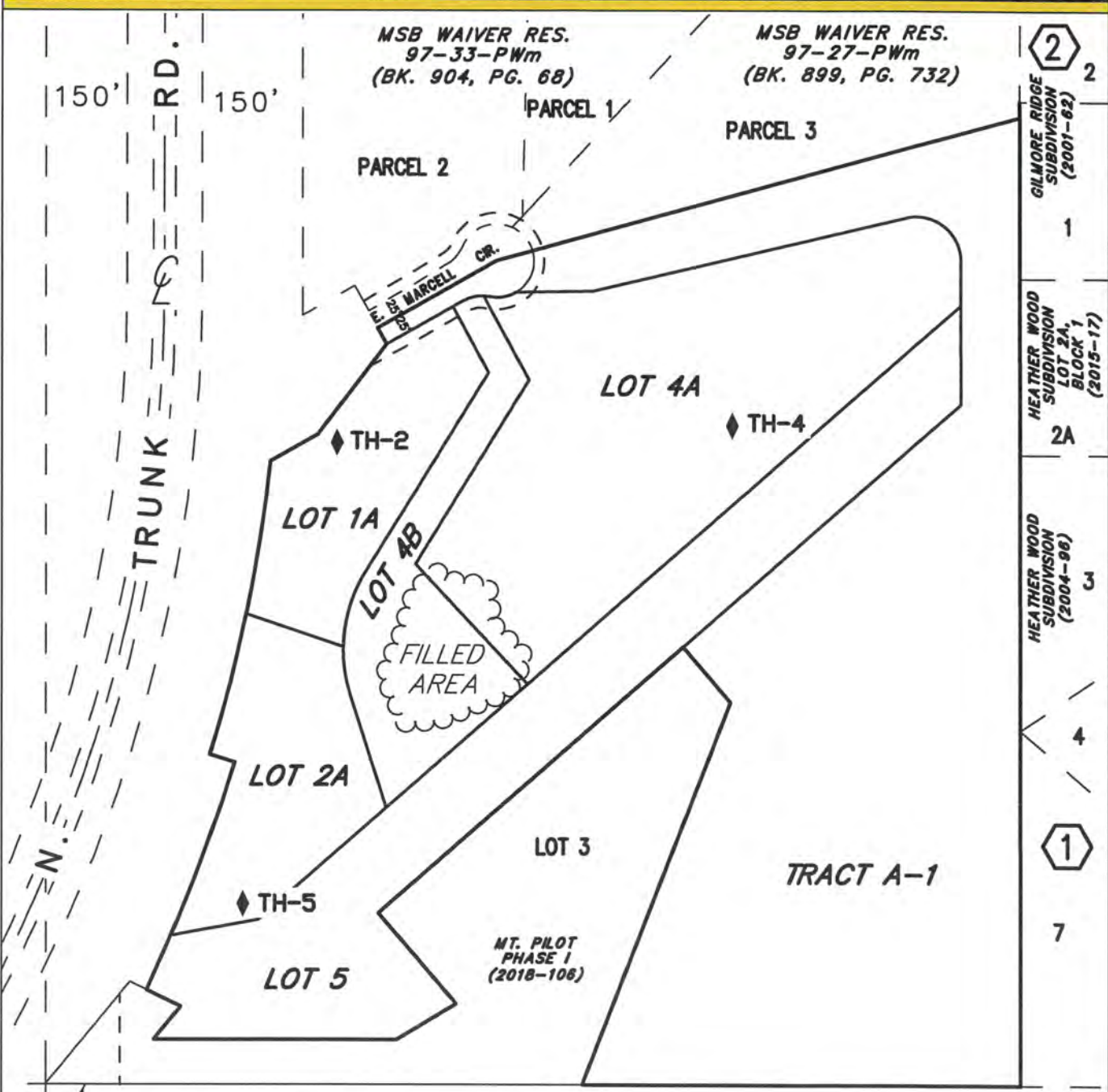
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TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

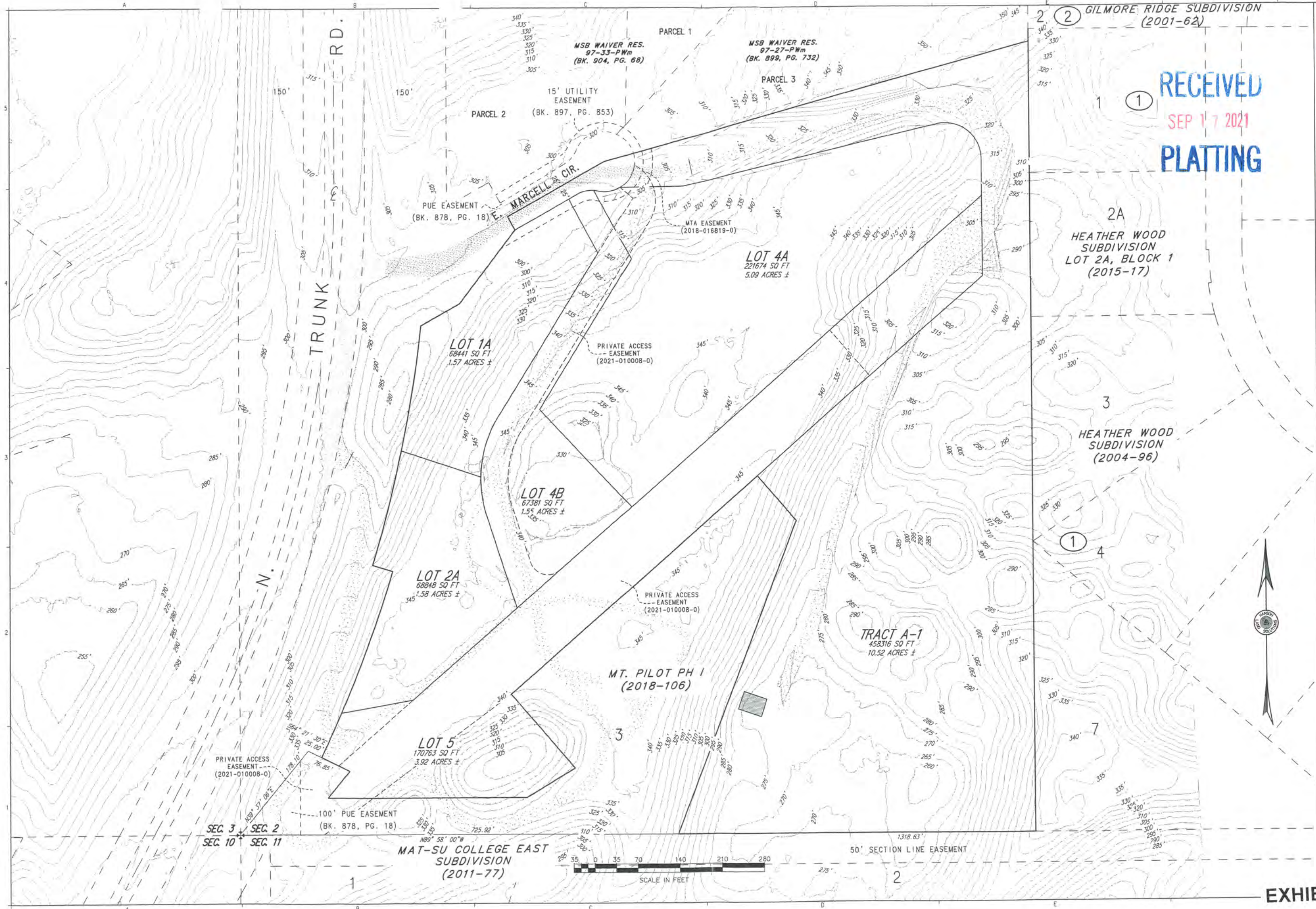
MT. PILOT PH. II SUBDIVISION

FILE: 20-101	DRAWN: ELF	11/15/21
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EXHIBIT A

Page 1 of 1

EXHIBIT B -6



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LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738

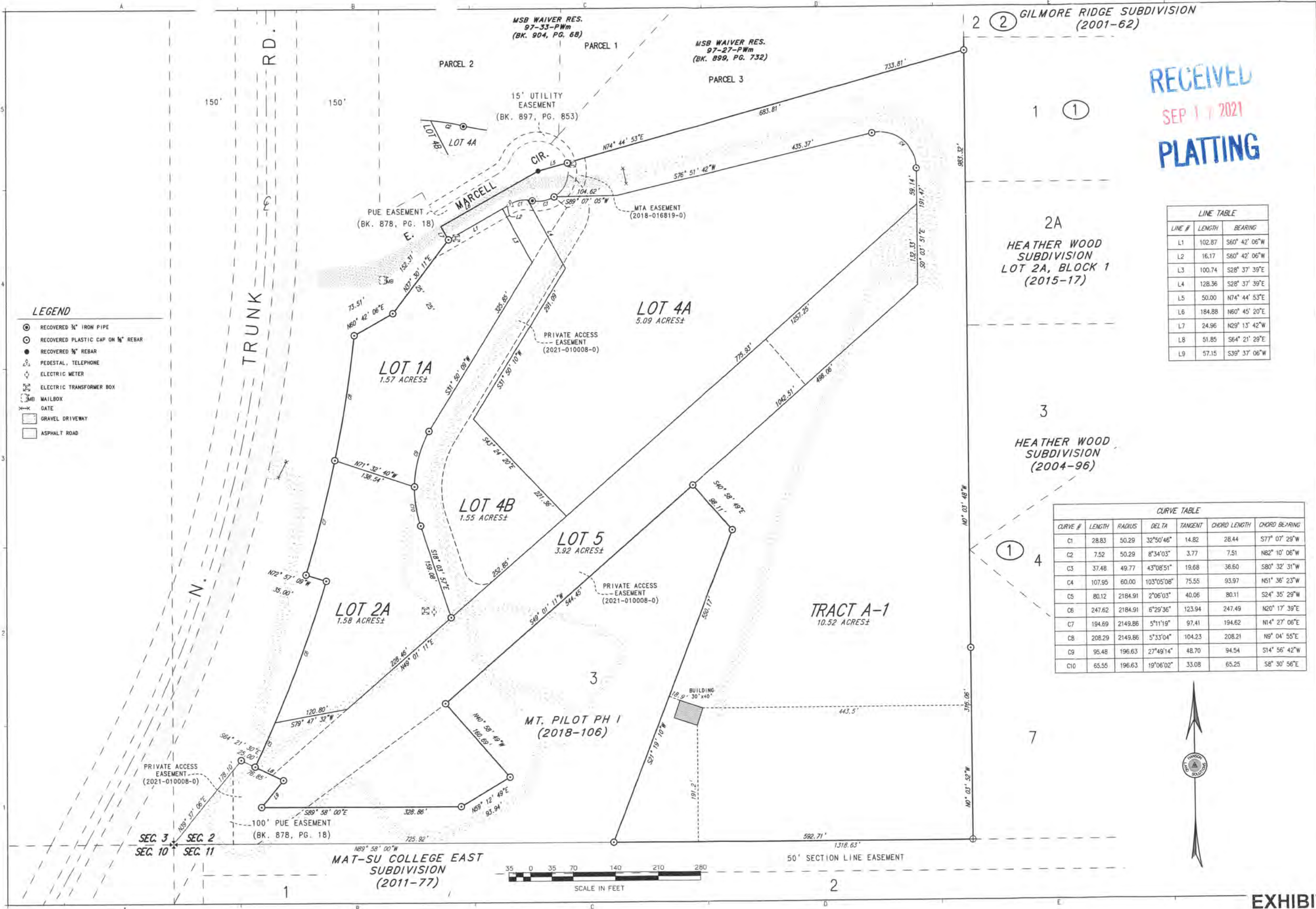


NOTES:
1. CONTOUR INTERVALS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANASKA SUSTITNA BOROUGH LIBRARY/ENGINEERING PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GCSNAD83 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

PALMER, ALASKA
MT. PILOT PH II
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 20-101C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=140'
22x34: 1"=70'
REVISION DATE:
09-15-21

REFERENCE NUMBER:
11 2 2



LEGEND

- RECOVERED 3/4" IRON PIPE
- RECOVERED PLASTIC CAP ON 1/2" REBAR
- RECOVERED 1/2" REBAR
- PEDESTAL, TELEPHONE
- ELECTRIC METER
- ELECTRIC TRANSFORMER BOX
- MAILBOX
- GATE
- ▨ GRAVEL DRIVEWAY
- ▭ ASPHALT ROAD

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LINE TABLE

LINE #	LENGTH	BEARING
L1	102.87	S60° 42' 06" W
L2	16.17	S60° 42' 06" W
L3	100.74	S28° 37' 39" E
L4	128.36	S28° 37' 39" E
L5	50.00	N74° 44' 53" E
L6	184.88	N60° 45' 20" E
L7	24.96	N29° 13' 42" W
L8	51.85	S64° 21' 29" E
L9	57.15	S39° 37' 06" W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	28.83	50.29	32°50'46"	14.82	28.44	S77° 07' 29" W
C2	7.52	50.29	8°34'03"	3.77	7.51	N82° 10' 06" W
C3	37.48	49.77	43°08'51"	19.68	36.60	S80° 32' 31" W
C4	107.95	60.00	103°05'08"	75.55	93.97	N51° 36' 23" W
C5	80.12	2184.91	2°06'03"	40.06	80.11	S24° 35' 29" W
C6	247.62	2184.91	6°29'36"	123.94	247.49	N20° 17' 39" E
C7	194.69	2149.86	5°11'19"	97.41	194.62	N14° 27' 06" E
C8	208.29	2149.86	5°33'04"	104.23	208.21	N9° 04' 55" E
C9	95.48	196.63	27°49'14"	48.70	94.54	S14° 56' 42" W
C10	65.55	196.63	19°06'02"	33.08	65.25	S8° 30' 56" E

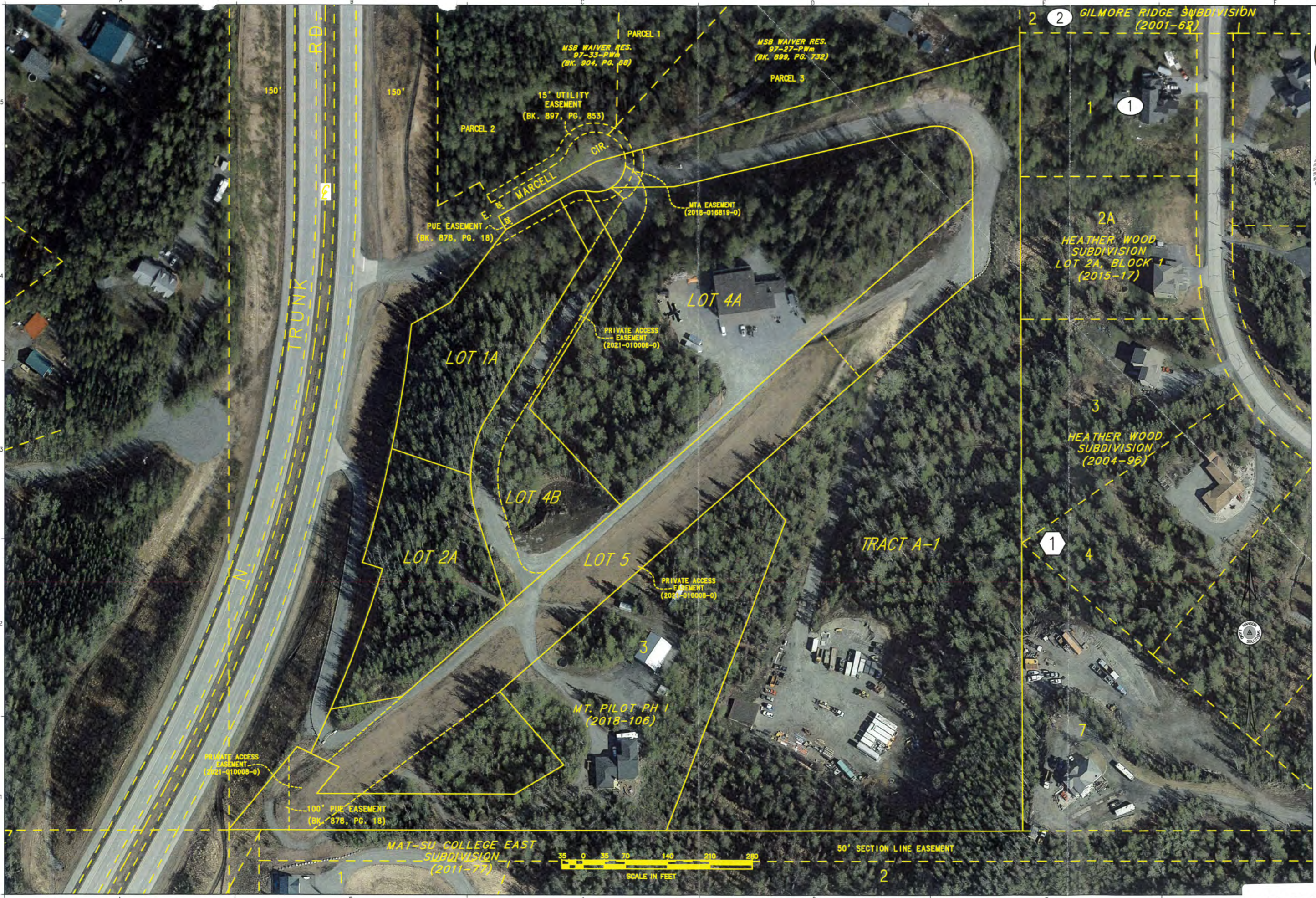
NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON XXX XX, 20XX. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIGINATED TO THE BASIS OF BEARINGS.

PALMER, ALASKA
MT. PILOT PH II
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 20-101C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=140'
22x34: 1"=70'
REVISION DATE:
09-15-21

REFERENCE NUMBER:
V-21





HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLICLY AVAILABLE DATA OF THE MATANASKA DISTRICT, BROADWAY, PALMER, ALASKA, PROJECT OF 2019/2020.
2. THE HORIZONTAL DATUM IS NAD83 (CONGRESS EPOCH 2003.0)

RECEIVED
SEP 17 2021
PLATTING

PALMER, ALASKA
MT. PILOT PH II
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 20-101C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=140'
22x34: 1"=70'
REVISION DATE:
09-15-21

REFERENCE
NUMBER:
V-2.0
SHEET 4 OF 7

Matanuska-Susitna Borough
Telephone (907) 745-9874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

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

Legal description of property: MT PILOT PHASE I (PLAT 2018-106)

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

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

I, Craig Hanson the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 300 of the Borough Code in order to allow:

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

**APPLICANT
OR
OWNER**

Name: Hanson Land Solutions Email: _____
Mailing Address: 305 E. Fireweed AVE PALMER AK Zip: 99645
Signature: [Signature] Phone: 746-7738

SURVEYOR

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

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OCT 17 2021
PLATTING

TITLE 43 VARIANCE APPLICATION

1. see attached

2. Description of Variance Requested:

Requested variance is to:

43.20.300 C.: Lots 2 acres to 10 acres may have an average depth of no more than 4 times its average width.

As shown on the plat, lot 5 contains a portion that is more than 4 times longer than it is wide. The petitioner proposes a lot that meets all other criteria for lot design with the exception that a portion, which includes a long-existing FAA approved runway on the property, will be more than 4 times the width of that section.

3. Special Circumstances

A. No negative impacts are expected to arise from the variance. The runway has safely existed for a long time and creating a boundary that follows this unique stand-alone use will produce no change to health, safety or public welfare.

B. FAA approved runways are not generally found on lots that we create. This is a very well established use, constructed at no small cost, and in all likelihood that use will continue.

C. Strict application of 43.20.300 will result in hardship by limiting the practical usage of the overall site. Runways have their own set of complications regarding insurance, liability, maintenance and usage. Confining these complications to a single small lot enables effective use of the other areas of the parent parcel unencumbered by those complications.

Kimberly McClure

From: Fred Wagner
Sent: Monday, November 15, 2021 4:12 PM
To: Kimberly McClure
Subject: RE: FW: Mt. Pilot Ph II (KMc)

I would agree with Jamie. I don't really like it, but I don't think there is anything we can do about it.

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, November 15, 2021 3:16 PM
To: Fred Wagner <Frederic.Wagner@matsugov.us>
Subject: FW: FW: Mt. Pilot Ph II (KMc)

Hey Fred,

Do you see any issues with the usable septic area for L5 – see Jamie's comments below regarding Simon's explanation of the usable area being within the private access easement but not affecting the use of the area for on-site septic installation – is this ok?

Do we need any additional supporting information? This is scheduled for public hearing before the Board on December 2.

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Monday, November 15, 2021 2:14 PM
To: Kimberly McClure <Kimberly.McClure@matsugov.us>
Subject: RE: FW: Mt. Pilot Ph II (KMc)

No, not really. I don't like that the useable septic area for L5 is in the runway and private easement, but don't have much to support that argument. What are your thoughts on it?

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, November 15, 2021 2:04 PM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>
Subject: RE: FW: Mt. Pilot Ph II (KMc)

Hey Jamie,

After the additional information – do you have any comments?

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Monday, November 15, 2021 2:01 PM
To: Simon Gilliland <scg@hlsalaska.com>; Kimberly McClure <Kimberly.McClure@matsugov.us>
Subject: RE: FW: Mt. Pilot Ph II (KMc)

Thank you, that addresses my concerns.

Jamie

From: Simon Gilliland <scg@hlsalaska.com>
Sent: Monday, November 15, 2021 11:39 AM
To: Kimberly McClure <Kimberly.McClure@matsugov.us>
Cc: Jamie Taylor <Jamie.Taylor@matsugov.us>
Subject: Re: FW: Mt. Pilot Ph II (KMc)

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

See report and attached test hole map showing filled area.

Yes the usable area is within the private access easement however the easement is a surface NOT a subsurface easement and the existing driveway is outside the proposed usable area. At the easements width there is plenty of space to widen the driveway if necessary without entering the proposed usable area. Further, properly protected absorption systems can be placed under trafficed areas so proximity to driveway, runway, parking, etc are not an issue to final functionality of any future installed systems on this parcel. Hence, no the installation of a septic system will not conflict with the intended or functional use of the easement.

FAA does not have ultimate control over this space as the runway is labeled for "Private use. Permission required prior to landing". The owner can make changes as his use requires. Likewise the owner is aware that there is a remote possibility that FAA could remove certification but underground utilities that does not create above ground obstructions within the runway corridor would be a trivial reason to do so.

--
Respectfully,
Simon Gilliland, PE LSIT
Hanson Land Solutions, LLC
305 E. Fireweed Ave.
Palmer, AK 99645
(907) 746-7738

On 11/12/2021 11:50 AM, Jamie Taylor wrote:

Hi Simon –

Could you address the fill material on lot 4B in the report and show the areas on the test hole location map? It sounds like the area for Lot 5 would be inside the private access easement – would the installation of a septic system conflict with the intended use of the easement or would it affect the FAA approval of the runway?

Thank you,

Jamie

From: Simon Gilliland <scg@hlsalaska.com>
Sent: Thursday, November 11, 2021 5:15 PM
To: Kimberly McClure <Kimberly.McClure@matsugov.us>
Cc: Jamie Taylor <Jamie.Taylor@matsugov.us>
Subject: Re: FW: Mt. Pilot Ph II (KMc)

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

Kimberly,

Lot 4B was been filled a while ago with GW material. Contiguous usable area is setback away from the steep slopes to north along the SE edge adjacent to runway.

Lot 5 usable area is in the SW end of the lot; again setback from the slope down to Trunk Rd and the hole that is adjacent to Lot 3 which puts the contiguous usable area off the SW end of the runway.

--

Respectfully,
Simon Gilliland, PE LSIT
Hanson Land Solutions, LLC
305 E. Fireweed Ave.
Palmer, AK 99645
(907) 746-7738

On 11/10/2021 11:53 AM, Kimberly McClure wrote:

Good morning Simon,

Please see the below questions from our Civil Engineer in DPW regarding useable area on Lots 4B & 5 and lack of improvements shown on the asbuilt.

Please also update the soils report on page 2 to reflect "10,000 square feet of **contiguous** useable septic area" as required by code (MSB 43.20.281). I will be working on the staff report on Monday of next week for the upcoming public hearing.

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Wednesday, November 10, 2021 11:24 AM
To: Kimberly McClure <Kimberly.McClure@matsugov.us>
Subject: RE: Mt. Pilot Ph II (KMc)

I have no objection to the variance request, as long as the runway area is excluded from the useable area determination.

Where is the useable area on Lots 4B & 5? From the topo map provided, it appears that a large hole that covered the majority of proposed Lot 4B was filled in, but with what type of soils? And proposed Lot 5, outside of the runway, contains a similar large hole, the bottom of which is at least 25' below the bottom of TH-5.

The asbuilt doesn't show many of the improvements constructed in the last few years.

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

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, October 20, 2021 12:45 PM
To: allen.kemplen@alaska.gov; melanie.nichols@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; cobbfam@mtaonline.net; stephanienowersdistrict2@gmail.com
Subject: Mt. Pilot Ph II (KMc)

All~

Below is a link to a request for comments for Mt. Pilot Ph II, Case #2021-158, Tech KMc.

Comments due by November 10, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EhAMb1qNF8hGkalQMgvb8UgB28qz1j0SiywaWB6OAK81TA?e=b1QLUq

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

Thank you,
 Kimberly McClure
 Platting Technician
 861-7873

Kimberly McClure

From: Leda Borys
Sent: Monday, October 25, 2021 11:37 AM
To: Kimberly McClure
Subject: RE: Mt. Pilot Ph II (KMc)

Good Morning Kimberly!

This is an interesting one!

How often does Platting get a request for variances like this? I'm curious what the thought process was in subdividing the original lot in the manner that it currently is. It already made it a bit strange, use wise, especially when it inevitably changes hands. I'm also curious what the thinking is for having a house/lot directly adjacent to an active airstrip (ex lot 4B). Perhaps this is a hot commodity if you are a pilot, but again, when that property inevitably changes hands, the value may not be there.

Just curious what your thoughts are on this one.

I don't think Planning has any particular comments, especially since they've already agreed to limit access to N Trunk to what is already there (E Marcell Cir and Mt. Pilot Cir).

Cheers,

Leda Borys

(she/her)

Planner II

Planning Services Division

Matanuska Susitna Borough

(907) 861-8556

Leda.Borys@matsugov.us

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, October 20, 2021 12:45 PM
To: allen.kemplen@alaska.gov; melanie.nichols@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; cobbfam@mtaonline.net; stephanienowersdistrict2@gmail.com
Subject: Mt. Pilot Ph II (KMc)

All~

Below is a link to a request for comments for Mt. Pilot Ph II, Case #2021-158, Tech KMc.

Comments due by November 10, 2021.

Kimberly McClure

From: Andy Dean
Sent: Wednesday, October 20, 2021 1:20 PM
To: Kimberly McClure
Subject: RE: Mt. Pilot Ph II (KMc)

Hello Kimberly,

Please have the applicant apply for all existing accesses to or through public easements or ROW's within the MSB jurisdictional authority, not including the State of Alaska ROW of Trunk Road. We seem to have no driveway permits on file and require them according to Borough Code.

Sincerely,



From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, October 20, 2021 12:45 PM
To: allen.kemplen@alaska.gov; melanie.nichols@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; cobbfam@mtaonline.net; stephanienowersdistrict2@gmail.com
Subject: Mt. Pilot Ph II (KMc)

All~

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Comments due by November 10, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EhAMb1qNF8hGkaIQMgvb8UgB28qz1j0SiywaWB60Ak81TA?e=b1QLUq

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

Kimberly McClure

From: Permit Center
Sent: Wednesday, October 20, 2021 4:53 PM
To: Kimberly McClure
Subject: RE: Mt. Pilot Ph II (KMc)

Good Afternoon,

The parcel with the address of 8454 Marcell Cir has a driveway that is not permitted. Please have the applicant apply for their driveway permit application.

Thank you,

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

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, October 20, 2021 12:45 PM
To: allen.kemplen@alaska.gov; melanie.nichols@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; cobbfam@mtaonline.net; stephanienowersdistrict2@gmail.com
Subject: Mt. Pilot Ph II (KMc)

All~

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https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EhAMb1qNF8hGkalQMgvb8UgB28qz1j0SiywaWB60Ak81TA?e=b1QLUq



THE STATE
of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

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

November 3, 2021

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Tax Map PA 12, Sec 08, T17N, R02E (Stewart)**
 - No direct access will be granted to the Glenn Highway from any of the lots. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Glenn Highway when there are alternative routes.
- **Mt. Pilot, Phase 2 (Kroenke)**
 - No direct access will be granted to Trunk Road. All lots must access via Mt. Pilot Circle or Marcell Circle.

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

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

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT I-1

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

Sincerely,



Melanie Nichols
Mat-Su Area Planner

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

Kimberly McClure

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Thursday, October 28, 2021 10:03 AM
To: Kimberly McClure
Subject: RE: Mt. Pilot Ph II (KMc)

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

Good morning,

Alaska Department of Fish and Game has no objections to the proposed platting actions. Public access to public lands and waters will not be affected. Thank you for to opportunity to review this action.

Colton T. Percy

Habitat Biologist
 Access Defense Program
 Alaska Department of Fish and Game
 Division of Wildlife Conservation
 333 Raspberry Rd
 Anchorage, AK 99518
 907-267-2118

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, October 20, 2021 12:45 PM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; cobbfam@mtaonline.net; stephanienowersdistrict2@gmail.com
Subject: Mt. Pilot Ph II (KMc)

All~

Below is a link to a request for comments for Mt. Pilot Ph II, Case #2021-158, Tech KMc.

Comments due by November 10, 2021.

https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly_mccclure_matsugov_us/EhAMb1qNF8hGkaIQMgvb8UgB28qz1j0SiywaWB60Ak81TA?e=b1QLUq

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

Thank you,



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

November 9, 2021

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed preliminary plat **MT. PILOTS PH II (MSB Case # 2021-158)** and advises that there are three existing natural gas service lines which appear to cross proposed Lot 4A and Tract A-1 to serve proposed Tract A-1, Lot 4A, and Lot 4B. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

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

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

EXHIBIT K -J

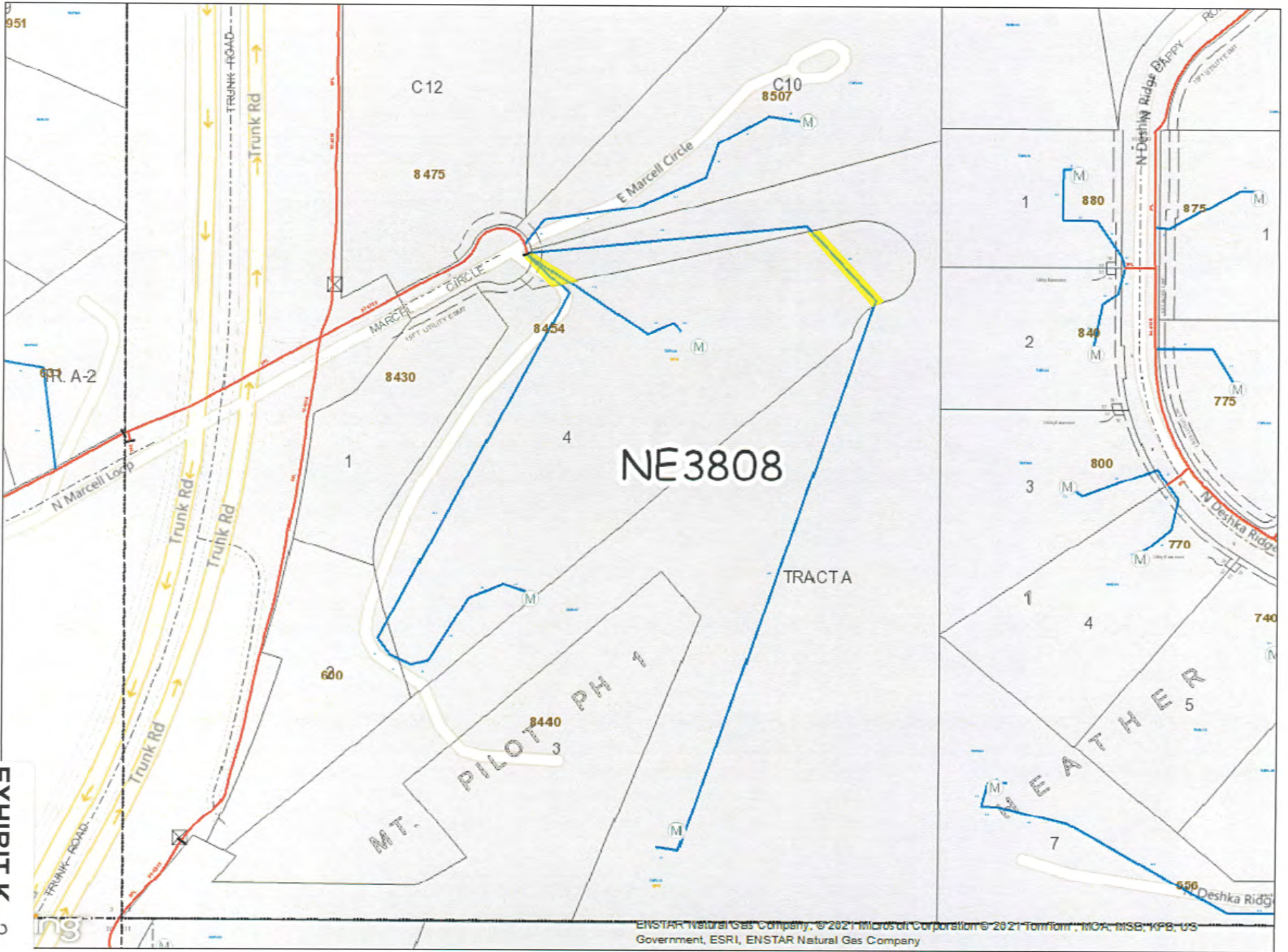


EXHIBIT K - 2

Kimberly McClure

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, October 21, 2021 8:29 AM
To: Kimberly McClure
Subject: RE: Mt. Pilot Ph II (KMc)

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

MTA has reviewed the plat for Mt. Pilot Phase II. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, October 20, 2021 12:45 PM
To: allen.kemplen@alaska.gov; melanie.nichols@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; cobbfam@mtaonline.net; stephanienowersdistrict2@gmail.com
Subject: Mt. Pilot Ph II (KMc)

All~

Below is a link to a request for comments for Mt. Pilot Ph II, Case #2021-158, Tech KMc.

Comments due by November 10, 2021.

Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, October 21, 2021 11:48 AM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Mt. Pilot Ph II (KMc)
Attachments: Mt. Pilot Ph II.pdf; Agenda Plat.pdf; Site Plan.pdf

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

Kimberly,

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, October 20, 2021 12:45 PM
To: allen.kemplen@alaska.gov; melanie.nichols@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; OSP Design Group <ospdesign@gci.com>; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; cobbfam@mtaonline.net; stephanienowersdistrict2@gmail.com
Subject: Mt. Pilot Ph II (KMc)

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All~
 Below is a link to a request for comments for Mt. Pilot Ph II, Case #2021-158, Tech KMc.

Comments due by November 10, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EhAMb1qNF8hGkaIQMgvb8UgB28qz1j0SiywaWB60Ak81TA?e=b1QLUg

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

Thank you,
 Kimberly McClure

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 2001-0001 AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: (PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2020 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RE-REVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL DATE (MATANUSKA-SUSITNA BOROUGH)

NOTES

- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. 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 THOSE SYSTEMS.
3. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS CONCERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
4. THIS SUBDIVISION IS SUBJECT TO A NEA BLANKET EASEMENT RECORDED IN BK. 908, PG. 237.

CURVE TABLE with columns: CURVE #, LENGTH, ANGLE, DELTA, TANGENT, CHORD LENGTH, CHORD BEARING

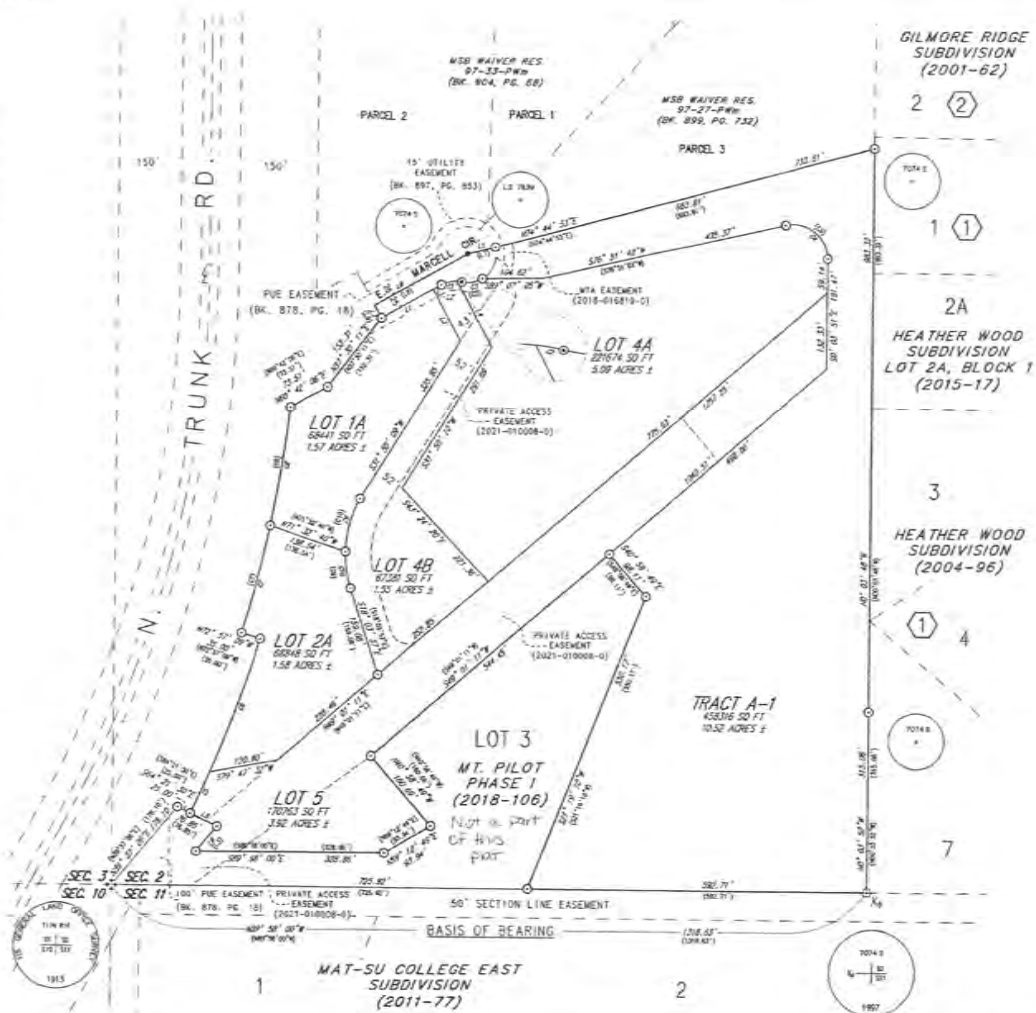
RECORD CURVE TABLE with columns: CURVE #, LENGTH, ANGLE, DELTA, TANGENT, CHORD LENGTH, CHORD BEARING

LINE TABLE with columns: LINE #, LENGTH, BEARING

RECORD LINE TABLE with columns: LINE #, LENGTH, BEARING

LEGEND

- RECORDED BY OLD BRASS CAP OR IRON PILE
RECORDED BY ALUMINUM CAP OR IRON PILE
RECORDED BY IRON PILE
RECORDED PLASTIC CAP ON NAIL BEAM
RECORDED BY BEAM
SET BY PLASTIC CAP ON NAIL BEAM AT ALL CORNERS, P.C. AND P.T.
RECORDED DATA



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DISCOVERED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

OWNER INFORMATION: BETTY KENNEDY, 600 N. MOUNT PILOT CIR., PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

ACKNOWLEDGED AND SIGNED BEFORE ME THIS DAY OF 20, FOR NOTARY FOR THE STATE OF ALASKA, MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE KNOWLEDGE SHOWN ON THE PLAN ACTUALLY EXISTED AT THE TIME THE SAME WAS MADE AND THAT ALL MEASUREMENTS AND SPICES WERE MADE AND CORRECTED TO THE BEST OF MY SKILL AND JUDGMENT.

REGISTERS LAND SURVEYOR: MT. PILOT PH II, LOTS 1, 2, 3, 4 AND TRACT A, MT. PILOT PH I (PLAT 2018-106), PALMER RECORDING DISTRICT, STATE OF ALASKA

HANSON LAND SOLUTIONS, 100 EAST FIREWHEEL AVENUE, PALMER, ALASKA 99645, (907) 746-7138

APPROVED AS: SHOWN CORRECTED SIGN: Mtraya Arshady DATE: 12/02/21 ECI ENGINEERING & DESIGN

EXHIBIT K-5

ELF

7A

Title 43 White Board List

- Handout for 12/2/2021
- Will be given at the meeting from Platting Staff.