

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 16, 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

- A. November 18, 2021

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- Platting Board Chair to read the Ex-Parte & Interest Memo.
 - A. **BRADLEY DRAKE:** The request is to create 8 lots from Lot 2 Block 1 Rainbow East, Plat # 72-1 and Tax Parcel B3, to be known as **DRAKE ESTATES**, containing 42.84 acres +/- . The plat is located east of N. Pittman Road, west of N. Suzanna Street, and directly south of W. Kathi Drive (Tax ID # 17N02W02B003 and 6255B01L002); located within the NW ¼ Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.
- Platting Board Chair to read the Ex-Parte & Interest Memo.
 - B. **STEVE GEARING:** The request is to create three lots from Lot 3 Beaver Lake Heights, Plat # 2004-105, to be known as **BEAVER LAKE HEIGHTS #1**, containing 57.88 acres +/- . The parcel is located east of West Beaver Tail Lake, west of W. Concord Street, and north of Big Beaver Lake (Tax ID # 5562000L003); located within the W 1/2 Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.
- Platting Board Chair to read the Ex-Parte & Interest Memo.
 - C. **CALE CUCULLU:** The request is to create one lot from Lots 3A-3D, Block 4, ASLS 72-26, Plat No. 86-163, to be known as **LABRADOR ESTATES**, containing 3.68 acres +/- . Petitioner is proposing to vacate all but 60' of Hal's Circle. The plat is located north of W. Schrock Road, west of N. Sushana Drive and south of Little Susitna River (Tax IDs #3269B04L003A-L003D); located within the NW ¼ SE ¼ Section 16, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.

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

D. Resolution 2021-137: Platting Policy and Procedure Manual Revision.

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Special Meeting Session on Title 43 White Board List and Title 43 Resolutions.

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 January 6, 2022 Platting Board Hearing (*Informational Only – Subject to change*)
 - Tranquil Woods, Case 2021-179
 - Sterling Estates MSP, Case 2021-180
 - AK Mental Hlth PUE, Case 2021-185
 - Dellinger Est RSB L/1, Case 2021-176
 - McKinley Vw RSB, Case 2021-056

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **December 16, 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.**

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
NOVEMBER 18, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on November 18, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair LaMarr Anderson.

1. CALL TO ORDER**A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, District Seat #1
Mr. LaMarr Anderson, District Seat #2, Chair
Mr. Dan Bush, District Seat #4
Mr. Dennis Vau Dell, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Vice Chair
Mr. Alan Leonard, District Seat #7

Platting Board members absent and excused were:

Mr. John Shadrach, District Seat #3
Ms. Barbara Doty, Alternate
Ms. Amanda Salmon, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Pio Cottini.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for October 7, 2021.

GENERAL CONSENT: The minutes for October 7, 2021 were approved without objections.

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)***4. UNFINISHED BUSINESS: Quasi-Judicial Matters**
*(There is no Unfinished Business)***5. RECONSIDERATIONS/APPEALS**
(There are no Reconsiderations/Appeals)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
NOVEMBER 18, 2021****6. PUBLIC HEARINGS: Quasi-Judicial Matters***(There are no Public Hearings)***7. ITEMS OF BUSINESS & MISCELLANEOUS****A. 2022 Platting Board Schedule.**

The Platting Clerk gave a brief overview of the 2022 Platting Board schedule for the New Year.

MOTION: Platting Member Vau Dell moved to approve the 2022 Platting Board Schedule. The motion was seconded by Platting Member Leonard.

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

B. Review the Platting Board Policy & Procedure Manual, Section #9.

The Platting clerk gave a brief overview of staff's write up for the Policy and Procedure Manual.

The board members started discussion of the policy & procedure manual.

TIME: 1:24 P.M.

CD: 022:16

BREAK

TIME: 1:35 P.M.

CD: 0:34:13

MOTION: Platting Member Vau Dell moved to remove the parentheses and the wordage in under reconsiderations. The motion was seconded by Platting Member Bush.

Discussion ensued on what should be written in the Policy & Procedure Manual.

Platting Member Vau Dell withdrew his motion.

MOTION: Platting Member Vau Dell moved to remove the wordage of Quasi-Judicial & legislative in parentheses under reconsiderations. The motion was seconded by Platting Member Leonard.

More Discussion by the platting Board on wordage.

TIME: 1:55 P.M.

CD: 0:55:18

BREAK

TIME: 1:59 P.M.

CD: 0:58:38

Platting Member Vau Dell amended his motion to include staffs wordage into his motion.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
NOVEMBER 18, 2021****POLICY & PROCEDURE WORDAGE:****(9) RECONSIDERATION**

A. Reconsideration by interested parties are outlined in MSB Title 43.35.005.

B. A Motion to reconsider a vote . . .

(1) A proper motion to reconsider suspends implementation and effect . . .

(2) Only one motion to reconsider shall be . . .

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

C. Special Meeting Session on Title 43 White Board List.

- Fred Wagner, The Platting Officer, Presented the White Board List Packet and went through the current items.

Item #7-11 Staff will be working on these items with surveyors. These items are on hold.

Item #12 Staff will be working on a resolution for this item. Will come back before the board in the next month.

Item #13 Staff will be working on changing the wordage and re-write for cutbanks the next time the white board list is worked on.

Item #14 Staff will be working on changing the wordage and re-write for Appeals the next time the white board list is worked on.

Item #15 Mr. Wagner gave an explanation on removing this item from the white board list.

Item #16 Staff will be working on a resolution for this item. Will come back before the board in the next month.

Item #17 Staff will be working on changing the wordage and re-write for MSB 43.15.049(G) and 43.15.016 (H)(6) the next time the white board list is worked on.

Item #18 Mr. Wagner Gave an explanation on removing this item from the white board list.

TIME: 2:55 P.M.

CD: 01:53:27

BREAK

TIME: 3:00 P.M.

CD: 01:59:02

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
NOVEMBER 18, 2021**

Item #19 Staff will be working on changing the wordage and re-write the next time the white board list is worked on.

Item #20 Staff will be working on this item with surveyors. This item is on hold.

Item #21 Mr. Wagner explained this item is not needed and removed this item from the white board list.

Item #22 Staff will be working on changing the wordage and re-write for the next time the white board list is being worked on.

Item #23 Mr. Wagner explained this item is not needed and removed this item from the white board list.

8. PLATTING STAFF & OFFICER COMMENTS

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

Mr. Wagner provided a brief update on the Platting Board schedule. The next meeting will be December 2, 2021. Will have the new re-write on Title 43 white board list packet with the changes being made. Will also start writing the Resolutions for the white board list. Update the board on the hiring status of the Platting Assistant.

Ms. Von Gunten stated that the resolution for the policy & procedure will be given to them in next month's meeting.

9. BOARD COMMENTS

- Platting Member Vau Dell commented on the white board list.
- Platting Member Leonard thanked staff for their work.
- Platting Member Cottini had no comments.
- Platting Member Fernandez had no comments.
- Platting Member Bush had no comments.
- Platting Member Anderson thanked staff and the board for their work.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
NOVEMBER 18, 2021****10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 3:31 p.m. (CD: 02:31:45)

LAMARR ANDERSON,
Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

DRAFT

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 16, 2021**

ABBREVIATES PLAT: DRAKE ESTATES

LEGAL DESCRIPTION: SEC 02, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: BRADLEY DRAKE

SURVEYOR/ENGINEER: DENALI NORTH

ACRES: 42.84 ± **PARCELS:** 8

REVIEWED BY: MATTHEW GODDARD

CASE #: 2021-169

REQUEST: The request is to create 8 lots from Lot 2 Block 1 Rainbow East, Plat # 72-1 and MSB Waiver #71-25 (Tax Parcel B3) and to dedicate a 60' Public Use Easement, to be known as **DRAKE ESTATES**, containing 42.84 acres +/- . The plat is located east of N. Pittman Road, west of N. Suzanne Street, and directly south of W. Kathi Drive; located within the NW ¼ Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos

Soils Report

EXHIBIT A – 5 pgs

EXHIBIT B – 13 pgs

AGENCY COMMENTS

Department of Public Works

USACE

Utilities

EXHIBIT C – 4 pgs

EXHIBIT D – 1 pg

EXHIBIT E – 5 pgs

MSB Development services

EXHIBIT F – 1 pg

MSB Planning

EXHIBIT G – 1 pg

MSB Assessments

EXHIBIT H – 1 pg

Meadow Lakes Community Council

EXHIBIT I – 2 pgs

RSA #27

EXHIBIT J – 1 pg

DISCUSSION: The proposed subdivision is creating eight lots from Lot 2 Block 1 Rainbow East, Plat # 72-1 and MSB Waiver Resolution #71-25 (Tax Parcel B3), and dedicating a 60' public use easement on the pole portions of Lots 6 and 7. Lots 2, 3, 6, & 7 will be flag lots. All lots will take access from W. Kathi Drive; a Borough owned and maintained road. Lots 2 and 3 will have a common access driveway at the common access point on the lot line. Lots 5, 6, 7, and 8 will access W. Kathi Dr through a public use easement on the pole portions of lots 6 and 7.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). James Rowland, PE, notes based on test hole data from August 9, 2019 and observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with MSB 43.20.281.

Comments:

Department of Public Works (Exhibit C) Jamie Taylor, PE notes that the soils classification listed in the soils report is incorrect. Based on the submitted report most of the soils should be GP-GM. (*See Recommendation #4*)

USACE (Exhibit D) notes that there are wetlands/waters and recommends the project proponent contact their office to request a jurisdictional determination.

Utilities: (Exhibit E) Enstar has no comments or recommendations. GCI has no comments or objections. MTA requests a 15' utility easement on lots 1-8 along Kathi drive (*See Recommendation #5*). MEA requests easements be shown on final plat. *Staff notes the easements MEA provided are already included in the Certificate to Plat and will be shown on final plat (see Recommendation #6).*

MSB Development Services (Exhibit F) notes that the parcel does not have a driveway permit and the petitioner will need to apply for one (*See Recommendation #7*)

MSB Planning (Exhibit G) notes that this parcel is an active Department of Natural Resources oil and gas lease sale tract (DNR Casefile: LST CI06857). Wetlands are present throughout the majority of the parent parcel. Development of these wetlands may require a permit from USACE.

MSB Assessments (Exhibit H) has no comments.

Meadow Lakes Community Council (Exhibit I)

"The Meadow Lakes Community Council would like to submit the following comments for consideration regarding the proposed Drake Estates subdivision.

- a) Driveways for lots 1, 2, and 3 would be on a curve of W Kathi Dr, creating a safety hazard and possibly violating the driveway construction manual required sight distances (Title 11: Roads, Streets, Sidewalks and Trails, Chapter 11.12.050). *Staff notes that Lots 2 and 3 will share a common access driveway at the common access point at the lot line, Lot 1 will take access further north due to usable area.*
- b) We recommend removing and reconfiguring the existing shared driveway for buildings on proposed lots 2 and 3.
- c) Are there any variances requested for this proposed subdivision? *There have been no variances requested for this plan.*
- d) Any filling of wetlands would require an Army Corp of Engineers permit which may be required for a driveway on lot 6.
- e) In other areas of Meadow Lakes, we have seen septic systems on smaller lots fail, contaminating local wetlands and lakes. When they need to be replaced there is nowhere to build a replacement. *Staff notes that engineer James Rowland, P.E. certifies that each lot has the required minimum of 10,000 sf of contiguous usable septic area per 43.20.281(a).*

- f) We would like to see smart development that preserves wetlands and clean water.
 - g) The Meadow Lakes Comprehensive Plan indicates maintaining the community's rural character, larger lot sizes, and open space (page vi).
 - h) We do not support the creation of so many "flagpole" lots in a small section of W Kathi Dr and instead support interior subdivision roads with stub roads connecting to future and existing subdivisions. *Flagpoles are allowed per MSB 43.20.300(e)*
 - i) There may be not enough room for snow storage on the driveways of the flagpole lots because of the narrow width of the "poles."
 - j) We would like the petitioner to be aware of the public-use nature of the section line easement on the west side of the parcel.
- To mitigate these issues, we recommend combining lots to make larger lots.
We request the Board consider requiring modifications to this platting application."

RSA # 27 (Exhibit J) Stephen Edwards comments:

1. Object to "extreme example flag lot" overall design which represents the opposite of connectivity goals by adding density with no additional routing for the traffic.
2. Object to the multiple driveways which will be on curves and create problems for RSA plowing contractor as well as create safety concerns. I see some of the flags are joined with an easement at Kathy but that doesn't relieve the issue of the other driveways which may require waivers to the Driveway Construction Manual standard to be compliant.
3. Object to the poorly designed lot shapes with extremely long flags. This is basically a swamp with a few areas of higher ground on the sides and all the lot runoff as well as septic effluent will be certain to reach the pond from such high density development. I realize an engineer has likely certified the 10,000 useable for each lot but that requirement is insufficient for such a wetland area.

I recommend rework to reduce lot count and place driveways in more appropriate locations on this residential road.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Fire Service Area #136 West Lakes; MSB Community Development, Emergency Services, Code Compliance or Pre-Design Division.

CONCLUSION: The preliminary plat of Vickie's View is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection from RSA # 027 Meadow Lakes. There was one objection from Community Council Meadow Lakes. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

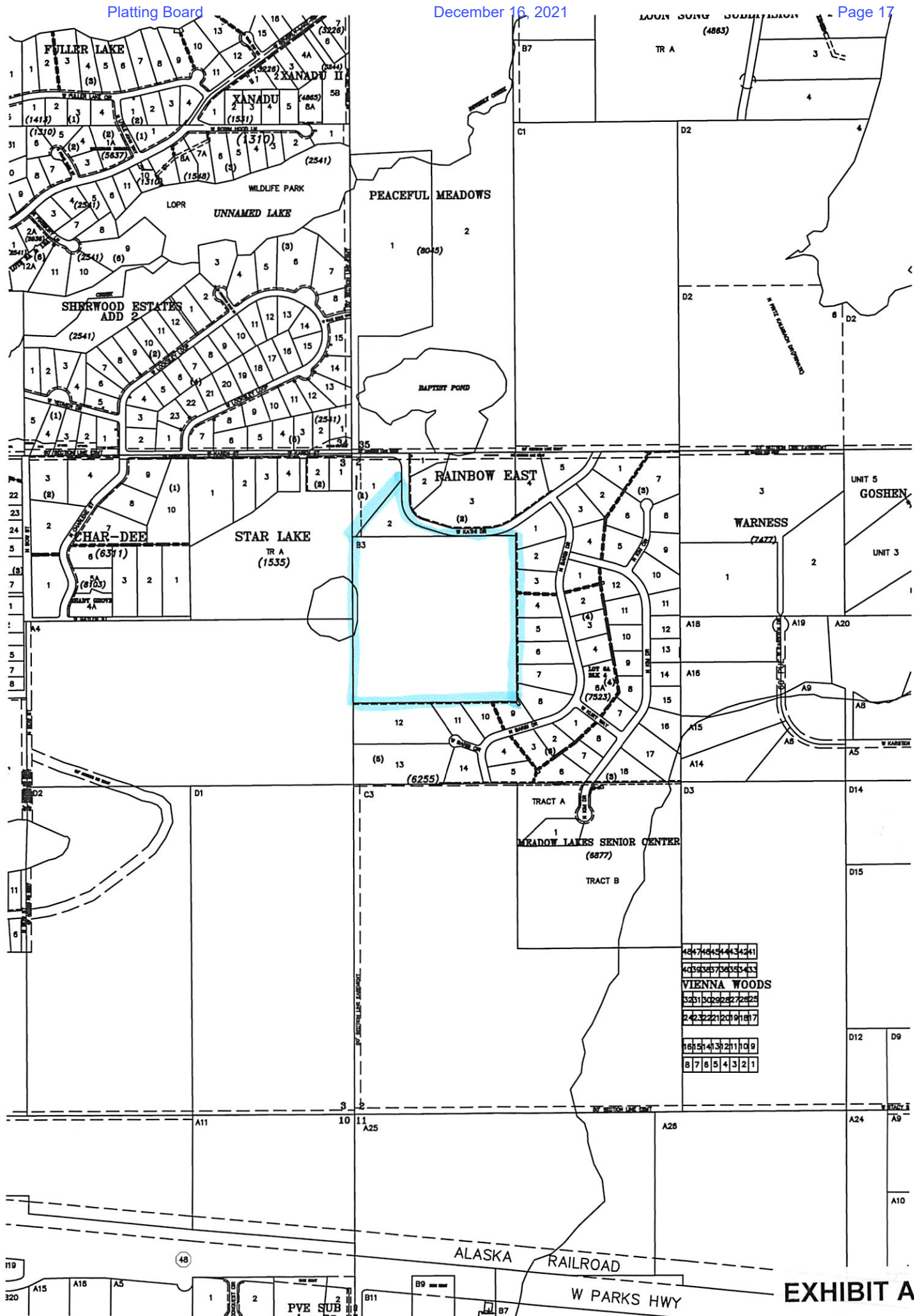
FINDINGS OF FACT

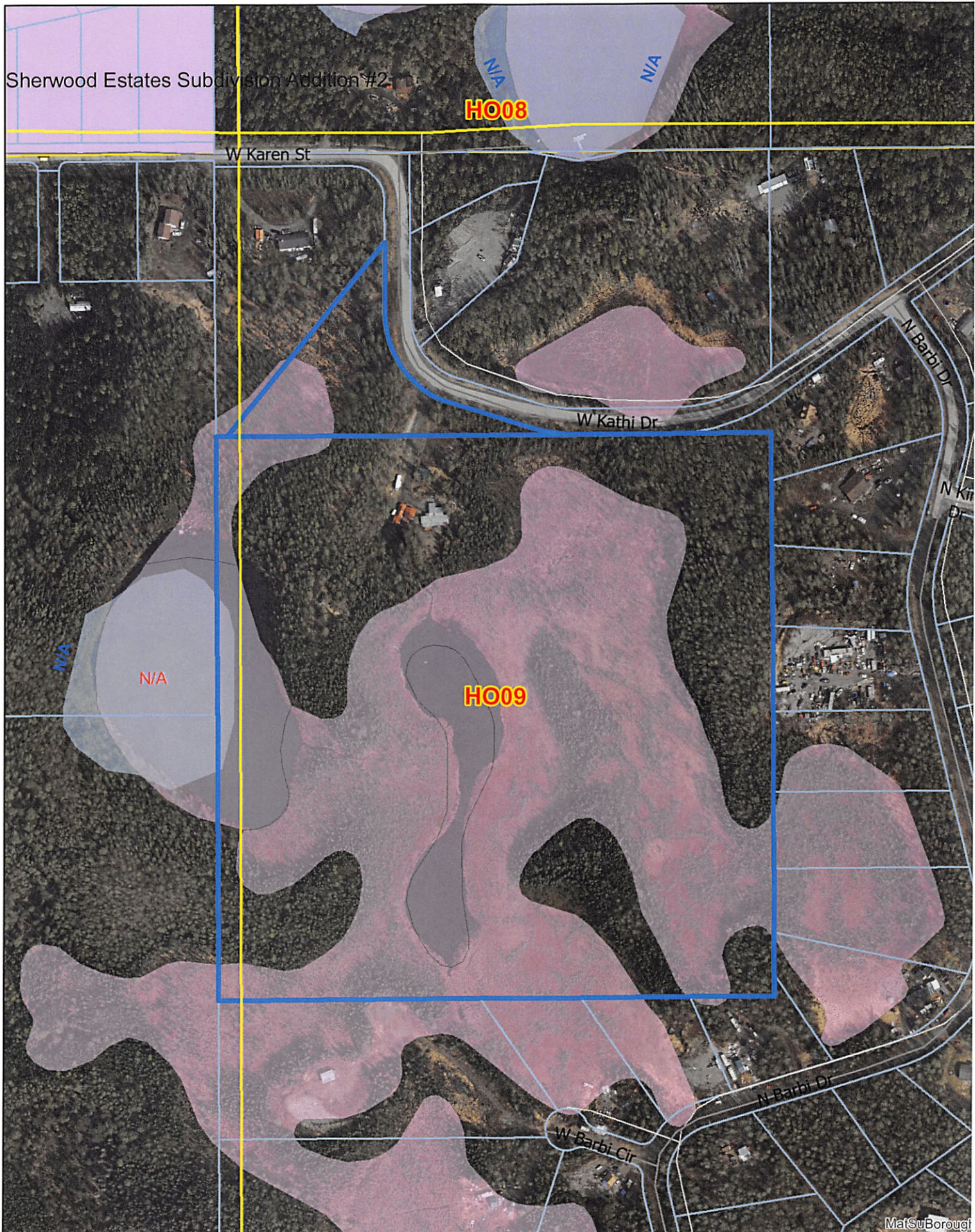
1. The plat of Drake Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots have the required 10,000 sf of buildable area and the 10,000 sf of contiguous septic area pursuant to MSB 43.20.281(A)(1).
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(B) Flag lots.
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Fire Service Area #136 West Lakes; MSB Community Development, Emergency Services, Code Compliance or Pre-Design Division.
7. USACE determined the Property contains wetlands and other waters and recommends they be contacted for a jurisdictional determination.
8. There were no objections from any federal or state agencies, or Borough departments.
9. There were objections received from the RSA #27 Meadow Lakes and the Meadow Lakes Community Council.
10. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the Preliminary plat of Drake Estates, Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide an updated the soils report to accurately reflect the soil composition and provide a copy to the platting staff.
5. Grant a 15' utility easement on Lots 1-8 along W. Kathi Drive, as requested by MTA.
6. Show all easements of record on final plat.
7. Apply for a driveway permit from MSB Development services and provide a copy to Platting staff.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



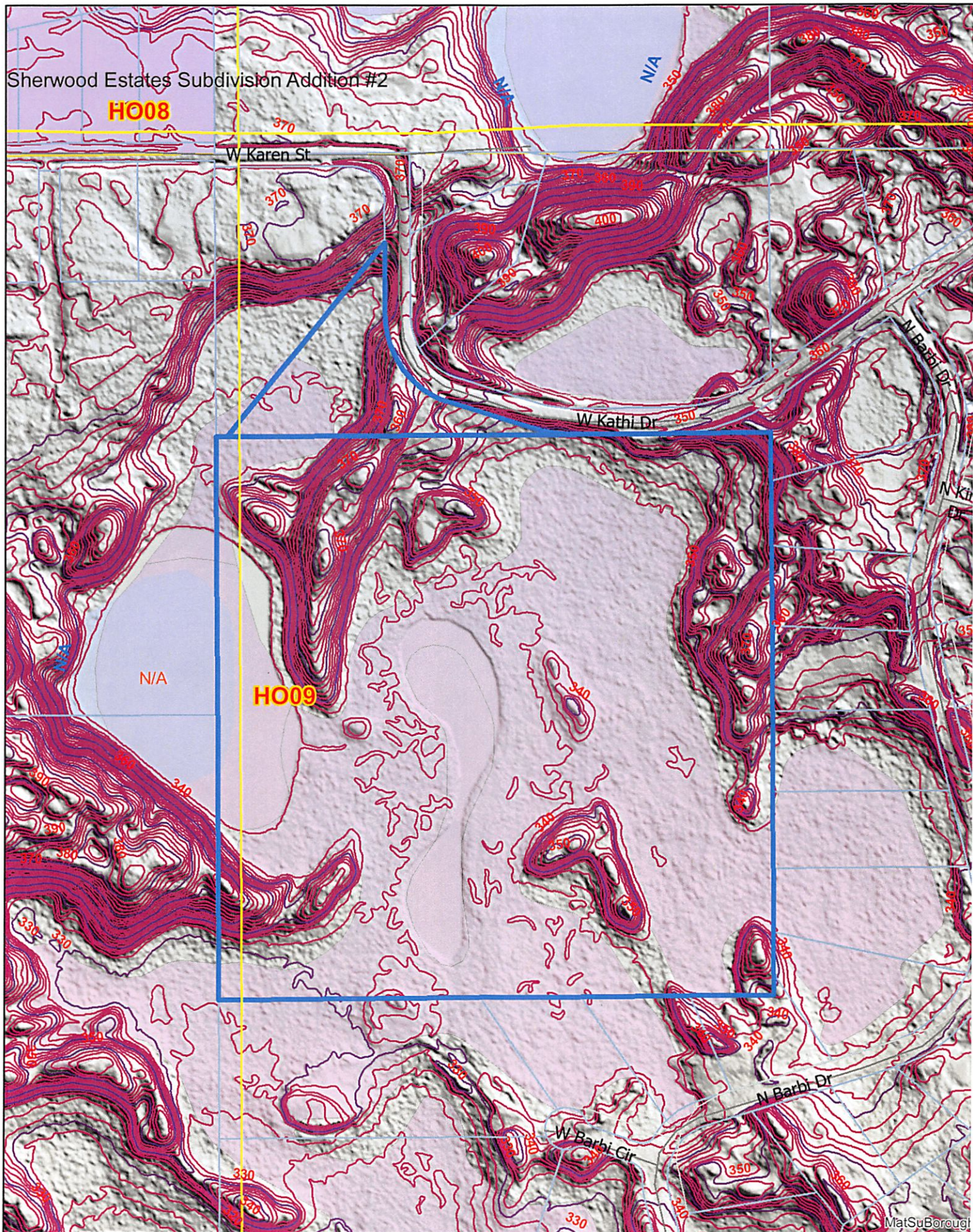


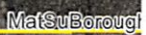


280 140 0 280 Feet

EXHIBIT A-3







Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

RE: Drake Estates

SOILS INVESTIGATION:

A soils investigation has been completed for the referenced proposed eight lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.


Attached are test hole logs from August 9, 2019 located as shown on the attached soils map. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

SITE PLAN:

In accordance with MSB 43.15.016(A) the soils/topo map is included with the test hole locations. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely


James Rowland, P.E.



June 23, 2021

RECEIVED
JUL 19 2021
PLATTING

□ PERCOLATION TEST

PERCOLATION TEST
TEST HOLE #1

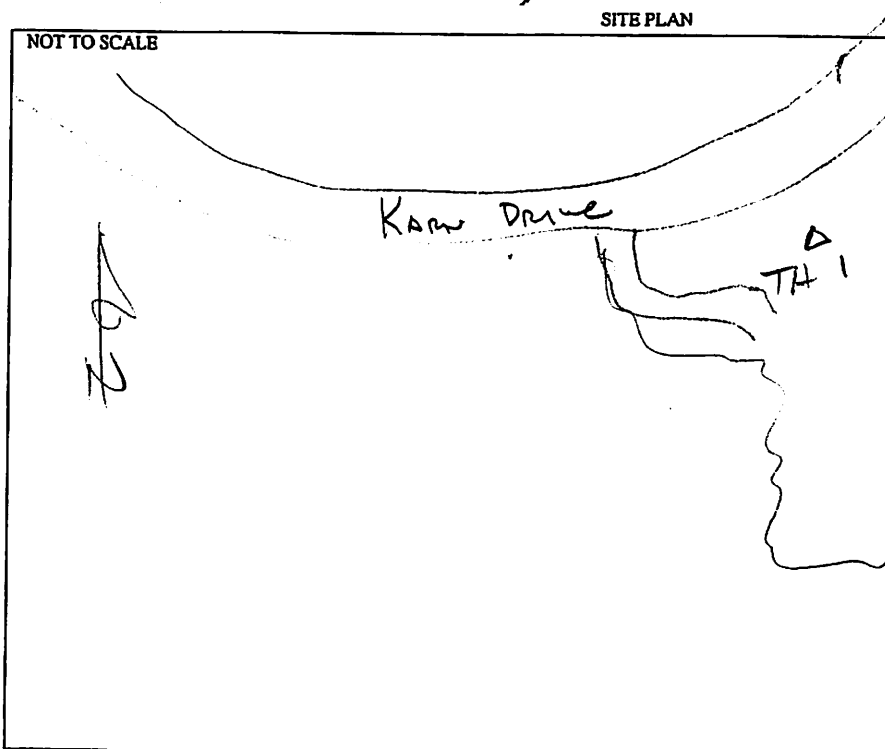
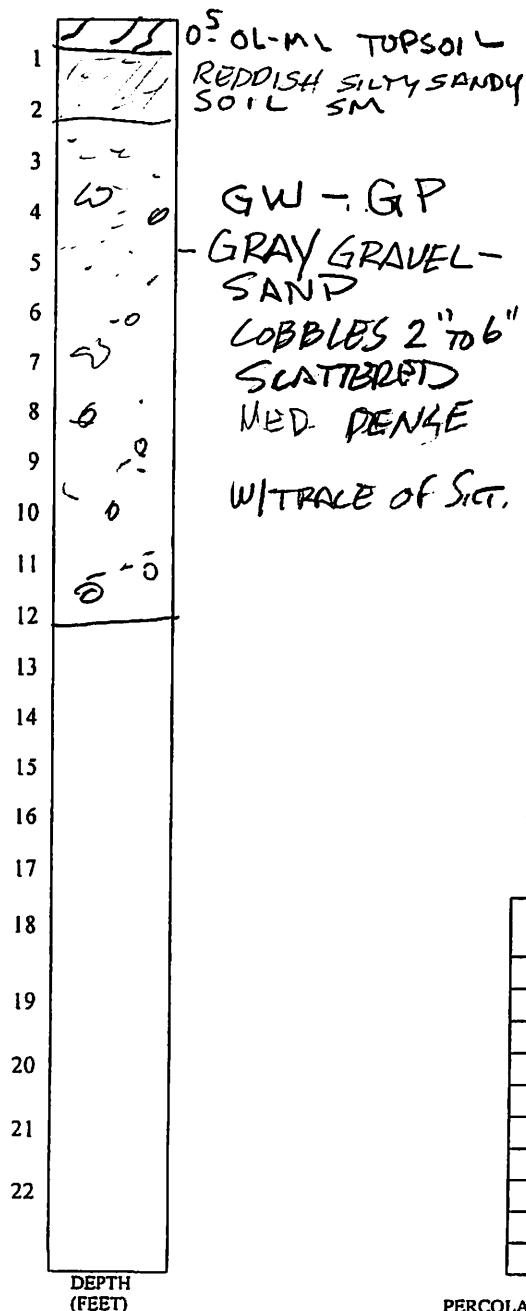
BEDROOMS

JOB NUMBER: 17-238

PERFORMED FOR: BEAD DRINK

DATE PERFORMED: 5/2019

LEGAL DESCRIPTION: LOT 2, BLK 1 RAINBOW EAST & 40 ACR. PARCEL



**WAS GROUND WATER
ENCOUNTERED?**

NO 4" MT INSTALLED

IF YES, AT WHAT DEPTH?

[illegible]

PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS _____

PERFORMED BY: W. W. HALEY CERTIFIED BY: _____ DATE: 6-23-21

EXHIBIT B-2

SIEVE ANALYSIS

ROAD OR AREA DRIVE UB

SAMPLE LOCATION TEST HOLE #1 DATE: 7/2021

SAMPLE DEPTH 4" - 5"

WET WT: _____ WASHED WT: _____ PAN= _____

DRY WT: 1232 PAN= 176 PAN WT: 1056

<u>TOTAL W/PAN</u>	<u>SCREEN</u>	<u>LESS PAN WT:</u>	<u>PERCENT FINER</u>
<u>0</u>	# <u>2"</u>	WT= <u>0</u> = % <u>0</u>	
<u>502</u>	# <u>3/4"</u>	WT= <u>326</u> = % <u>30.9%</u>	
<u>482</u>	# <u>#4</u>	WT= <u>306</u> = % <u>28.98%</u>	
<u>278</u>	# <u>#10</u>	WT= <u>102</u> = % <u>9.7%</u>	
<u>489</u>	# <u>#30</u>	WT= <u>262</u> = % <u>24.8%</u>	
_____	# _____	WT= _____ = % _____	
_____	# _____	WT= _____ = % _____	
<u>239</u>	PAN	= <u>63</u> = % <u>6.0%</u>	
_____	TOTAL	= <u>1059</u> = % <u>100.3%</u>	

GP-GW 1257 Rating
NON-PLASTIC

DENALI NORTH

847 W. Evergreen Avenue
Palmer, Alaska 99645

SOIL LOG

PERCOLATION TEST TEST HOLE #2

☒ SOIL LOG

☐ PERCOLATION
TEST

____ BEDROOMS

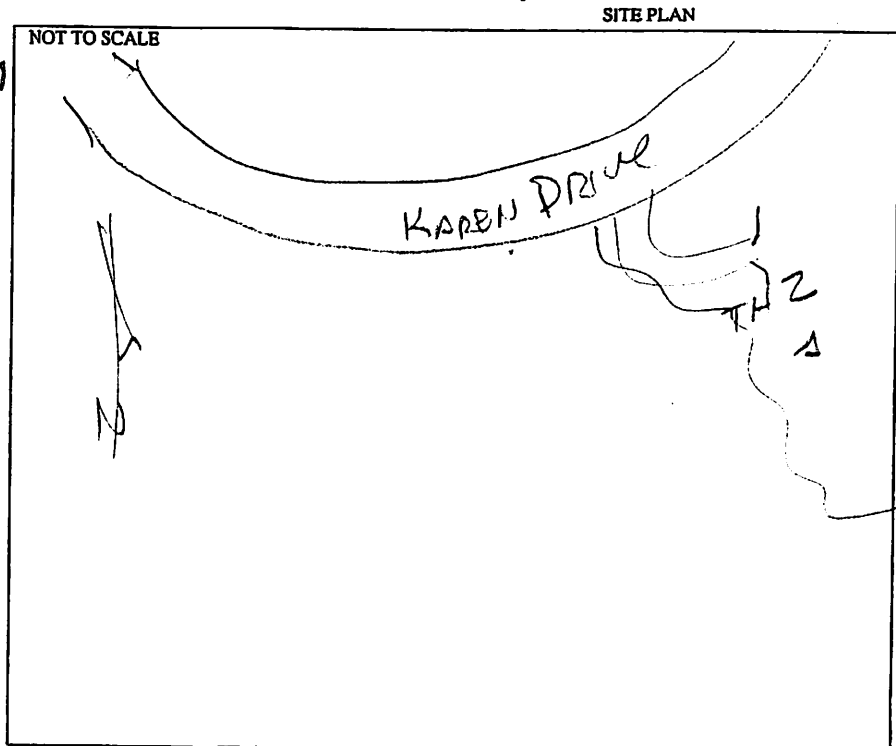
JOB NUMBER: 17-238

PERFORMED FOR: BRAD DRAKE

DATE PERFORMED: MAY 2019

LEGAL DESCRIPTION: LOT 2, BLK 1 RAINBOW EAST, 40 ACRE PARCEL

1	GEOL-MC TOPSOIL
2	REDDISH SILTY SANDY
3	SOIL SM.
4	GRAY - SANDY
5	GRAVEL GW-SP
6	W/TRACE OF
7	SILT. 2" TO 6"
8	COBBLES
9	SCATTERED
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	



WAS GROUND WATER ENCOUNTERED? NO 4" MONITOR TUBE INSTALLED

IF YES, AT WHAT DEPTH? _____

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS SOIL RATING 125 SPFT TO 150 SPFT

PERFORMED BY: W. WHALEY

CERTIFIED BY: _____

DATE: 6-23-21

EXHIBIT B-4

SIEVE ANALYSIS

ROAD OR AREA DRAKE SUB

SAMPLE LOCATION TEST HOLE 2 DATE: 7-16-21

SAMPLE DEPTH 4 TO 5 FT.

WET WT: _____ WASHED WT: _____ PAN= _____

DRY WT: 1090 PAN= 176 PAN WT: 914

<u>TOTAL W/PAN</u>	<u>SCREEN</u>	<u>LESS PAN WT:</u>	<u>PERCENT FINER</u>
<u>245</u>	# <u>2"</u>	WT= <u>69</u> = % <u>7.5%</u>	
<u>430</u>	# <u>3/4"</u>	WT= <u>254</u> = % <u>27.8%</u>	
<u>475</u>	# <u>4</u>	WT= <u>299</u> = % <u>32.7%</u>	
<u>370</u>	# <u>10</u>	WT= <u>194</u> = % <u>21.2%</u>	
<u>210</u>	# <u>200</u>	WT= <u>34</u> = % <u>3.7%</u>	
_____	# _____	WT= _____ = % _____	
_____	# _____	WT= _____ = % _____	
<u>240</u>	PAN	= <u>62</u> = % <u>6.8%</u>	
_____	TOTAL	= <u>912</u> = % <u>99.8%</u>	

SOIL RATING GW-GP
NON-PLASTIC

EXHIBIT B-6

SIEVE ANALYSIS

ROAD OR AREA DRAKE

SAMPLE LOCATION TEST HOLE #3 DATE: 7-16-21

SAMPLE DEPTH 5 to 6 ft

WET WT: 1418 WASHED WT: _____ PAN= _____

DRY WT: 1379 PAN= 176 LESS PAN WT: 1203

<u>TOTAL W/PAN</u>	<u>SCREEN</u>	<u>LESS PAN WT:</u>	<u>PERCENT FINER</u>
_____	# <u>3"</u>	WT= _____ = % _____	
<u>964</u>	# <u>3/4"</u>	WT= <u>788</u> = % <u>65.5%</u>	
<u>290</u>	# <u>#4</u>	WT= <u>114</u> = % <u>9.5%</u>	
<u>231</u>	# <u>10</u>	WT= <u>55</u> = % <u>4.6%</u>	
<u>335</u>	# <u>200</u>	WT= <u>159</u> = % <u>13.2%</u>	
_____	# _____	WT= _____ = % _____	
_____	# _____	WT= _____ = % _____	
<u>261</u>	PAN	= <u>85</u> = % <u>7%</u>	
_____	TOTAL	= <u>1201</u> = % <u>99.8%</u>	<u>99.8%</u>

SOIL RATING GW-GP 125 SQ FT
NON-PLASTIC BD RM

DENALI NORTH

847 W. Evergreen Avenue
Palmer, Alaska 99645

SOIL LOG

PERCOLATION TEST TEST HOLE #4

☒ SOIL LOG

☐ PERCOLATION
TEST

___ BEDROOMS

JOB NUMBER: 17-238

PERFORMED FOR: BRAD DRAKE

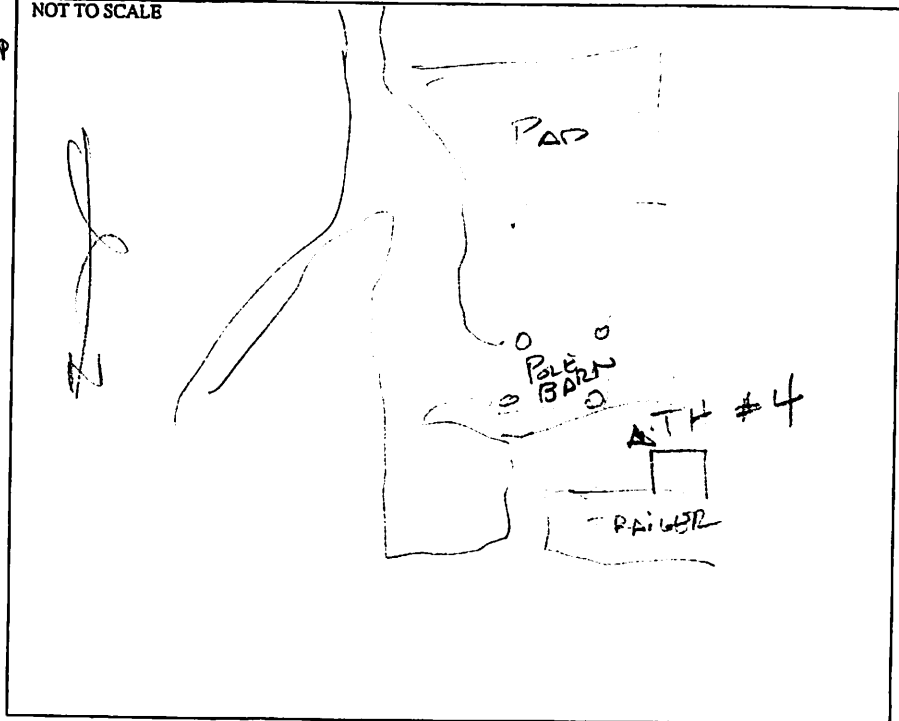
DATE PERFORMED: 8-9-2019

LEGAL DESCRIPTION: _____

1	3 5 1	06 ML TOPSOIL
2	2.1.2.5.1	REDDISH SILTY SOIL-damp SM
3	1 9	GP-GW
4	1 1	GRAY TAN SANDY
5	0 1	GRAVEL
6	1 1	SCATTERED COBBLES
7	1 1	2-4" OCCASIONAL
8	0 1	8" ROCK
9	1 1	
10	1 1	
11	0 1	
12	1 1	Set 4" MT
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		

NOT TO SCALE

SITE PLAN



WAS GROUND WATER
ENCOUNTERED? _____

IF YES, AT WHAT
DEPTH? _____

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS _____

PERFORMED BY: W. WHALEY

CERTIFIED BY: _____

DATE: 6-23-21

EXHIBIT B-8

SIEVE ANALYSIS

ROAD OR AREA DRAKE

SAMPLE LOCATION TEST HOLE #4 DATE: 7-16-21

SAMPLE DEPTH 4-5

WET WT: 1588 WASHED WT: _____ PAN= _____

DRY WT: 1571 PAN= 150 LESS PAN WT: 1421

<u>TOTAL W/PAN</u>	<u>SCREEN</u>	<u>LESS PAN WT:</u>	<u>PERCENT FINER</u>
<u>0</u>	# <u>2"</u>	WT= <u>0</u> = % <u>0</u>	
<u>941</u>	# <u>3/4</u>	WT= <u>791</u> = % <u>55.7 %</u>	
<u>591</u>	# <u>4</u>	WT= <u>441</u> = % <u>31 %</u>	
<u>222</u>	# <u>10</u>	WT= <u>72</u> = % <u>5 %</u>	
<u>214</u>	# <u>200</u>	WT= <u>64</u> = % <u>4.5 %</u>	
_____	# _____	WT= _____ = % _____	
_____	# _____	WT= _____ = % _____	
<u>199</u>	PAN	= <u>49</u> = % <u>3.5 %</u>	
_____	TOTAL	= <u>1417</u> = % <u>99.72 %</u>	

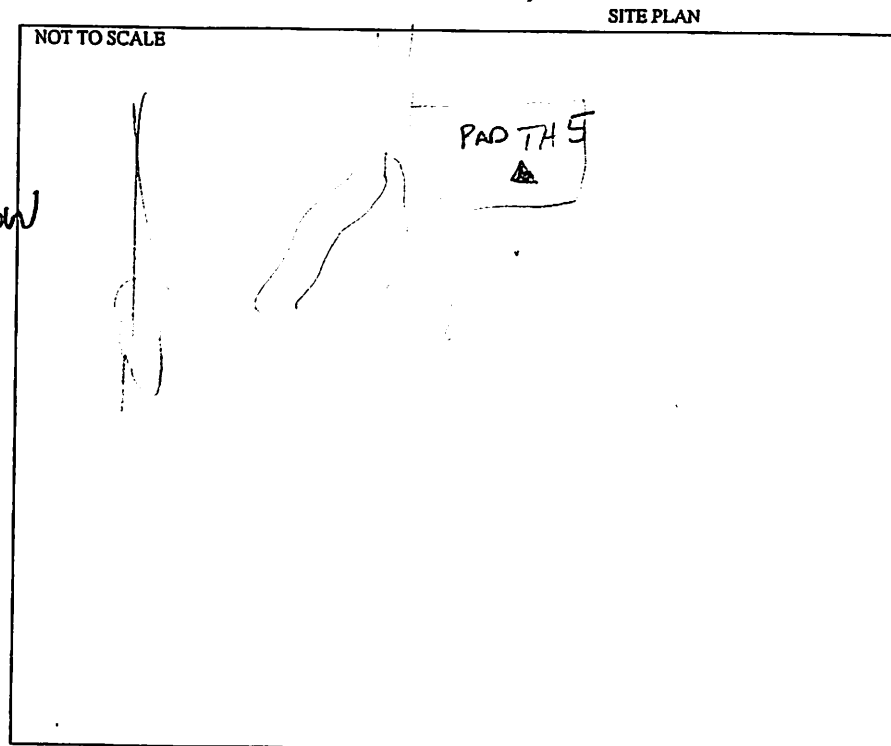
Soil Rating GW TO GP 1255 ft. PER FOOT

□ PERCOLATION TEST

 BEDROOMS

DATE PERFORMED: 8-30-2019

LEGAL DESCRIPTION:



NO. 4" MONITOR TUBE INSTALLED

[illegible]

PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS SDLL RATING 125 SQFT TO 150 SQFT

PERFORMED BY: W. W. HALEY

CERTIFIED BY:

DATE: 6-23-21

EXHIBIT B-10

SIEVE ANALYSIS

ROAD OR AREA Drakes CoveSAMPLE LOCATION TEST Haul 5 DATE: 7/2021SAMPLE DEPTH 4' - 5'

WET WT: _____ WASHED WT: _____ PAN= _____

DRY WT: 1691 PAN= 176 ~~LESS~~ PAN WT: 1515

<u>TOTAL W/PAN</u>	<u>SCREEN</u>	<u>LESS PAN WT:</u>	<u>PERCENT FINER</u>
<u>0</u>	# <u>2"</u>	WT= <u>0</u> = % <u>0</u>	
<u>560</u>	# <u>3/4"</u>	WT= <u>384</u> = % <u>25.4%</u>	
<u>644</u>	# <u>4</u>	WT= <u>468</u> = % <u>31%</u>	
<u>320</u>	# <u>10</u>	WT= <u>144</u> = % <u>9.5%</u>	
<u>582</u>	# <u>200</u>	WT= <u>406</u> = % <u>26.8%</u>	
_____	# _____	WT= _____ = % _____	
_____	# _____	WT= _____ = % _____	
<u>290</u>	PAN	= <u>114</u> = % <u>7.5%</u>	
_____	TOTAL	= <u>1516</u> = % <u>100.2%</u>	
			<u>100%</u>

NON-PLASTIC
GW-GP 125th SOIL RATING

□ PERCOLATION
TEST

___ BEDROOMS

SOIL LOG

847 W. Evergreen Avenue
Palmer, Alaska 99645

PERCOLATION TEST
TEST Hole #6

JOB NUMBER: 17-238

DATE PERFORMED: 8-30-2019

PERFORMED FOR: BRAD DRAKE

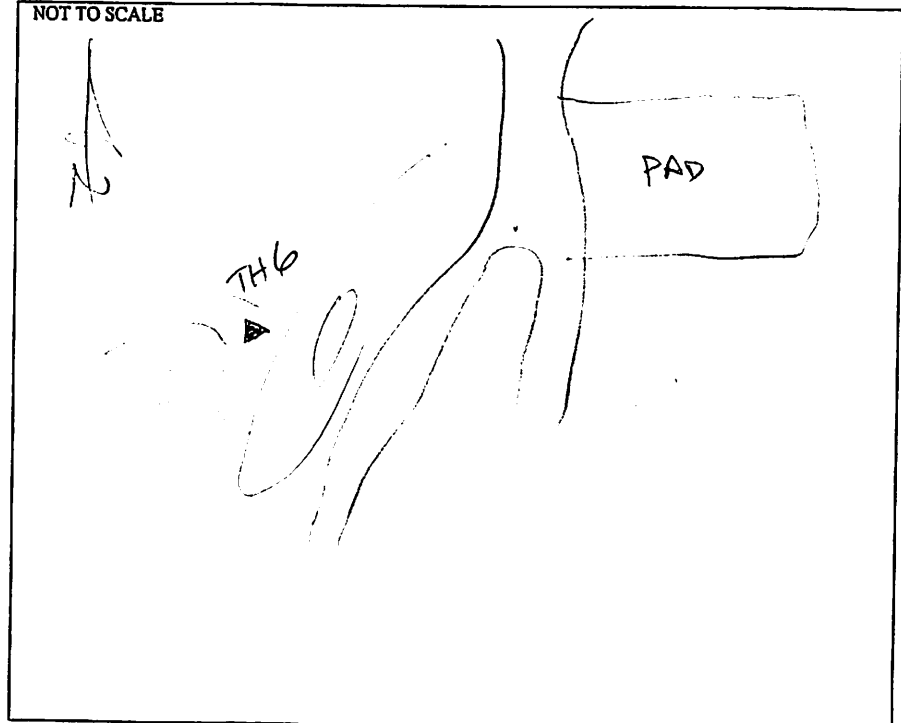
LEGAL DESCRIPTION:

Hand-drawn soil profile diagram showing depth from 1 to 22 feet. The profile is divided into layers with various patterns and symbols. Descriptions for each layer are provided to the right of the diagram.

Depth (Feet)	Soil Description
1	OL-ML TOPSOIL
2	REDDISH SILTY SANDY SOIL GM
3	
4	GWGP
5	TAN GRAY SANDY GRAVEL 2-12"
6	Scattered cobbles w/ trace of silt
7	+ Intermittent
8	Layers of GW/SW gravel (TYP)
9	
10	SANDY-GRAVEL
11	
12	Set 4" MB
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

NOT TO SCALE

SITE PLAN



**WAS GROUND WATER
ENCOUNTERED?**

IF YES, AT WHAT DEPTH?

No SET 4th MT

[illegible]

PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS Soil Rating 125 soft to 150 soft

PERFORMED BY: W. WHAKEY

CERTIFIED BY:

DATE: 6-23-21

EXHIBIT B-12

SIEVE ANALYSIS

ROAD OR AREA DRYK0SAMPLE LOCATION TEST HOLE #6 DATE: 7-16-21SAMPLE DEPTH 4 TO 5WET WT: 2024 WASHED WT: _____ PAN= _____DRY WT: 2010 PAN= 318 PAN WT: 1690

<u>TOTAL W/PAN</u>	<u>SCREEN</u>	<u>LESS PAN WT:</u>	<u>PERCENT FINER</u>
<u>701</u>	# <u>2"</u>	WT= <u>383</u> ✓ = %	<u>22.7</u> %
<u>905</u>	# <u>3/4</u>	WT= <u>587</u> ✓ = %	<u>34.7</u> %
<u>435</u>	# <u>4</u>	WT= <u>117</u> ✓ = %	<u>6.9</u> %
<u>355</u>	# <u>10</u>	WT= <u>37</u> ✓ = %	<u>2.2</u> %
<u>860</u>	# <u>200</u>	WT= <u>542</u> ✓ = %	<u>32</u> %
_____	# _____	WT= _____ = %	_____
_____	# _____	WT= _____ = %	_____
<u>344</u>	PAN	= <u>26</u> ✓ = %	<u>1.5</u> %
_____	TOTAL	= <u>1692</u> ✓ = %	<u>100.1</u> %

SOIL RATING GW-GP 125 Sq ft, BED ROOM

Matthew Goddard

From: Matthew Goddard
Sent: Friday, November 12, 2021 4:38 PM
To: Jamie Taylor
Subject: RE: RFC Drake Estates

Thank you Jamie, the information is appreciated. I will include this in my email to the Engineer, I will also let the Surveyor know that you are still looking for the drainage plan.

Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us
(907) 861-7881

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Friday, November 12, 2021 4:03 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Subject: Re: RFC Drake Estates

Based on the sieve results provided and assuming the soils are non-plastic, most of them should be GP-GM.

Sent from my iPhone

On Nov 12, 2021, at 2:28 PM, Matthew Goddard <Matthew.Goddard@matsugov.us> wrote:

Good afternoon Jamie,

I am going to forward this to the Engineer for correction. Before I send it though, could you please clarify what the classifications should be so I can make sure everything is resolved? Thank you for both catching the error and for the information to resolve it.

Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us
(907) 861-7881

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Friday, November 12, 2021 1:31 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Subject: RE: RFC Drake Estates

The soil classifications in the soils report are incorrect. I have no other comments.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works

Matthew Goddard

From: Denali North <denalinorth6925@gmail.com>
Sent: Thursday, November 18, 2021 9:11 AM
To: Matthew Goddard
Subject: Re: FW: RFC Drake Estates Soils Classification

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

Hi matthew

I will get this to Wayne/Jim and have them take a look. Sorry for the delay on replying i have been out of the office.

Thanks
Hayli

*Denali North Surveying & Engineering
230 E. Paulson Ave. Suite 67
Wasilla, AK 99654
907-376-9535 or 907-745-1110*

On Mon, Nov 15, 2021 at 8:22 AM Matthew Goddard <Matthew.Goddard@matsugov.us> wrote:

Hello,

I was contacted by Jamie in DPW about the soils classification for Drake estates (see email chain below). She states that the Classification should be GP-GM, I was hoping you could take a look at it and correct what is needed. Thank you.

Matthew Goddard

Platting Technician

Matthew.Goddard@matsugov.us

(907) 861-7881

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Friday, November 12, 2021 4:03 PM

To: Matthew Goddard <Matthew.Goddard@matsugov.us>

Subject: Re: RFC Drake Estates

Based on the sieve results provided and assuming the soils are non-plastic, most of them should be GP-GM.

Sent from my iPhone

On Nov 12, 2021, at 2:28 PM, Matthew Goddard <Matthew.Goddard@matsugov.us> wrote:

Good afternoon Jamie,

I am going to forward this to the Engineer for correction. Before I send it though, could you please clarify what the classifications should be so I can make sure everything is resolved? Thank you for both catching the error and for the information to resolve it.

Matthew Goddard

Platting Technician

Matthew.Goddard@matsugov.us

(907) 861-7881

From: Jamie Taylor <Jamie.Taylor@matsugov.us>

Sent: Friday, November 12, 2021 1:31 PM

To: Matthew Goddard <Matthew.Goddard@matsugov.us>

Subject: RE: RFC Drake Estates

The soil classifications in the soils report are incorrect. I have no other comments.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, October 22, 2021 3:41 PM
To: colton.percy@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; tim.swezey@mlccak.org; psfisher@gci.net; camden.yehle@mlccak.org; hsfirewise@gmail.com; lane@mtaonline.net; 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>; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>
Subject: RFC Drake Estates

Hello,

Below is a link for Drake Estates, MSB Case # 2021-169, Tech MG

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/E1CQLdCYI7BF1bfITT4McRkBno2VSI-AKh68zMLdMX6xGA?e=gTzPk1

Matthew Goddard

From: Berkner, Jason R CIV USARMY CEPOA (USA) <Jason.R.Berkner@usace.army.mil>
Sent: Monday, October 25, 2021 2:27 PM
To: Matthew Goddard
Subject: FW: RFC Drake Estates

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

Good Afternoon Mr. Goddard,

This concerns the request for comments on a preliminary plat to create 8 lots from Lot 2 Block 1 Rainbow East, Plat # 72-1 and Tax Parcel B3, to be known as Drake Estates, containing 42.84 acres +/- . The proposal is located east of N. Pittman Road, west of N. Suzanna Street, and directly south of W. Kathi Drive; located within the NW Section 02, Township 17 North, Range 02 West, Seward Meridian, near Wasilla, Alaska.

The placement of dredged and/or fill material into waters of the U.S., including most wetlands, is subject to Section 404 of the Clean Water Act (Section 404), which is administered by the U.S. Army Corps of Engineers (Corps). Section 404 prohibits discharges of dredged or fill material into waters of the U.S. unless the work has been authorized by the Corps through issuance of a Department of the Army permit.


Based on our review of the information you provided and available to our office, we have determined the property contains wetlands and other waters. At this time, we cannot determine whether those wetlands/waters are subject to Corps jurisdiction and recommend the project proponent contact this office to request a jurisdictional determination. The project proponent can find a copy of a 'request for a jurisdictional determination' form online at poa.usace.army.mil/Missions/Regulatory.

We offer no other specific comment on the Drake Estates proposal. As a general comment for any proposal, when planning an intended use for a property that contains waters of the U.S., the project proponent should consider that the Section 404 permit guidelines require that impacts to those waters be avoided and minimized to the maximum extent practicable. In relation to subdivisions, this means that plat layouts should be designed to avoid and minimize future impacts to waters of the U.S caused by construction of roads, driveways, utilities, and building/yard sites, through the use of upland alternatives. In other words, the number and configuration of proposed lots should be planned with consideration to avoiding and minimizing losses of waters of the U.S. A project proponent not receiving a jurisdictional determination from the Corps prior to establishment of an approved plat could potentially result in creation of lots that may have, otherwise avoidable, limitations that can affect their future development.

Please feel free to contact me if you have any questions or concerns. You can reach me via email at Jason.R.Berkner@usace.army.mil or by phone at 907-753-5778.

Thanks,

Jason Berkner
Project Manager
Regulatory Division
U.S. Army Corps of Engineers
PO Box 6898, 2204 3rd St.
JBER, Alaska 99506

 (907)-753-5778



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 30, 2021

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

To whom it may concern:

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

- **Griffin Subdivision**
 (MSB Case # 2021-186)
- **Drake Estates**
 (MSB Case # 2021-169)

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

Sincerely,

James Christopher

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, November 30, 2021 4:39 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Drake Estates
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Matthew,

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 29, 2021 12:41 PM
To: mearow@matanuska.com; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Drake Estates

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

Hello,

Sorry for the short notice on this request for comments, I missed your address on the original RFC email. Please respond to this as soon as you can as I need to have the write up on this turned in on Friday the 5th. Thank you for looking at this.

Below is a link for Drake Estates, MSB Case # 2021-169, Tech MG

https://matsugovus-my.sharepoint.com/:f:/g/personal/matthew_goddard_matsugov_us/EICQLdCYI7BF1bfITT4McRkBno2VSI-AKh68zMLdMX6xGA?e=gTzPk1

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

Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us
(907) 861-7881

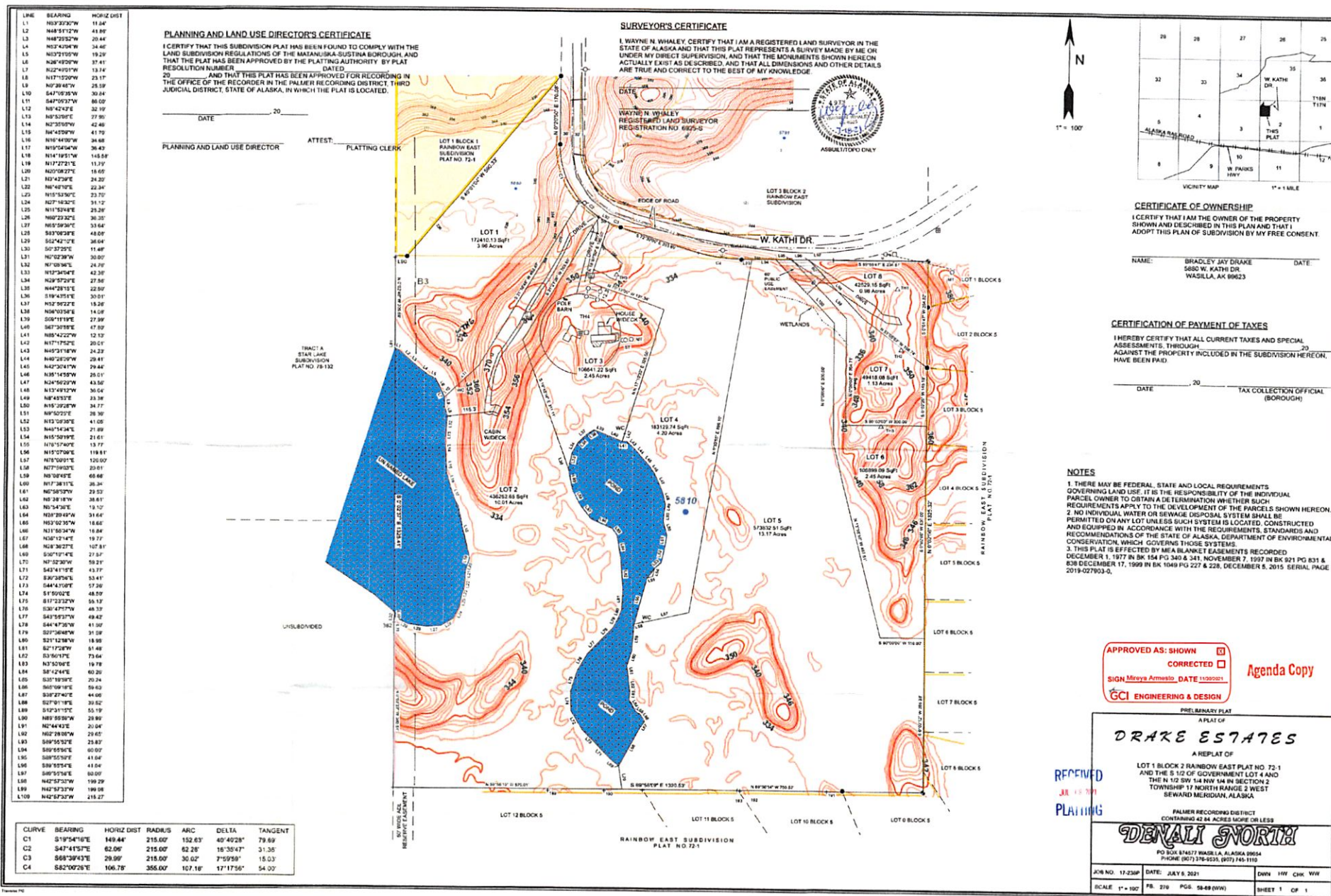


EXHIBIT E-3

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, November 30, 2021 10:50 AM
To: Matthew Goddard
Subject: RE: RFC Drake Estates

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

Good morning,

MTA has reviewed the plat for Drake Estates. MTA would like to request a 15' utility easement on lots 1-8 along Kathi Drive.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 29, 2021 12:41 PM
To: mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.frasier@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com
Subject: RFC Drake Estates

Hello,

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Below is a link for Drake Estates, MSB Case # 2021-169, Tech MG

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EICQLdCYI7BF1bfITT4McRkBno2VSI-AKh68zMLdMX6xGA?e=gTzPk1

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

Matthew Goddard

From: Meagan R. Hegge <Meagan.Hegge@mea.coop>
Sent: Monday, December 6, 2021 11:17 AM
To: Matthew Goddard
Cc: Cindy A. Coughlin
Subject: RE: RFC Drake Estates
Attachments: MEA Comment - Drake Estates, MSB Case#2021-169.pdf

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

Hi Matthew,

Please see the attached findings for the below request.

Thank you,

Meagan Hegge
Right of Way Technician
Matanuska Electric Association, Inc.
907-761-9276



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 29, 2021 12:41 PM
To: MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com
Subject: RFC Drake Estates

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

Hello,

Sorry for the short notice on this request for comments, I missed your address on the original RFC email. Please respond to this as soon as you can as I need to have the write up on this turned in on Friday the 5th. Thank you for looking at this.

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https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EICQLdCYl7BF1bfITT4McRkBno2VSI-AKh68zMLdMX6xGA?e=gTzPk1

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

Matthew Goddard

Matthew Goddard

From: Permit Center
Sent: Monday, October 25, 2021 4:50 PM
To: Matthew Goddard
Subject: RE: RFC Drake Estates

Good Afternoon,

This parcel has a driveway that does not have a driveway permit. Please have the application apply for their driveway permit.

Thank you,

Jennifer Monnin, CFM
 350 E Dahlia Ave
 Palmer, AK 99645
 1-907-861-7822
 Jennifer.monnin@matsugov.us

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, October 22, 2021 3:41 PM
To: colton.percy@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; tim.swezey@mlccak.org; psfisher@gci.net; camden.yehle@mlccak.org; hsfirewise@gmail.com; lana@mtaonline.net; 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>; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>
Subject: RFC Drake Estates

Hello,

Below is a link for Drake Estates, MSB Case # 2021-169, Tech MG

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EICQLdCYI7BF1bFITT4McRkBno2VSI-AKh68zMLdMX6xGA?e=gTzPk1

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

Matthew Goddard

From: Kelsey Anderson
Sent: Tuesday, November 9, 2021 12:18 PM
To: Matthew Goddard
Subject: RE: RFC Drake Estates

PA20210169

NATURAL RESOURCES

This parcel lies within an active Department of Natural Resources oil and gas lease sale tract (DNR Casefile: LST CI06857). For more information, applicant can call the DNR Public Information Center at 907-269-8400.

Wetlands are present throughout the majority of the parent parcel. Development of these wetlands may require a permit from the US Army Corps of Engineers.

ACCESS/TRANSPORTATION

Adequate access from W. Kathi Dr. The parent parcels have an Official Streets and Highways Plan (OSHP) proposed minor collector road route running parallel to the western boundary of the parcels.

COMMUNITY PLANNING

The Meadow Lakes Comprehensive Plan promotes +40,000 square foot lots, and seeks to promote open space (retaining land for trails and recreation, and protecting natural areas like wetlands). The proposed subdivision has valuable community characteristics and should consider as mentioned in the comprehensive plan, and developer should consider those standards when subdividing.

Link to comp plan: <https://matsugov.us/plans/meadow-lakes-comprehensive-plan>

Kelsey Anderson

Matanuska-Susitna Borough: Planner II

Desk: 907-861-8525

Cell: 907-795-3984

From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Friday, October 22, 2021 3:41 PM

To: colton.percy@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; tim.swezey@mlccak.org; psfisher@gci.net; camden.yehle@mlccak.org; hsfirewise@gmail.com; lana@mtaonline.net; 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>; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>

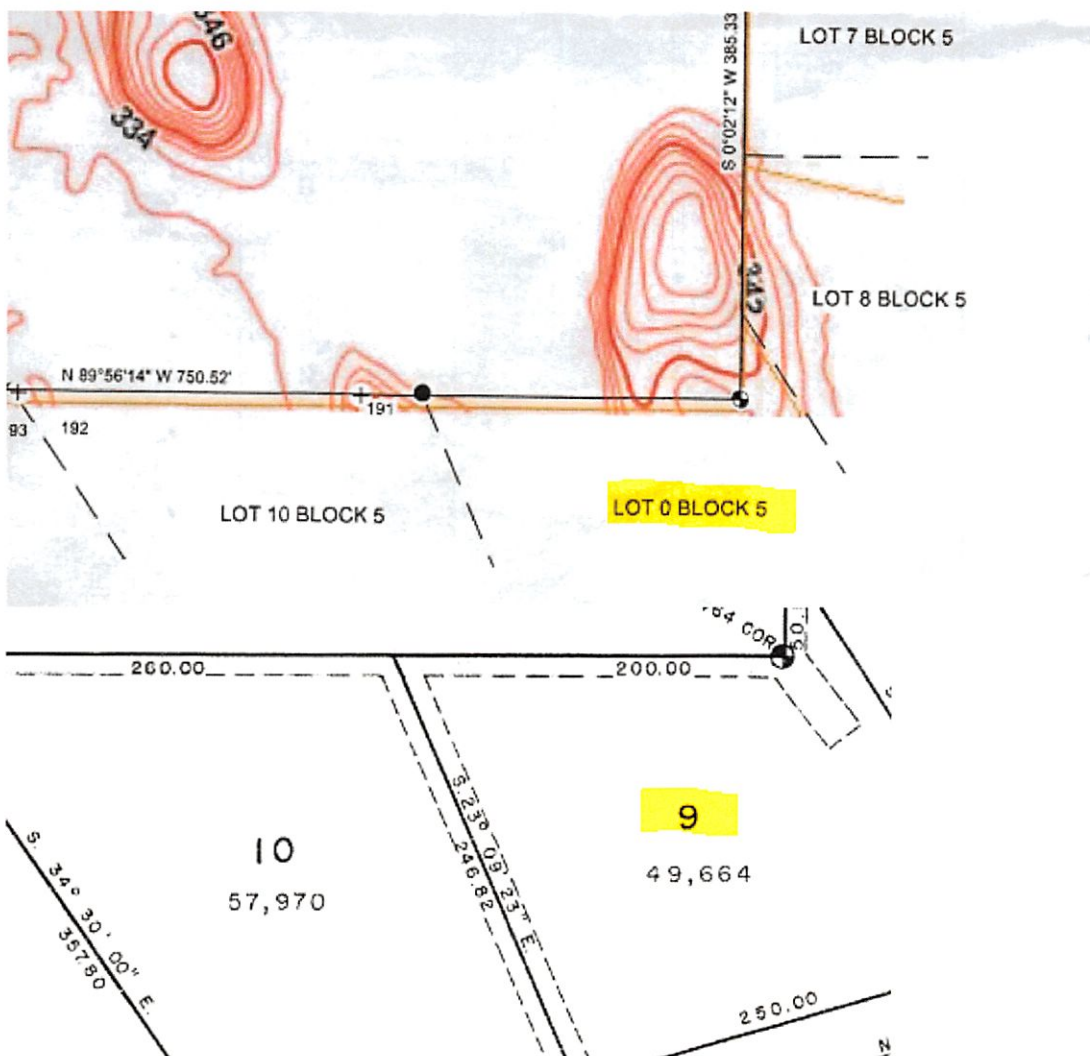
Subject: RFC Drake Estates

Hello,

Below is a link for Drake Estates, MSB Case # 2021-169, Tech MG

Matthew Goddard

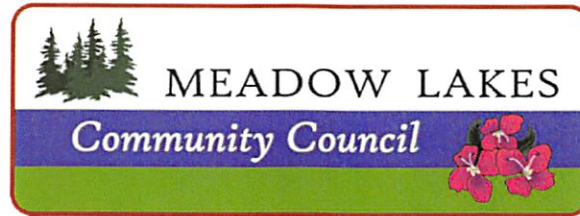
From: Jacque Malette
Sent: Monday, October 25, 2021 9:13 AM
To: Matthew Goddard
Subject: RE: RFC Drake Estates



From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Friday, October 22, 2021 3:41 PM

To: colton.percy@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; tim.swezey@mlccak.org; psfisher@gci.net; camden.yehle@mlccak.org; hsfirewise@gmail.com; lana@mtaonline.net; 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>; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center



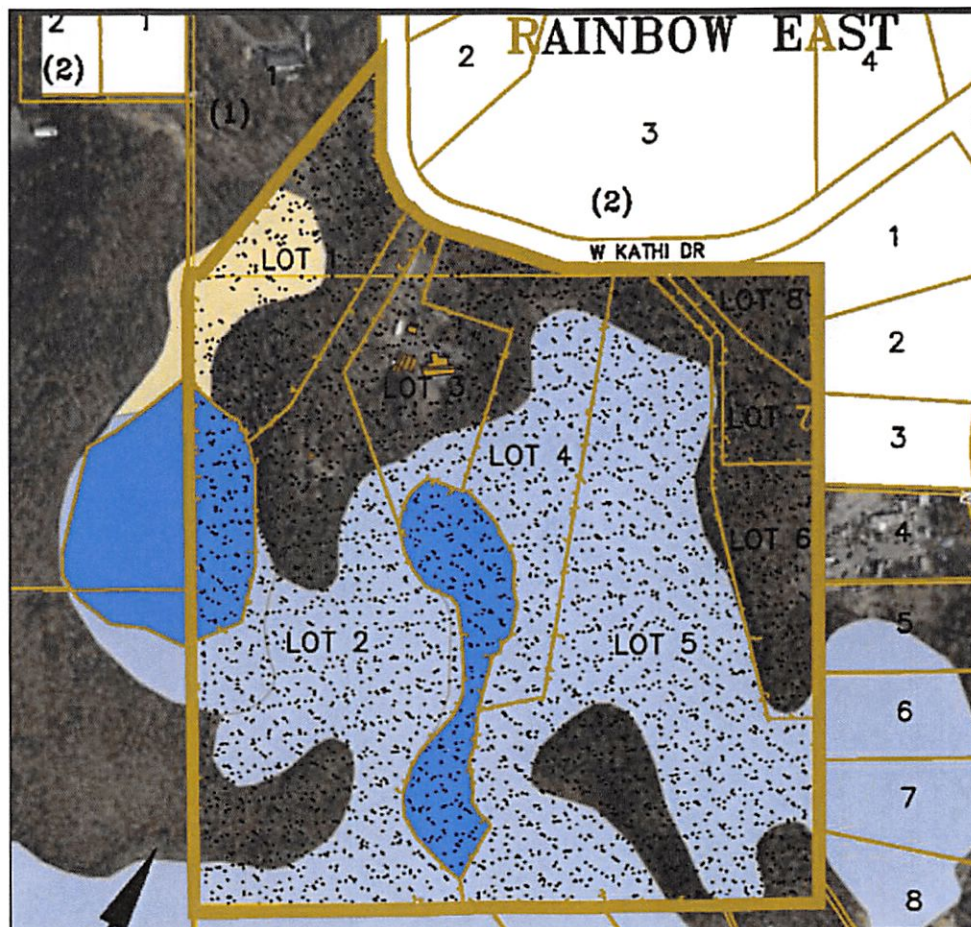
1210 N Kim Drive, Suite B, Meadow Lakes, Alaska 99623
Phone: 907-232-2845 - Email: info@mlccak.org - Website: www.mlccak.org

Matanuska Susitna Borough
Platting Board and staff

November 11, 2021

The Meadow Lakes Community Council would like to submit the following comments for consideration regarding the proposed Drake Estates subdivision.

- a) Much of the area is wetland as shown below in yellow and light blue. Source: MSB Wetlands Map: <https://bit.ly/3olwphw>.



- a) Driveways for lots 1, 2, and 3 would be on a curve of W Kathi Dr, creating a safety hazard and possibly violating the driveway construction manual required sight distances (Title 11: Roads, Streets, Sidewalks and Trails, Chapter 11.12.050).

- b) We recommend removing and reconfiguring the existing shared driveway for buildings on proposed lots 2 and 3.
- c) Are there any variances requested for this proposed subdivision?
- d) Any filling of wetlands would require an Army Corp of Engineers permit which may be required for a driveway on lot 6.
- e) In other areas of Meadow Lakes, we have seen septic systems on smaller lots fail, contaminating local wetlands and lakes. When they need to be replaced there is nowhere to build a replacement.
- f) We would like to see smart development that preserves wetlands and clean water.
- g) The Meadow Lakes Comprehensive Plan indicates maintaining the community's rural character, larger lot sizes, and open space (page vi).
- h) We do not support the creation of so many "flagpole" lots in a small section of W Kathi Dr and instead support interior subdivision roads with stub roads connecting to future and existing subdivisions.
- i) There may be not enough room for snow storage on the driveways of the flagpole lots because of the narrow width of the "poles."
- j) We would like the petitioner to be aware of the public-use nature of the section line easement on the west side of the parcel.

To mitigate these issues, we recommend combining lots to make larger lots.

We request the Board consider requiring modifications to this platting application.

Sincerely,



Camden Yehle

President, Meadow Lakes Community Council

MSB Platting

From: Lana and Steve Edwards <lana@mtaonline.net>
Sent: Wednesday, December 1, 2021 12:17 PM
To: MSB Platting
Subject: Drake Estates, comments from Stephen Edwards

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

Mathew Goddard,

Please add these comments to the platting board members regarding this subdivision.

1. Object to "extreme example flag lot" overall design which represents the opposite of connectivity goals by adding density with no additional routing for the traffic.
2. Object to the multiple driveways which will be on curves and create problems for RSA plowing contractor as well as create safety concerns. I see some of the flags are joined with an easement at Kathy but that doesn't relieve the issue of the other driveways which may require waivers to the Driveway Construction Manual standard to be compliant.
3. Object to the poorly designed lot shapes with extremely long flags. This is basically a swamp with a few areas of higher ground on the sides and all the lot runoff as well as septic effluent will be certain to reach the pond from such high density development. I realize an engineer has likely certified the 10,000 useable for each lot but that requirement is insufficient for such a wetland area.

I recommend rework to reduce lot count and place driveways in more appropriate locations on this residential road.

Stephen Edwards

RSA 27

6B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 16, 2021**

ABBREVIATED PLAT: BEAVER LAKE HEIGHTS #1

LEGAL DESCRIPTION: SEC 04, T17N, R03W, SEWARD MERIDIAN AK

PETITIONERS: STEVE GEARING

SURVEYOR: R&K LAND SURVEYING, LLC

ENGINEER: WALDEN CONSTRUCTION CONSULTING &ENGINEERING, LLC

ACRES: 4.23 ± PARCELS: 3

REVIEWED BY: MATTHEW GODDARD CASE #: 2021-170

REQUEST: The request is to create three lots from Lot 3 Beaver Lake Heights, Plat # 2004-105, to be known as **BEAVER LAKE HEIGHTS #1**, containing 57.88 acres +/- The Parcel is located east of Beaver Tail Lake, west of W. Concord Street, and north of Big Beaver Lake; located within the W 1/2 Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

EXHIBITS

Vicinity Map and Aerial Photos
Topographic Narrative
Engineer Report
Drainage Plan

EXHIBIT A – 5 pgs
EXHIBIT B – 1 pg
EXHIBIT C – 5 pgs
EXHIBIT D – 1 pg

AGENCY COMMENTS

ADF&G
Department of Public Works
Utilities

EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 4 pgs

DISCUSSION: The proposed subdivision is creating three lots and dedicating a 60' cul-de-sac at the end of West Concord Street. Lot 1 is 39.23 acres, Lots 2 and 3 are 9.18 acres each. Access for Lots 1 and 2 will be West Concord Street, access for Lot 3 is North Beaver Lake Road; both roads are owned and maintained by the Borough.

Soils Report: Per MSB 43.20.281(i)(i), a detailed topographic narrative (**Exhibit B**) was submitted in place of a soils report.

Engineer Report: Bill Klebesadel, P.E. states that construction of the road in Beaver Lake Heights is complete. Construction of the road began in September 2021 and proceeded continuously until completion. (Exhibit C)

Comments:

ADF&G (Exhibit E) has no objections.

Department of Public Works (Exhibit F) states that they will need to design and construct W. Concord street and cul-de-sac to residential standards, submit a drainage report and all other applicable plans and permit applications per SCM F01.2, at least one week prior to the desired preconstruction meeting date. The developer's engineer should request a preconstruction conference with DPW once the Platting Board Approval letter is received and all of the construction plans have been submitted.

Utilities: (Exhibit G) Enstar has no comments or recommendations. GCI has no comments or objections. MTA requests a 15' easement around the cul-de-sac off the end of Concord St. To a point in which it intersects with the 30'x230' utility easement on the south of it.. MEA did not respond

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, Code Compliance, Permit Center; MEA; or the US Post Master.

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

FINDINGS OF FACT

1. The plat of Beaver Lake Heights is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A Topographic Narrative was submitted pursuant to MSB 43.20.281(i)(i).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council #4 Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, Code Compliance, Permit Center; MEA; or the US Post Master.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Beaver Lake Heights, Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Submit construction cost estimate, schedule a pre-construction meeting with Public Works Engineer, pay inspection fee, and obtain Notice to Proceed prior to any road or drainage construction in compliance with SCM, Section E.
2. Construct W. Concord street and cul-de-sac to residential standard. Provide engineer's final inspection report along with verification from a RLS that the constructed roadways are located within the proposed right-of-way per MSB 43.20.140
3. Dedicate a 15' utility easement around the cul-de-sac off the end of W. Concord Street to a point in which it intersects with the 30'x230' easement on the south of the proposed cul-de-sac.
4. 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.
5. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
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**

B4

A9

A10

Lot 1

C2

BEAVER LAKE HEIGHTS

(5562)

Lot 2

Lot 3

W CONCORD ST

LAKE MOUNT ESTATES

(6373)

W SHORELINE

**WEST
BEAVER
LAKE**

**BIG
BEAVER
LAKE**

PARCEL A

LOT 14A
(3) 14A
(7824)

W CREST DR

W CREST DR

LAKEFRONT

VICINITY MAP

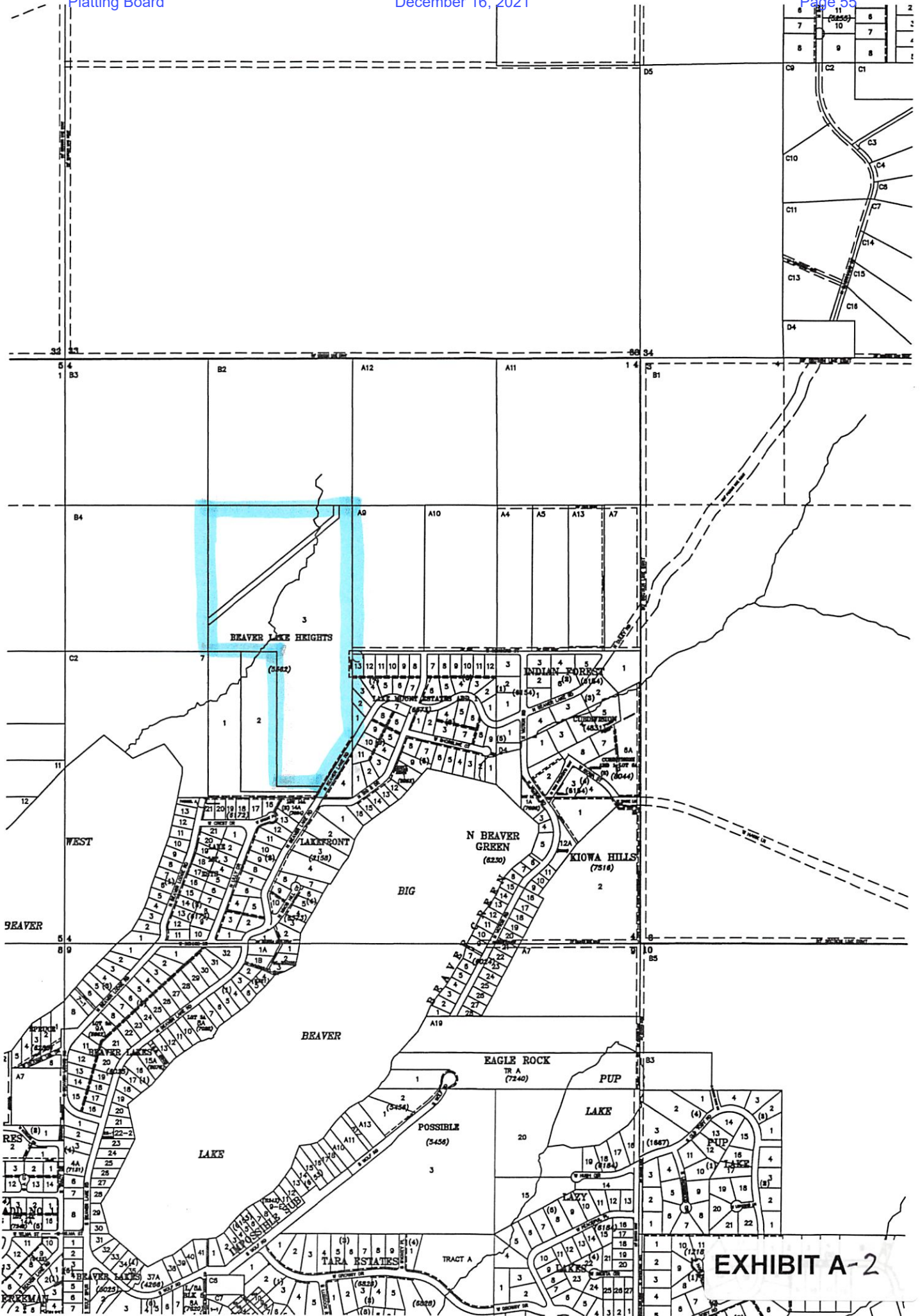
FOR PROPOSED BEAVER LAKE HEIGHTS #1
SUBDIVISION

LOCATED WITHIN

SECTION 04, T17N, R03W, SEWARD MERIDIAN

HOUSTON 12 MAP ALASKA

EXHIBIT A-1



HO12

S 17 N 03 W HO12

HOUSTON

04 CONCORD

SHORELINE

CREST

BEAVER LODGE

LULL

KNOB HILL

MINERAL LAKE

BIG G

EXHIBIT A-3

HO05

December 16, 2021

Page 57

S18N03W

HOUSTON

S17N03W

HO12

ROBERS

CREST

D

BEAVER LODGE

BEAVER LAKE

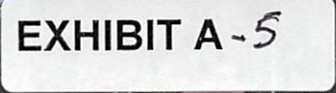
BIG B

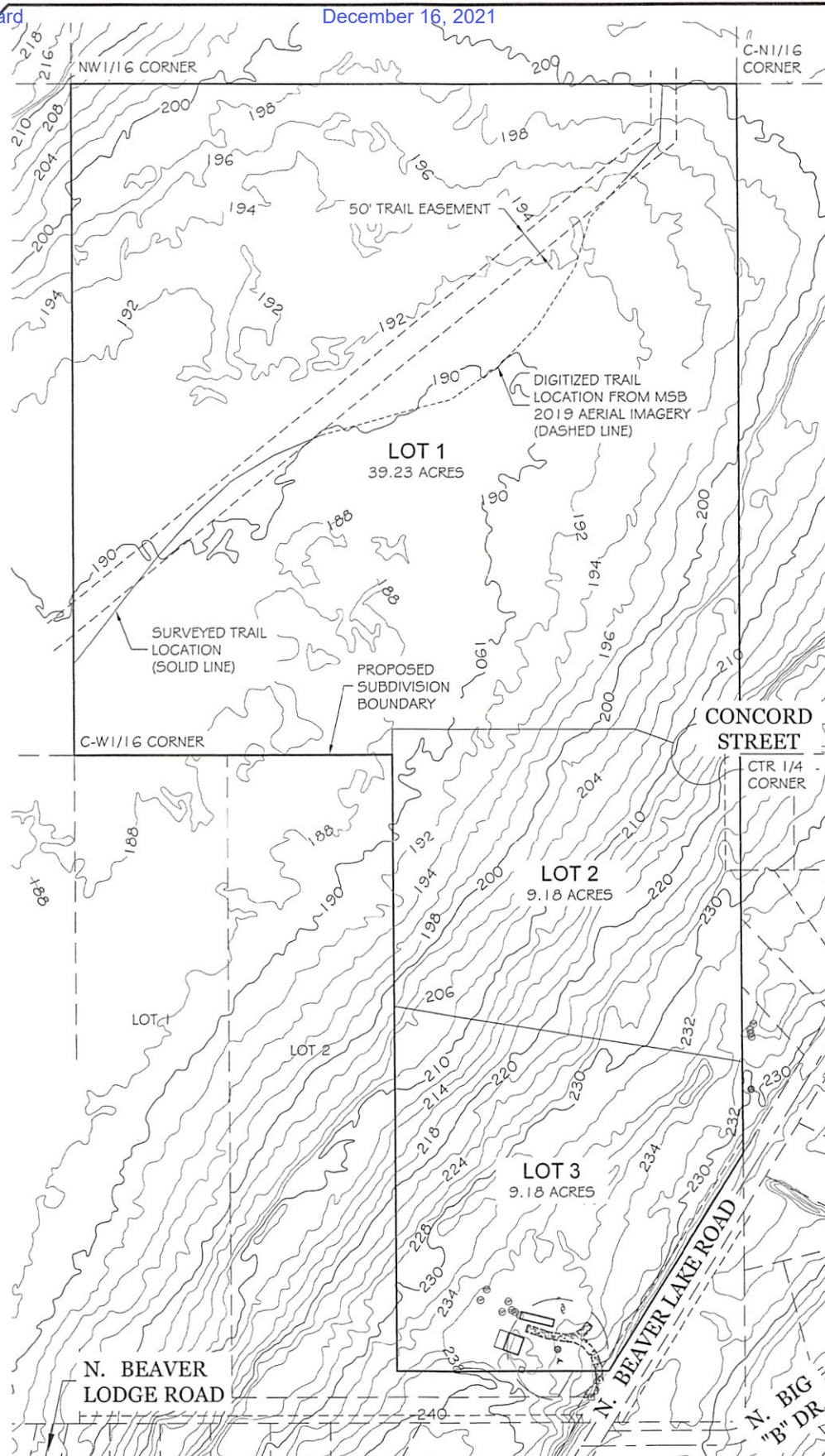
SHORELINE

TOM PARKER
KJOWA

VICTOR

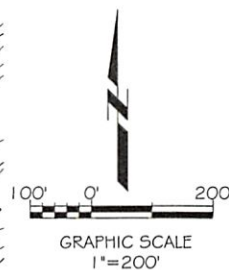
EXHIBIT A-4





- NOTES:**
1. CONTOURS SHOWN ARE MATANUSKA-SUSITNA BOROUGH CONTOURS AND ARE ACCEPTED TO GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT TIME OF SURVEY FOR THE PURPOSE OF THIS PLATTING PROCESS. CONTOUR ELEVATIONS SHOWN IN FEET AND ARE REFERENCED TO THE NAVD83 VERTICAL DATUM.
 2. THE LOTS SHOWN ARE FOR A PROPOSED SUBDIVISION OF LOT 3 WITHIN THE BIG LAKE HEIGHTS SUBDIVISION, RECORDED AS PLAT #2011-103.

RECEIVED
SEP 03 2021
PLATTING



I HEREBY CERTIFY THAT THE INFORMATION SHOWN FOR THE FOLLOWING DESCRIBED PROPERTY:
BIG LAKE HEIGHTS LOT 3
OF THE PALMER RECORDING DISTRICT, ALASKA AND THAT THIS DRAWING WAS CREATED ON **06-20-2019** AND THAT THE CONTOURS SHOWN HEREON GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT THE TIME OF SURVEY FOR THE PURPOSE OF THIS PLATTING ACTION.



R&K LAND SURVEYING, LLC
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

TOPOGRAPHY	
PREPARED FOR: STEVE GEARING	
DRAWN BY: RLW	FIELD BK: N/A
CHECKED BY: KEW	MSB MAP#: HO 12
JOB NO.: 2020-002	

EXHIBIT B

R&K LAND SURVEYING, LLC



Pioneer Engineering

Professional, Reliable, Local

October 14, 2021

RE: Beaver Lake Heights Roads Report

Jamie Taylor
Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Construction of the road in Beaver lake Heights is complete. Please inspect it at your earliest convenience for purposes of acceptance of the preliminary plat and initiation of the one-year warranty period.

CONSTRUCTION TIMELINE

Construction of this road began in September of this summer and proceeded continuously until completion. The alignment was cleared and branches, stumps and other organic material was burnt onsite prior to further construction. Embankment from Big Lake Landscaping's pit was hauled, placed and compacted over the native embankment.

UTILITIES

No utilities were required or installed.

GENERAL

Foreslopes were shaped to the necessary 3:1 grade from the shoulder of the road down to the bottoms of the 30-inch deep ditches. Any cobbles larger than 6 inches were either compacted into the backslope or removed from the grade. The road surface was crowned to the required 3% cross-slope.

Thank you for your timely attention to this project. We're confident that the diligent construction of these roads will adequately serve the residents of Beaver Lake Heights as well as the traveling public for many years to come.

Sincerely,

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



EXHIBIT C-1

W Concord Street
ROAD NAME

10-14-21
Date

INSPECTION REPORT GRAVEL ROADS

Date Request for Final Inspection received 10-14-21
Subdivision Name Beaver Lake Heights
Road Building Contractor Woody's Works
Comments _____

	YES	NO
Engineer's Report Received (from): <u>Bill Klebesadel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ROAD SURFACE:

Road centered in right-of-way	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Width in Compliance with Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traveled Way & Shoulders Compacted to 95% of Max Density	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3% Crown	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ROAD MATERIAL:

Top 24" NFS Material (Comments on last page)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Top 6" is 3" minus gravel material.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Binder material exists in Top 6" & meet requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: _____

DITCHES:

Foreslopes (3:1 or Flatter)(1st 7.5 feet then 2:1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Backslopes (2:1 or Flatter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

All brush, trees, stumps and oversize rocks (over 6") have been removed from the right of way:

YES NO N/A

Foreslopes

☒ ☐

Ditch Bottom

☒ ☐

Backslopes

☒ ☐

Comments: _____

Drainage Ditches constructed out side of R.O.W.

☐ ☒

Drainage Ditches not constructed, but need to be constructed, outside of R.O.W.

☐ ☒

If Yes, Location(s) and Dimensions:(Normally 20' x Length to day light)

Drainage Easements needed to maintain MSB control over

☐ ☒

location where water will be draining outside of R.O.W.

(examples; swale or man-made ditch)

Cross Culverts in good condition none needed

☐ ☐

DRIVEWAYS:

Curve returns constructed

☐ ☐ ☒

Driveway Width is 20 feet or less

☐ ☐ ☒

12 inch CMP installed where needed

☐ ☐ ☒

Number of driveways found (Show approx Location on Plat) _____

Comments: _____

CURVE RETURNS:

YES NO N/A

INTERSECTIONS

30 foot radius or better exists ☐ ☐

PRIOR TO CUL-DE-SAC

50 foot radius or better exists ☒ ☐ ☐

CUL-DE-SAC:

Cul-de-sac is round and measures a diameter of 85' ☒ ☐ ☐

Constructed Cul-de-sac is centered in the right-of-way ☒ ☐ ☐

3% Crown (High point at center of c-d-s) ☒ ☐ ☐

Maximum 4% uniform Grade through c-d-s, where c-d-s is on sideslope .. ☒ ☐ ☐

Comments: _____

"T" TURNAROUND:

"T" Turnaround Traveled Way constructed at 22' Shldr to Shldr ☐ ☐ ☒

Constructed "T" Turnaround is centered in R.O.W. ☐ ☐ ☒

3% Crown ☐ ☐ ☒

Curve returns constructed at 30 foot radius ☐ ☐ ☒

Constructed "T" Turnaround is centered in ROW ☐ ☐ ☒

3% Crown (High point at center of c-d-s) ☐ ☐ ☒

UTILITY EASEMENTS:

Utility Easements are cleared and grubbed: ☒ ☐

Comments: No utilities are planned at this time.

PROPERTY CORNERS:

Front Property Corners Set and in Good Condition: none new ☒ ☐

Back Property Corners Set and in Good Condition: none new ☒ ☐

Stop Signs and Road Name Signs in place None new YES ☒ NO ☐
 Comments _____

Approach onto existing paved road is paved & has 40' radius ☐ ☒
 return curve and a good seal at existing pavement
 Comments N/A

Location of Organics & Stump Disposal Site: (If Verified)
Outside of right-of-way

Location of Gravel Extraction Site or Import Source: (If Verified)
Embankment imported from Big Lake Landscaping.
Surfacing imported from Big Lake Landscaping.

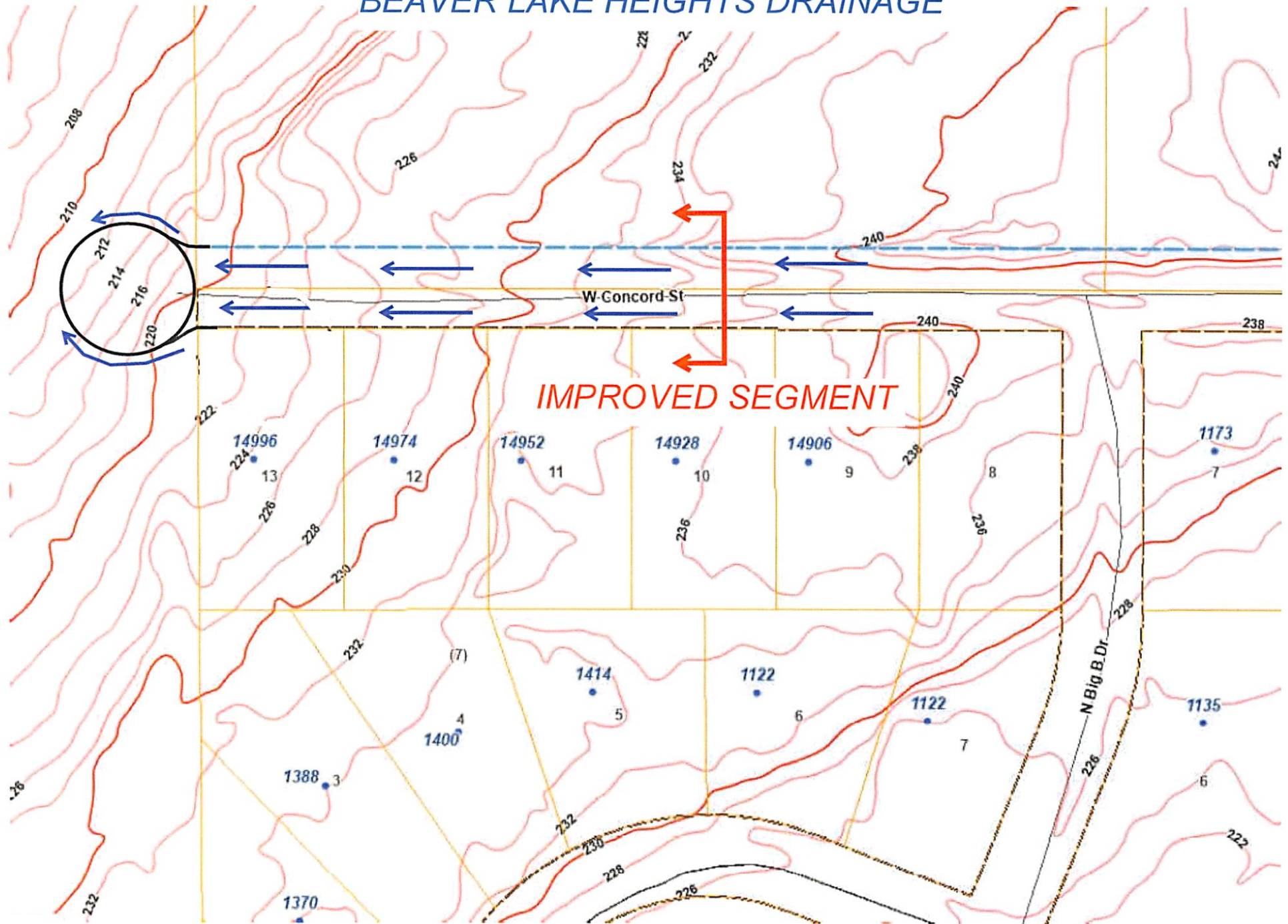
ENCROACHMENTS WITHIN UNCONSTRUCTED PORTIONS OF ROW

Stumps, Logs and Organics ☐ ☒
 Piled Gravel or Top Soil ☐ ☒
 Excavated Pits ☐ ☒
 Comments & Location(s): _____

General Comments: _____



BEAVER LAKE HEIGHTS DRAINAGE



Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Monday, November 8, 2021 11:43 AM
To: Matthew Goddard
Subject: RE: RFC Beaver Lake Heights #1

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

Hi Matthew,

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 the opportunity to review and comment.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, October 26, 2021 11:00 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mokietew@gmail.com
Subject: RFC Beaver Lake Heights #1

Hello,

Below is a link to a RFC for Beaver Lake Heights #1, MSB Case # 2021-170, Tech MG

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/ErtrkJPt-65MvqHsRLPXvpEBDSIsMdiL1K0esOjExj1oJA?e=zmbnWK

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

Matthew Goddard

Matthew Goddard

From: Jamie Taylor
Sent: Tuesday, November 16, 2021 12:35 PM
To: Matthew Goddard
Subject: RE: RFC Beaver Lake Heights #1

Design and construct Concord Street and cul-de-sac to residential standards.

Submit drainage report, and all other applicable plans and permit applications per SCM F01.2, at least 1 week prior to desired preconstruction meeting date. The developer's engineer should request a preconstruction conference with DPW once the Platting Board Approval letter is received and all of the construction plans have been submitted.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, October 26, 2021 11:00 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mokietew@gmail.com
Subject: RFC Beaver Lake Heights #1

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https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EtrkJPt-65MvqHsRlPXvpEBDSIsMdiL1K0esOjExj1oJA?e=zmbnWK

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



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

October 26, 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.

- **Beaver Lake Heights**
(MSB Case # 2021-170)

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

Sincerely,

James Christopher

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, November 1, 2021 4:50 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Beaver Lake Heights #1
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Matthew,

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, October 26, 2021 11:00 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mokietew@gmail.com
Subject: RFC Beaver Lake Heights #1

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

Hello,

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https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/ErtrkJPt-65MvqHsRLPXvpEBDSIsMdiL1K0esOjExj1oJA?e=zmbnWK

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

Matthew Goddard



Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, November 19, 2021 9:12 AM
To: Matthew Goddard
Subject: FW: RFC Beaver Lake Heights #1

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

Good morning,

I know its past the deadline but I just got the following request from the engineer so I thought I would send it to you guys just in case.

MTA would like to request a 15' easement around the cul-de-sac off the end of Concord St to a point in which it intersects with the 30x230' util esmt on the south of it.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, October 26, 2021 11:00 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.frasier@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mokietew@gmail.com
Subject: RFC Beaver Lake Heights #1

6C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 16, 2021**

PRELIMINARY PLAT: LABRADOR ESTATES (N. HAL'S CIRCLE VAC)
 LEGAL DESCRIPTION: SEC 16, T18N, R01W, SEWARD MERIDIAN AK
 PETITIONERS: CALE CUCULLU
 SURVEYOR: BULL MOOSE SURVEYING
 ACRES: 3.68 ± PARCELS: 1
 REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-175/177

REQUEST: The request is to create one lot from Lots 3A-3D, Block 4, ASLS 72-26, Plat No. 86-163, to be known as **LABRADOR ESTATES**, containing 3.68 acres +/- . Petitioner is proposing to vacate all but the south 60' of N. Hal's Circle. The plat is located north of W. Schrock Road, west of N. Sushana Road and south of Little Susitna River; located within the NW ¼ NW ¼ Section 16, Township 18 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
 Petition for Vacation of Right-of-Way

EXHIBIT A – 4 pgs
EXHIBIT B – 3 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
 ADF&G
 Utilities
 Public Comment

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 4 pgs
EXHIBIT F – 1 pg

DISCUSSION: The proposed subdivision is directly north of W. Schrock Road. Petitioner proposes to eliminate the common lot lines between all lots and vacate N. Hal's Circle, with the exception of 60' on the south. A soils report is not required, as this is basically an elimination of common lots lines, pursuant to MSB 43.15.025(4)(1).

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. W. Schrock Road is owned and maintained by ADOT&PF.

Vacation of Right-of-Way: (Exhibit B):

Pursuant to MSB 43.15.035(B), a public use easement or right-of-way may be vacated if equal or better access exists to all areas affected, (B)(1)(a), or;
 the surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed, (B)(1)(b)or;

the right-of-way is not being used, a road is impossible or impractical to construct and alternative access is provided (B)(1)(c).

N. Hal's Circle was created by the plat of ASLS 72-026, Plat No. 86-163. It is constructed. Since the elimination of the common lot lines of Lots 3A-3D will not require there to be legal access, Borough staff has no objection to the vacation. Petitioner states his reasoning for the request is to "create a private driveway, preventing people from dumping trash, using the cul-de-sac as a restroom, or a party and drug using spot." Staff notes the vacation is congruent with MSB 43.15.035(B)(1)(a), as equal or better access exists in W. Schrock Road. Staff also notes that N. Hal's Circle does not provide access to any lots other than Lots 3A-3D.

Pursuant to MSB 43.10.065(G), a sign notifying the public of the vacation request and the date, time and location of public hearing, shall be posted and maintained by the applicant at the site for 30 days prior to the public hearing. Petitioner has submitted an affidavit to Platting staff, verifying the posting has been made. Posting Affidavit at **Exhibit B-3**.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no objection. Coordinate with Department of Public Works Operations & Maintenance Division to remove N. Hal's Circle from maintenance (see **Recommendation #6**). ADF&G (**Exhibit D**) has no issues.

Utilities: (**Exhibit E**) MTA has no comments. GCI has no objections. MEA did not respond.

Enstar objects to the plat as is, as there is an existing natural gas main line which appears to be located within N. Hal's Circle right-of-way. Enstar requests that:

1. A plat note be added to say: There is a 15' wide natural gas easement centered on the existing main line" and graphically show the approximate location of the service line on the map; or
2. Owner to sign an Enstar Natural Gas easement document for a 15' wide easement, centered on the main line; or
3. Owner to contact Enstar to remove the existing natural gas main line (see **Recommendation #7**).

Public Comment: (**Exhibit G**) Chas and Bonnie Leonard, owners of Lot 2, Block 2, ASLS 72-26, directly across W. Schrock Road from subject property, support this action. "For years Hal's Circle has been the scene of nefarious activities and public safety concern to immediate local residents. The privatization of Hal's Circle will allow Mr. Cucullu to responsibly develop Labrador Estates as a single private property. In the interest of public safety, protection of area resident's private property and possessions, and property values, please grant approval for this request."

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, Community Council Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, Assessments, Planning, Pre-Design Division or Development Services; or MEA.

CONCLUSION: The preliminary plat of Labrador Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The vacation of a portion of N. Hal's Circle is consistent with MSB 43.15.035(B). There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing; one non-objection was received. Legal and physical access will exist to the proposed lots,

consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was not required, as this is essentially an elimination of common lot lines, pursuant to MSB 43.15.025(4)(1).

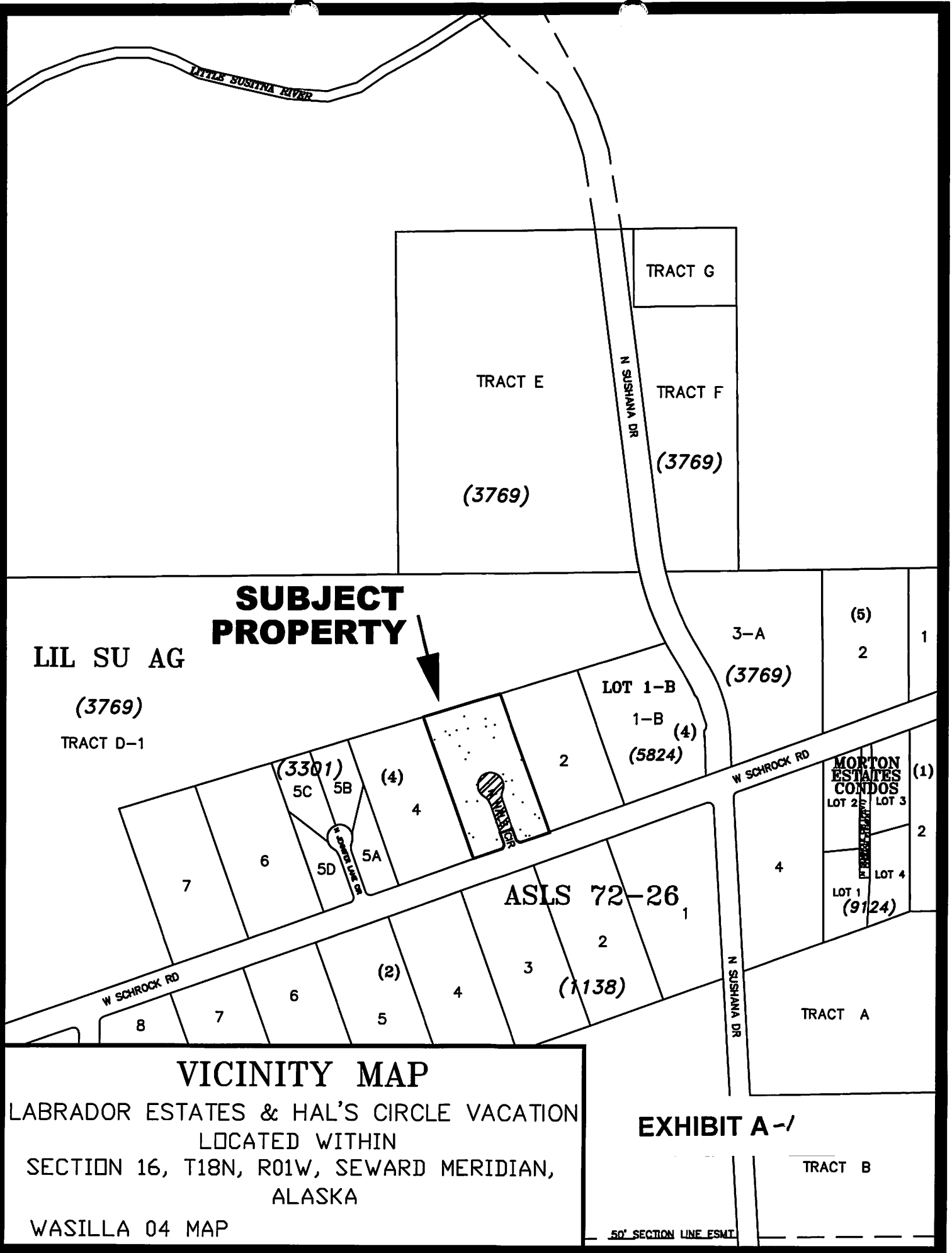
FINDINGS OF FACT

1. The plat of Labrador Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The vacation is consistent with MSB 43.15.035(B).
3. A soils report was not required, as this is essentially an elimination of common lot lines, pursuant to MSB 43.15.025(4)(1).
4. The lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
5. A posting affidavit of vacation notice was provided to Platting staff.
6. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, Community Council Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, Assessments, Planning, Pre-Design Division or Development Services; or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.
9. Enstar objected, unless the issue of an easement for the gas main was resolved.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Labrador Estates and the vacation of a portion of N. Hal's Circle, Section 15, Township 18 North, Range 01W, Seward Meridian, Alaska, contingent on staff recommendations:

1. Obtain approval of the vacation from the Assembly within 30 days of the written decision.
2. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
3. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Coordinate with Department of Public Works Operations & Maintenance Division on the removal of N. Hal's Circle from maintenance and provide information to Platting staff.
7. Resolve the issue of the 15' wide easement with Enstar and notify Platting staff. Either show the easement as requested or provide proof to Platting Staff of the removal of the gas main.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



VICINITY MAP

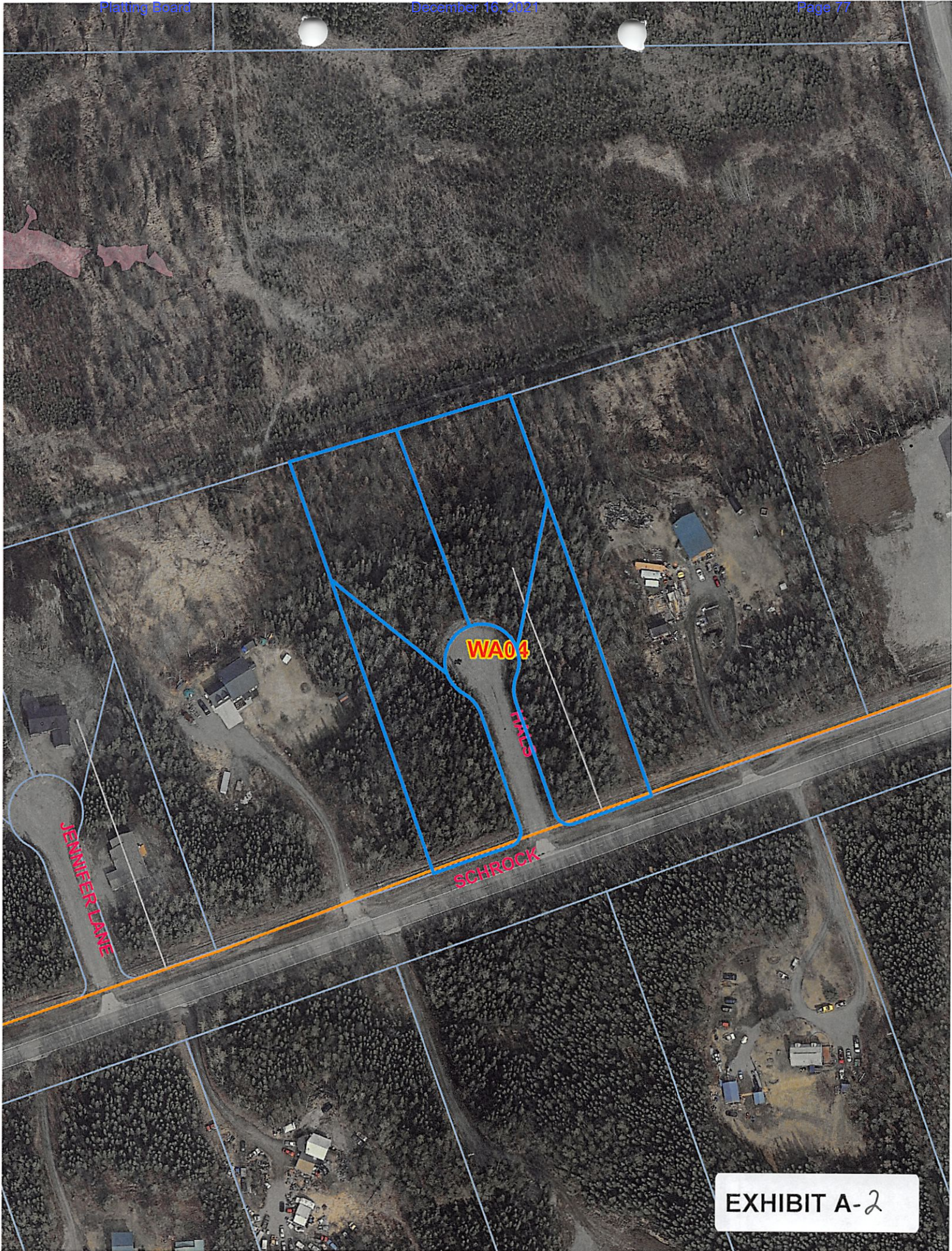
LABRADOR ESTATES & HAL'S CIRCLE VACATION
LOCATED WITHIN
SECTION 16, T18N, R01W, SEWARD MERIDIAN,
ALASKA

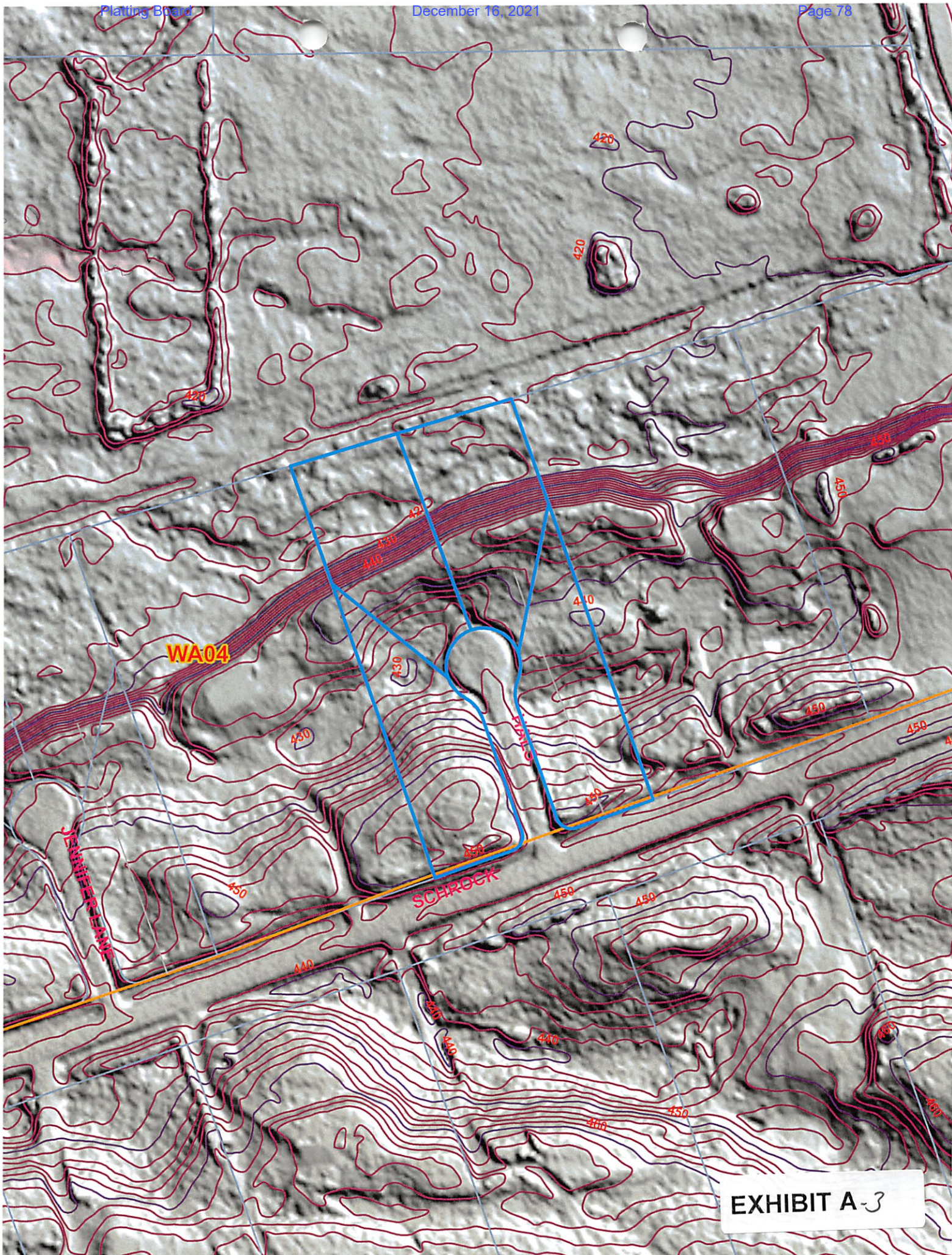
WASILLA 04 MAP

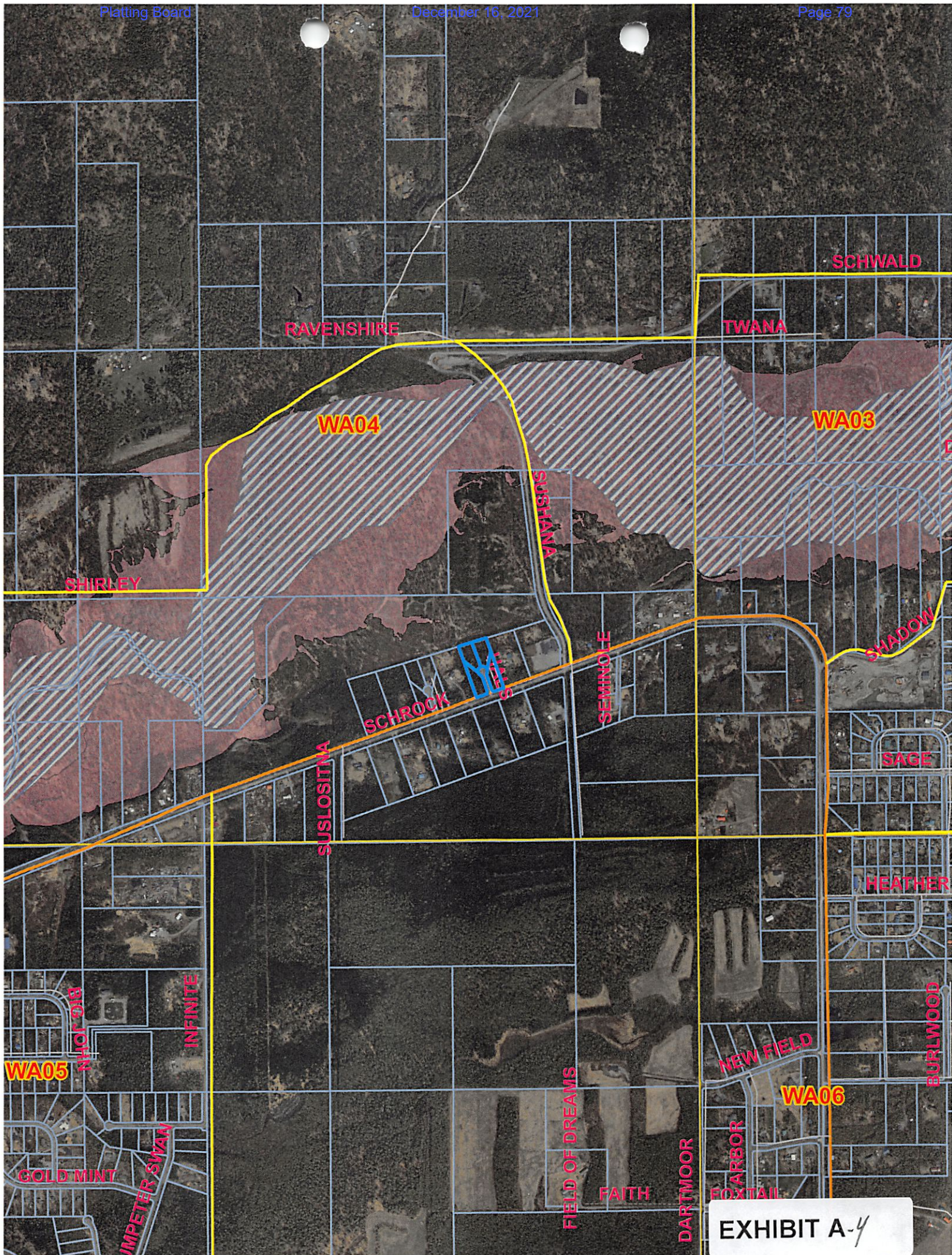
EXHIBIT A -/

TRACT B

50' SECTION LINE ESMT







Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, Cale Vance Cucullu and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

RECEIVED

OCT 20 2021

PLATTING

Said right-of-way being more fully described as: North Hals Cir. Wasilla, Ak

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. **\$250.00** Right-of-Way Vacation Fee with Regular Plat; or
4. **\$500.00** for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): (ATTACH PAGES, IF NEEDED)

To create Private driveway, Preventing People from dumping trash, using Culdesac as a restroom, or Party and drug using Spot.

APPLICANT Name: Cale Vance Cucullu Email: CVCucullu@gmail.com

OR Mailing Address: 189 E Nelson Ave #228 Wasilla, Ak Zip: 99654

OWNER Contact Person: _____ Phone: 907-521-8760

SURVEYOR Name (FIRM): Bull Moose Email: _____

Mailing Address: _____ Zip: _____

Contact Person: _____ Phone: _____

EXHIBIT B -1

SIGNATURES OF PETITIONERS

DATE _____

PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF:

12/16/21

Right-of-Way Vacation Petition
REVISED: 06/14/2013

RIGHT-OF-WAY VACATION POSTING AFFIDAVIT

In accordance with MSB 43.10.065(G), I hereby certify that I posted the prescribed vacation notice for 30 days prior to the public hearing along the boundary of the property at all common points of access to that portion of the proposed right-of-way vacation.

Date Posted: 11/13/2021

Platting Case #: 2021-177/175

Public Hearing date: 12/14/2021

Cale Cuculla
Printed Name

[Signature]
Signature

189 E Nelson Ave # 228
Mailing Address

907 521 8760
Phone Number

Wasilla, Ak Zip: 99654

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 26 day of November
2021, by Cale Cuculla
(name of signers(s))



Kayley Clinch
(signature and seal of notary)
My commission expires: 07/08/2024

EXHIBIT B-3

This form must be signed, notarized and submitted to the Platting Division prior to the public hearing.

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, November 22, 2021 1:43 PM
To: Amy Otto-Buchanan
Cc: Matthew Jacob; Jim Jenson
Subject: Re: RFC Labrador Est #21-175

No objection. Coordinate with O&M to remove Hals Circle from maintenance.

Jamie Taylor

Sent from my iPad

On Nov 1, 2021, at 4:01 PM, Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us> wrote:

The following contains a Request for Comments to eliminate lot lines of 53296B04L003A-L003D and vacate right-of-way of N. Hal's Circle. Case name Labrador Estates #2021-175. Comments are due by **November 23, 2021**. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EvORat0DMzhNodwil2B02NcB6dUkXeAS_xIQkV3H3HoOg?e=QQQBOZ

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

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

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Tuesday, November 9, 2021 8:33 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Labrador Est #21-175

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

Hi Amy,

Alaska Department of Fish and Game has no objections to the proposed platting actions. The proposed actions will not affect public access to public lands and waters. Thank you for the opportunity to review and comment.

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, November 1, 2021 4:02 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; pamelaj.melchert@usps.gov; tanainacommunity@gmail.com; mschoming@crweng.com; hsfirewise@gmail.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; msb.hpc@gmail.com; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Labrador Est #21-175

The following contains a Request for Comments to eliminate lot lines of 53296B04L003A-L003D and vacate right-of-way of N. Hal's Circle. Case name Labrador Estates #2021-175. Comments are due by **November 23, 2021**. Please let me know if you have questions. Thanks, A.

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

Amy Otto-Buchanan
Platting Technician

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, November 2, 2021 9:35 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Labrador Est #21-175
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Amy,

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

Thanks,

MIREYA ARMESTO

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, November 1, 2021 4:02 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; pamela.j.melchert@usps.gov; tanainacommunity@gmail.com; mschoming@crweng.com; hsfirewise@gmail.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; msb.hpc@gmail.com; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Labrador Est #21-175

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

The following contains a Request for Comments to eliminate lot lines of 53296B04L003A-L003D and vacate right-of-way of N. Hal's Circle. Case name Labrador Estates #2021-175. Comments are due by **November 23, 2021**. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EvORat0DMzhNodwil2B02NcB6dUkXeAS_xIQkV3H3HoOg?e=QQQBOZ

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

Amy Otto-Buchanan
Platting Technician

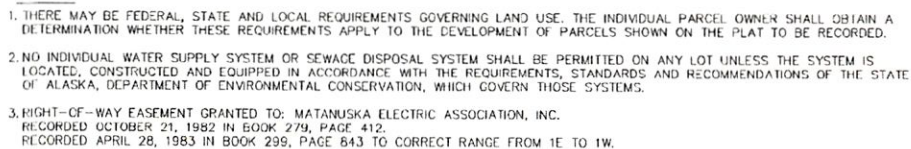


EXHIBIT E-2

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, November 12, 2021 8:32 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Labrador Est #21-175

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

Good morning,

MTA has reviewed the plat for Labrador Estates. MTA has no comments.

Thank for you the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645

office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, November 1, 2021 4:02 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; pamela.j.melchert@usps.gov; tanainacommunity@gmail.com; mschoming@crweng.com; hsfirewise@gmail.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; msb.hpc@gmail.com; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Labrador Est #21-175

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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 12, 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 **LABRADOR ESTATES (MSB Case # 2021-175)** and advises that there is an existing natural gas main line which appears to be located within the N Hal's Circle right of way. Attached is an approximate ENSTAR as-built for you reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing main, line." And draw in the approximate location of the service line on the map and add, "Approximate location of natural gas main and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a fifteen foot (15 FT) wide natural gas easement, centered on the main line at this location.
3. The owner will contract with ENSTAR to remove the existing natural gas main line.

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

Sincerely,

James Christopher

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

Amy Otto-Buchanan

From: Chris Leonard <alaskaleonardo@gmail.com>
Sent: Sunday, November 28, 2021 1:01 PM
To: MSB Platting
Subject: Labrador Estates petition

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

51138B02L002
Leonard Chas C & Bonnie F
460 W. Schrock Rd
Wasilla, AK 99654-9018

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

Re: Notification of Public Hearing
Labrador Estates Proposal

To the Platting Board:

Please recognize our support without objection for the petitioner, Cale Cullulu, for the establishment of Labrador Estates.

For years Hal's Circle has been the scene of nefarious activities and a public safety concern to immediate local residents. The privatization of Hal's Circle will allow Mr. Cullulu to responsibly develop Labrador Estates as a single private property.

In the interest of public safety, protection of area resident's private property and possessions, and property values, please grant approval for this request.

As a demonstration of support for this petition, we plan to personally attend the public hearing scheduled for December 16, 2021, 1 p.m.

Respectfully,
Charles C. and Bonnie F. Leonard

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MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD RESOLUTION No. 2021-137

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLATTING BOARD
ADOPTING THE POLICIES AND PROCEDURES MANUAL, THIRD EDITION.

WHEREAS, the Platting Board wishes to ensure consistent processes and descisions on actions before them; and

WHEREAS, a policies and procedures manual has been compiled to provide a resource for platting board members and the platting officer to locate policies and procedures affecting Platting Baord Meetings and actions. This document shall be used as a guide in conjunction with MSB Title 43, Roberts Rules of Order and other applicable documents; and

WHEREAS, MSB 43.10.045 RULE OF PROCEDURE states:

(A) The board may, by resolution, adopt its own written rules of procedure, consistent with this title, governing the conduct of its proceedings. In all matters of procedure not governed by such rules or this title, the current edition of Robert's Rules of Order, Newly Revised, shall govern.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Platting Board does hereby adopt the Platting Board Policies and Procedures Manual, Third Edition, dated December 16, 2021; and

BE IT FUTHER RESOLVED that adoption of this manual repeals and replaces all policies previously adopted by the Platting Board.

ADOPTED by the Matanuska-Susitna Borough Platting Board this 16th day of December, 2021.

LaMarr Anderson,
Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

(SEAL)

YES:

NO: