

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 1, 2021

ABBREVIATED PLAT: STONERIDGE HEIGHTS 2021
LEGAL DESCRIPTION: SEC 26, T18N, R01W, SEWARD MERIDIAN AK
PETITIONERS: G & A PANONCILLO FAMILY TRUST
SURVEYOR/ENGINEER: KEYSTONE SURVEYING/PIONEER ENGINEERING, LLC
ACRES: 2 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-178

REQUEST: The request is to create two lots from Lot 4, Block 2, Stoneridge Heights, Plat No. 77-141, to be known as **LOT 4A AND LOT 4B**, containing 2 acres +/- . The plat is located north of W. Seldon Road and west of N. Tamar Road, within Section 28, Township 18 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Report

EXHIBIT A – 4 pgs

EXHIBIT B – 4 pgs

AGENCY COMMENTS

Department of Public Works
Planning Division
Utilities

EXHIBIT C – 1 pg

EXHIBIT D – 1 pg

EXHIBIT E – 2 pgs

DISCUSSION: The proposed subdivision is creating two lots from Lot 4, Block 2. Each lot is approximately one acre. Lot 4A is a flag lot, with a 40' wide pole, pursuant to MSB 43.20.300(E)(5)(b). Both lots have frontage onto N. Tamar Road, owned and maintained by MSB, pursuant to MSB 43.20.100.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes the soils evaluation included logging on one new testhole on August 24, 2021. The testhole was 12' deep and sited on the north/south proposed lot line common to the two future lots in order to best represent the soils condition for both lots. Testhole showed one foot of topsoil overlaying five feet of sandy gravel, followed by six feet of silty, sandy gravel extending to the bottom of the testhole. No groundwater was encountered. Testhole log and gradation of the silty material is attached. Based on the available soils and water table information, topography, Borough code and observations on site, each lot will have at least 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area within each of the proposed lots.

Comments: Department of Public Works (**Exhibit C**) notes the gradation of the silty material was not included in the soils report. *Staff notes it was supplied by the engineer and is included in the Soils Report.* DPW has no further comments. Planning Division (**Exhibit D**) has no objections.

Utilities: (**Exhibit E**) Enstar and GCI have no comments. MTA and MEA did not respond.

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

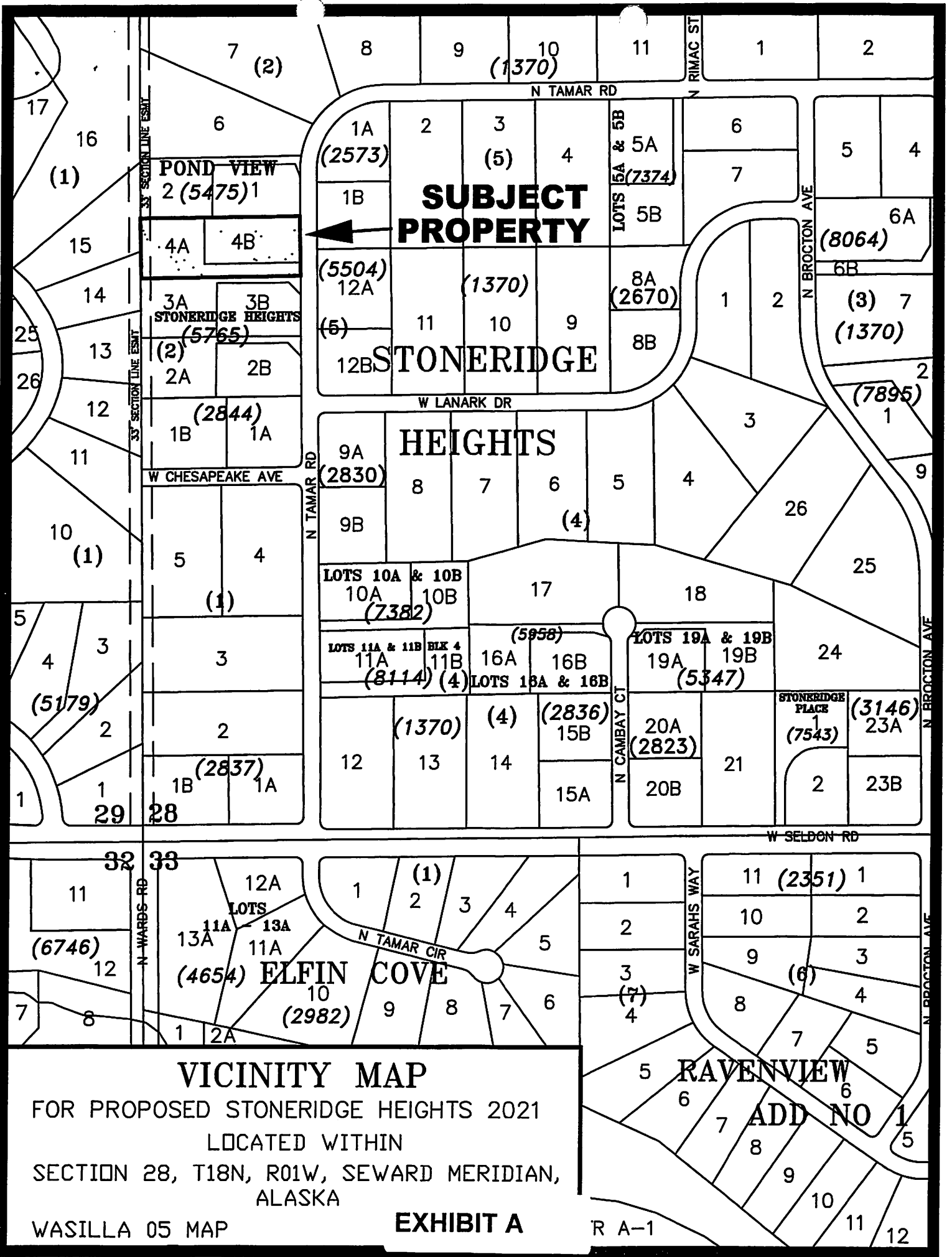
CONCLUSION: The preliminary plat of Stoneridge Heights 2021 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access 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 and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Stoneridge Heights 2021 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
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; ADF&G; Community Council Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, Assessments, Pre-Design Division, or Development Services; MTA or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Stoneridge Heights 2021, Section 26, Township 18 North, Range 01 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. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



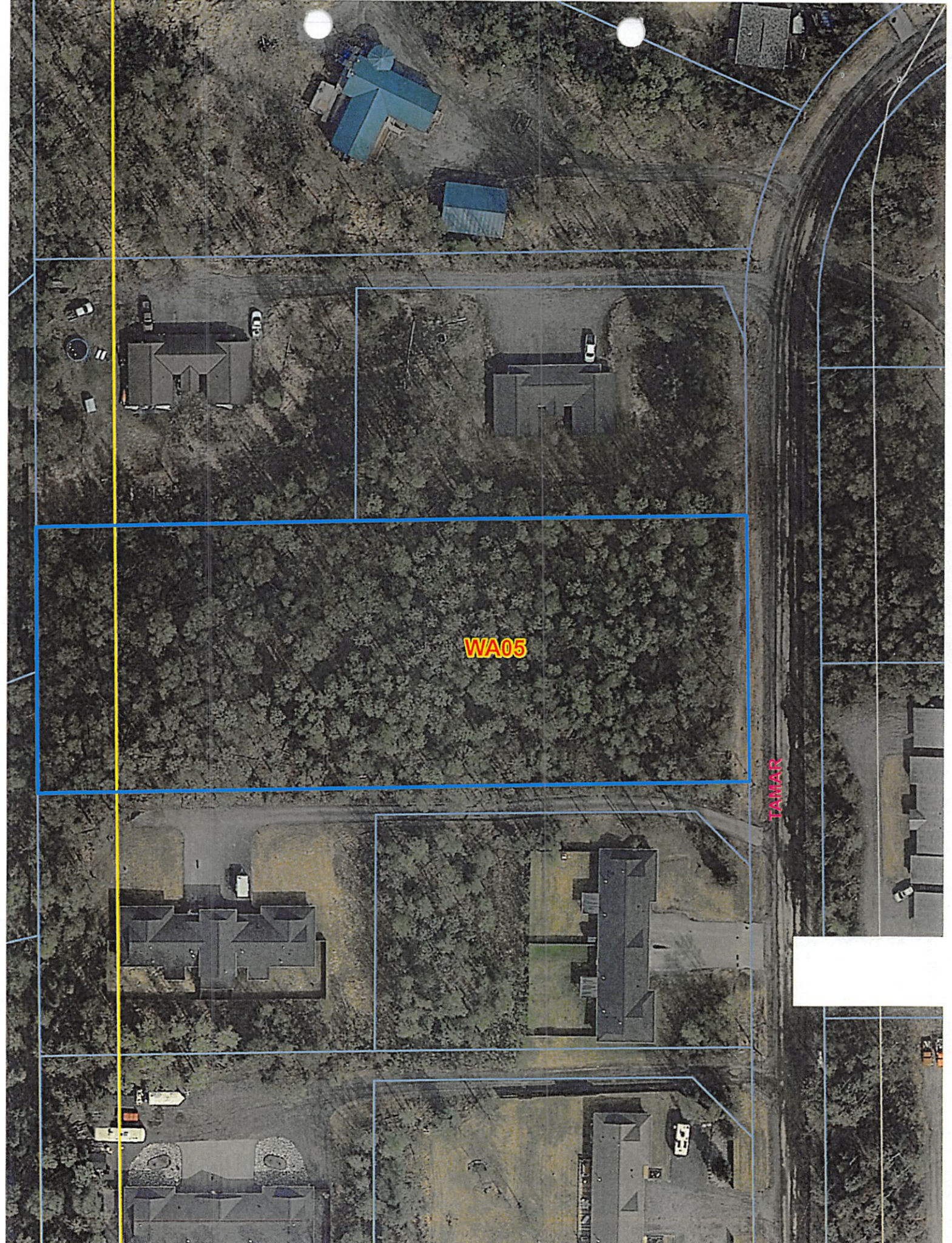
VICINITY MAP

FOR PROPOSED STONERIDGE HEIGHTS 2021
 LOCATED WITHIN
 SECTION 28, T18N, R01W, SEWARD MERIDIAN,
 ALASKA

WASILLA 05 MAP

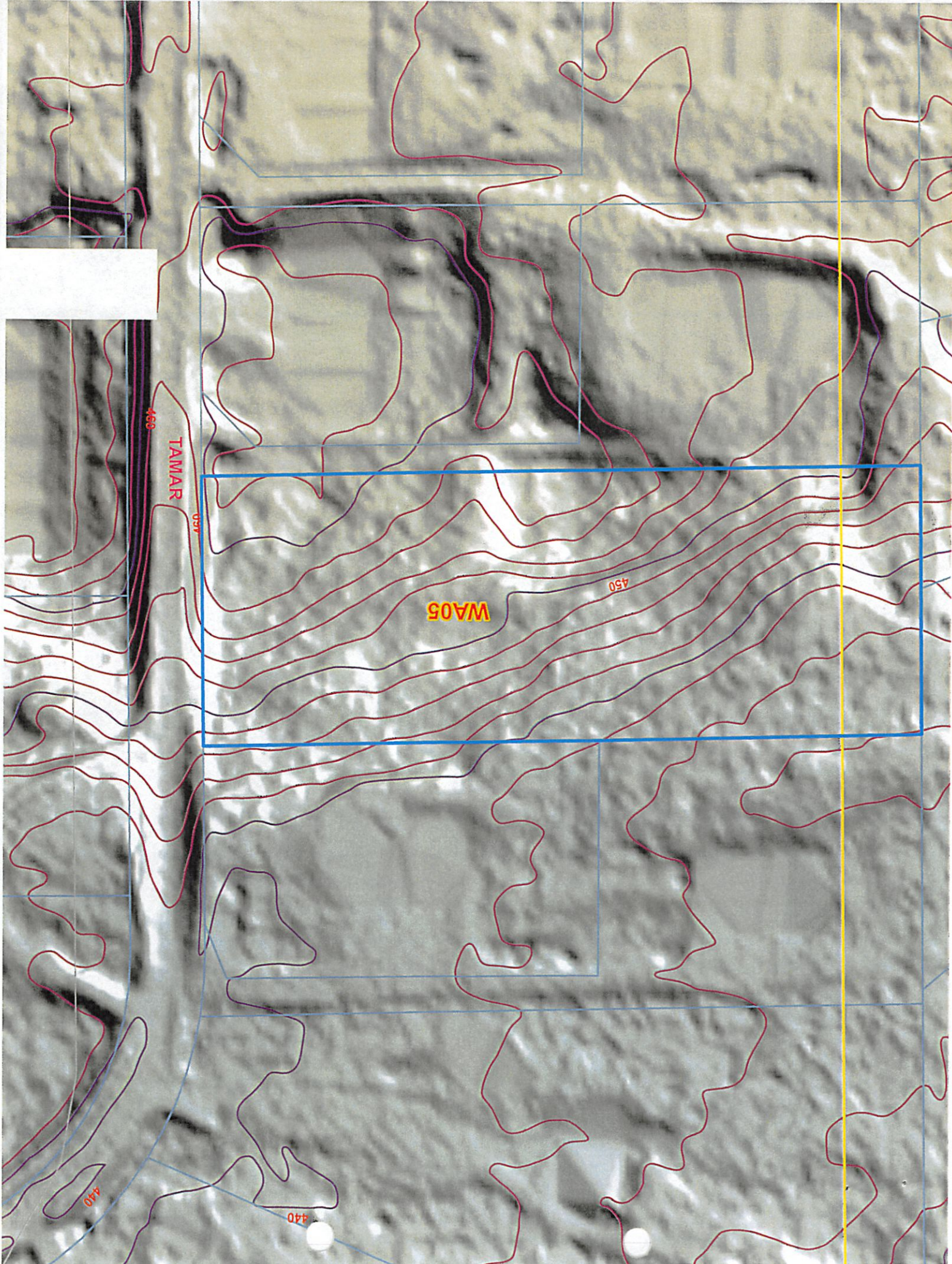
EXHIBIT A

R A-1



WA05

TAWAR



TAMAR

WA05

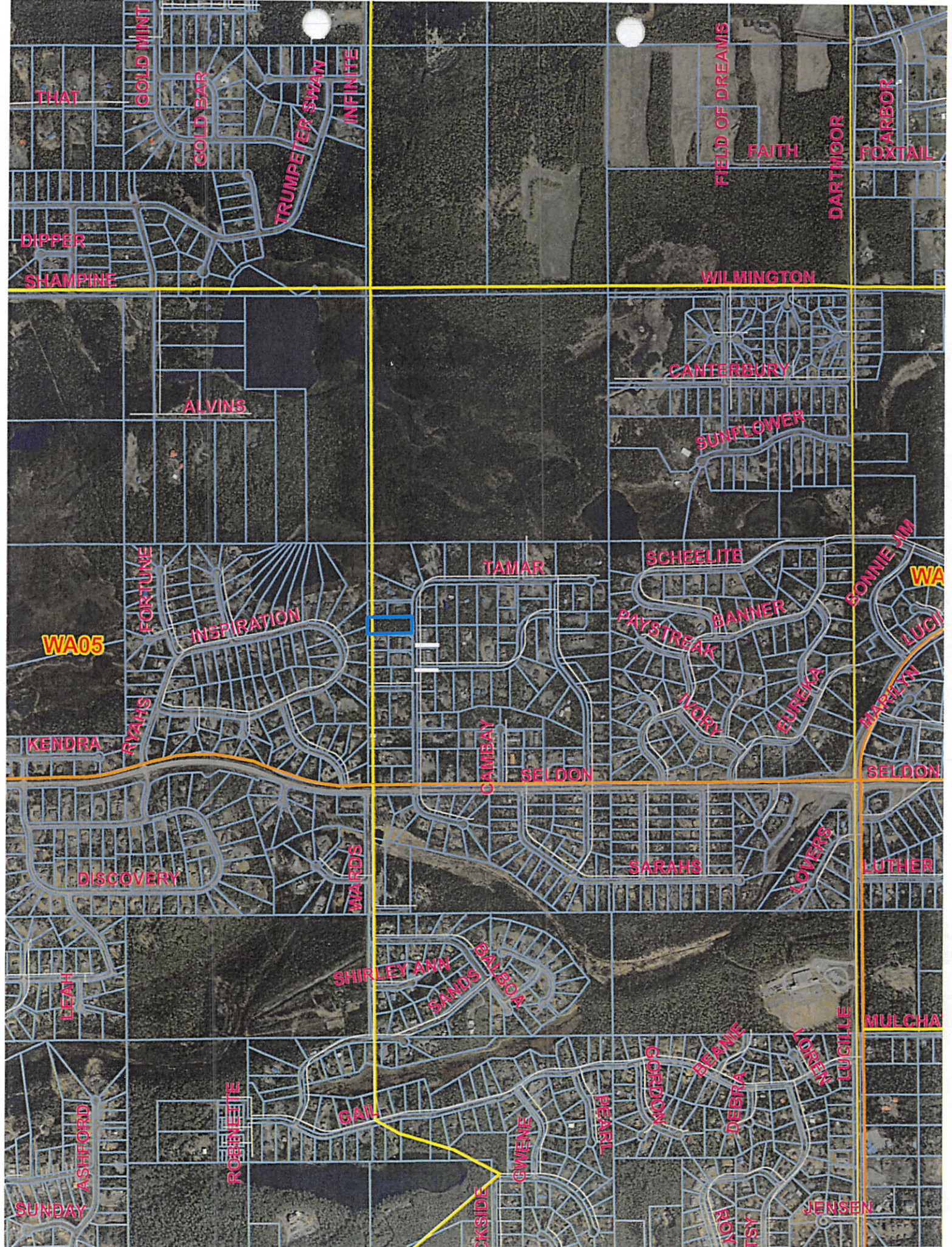
460

450

450

440

440



THAT

GOLD MINT

GOLD BAR

TRUMPETER SWAN

INFINITE

DIPPER

SHAMPINE

ALVINS

FIELD OF DREAMS

FAITH

DARTMOOR

FARBOR

FOXTAIL

WILMINGTON

CANTERBURY

SUNFLOWER

WA05

FORTUNE

INSPIRATION

TAMAR

SCHEELITE

PAYSTREAK

BANNER

BONNIE JIM

WA06

KENDRA

RYAN'S

CAMBAY

SELDON

IVORY

EUREKA

HAPPY JIM

LUCY

SELDON

DISCOVERY

WARDS

SARAH'S

LOVERS

LUTHER

LEAH

SHIRLEY ANN

SANDS

BARBARA

GAIL

CKSIDE

GWIENE

PEARL

GORDON

BEANNE

DEBRA

LOREN

LUCILLE

MULCHA

SUNDAY

ASHFORD

ROBINETTE

FOY

ITSY

JENSEN



Pioneer Engineering LLC
Professional, Reliable, Local

September 23, 2021

RE: Usable Area Report
T18N R1W Section 28, SM
Stoneridge Heights, Lot 4 Block 2

RECEIVED

NOV 03 2021

PLATTING

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

Dear Mr. Wagner,

Usable Area: Working on behalf of the owners and in coordination with Keystone Surveying, I performed a soils investigation for the above-referenced proposed subdivision. The project plans to split the 2.0-acre parent parcel into two approximately 1-acre lots.

Test Hole: 1 new test hole was excavated on 8-24-21. The test hole was 12 feet deep and was sited on the north/south proposed lot line common to the two future lots in order to best represent the soil conditions for both lots. The test hole showed one foot of topsoil overlaying 5 feet of sandy gravel, followed by 6 feet of silty, sandy gravel extending to the bottom of the test hole. Groundwater was not encountered in the test hole. The test hole log and gradation of the silty material is attached.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater, but that is not anticipated.

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

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

Sincerely,

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



EXHIBIT B

SOIL LOG

Job Number: 2021-SW-322

Project Location: Stoneridge Heights, Lot 4 Block 2

Logged By: Steve Wilson

Date: 8-24-21

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Sandy gravel (GW)
3	
4	
5	
6	
7	Silty sandy gravel (SM/GM)
8	
9	
10	
11	
12	Bottom of test hole No groundwater
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

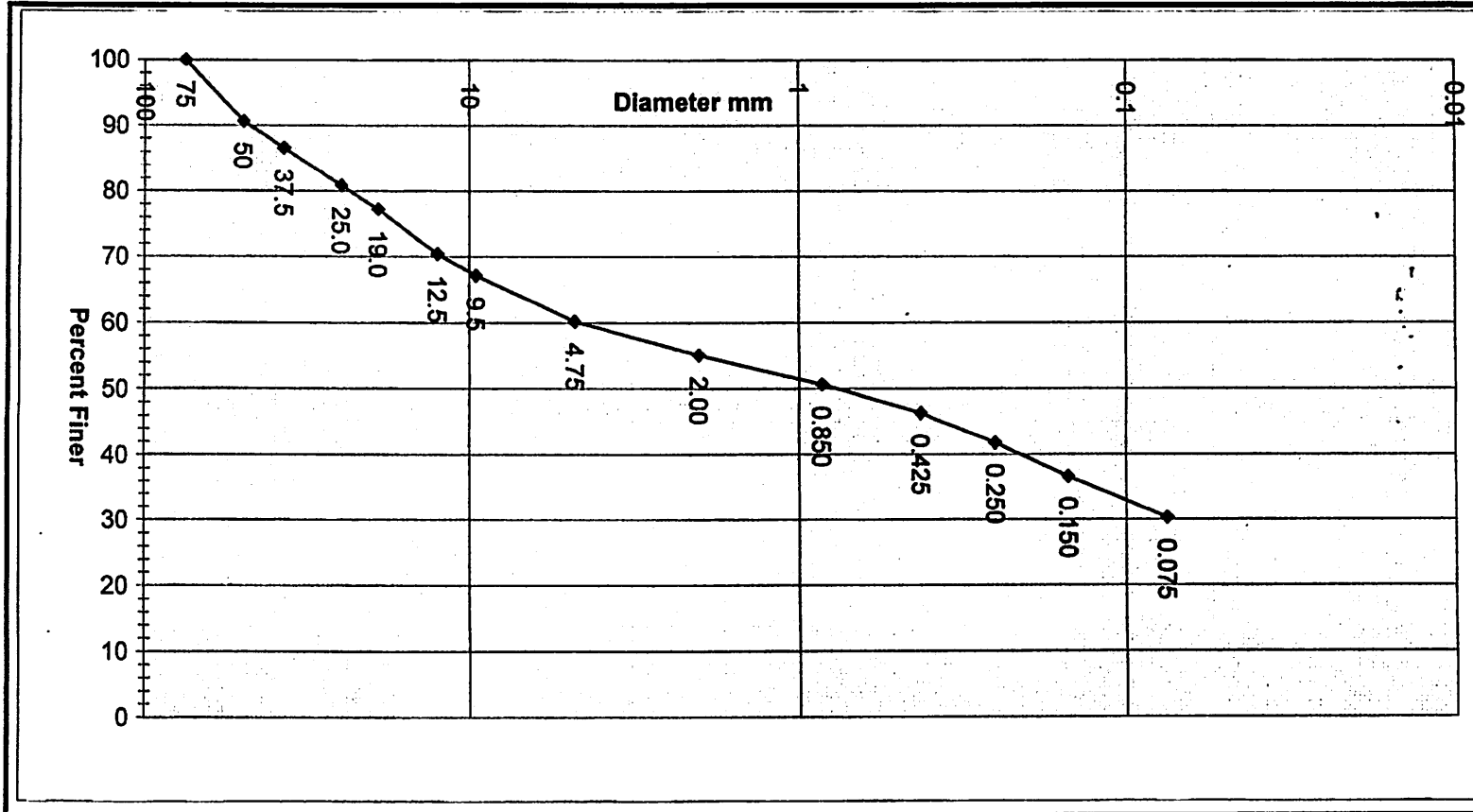
COMMENTS:
Soils can support a conventional onsite wastewater system.

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



MARK HANSEN P.E.

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



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	91
1.5"	37.5	87
1"	25.0	81
3/4"	19.0	77
1/2"	12.5	70
3/8"	9.5	67
#4	4.75	60
#10	2.00	55
#20	0.850	51
#40	0.425	46
#60	0.250	42
#100	0.150	37
#200	0.075	30.3

Client: **Pioneer Engineering**
 Project: **Stoneridge Heights Lt4 Blk2**
 Sample Location: **Submitted**

Soil Description: **Silty Gravel with Sand**
 Unified Classification: **GM**

Date: **9/3/2021**
 Sample Date: **8/27/2021**
 Proj. no: **21079**

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, November 23, 2021 11:02 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Stoneridge Hts 2021 2021-178

I received the gradation. I have no further 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: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Monday, November 22, 2021 1:52 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Subject: Re: RFC Stoneridge Hts 2021 2021-178

The soils report refers to a gradation of the GM or SM soils but I couldn't find one in the file.

Jamie Taylor

Sent from my iPad

On Nov 4, 2021, at 3:47 PM, Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us> wrote:

The following link contains a Request for Comments to subdivide 51370B02L004. Comments are due by **November 24, 2021**. Let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EiZpKZeY_AlHqEmqxUh4Y6AB7vmAvsZlut1-EHq_jdBT0Q?e=wTpcMh

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

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

Amy Otto-Buchanan

From: Kelsey Anderson
Sent: Monday, November 22, 2021 9:09 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Stoneridge Hts 2021 2021-178

PA20210178

ACCESS/TRANSPORTATION

Adequate access from N Tamar Rd

COMMUNITY PLANNING

Parcel division is consistent with the neighborhood.

Kelsey Anderson

Matanuska-Susitna Borough: Planner II

Desk: 907-861-8525

Cell: 907-795-3984

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>

Sent: Thursday, November 4, 2021 3:47 PM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; tanainacomunity@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>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>

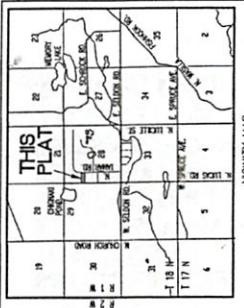
Subject: RFC Stoneridge Hts 2021 2021-178

The following link contains a Request for Comments to subdivide 51370B02L004. Comments are due by **November 24, 2021**. Let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EiZpKZeY AIHqEmqxUh4Y6AB7vmAvsZlUt1-EHq_jdBTOQ?e=wTpcMh

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

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



VICINITY MAP
SCALE 1" = 1 MILE

- NOTES:
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS COVERING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO DETERMINE WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 2. BASES OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON. THE POINT IS LOCATED AT THE CORNER OF SECTIONS 7 & 18 IS 4307700.0'N 2008.77'W.
 3. 5/8" REBAR WITH SELF-IDENTIFYING PLASTIC CAPS AT 2' ON CENTER, 7/8" DIA. P.C.S. P.I.S. AND P.A.C.'S UNLESS NOTED.
 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS DESIGNED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REGULATIONS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 5. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED NOVEMBER 7, 1977 - BOOK 151, PAGE 187 AND NOVEMBER 11, 1977 - BOOK 151, PAGE 187 AND NOVEMBER 14, 1977 - BOOK 151, PAGE 187.

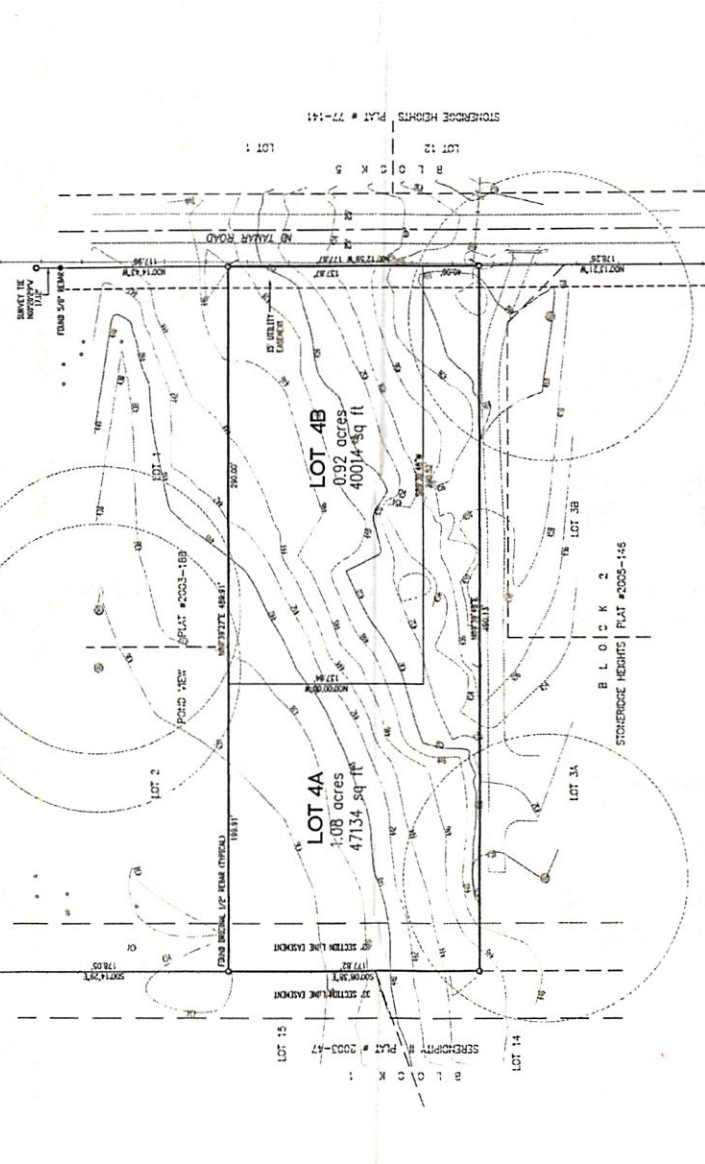
- LEGEND:
- FOUND 1/2" REBAR
 - FOUND 5/8" REBAR

RECEIVED
10/6/09
PLATTING
Agenda Copy

SCALE
0 FEET 40 80 120 160
0 METERS 1 INCH = 40 FEET

STONERIDGE HEIGHTS 2021
A PLAT OF
A SUBDIVISION OF LOT 4, BLOCK 2
STONERIDGE HEIGHTS, PLAT #77-141
WITHIN THE SW/4 SECTION 28, T. 19 N., R. 1 W.,
STWARD MCDONALD, ALASKA
PUBLIC MOUNTAIN DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 2 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #34618
1000 W. ALASKA STREET, SUITE 212, ANCHORAGE, ALASKA 99501
PHYSICAL ADDRESS: 848 N. WOODS ROAD, ANCHORAGE, ALASKA 99504
PHONE: (907) 274-2761
DRAWN BY: DATE: 5/27/21
CHECKED BY: DATE: 5/27/21
1 INCH = 100 FEET
SHEET 1 OF 1



APPROVED AS SHOWN
CORRECTED
BOOK 10022, PAGE 1422
ENGINEERING & DESIGN

SURVEYOR'S CERTIFICATE
I, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE INSTRUMENTS SHOWN ABOVE WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE INSTRUMENTS SHOWN ABOVE ACCURATELY REPRESENT THE TRUTH AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2330-S GARY LORUSSO
REGISTERED LAND SURVEYOR



CERTIFICATE OF OWNERSHIP
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

GEORGE T. PANONICELLO, TRUSTEE
G AND A PANONICELLO FAMILY TRUST, DATED JANUARY 16, 2009
1923 SUPERFUND LANE
DENVER, CO. 80202-2868

JUDICIAL ACKNOWLEDGMENT
SIGNED AND SHOWN TO BE ME THIS _____ DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF COLORADO
MY COMMISSION EXPIRES _____

AJAY B. PANONICELLO, TRUSTEE
G AND A PANONICELLO FAMILY TRUST, DATED JANUARY 16, 2009
1923 SUPERFUND LANE
DENVER, CO. 80202-2868

JUDICIAL ACKNOWLEDGMENT
SIGNED AND SHOWN TO BE ME THIS _____ DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF COLORADO
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT IS IN ACCORDANCE WITH THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ AND THAT THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE PUBLIC RECORDS DISTRICT OF _____ STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

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

CERTIFICATION OF PAYMENT OF TAXES
I, HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS ARE PAID TO THE BOROUGH OF STONERIDGE HEIGHTS, OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

EXHIBIT E



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 5, 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 abbreviated plat and has no comments or recommendations.

- **Stoneridge Heights 2021**
(MSB Case # 2021-178)

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

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 1, 2021

ABBREVIATED PLAT: BLUEBERRY POND
LEGAL DESCRIPTION: SECs 29/30, T25N, R04W, SEWARD MERIDIAN AK
PETITIONERS: R. JOHN STRASENBURGH & RUTH D. WOOD
SURVEYOR: BULL MOOSE SURVEYING
ACRES: 117.3 ± PARCELS: 1
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-181

REQUEST: The request is to create one lot from Tract A, Green Way Subdivision, Plat No. 2021-3 and Tax Parcels B6 and A5, to be known as **BLUEBERRY POND**, containing 117.3 acres +/- . The plat is located east of S. Talkeetna Spur, south of E. Birch Creek Boulevard and north of E. Barge Drive, within Sections 29/30, Township 25 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

AGENCY COMMENTS

Department of Public Works

EXHIBIT B – 1 pg

ADF&G

EXHIBIT C – 1 pg

Utilities

EXHIBIT D – 1 pg

DISCUSSION: The proposed subdivision is creating one lot from Tract A, Green Way Subdivision, Plat No. 2021-3 and Tax Parcels B6 and A5. Pursuant to MSB 43.28.281(A)(1)(i)(i), a soils report was not required, since the lot is 117 acres and topographic mapping is provided on the plat. Tract A-1 has frontage on E. Birch Creek Boulevard and E. Barge Drive; both are maintained by MSB.

Comments: Department of Public Works (**Exhibit B**) has no comment. ADF&G (**Exhibit C**) has no objections.

Utilities: (**Exhibit D**) Enstar has no comments. MEA, MTA and GCI did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Talkeetna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, or Development Services; MEA, MTA or GCI.

CONCLUSION: The preliminary plat of Blueberry Pond is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state

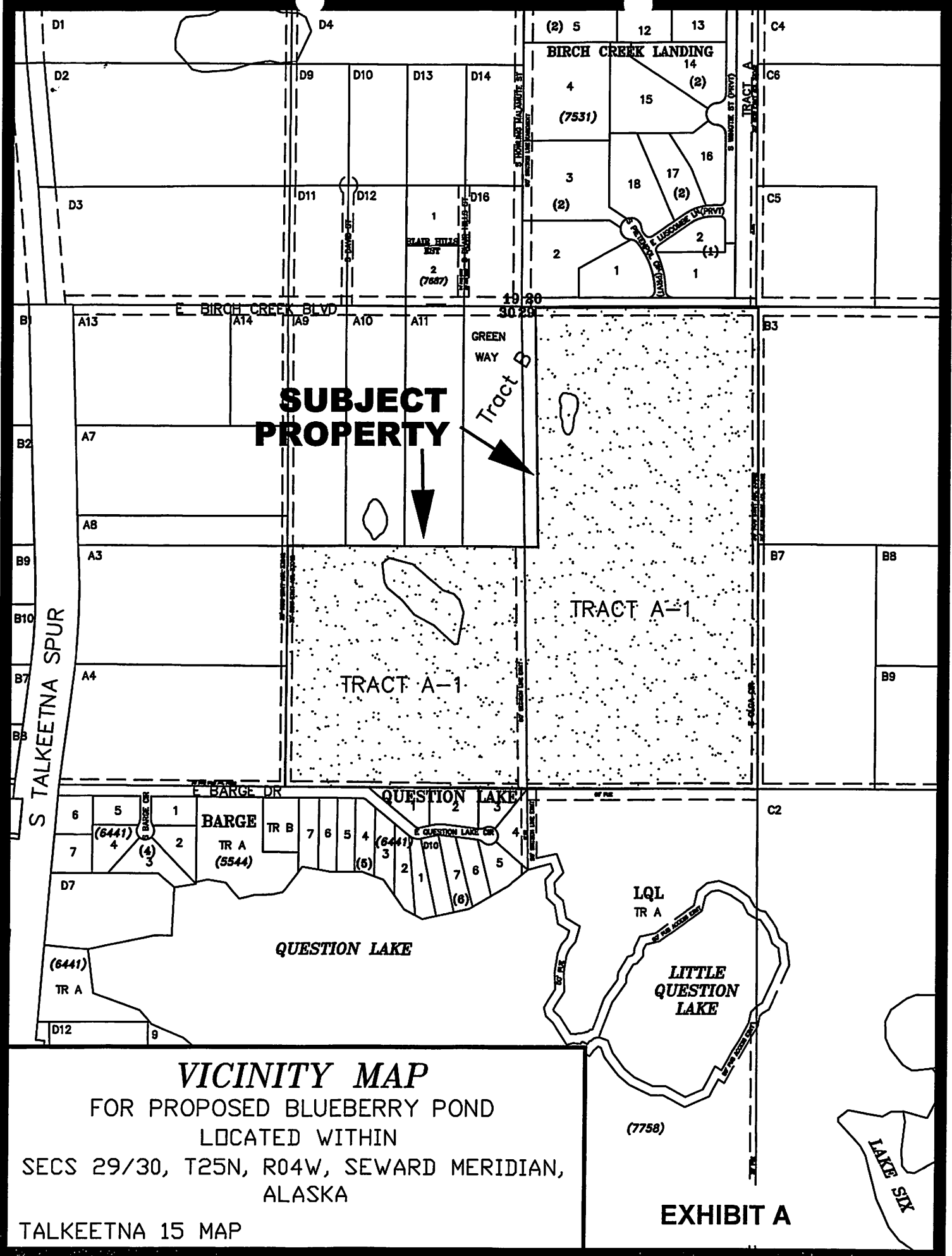
agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).

FINDINGS OF FACT

1. The plat of Blueberry Pond is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(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.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Talkeetna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, or Development Services; MEA, MTA or GCI.
6. There were no objections from any federal or state agencies, or Borough departments.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Blueberry Pond, Sections 29/30, Township 24 North, Range 04 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. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



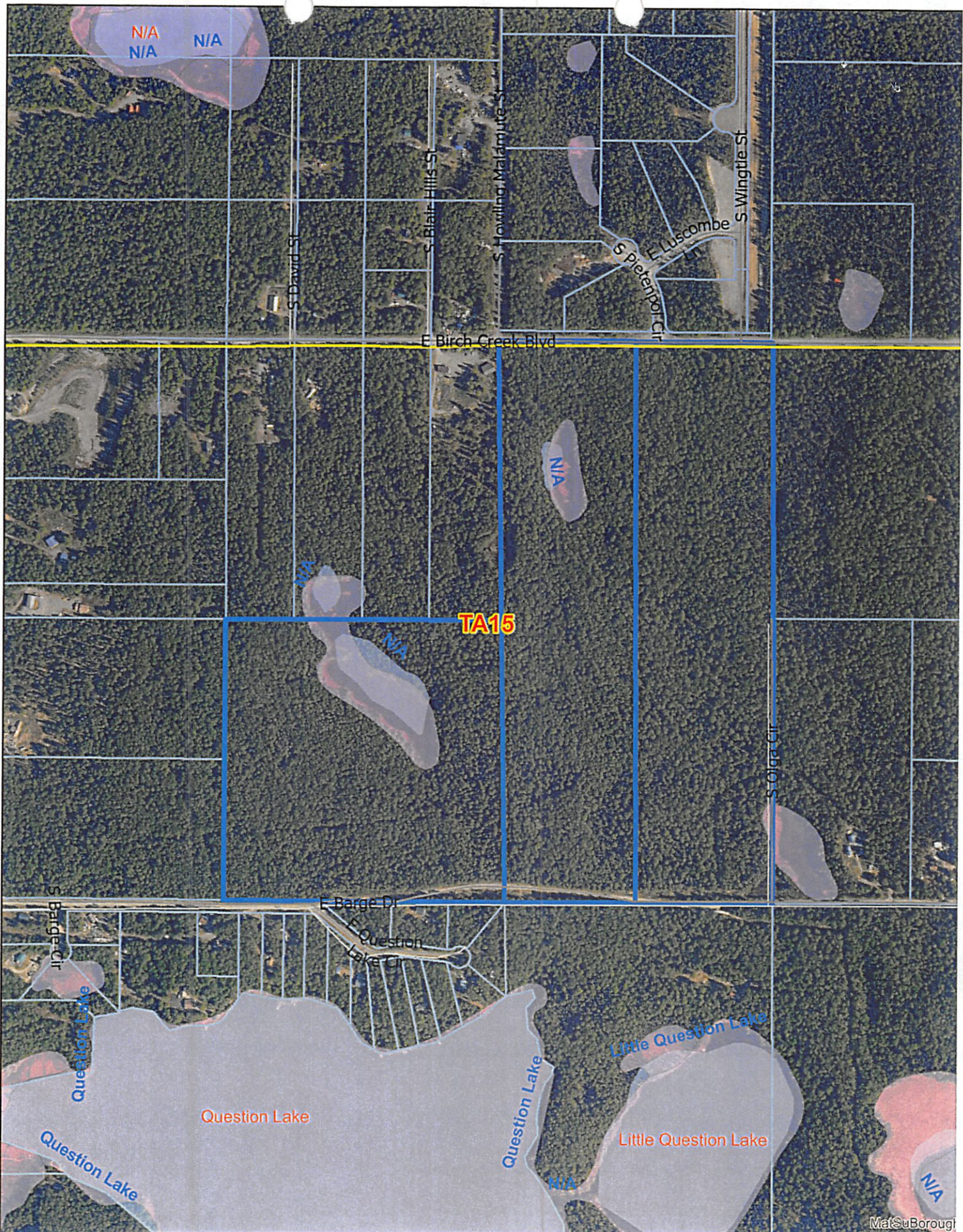
VICINITY MAP

FOR PROPOSED BLUEBERRY POND
LOCATED WITHIN

SECS 29/30, T25N, R04W, SEWARD MERIDIAN,
ALASKA

TALKEETNA 15 MAP

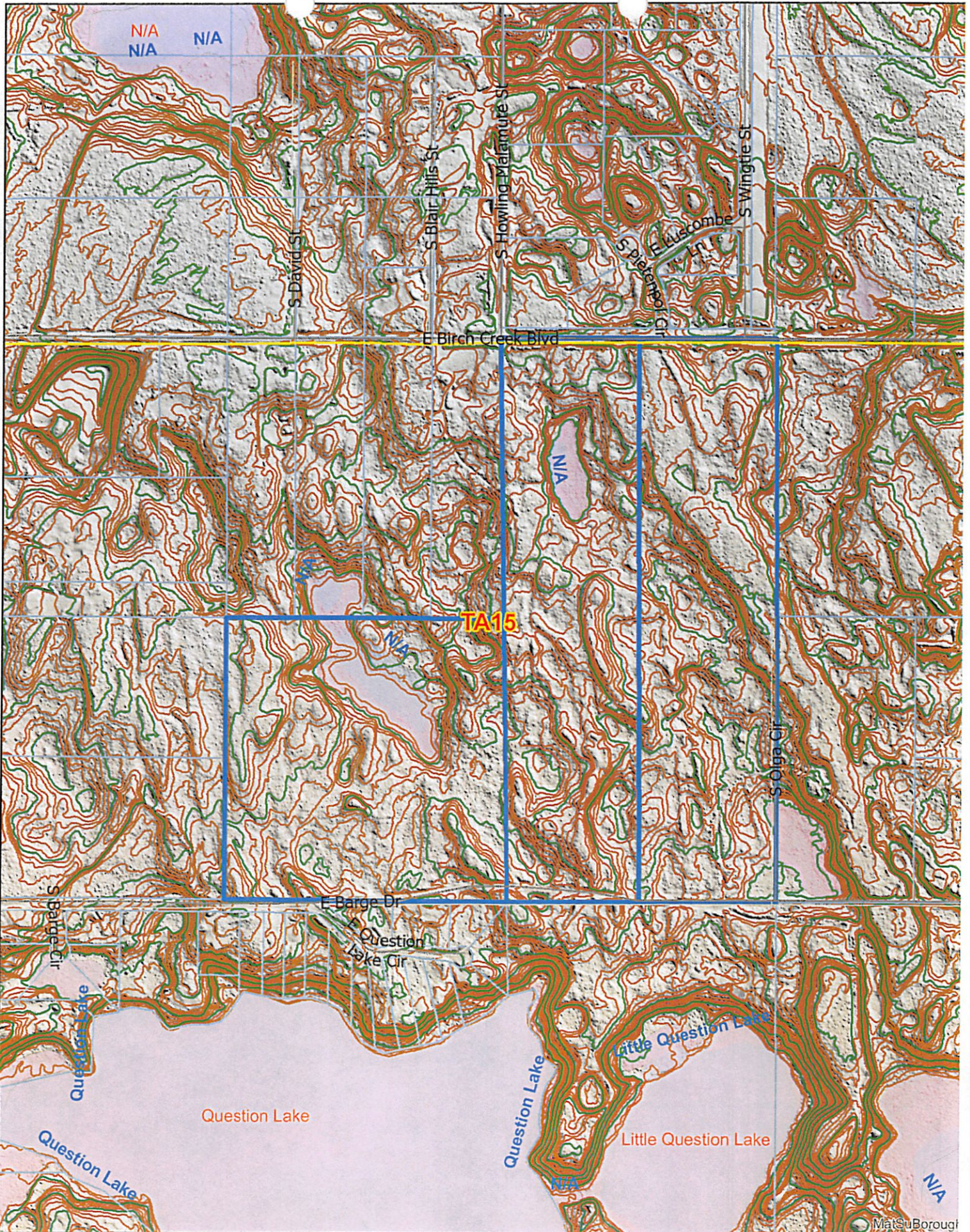
EXHIBIT A



560 280 0 560 Feet

MapSuBorough





N/A
N/A N/A

N/A

TA15

N/A

560 280 0 560 Feet



Matsu Borougi

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, November 22, 2021 1:57 PM
To: Amy Otto-Buchanan
Subject: Re: RFC Blueberry Pond #21-181

No comment.

Jamie Taylor

Sent from my iPad

On Nov 8, 2021, at 1:28 PM, Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us> wrote:

The following link contains a Request for Comments to combine 225N04W29B006, 225N04W30A005 and 5810500T00A into one lot. Comments are due by **November 23, 2021**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EjLpcABycW5KvXH0pJrPNpYBQmzE2_cj8gM6DJYaaXXEGQ?e=ICtI6F

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 8:38 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Blueberry Pond #21-181

[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 8, 2021 1:29 PM
To: regpagemaster@usace.army.mil; Percy, Colton T (DFG) <colton.percy@alaska.gov>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; TCCI - contact <contact@talkeetnacouncil.org>; jsandrw@matnet.com; chief_28@hotmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Blueberry Pond #21-181

The following link contains a Request for Comments to combine 225N04W29B006, 225N04W30A005 and 58105000T00A into one lot. Comments are due by **November 23, 2021**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EjlPcABycW5KvXHOpJrPNpYBQmzE2_cj8gM6DJYaaXXEGQ?e=ICtI6F

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

Amy Otto-Buchanan
Platting Technician



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

November 9, 2021

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

To whom it may concern:

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

- **Blueberry Pond Subdivision
(MSB Case # 2021-181)**

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

EXHIBIT D