

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 5, 2022

ABBREVIATED PLAT: SCHUETTERVILLE

LEGAL DESCRIPTION: SEC 24, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: DANIEL & DEBRA SCHUETTERVILLE

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 2.19 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-192

REQUEST: The request is to create two lots from Lot 1, Somerville, Plat No. 84-96, to be known as **SCHUETTERVILLE**, containing 2.19 acres +/- . The plat is located east of S. Bergman Road and north of S. Plumley Road; lying within SW ¼ Section 24, Township 17 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Report
Topography & As-built

EXHIBIT A – 4 pgs
EXHIBIT B – 4 pgs
EXHIBIT C – 3 pgs

AGENCY COMMENTS

Department of Public Works
Planning Division
Department of Emergency Services
Utilities
ADF&G
RSA #26 Greater Butte
ADOT&PF

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

DISCUSSION: The proposed subdivision is creating two lots from Lot 1 of Somerville. Proposed Lot 1B will take access from S. Bergman Road; owned and maintained by MSB. Proposed Lot 1A will take access from E. Plumley Road; owned and maintained by ADOT&PF. Both lot have the required frontage, legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, MSB 43.20.140, and MSB 43.20.320.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Simon Gilliland, PE, notes testholes were excavated to 12'; soils are classified as GP. No groundwater was encountered. His conclusion is that all lots have at least 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area. Soils log and testhole location map attached.

Comments: Department of Public Works (**Exhibit D**) has no comments. Planning Division (**Exhibit E**) has no objections. Department of Emergency Services (**Exhibit F**) has no issues.

Utilities: (**Exhibit G**) Enstar and GCI have no comments. MTA has no comments. MEA identified an easement; however, it was in error, as it applies to a different subdivision.

ADF&G: (**Exhibit H**) has no objections.

Road Service Area #26 Greater Butte: (**Exhibit I**) has no concerns with this proposal.

ADOT&PF: (**Exhibit J**) notes only two driveways will be allowed from this lot onto E. Plumley Road. If proposed Lot 1A wishes to maintain its existing driveway(s), then proposed Lot 1B must access via S. Bergman Road. If Lot 1B wishes to access E. Plumley Road, then Lot 1A must be altered to be a single access point onto E. Plumley Road. *Staff notes proposed Lot 1B will access S. Bergman Road, as it is the street of lesser classification.*

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Butte Community Council; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, Pre-Design Division, or Development Services.

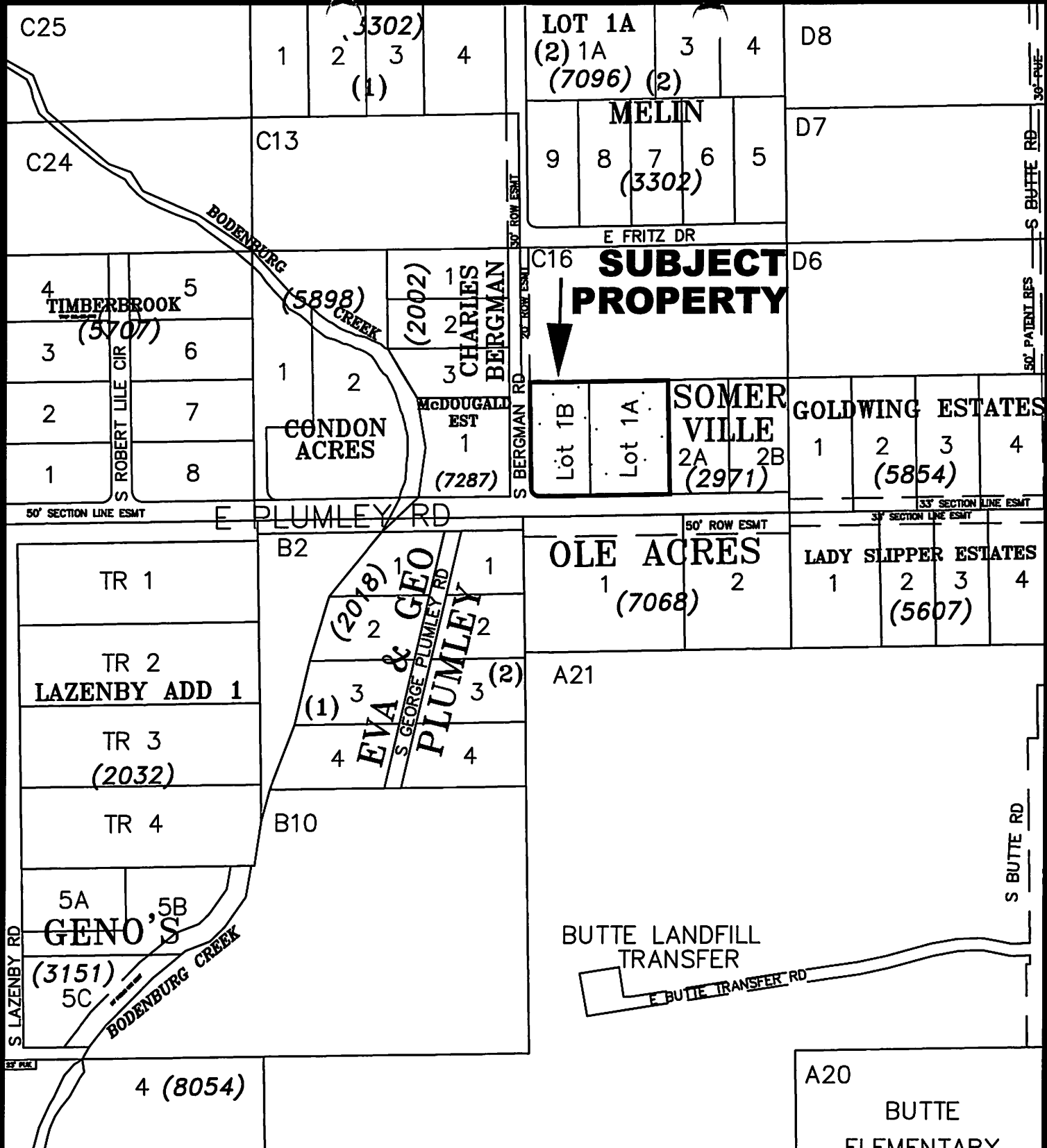
CONCLUSION: The preliminary plat of Schuetterville is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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 submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Schuetterville 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.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Butte Community Council; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, Pre-Design Division, or Development Services.
6. There were no objections from any federal or state agencies, or Borough departments.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Schuetterville, Section 24, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. 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 SCHUETTERVILLE

LOCATED WITHIN

SECTION 24, T17N, R02E, SEWARD MERIDIAN,
ALASKA

PALMER 14 MAP

EXHIBIT A



200 100 0 200 Feet

MatSu Borough







RECEIVED
DEC 09 2021
PLATTING

USEABLE AREA CERTIFICATION

SOMERVILLE SUBDIVISION, PHASE II

A SUBDIVISION OF

LOT 1 SOMERVILLE SUBDIVISION, S1/2 SE1/4 SE1/4 SW1/4 SEC 14, T17N R2E, SM, ALASKA

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES:

(GP) TEST HOLES:

(SW) TEST HOLES:

(SP) TEST HOLES:

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

(GM) TEST HOLES:

(SM) TEST HOLES:

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

- ☐ Bedrock, Clay, or other impermeable stratum was encountered.

TEST HOLES:

GROUND WATER INVESTIGATION

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

☐ Monitoring Test Holes May through October:

TEST HOLES:

☐ Soil Mottling or Staining Analysis:

TEST HOLES:

- ☐ Depth to seasonal high water is a min. of 8'

TEST HOLES:

- ☐ Depth to seasonal high water is less than 8'

☐ Fill will be required

☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

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

Lots:

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

- ☐ Re-Grading will be required to eliminate slopes in excess of 25%

Lots:

- ☒ No further action required to establish sufficient usable area.

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

Simon Gilliland

Simon Gilliland P.E.

Professional Engineer


8/12/21
Date



HANSON LAND SOLUTIONS
 SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
 305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	Lot 1 Somerville Sub., S1/2 SE1/4 SE1/4 SW1/4 SEC 14, T17N R2E, SM	TEST HOLE NO.	Date:	07/30/21
Insp. By:	SIMON GILLILAND	1	Job #	21-287

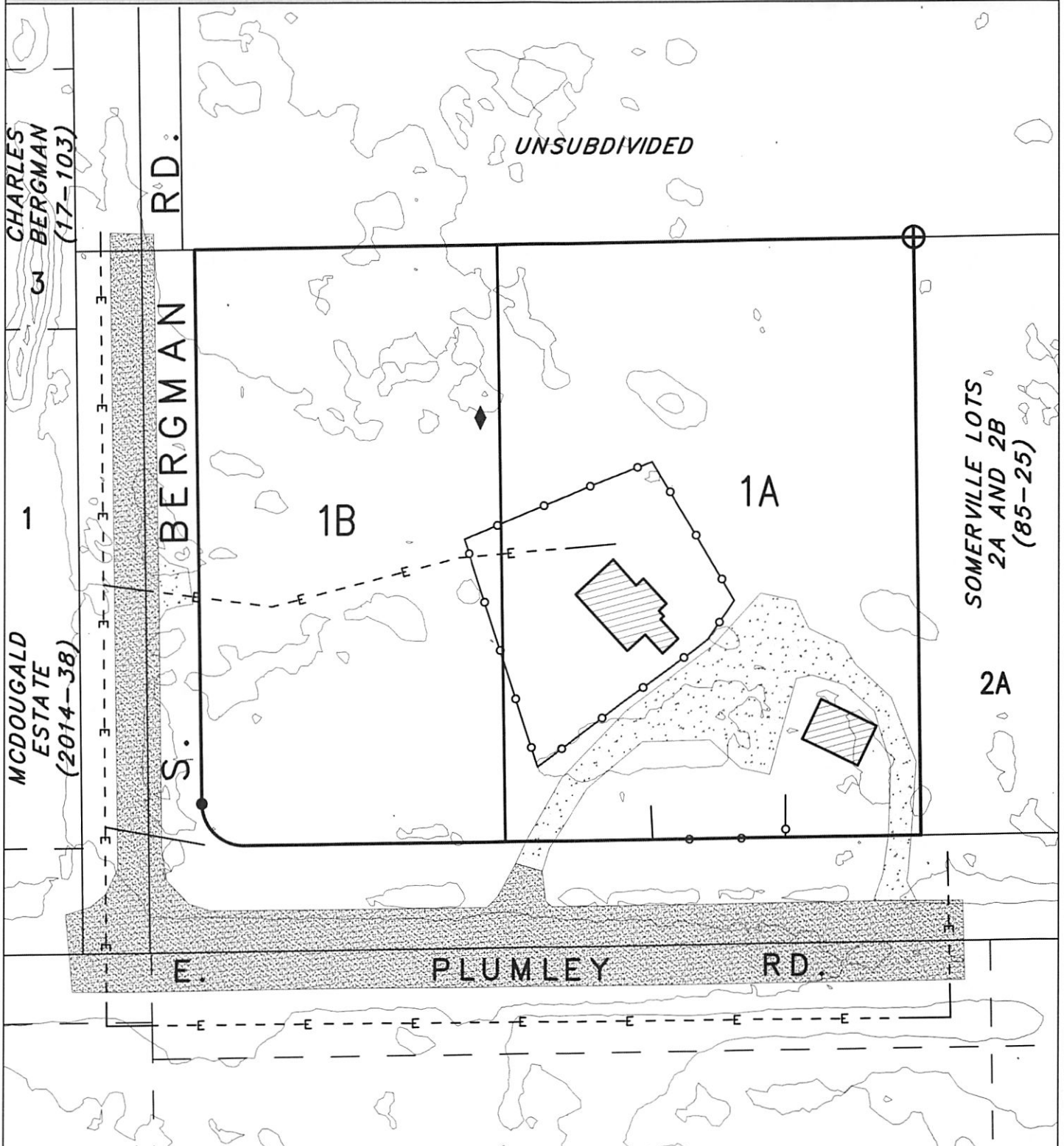
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No	Monitor Tube Installed?																																																																																							

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

SCHUETTERVILLE SUBDIVISION

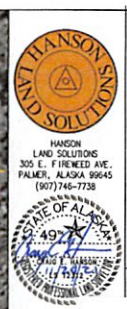
FILE: 21-287

DRAWN: SDN

11/22/21

EXHIBIT A

Page 1 of 1



NOTES:
 1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MIAMI/NOVA SATELLITE/BOULDER IMAGE/RENDERING OF 2019/2020.
 2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS TO 2011.0)

BUTTE, ALASKA
 SCHUETTERVILLE
 SITE PLAN - EXISTING CONDITIONS
 PROJECT OVERVIEW

DWG.#: 21-287C
 DESIGN: CEH
 DRAWN BY: ELF
 CHECKED: CEH
 SCALE
 11x17: 1"=40'
 22x34: 1"=20'
 REVISION DATE:
 11-22-21

REFERENCE
 NUMBER:
 V-2.0
 SHEET 1 OF 3

EXHIBIT C

CHARLES
BERGMAN
(17-103)

3

1

MCDUGALD
ESTATE
(2014-38)

RD.

BERGMAN

S.

1B

0.92 ACRES±

1A

1.27 ACRES±

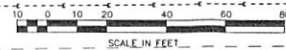
2 STORY HOUSE

1 STORY GARAGE

SOMERVILLE
LOTS 2A AND 2B
(85-25)

2A
RECEIVED
DEC 09 2021
PLATTING

E. PLUMLEY RD.



- LEGEND**
- RECOVERED BRASS CAP ON IRON PIPE
 - RECOVERED ALUMINUM CAP ON 3/4" REBAR
 - RECOVERED 3/4" REBAR
 - SET PLASTIC CAP ON 3/4" x 30" REBAR
 - WATER WELL
 - PEDESTAL, TELEPHONE
 - ANCHOR GUY
 - UTILITY POLE
 - SEPTIC VENT/CLEANOUT
 - SIGN, PUBLIC
 - WOODEN POST
 - GATE
 - FENCE
 - OVERHEAD ELECTRIC
 - 12" CULVERT
 - 18" CULVERT
 - BUILDING
 - GRAVEL DRIVEWAY
 - ASPHALT ROAD/DRIVEWAY



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



NOTES: FIELD SURVEY WAS CONDUCTED ON JULY 30, 2021. ALL MONUMENTS WERE REVIEWED ON SET AS DESCRIBED HEREIN.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

BUTTE, ALASKA
SCHUETTERVILLE
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 21-287C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
11-22-21

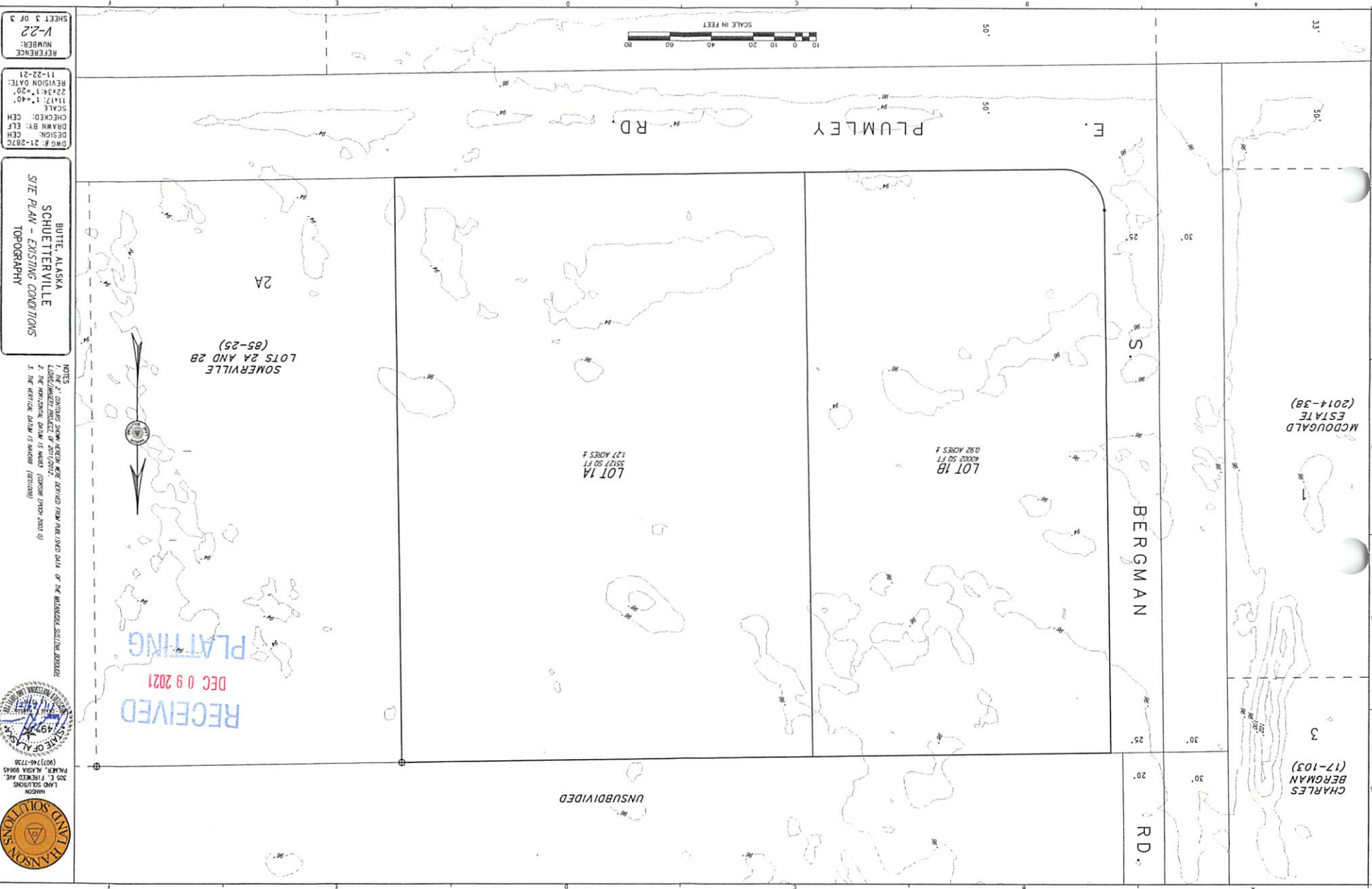
REFERENCE
NUMBER:
V-21
SHEET 2 OF 3

REFERENCE
NUMBER:
1-22
SHEET 3 OF 3

DWG.# 21-287C
DESIGN: CEH
CHECKED: CEH
SCALE: 1"=40'
REVISION DATE: 11-22-21
11-22-21

BUTTE, ALASKA
SCHUTTERVILLE
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

NOTES:
1. THE VERTICAL DATA IS BASED ON THE DATUM OF 1985.
2. THE HORIZONTAL DATA IS BASED ON THE DATUM OF 1985.
3. THE VERTICAL DATA IS BASED ON THE DATUM OF 1985.



Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, December 21, 2021 5:49 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Schuetteville #21-192

No comment.

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, December 10, 2021 4:57 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com; timhaledistrict1@gmail.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>; 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 Schuetteville #21-192

The following link contains a Request for Comments to subdivide 52740000L001. Comments are due by **December 29, 2021**. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ei1pWpgTNDFOiQfMZHw-B8sBSja4N9UUb_gVdvB7WxEtwQ?e=4Jb7ta

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

EXHIBIT D



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833 • Fax (907) 861-7876

www.matsugov.us • planning@matsugov.us

Petitioner/Owner: HANSON LAND SOLUTIONS; SCHUETTERVILLE; ANIEL & DEBRA SCHUETTER

Nature of Request: The request is to create two lots from Lot 1, Somerville, Plat No. 84-96, to be known as SCHUETTERVILLE, containing 2.19 acres +/- . The plat is located east of S. Bergman Road and north of S. Plumley Road; lying within SW 14 Section 24, Township 17 North, Range 02 East, Seward Meridian, Alaska.

Location: Tax ID # 52740000L001

Date/Due Date: 29 December 2021

MSB Staff Contact: Amy Otto-Buchanan

Planner completing this Review: Ted Eischeid, Ph. 861-8606, ted.eischeid@matsugov.us

Comm. Council: **Case#:** 21-192 **RSA:**

Staff-Recommendation:

No Objection XX

Supporting Recommendations, Comments, and Information:

EXHIBIT E

1. **Note Community Council area, City, or SPUD**

BUTTE CC

- a. Does the CC have a Comp Plan
 - i. If not, review land use sections in Borough-wide Comp Plan & Core Area Comp Plan (see attached)

2. **Review Official Streets & Highways Plan (OSHP)**

- a. E. Plumley Rd is a minor collector.
- b. Consider creating lot access to S. Bergman Rd.

3. **Environmental**

- a. Is this an air quality area of concern? (Butte, wetlands, lakes, streams, any sort of ground water/aquafer) – YES. This parcel is located in the Greater Butte Air Quality District; refer to MSB Code 8.75
- b. Plans to consider:
 - i. MatsuAir.com

MISC. Summary Comments:

Cultural Resources Summary Comments:

- ☐ **No objection to proposed action in terms of known cultural resources.** However, if any cultural resources are discovered in any development work please stop said work and call the Mat-Su Planning Division for referral to an appropriate cultural resources professional. Thank you for helping us document our borough's past.

Environmental

Air Quality: The Butte area has known **air quality issues** associated with wood smoke accumulation on cold, calm days in the winter months. Any future development should consider providing natural gas connections where feasible.

Environmental Concern – Air Quality:

- a. This parcel is located in an air quality area of concern? (Greater Butte Air Quality District = the Butte Community Council boundaries).
 - i. **The Butte area has known air quality issues** associated with wood smoke accumulation on cold, calm days in the winter months. Any future development should consider providing natural gas connections where feasible.
 - ii. Ordinance 19-032 prohibits outdoor burning in the Greater Butte Air Quality District on a days when an air quality advisory has been issued based on unhealthy readings at the Butte air quality monitor for fine particulate

matter (PM2.5). These bad air advisories typically occur between 0-8 days each year, typically during cold air inversions during the months of November through February (average = 5).

iii. More info:

- a. <https://www.matsugov.us/airquality>
- b. MSB Code 8.75

Borough-Wide Comprehensive Plan- Matanuska-Susitna Borough Comprehensive Plan - 2005 Update

Land Use: The Borough is comprised of over 24,000 square miles containing urbanized, suburban, rural, and remote areas. There are twenty-six recognized communities, each distinguished with unique life styles and community values. While the Borough is distinguished with diversity in land use patterns and communities, a common thread exists throughout the Borough that seeks to preserve and enhance existing qualities that make living and working within the Matanuska-Susitna Borough a chosen and welcomed lifestyle.

Balancing the different needs and desires related to land use decisions is challenging. Some land use decisions need to be addressed in a consistent fashion throughout the Borough because they have a common effect on the population as a whole. Consistent application of Borough-wide land use decisions results in an effective, efficient, equitable policy. For example, the Borough created a Borough-wide seventy-five foot (75') shoreline setback for habitable structures. Developing consistent standards for businesses wishing to locate in the Borough is another reason for making some land use decisions at the Borough-wide level. Consistent standards allow the business community to better plan their investments and allow for better predictability for both industry and residents alike. Many land use issues are best addressed at a Borough-wide level because of the very nature of the issue. Examples of such issues include watersheds, groundwater, and waste disposal which affect large areas and multiple communities.

While many issues are better addressed at a regional or Borough-wide level, it is necessary to recognize that some land use issues are better addressed at the local community level. This is due to the unique characteristics embodied within the Borough's communities. For instance, communities with water and sewer infrastructure may prefer small lot development, while those communities without such infrastructure and having sensitive groundwater supplies may prefer large lot development. Certain communities may wish to preserve important historical sites or promote certain economic opportunities which may be irrelevant to other communities.

Some of the key reasons to manage land uses are to limit residential and commercial sprawl, limit proximity of incompatible uses, and to encourage uses that support one another. For instance, while it may not be appropriate for a loud, externally illuminated, busy industrial use to be located next to a residential use, there are reasons to encourage a modest-sized grocery store to be located within close proximity to residential properties. To maintain a healthy and diversified economy it is necessary to provide places for all development, especially commercial and industrial development; hence, land use regulations should accommodate such uses and provide investors with a clear understanding, supported by consistent policies, of where and how they may develop their specific investments. To support this land-use framework, the following goals and recommendations are provided:

Goal (LU-6): New developments greater than five (5) units per acre should incorporate design standards that will protect and enhance the existing built and natural environment.

Amy Otto-Buchanan

From: Fire Code
Sent: Thursday, December 23, 2021 11:43 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Schuetterville #21-192

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



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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, December 10, 2021 4:57 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com; timhaledistrict1@gmail.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>; 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 Schuetterville #21-192

The following link contains a Request for Comments to subdivide 52740000L001. Comments are due by **December 29, 2021**. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ei1pWpgTNDFOiQfMZHw-B8sBSja4N9UUbgVdvB7WxEtwQ?e=4Jb7ta

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



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

December 14, 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 plat and has no comments or recommendations.

- **SCHUETTERVILLE**
(MSB Case # 2021-192)

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

Sincerely,

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

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

EXHIBIT G

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, December 14, 2021 10:44 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Schuetterville #21-192

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

Hello,

MTA has reviewed the plat for Scheuterville. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, December 10, 2021 4:57 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com; timhaldedistrict1@gmail.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>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Schuetterville #21-192

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ei1pWpgTNDFOiQfMZHw-B8sBSja4N9UUbgVdvB7WxEtwQ?e=4Jb7ta

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATION OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____

THIS PLAN HAS BEEN RECORDED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

DANIEL J. SCHUEITZER (OWNER) DATE _____
 RECOVERABLE LIVING TRUST
 3505 S. BERGMAN RD.
 PALMER, AK 99645-8503

DANIEL J. SCHUEITZER (OWNER) DATE _____
 RECOVERABLE LIVING TRUST
 3505 S. BERGMAN RD.
 PALMER, AK 99645-8503

NOTARY ACKNOWLEDGEMENT

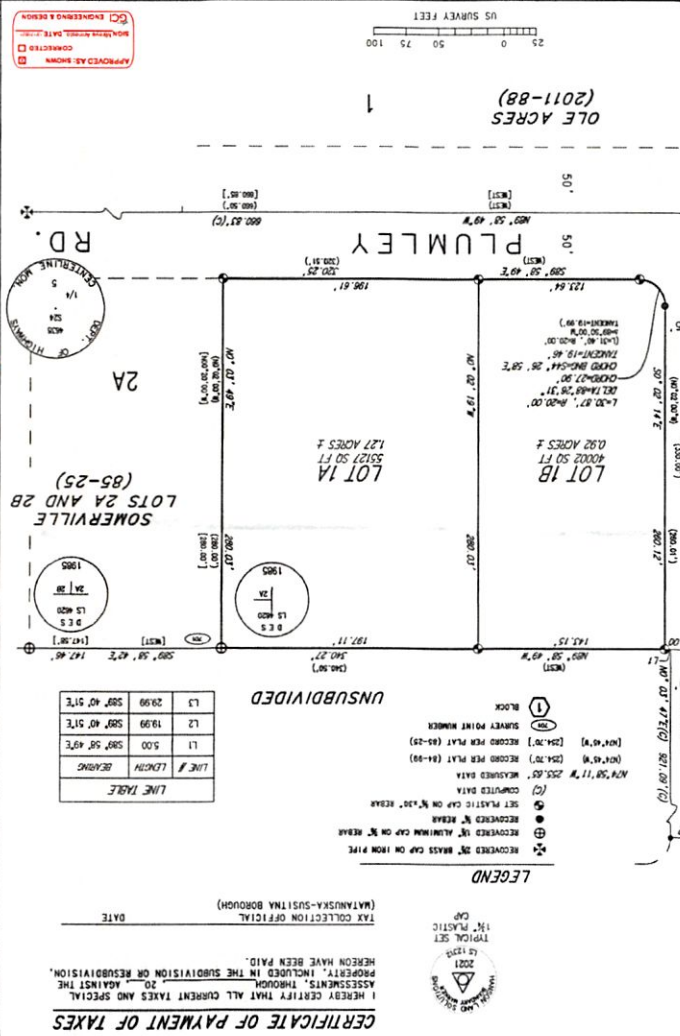
SUBSCRIBED AND SHOWN BEFORE ME THIS _____ DAY OF _____ 20____

MY COMMISSION EXPIRES: _____

NOTARY FOR THE STATE OF ALASKA _____

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAN IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTH EAST CORNER OF LOT 1A (SURVEYED POINT 2011). A RECOVERED ALUMINUM CAP WITH A 149.00' 49.10' W.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNERS SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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 RECOVERABLE LIVING TRUST
 3505 S. BERGMAN RD.
 PALMER, AK 99645-8503

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 PALMER, AK 99645-8503

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 3505 S. BERGMAN RD.
 PALMER, AK 99645-8503

DANIEL J. SCHUEITZER (OWNER) DATE _____
 RECOVERABLE LIVING TRUST
 3505 S. BERGMAN RD.
 PALMER, AK 99645-8503

NOTARY ACKNOWLEDGEMENT

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MY COMMISSION EXPIRES: _____

NOTARY FOR THE STATE OF ALASKA _____

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MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

KNOW ALL BY THESE PRESENTS, that the undersigned, whether one or more,

Buddy Rogers

whose address is 17301 E Fritz Or Palmer, State AK, Zip 99645,
for good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto
MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the
"Grantee") whose post address is 163 E Industrial Way, Palmer, Alaska 99645, and to its successors or
assigns, the right to enter upon the lands of the undersigned, within the Palmer Recording District, Third
Judicial District, State of Alaska, and more particularly described as:

[insert lot, block, subdivision or township, range, section, quarter(s)]

Schuetter Subdivision Lot 1 (plat 2005-48)

being in Section 35, Township 14N, Range 02E, SM., to construct, reconstruct, re-phase, repair, operate
and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or
highways abutting said lands, an electric and/or telecommunication transmission and/or distribution line or
system; to inspect and make such repairs, changes, alterations, improvements, removals from,
substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including,
by way of example and not by the way of limitation: the right to increase or decrease the number of conduits,
wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and
control the growth by machinery or otherwise of trees and shrubbery located within 15 feet of the center
line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance
of said line or system (including any control of the growth of other vegetation in the right of way which may
incidentally and necessarily result from the means of control employed); to keep the easement clear of all
buildings, structures or other obstructions.

The undersigned agree that all poles, wires and other facilities including any main service entrance
equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain
the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors or assigns, is hereby expressly given and granted the right to assign
said right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors or assigns, together with the right of
ingress to and egress from the premises for the purpose herein granted.

Grantors covenant and warrant that they will indemnify, defend and save Grantee harmless from
any and all claims of Grantor's heirs, remainderman, successors, beneficiaries, and devisees.

In Witness Whereof, the undersigned set their hand (s) and seal this 3 day of March 2021.

Buddy Rogers

Grantor

STATE OF ALASKA _____) SS-
THIRD JUDICIAL DISTRICT _____)

THIS IS TO CERTIFY that on this 3 day of March 2021 before me, the undersigned, a
Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Buddy Rogers

_____, Known to me
and to me known to be the individual (s) named in, and who executed the foregoing instrument and
acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses
and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written

Robin Shelly

Notary Public in and for Alaska

My commission expires 3/13/21



2005-48

W/O <u>124500</u>	Subd <u>410-1</u>	5691	Plat No. <u>2020-115</u>
P/S _____	Misc _____	Map _____	Quad _____
Pole <u>B109-7-1</u>	Easement <u>20210490</u>		

Return to: MEA, 163 E Industrial Way, Palmer, AK 99645

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Tuesday, December 21, 2021 9:16 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Schuetterville #21-192

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

Good morning,

Alaska Department of Fish and Game has no objections to the proposed platting actions. 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: Friday, December 10, 2021 4:57 PM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com; timhaledistrict1@gmail.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>; 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 Schuetterville #21-192

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ei1pWpgTNDFOiQfMZHw-B8sBSja4N9UUbgVdvB7WxEtwQ?e=4Jb7ta

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

Amy Otto-Buchanan

From: Mike and Elaine Shields <meshie@mtaonline.net>
Sent: Saturday, December 11, 2021 3:01 PM
To: Amy Otto-Buchanan
Subject: Re: RFC Schuetteville #21-192

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

Amy,
Greater Butte RSA 26 Board has no concerns with this proposal.

Mike Shields, Primary RSA Supervisor

----- Original Message -----

From: "Amy Otto-Buchanan" <Amy.Otto-Buchanan@matsugov.us>
To: "allen kemplen" <allen.kemplen@alaska.gov>, "Nichols, Melanie A (DOT)" <melanie.nichols@alaska.gov>, "Percy, Colton T (DFG)" <colton.percy@alaska.gov>, regpagemaster@usace.army.mil, "pamela j melchert" <pamela.j.melchert@usps.gov>, butteakcc@gmail.com, "meshie" <meshie@mtaonline.net>, snowshark1@hotmail.com, "TimHaleDistrict1" <timhaledistrict1@gmail.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>, "msb hpc" <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" <andrew.fraiser@enstarnaturalgas.com>, "James Christopher" <James.Christopher@enstarnaturalgas.com>, row@enstarnaturalgas.com, "OSP Design Group" <ospdesign@gci.com>
Sent: Friday, December 10, 2021 5:57:05 PM
Subject: RFC Schuetteville #21-192

The following link contains a Request for Comments to subdivide 52740000L001. Comments are due by December 29, 2021. Please let me know if you have questions. Thanks, A.

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fmatsugovus-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2famy_otto-buchanan_matsugov_us%2fEi1pWpgTNDFOiQfMZHw-B8sBSJa4N9UUb_gVdvB7WxEtwQ%3fe%3d4Jb7ta&c=E,1,PHMZBf9inp8xu_VlwBj_u4Zi90_pPi90sNBzNM4F4PAaRCl1vw1FqhLxNpk4Ege2ge6O2uP_DUxo_2hx2FCWu-IMa7Prsl_V9BQ6v8KfO4VxRsv4&typo=1

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

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us<mailto:amy.otto-buchanan@matsugov.us>
861-7872



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

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

December 16, 2021

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

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- **Tax Map WA 09, Sec 10, T17N, R1E (All Points North, Haines, Bartel)**

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

- **Schuetterville (Schuetter)**
 - Only two driveways will be allowed from this lot onto Plumley Road. If Lot 1A wishes to maintain its existing driveway, then Lot 1B must access via Bergman Road. If Lot 1B wishes to access Plumley Road, then Lot 1A driveway must be altered to be a single access point onto Plumley Road.

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

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

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

"Keep Alaska Moving through service and infrastructure."

EXHIBIT J

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Melanie Nichols', with a stylized, cursive script.

Melanie Nichols
Mat-Su Area Planner

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